



الحيـتـور
ALHABTOOR

1970 OFFICE TOWER

Dubai , UAE

TOWER
1970

za
ro
architects

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INTRODUCTION

The Al Habtoor City Office Tower is conceived as a bold and refined addition to Dubai's evolving skyline — a tower composed of distinct stacked volumes, each articulated with precision and clarity.

The design strategy celebrates segmentation: The building mass is deliberately divided into vertically stacked zones, creating a strong visual rhythm along the height of the tower. These separated sections are clearly expressed with recessed landscaped terraces and lighter intermediate floors that visually and functionally demarcate different parts of the tower.

The upper 50 office floors are unified by a sleek, high-performance glazed skin, while each stacked section subtly shifts in massing and character. This approach not only emphasizes the building's vertical hierarchy but also enhances its environmental performance by incorporating sky gardens that act as natural breathers.

At the base, the seven-level podium asserts a powerful urban presence and human-scale articulation. The ground floor features a grand lobby, formal drop-off, and retail or lounge activation points, establishing a prestigious arrival sequence. The two basement levels accommodate parking, services, and logistics in an efficient, seamlessly integrated manner.



STELLAR DESTINATION



CAPTIVATING VIEWS



THE BEST OF DUBAI



PROJECT OVERVIEW

Project Name: 1970 Office Tower

Location: Dubai, UAE

Total Building Height:

2 Basement Levels

Ground Floor

8 Podium Levels

50 Typical Office Floors

2 Mechanical Floors

2 Amenities Floors

Total Of Sellable Area : 80000.00 Sq.m.

Proposal GFA Area For The Offices Tower : 87000.00 Sq.m.

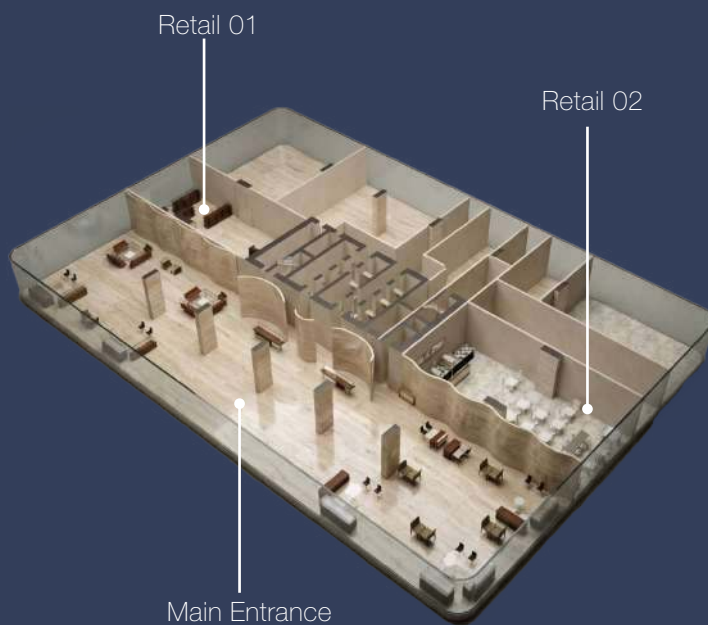
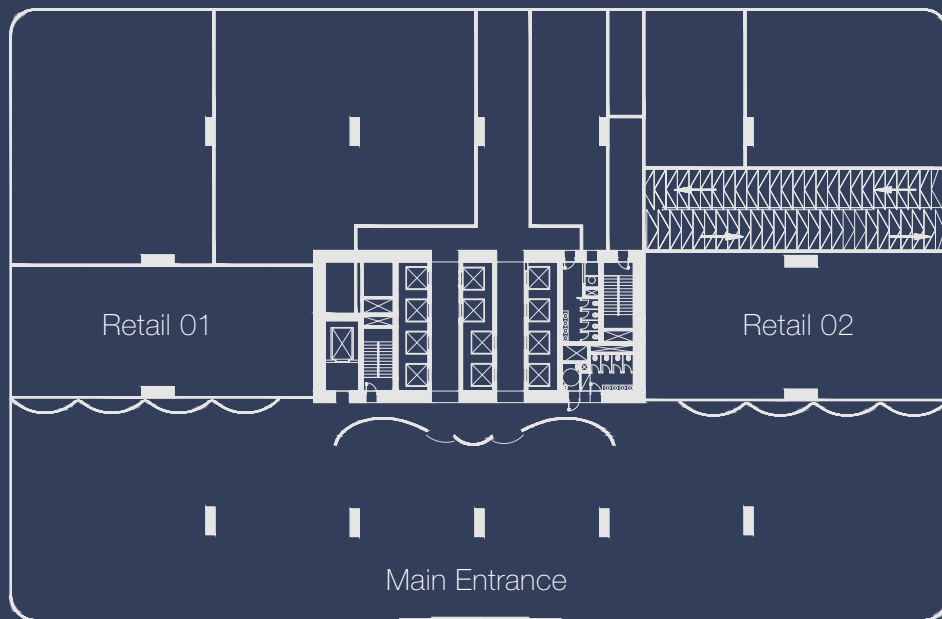
Total Build Areas For The Offices Tower : 140000.00 Sq.m.

Building Height : 289 m

The Al Habtoor City Office Tower presents a layered architectural narrative — a composition of floating glass volumes, connected by green terraces and anchored by a sculpted podium — offering a dynamic, human-focused, and environmentally responsive future for business in Dubai.

