



HAUS OF
TENET

A cinematic photograph of two men in dark suits seated at a light-colored table against a textured blue background. The man on the left is looking towards the right, with his hands resting on the table. The man on the right is looking upwards and to the right, holding a small dark card between his fingers. The lighting is dramatic, highlighting the men's profiles and the texture of the background.

A HAUS FOR THE FEW WHO MOVE THE MANY

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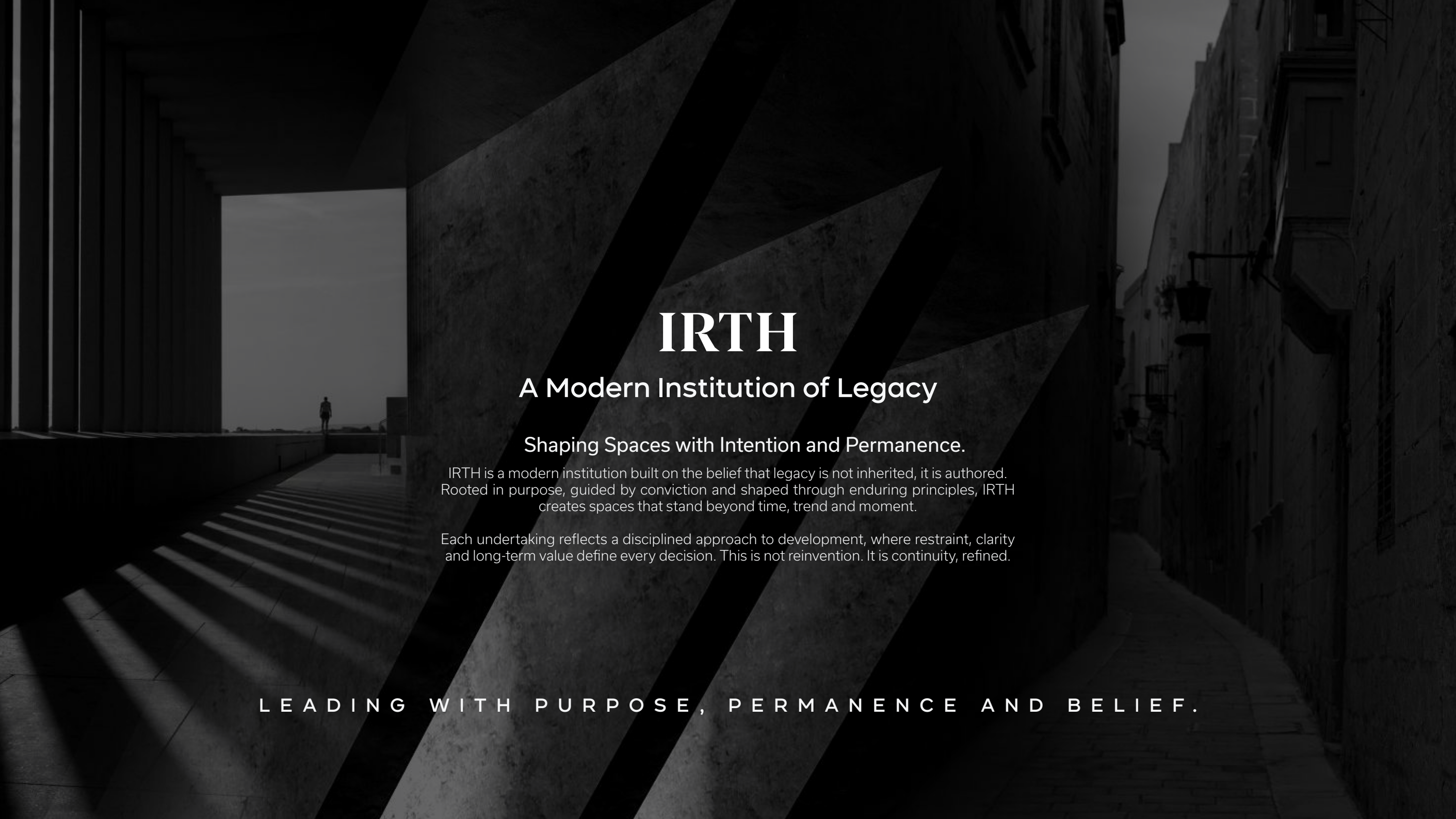
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IRTH

A Modern Institution of Legacy

Shaping Spaces with Intention and Permanence.

IRTH is a modern institution built on the belief that legacy is not inherited, it is authored. Rooted in purpose, guided by conviction and shaped through enduring principles, IRTH creates spaces that stand beyond time, trend and moment.

Each undertaking reflects a disciplined approach to development, where restraint, clarity and long-term value define every decision. This is not reinvention. It is continuity, refined.

LEADING WITH PURPOSE, PERMANENCE AND BELIEF.

THE CONTINUATION OF LEGACY

Haus of Tenet is the first fully owned and authored development by IRTH. A defining moment where vision moves from collaboration to conviction.

More than an office destination, it is a statement of authorship. A place conceived for founders, investors and decision-makers who operate with clarity, influence and intent.

Here, art informs architecture, design reflects intellect and ownership extends beyond space into belief, presence and permanence.

Haus of Tenet marks the next evolution of IRTH Group, advancing the vision of creating spaces rooted in purpose, permanence and belief.



THE FIRST EXPRESSION

IRTH'S FIRST EXPRESSION

Haus of Tenet

Every Haus begins with an idea, a quiet spark that grows into something lasting. Haus of Tenet is IRTH's first expression, shaped by the belief that legacy is not what we possess, but what we protect and pass forward.

Rooted in principle, purpose and permanence, it reflects the true essence of IRTH; a place built on conviction and guided by what endures.



HAUS OF TENET

Positioned at the intersection of commerce and culture, Haus of Tenet introduces a new typology of office space in Dubai, one that goes beyond functionality to become a statement of legacy, influence and intent.



BUSINESS BAY

An address of access, influence and permanence.



A FIRST-OF-ITS-KIND, ART-LED OFFICE DESTINATION

Purpose-led architectural expression, where art informs form and design is driven by intent and every line, material and spatial decision is thoughtfully composed.





POSITIONED WITH INTENTION

At the intersection of connectivity, culture and commerce; complemented by intimate garden pockets that introduce calm and greenery into the urban fabric.

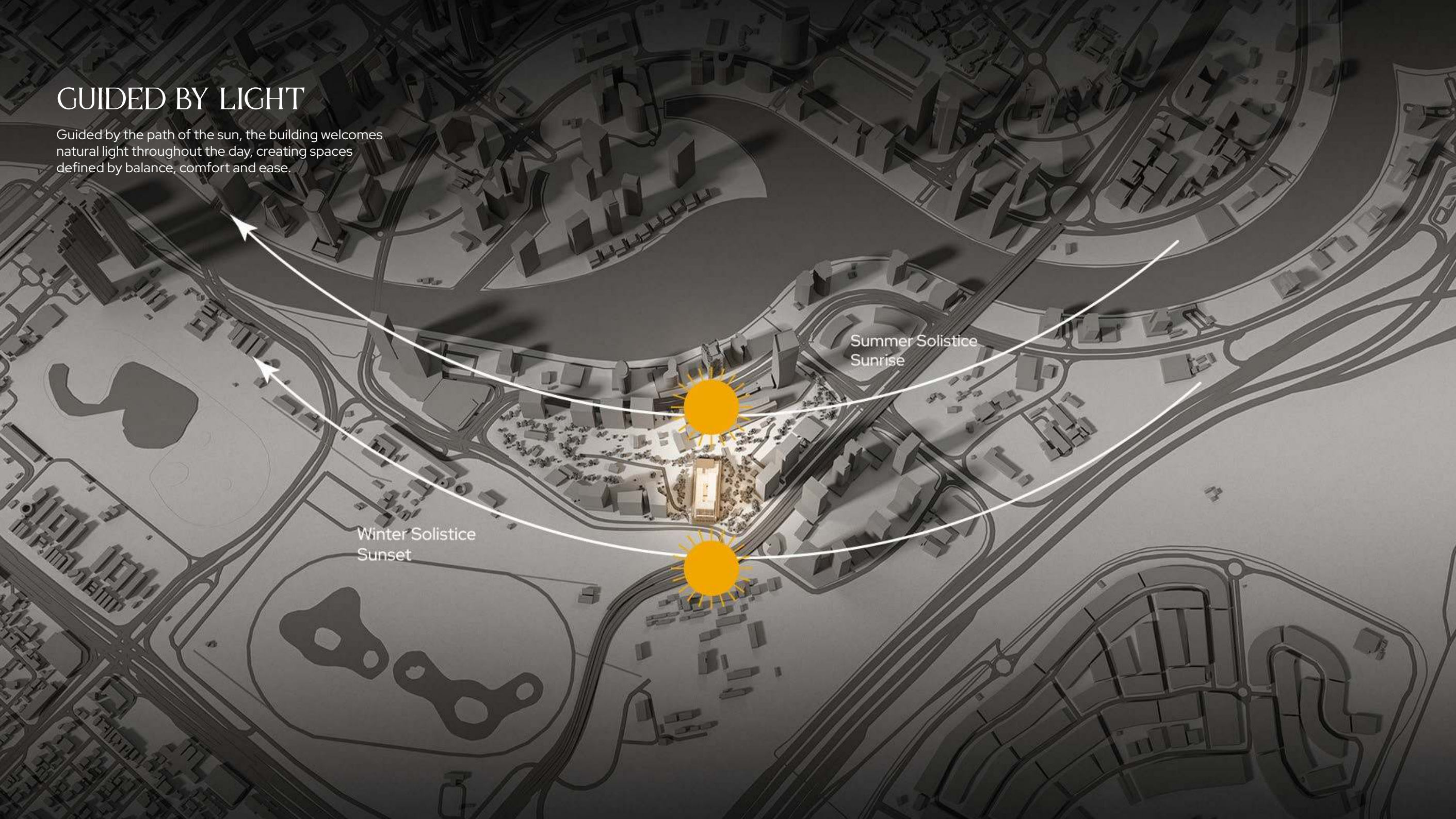
THE LOCATION AXIS

Haus of Tenet stands within Business Bay - Dubai's established district of enterprise and design. A location defined by access, prestige and permanence.



GUIDED BY LIGHT

Guided by the path of the sun, the building welcomes natural light throughout the day, creating spaces defined by balance, comfort and ease.

