

— 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



CENTRAL PARK HOUSE,
METRO VANCOUVER, CANADA



SHANGHAI TOWER,
CHINA



THE TOWER AT PNC PLAZA,
PITTSBURGH

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



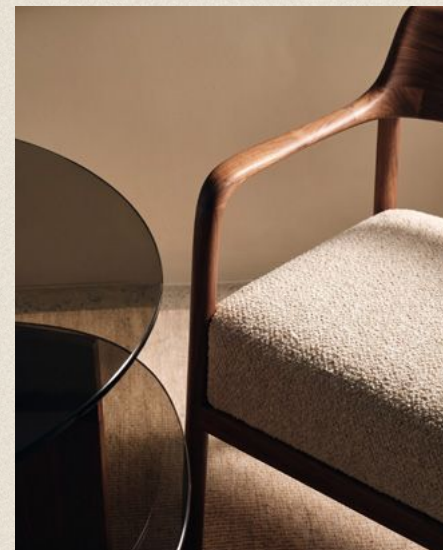
FURNITURE AND
FIXTURES SELECTION



RENOVATION &
INTERIORS FIT-OUT



PROJECT
MANAGEMENT



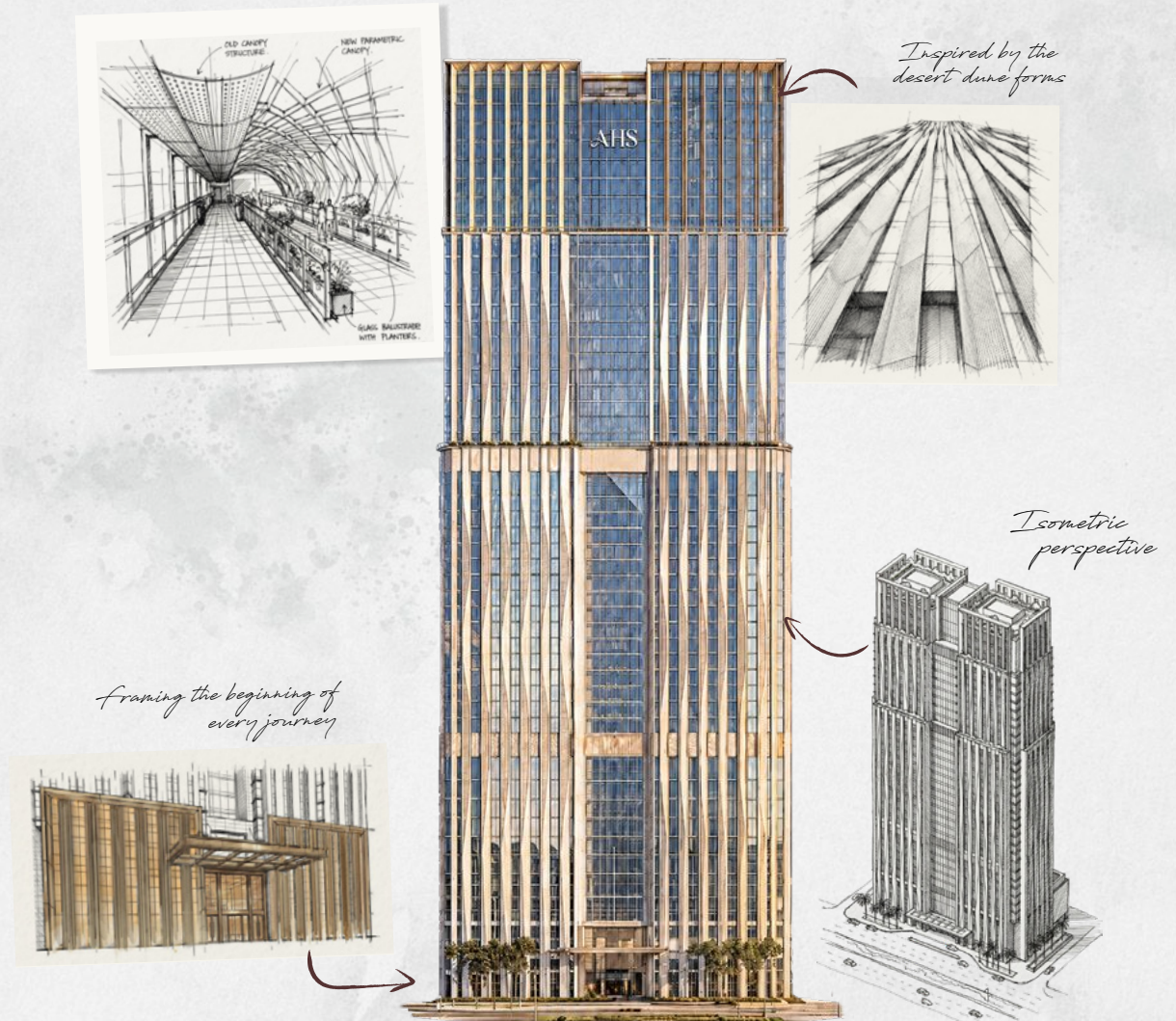
PRIVATE OFFICE

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, the transformation introduces 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*



A photograph of a city skyline at dusk. The central focus is a tall, modern skyscraper with a golden, illuminated facade and a stepped top. To its right is a blue glass skyscraper with a large white triangular graphic on its side. Further right is a shorter, curved building with a blue and white facade. On the far right is a building with a distinctive circular architectural feature. The foreground shows a busy highway with light trails from cars. The sky is a mix of orange, yellow, and blue.