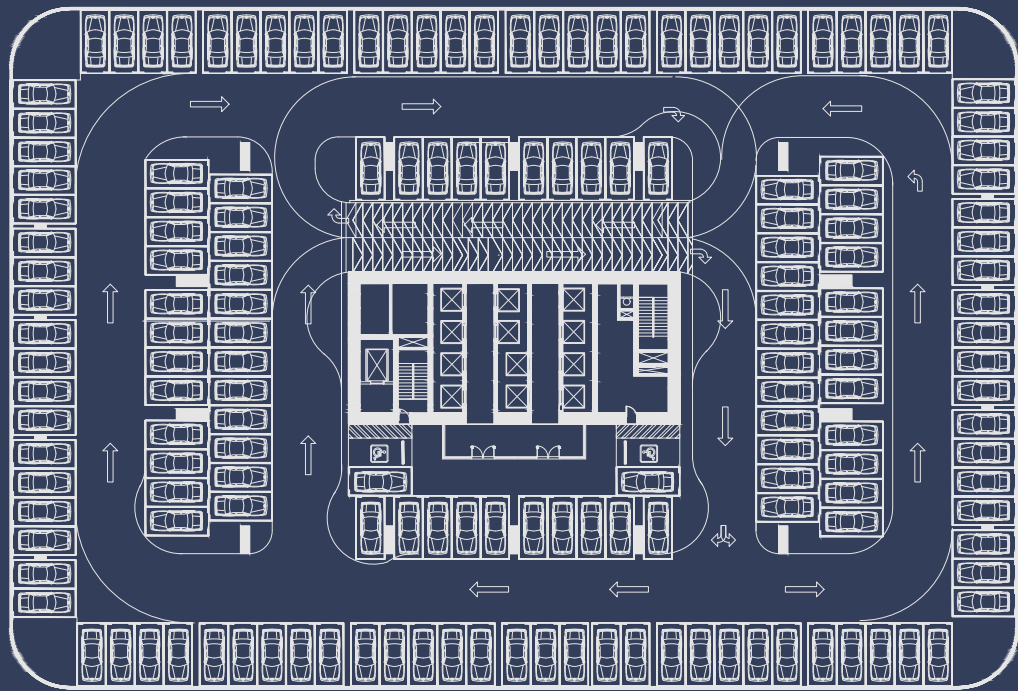


GROUND FLOOR PLAN



Retail	Area
01	295 Sq.m.
02	333.12 Sq.m.
Total Area	628.12 Sq.m.

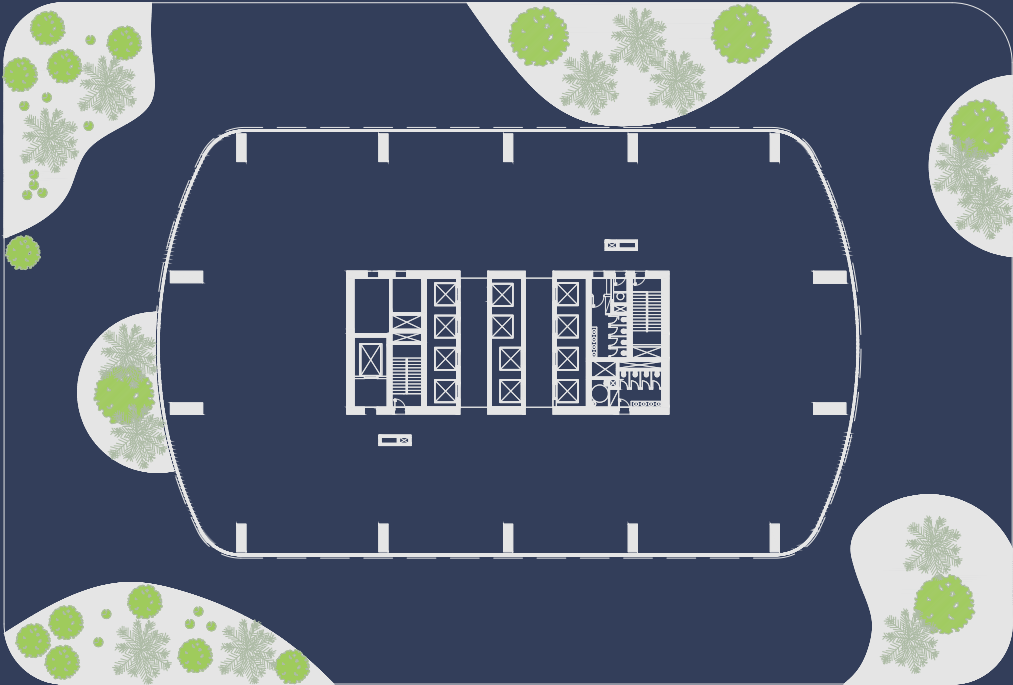
PODIUM FLOOR PLAN



Total Floor Area : 5127.5 Sq.m.

TOP OF PODIUM FLOOR PLAN (AMMENETIES 1)

