— AHS —

TWIN TOWERS

LAYOUT BROCHURE

AHS
PROPERTIES

— AHS —

TWIN TOWERS

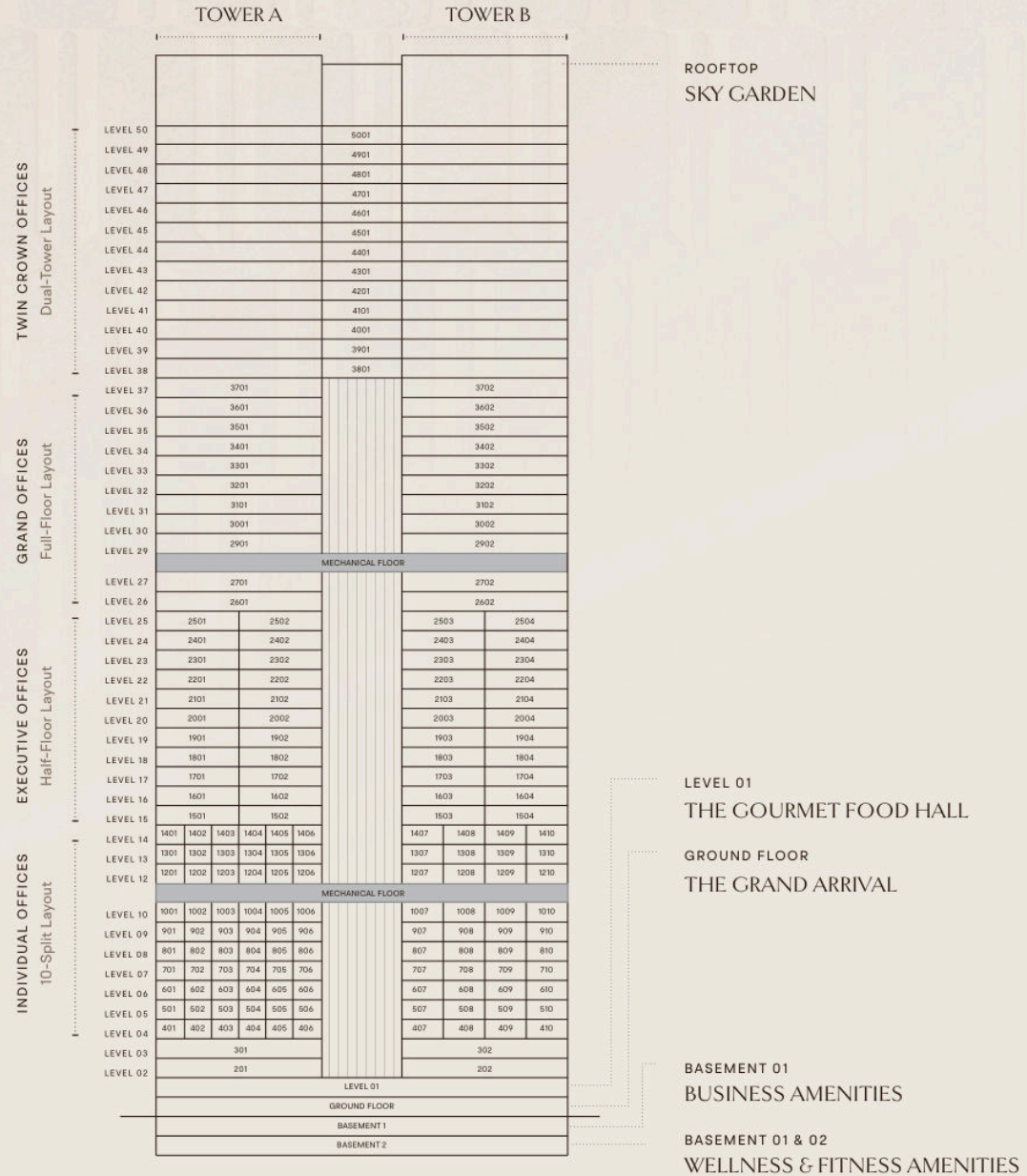
OVERVIEW

TWIN CROWN OFFICES
DUAL-TOWER LAYOUT: LEVEL 38 - 50
SIZE RANGE: 14,360 - 19,347 SQ.FT.

GRAND OFFICES
FULL-FLOOR LAYOUT: LEVEL 26 - 37
SIZE RANGE: 6,888 - 8,663 SQ.FT.

EXECUTIVE OFFICES
HALF-FLOOR LAYOUT: LEVEL 15 - 25
SIZE RANGE: 3,649 - 4,617 SQ.FT.

INDIVIDUAL OFFICES
10-SPLIT LAYOUT: LEVEL 04 - 14
SIZE RANGE: 1,195 - 1,937 SQ.FT.



TWIN CROWN OFFICES - TYPE 01

DUAL-TOWER LAYOUT | LEVEL 38 - 41

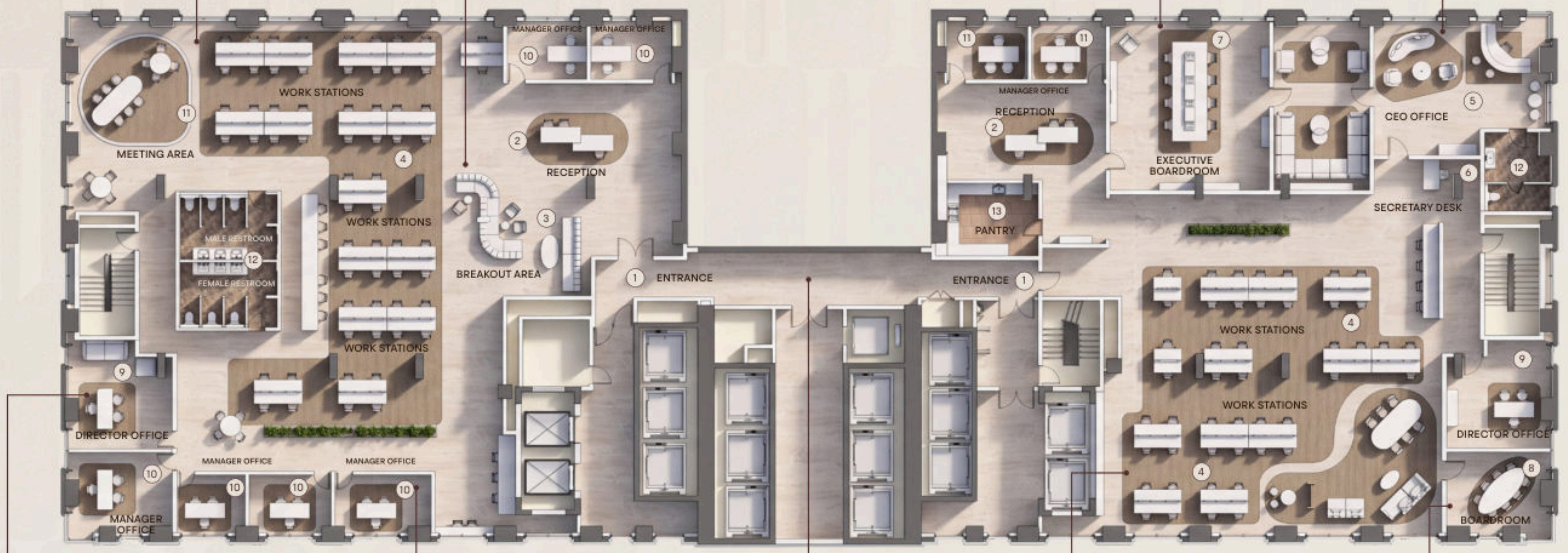
BURJ KHALIFA VIEW

MEETING AREA
A flexible setting for team discussions, informal exchanges, and spontaneous collaboration beyond the structure of traditional meeting rooms.

BREAKOUT AREA
A relaxed setting for coffee breaks, quick bites, casual catch-ups, and a change of pace during the working day.

EXECUTIVE BOARDROOM
A distinguished setting for leadership meetings, strategic discussions, major presentations, and high-level decisions requiring focus, privacy, and presence.

CEO OFFICE
A commanding CEO office reflects leadership stature, pairing executive privacy with a prominent position within the organisation's headquarters.



DIRECTOR OFFICE
Director offices give senior leadership individually appointed rooms while retaining direct connection to their respective departments.

MANAGER OFFICE
Manager offices balance independent working with immediate team adjacency, supporting daily oversight, planning, and one-to-one engagement.

ENTRANCE
A singular point of entry signals complete floor ownership, giving the organisation an unmistakable identity from the outset.

WORK STATIONS
Expansive team zones extend across the floorplate, allowing departments to operate together with fluidity, visibility, and spatial freedom.

BOARDROOM
The principal boardroom is conceived for consequential discussions, leadership assemblies, major presentations, and moments of strategic importance.

SEA VIEW

LAYOUT OVERVIEW

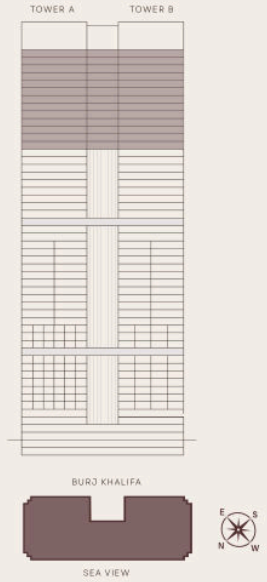
1. ENTRANCE
2. RECEPTION
3. BREAKOUT AREA
4. WORK STATIONS
5. CEO OFFICE
6. SECRETARY DESK
7. EXECUTIVE BOARDROOM
8. BOARDROOM
9. DIRECTOR OFFICE
10. MANAGER OFFICE
11. MEETING AREA
12. RESTROOMS
13. PANTRY

TYPE	PARKING	AREA RANGE
OFFICE 01	20	14,360 SQ.FT.

Created for organisations requiring a distinguished presence, this full-floor environment brings together expansive team areas, dedicated executive offices, and private meeting spaces within a refined setting tailored for modern business.

WELL SUITED TO

Global corporations, financial institutions, professional services firms, and regional headquarters.



TWIN CROWN OFFICES - TYPE 02

DUAL-TOWER LAYOUT | LEVEL 42 - 50

BURJ KHALIFA VIEW

MEETING AREA
A flexible setting for team discussions, informal exchanges, and spontaneous collaboration beyond the structure of traditional meeting rooms.

BREAKOUT AREA
A relaxed setting for coffee breaks, quick bites, casual catch-ups, and a change of pace during the working day.

LOUNGE
A generously scaled lounge accommodates visiting clients and colleagues, bringing a more relaxed dimension to the corporate workplace.

EXECUTIVE BOARDROOM
A distinguished setting for leadership meetings, strategic discussions, major presentations, and high-level decisions requiring focus, privacy, and presence.

CEO OFFICE
A commanding CEO office reflects leadership stature, pairing executive privacy with a prominent position within the organisation's headquarters.



DIRECTOR OFFICE
Director offices give senior leadership individually appointed rooms while retaining direct connection to their respective departments.

MANAGER OFFICE
Manager offices balance independent working with immediate team adjacency, supporting daily oversight, planning, and one-to-one engagement.

ENTRANCE
A singular point of entry signals complete floor ownership, giving the organisation an unmistakable identity from the outset.

WORK STATIONS
Expansive team zones extend across the floorplate, allowing departments to operate together with fluidity, visibility, and spatial freedom.

BOARDROOM
The principal boardroom is conceived for consequential discussions, leadership assemblies, major presentations, and moments of strategic importance.

