— AHS —

TWIN TOWERS

AHS
PROPERTIES



DESIGNED FOR BUSINESS

DEFINED BY EXPERIENCE



ABBAS SAJWANI
FOUNDER & CEO

“Our goal is not simply to develop remarkable landmarks, but to create spaces that stand the test of time in quality, purpose, and experience.”

Abbas Sajwani is an Emirati entrepreneur, raised in an environment where development and capital were part of daily life.

In 2021, he founded AHS Properties, rapidly growing it into one of the fastest-rising development firms in Dubai and carving a prominent place in the ultra-luxury market. His vision attracted some of the world’s most renowned architecture and design firms, with Abbas Sajwani driving every decision, from the scale of a structure to the finest detail.

In 2026, Forbes recognised him as the youngest billionaire in real estate globally and the youngest Arab billionaire in the world.

ARCHITECTURE BY

Gensler

Gensler is the largest architecture and design firm in the world by revenue and headcount, with over 6,000+ professionals across more than 50 locations worldwide.

Gensler's approach to office design focuses on creating human-centric destinations rather than just functional workspaces. Their conceptual frameworks emphasise extreme adaptability, sustainability, and support for a hybrid workforce.



RAMS VILLAGE AT WARNER CENTER,
CALIFORNIA



SHANGHAI TOWER,
CHINA



CENTRAL PARK HOUSE,
METRO VANCOUVER, CANADA



THE TOWER AT PNC PLAZA,
PITTSBURGH

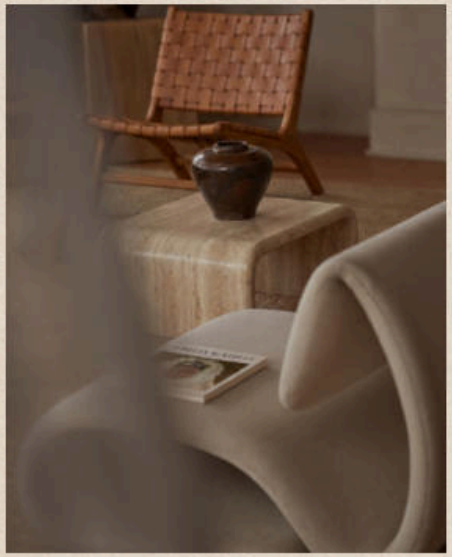
INTERIOR BY

AHS atelier

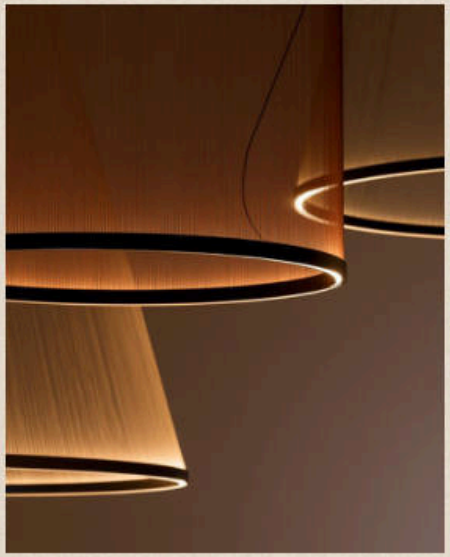
STUDIO | INTERIOR | DESIGN

FROM CONCEPT TO COMPLETION

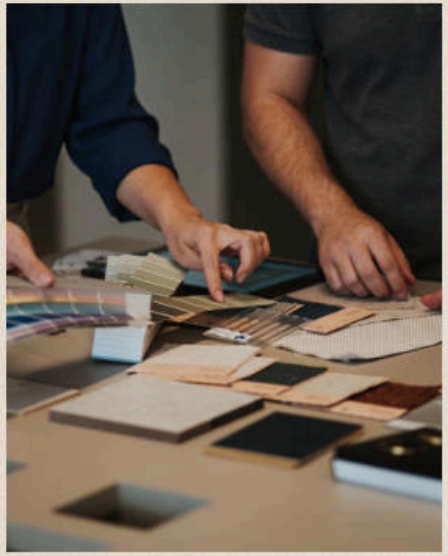
AHS Atelier is the exclusive design division of AHS Properties in Dubai, offering bespoke interior design, private yacht and aviation interior design solutions. With a team of specialist designers and artisans, it delivers tailored experiences that reflect each client's unique identity through considered detailing and unmatched craftsmanship.