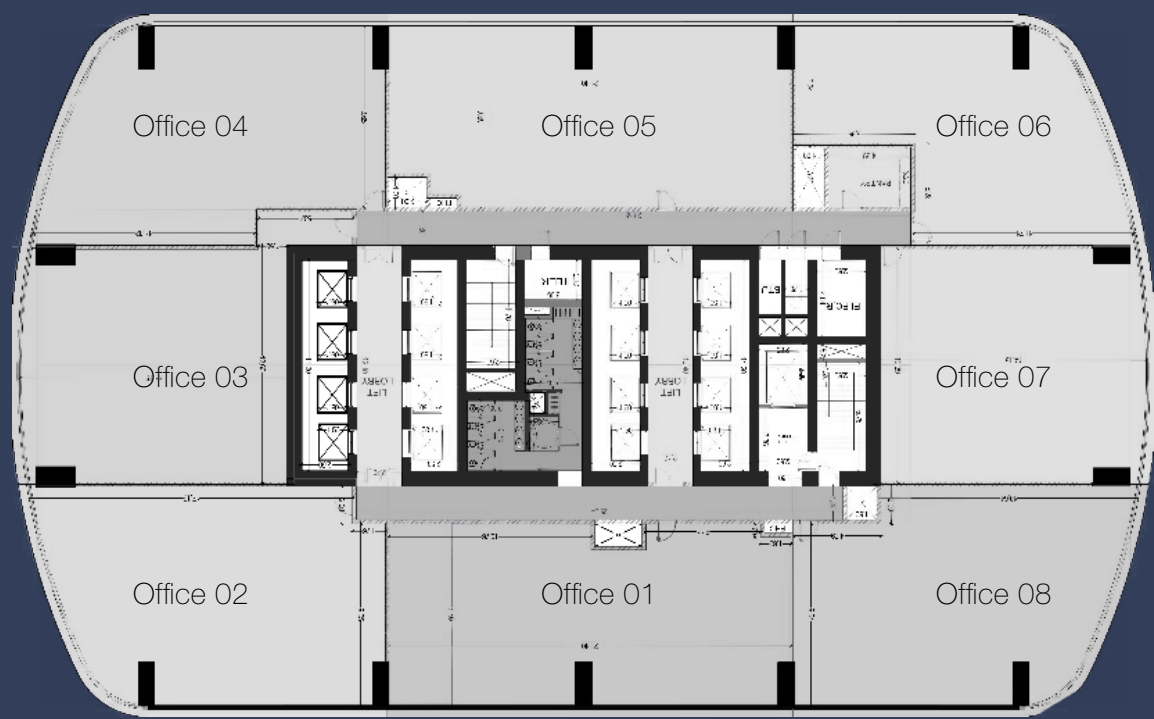
Areas to be defined according to space requirments



Net (Excluding the core)	Indoor Area	Roofscape Area
1771.6 Sqm.		3010.5 Sqm.

LOWRISE TYPICAL FLOOR

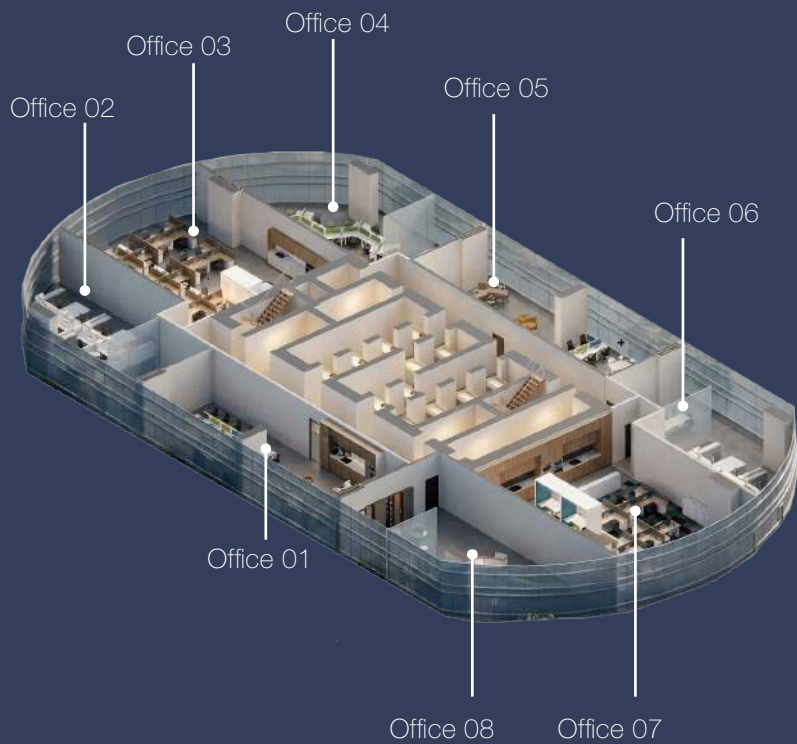
PLAN A



Office	Area
01	222.3Sq.m.
02	218.7 Sq.m.
03	201.0Sq.m.
04	204.1Sq.m.
05	221.8Sq.m.
06	175.0Sq.m.
07	189.5 Sq.m.
08	204.0 Sq.m.
Total Area	1636.Sq.m.