SEA VIEW

LAYOUT OVERVIEW

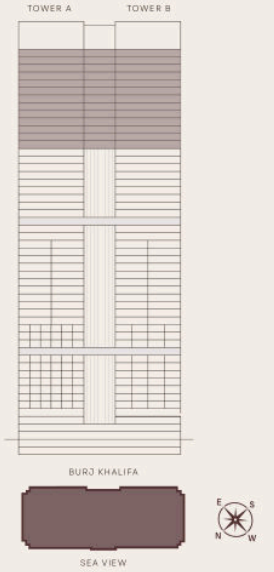
1. ENTRANCE
2. RECEPTION
3. LOUNGE
4. BREAKOUT AREA
5. WORK STATIONS
6. CEO OFFICE
7. SECRETARY DESK
8. EXECUTIVE BOARDROOM
9. BOARDROOM
10. DIRECTOR OFFICE
11. MANAGER OFFICE
12. MEETING AREA
13. RESTROOMS
14. PANTRY
15. BALCONY

TYPE	PARKING	AREA RANGE
OFFICE 02	20	19,347 SQ.FT.

Created for organisations requiring a distinguished presence, this full-floor environment brings together expansive team areas, dedicated executive offices, and private meeting spaces within a refined setting tailored for modern business.

WELL SUITED TO

Global corporations, financial institutions, professional services firms, and regional headquarters.



GRAND OFFICES - TYPE 01

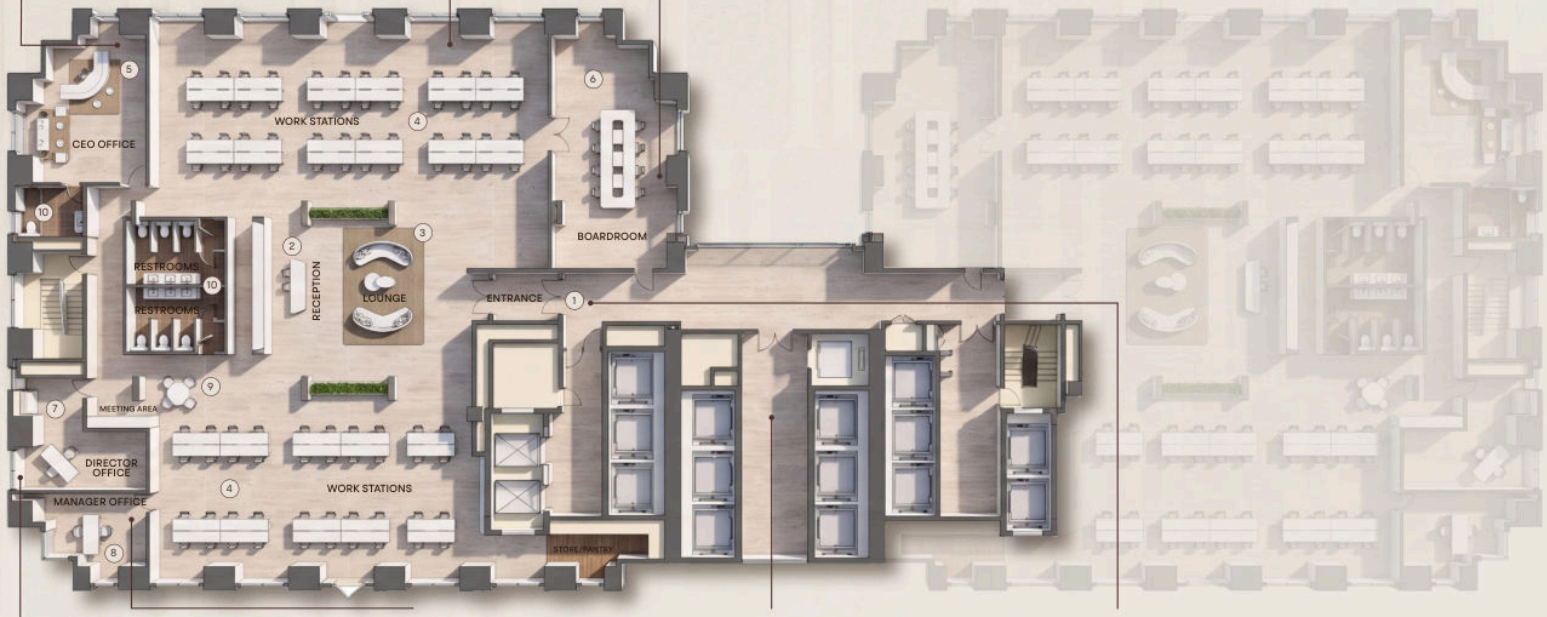
FULL-FLOOR LAYOUT | LEVEL 26 - 37

BURJ KHALIFA VIEW

CEO OFFICE
The CEO office establishes a distinguished leadership domain, balancing executive separation with strong organisational connectivity.

WORK STATIONS
Generous workstation areas organise teams across the full-floor plan, enabling clear departmental structure and efficient day-to-day communication.

BOARDROOM
Multiple boardrooms cater to varied meeting formats, offering flexibility for reviews, presentations, workshops, and executive dialogue.



DIRECTOR OFFICE
An individual director office supports senior responsibilities while maintaining practical proximity to the wider organisation and its daily operations.

MANAGER OFFICE
Manager offices create defined working quarters for supervision, coordination, task management, and regular engagement with colleagues.

LIFT LOBBY
A shared lift lobby provides an intuitive connection between the two independently occupied Grand Offices across the full-floor configuration.

MAIN OFFICE ENTRANCE
A clearly defined entrance establishes the Grand Office as an individual workplace address within the individual-tower configuration.

SEA VIEW

LAYOUT OVERVIEW

1. ENTRANCE
2. RECEPTION
3. LOUNGE
4. WORK STATIONS
5. CEO OFFICE
6. BOARDROOM
7. DIRECTOR OFFICE
8. MANAGER OFFICE
9. MEETING AREA
10. RESTROOMS

TYPE	PARKING	AREA RANGE
OFFICE 01	10	6,942 - 8,663 SQ.FT.

A spacious full-floor environment designed for established teams, offering generous work areas, dedicated leadership spaces, and meeting facilities that support collaboration, focus, and everyday business operations.

WELL SUITED TO

Professional services firms, technology companies, advisory practices, and regional business teams.



GRAND OFFICES - TYPE 02

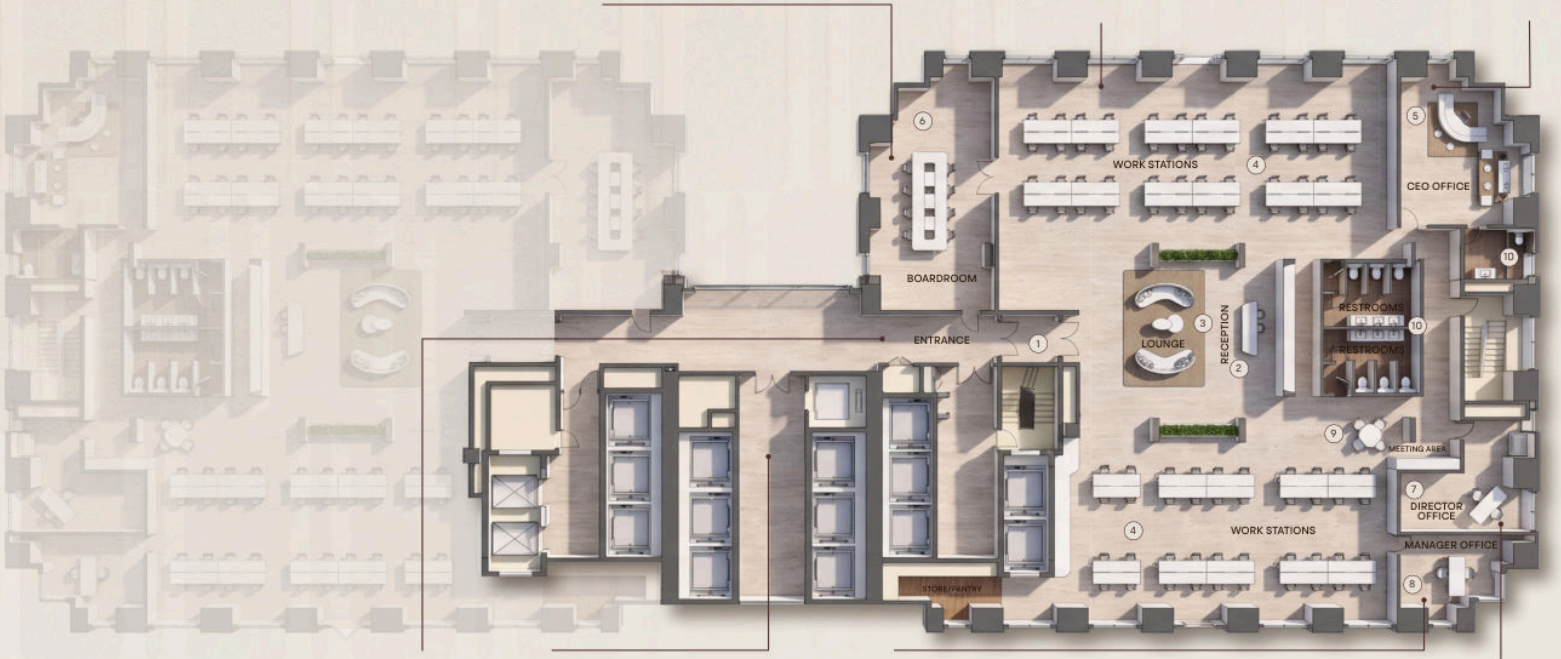
FULL-FLOOR LAYOUT | LEVEL 26 - 37

BURJ KHALIFA VIEW

BOARDROOM
Multiple boardrooms cater to varied meeting formats, offering flexibility for reviews, presentations, workshops, and executive dialogue.

WORK STATIONS
Generous workstation areas organise teams across the full-floor plan, enabling clear departmental structure and efficient day-to-day communication.

CEO OFFICE
The CEO office establishes a distinguished leadership domain, balancing executive separation with strong organisational connectivity.



MAIN OFFICE ENTRANCE
A clearly defined entrance establishes the Grand Office as an individual workplace address within the individual-tower configuration.

LIFT LOBBY
A shared lift lobby provides an intuitive connection between the two independently occupied Grand Offices across the full-floor configuration.

MANAGER OFFICE
Manager offices create defined working quarters for supervision, coordination, task management, and regular engagement with colleagues.

DIRECTOR OFFICE
An individual director office supports senior responsibilities while maintaining practical proximity to the wider organisation and its daily operations.

SEA VIEW

LAYOUT OVERVIEW

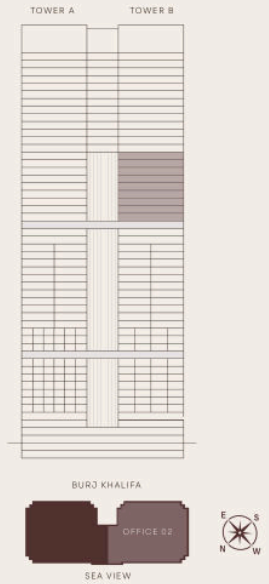
1. ENTRANCE
2. RECEPTION
3. LOUNGE
4. WORK STATIONS
5. CEO OFFICE
6. BOARDROOM
7. DIRECTOR OFFICE
8. MANAGER OFFICE
9. MEETING AREA
10. RESTROOMS

TYPE	PARKING	AREA RANGE
OFFICE 02	10	6,888 - 8,609 SQ.FT.

A highly efficient workplace configuration designed for organisations seeking a refined and practical environment, balancing open work areas with dedicated spaces for meetings, collaboration, and focused work.

WELL SUITED TO

Boutique consultancies, specialist firms, technology companies, and growing business units.