A DESTINATION FOR THOSE
WHO SHAPE WHAT'S NEXT

AHS TWIN TOWERS THE NEW POWER ADDRESS

AHS Twin Towers is 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

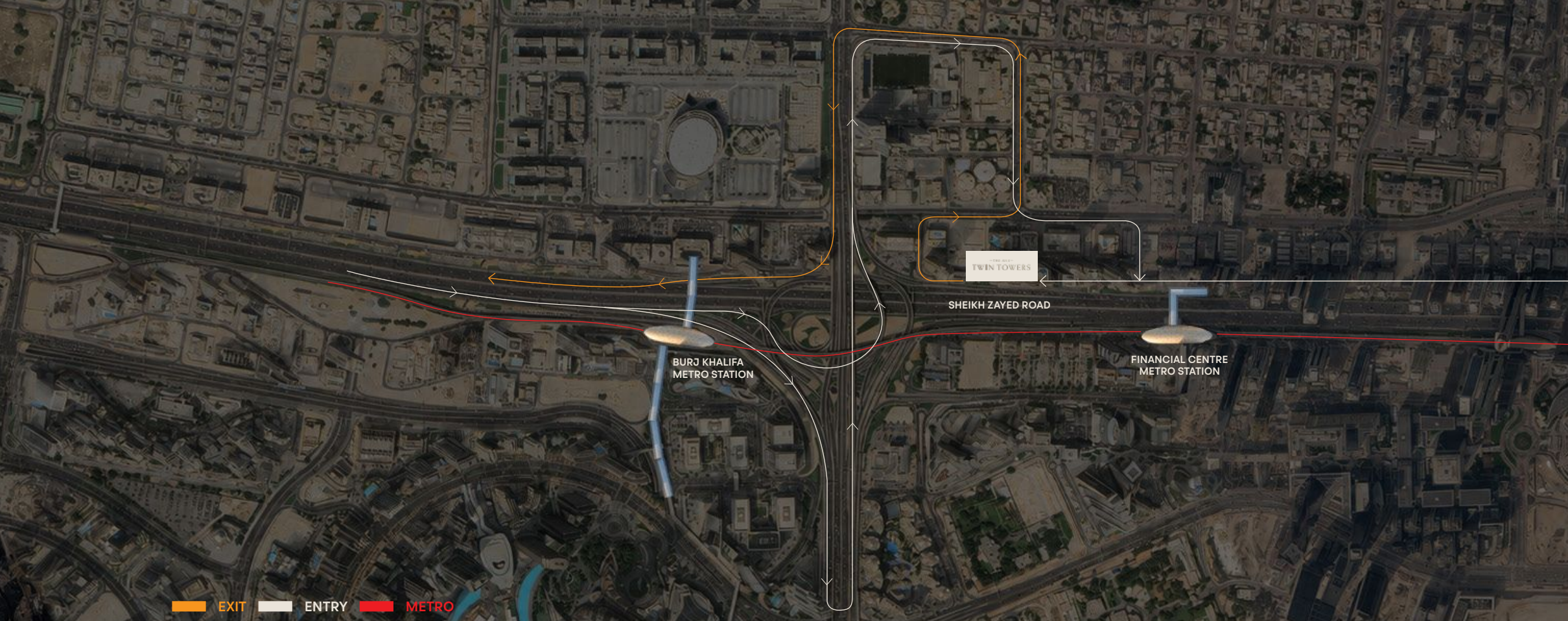


10 MINS.
TO DUBAI MARINA



15 MINS.
TO DXB INTL. AIRPORT

AHS TWIN TOWERS



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 offers a range of ownership opportunities while maintaining the same quality of address, environment and experience.

OPTION 1
ULTRA GRAND OFFICES
FULL FLOOR LAYOUT

OPTION 2
GRAND OFFICES
HALF FLOOR LAYOUT

OPTION 3
EXECUTIVE OFFICES
4-SPLIT LAYOUT



12,000+^{SQ.FT.}
CULINARY EXPERIENCES

30,000+^{SQ.FT.}
AMENITIES

1,000+
PARKING

EAST

