



# AHS TOWER

A NEW ERA IN  
COMMERCIAL EXCELLENCE

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ABOUT US

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“OUR AMBITION IS TO ELEVATE THE WORKPLACE INTO AN  
EXPERIENCE THAT INSPIRES, CONNECTS, AND PROPELS SUCCESS.  
WE ENVISIONED A DESTINATION WHERE AMBITION, ELEGANCE,  
AND INNOVATION MEET AT THE HIGHEST LEVEL.”



PROPERTIES

[ahs-properties.com](https://ahs-properties.com)

# A VISION RISING BEYOND THE CITYSCAPE







## SITE CONTEXT

The Dubai International Financial Centre (DIFC) is not just a global financial hub but also a vibrant lifestyle destination in Dubai. It offers a mix of luxury residences, upscale dining, high-end retail, and cultural attractions. Its modern residential towers feature stylish apartments with top-tier amenities, catering to professionals and high-networth individuals. With a lively social scene, green spaces, and a central location, DIFC seamlessly blends business with an exclusive lifestyle in the heart of Dubai.



2 MIN.  
MUSEUM OF  
THE FUTURE



3 MINS.  
DIFC



3 MINS.  
EMIRATES  
TOWERS



DIRECT ACCESS  
DUBAI METRO



10 MINS.  
DOWN TOWN



10 MINS.  
DUBAI MALL



UNITED ARAB EMIRATES



## ARCHITECTURE BY:



A leading international practice operating within the traditional boundaries of architecture, urbanism, and cultural analysis, Killa Design has distinguished itself as one of the most globally recognized firms of its generation. In all projects, Killa Design strives to go beyond the standard solution, redefine typologies, and invent new possibilities for content and everyday use.

Museum of the Future, Dubai



Jumeirah Marasa Al Arab, Dubai



The Address Beach Resort, Dubai



## INTERIORS BY:



AHS Atelier is a luxury division of AHS Properties in Dubai, offering bespoke interior design, yacht and jet customization, and curated lifestyle solutions. Led by Scott McNeely, it brings together expert designers and artisans to deliver tailored experiences that reflect each client's unique identity with unmatched craftsmanship and elegance.

Casa Canal, Dubai Water Canal



# AHS TOWER, A VISION OF PRESTIGE. REDEFINING LUXURY FOR THE MODERN BUSINESS WORLD.

AHS Tower offers its distinguished tenants an unparalleled business environment, with two entire floors dedicated to exclusive amenities. These meticulously designed spaces elevate every aspect of the workday, transforming meetings, networking, wellness, and social gatherings into extraordinary experiences.

With breathtaking 360-degree views of Dubai's skyline and the sea, every moment here is framed by inspiration, sophistication, and limitless possibility.







## AHS TOWER

OVERVIEW

# ELEVATING THE NEXT LEVEL OF BUSINESS

AHS Tower stands as the ultimate address where ambition meets elegance. A bold statement of prestige, crafted to elevate business to new heights. Here, every detail is designed to inspire success, offering an exceptional environment where opportunities grow and the future of business takes shape.

**SHEIKH ZAYED  
ROAD**

Location

**360**-DEGREES

Panoramic Views

**3** MIN.

Proximity To Dubai's  
Business Districts

**DIRECT ACCESS**

To Dubai  
Metro Station

**69**

Levels

**17**

High Speed Elevators

**500+**

Parking Spaces

**Q4 2026**

Completion



# SUITE OF DISTINCTION: EVERY SUCCESS HAS AN ADDRESS.

This isn't just an office. it's a space designed to reflect who you are — sophisticated, focused, and built for long-term success. Warm natural wood flows through the interiors, giving the space a sense of calm and refined energy. Premium marble floors add a quiet touch of luxury without being loud, and the floor-to-ceiling glass panels? They flood the space with natural light, making everything feel open, clear, and inspiring.

Every detail here has been carefully thought out — not just for beauty, but for meaning. Because when you lead with vision, your space should reflect it. Whether you're making bold decisions or simply need an environment that feels steady and strong, this office becomes an extension of your mindset — driven, confident, and ready for what's next.





# BOARDROOM OF INFLUENCE: WHERE VISION DRIVES DECISIONS.

A boardroom designed with balance — strength in form, and calm in atmosphere. Expansive glass façades open to the city, while natural light brings the same clarity the space was built to support. Every detail, from lighting to layout, is shaped to encourage focus and meaningful dialogue. Here, every element serves one purpose: enabling decisions that make an impact





CURRENT PROJECTS

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ONE CANAL  
DUBAI WATER CANAL

**Location:** Dubai Water Canal  
**GDV:** \$450 Million



ONE CRESCENT  
PALM JUMEIRAH

**Location:** Palm Jumeirah  
**GDV:** \$200 Million



CASA CANAL  
DUBAI WATER CANAL

**Location:** Dubai Water Canal  
**GDV:** \$850 Million



CASA AHS  
DUBAI WATER CANAL

**Location:** Dubai Water Canal  
**GDV:** \$750 Million

COMPLETED PROJECTS

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AMARA  
EMIRATES HILLS

**Location:** L22, Emirates Hills  
**GDV:** \$45 Million



SEARENITY  
PALM JUMEIRAH

**Location:** K70, Palm Jumeirah  
**GDV:** \$35.5 Million



AZALEA  
PALM JUMEIRAH

**Location:** N49, Palm Jumeirah  
**GDV:** \$25 Million



SERENE  
PALM JUMEIRAH

**Location:** K73, Palm Jumeirah  
**GDV:** \$25 Million



SUN RAYS  
PALM JUMEIRAH

**Location:** C128, Palm Jumeirah  
**GDV:** \$25 Million





# AHS TOWER



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STREET, CITY WALK - UNIT 2, BUILDING 5 DUBAI, UAE