EXECUTIVE OFFICES - TYPE 01

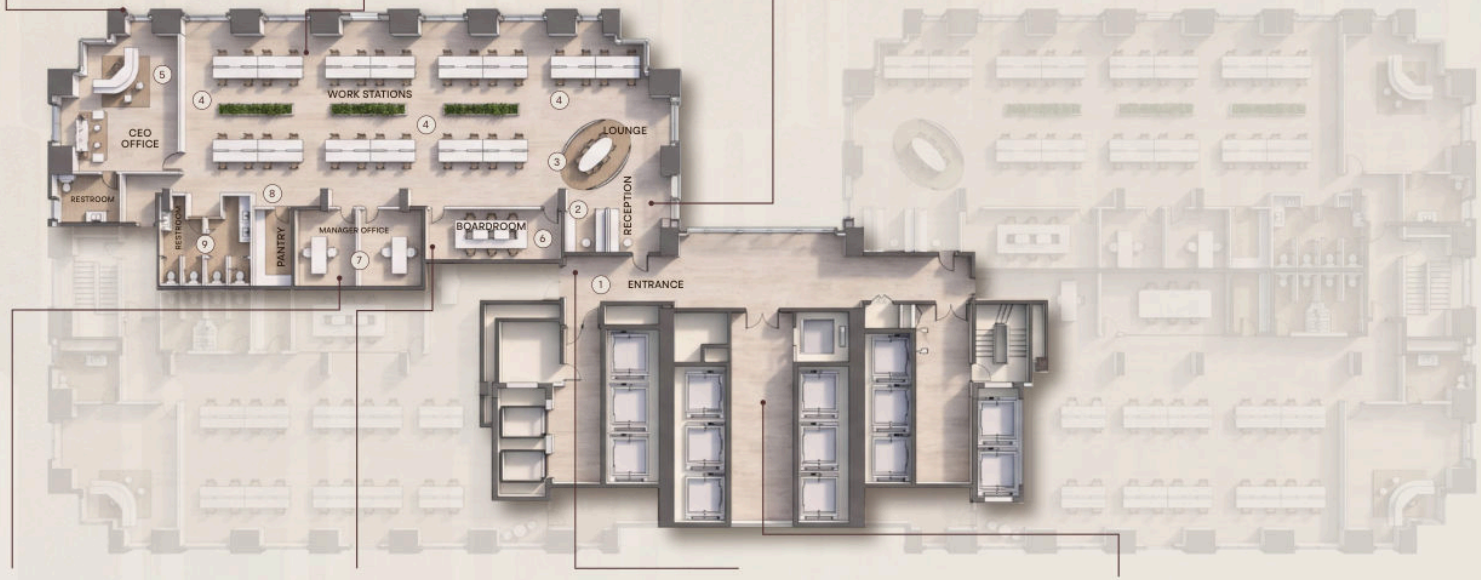
HALF-FLOOR LAYOUT | LEVEL 15 - 25

BURJ KHALIFA VIEW

CEO OFFICE
The CEO office maintains executive presence while staying closely connected to the pace and activity of the wider team.

WORK STATIONS
Intelligent workstation planning makes optimum use of the footprint, creating an organised and highly functional base for teams.

RECEPTION
A streamlined reception manages greetings and visitor arrivals while reserving valuable square footage for the working environment.



MANAGER OFFICE
A manager's office provides a focused base for coordination, team oversight, concentrated tasks, and smaller internal discussions.

BOARDROOM
The boardroom caters to varied meeting formats, offering flexibility for reviews, presentations, workshops, and executive dialogue.

ENTRANCE
Each suite carries its own clearly marked entry, preserving independence within the intelligently divided two-office configuration per tower.

LIFT LOBBY
The lift lobby provides an intuitive setting for everyday circulation, creating a clear and welcoming space for occupants and visitors.

SEA VIEW

LAYOUT OVERVIEW

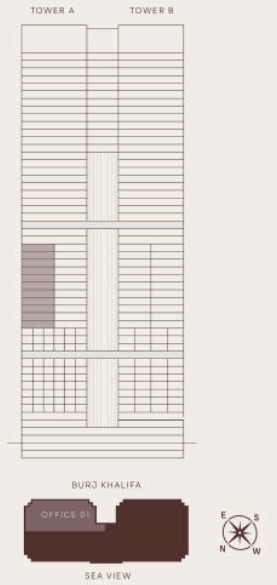
1. ENTRANCE
2. RECEPTION
3. LOUNGE
4. WORK STATIONS
5. CEO OFFICE
6. BOARDROOM
7. MANAGER OFFICE
8. PANTRY
9. RESTROOMS

TYPE	PARKING	AREA RANGE
OFFICE 01	6	4,617 - 6,468 SQ.FT.

A balanced workplace configuration combining open work areas, dedicated offices, and meeting spaces to support focused teams, leadership functions, and client interactions.

WELL SUITED TO

Specialist consultancies, boutique professional services firms, and regional teams.



EXECUTIVE OFFICES - TYPE 02

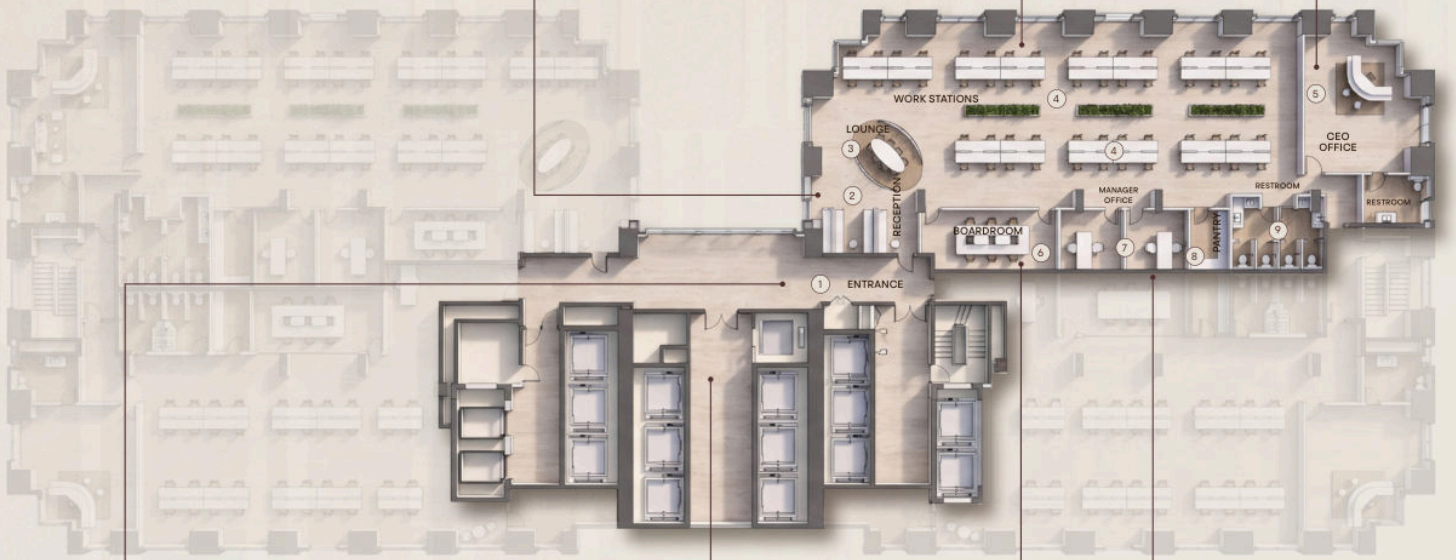
HALF-FLOOR LAYOUT | LEVEL 15 - 25

BURJ KHALIFA VIEW

RECEPTION
A streamlined reception manages greetings and visitor arrivals while reserving valuable square footage for the working environment.

WORK STATIONS
Intelligent workstation planning makes optimum use of the footprint, creating an organised and highly functional base for teams.

CEO OFFICE
The CEO office maintains executive presence while staying closely connected to the pace and activity of the wider team.



ENTRANCE
Each suite carries its own clearly marked entry, preserving independence within the intelligently divided two-office configuration per tower.

LIFT LOBBY
The lift lobby provides an intuitive setting for everyday circulation, creating a clear and welcoming space for occupants and visitors.

BOARDROOM
The boardroom caters to varied meeting formats, offering flexibility for reviews, presentations, workshops, and executive dialogue.

MANAGER OFFICE
A manager's office provides a focused base for coordination, team oversight, concentrated tasks, and smaller internal discussions.

SEA VIEW

LAYOUT OVERVIEW

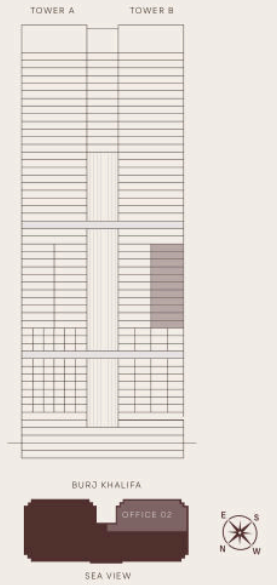
1. ENTRANCE
2. RECEPTION
3. LOUNGE
4. WORK STATIONS
5. CEO OFFICE
6. BOARDROOM
7. MANAGER OFFICE
8. PANTRY
9. RESTROOMS

TYPE	PARKING	AREA RANGE
OFFICE 02	6	4,510 - 5,874 SQ.FT.

An efficient workplace configuration designed around focused work areas, meeting facilities, and essential business functions within a well-balanced environment.

WELL SUITED TO

Advisory firms, technology companies, and growing business units.



EXECUTIVE OFFICES - TYPE 03

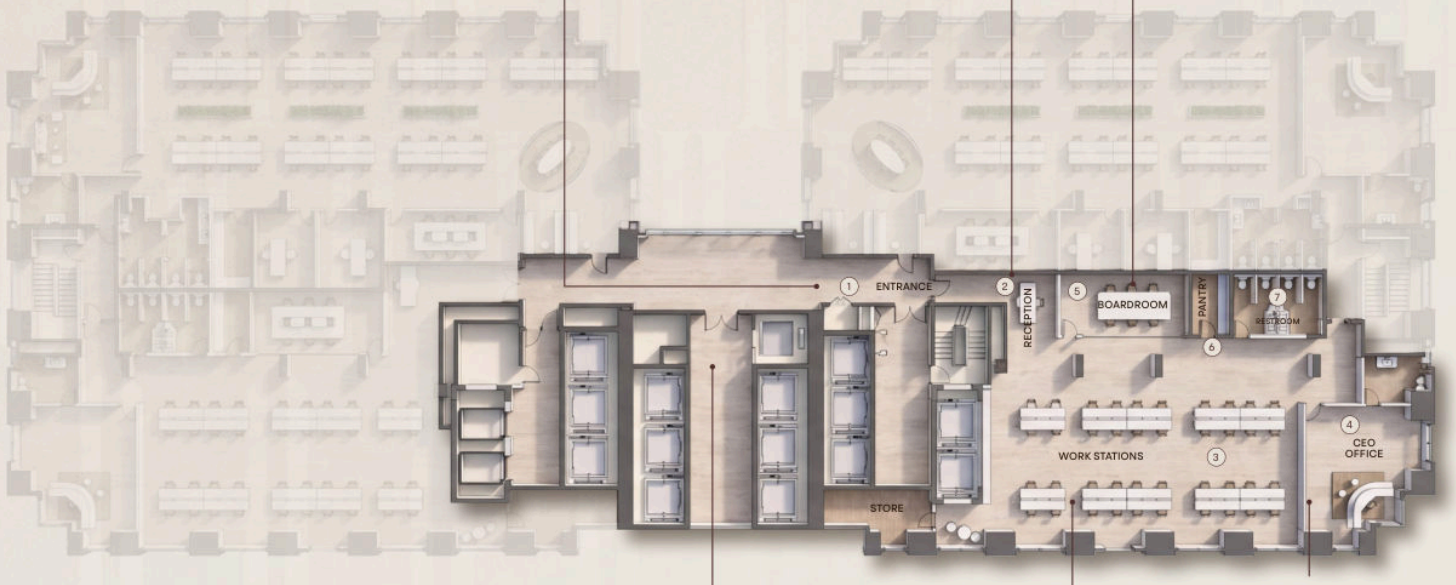
HALF-FLOOR LAYOUT | LEVEL 15 - 25

BURJ KHALIFA VIEW

ENTRANCE
Each suite carries its own clearly marked entry, preserving independence within the intelligently divided two-office configuration per tower.