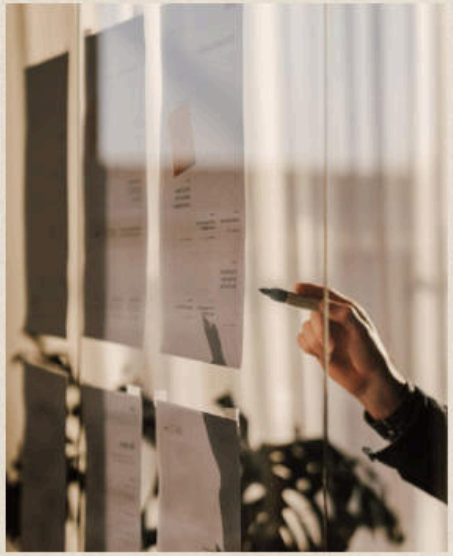
INTERIOR DESIGN



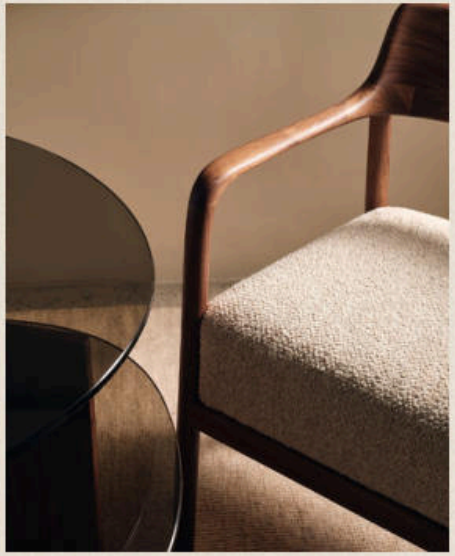
FURNITURE AND FIXTURES SELECTION



RENOVATION & INTERIORS FIT-OUT



PROJECT MANAGEMENT



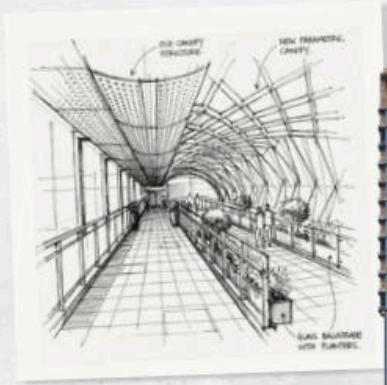
PRIVATE OFFICE

A LANDMARK REIMAGINED

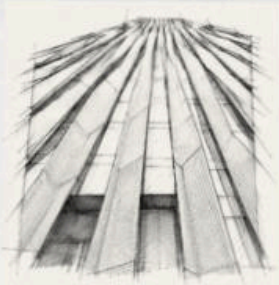
After more than two decades as one of Dubai's most recognised hospitality landmarks, AHS Twin Towers marks the evolution of an iconic address into a new generation of Grade A commercial space. Inspired by the fluid forms of desert dunes, Tower A and Tower B introduce a refined architectural language that honours the building's original character while creating a distinctive new expression for the landmark address.

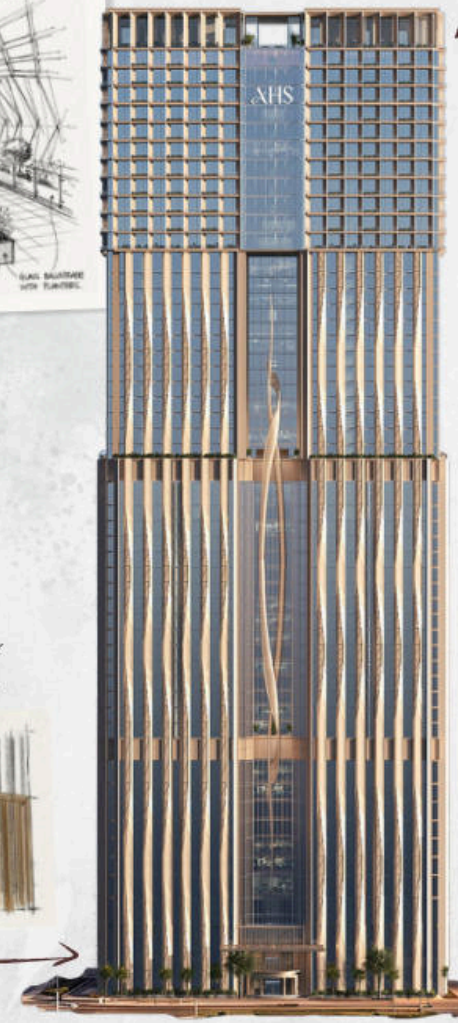


Shangri-La Hotel, 2003

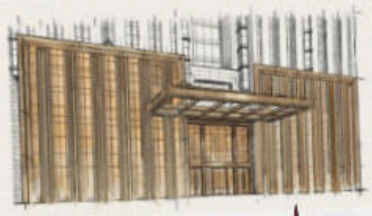


Inspired by the desert dune forms

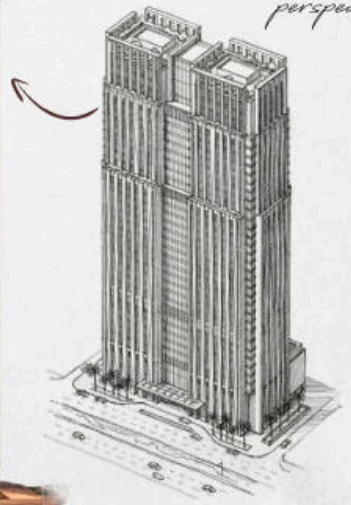




Framing the beginning of every journey



Isometric perspective





A DESTINATION FOR THOSE

WHO SHAPE WHAT'S NEXT

AHS TWIN TOWERS

THE NEW POWER ADDRESS

AHS Twin Towers brings together Tower A and Tower B to create a landmark Grade A commercial address on Sheikh Zayed Road, redefining one of Dubai's most recognised locations through architectural distinction, prime positioning, and a new vision for the modern workplace.