DOWNTOWN | BURJ KHALIFA | BUSINESS BAY



SOUTH WEST

BURJ AL ARAB | PALM JUMEIRAH | JUMEIRAH BEACH



WEST

PENINSULA ISLAND | JUMEIRAH BEACH





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.



—AHS—
TWIN TOWERS

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.



AHS
TWIN TOWERS

THE LOBBY



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.



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.

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

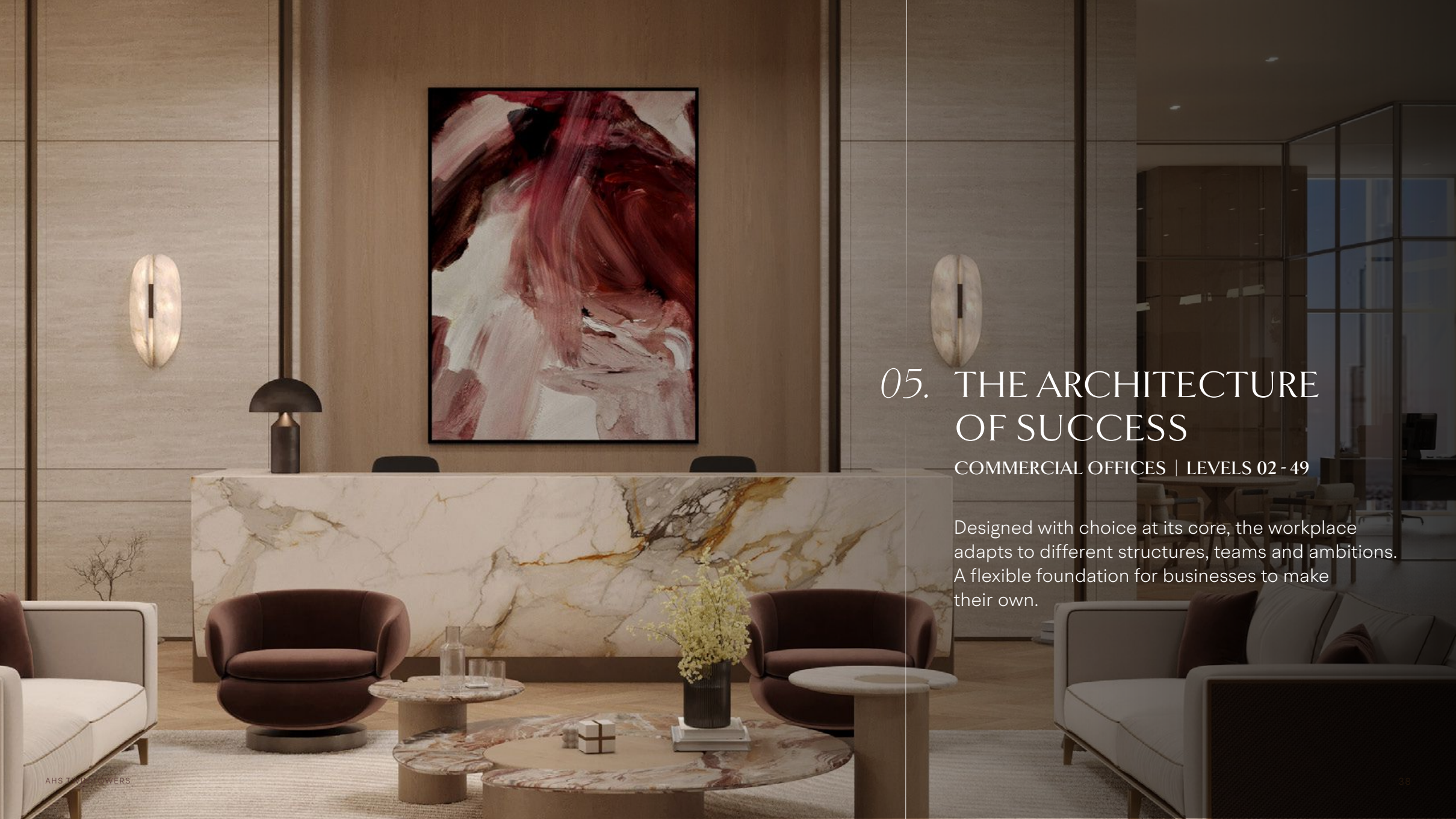
From a quick lunch to a relaxed meal, the Gourmet Food Hall brings together a diverse selection of dining experiences for every pace and occasion throughout the working day.