RECEPTION
A streamlined reception manages greetings and visitor arrivals while reserving valuable square footage for the working environment.

BOARDROOM
The boardroom caters to varied meeting formats, offering flexibility for reviews, presentations, workshops, and executive dialogue.



LIFT LOBBY
The lift lobby provides an intuitive setting for everyday circulation, creating a clear and welcoming space for occupants and visitors.

WORK STATIONS
Intelligent workstation planning makes optimum use of the footprint, creating an organised and highly functional base for teams.

CEO OFFICE
The CEO office maintains executive presence while staying closely connected to the pace and activity of the wider team.

SEA VIEW

LAYOUT OVERVIEW

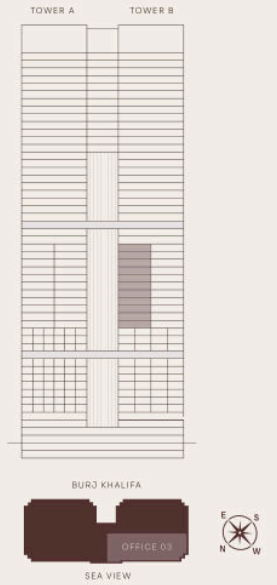
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA
OFFICE 03	4	3,767 SQ.FT.

A team-oriented workplace configuration bringing together collaborative work areas, meeting spaces, and structured zones for dynamic business operations.

WELL SUITED TO

Creative firms, specialist teams, and innovation-led companies.



EXECUTIVE OFFICES - TYPE 04

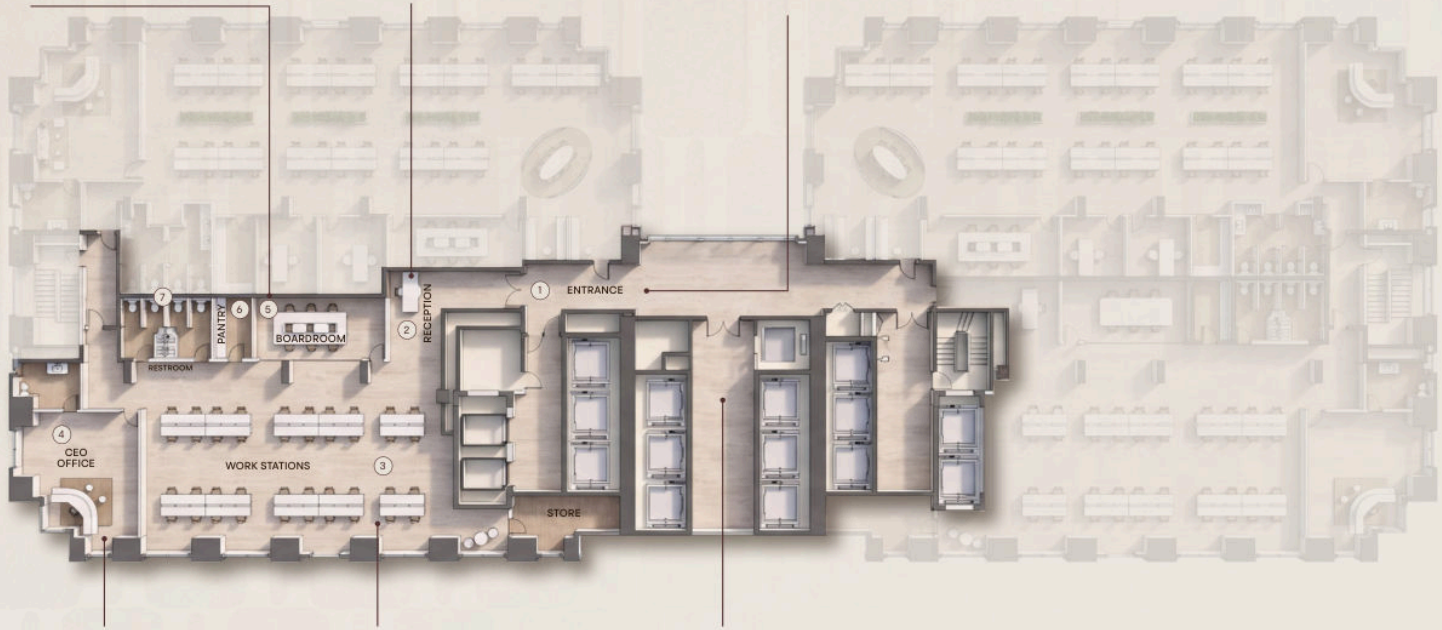
HALF-FLOOR LAYOUT | LEVEL 15 - 25

BURJ KHALIFA VIEW

BOARDROOM
The boardroom caters to varied meeting formats, offering flexibility for reviews, presentations, workshops, and executive dialogue.

RECEPTION
A streamlined reception manages greetings and visitor arrivals while reserving valuable square footage for the working environment.

ENTRANCE
Each suite carries its own clearly marked entry, preserving independence within the intelligently divided two-office configuration per tower.



CEO OFFICE
The CEO office maintains executive presence while staying closely connected to the pace and activity of the wider team.

WORK STATIONS
Intelligent workstation planning makes optimum use of the footprint, creating an organised and highly functional base for teams.

LIFT LOBBY
The lift lobby provides an intuitive setting for everyday circulation, creating a clear and welcoming space for occupants and visitors.

SEA VIEW

LAYOUT OVERVIEW

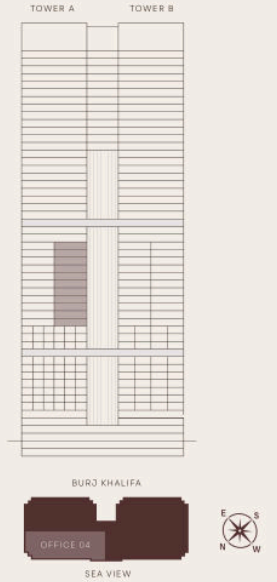
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA
OFFICE 04	4	3,649 SQ.FT.

A refined workplace environment balancing collaborative areas with leadership spaces and meeting rooms for teams that value privacy and client engagement.

WELL SUITED TO

Professional services firms, advisory practices, and regional business units.



INDIVIDUAL OFFICES - TYPE 01

10-SPLIT LAYOUT | LEVEL 04 - 14

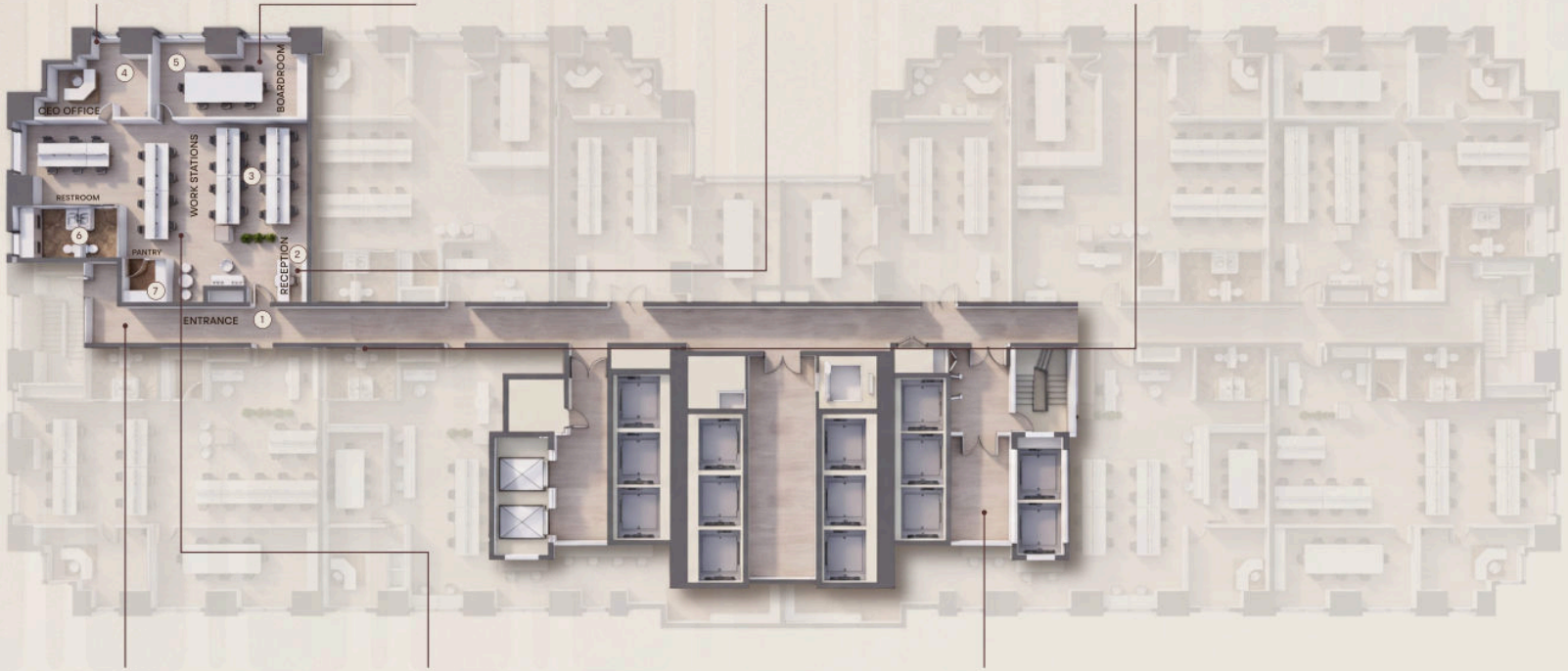
BURJ KHALIFA VIEW

CEO OFFICE
A distinguished executive workspace designed for focused leadership, private discussions and strategic decision-making within a sophisticated professional setting.

BOARDROOM
A distinguished meeting environment designed for executive discussions, strategic planning and consequential business decisions.

RECEPTION
A welcoming reception area creating a professional first impression and providing a dedicated point of arrival for visitors.

ENTRANCE
A distinguished point of entry establishing a professional first impression and a seamless transition into the private office.



PANTRY
A convenient refreshment area providing a dedicated space for preparing beverages, light refreshments and everyday office breaks.

WORK STATIONS
A thoughtfully arranged workspace designed to support daily operations, individual focus and seamless collaboration within a professional office environment.

LIFT LOBBY
An elegantly composed arrival space establishing a seamless transition between the lifts and the surrounding office environment.

SEA VIEW

LAYOUT OVERVIEW

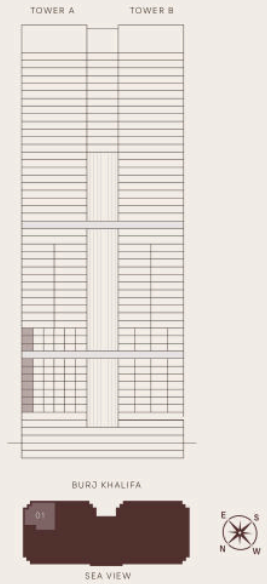
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA RANGE
OFFICE 01	2	1,776 - 1,880 SQ.FT.

A thoughtfully configured office combining dedicated leadership spaces, collaborative workstations, and meeting facilities within a professional environment designed for focused business operations.