Created for organisations shaping the future of business, the development offers unrivalled connectivity and an elevated workplace environment in the heart of Dubai.





AT THE CENTRE OF IT ALL

2 MINS.
TO DUBAI METRO

3 MINS.
TO DOWNTOWN

3 MINS.
TO BURJ KHALIFA

3 MINS.
TO DUBAI MALL

5 MINS.
TO DIFC

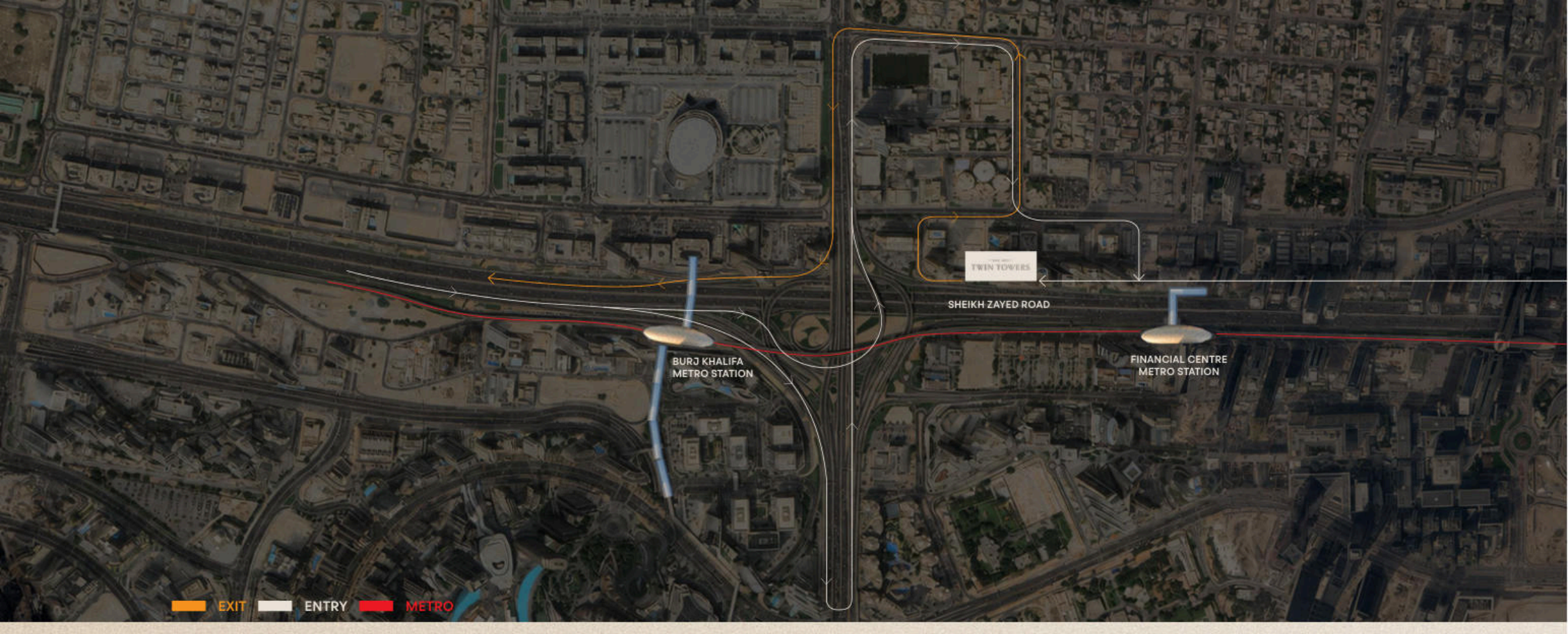
5 MINS.
TO WORLD TRADE CENTRE

5 MINS.
TO EMIRATES TOWERS

10 MINS.
TO BURJ AL ARAB

10 MINS.
TO DUBAI MARINA

15 MINS.
TO DXB INTL. AIRPORT



WHERE THE CITY CONNECTS

Sheikh Zayed Road is more than a location; it is Dubai's defining commercial artery. Situated at the centre of this iconic corridor, AHS Twin Towers offers direct access to key business districts, major landmarks, and the city's most significant hubs, with Financial Centre Metro Station just minutes away and Dubai International Airport within easy reach.