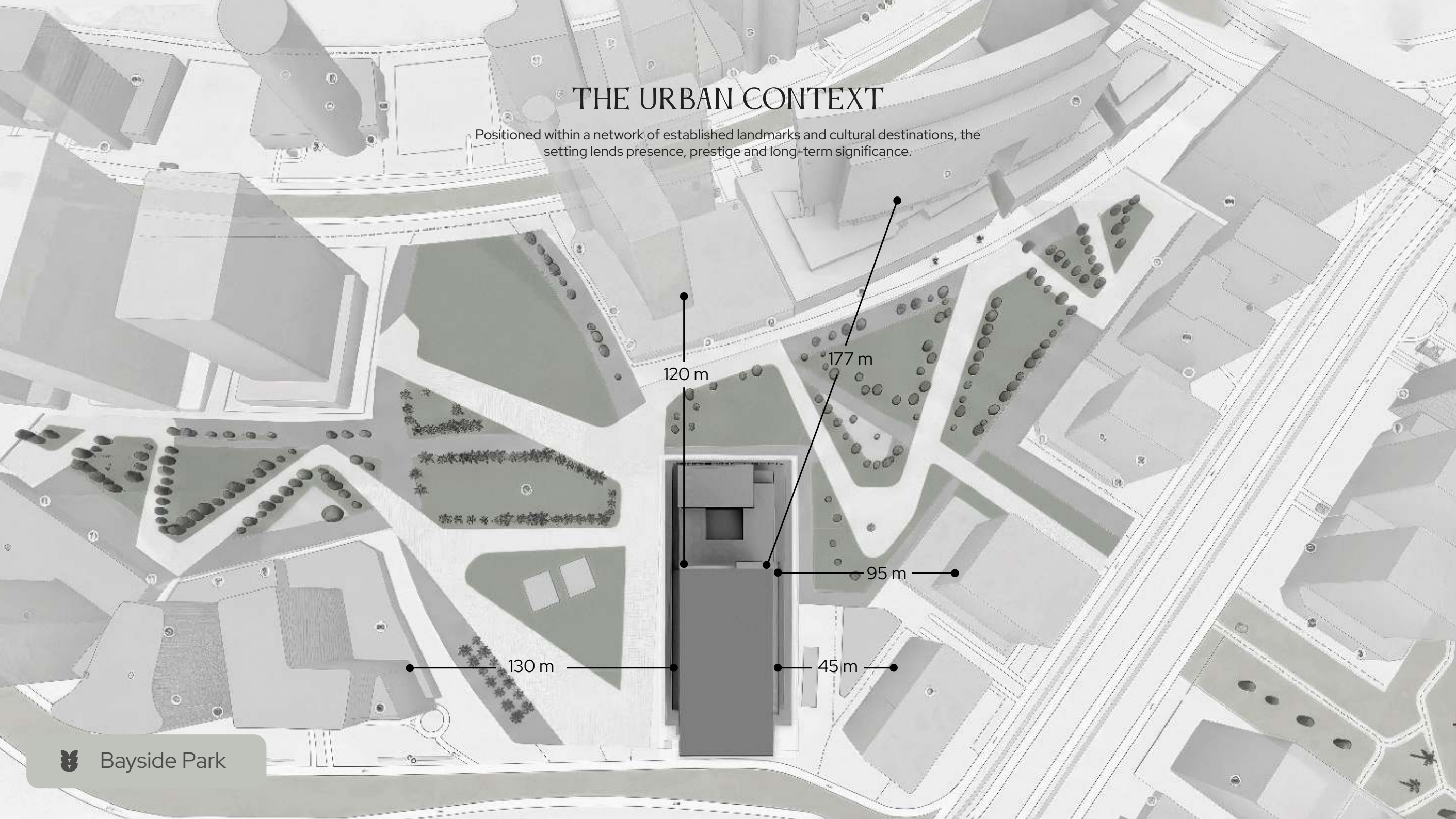


Summer Solstice
Sunrise

Winter Solstice
Sunset

THE URBAN CONTEXT

Positioned within a network of established landmarks and cultural destinations, the setting lends presence, prestige and long-term significance.



120 m

177 m

95 m

45 m

130 m



Bayside Park

DAY VIEW

BAY SIDE PARK / CANAL



BAY SIDE PARK / DOWNTOWN



CITY SKYLINE

NIGHT VIEW

BAY SIDE PARK / CANAL



BAY SIDE PARK / DOWNTOWN



CITY SKYLINE

A CHOSEN DESTINATION



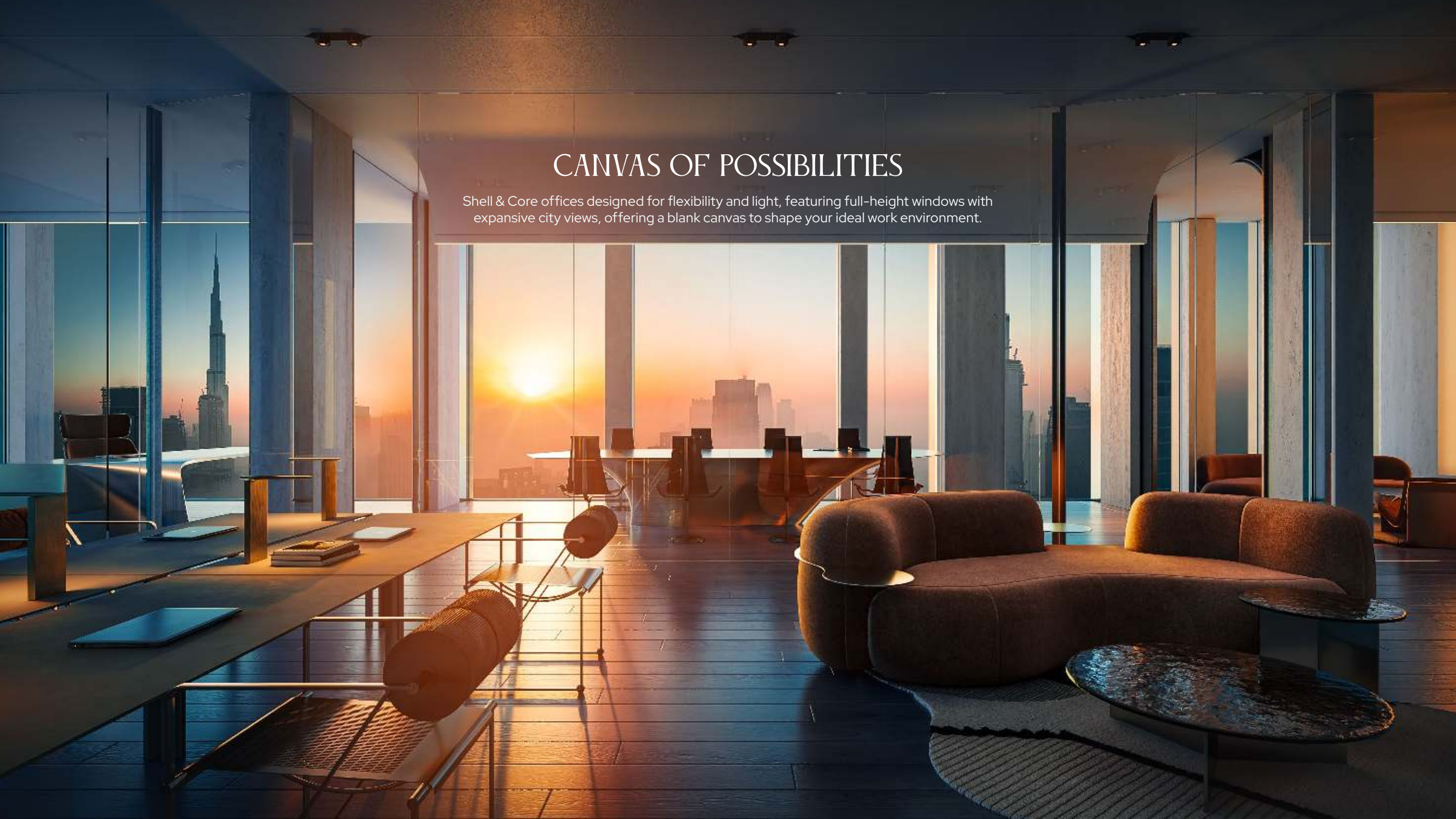


THE OFFICE COLLECTION

A movement through shadows, designed for those who embody rare presence.

CANVAS OF POSSIBILITIES

Shell & Core offices designed for flexibility and light, featuring full-height windows with expansive city views, offering a blank canvas to shape your ideal work environment.



A modern office interior featuring a large, dark, curved conference table surrounded by orange upholstered chairs. The room has floor-to-ceiling glass walls offering a panoramic view of a city skyline at dusk. The text "FOR THE FEW" is centered on the table. In the background, a person is visible near another table, and a laptop sits on a desk by the window.

FOR THE FEW

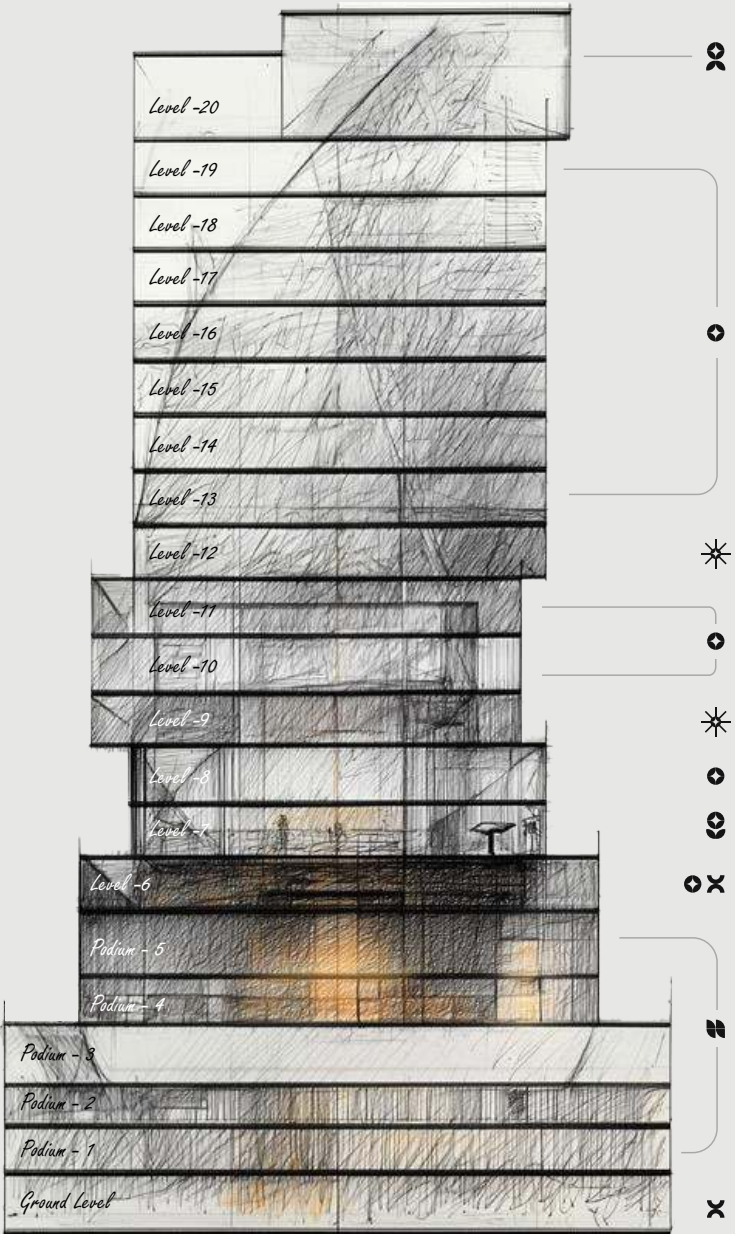
BUILDING CONFIGURATION

THE OFFICE COLLECTION

Delivered in shell & core, every workspace is crafted for focus, clarity and presence.