WELL SUITED TO

Professional services firms, advisory practices, and regional business units.



INDIVIDUAL OFFICES - TYPE 02

10-SPLIT LAYOUT | LEVEL 04 - 14

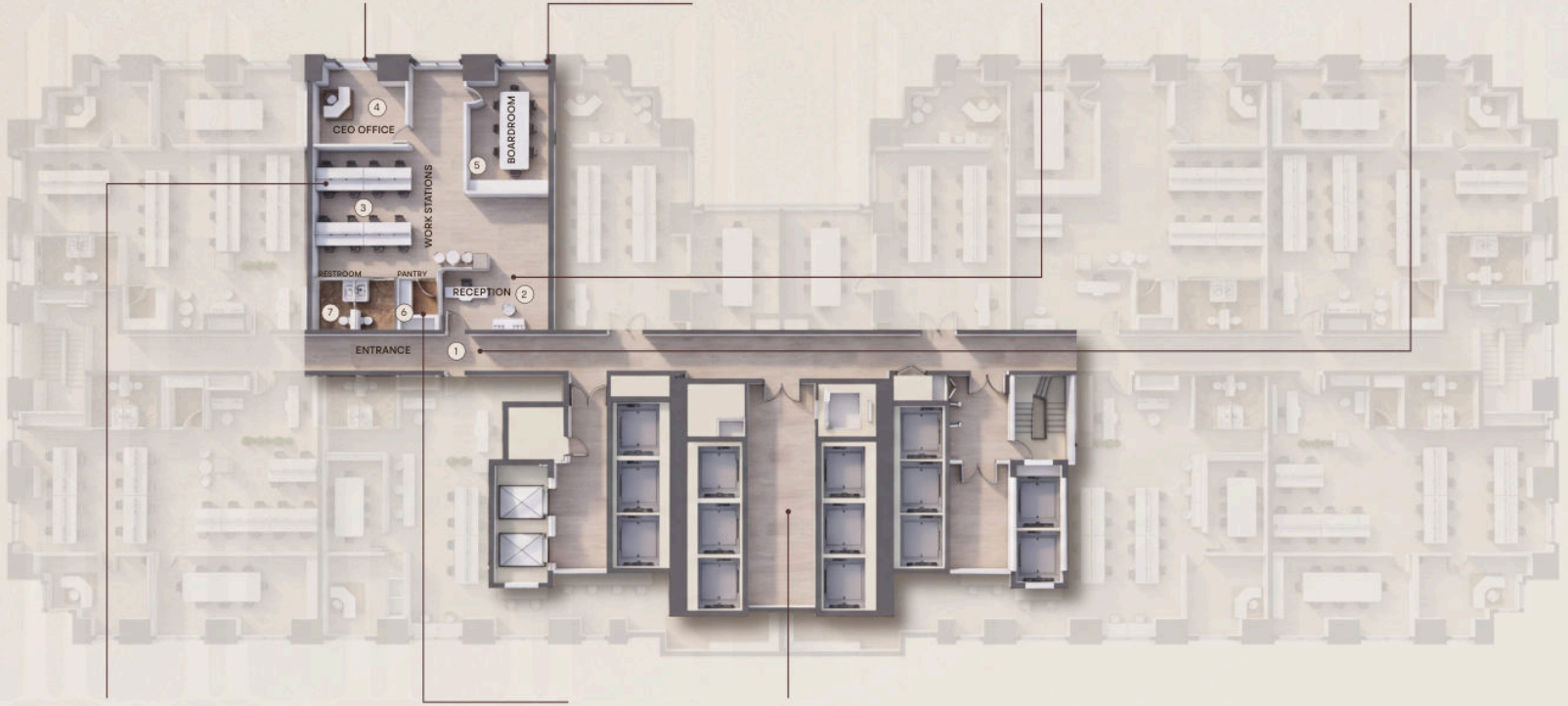
BURJ KHALIFA VIEW

CEO OFFICE
An exclusive office environment balancing executive privacy with the presence and authority befitting senior leadership.

BOARDROOM
An impressive corporate setting accommodating leadership meetings, formal presentations and high-level professional engagements.

RECEPTION
An elegantly arranged entrance space offering a considered introduction to the office and a welcoming setting for guests.

ENTRANCE
A thoughtfully considered entrance offering a welcoming introduction to the office and its adjoining professional spaces.



WORK STATIONS
An efficient working environment offering dedicated space for everyday tasks, team coordination and productive business activities.

PANTRY
A practical pantry space designed to support daily refreshment needs and provide convenience throughout the working day.

LIFT LOBBY
A refined transitional space designed to create a welcoming first impression upon arrival at the office floor.

SEA VIEW

LAYOUT OVERVIEW

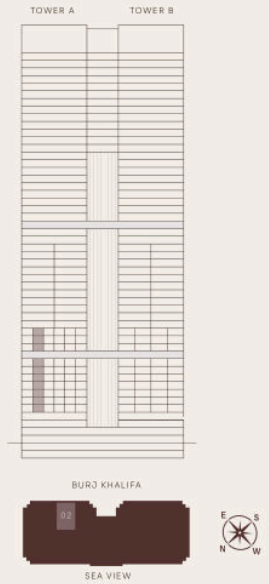
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA RANGE
OFFICE 02	2	1,367 - 1,668 SQ.FT.

Generous proportions accommodate executive functions alongside everyday operations, creating a versatile workplace that supports team coordination, private discussions, and productive working routines.

WELL SUITED TO

Corporate consultancies, investment firms, and established professional practices.



INDIVIDUAL OFFICES - TYPE 03

10-SPLIT LAYOUT | LEVEL 04 - 14

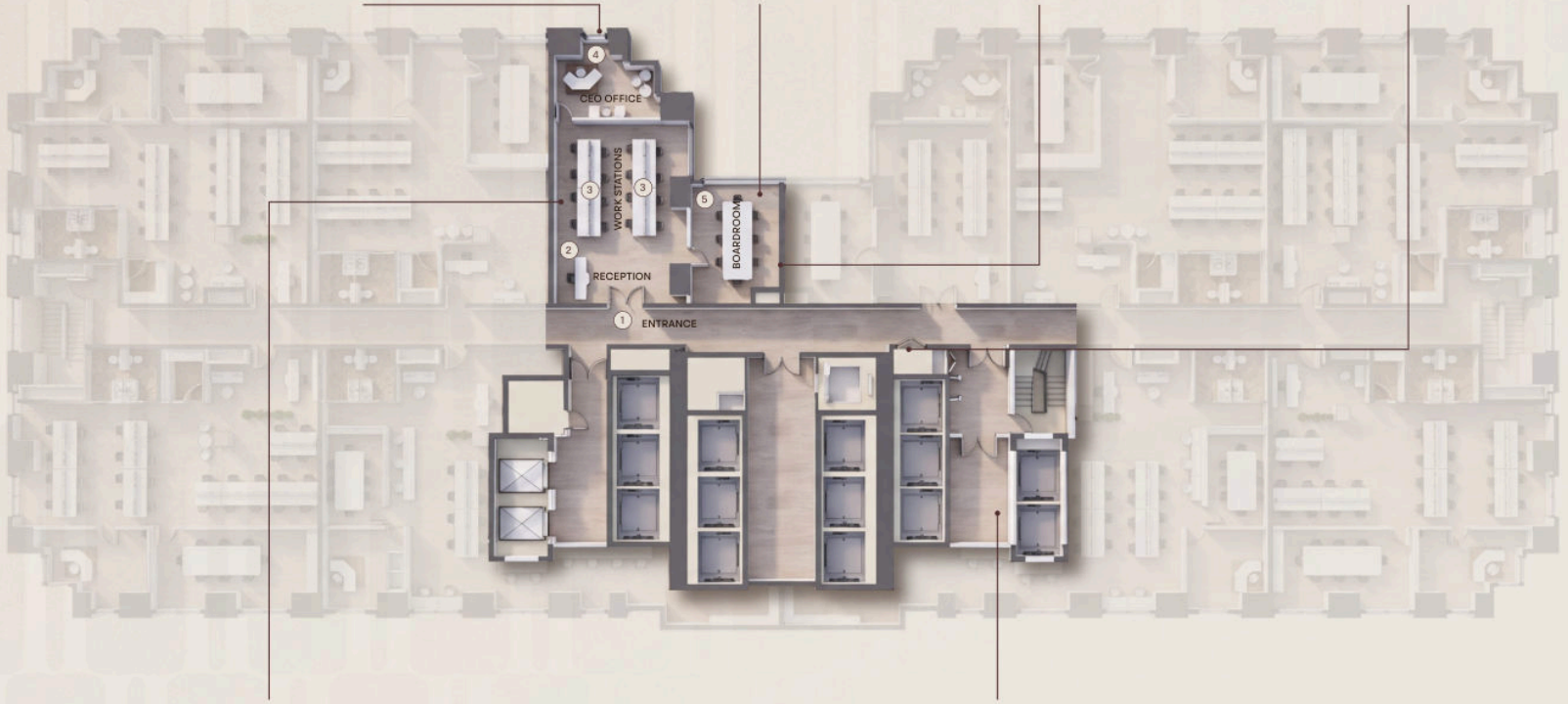
BURJ KHALIFA VIEW

CEO OFFICE
A thoughtfully planned executive office offering a private setting for leadership, professional engagements and moments of quiet reflection.

BOARDROOM
A dedicated space for strategic dialogue, bringing decision-makers together within an atmosphere of professional sophistication.

RECEPTION
A dedicated reception area designed to facilitate visitor arrivals while establishing a professional and welcoming office atmosphere.

ENTRANCE
An elegantly defined entryway creating a sense of arrival while maintaining privacy within the individual office environment.



WORK STATIONS
A versatile office setting designed to accommodate individual work, collaborative activities and the evolving needs of modern businesses.

LIFT LOBBY
A thoughtfully considered lift lobby providing intuitive circulation and a distinguished introduction to the professional spaces beyond.

SEA VIEW

LAYOUT OVERVIEW

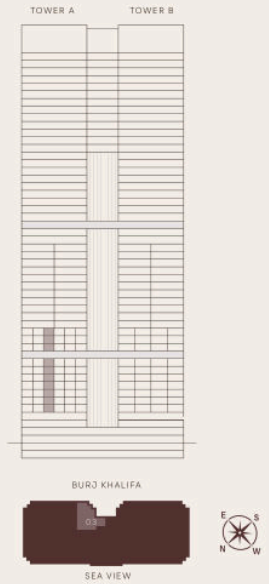
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM

TYPE	PARKING	AREA RANGE
OFFICE 03	2	1,195 - 1,538 SQ.FT.

An efficient workplace arrangement brings together private offices and team areas, offering the flexibility to manage daily responsibilities and accommodate visiting business associates.

WELL SUITED TO

Financial advisory firms, legal practices, and corporate service providers.