FLEXIBILITY BY DESIGN

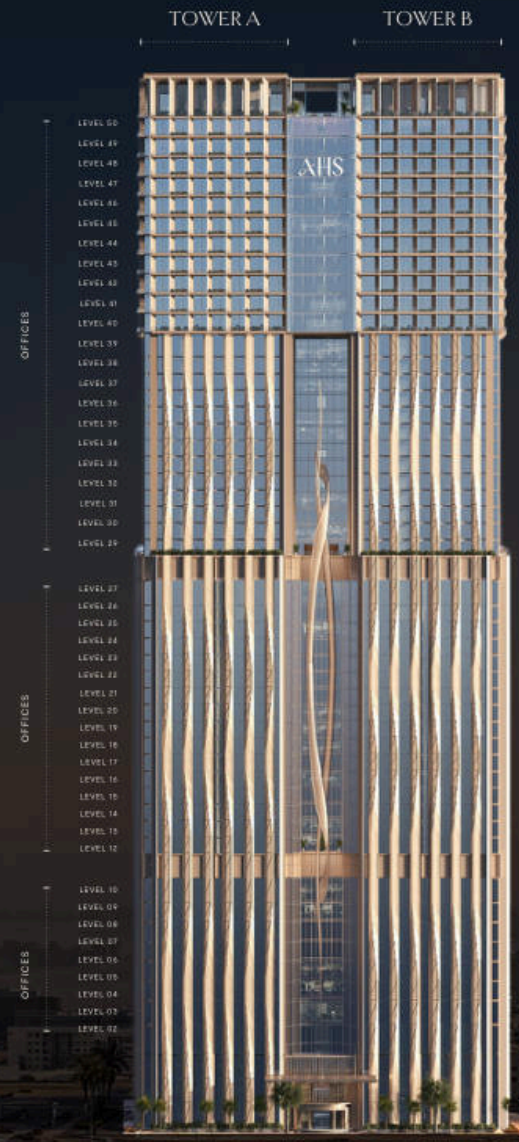
AHS Twin Towers introduces a new dimension of workplace flexibility across Tower A and Tower B, offering a diverse range of ownership opportunities, from individual offices to expansive dual-tower floorplates, all united by the same distinguished address, quality and experience.

OPTION 1
TWIN CROWN OFFICES
DUAL-TOWER LAYOUT

OPTION 2
GRAND OFFICES
FULL-FLOOR LAYOUT

OPTION 3
EXECUTIVE OFFICES
HALF-FLOOR LAYOUT

OPTION 4
INDIVIDUAL OFFICES
10-SPLIT LAYOUT



ROOFTOP
SKY GARDEN

LEVEL 01
THE GOURMET FOOD HALL

GROUND FLOOR
THE GRAND ARRIVAL

BASEMENT 01
BUSINESS AMENITIES

BASEMENT 01 & 02
WELLNESS & FITNESS AMENITIES

12,000+ SQ.FT.
CULINARY EXPERIENCES

30,000+ SQ.FT.
AMENITIES

1,000+
PARKING

EAST

DOWNTOWN | BURJ KHALIFA | BUSINESS BAY



AHS TWIN TOWERS



SOUTH WEST

BURJ AL ARAB | PALM JUMEIRAH | JUMEIRAH BEACH

WEST

PENINSULA ISLAND | JUMEIRAH BEACH



AHS TWIN TOWERS



01. AN EFFORTLESS PRELUDE

THE GRAND LOBBY | GROUND FLOOR

The grand lobby anchors the arrival experience, bringing together business, social interaction and everyday conveniences within the principal gateway to the tower.

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.

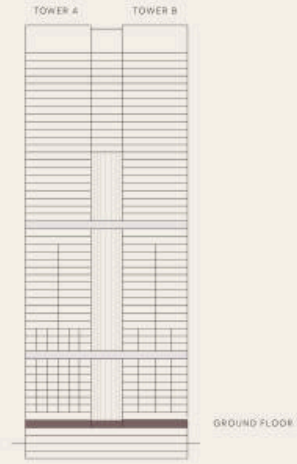
AHS SALES CENTRE
An immersive showcase presenting the AHS vision through design, storytelling, and a closer encounter with its portfolio.

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









THE LOBBY

A DRAMATIC INTERPLAY OF LIGHT, GREENERY AND SCULPTURAL DETAIL.



A SENSE OF ARRIVAL

THE LOBBY | GROUND FLOOR

More than a point of entry, the arrival experience is designed to be effortless in every sense. From valet parking and concierge services to the grand reception, every touchpoint is carefully orchestrated to create a seamless transition throughout the space.



THE LOBBY

A REFINED EXPRESSION OF CONTEMPORARY DESIGN AND TIMELESS ELEGANCE.



GRAND PROPORTIONS MEET

FLUID ARCHITECTURAL FORMS.



THE SOCIAL HUB

GROUND FLOOR

Designed as the social heart of AHS Twin Towers, the ground floor brings together a curated collection of retail experiences, a coffee bar lounge, and welcoming shared spaces. From morning coffee to informal meetings and the everyday moments in between, it provides a relaxed setting to connect, pause, or simply enjoy a change of pace throughout the day.



CAFE & RETAIL

A RELAXED SETTING FOR THE MOMENTS IN BETWEEN.



02. COLLABORATION, CULTIVATED

BUSINESS WING | BASEMENT 01

The Business Wing extends the workplace beyond the office, creating additional settings for collaboration, connection and the changing demands of the working day.

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.



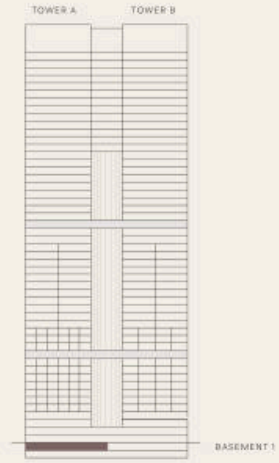
BUSINESS SUITE
Private suites offering a focused environment for individual work, smaller discussions, and conversations requiring greater discretion.