LEGEND

-  The Den
-  Classic Offices
-  Terrace Offices
-  Garden Offices
-  Amenities
-  Parking
-  Exclusive Lobby



CLUSTER PHILOSOPHY

A Smarter Way to Work

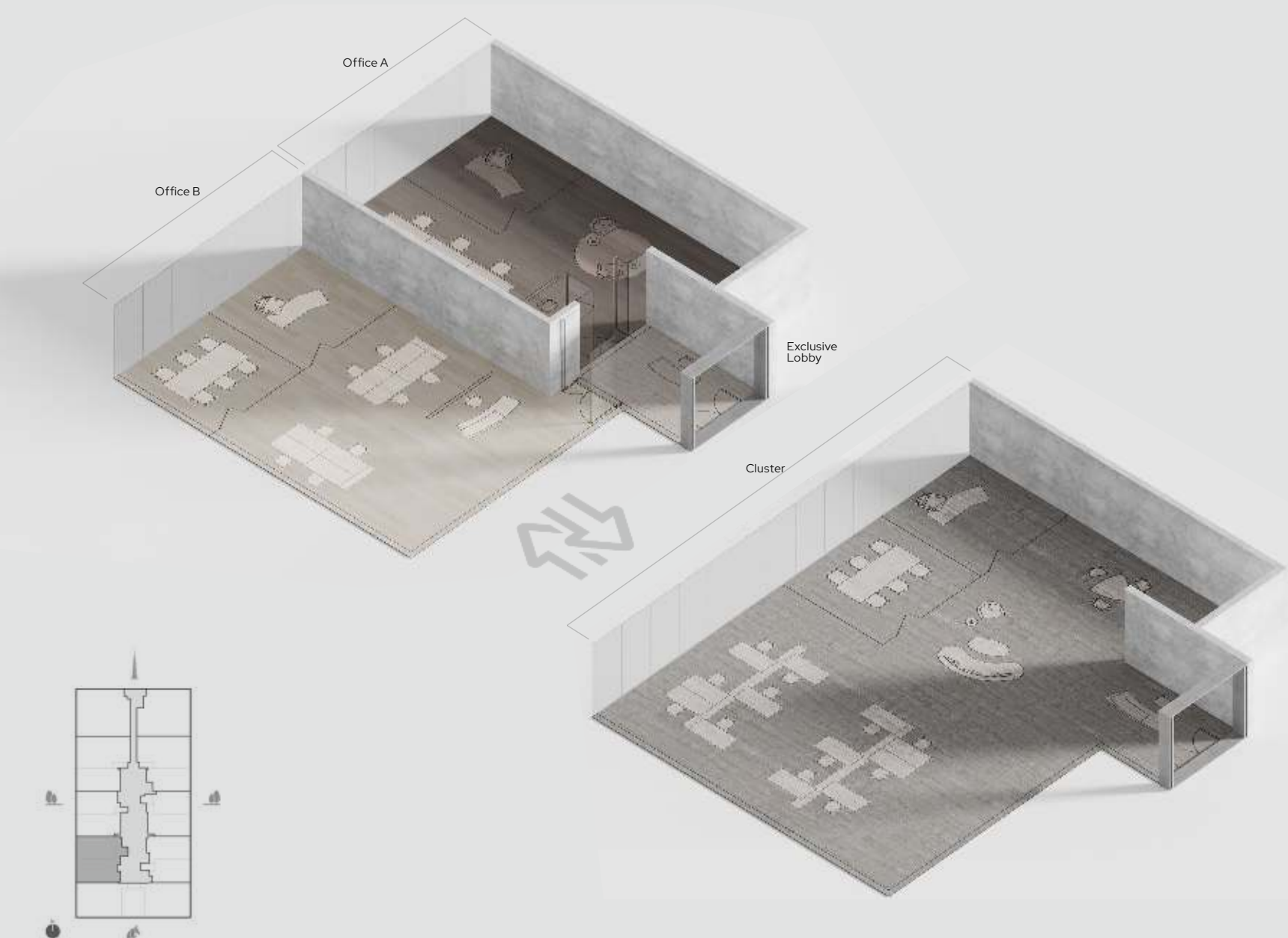
The building introduces a refined cluster concept, designed for businesses that value flexibility, privacy and long-term growth.

Offices are thoughtfully arranged into distinct clusters, each accessed through a shared private lobby. This creates a calm, semi-private arrival experience while allowing multiple offices to operate seamlessly as one integrated workplace.

Each office remains independently owned, yet clusters can be combined to form larger, more fluid environments that evolve with the needs of their occupants.

This approach offers a rare balance between individuality and scale, enabling businesses to start small, expand naturally and remain rooted in one address.

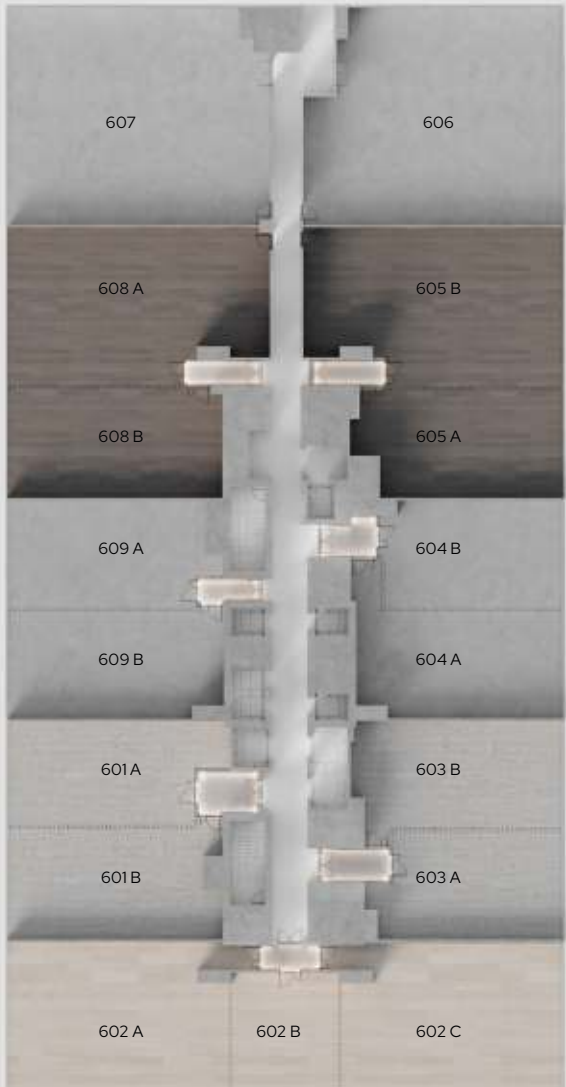
An intelligent system of space, designed to adapt over time.



FLOOR PLANS

FLOOR 6

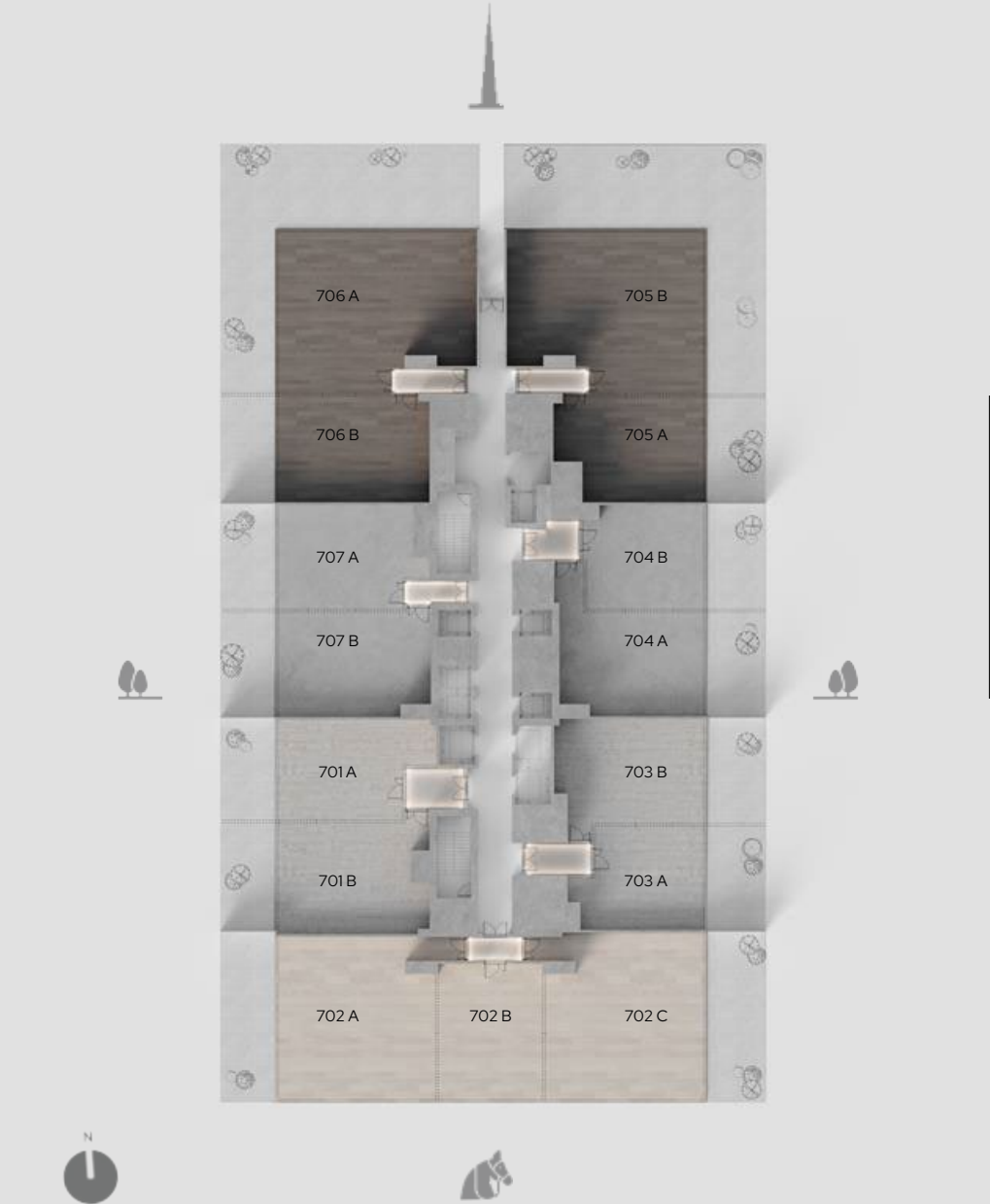
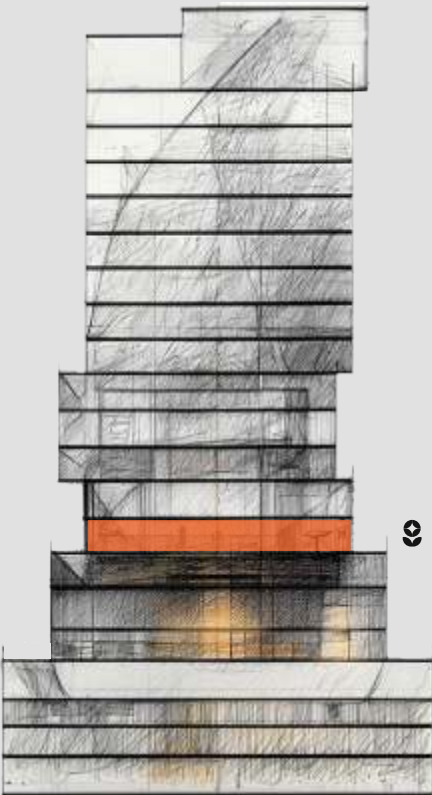
Classic Offices & Amenities