INDIVIDUAL OFFICES - TYPE 04

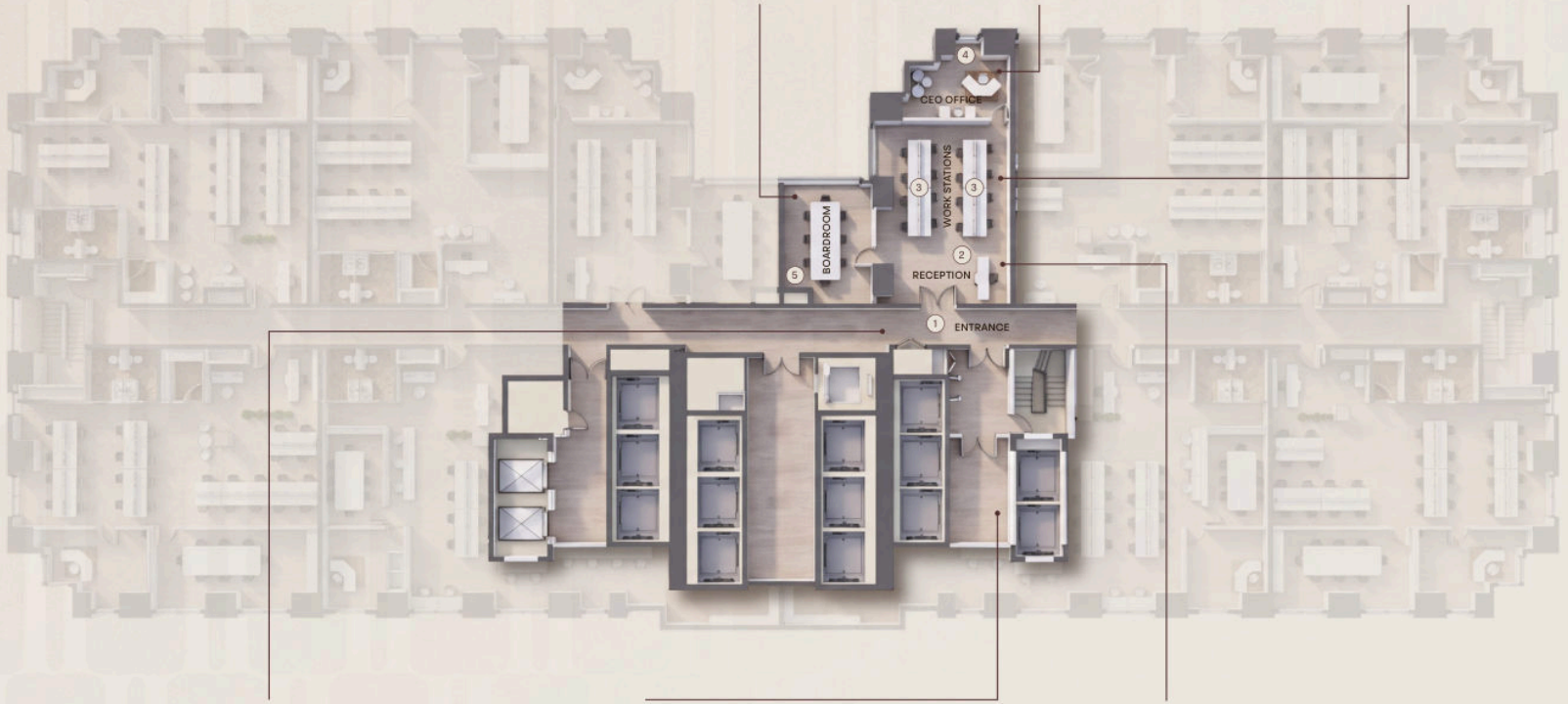
10-SPLIT LAYOUT | LEVEL 04 - 14

BURJ KHALIFA VIEW

BOARDROOM
A dedicated space for strategic dialogue, bringing decision-makers together within an atmosphere of professional sophistication.

CEO OFFICE
A thoughtfully planned executive office offering a private setting for leadership, professional engagements and moments of quiet reflection.

WORK STATIONS
A versatile office setting designed to accommodate individual work, collaborative activities and the evolving needs of modern businesses.



ENTRANCE
An elegantly defined entryway creating a sense of arrival while maintaining privacy within the individual office environment.

LIFT LOBBY
A thoughtfully considered lift lobby providing intuitive circulation and a distinguished introduction to the professional spaces beyond.

RECEPTION
A dedicated reception area designed to facilitate visitor arrivals while establishing a professional and welcoming office atmosphere.

SEA VIEW

LAYOUT OVERVIEW

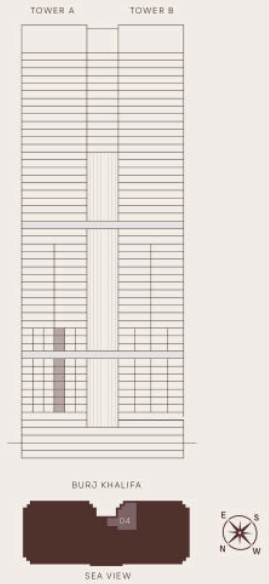
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM

TYPE	PARKING	AREA RANGE
OFFICE 04	2	1,195 - 1,538 SQ.FT.

An expansive individual office offering ample room for executive management, dedicated work areas, and formal meetings, supporting businesses with diverse operational requirements.

WELL SUITED TO

Corporate headquarters, wealth management firms, and international business representatives.



INDIVIDUAL OFFICES - TYPE 05

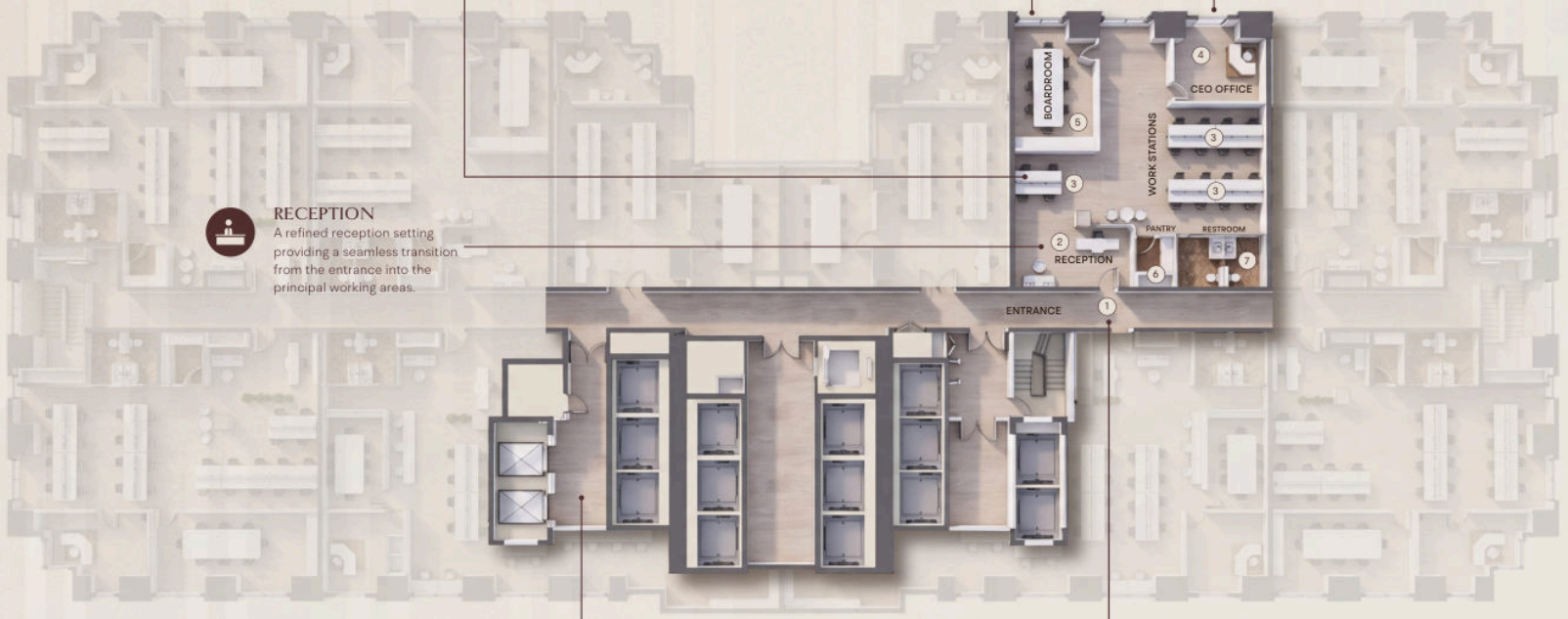
10-SPLIT LAYOUT | LEVEL 04 - 14

BURJ KHALIFA VIEW

WORK STATIONS
A well-organized workspace providing a comfortable environment for focused tasks, professional interaction and everyday office operations.

BOARDROOM
A refined boardroom environment designed to facilitate meaningful discussions, collaborative thinking and decisive leadership.

CEO OFFICE
The CEO office maintains executive presence while staying closely connected to the pace and activity of the wider team.



RECEPTION
A refined reception setting providing a seamless transition from the entrance into the principal working areas.

LIFT LOBBY
An understated arrival environment connecting vertical circulation with the offices through a clear and welcoming spatial arrangement.

ENTRANCE
A refined entrance designed to introduce the workplace with a sense of sophistication, clarity and understated elegance.

SEA VIEW

LAYOUT OVERVIEW

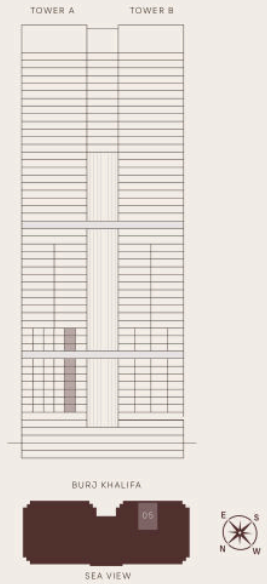
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA RANGE
OFFICE 05	2	1,367 - 1,786 SQ.FT.

A balanced office layout integrates leadership functions with practical working areas, providing an organised setting for daily activities, internal collaboration, and client engagement.

WELL SUITED TO

Management consultancies, boutique agencies, and specialist advisory firms.



INDIVIDUAL OFFICES - TYPE 06

10-SPLIT LAYOUT | LEVEL 04 - 14

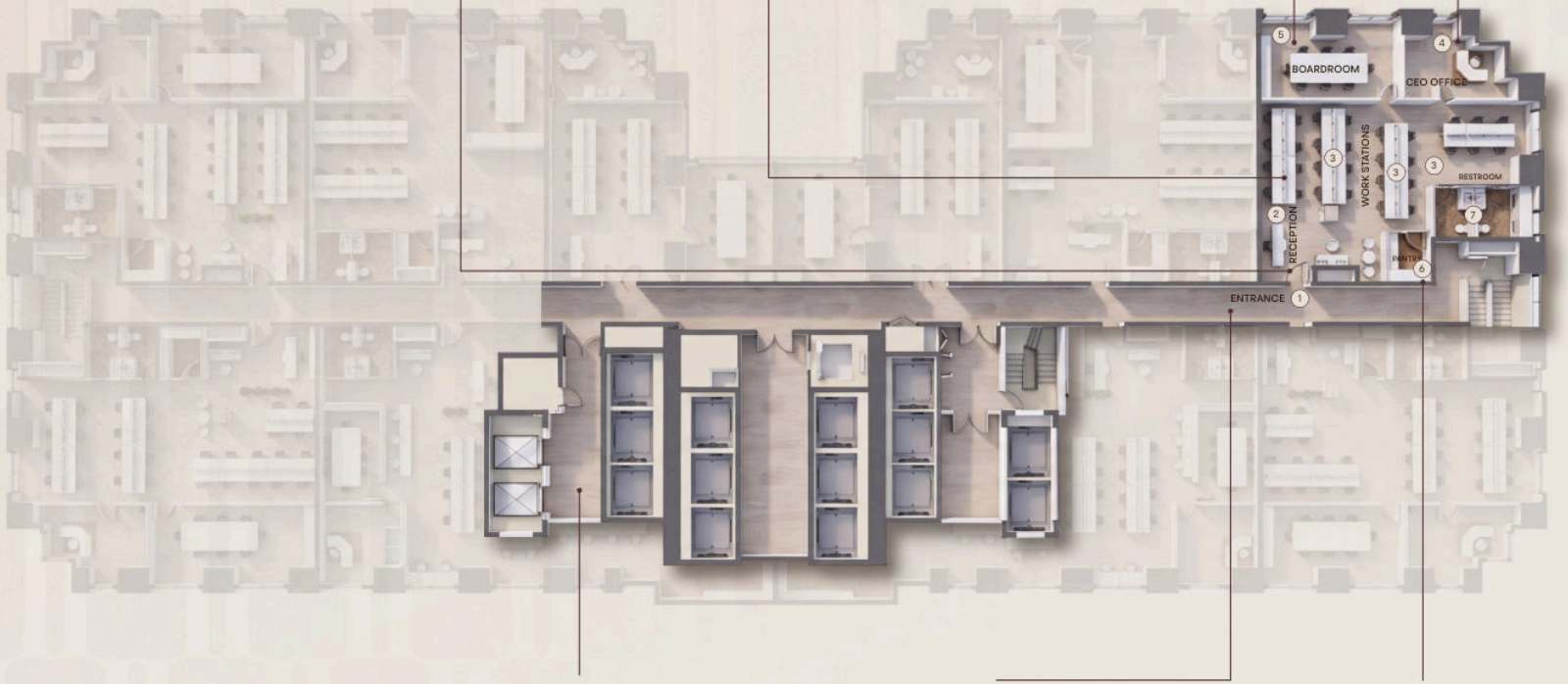
BURJ KHALIFA VIEW

RECEPTION
A thoughtfully designed arrival space offering a welcoming introduction to the office and supporting everyday visitor interactions.