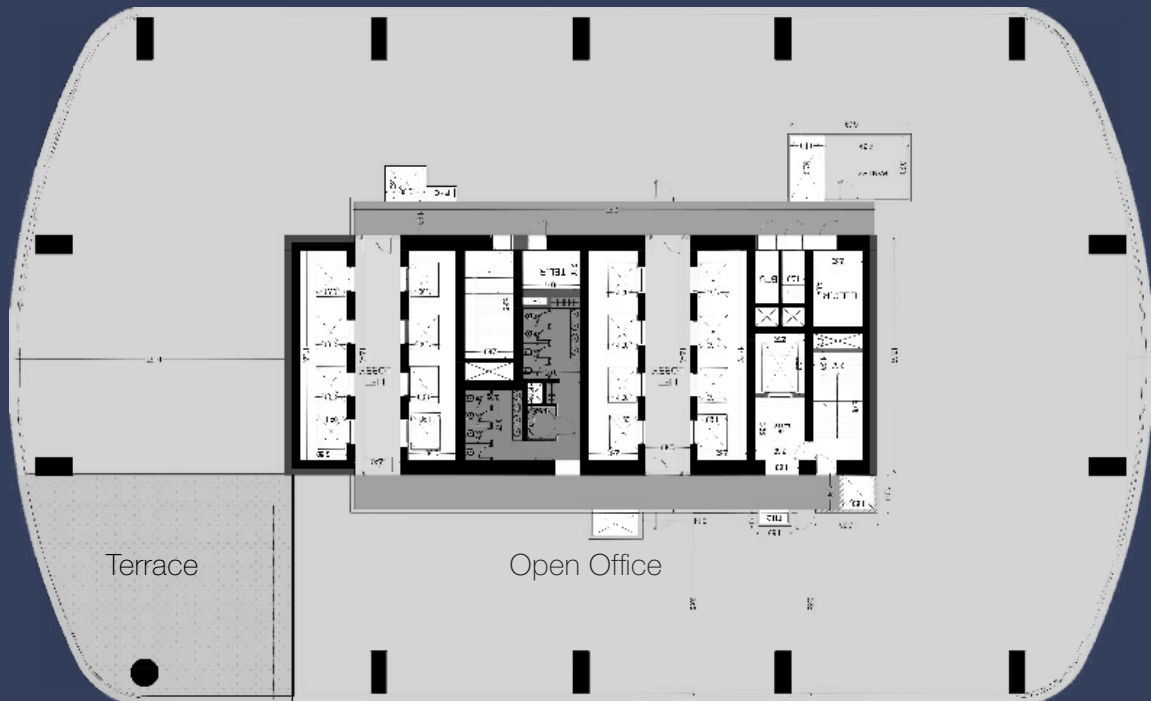
LOWRISE TYPICAL FLOOR

PLAN B



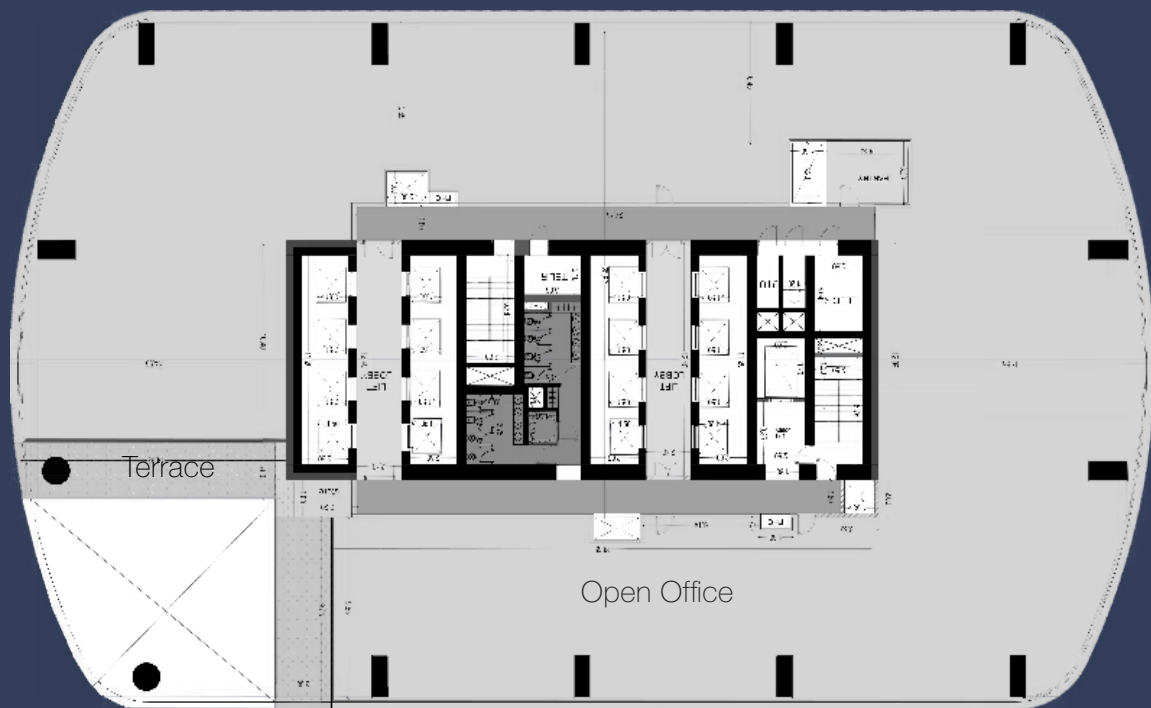
Office	Area
01	222.3Sq.m.
02	218.7 Sq.m.
03	201.0Sq.m.
04	204.1Sq.m.
05	221.8Sq.m.
06	175.0Sq.m.
07	189.5 Sq.m.
08	204.0 Sq.m.
Total Area	1636.4Sq.m.

SKY GARDEN FLOOR PLAN 1



Sellable Indoor Area	Garden Area
1481.4 Sq.m.	158.0 Sq.m.

SKY GARDEN FLOOR PLAN 2



Sellable Indoor Area	Garden Area
14352 Sqm	72.2 Sq.m.

SKY GARDEN FLOOR PLAN 3



Sellable Indoor Area	Garden Area
1391.1 Sq.m.	80.0 Sq.m.

SKY GARDEN FLOOR PLAN 4



Sellable Indoor Area	Garden Area
1362.0 Sq.m.	77.0 Sq.m.

