

17,000+^{SQ.FT.} OF ARRIVAL EXPERIENCE

GROUND FLOOR



LOUNGE

Generous seating creates an inviting place to meet, wait, or pause within the energy of the main lobby.



LOBBY

The building's central heart brings together architecture, landscape, hospitality, and circulation within a memorable first impression.



ENTRANCE FOYER

A grand threshold establishes the building's sense of address, marking the transition from city to interior.



ESPRESSO LOUNGE

Barista-crafted coffee and refreshments create an animated focal point woven naturally into the rhythm of the lobby.



WATER FEATURE

Sculptural water introduces reflection, sound, and gentle motion, bringing a sensorial layer to the building's arrival sequence.



COFFEE BAR

Freshly brewed coffee and crafted beverages offer a convenient pick-me-up for quick breaks, casual catch-ups, or recharging moments.



AHS SALES CENTRE

An immersive showcase presenting the AHS vision through design, storytelling, and a closer encounter with its portfolio.



GRAND STAIRWELL

A sweeping staircase makes an architectural statement, its sculptural form creating a striking connection between the adjoining levels.

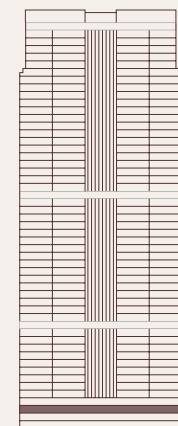


RETAIL AREA

A selection of retail offerings adds discovery and convenience, enriching the everyday journey through the ground floor.

LAYOUT OVERVIEW

1. ENTRANCE FOYER
2. GRAND LOBBY
3. RECEPTION
4. LOUNGE
5. ESPRESSO LOUNGE
6. WATER FEATURE
7. COFFEE BAR
8. RETAIL AREA
9. AHS SALES CENTRE
10. GRAND STAIRWELL
11. RESTROOMS



GROUND FLOOR

BURJ KHALIFA



SEA VIEW



4,000+ SQ.FT. OF BUSINESS AMENITIES

BASEMENT 01



BUSINESS LOUNGE

An informal professional setting shaped for spontaneous exchanges, casual catch-ups, and productive moments between scheduled engagements.



LIFT LOBBY

The lift lobby provides an intuitive connection to the Business Wing, creating a clear point of arrival and orientation.



BUSINESS SUITE

Private suites offering a focused environment for individual work, smaller discussions, and conversations requiring greater discretion.



BOARDROOMS

Purpose-built boardrooms set the stage for presentations, strategic dialogue, collaborative sessions, and decisions that move business forward.

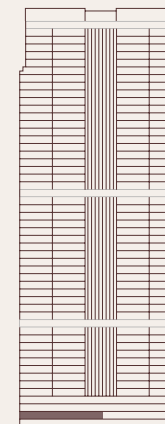


BUSINESS RECEPTION

A dedicated concierge desk assisting visitors with meeting coordination, directions, and access throughout the adjoining business facilities.

LAYOUT OVERVIEW

1. FLOOR RECEPTION
2. BUSINESS RECEPTION
3. BUSINESS LOUNGE
4. BUSINESS SUITE
5. BOARDROOMS
6. RESTROOM



BASEMENT 1

BURJ KHALIFA



SEA VIEW



30,000+ SQ.FT. OF WELLNESS & FITNESS AMENITIES

BASEMENT 02



POOL LOUNGE

A place to pause between swims, with comfortable seating for relaxation, conversation, and time spent beside the pool.



HOT PLUNGE

Warm-water immersion encourages muscles to release and the body to unwind following training or more active pursuits.



LAP POOL

Purpose-built for uninterrupted swimming, supporting lap training, aquatic conditioning, and sustained movement through the water.



FREE WEIGHTS ZONE

A strength-focused training space for free-weight exercises, progressive resistance, functional movement, and individual performance goals.



SPA LOUNGE

A quiet setting for unwinding before or after treatments, extending the spa journey beyond the treatment room.



GROOMING & BEAUTY SALON

A dedicated destination offering professional hair, beauty, grooming, styling, and personal-care services for men and women.



JUICE BAR

Fresh juices, functional blends, and nourishing refreshments provide a natural pause before or after a training session.

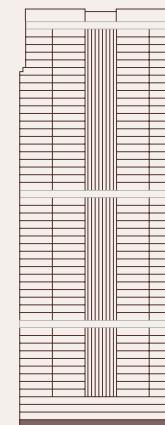


CARDIO ZONE

Dedicated to cardiovascular training, with equipment supporting endurance, stamina, and varied intensities across individual workout routines.