	INDOOR	PARKING	OCCUPANCY
CLUSTER 601	2822 FT ²	4	25
601A	1268 FT ²	2	12
601B	1384 FT ²	2	13
EXCLUSIVE LOBBY	170 FT ²		
CLUSTER 602	5351 FT ²	10	51
602A	2194 FT ²	4	21
602B	885 FT ²	2	9
602C	2184 FT ²	4	21
EXCLUSIVE LOBBY	88 FT ²		
CLUSTER 603	2638 FT ²	4	24
603A	1154 FT ²	2	11
603B	1339 FT ²	2	13
EXCLUSIVE LOBBY	145 FT ²		
CLUSTER 604	2648 FT ²	4	24
604A	1391 FT ²	2	11
604B	1111 FT ²	2	13
EXCLUSIVE LOBBY	146 FT ²		
CLUSTER 605	3610 FT ²	6	34
605A	1274 FT ²	2	12
605B	2217 FT ²	4	22
EXCLUSIVE LOBBY	119 FT ²		
606	3039 FT ²	6	30
607	3190 FT ²	6	31
CLUSTER 608	3718 FT ²	6	35
608A	2235 FT ²	4	22
608B	1361 FT ²	2	13
EXCLUSIVE LOBBY	122 FT ²		
CLUSTER 609	2716 FT ²	4	25
609A	1247 FT ²	2	12
609B	1360 FT ²	2	13
EXCLUSIVE LOBBY	109 FT ²		

FLOOR 7

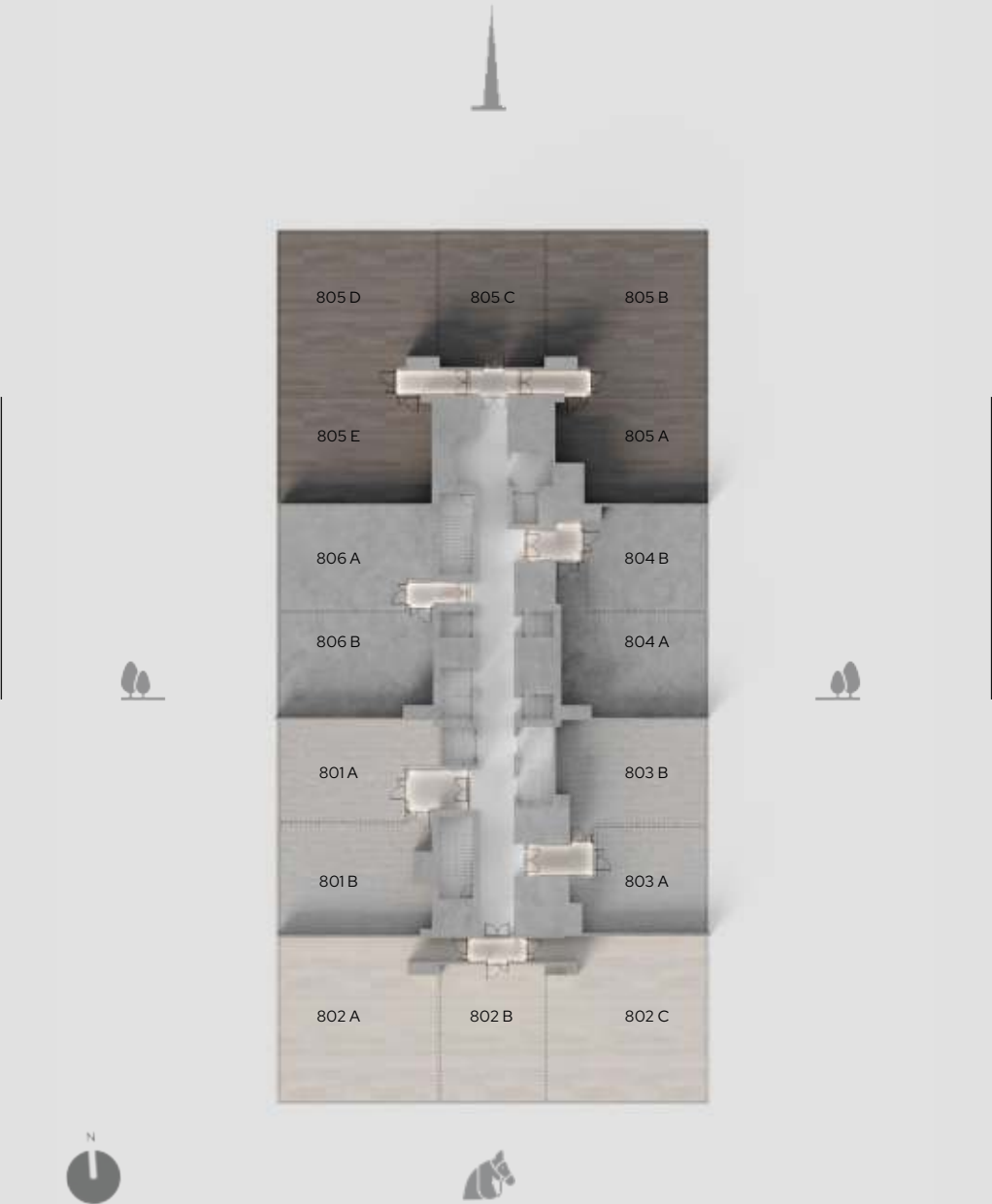
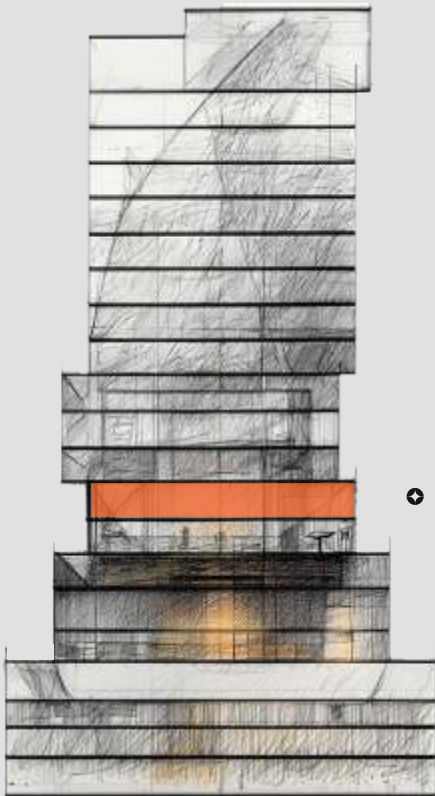
Garden Offices



	INDOOR	OUTDOOR	TOTAL	PARKING	OCCUPANCY
CLUSTER 701	2186 FT²	636 FT²	2822 FT²	4	19
701A	953 FT²	315 FT²	1268 FT²	2	9
701B	1063 FT²	321 FT²	1384 FT²	2	10
EXCLUSIVE LOBBY	170 FT²				
CLUSTER 702	4359 FT²	992 FT²	5351 FT²	10	41
702A	1698 FT²	496 FT²	2194 FT²	4	16
702B	885 FT²	-	885 FT²	2	9
702C	1688 FT²	496 FT²	2184 FT²	4	16
EXCLUSIVE LOBBY	88 FT²				
CLUSTER 703	2003 FT²	635 FT²	2638 FT²	4	18
703A	833 FT²	321 FT²	1154 FT²	2	8
703B	1025 FT²	314 FT²	1339 FT²	2	10
EXCLUSIVE LOBBY	145 FT²				
CLUSTER 704	2018 FT²	630 FT²	2648 FT²	4	18
704A	1076 FT²	315 FT²	1391 FT²	2	10
704B	796 FT²	315 FT²	1111 FT²	2	8
EXCLUSIVE LOBBY	146 FT²				
CLUSTER 705	2991 FT²	2056 FT²	5047 FT²	6	28
705A	956 FT²	318 FT²	1274 FT²	2	9
705B	1916 FT²	1738 FT²	3654 FT²	4	19
EXCLUSIVE LOBBY	119 FT²				
CLUSTER 706	3104 FT²	2069 FT²	5173 FT²	6	29
706A	1939 FT²	1751 FT²	3690 FT²	4	19
706B	1043 FT²	318 FT²	1361 FT²	2	10
EXCLUSIVE LOBBY	122 FT²				
CLUSTER 707	2086 FT²	630 FT²	2716 FT²	4	19
707A	932 FT²	315 FT²	1247 FT²	2	9
707B	1045 FT²	315 FT²	1360 FT²	2	10
EXCLUSIVE LOBBY	109 FT²				