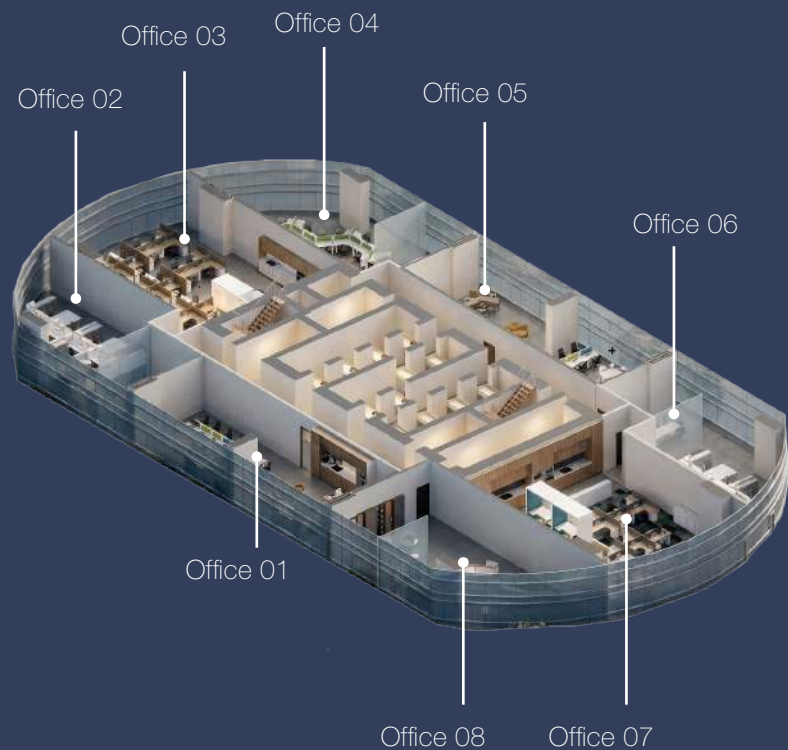
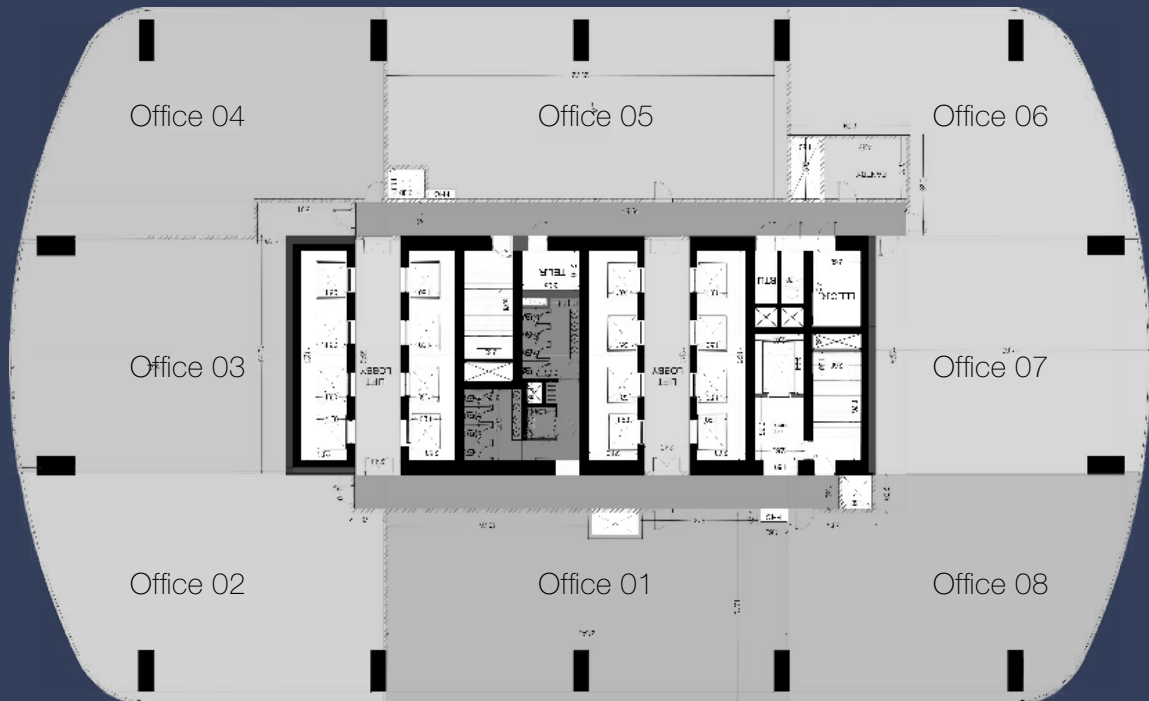
The 10th floor plan features a central vertical core containing two elevators (ELEV) and a staircase. To the left of the core is a 'TERRACE' area. To the right is a large 'Open Office' space. The plan is divided into several sections with various room numbers and dimensions. Key areas include:

- Left Section:** Includes rooms 10-10, 10-11, 10-12, 10-13, 10-14, 10-15, 10-16, 10-17, 10-18, 10-19, 10-20, 10-21, 10-22, 10-23, 10-24, 10-25, 10-26, 10-27, 10-28, 10-29, 10-30, 10-31, 10-32, 10-33, 10-34, 10-35, 10-36, 10-37, 10-38, 10-39, 10-40, 10-41, 10-42, 10-43, 10-44, 10-45, 10-46, 10-47, 10-48, 10-49, 10-50, 10-51, 10-52, 10-53, 10-54, 10-55, 10-56, 10-57, 10-58, 10-59, 10-60, 10-61, 10-62, 10-63, 10-64, 10-65, 10-66, 10-67, 10-68, 10-69, 10-70, 10-71, 10-72, 10-73, 10-74, 10-75, 10-76, 10-77, 10-78, 10-79, 10-80, 10-81, 10-82, 10-83, 10-84, 10-85, 10-86, 10-87, 10-88, 10-89, 10-90, 10-91, 10-92, 10-93, 10-94, 10-95, 10-96, 10-97, 10-98, 10-99, 10-100.
- Right Section:** Includes rooms 10-101, 10-102, 10-103, 10-104, 10-105, 10-106, 10-107, 10-108, 10-109, 10-110, 10-111, 10-112, 10-113, 10-114, 10-115, 10-116, 10-117, 10-118, 10-119, 10-120, 10-121, 10-122, 10-123, 10-124, 10-125, 10-126, 10-127, 10-128, 10-129, 10-130, 10-131, 10-132, 10-133, 10-134, 10-135, 10-136, 10-137, 10-138, 10-139, 10-140, 10-141, 10-142, 10-143, 10-144, 10-145, 10-146, 10-147, 10-148, 10-149, 10-150, 10-151, 10-152, 10-153, 10-154, 10-155, 10-156, 10-157, 10-158, 10-159, 10-160, 10-161, 10-162, 10-163, 10-164, 10-165, 10-166, 10-167, 10-168, 10-169, 10-170, 10-171, 10-172, 10-173, 10-174, 10-175, 10-176, 10-177, 10-178, 10-179, 10-180, 10-181, 10-182, 10-183, 10-184, 10-185, 10-186, 10-187, 10-188, 10-189, 10-190, 10-191, 10-192, 10-193, 10-194, 10-195, 10-196, 10-197, 10-198, 10-199, 10-200.
- Central Core:** Includes rooms 10-201, 10-202, 10-203, 10-204, 10-205, 10-206, 10-207, 10-208, 10-209, 10-210, 10-211, 10-212, 10-213, 10-214, 10-215, 10-216, 10-217, 10-218, 10-219, 10-220, 10-221, 10-222, 10-223, 10-224, 10-225, 10-226, 10-227, 10-228, 10-229, 10-230, 10-231, 10-232, 10-233, 10-234, 10-235, 10-236, 10-237, 10-238, 10-239, 10-240, 10-241, 10-242, 10-243, 10-244, 10-245, 10-246, 10-247, 10-248, 10-249, 10-250, 10-251, 10-252, 10-253, 10-254, 10-255, 10-256, 10-257, 10-258, 10-259, 10-260, 10-261, 10-262, 10-263, 10-264, 10-265, 10-266, 10-267, 10-268, 10-269, 10-270, 10-271, 10-272, 10-273, 10-274, 10-275, 10-276, 10-277, 10-278, 10-279, 10-280, 10-281, 10-282, 10-283, 10-284, 10-285, 10-286, 10-287, 10-288, 10-289, 10-290, 10-291, 10-292, 10-293, 10-294, 10-295, 10-296, 10-297, 10-298, 10-299, 10-300.

Sellable Indoor Area	Garden Area
1331.1 Sq.m.	77.0Sq.m.

HIGHRISE TYPICAL FLOOR

PLAN A (LEVEL 41)



Office	Area
01	222.3Sq.m.
02	236.5Sq.m.
03	201.0Sq.m.
04	204.1Sq.m.
05	221.8Sq.m.
06	175.0Sq.m.
07	189.5Sq.m.
08	204.0Sq.m.
Total Area	1654.2 Sq.m.

HIGHRISE TYPICAL FLOOR

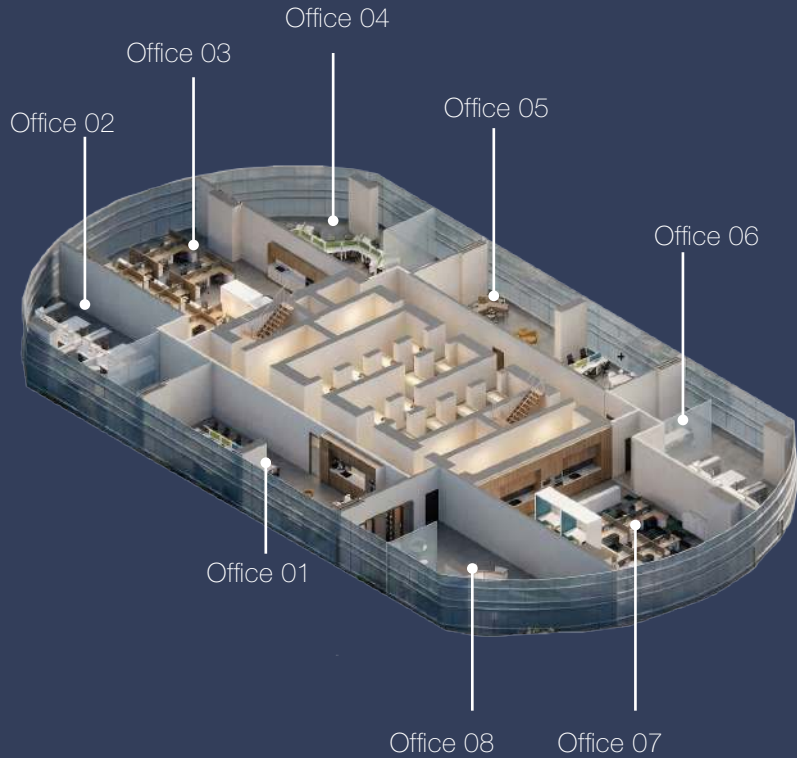
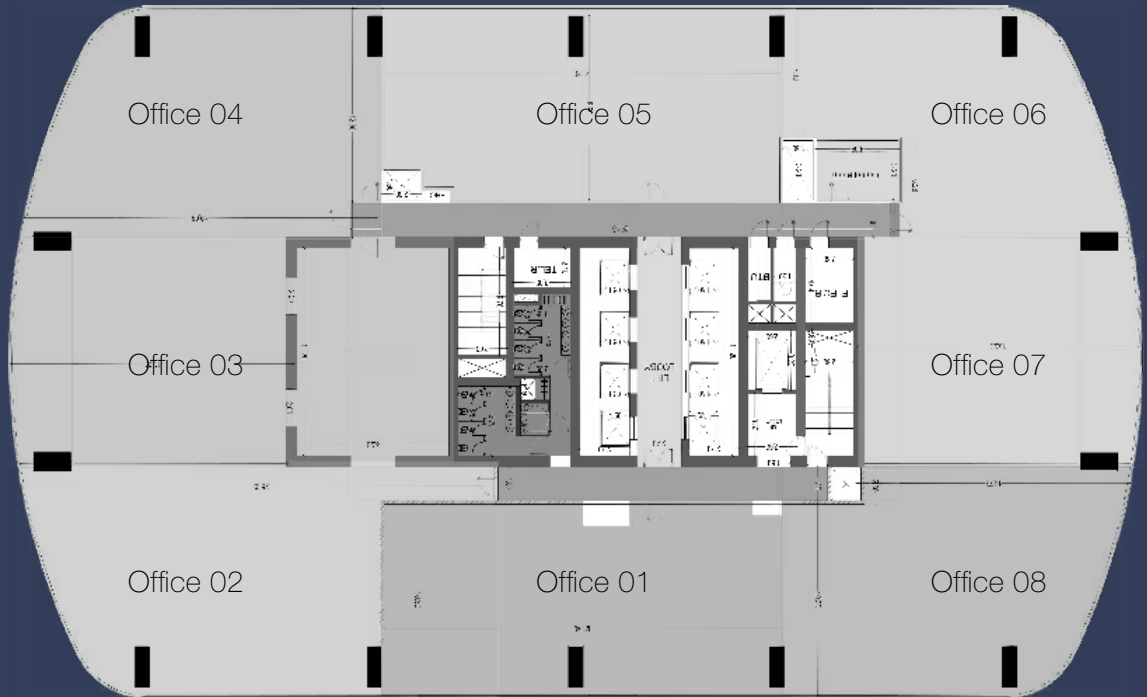
PLAN A (LEVEL 42-47)