LAYOUT OVERVIEW

1. GYM RECEPTION
2. CARDIO ZONE
3. FREE WEIGHTS
4. JUICE BAR
5. MEN'S GROOMING STUDIO
6. LADIES SALON
7. LAP POOL
8. COLD PLUNGE
9. HOT PLUNGE
10. MINERAL BATH
11. POOL LOUNGE
12. SPA LOUNGE
13. SPA TREATMENT ROOM (4)
14. RESTROOMS



BASEMENT 2

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SEA VIEW



LIFESTYLE & FITNESS AMENITIES

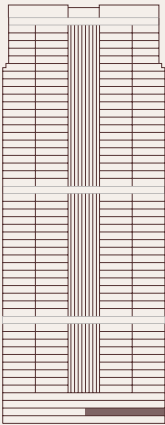
THE EXPERIENCE CONTINUES

BASEMENT 01

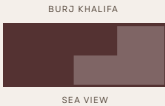


LAYOUT OVERVIEW

1. FLOOR RECEPTION
2. GOLF SIMULATION ROOM
3. PILATES STUDIO
4. YOGA STUDIO
5. CIGAR LOUNGE
6. KARAOKE ROOM
7. RESTROOMS

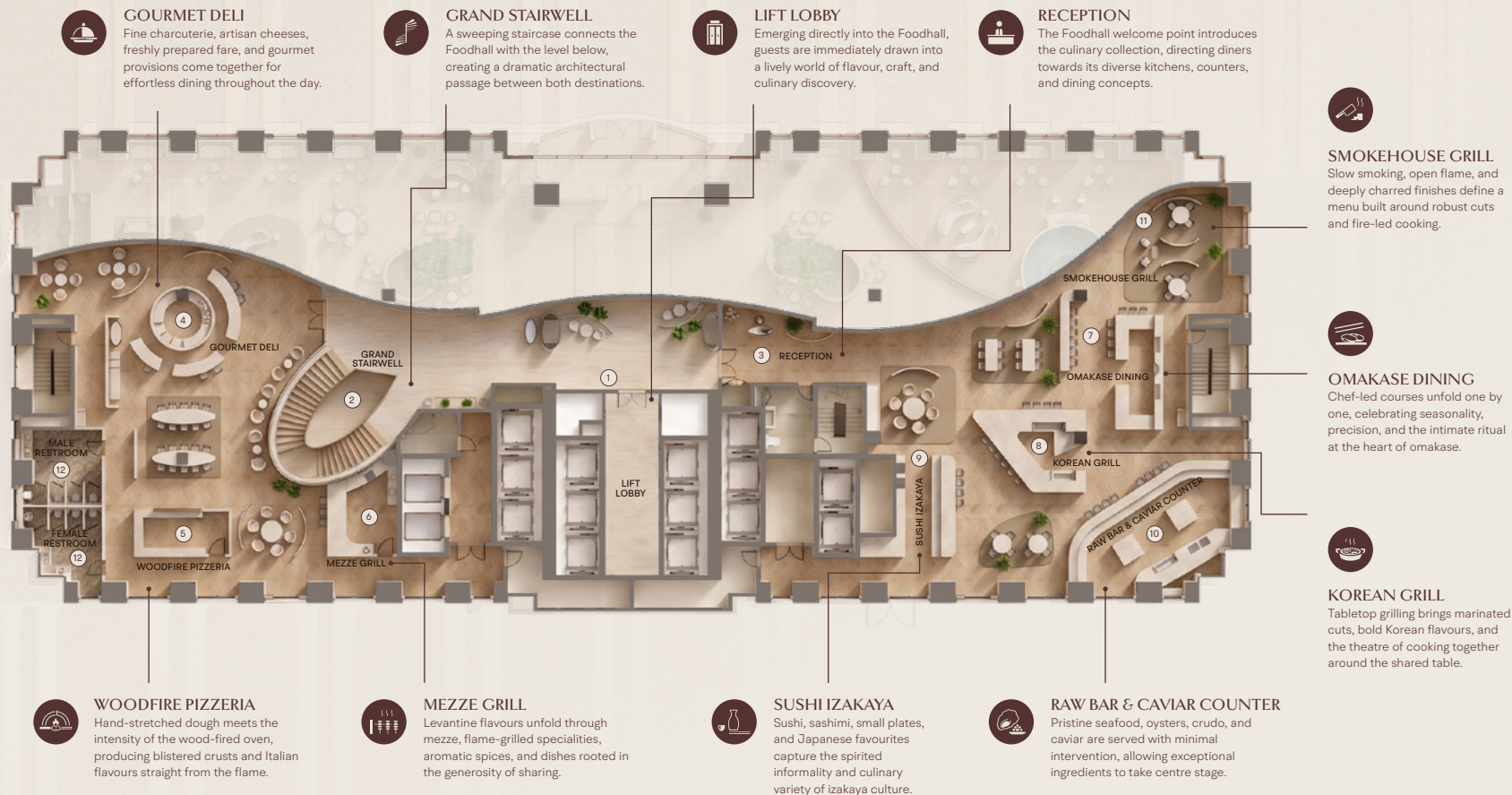


BASEMENT 1



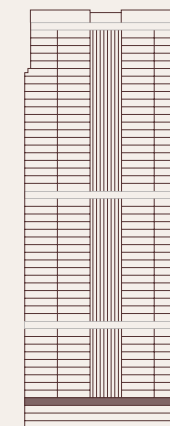
12,000+ SQ.FT. OF CULINARY EXPERIENCES

LEVEL 01

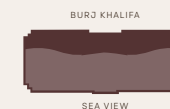


LAYOUT OVERVIEW

1. LIFT LOBBY
2. GRAND STAIRWELL
3. RECEPTION
4. GOURMET DELI
5. WOODFIRE PIZZERIA
6. MEZZE GRILL
7. OMAKASE DINING
8. KOREAN GRILL
9. SUSHI IZAKAYA
10. RAW BAR & CAVIAR COUNTER
11. SMOKEHOUSE GRILL
12. RESTROOMS