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







BUSINESS AMENITIES FOR EVERY NEED

BASEMENT 01

Purpose-built for the needs of modern professionals, the business wing combines a lounge with dedicated business and conference facilities, created with efficiency and convenience in mind. Whether hosting clients, holding private meetings, or collaborating with colleagues, every space is designed to support productivity with ease.



03. BALANCE, BUILT IN

WELLNESS | BASEMENT 01 & 02

Designed around the demands of modern working life, the Wellness floors offer spaces to move, recharge and reset, all within easy reach.

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.

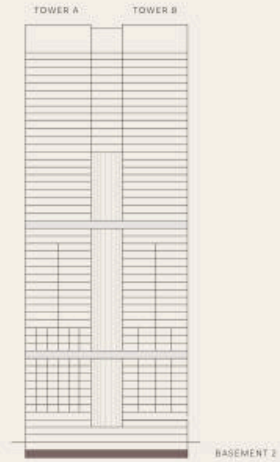
GROOMING & BEAUTY SALON
A dedicated destination offering professional hair, beauty, grooming, styling, and personal-care services for men and women.

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





LIFESTYLE & FITNESS AMENITIES

THE EXPERIENCE CONTINUES

BASEMENT 01

LIFT LOBBY
A well-defined lift lobby provides clear circulation and a seamless connection to the surrounding spaces across the level.

YOGA STUDIO
Breath, balance, and flowing sequences create a restorative practice that encourages flexibility, focus, and mind-body connection.

PILATES STUDIO
Precision-led Pilates sessions develop core stability, posture, flexibility, and control through purposeful, low-impact exercise.



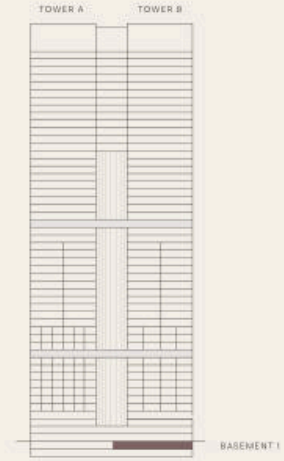
GOLF SIMULATION ROOM
Championship courses meet advanced simulation technology for year-round play, swing practice, and competitive rounds with friends.

KARAOKE ROOM
Music takes centre stage in a playful entertainment space made for singing, shared playlists, and memorable group occasions.

CIGAR LOUNGE
A sophisticated retreat for cigar appreciation, offering a refined setting for conversation, relaxation and the ritual of smoking.

LAYOUT OVERVIEW

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





A COMPLETE LIFESTYLE EXPERIENCE

WELLNESS | BASEMENT 01 & 02

Spanning two interconnected levels, the wellness facilities bring together spaces for fitness, relaxation, recreation and personal care, including dedicated Pilates and yoga studios, a fitness gym, lap pool, spa, grooming studios, golf simulator and entertainment spaces. Connected by a feature staircase through a dramatic double-height opening, each level flows effortlessly into the next, creating a seamless experience designed to support balance, well-being and self-care.





FITNESS & GYM

YOUR WORKOUT, SEAMLESSLY INTEGRATED INTO THE BUSINESS DAY.





YOGA & PILATES STUDIO

SPACE TO SLOW DOWN
AND RECONNECT



LAP POOL

A REFRESHING CHANGE OF PACE, ALWAYS WITHIN REACH.



THERMAL BATHING

RECOVER AND RESTORE THROUGH CONTRAST



TREATMENT & SPA

YOUR STANDING INVITATION TO SWITCH OFF AND UNWIND.



04. A WORLD OF FLAVOURS, UNDER ONE ROOF

GOURMET FOOD HALL | LEVEL 01

From a quick lunch to a relaxed meal, the Gourmet Food Hall brings together a diverse selection of dining experiences for every pace and occasion throughout the working day.