Office	Area
01	226.4Sq.m.
02	239.2Sq.m.
03	290.0Sq.m.
04	218.6Sq.m.
05	226.1Sq.m.
06	180.0Sq.m.
07	188.1Sq.m.
08	208.1Sq.m.
Total Area	1776.5 Sq.m.

HIGHRISE TYPICAL FLOOR

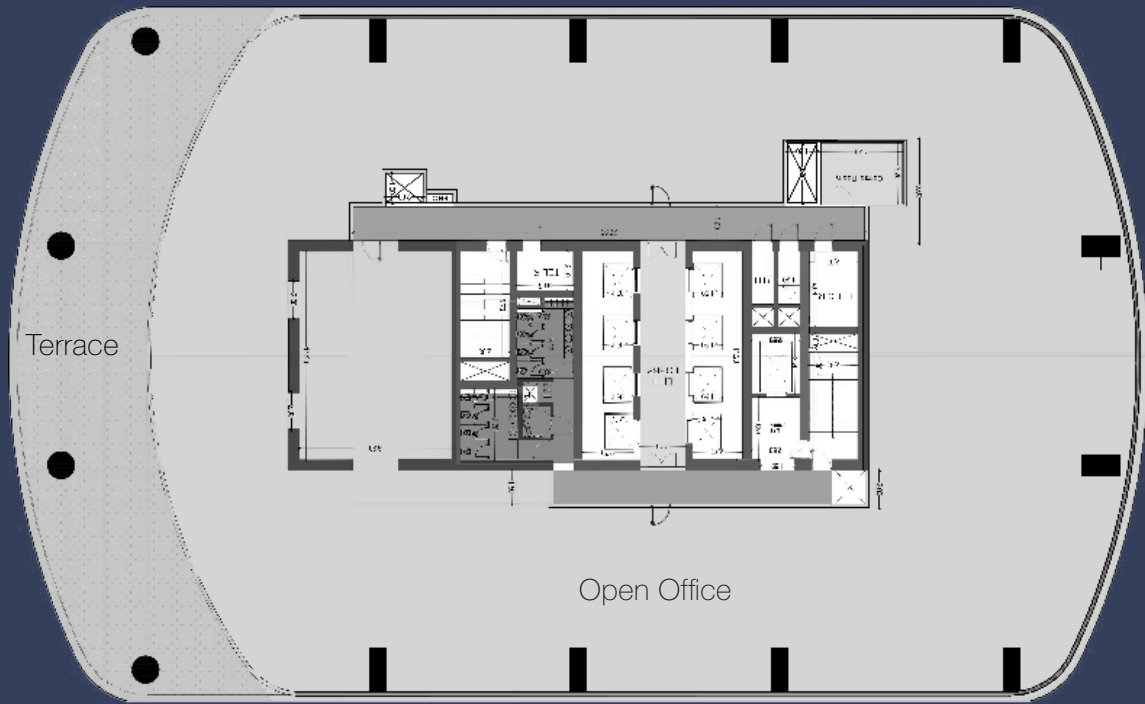
PLAN B (LEVEL 48-55 + 60)



Office	Area
01	226.4Sq.m.
02	239.2Sq.m.
03	290.0Sq.m.
04	218.6Sq.m.
05	226.1Sq.m.
06	180.0Sq.m.
07	188.1Sq.m.
08	208.1Sq.m.
Total Area	1776.5 Sq.m.

SKY GARDEN FLOOR PLAN

LEVEL 56



Sellable Indoor Area	Garden Area
15000.0 Sq.m.	297.0 Sq.m.