LEVEL 1

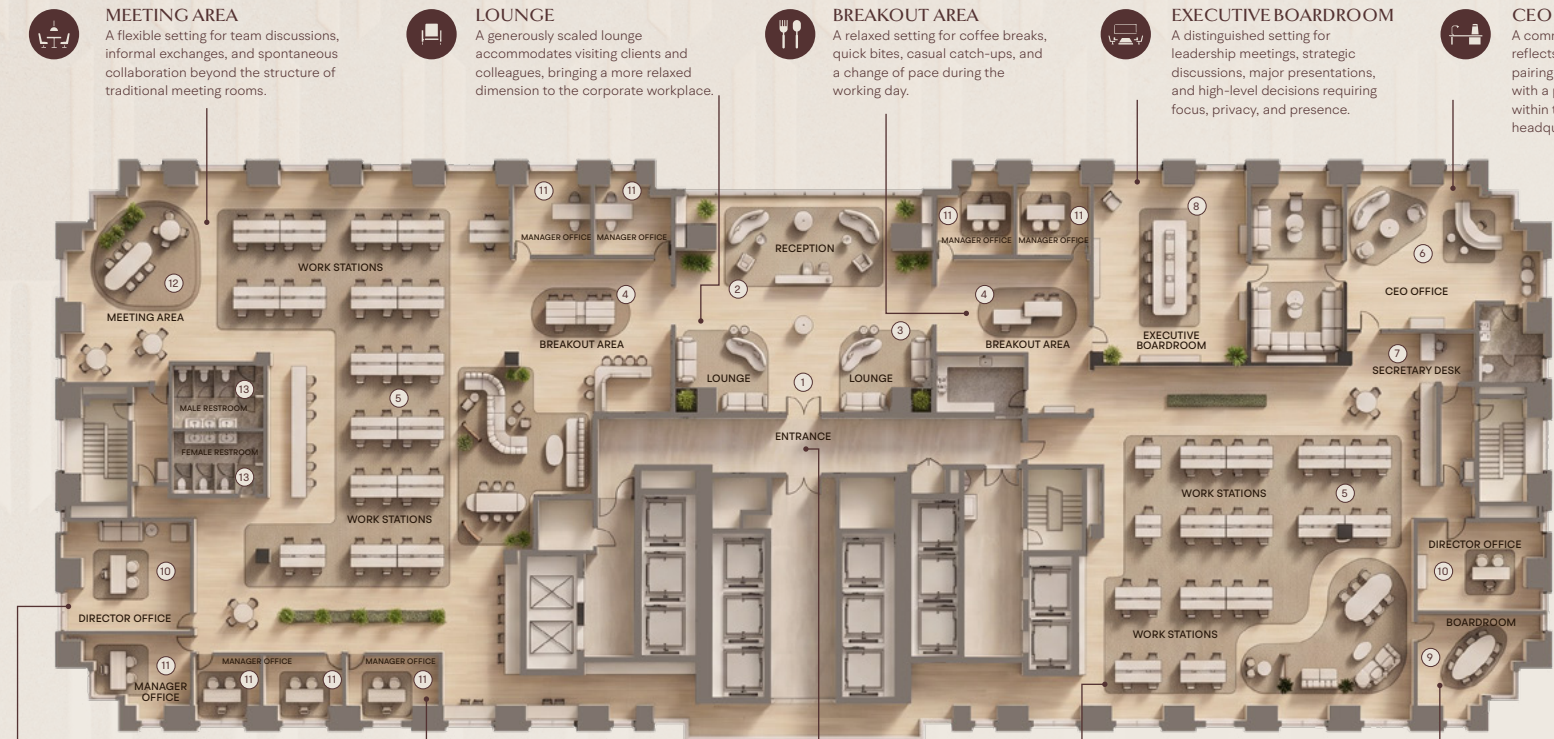


ULTRA GRAND OFFICES

FULL FLOOR - LAYOUT



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MEETING AREA

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



LOUNGE

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



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

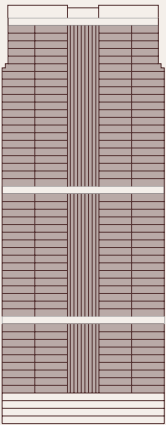
1. ENTRANCE
2. RECEPTION
3. LOUNGE
4. BREAKOUT AREA
5. WORK STATIONS
6. CEO OFFICE
7. SECRETARY DESK
8. EXECUTIVE BOARDROOM
9. BOARDROOM
10. DIRECTOR OFFICE
11. MANAGER OFFICE
12. MEETING AREA
13. RESTROOMS

TYPE	PARKING	AREA RANGES
FULL FLOOR	20	17,007 - 19,760 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.