FLOOR 8

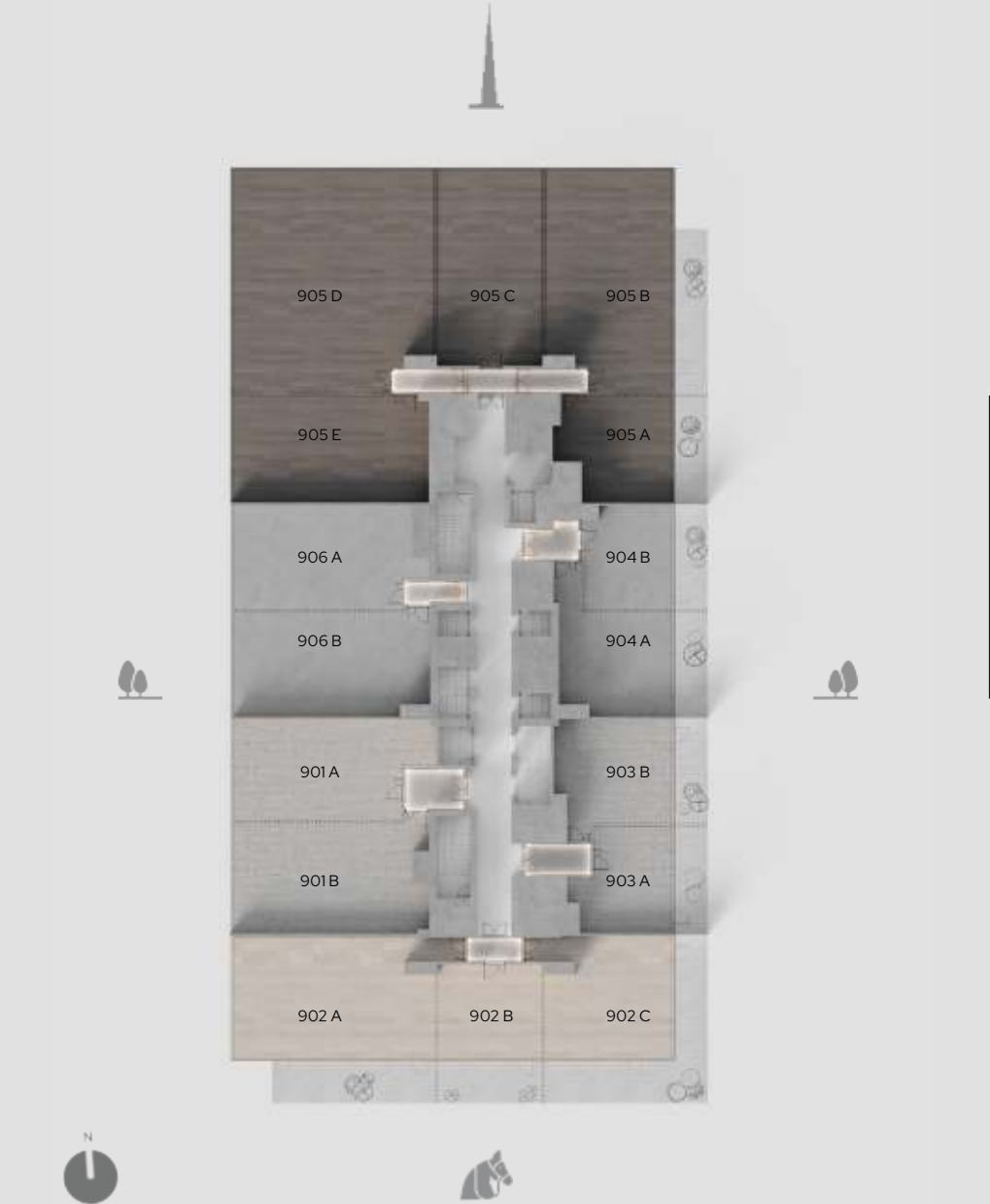
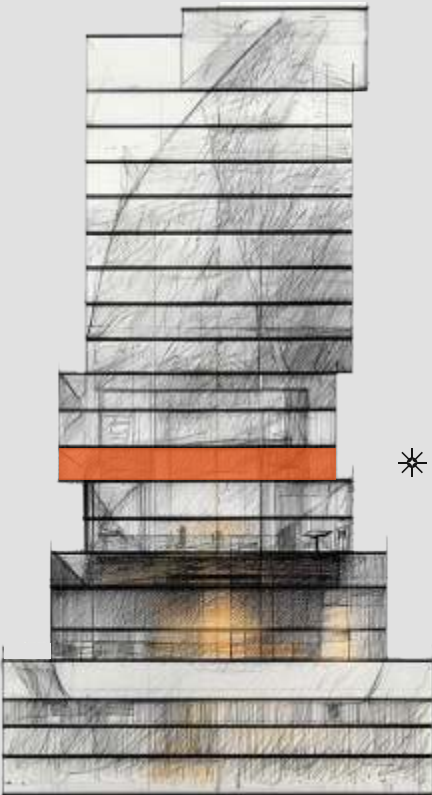
Classic Offices



	INDOOR	PARKING	OCCUPANCY
CLUSTER 801	2186 FT²	4	19
801A	953 FT²	2	9
801B	1063 FT²	2	10
EXCLUSIVE LOBBY	170 FT²		
CLUSTER 802	4359 FT²	8	41
802A	1698 FT²	3	16
802B	885 FT²	2	9
802C	1688 FT²	3	16
EXCLUSIVE LOBBY	88 FT²		
CLUSTER 803	2003 FT²	3	18
803A	833 FT²	1	8
803B	1025 FT²	2	10
EXCLUSIVE LOBBY	145 FT²		
CLUSTER 804	2018 FT²	3	18
804A	1076 FT²	2	10
804B	796 FT²	1	8
EXCLUSIVE LOBBY	146 FT²		
CLUSTER 805	6370 FT²	12	58
805A	956 FT²	2	9
805B	1577 FT²	3	15
805C	904 FT²	2	9
805D	1571 FT²	3	15
805E	1043 FT²	2	10
EXCLUSIVE LOBBY	319 FT²		
CLUSTER 806	2086 FT²	4	19
806A	932 FT²	2	9
806B	1045 FT²	2	10
EXCLUSIVE LOBBY	109 FT²		

FLOOR 9

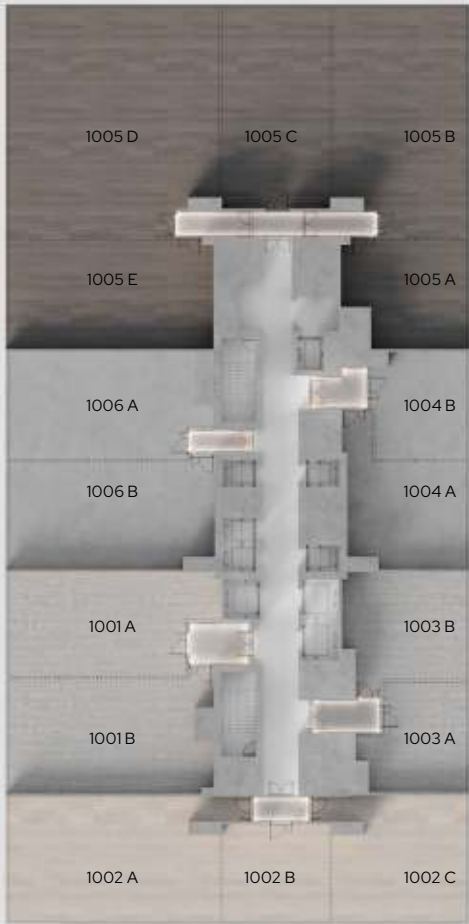
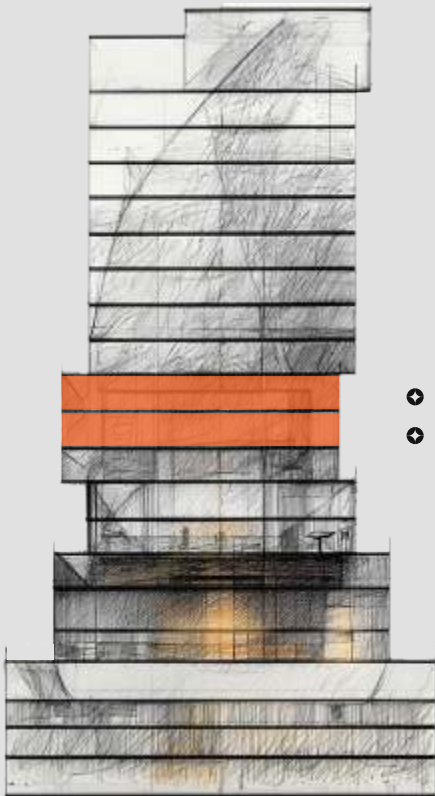
Terrace Offices



	INDOOR	OUTDOOR	TOTAL	PARKING	OCCUPANCY
CLUSTER 901	2719 FT²	-	2719 FT²	4	25
901A	1217 FT²	-	1217 FT²	2	12
901B	1332 FT²	-	1332 FT²	2	13
EXCLUSIVE LOBBY	170 FT²				
CLUSTER 902	3334 FT²	1336 FT²	4670 FT²	6	31
902A	1592 FT²	417 FT²	2009 FT²	3	15
902B	619 FT²	266 FT²	885 FT²	2	6
902C	1035 FT²	653 FT²	1688 FT²	2	10
EXCLUSIVE LOBBY	88 FT²				
CLUSTER 903	1598 FT²	404 FT²	2002 FT²	4	14
903A	629 FT²	204 FT²	833 FT²	2	6
903B	825 FT²	200 FT²	1025 FT²	2	8
EXCLUSIVE LOBBY	144 FT²				
CLUSTER 904	1618 FT²	400 FT²	2018 FT²	4	14
904A	876 FT²	200 FT²	1076 FT²	2	8
904B	596 FT²	200 FT²	796 FT²	2	6
EXCLUSIVE LOBBY	146 FT²				
CLUSTER 905	8079 FT²	518 FT²	8597 FT²	15	76
905A	755 FT²	201 FT²	956 FT²	2	7
905B	1723 FT²	317 FT²	2040 FT²	4	17
905C	1271 FT²	-	1271 FT²	2	13
905D	2702 FT²	-	2702 FT²	5	26
905E	1309 FT²	-	1309 FT²	2	13
EXCLUSIVE LOBBY	319 FT²				
CLUSTER 906	2613 FT²	-	2613 FT²	4	25
906A	1196 FT²	-	1196 FT²	2	12
906B	1309 FT²	-	1309 FT²	2	13
EXCLUSIVE LOBBY	108 FT²				