12,000+ SQ.FT. OF CULINARY EXPERIENCES

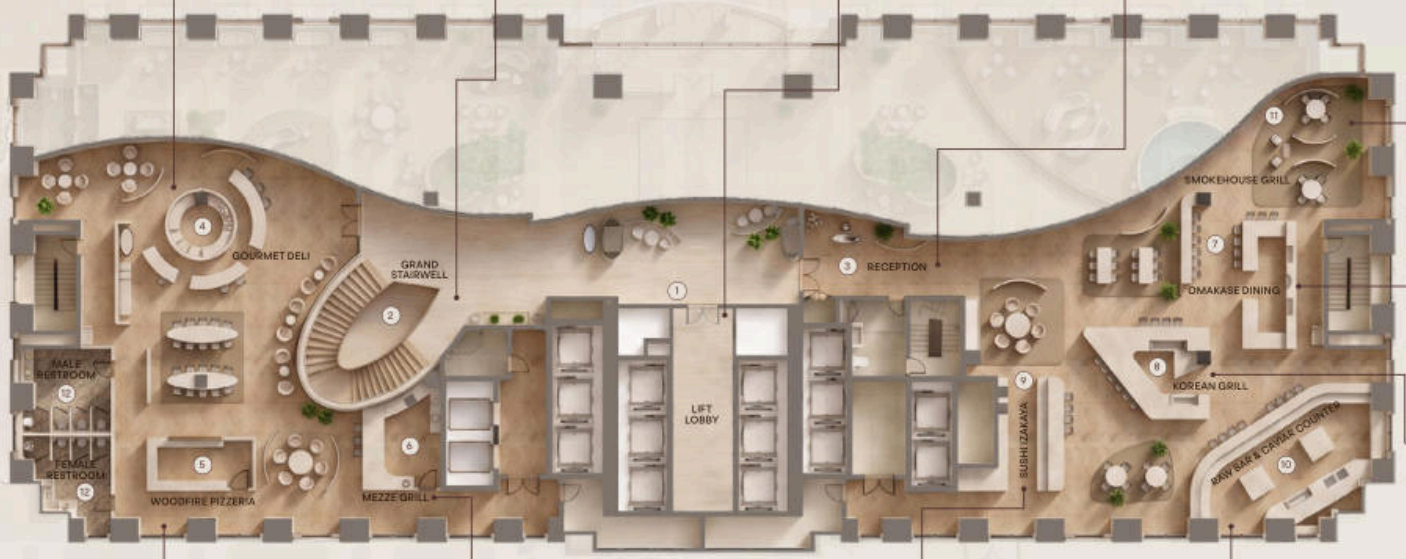
LEVEL 01

GOURMET DELI
Fine charcuterie, artisan cheeses, freshly prepared fare, and gourmet provisions come together for effortless dining throughout the day.

GRAND STAIRWELL
A sweeping staircase connects the Food hall with the level below, creating a dramatic architectural passage between both destinations.

LIFT LOBBY
Emerging directly into the Food hall, guests are immediately drawn into a lively world of flavour, craft, and culinary discovery.

RECEPTION
The Food hall welcome point introduces the culinary collection, directing diners towards its diverse kitchens, counters, and dining concepts.



SMOKEHOUSE GRILL
Slow smoking, open flame, and deeply charred finishes define a menu built around robust cuts and fire-led cooking.

OMAKASE DINING
Chef-led courses unfold one by one, celebrating seasonality, precision, and the intimate ritual at the heart of omakase.

KOREAN GRILL
Tabletop grilling brings marinated cuts, bold Korean flavours, and the theatre of cooking together around the shared table.

WOODFIRE PIZZERIA
Hand-stretched dough meets the intensity of the wood-fired oven, producing blistered crusts and Italian flavours straight from the flame.

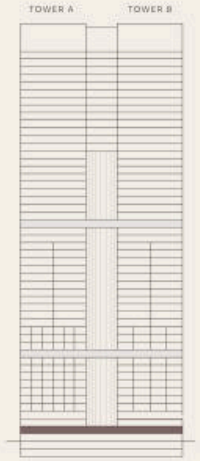
MEZZE GRILL
Levantine flavours unfold through mezze, flame-grilled specialities, aromatic spices, and dishes rooted in the generosity of sharing.

SUSHI IZAKAYA
Sushi, sashimi, small plates, and Japanese favourites capture the spirited informality and culinary variety of izakaya culture.

RAW BAR & CAVIAR COUNTER
Pristine seafood, oysters, crudo, and caviar are served with minimal intervention, allowing exceptional ingredients to take centre stage.