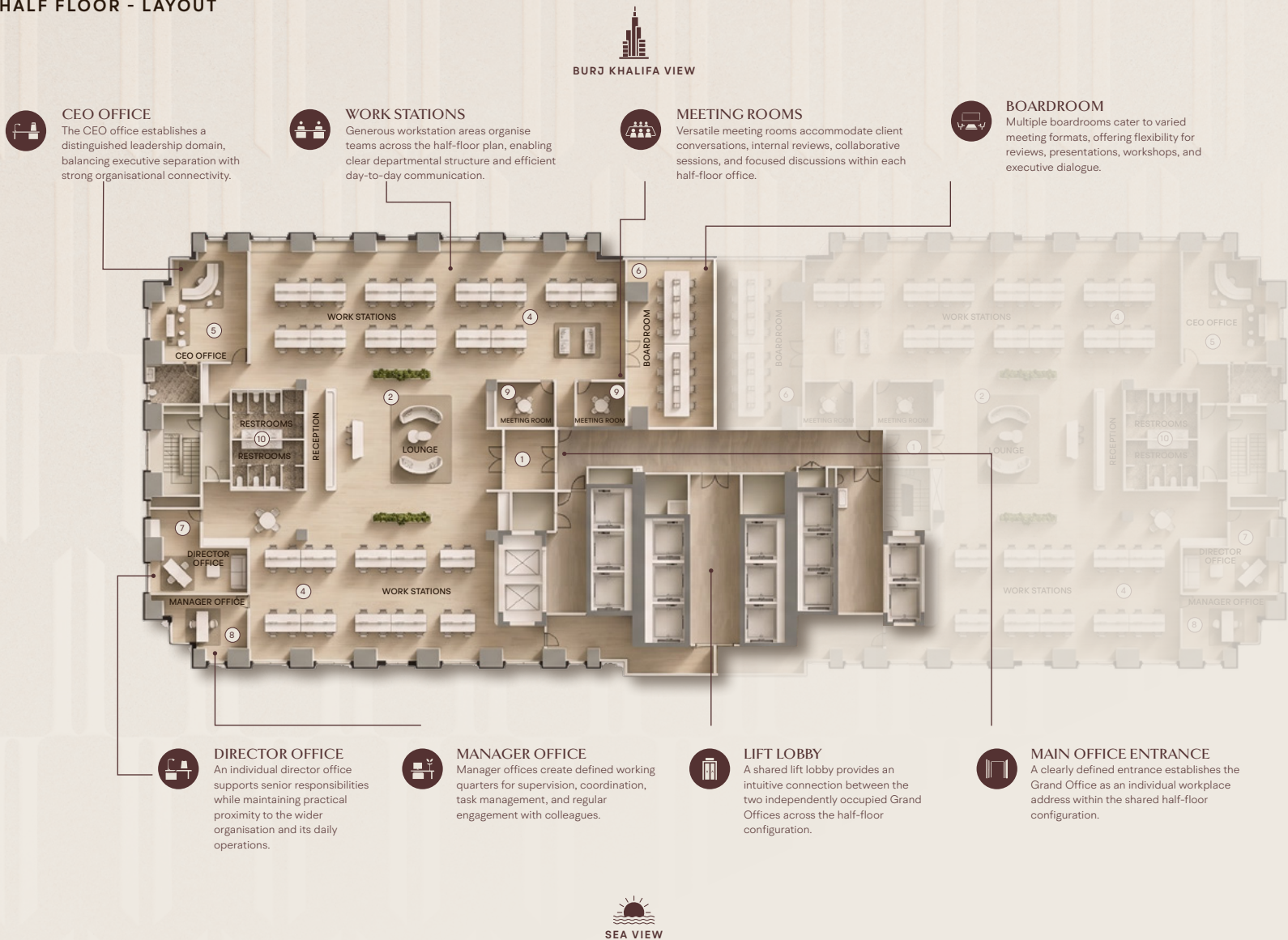


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GRAND OFFICES - TYPE 01

HALF FLOOR - LAYOUT



LAYOUT OVERVIEW

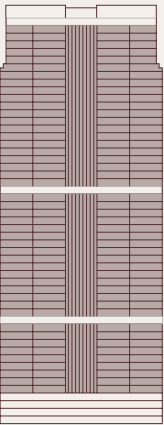
- ENTRANCE
- RECEPTION
- LOUNGE
- WORK STATIONS
- CEO OFFICE
- BOARDROOM
- DIRECTOR OFFICE
- MANAGER OFFICE
- MEETING ROOM
- RESTROOMS

TYPE	PARKING	AREA RANGES
OFFICE 01	10	8,477 - 9,922 SQ.FT.