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 - 49

Designed with choice at its core, the workplace adapts to different structures, teams and ambitions. A flexible foundation for businesses to make their own.

— AHS — TWIN TOWERS

OVERVIEW

ULTRA GRAND OFFICES

FULL FLOOR LAYOUT: LEVEL 35 - 49

SIZE RANGE: 17,007 SQ.FT - 17,563 SQ.FT.

GRAND OFFICES

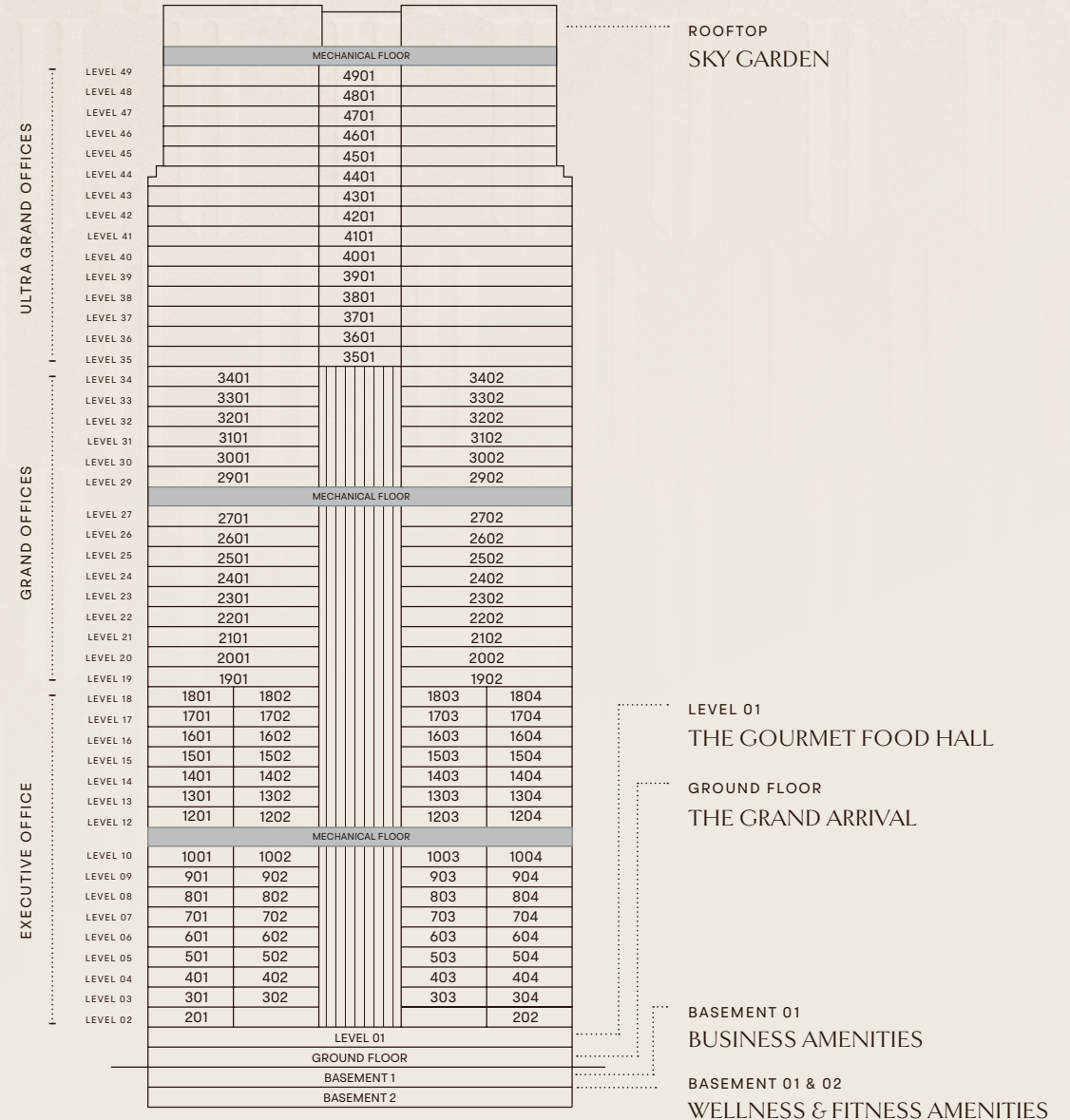
HALF FLOOR LAYOUT: LEVEL 19 - 34

SIZE RANGE: 8,477 SQ.FT - 9,823 SQ.FT.

EXECUTIVE OFFICES

4 SPLIT LAYOUT: LEVEL 02 - 18

SIZE RANGE: 4,128 SQ.FT - 6,800 SQ.FT.



PAYMENT PLAN

01

10%

ON
RESERVATION

02

20% + 4% (DLD)

UPON SPA SIGNING
BY 15TH DECEMBER 2026

03

10%

1ST INSTALLMENT
BY 15TH MARCH 2027

04

10%

2ND INSTALLMENT
BY 15TH SEPTEMBER 2027

05

50%

AT HANDOVER
JUNE 30TH 2028

50% DURING CONSTRUCTION

50% ON HANDOVER



BUILT FOR VISIONARIES, ENGINEERED FOR SCALE

COMMERCIAL OFFICES | LEVELS 02 - 49

Designed to accommodate businesses of all sizes, the commercial offices feature flexible floor plates that can be occupied by a single tenant or divided into two or four private offices. From individual suites to full-floor headquarters, the layouts are configured to adapt as business needs evolve while delivering the standards expected of a Grade A commercial address.



A WORKSPACE OF THE HIGHEST CALIBRE

ULTRA GRAND OFFICES | FULL FLOOR LAYOUT

Ultra Grand Offices offer organisations the opportunity to establish a headquarters on an exceptional scale, bringing leadership, teams, and business operations together within a setting of singular distinction.

THE SCALE TO THINK BIGGER

GRAND OFFICES | HALF 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 | 4 SPLIT 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.

DESIGNED FOR THE HOURS
BEYOND THE WORKDAY



AHS



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





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

Founder and CEO of AHS Properties, Abbas Sajwani has established a distinctive presence in luxury real estate, combining entrepreneurial ambition with an instinct for creating properties of exceptional quality and character.



CLICK ON ARTICLE TO READ