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READY

AHS Tower

Location: Sheikh Zayed Road, Dubai

Starting From: AED 11,800,000

Permit No: 2

AHS Tower

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
AHS Properties	**Offices**	**Q1 2027**	**70/30**	**Ready**

ABOUT THE PROJECT

AHS Tower is an ultra-luxury Grade A commercial development by **AHS Properties**, positioned on Sheikh Zayed Road alongside Dubai's prestigious DIFC business district. Conceived as a new benchmark for premium office space in Dubai, the 69-level landmark combines expansive corporate offices, panoramic skyline and sea views, sophisticated business facilities and exceptional wellness amenities within one of the city's most important commercial corridors.

Designed for companies, entrepreneurs, family offices and investors seeking a distinguished Dubai business address, **AHS Tower by AHS Properties** moves beyond the traditional office concept. Its architecture is led by internationally recognized **Killa Design**, while the interior experience brings together HBA and AHS Atelier. The result is a workplace environment designed around prestige, functionality and contemporary corporate luxury.

The office collection focuses on generous half-floor and full-floor configurations, providing the scale and flexibility required by established businesses and international organizations. Full-floor layouts are published at approximately 6,278 to 6,695 sq. ft., while half-floor offices provide more compact alternatives for businesses that still want the tower's premium address and facilities.

Floor-to-ceiling glazing introduces abundant natural light while creating impressive views across Dubai's skyline, Downtown Dubai and the Arabian Gulf. Flexible floor plates allow businesses to create environments ranging from open-plan workspaces and collaborative areas to executive offices, boardrooms and private client-facing spaces.

Vertical movement has also been planned for a major commercial destination, with **17 high-speed elevators** serving the tower. More than 500 parking spaces further support employees, executives and visitors.

Where AHS Tower particularly differentiates itself is its amenity offering. Two entire floors are dedicated to facilities intended to transform the traditional office experience into a broader business and lifestyle environment. At the upper levels, the 62nd and 63rd floors accommodate sky-level wellness and leisure facilities, combining exceptional views with spaces designed for fitness, relaxation and networking.

Amenities include an exclusive fitness club, Pilates and yoga studio, swimming pool and Jacuzzi, spa treatment facilities and steam room. The tower also incorporates premium lounges, business and conference facilities, co-working environments, an exhibition space, coffee bar, curated retail concepts and the Ascent Clubhouse. A rooftop garden and elevated social spaces provide further opportunities to step away from the conventional workplace.

The **Sheikh Zayed Road location near DIFC** is fundamental to the project's investment and occupier appeal. DIFC is Dubai's leading international financial centre and one of the Middle East's most important concentrations of banks, investment firms, professional services companies, family offices and global corporations. AHS Tower places businesses within this wider commercial ecosystem while providing immediate access to one of Dubai's principal transport corridors.

Direct Metro access strengthens connectivity for employees and visitors, while Downtown Dubai, Business Bay, Dubai World Trade Centre and other central commercial districts are within convenient reach. The location also provides straightforward connections to Dubai International Airport and the city's major residential neighbourhoods.

For owner-occupiers, AHS Tower provides the opportunity to establish a headquarters or flagship Dubai office in a distinctive, amenity-rich commercial landmark. For investors considering **premium offices for sale in Dubai**, its combination of large-format office space, central location and high-end specification positions it within the upper segment of Dubai's Grade A commercial market.

Demand has already been significant: AHS Properties states that the tower was fully reserved during its development phase by February 2026, generating more than $700 million in revenue.

Why Buy AHS Tower Through A1 Properties?
Commercial property selection at AHS Tower requires detailed comparison of individual office characteristics. A1 Properties can help buyers evaluate available and resale opportunities according to office size, half- or full-floor configuration, floor level, orientation, skyline or sea views, price per square foot and remaining payment structure.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to investors and businesses navigating Dubai's commercial property market. Investors can assess acquisition pricing, office positioning, potential leasing considerations and future resale opportunities, while owner-occupiers can focus on operational requirements, corporate image, accessibility and long-term space requirements.

Our advisors can provide end-to-end assistance covering property selection, negotiation, documentation, financing where applicable and ownership transfer. A1 Properties can also support commercial property owners with leasing and future resale, providing continuity throughout the investment lifecycle.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

70% Down Payment	**30%** On Handover