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

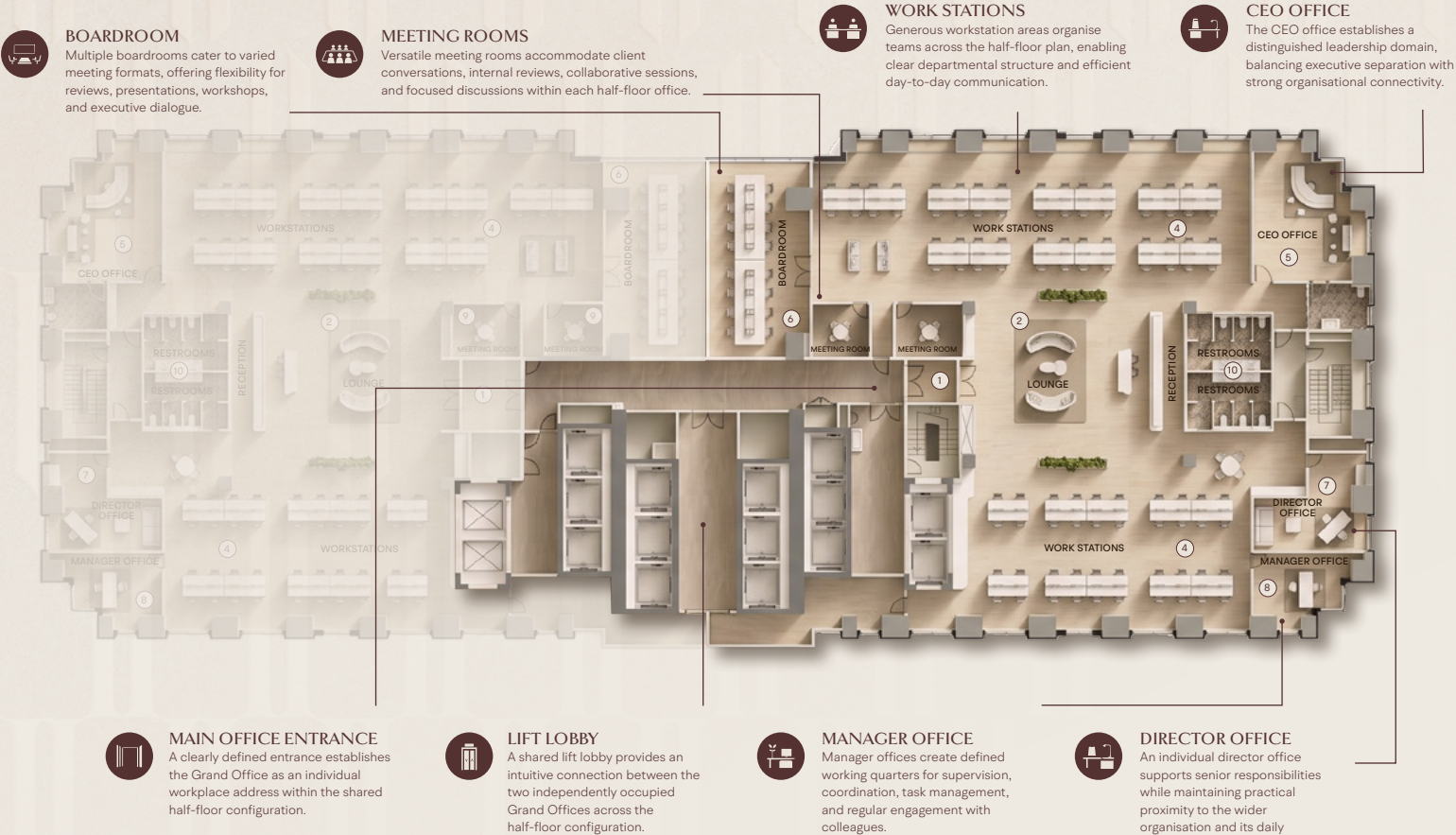
WELL SUITED TO

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



GRAND OFFICES - TYPE 02

HALF FLOOR - LAYOUT



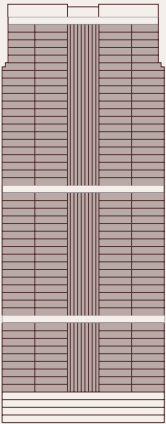
LAYOUT OVERVIEW

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