FLOOR 10-II

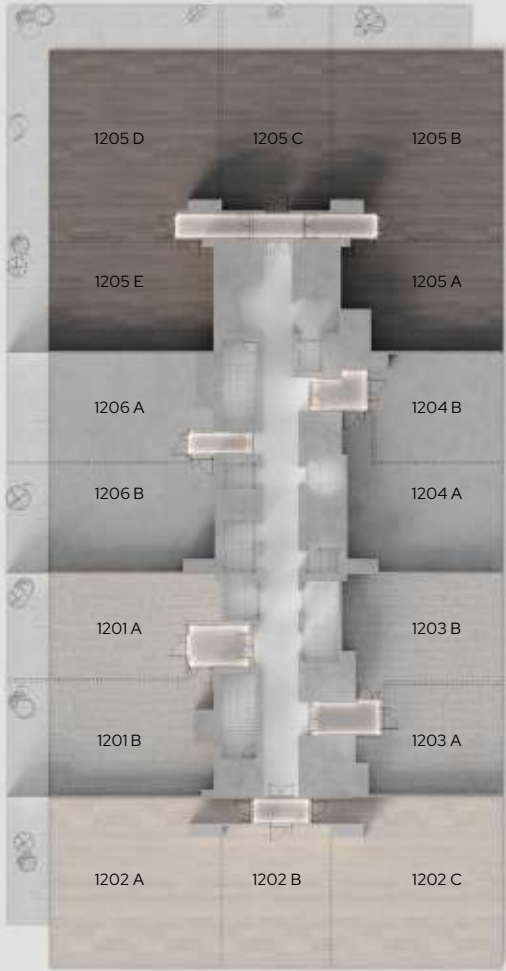
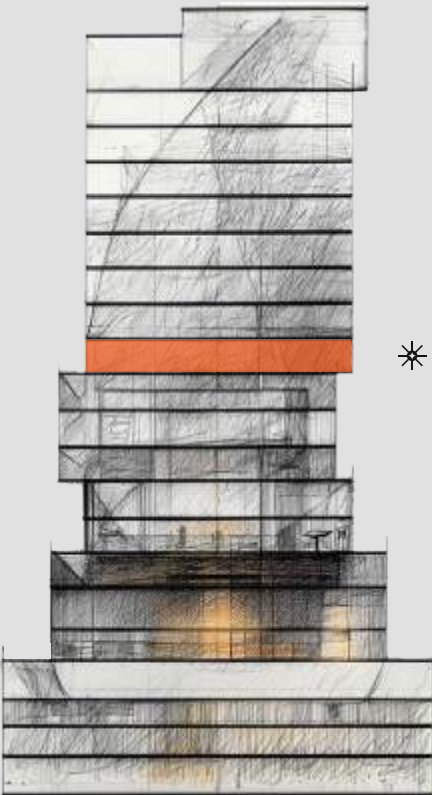
Classic Offices



	INDOOR	PARKING	OCCUPANCY
CLUSTER 1001	2719 FT ²	4	25
1001A	1217 FT ²	2	12
1001B	1332 FT ²	2	13
EXCLUSIVE LOBBY	170 FT ²		
CLUSTER 1002	3334 FT ²	6	31
1002A	1592 FT ²	3	15
1002B	619 FT ²	1	6
1002C	1035 FT ²	2	10
EXCLUSIVE LOBBY	88 FT ²		
CLUSTER 1003	1598 FT ²	2	14
1003A	629 FT ²	1	6
1003B	825 FT ²	1	8
EXCLUSIVE LOBBY	144 FT ²		
CLUSTER 1004	1618 FT ²	3	14
1004A	876 FT ²	2	8
1004B	596 FT ²	1	6
EXCLUSIVE LOBBY	146 FT ²		
CLUSTER 1005	8079 FT ²	13	76
1005A	755 FT ²	1	7
1005B	1723 FT ²	3	17
1005C	1271 FT ²	2	13
1005D	2702 FT ²	5	26
1005E	1309 FT ²	2	13
EXCLUSIVE LOBBY	319 FT ²		
CLUSTER 1006	2613 FT ²	4	25
1006A	1196 FT ²	2	12
1006B	1309 FT ²	2	13
EXCLUSIVE LOBBY	108 FT ²		

FLOOR 12

Terrace Offices



	INDOOR	OUTDOOR	TOTAL	PARKING	OCCUPANCY
CLUSTER 1201	2186 FT ²	533 FT ²	2719 FT ²	4	19
1201A	953 FT ²	264 FT ²	1217 FT ²	2	9
1201B	1063 FT ²	269 FT ²	1332 FT ²	2	10
EXCLUSIVE LOBBY	170 FT ²				

CLUSTER 1202	4359 FT ²	311 FT ²	4670 FT ²	9	41
1202A	1698 FT ²	311 FT ²	2009 FT ²	4	16
1202B	885 FT ²	-	885 FT ²	2	9
1202C	1688 FT ²	-	1688 FT ²	3	16
EXCLUSIVE LOBBY	88 FT ²				

CLUSTER 1203	2003 FT ²	-	2003 FT ²	3	18
1203A	833 FT ²	-	833 FT ²	1	8
1203B	1025 FT ²	-	1025 FT ²	2	10
EXCLUSIVE LOBBY	145 FT ²				

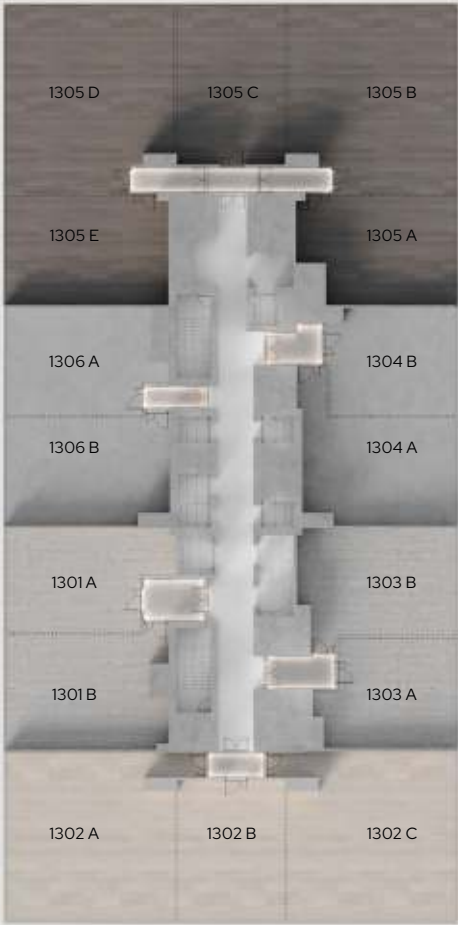
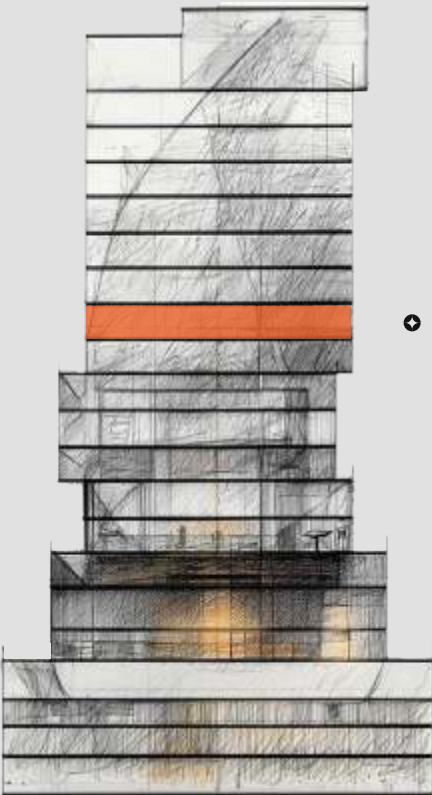
CLUSTER 1204	2018 FT ²	-	2018 FT ²	3	18
1204A	1076 FT ²	-	1076 FT ²	2	10
1204B	796 FT ²	-	796 FT ²	1	8
EXCLUSIVE LOBBY	146 FT ²				

CLUSTER 1205	6790 FT ²	1838 FT ²	8628 FT ²	14	63
1205A	956 FT ²	-	956 FT ²	2	9
1205B	1736 FT ²	334 FT ²	2070 FT ²	4	17
1205C	1006 FT ²	266 FT ²	1272 FT ²	2	10
1205D	1730 FT ²	972 FT ²	2702 FT ²	4	17
1205E	1043 FT ²	266 FT ²	1309 FT ²	2	10
EXCLUSIVE LOBBY	319 FT ²				

CLUSTER 1206	2086 FT ²	527 FT ²	2613 FT ²	4	19
1206A	932 FT ²	263 FT ²	1195 FT ²	2	9
1206B	1045 FT ²	264 FT ²	1309 FT ²	2	10
EXCLUSIVE LOBBY	109 FT ²				