WORK STATIONS
A contemporary working area balancing personal productivity with opportunities for communication, coordination and collaborative engagement.

BOARDROOM
An executive meeting space offering a distinguished setting for corporate presentations, strategic conversations and leadership gatherings.

CEO OFFICE
A private executive retreat designed to accommodate focused work, confidential conversations and the demands of contemporary leadership.



LIFT LOBBY
A sophisticated entry point offering a composed transition from the lifts into the adjoining workplace.

ENTRANCE
A dedicated office entry providing a welcoming transition from the circulation areas into the principal workspace.

PANTRY
A convenient pantry area providing an accessible setting for beverage preparation, light refreshments and brief moments of respite.

SEA VIEW

LAYOUT OVERVIEW

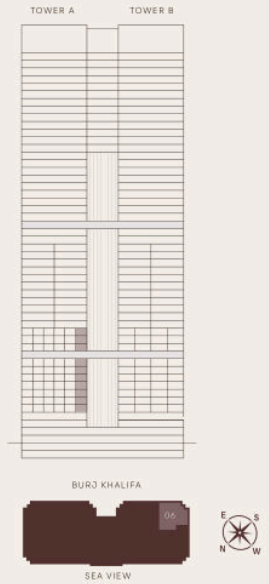
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA
OFFICE 06	2	1,776 SQ.FT.

A compact yet considered workplace maximises usable space, accommodating essential business functions while maintaining a comfortable balance between individual work and team interaction.

WELL SUITED TO

Entrepreneurial ventures, specialist consultancies, and independent professional firms.



INDIVIDUAL OFFICES - TYPE 07

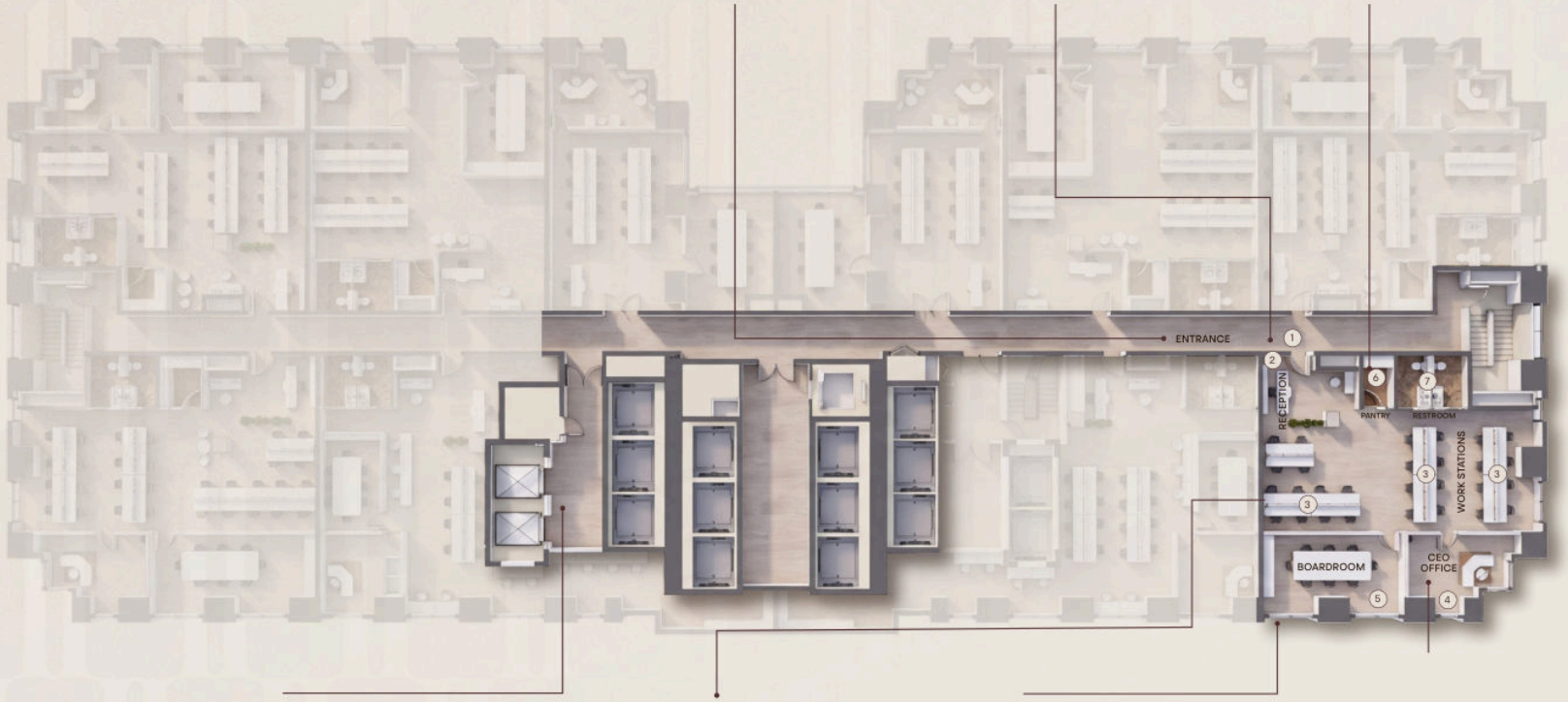
10-SPLIT LAYOUT | LEVEL 04 - 14

BURJ KHALIFA VIEW

ENTRANCE
An inviting point of arrival establishing a composed introduction to the office and its professional surroundings.

RECEPTION
A professional reception environment creating a composed first impression while providing a convenient point of contact for guests.

PANTRY
A functional refreshment space designed to accommodate everyday pantry requirements within a comfortable and organised office setting.



LIFT LOBBY
A carefully planned circulation space creating a sense of arrival while connecting the floor's principal office areas.

WORK STATIONS
A dedicated workspace designed to facilitate efficient workflows, individual concentration and effortless interaction between team members.

BOARDROOM
A purposefully designed boardroom supporting confidential discussions, executive collaboration and important business deliberations.

CEO OFFICE
An elegant executive environment offering a considered balance of privacy, professional functionality and distinguished corporate presence.

SEA VIEW

LAYOUT OVERVIEW

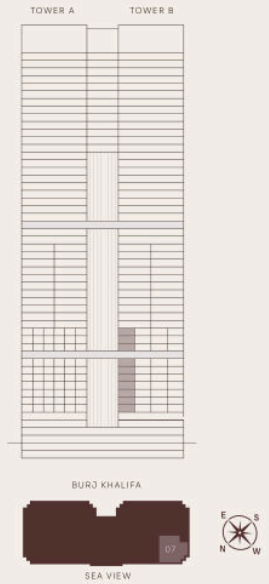
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA
OFFICE 07	2	1,755 SQ.FT.

Designed around efficient circulation and functional planning, this office supports a structured working environment with clearly defined areas for management, meetings, and operations.

WELL SUITED TO

Technology firms, business advisory groups, and regional representative offices.



INDIVIDUAL OFFICES - TYPE 08

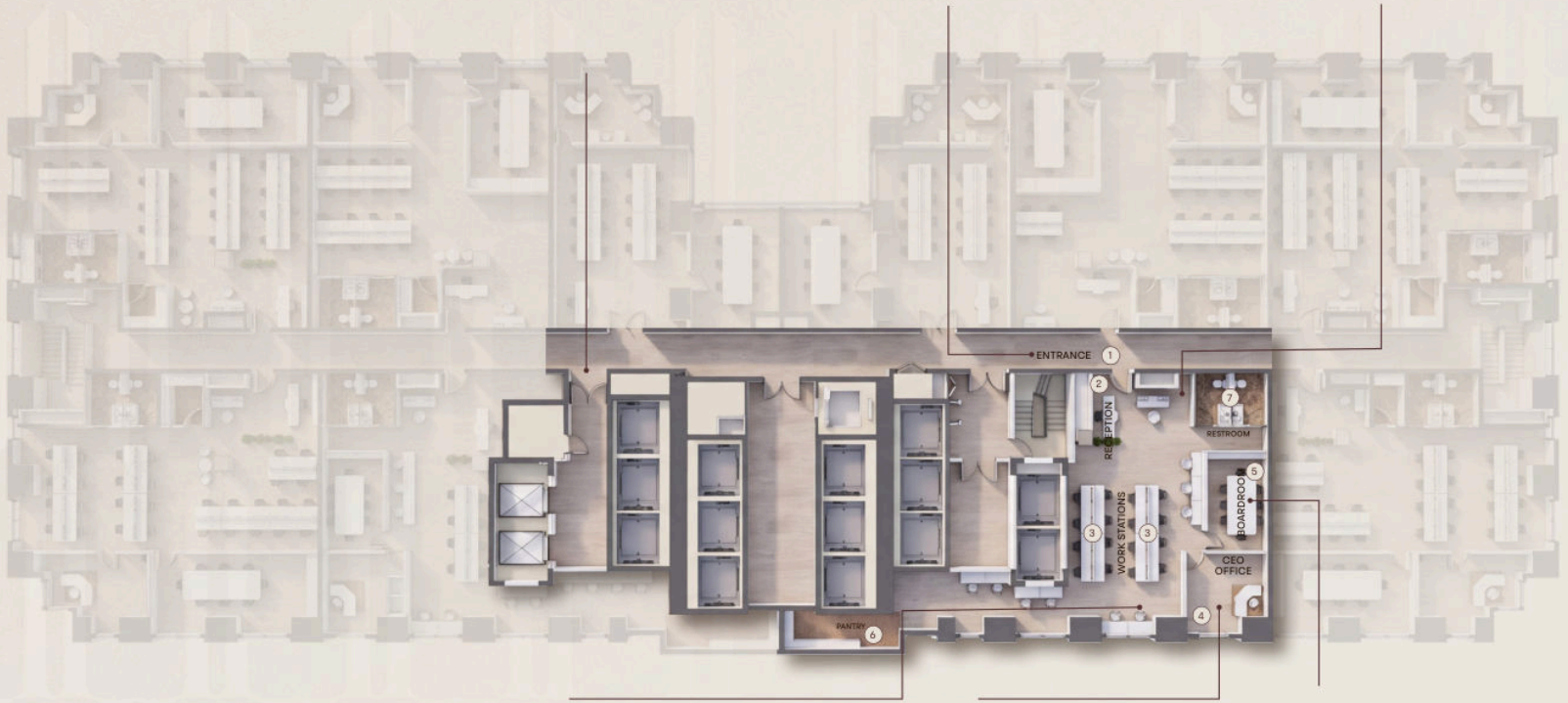
10-SPLIT LAYOUT | LEVEL 04 - 14

BURJ KHALIFA VIEW

LIFT LOBBY
An inviting lift lobby designed to establish a professional first impression and facilitate effortless movement throughout the floor.