TYPE	PARKING	AREA RANGES
OFFICE 02	10	8,530 - 9,838 SQ.FT.

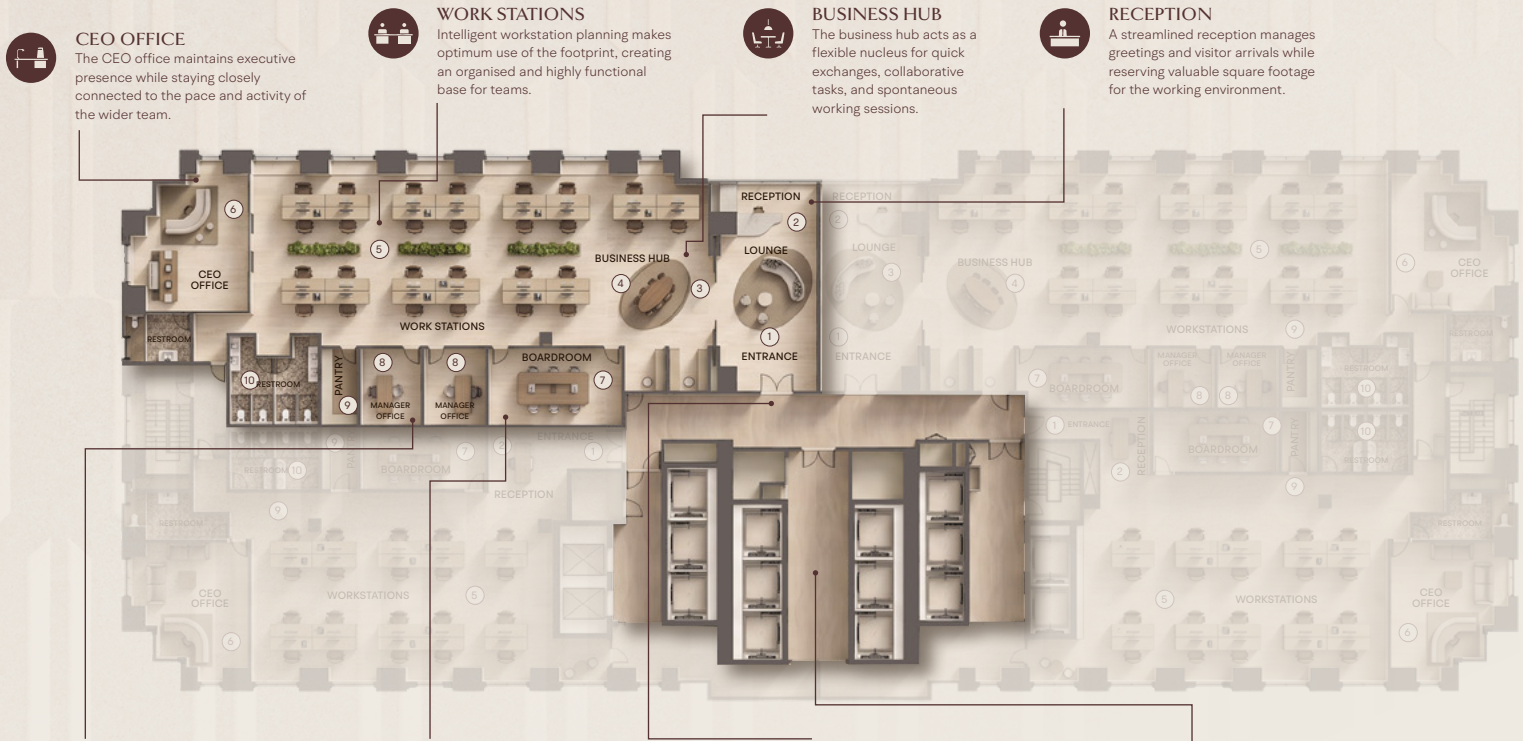
A highly efficient workplace configuration designed for organisations seeking a refined and practical environment, balancing open work areas with dedicated spaces for meetings, collaboration, and focused work.