FLOOR 13

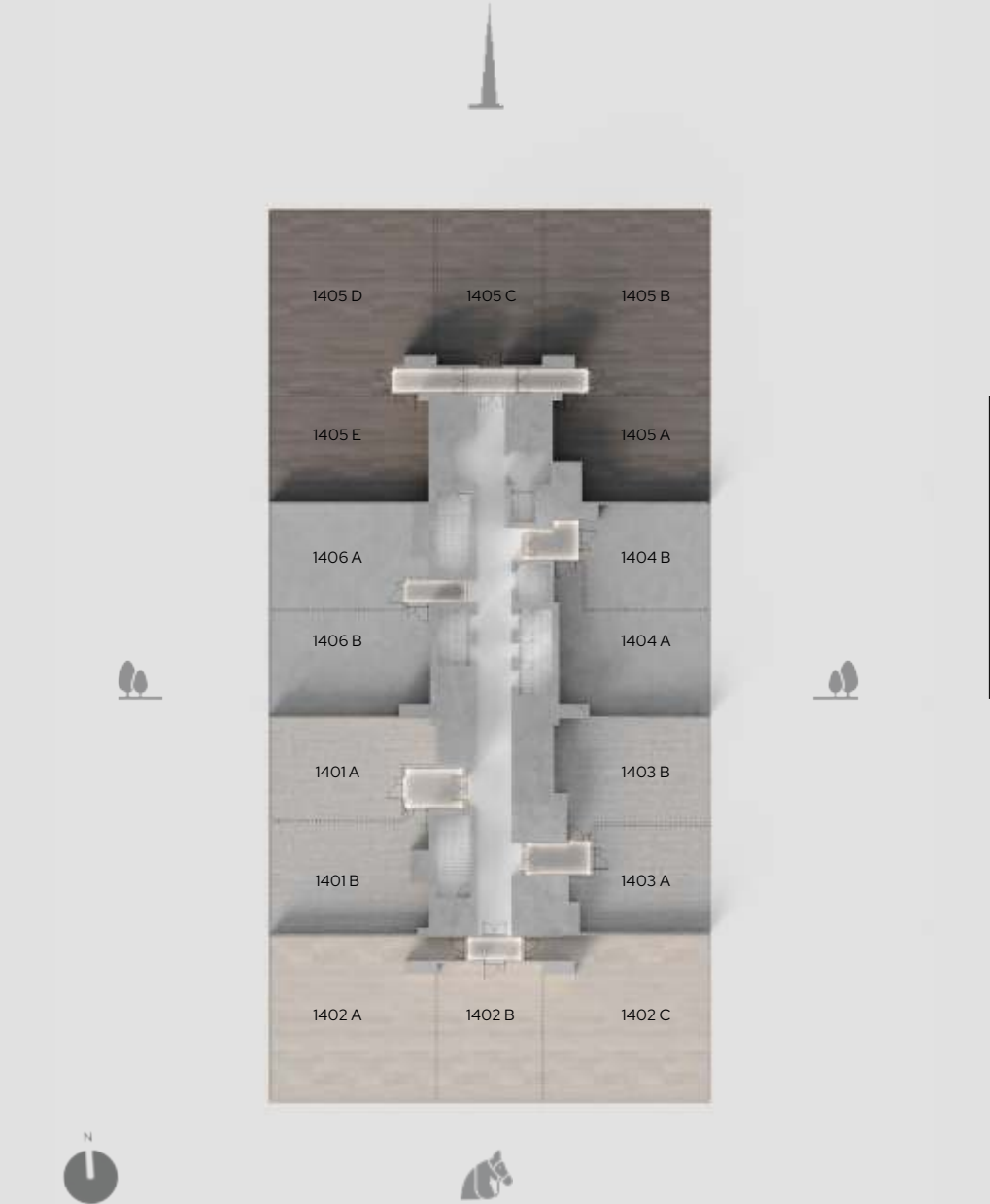
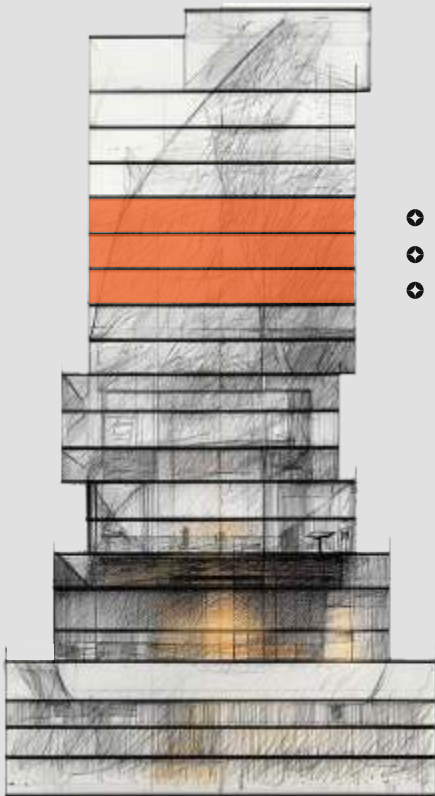
Classic Offices



	INDOOR	PARKING	OCCUPANCY
CLUSTER I301	2186 FT²	4	19
I301A	953 FT²	2	9
I301B	1063 FT²	2	10
EXCLUSIVE LOBBY	170 FT²		
CLUSTER I302	4359 FT²	8	41
I302A	1698 FT²	3	16
I302B	885 FT²	2	9
I302C	1688 FT²	3	16
EXCLUSIVE LOBBY	88 FT²		
CLUSTER I303	2003 FT²	3	18
I303A	833 FT²	1	8
I303B	1025 FT²	2	10
EXCLUSIVE LOBBY	145 FT²		
CLUSTER I304	2018 FT²	3	18
I304A	1076 FT²	2	10
I304B	796 FT²	1	8
EXCLUSIVE LOBBY	146 FT²		
CLUSTER I305	6790 FT²	12	63
I305A	956 FT²	2	9
I305B	1736 FT²	3	17
I305C	1006 FT²	2	10
I305D	1730 FT²	3	17
I305E	1043 FT²	2	10
EXCLUSIVE LOBBY	319 FT²		
CLUSTER I306	2086 FT²	2	19
I306A	932 FT²	2	9
I306B	1045 FT²	2	10
EXCLUSIVE LOBBY	109 FT²		

FLOOR 14-16

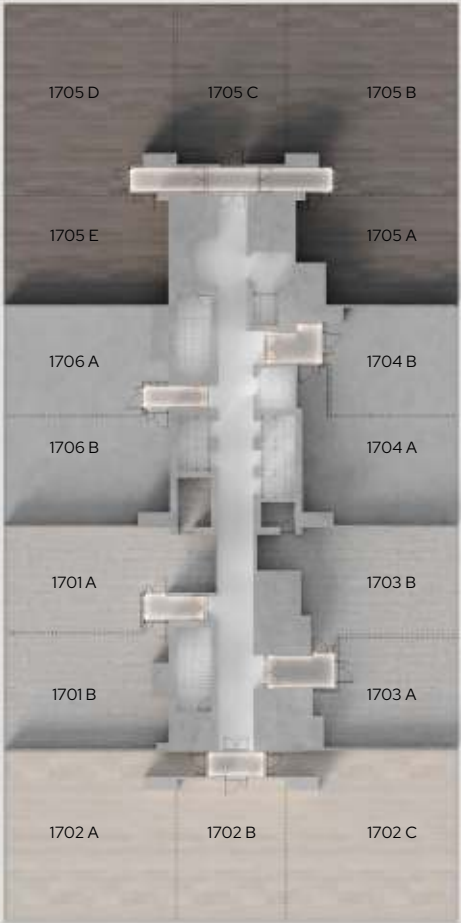
Classic Offices



	INDOOR	PARKING	OCCUPANCY
CLUSTER 1401	2186 FT ²	4	19
1401A	953 FT ²	2	9
1401B	1063 FT ²	2	10
EXCLUSIVE LOBBY	170 FT ²		
CLUSTER 1402	4359 FT ²	8	41
1402A	1698 FT ²	3	16
1402B	885 FT ²	2	9
1402C	1688 FT ²	3	16
EXCLUSIVE LOBBY	88 FT ²		
CLUSTER 1403	2003 FT ²	3	18
1403A	833 FT ²	1	8
1403B	1025 FT ²	2	10
EXCLUSIVE LOBBY	145 FT ²		
CLUSTER 1404	2018 FT ²	3	18
1404A	1076 FT ²	2	10
1404B	796 FT ²	1	8
EXCLUSIVE LOBBY	146 FT ²		
CLUSTER 1405	6790 FT ²	12	63
1405A	956 FT ²	2	9
1405B	1736 FT ²	3	17
1405C	1006 FT ²	2	10
1405D	1730 FT ²	3	17
1405E	1043 FT ²	2	10
EXCLUSIVE LOBBY	319 FT ²		
CLUSTER 1406	2086 FT ²	4	19
1406A	932 FT ²	2	9
1406B	1045 FT ²	2	10
EXCLUSIVE LOBBY	109 FT ²		

FLOOR 17

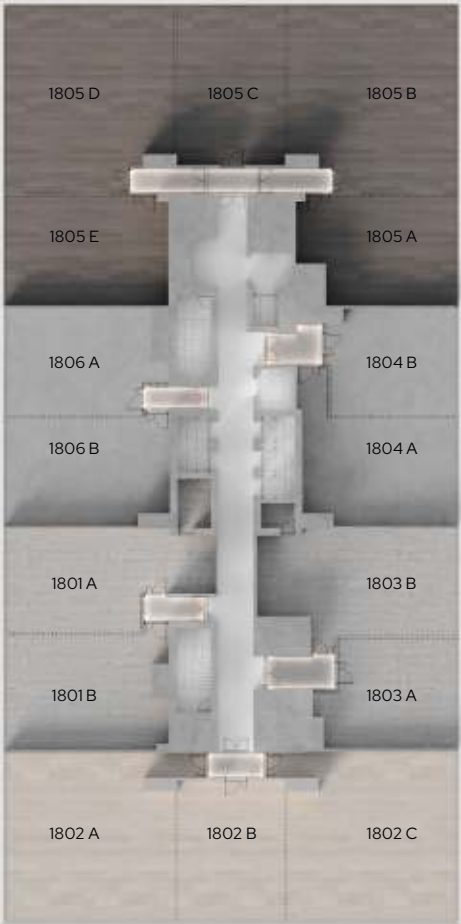
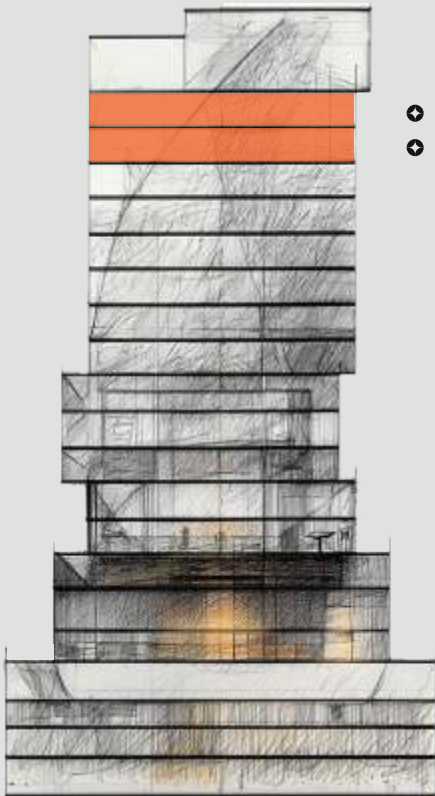
Classic Offices



	INDOOR	PARKING	OCCUPANCY
CLUSTER 1701	2433 FT ²	4	22
1701A	1268 FT ²	2	12
1701B	1063 FT ²	2	10
EXCLUSIVE LOBBY	102 FT ²		
CLUSTER 1702	4359 FT ²	8	41
1702A	1698 FT ²	3	16
1702B	885 FT ²	2	9
1702C	1688 FT ²	3	16
EXCLUSIVE LOBBY	88 FT ²		
CLUSTER 1703	2169 FT ²	3	19
1703A	833 FT ²	1	8
1703B	1191 FT ²	2	11
EXCLUSIVE LOBBY	145 FT ²		
CLUSTER 1704	2018 FT ²	3	18
1704A	1076 FT ²	2	10
1704B	796 FT ²	1	8
EXCLUSIVE LOBBY	146 FT ²		
CLUSTER 1705	6790 FT ²	12	63
1705A	956 FT ²	2	9
1705B	1736 FT ²	3	17
1705C	1006 FT ²	2	10
1705D	1730 FT ²	3	17
1705E	1043 FT ²	2	10
EXCLUSIVE LOBBY	319 FT ²		
CLUSTER 1706	2086 FT ²	4	19
1706A	932 FT ²	2	9
1706B	1045 FT ²	2	10
EXCLUSIVE LOBBY	109 FT ²		