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



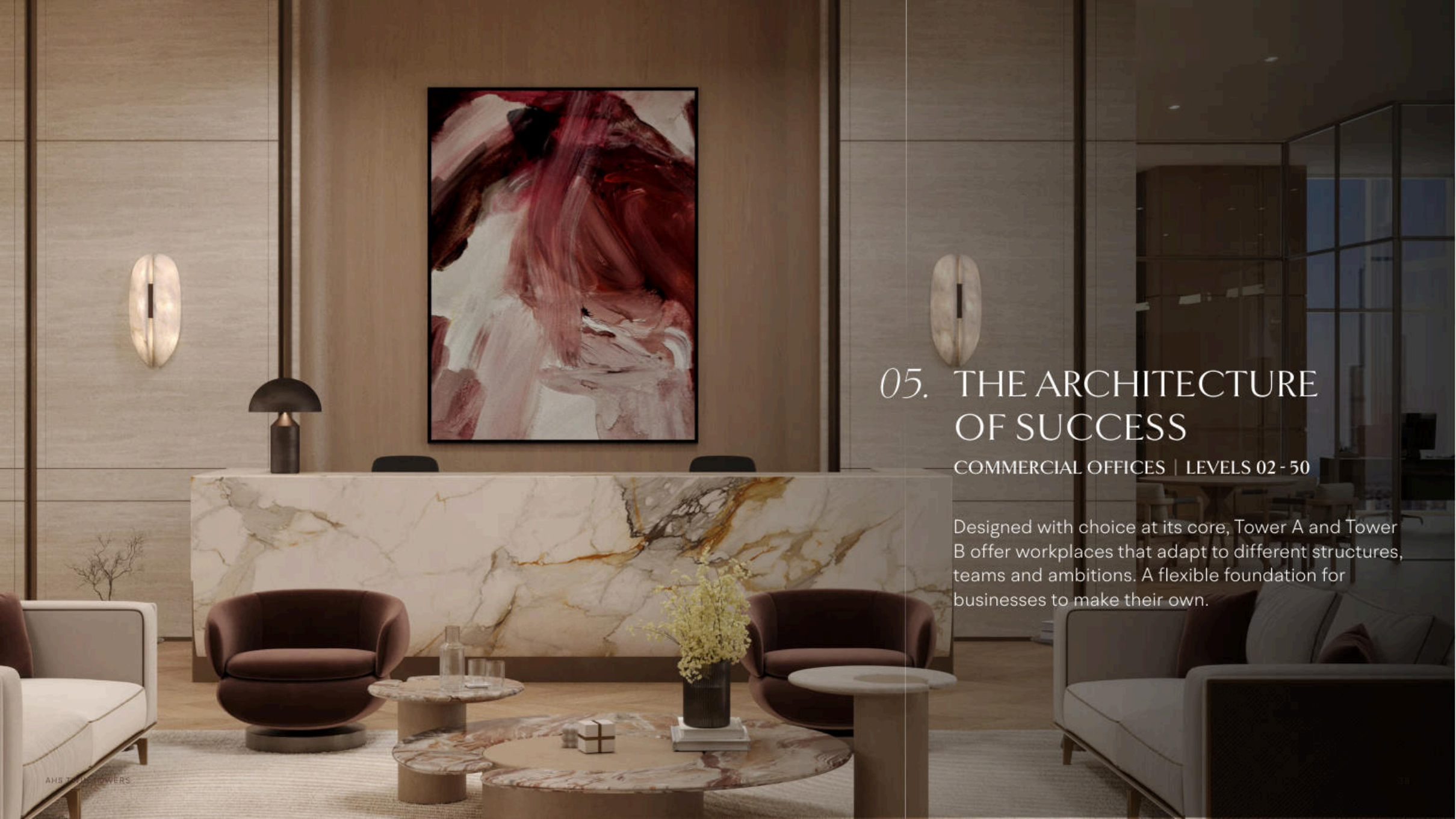




SOMETHING FOR EVERY TASTE

GOURMET FOOD HALL | LEVEL 01

Offering a curated collection of dining experiences, the food hall celebrates culinary diversity through an exceptional selection of local and international cuisines. Thoughtfully designed and effortlessly convenient, it transforms every meal into an experience to savour and share.



05. THE ARCHITECTURE OF SUCCESS

COMMERCIAL OFFICES | LEVELS 02 - 50

Designed with choice at its core, Tower A and Tower B offer workplaces that adapt to different structures, teams and ambitions. A flexible foundation for businesses to make their own.



BUILT FOR VISIONARIES, ENGINEERED FOR SCALE

COMMERCIAL OFFICES | LEVELS 02 - 50

Designed to accommodate businesses of all sizes, AHS Twin Towers offers flexible office configurations across Tower A and Tower B. From individual suites and half-floor offices to full-floor headquarters and expansive dual-tower environments, each layout is designed to adapt as business needs evolve while delivering the standards expected of a Grade A commercial address.



A WORKSPACE OF THE HIGHEST CALIBRE

TWIN CROWN OFFICES | DUAL-TOWER LAYOUT

Twin Crown Offices offer organisations the opportunity to establish a headquarters on an exceptional scale across Tower A and Tower B, bringing leadership, teams, and business operations together within a setting of singular distinction.

THE SCALE TO THINK BIGGER

GRAND OFFICES | FULL-FLOOR LAYOUT

For established businesses with bigger ambitions, Grand Offices offer a complete workplace environment with the breadth to support every aspect of the working day, from focused work and collaboration to meetings and client engagement.





WORKSPACES WITH A DISTINCTIVE EDGE

EXECUTIVE OFFICES | HALF-FLOOR LAYOUT

Executive Offices offer a distinctive approach to commercial space, creating sophisticated workplace environments that give businesses a strong sense of identity, independence, and presence.