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



EXECUTIVE OFFICES - TYPE 01

4 SPLIT - LAYOUT



LAYOUT OVERVIEW

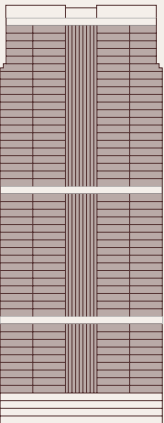
1. ENTRANCE
2. RECEPTION
3. LOUNGE
4. BUSINESS HUB
5. WORK STATIONS
6. CEO OFFICE
7. BOARDROOM
8. MANAGER OFFICE
9. PANTRY
10. RESTROOMS

TYPE	PARKING	AREA RANGES
OFFICE 01	6	4,931 - 5,781 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.



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SEA VIEW



EXECUTIVE OFFICES - TYPE 02

4 SPLIT - LAYOUT



BURJ KHALIFA VIEW



RECEPTION

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



BUSINESS HUB

The business hub acts as a flexible nucleus for quick exchanges, collaborative tasks, and spontaneous working sessions.



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 four-office configuration.



LIFT LOBBY

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



BOARDROOM

Multiple boardrooms cater 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

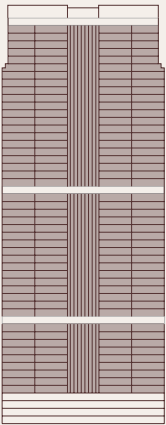
1. ENTRANCE
2. RECEPTION
3. LOUNGE
4. BUSINESS HUB
5. WORK STATIONS
6. CEO OFFICE
7. BOARDROOM
8. MANAGER OFFICE
9. PANTRY
10. RESTROOMS

TYPE	PARKING	AREA RANGES
OFFICE 02	6	4,922 - 5,575 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.



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SEA VIEW



EXECUTIVE OFFICES - TYPE 03

4 SPLIT - LAYOUT



BURJ KHALIFA VIEW



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



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



BOARDROOM
Multiple boardrooms cater 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

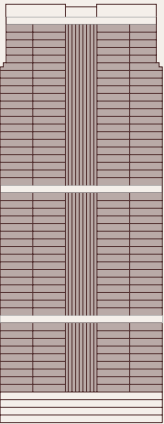
LAYOUT OVERVIEW

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

TYPE	PARKING	AREA RANGES
OFFICE 03	4	3,591 - 4,407 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.