LEVEL 57



SKY GARDEN FLOOR PLAN

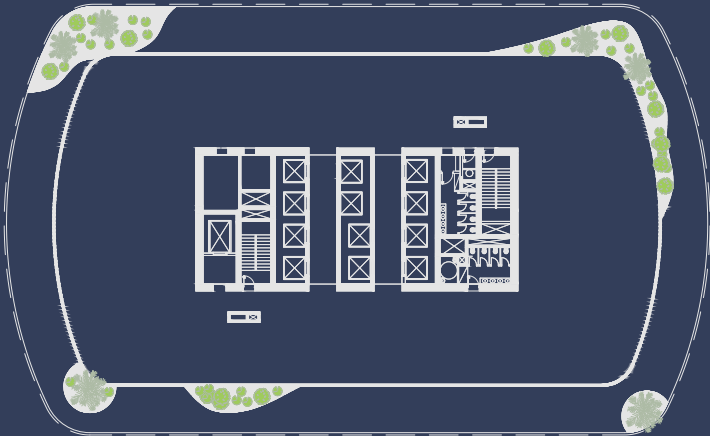
LEVEL 58-59



Sellable Indoor Area	Garden Area
1295.6 Sq.m.	0.0 Sq.m.

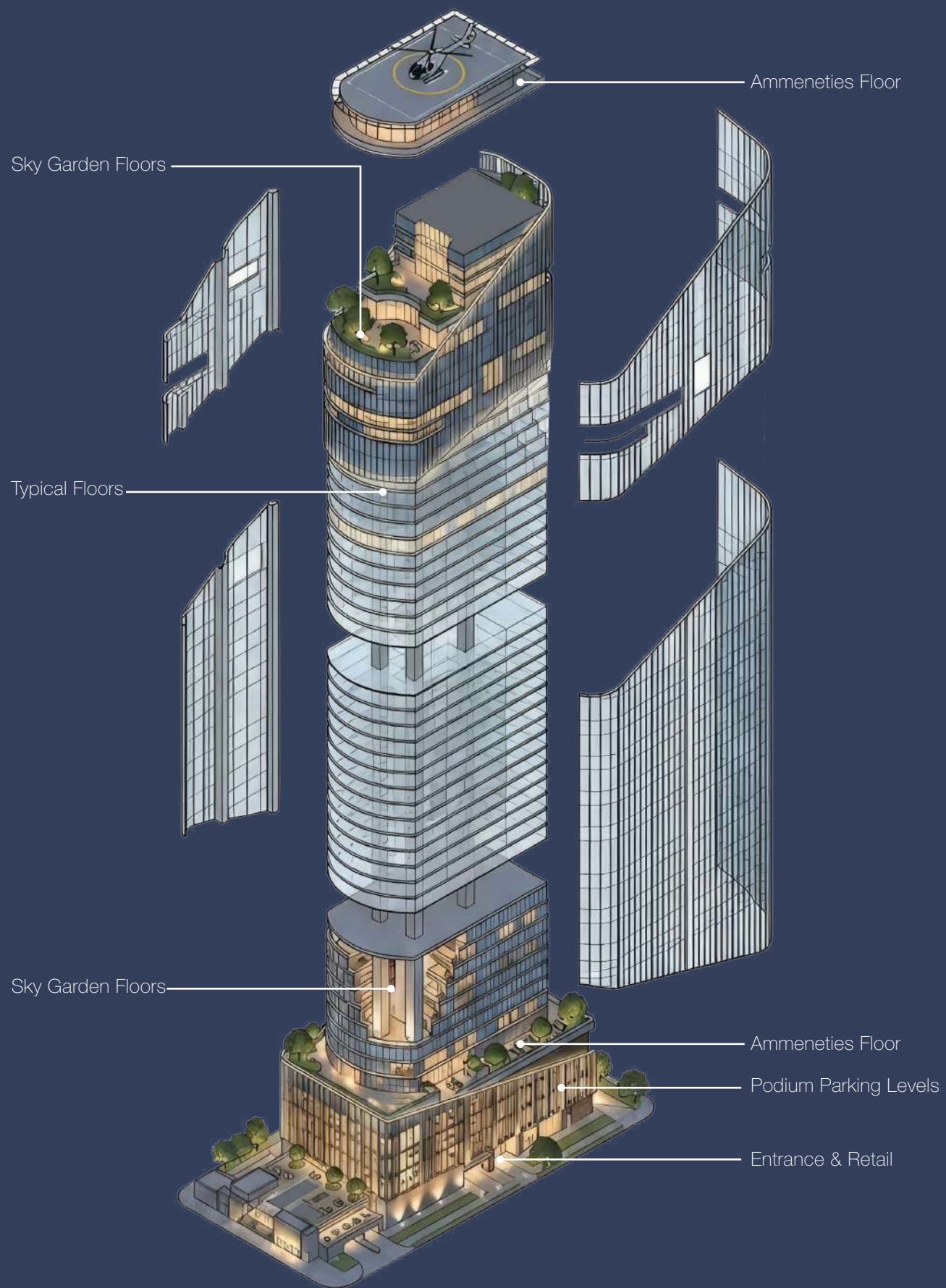
TERMINAL FLOOR PLAN (AMMENETIES 2)

Areas to be defined according to space requirments



Net (Excluding the core)	Indoor Area	Roofscape Area
1114.6 Sqm.		657 Sq.m.

EXPLODED DIAGRAM















TOWER
1970

TOWER
1970

Wayfin

→ D100
D030
D000

→ D000
D000

→ D000
D000
D000



Wayfinding

RECEPTION
BOARDING AND SEATING
LOBBY

→ RECEPTION
BOARDING AND SEATING

→ RECEPTION
BOARDING
LOBBY