ENTRANCE
A carefully planned entrance offering a clear sense of arrival and convenient access to the individual office.

RECEPTION
An inviting entrance area designed to welcome visitors and establish a sense of order within the office environment.



WORK STATIONS
A practical and considered office environment supporting daily business functions, professional productivity and collaborative working.

CEO OFFICE
A dedicated leadership space where professional focus, executive comfort and discreet business interactions come together.

BOARDROOM
A sophisticated meeting environment where leadership teams convene to exchange perspectives, shape strategies and advance business objectives.

SEA VIEW

LAYOUT OVERVIEW

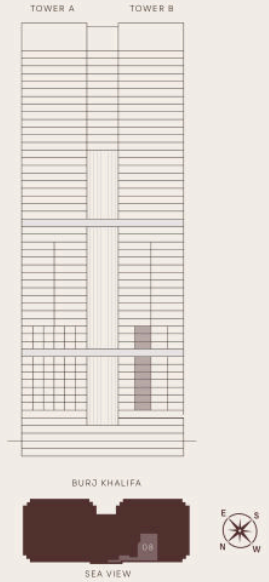
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA RANGE
OFFICE 08	2	1,614 - 1,775 SQ.FT.

A streamlined office environment prioritises efficient use of space, bringing essential workplace functions together in a practical setting for focused teams and business activity.

WELL SUITED TO

Boutique consultancies, private investment offices, and independent enterprises.



INDIVIDUAL OFFICES - TYPE 09

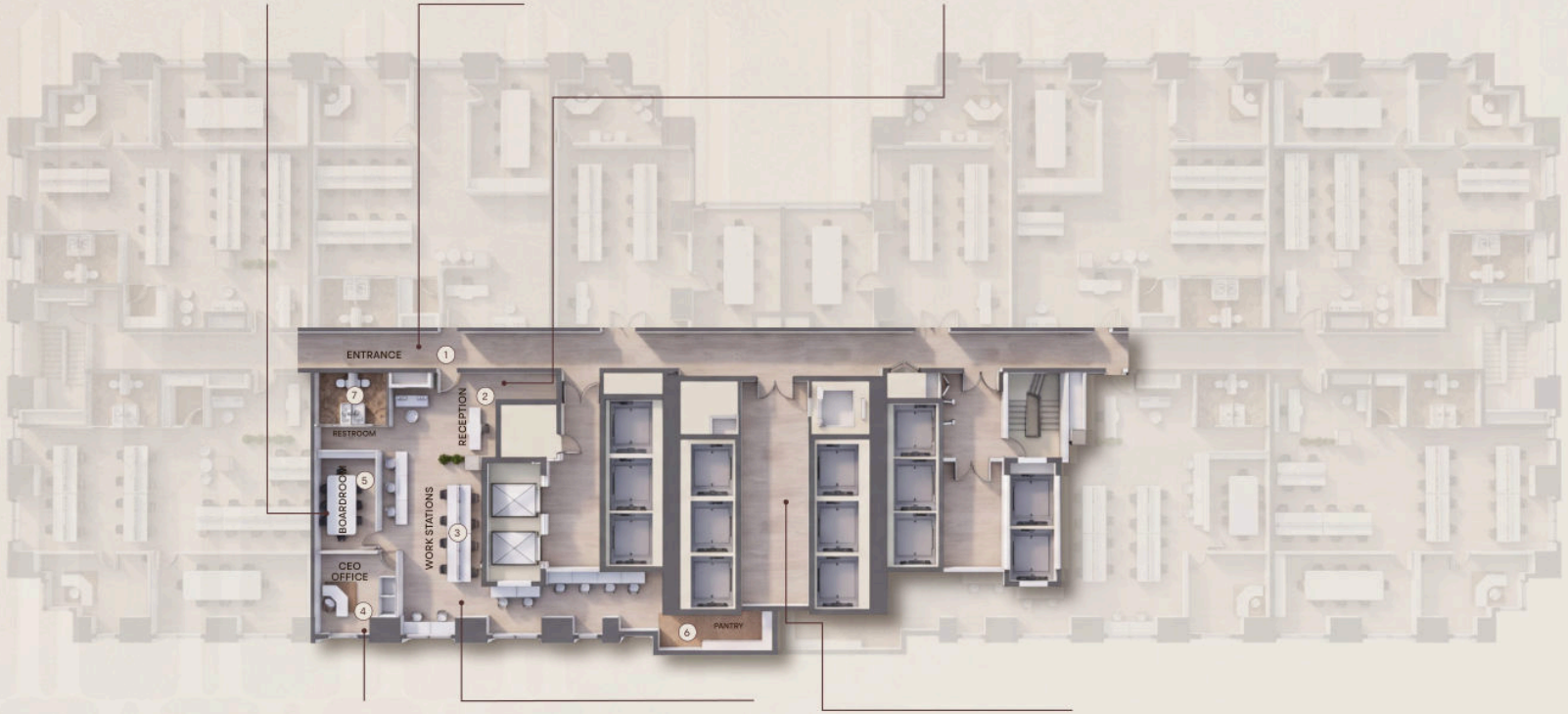
10-SPLIT LAYOUT | LEVEL 04 - 14

BURJ KHALIFA VIEW

BOARDROOM
A formal corporate space conceived for productive discussions, executive presentations and the exchange of ideas at the highest level.

ENTRANCE
A sophisticated entryway creating a considered first impression while connecting visitors to the adjoining office interiors.

RECEPTION
A carefully considered reception space combining practical functionality with a welcoming atmosphere for clients and professional guests.



CEO OFFICE
A generously appointed office designed to support strategic thinking, confidential meetings and the everyday responsibilities of executive leadership.

WORK STATIONS
An adaptable working space offering a balanced setting for individual responsibilities, team activities and everyday professional engagement.

LIFT LOBBY
A refined architectural transition that introduces the office environment with a sense of order, clarity and understated elegance.

SEA VIEW

LAYOUT OVERVIEW

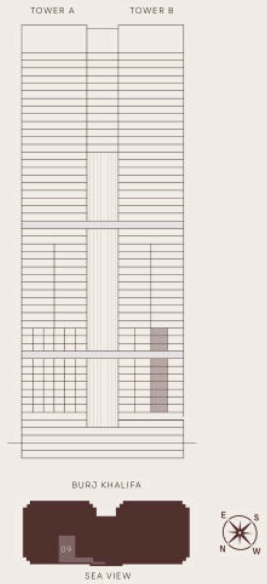
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA RANGE
OFFICE 09	2	1,324 - 1,657 SQ.FT.

A well-proportioned office provides a versatile setting for leadership, teamwork, and professional meetings, allowing businesses to operate comfortably within a clearly organised workplace.

WELL SUITED TO

Property advisory firms, corporate service providers, and professional partnerships.



INDIVIDUAL OFFICES - TYPE 10

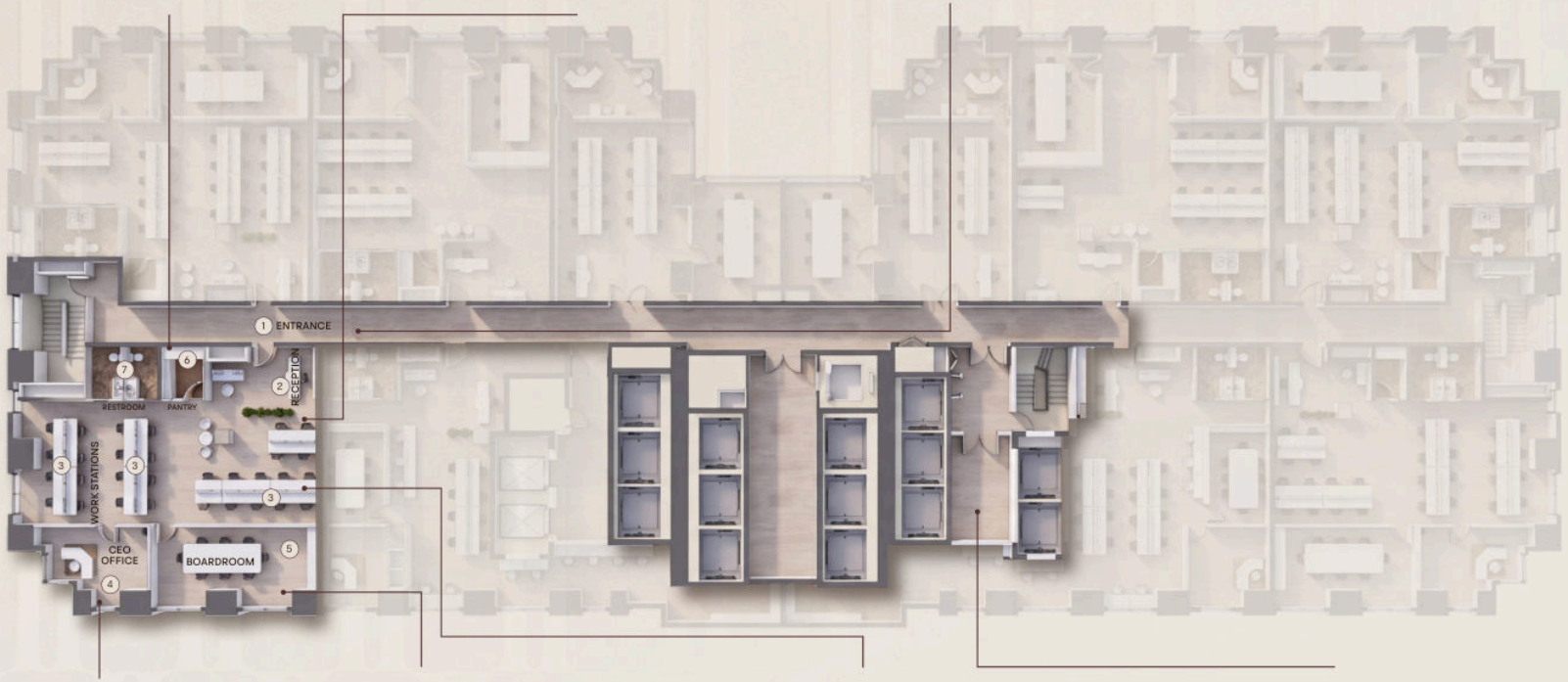
10-SPLIT LAYOUT | LEVEL 04 - 14

BURJ KHALIFA VIEW

PANTRY
A practical office amenity offering a convenient setting for everyday refreshments and short breaks between professional responsibilities.

RECEPTION
A distinguished reception area offering an organised point of arrival and a professional introduction to the workplace.

ENTRANCE
A welcoming office entrance designed to balance everyday accessibility with a sense of privacy and professional distinction.



CEO OFFICE
A sophisticated private workspace reflecting the stature of senior leadership, with an emphasis on discretion, comfort and professional excellence.

BOARDROOM
A distinguished setting for leadership dialogue, providing a professional environment for strategic meetings and significant corporate decisions.

WORK STATIONS
A thoughtfully planned workstation area supporting a productive working atmosphere through efficient organisation and comfortable spatial arrangements.

LIFT LOBBY
A distinguished arrival space connecting the lifts to the workplace, balancing practical circulation with a considered architectural presence.

SEA VIEW

LAYOUT OVERVIEW

1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA
OFFICE 10	2	1,937 SQ.FT.

A thoughtfully planned office offering a versatile environment for executive leadership, team collaboration and professional meetings, supporting everyday business operations.

WELL SUITED TO

Consultancy firms, professional service providers, and growing businesses seeking a versatile and independent office environment.