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SEA VIEW



EXECUTIVE OFFICES - TYPE 04

4 SPLIT - LAYOUT



BURJ KHALIFA VIEW



BOARDROOM

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



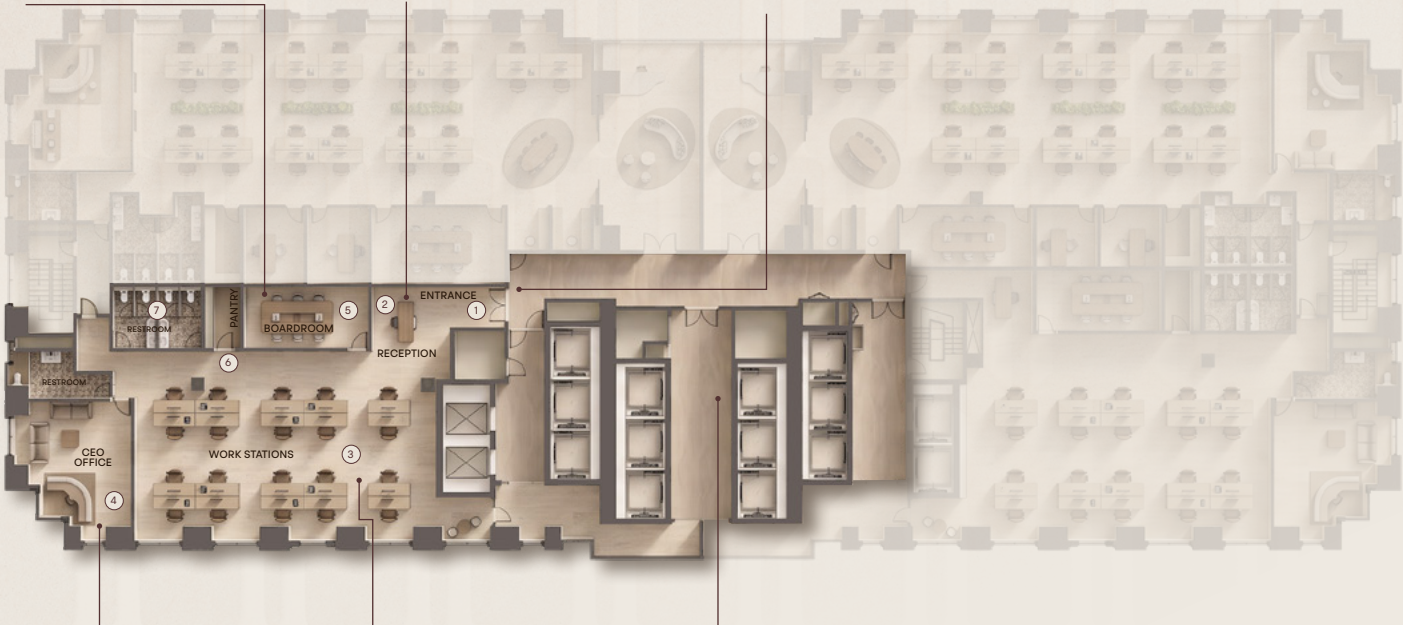
RECEPTION

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 four-office configuration.



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

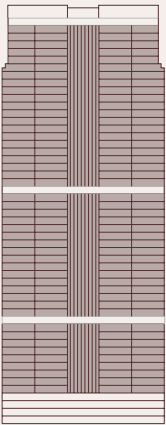
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA RANGES
OFFICE 04	4	3,533 - 3,990 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.



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SEA VIEW

11,000+ SQ.FT. OF ROOFTOP EXPERIENCES, REIMAGINED



SOCIAL DINING LOUNGE
Dining and lounge seating combine for working lunches, shared meals, business gatherings, and longer evenings around the table.



INDOOR LOUNGE
A versatile indoor setting for focused work, impromptu discussions, light refreshments, and comfortable pauses throughout the business day.



TERRACE LOUNGE
Skyline-facing seating provides a relaxed backdrop for colleague catch-ups, casual bites, social occasions, and time between appointments.



COCKTAIL LOUNGE & BAR
Crafted cocktails and premium pours accompany after-hours exchanges, client entertaining, and evenings that extend beyond the office..



CIGAR GALLERY
An exceptional cigar collection celebrates provenance and craftsmanship, offering connoisseurs a sophisticated ritual within the rooftop experience.



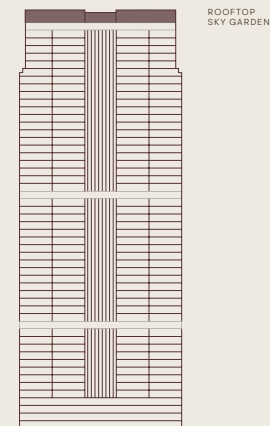
LIFT LOBBY
A designated lift lobby accommodates waiting and circulation, providing a comfortable shared space for occupants throughout the day.



PRIVATE DINING SUITE
An intimate setting for executive lunches, hosted dinners, and special occasions where privacy and personal service take precedence.

LAYOUT OVERVIEW

1. INDOOR LOUNGE
2. TERRACE LOUNGE
3. COCKTAIL LOUNGE & BAR
4. PRIVATE DINING SUITE
5. CIGAR GALLERY
6. SOCIAL DINING LOUNGE
7. LIFT LOBBY
8. RESTROOMS



ROOFTOP SKY GARDEN

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SEA VIEW