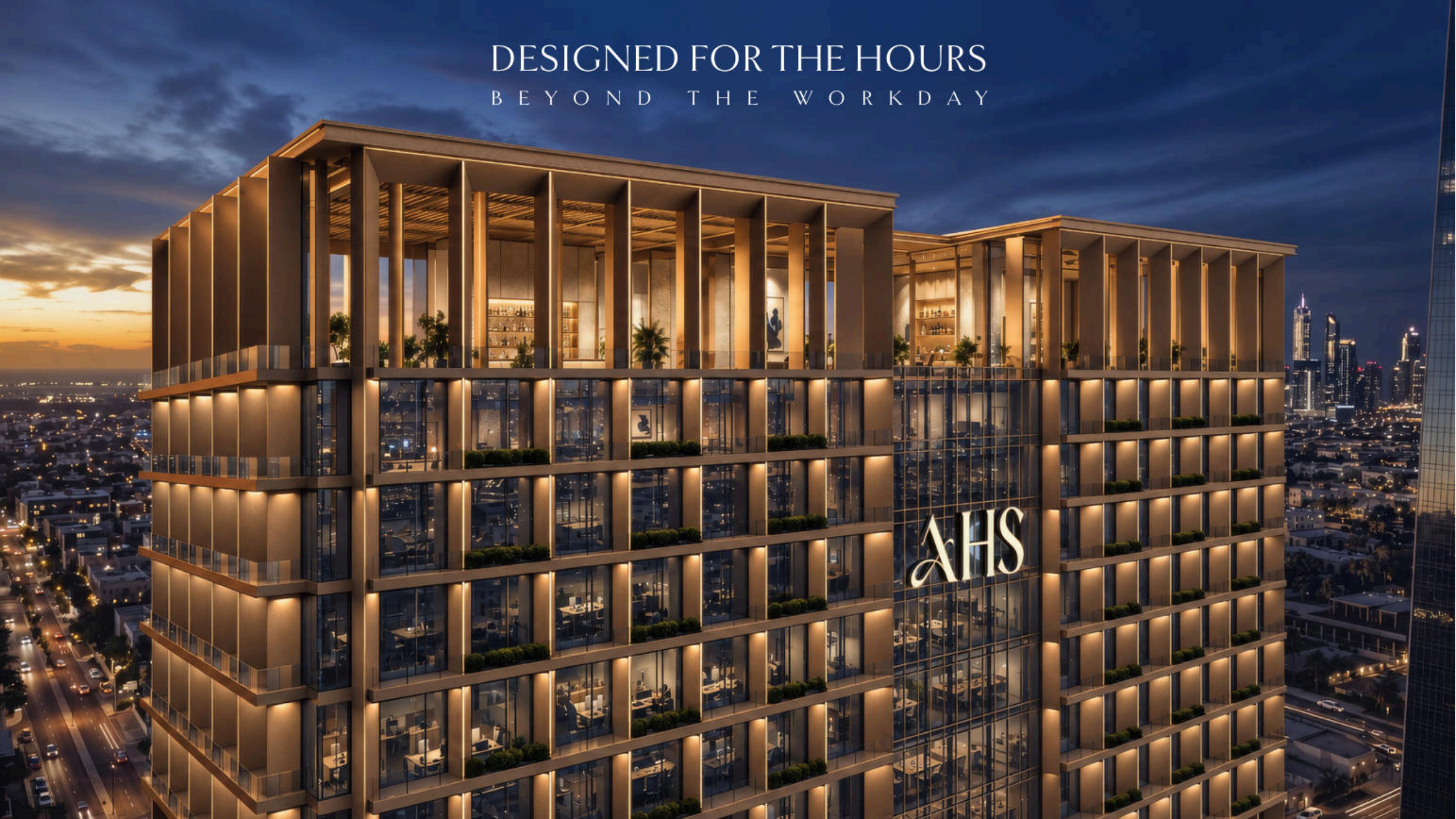


AHS TWIN TOWERS

A UNIQUE ADDRESS FOR EVERY AMBITION

INDIVIDUAL OFFICES | 10 SPLIT LAYOUT

Individual Offices offer businesses the opportunity to establish their own professional address within a distinguished commercial setting, bringing together executive spaces, collaborative work areas, and meeting facilities in an environment designed for independence, efficiency, and everyday business needs.


DESIGNED FOR THE HOURS
BEYOND THE WORKDAY
AHS

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.



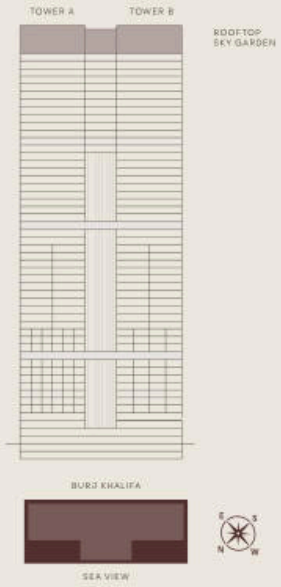
CIGAR GALLERY
An exceptional cigar collection celebrates provenance and craftsmanship, offering connoisseurs a sophisticated ritual within the rooftop experience.

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





WHERE THE SKYLINE TAKES CENTRE STAGE

SKY GARDEN | ROOFTOP

Designed as a peaceful escape above the city, the Sky Garden offers a landscaped outdoor setting where occupants can step away from the pace of the working day. Whether taking a break, meeting informally, or simply enjoying the open air, it offers a tranquil setting with panoramic views across the city and beyond.





WHERE BUSINESS MEETS LEISURE

A SETTING FOR WORK AND EVERYTHING AFTER



ROOFTOP LOUNGE EXPERIENCE

AN ELEVATED ADDRESS FOR COCKTAIL HOUR


AHS



WHY INVEST IN DUBAI

01 A GLOBAL BUSINESS AND FINANCIAL HUB

02 A SAFE AND STABLE INVESTMENT ENVIRONMENT

03 NO PERSONAL INCOME TAX

04 A STABLE CURRENCY PEGGED TO THE US DOLLAR

05 RENTAL INCOME AND CAPITAL GROWTH POTENTIAL

06 A BUSINESS-FRIENDLY REGULATORY ENVIRONMENT

07 STRATEGIC ACCESS BETWEEN EAST AND WEST

08 HOME TO THE WORLD'S BUSIEST INTERNATIONAL AIRPORT

09 WORLD-CLASS TRANSPORT AND DIGITAL INFRASTRUCTURE

10 A DIVERSE GLOBAL TALENT BASE

11 LONG-TERM GOLDEN RESIDENCY OPPORTUNITIES

12 VISIONARY LEADERSHIP AND LONG-TERM ECONOMIC PLANNING

PRESS & MEDIA

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