FLOOR 18-19

Classic Offices

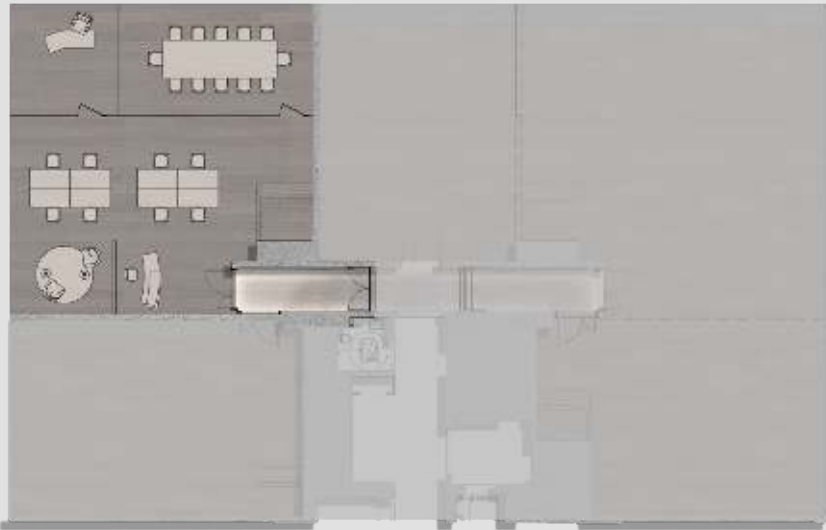


	INDOOR	PARKING	OCCUPANCY
CLUSTER 1801	2433 FT ²	4	22
1801A	1268 FT ²	2	12
1801B	1063 FT ²	2	10
EXCLUSIVE LOBBY	102 FT ²		
CLUSTER 1802	4359 FT ²	8	41
1802A	1698 FT ²	3	16
1802B	885 FT ²	2	9
1802C	1688 FT ²	3	16
EXCLUSIVE LOBBY	88 FT ²		
CLUSTER 1803	2279 FT ²	3	20
1803A	833 FT ²	1	8
1803B	1301 FT ²	2	12
EXCLUSIVE LOBBY	145 FT ²		
CLUSTER 1804	2018 FT ²	3	18
1804A	1076 FT ²	2	10
1804B	796 FT ²	1	8
EXCLUSIVE LOBBY	146 FT ²		
CLUSTER 1805	6790 FT ²	12	63
1805A	956 FT ²	2	9
1805B	1736 FT ²	3	17
1805C	1006 FT ²	2	10
1805D	1730 FT ²	3	17
1805E	1043 FT ²	2	10
EXCLUSIVE LOBBY	319 FT ²		
CLUSTER 1806	2086 FT ²	4	19
1806A	932 FT ²	2	9
1806B	1045 FT ²	2	10
EXCLUSIVE LOBBY	109 FT ²		

WORKSPACE CONFIGURATIONS

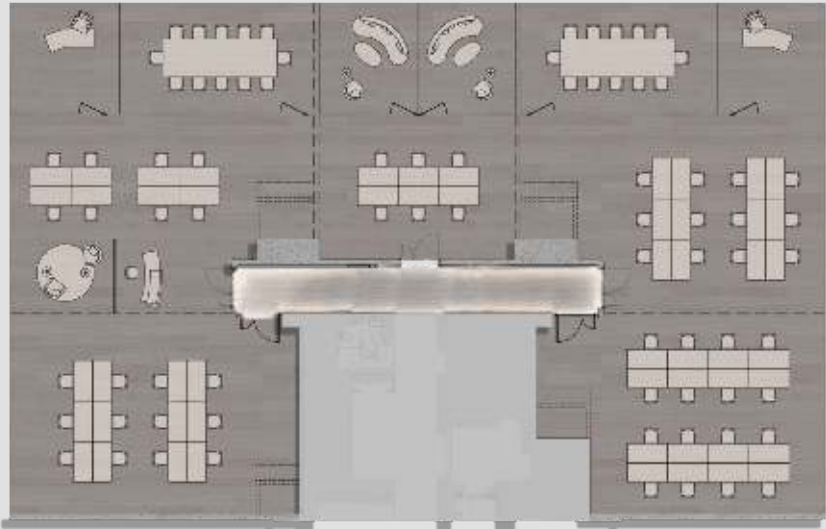
CLASSIC OFFICE

CLASSIC OFFICE 805D



INTERNAL AREA:	1571 FT²
TOTAL AREA:	1571 FT²
LEVEL:	6, 8, 10-11, 13-19
DEDICATED PARKING:	3
OCCUPANCY:	15

CLASSIC OFFICE CLUSTER 805



INTERNAL AREA:	6370 FT²
TOTAL AREA:	6370 FT²
LEVEL:	6, 8, 10-11, 13-19
DEDICATED PARKING:	12
OCCUPANCY:	58

GARDEN OFFICE

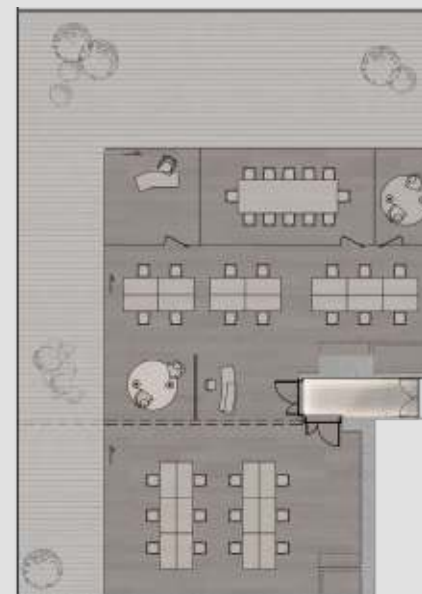
GARDEN OFFICE 706A



INTERNAL AREA: 1939 FT²
OUTDOOR AREA: 1751 FT²
TOTAL AREA: 3690 FT²

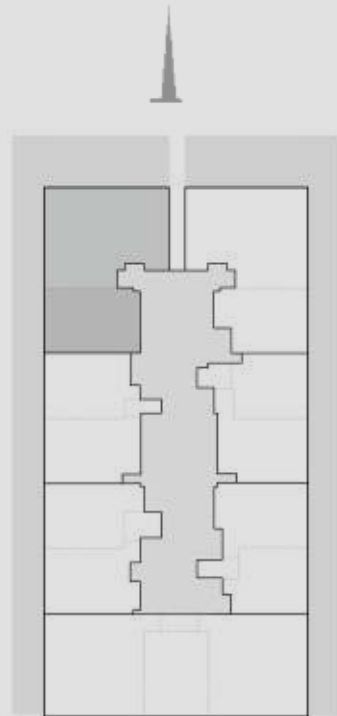
LEVEL: 7
DEDICATED PARKING: 4
OCCUPANCY: 19

GARDEN OFFICE CLUSTER 706



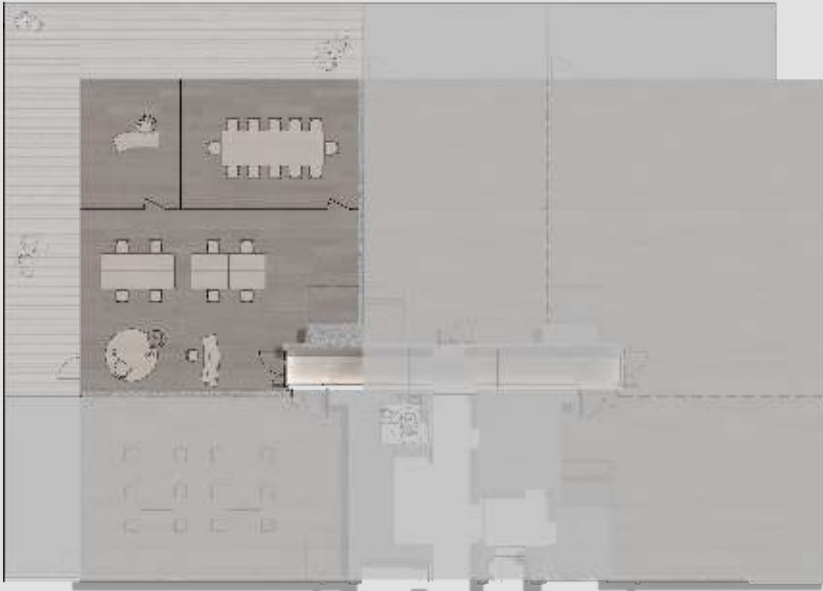
INTERNAL AREA: 3104 FT²
OUTDOOR AREA: 2069 FT²
TOTAL AREA: 5173 FT²

LEVEL: 7
DEDICATED PARKING: 6
OCCUPANCY: 29



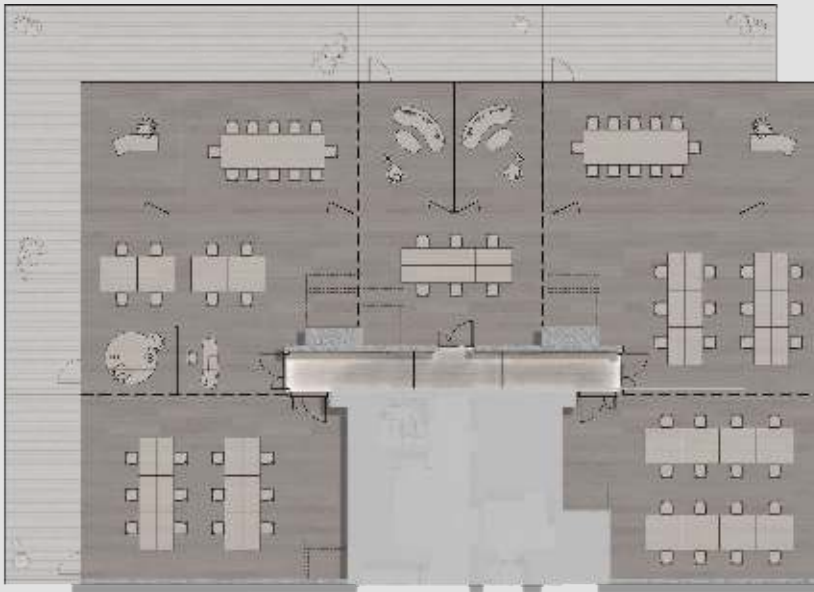
TERRACE OFFICE

TERRACE OFFICE 1205D



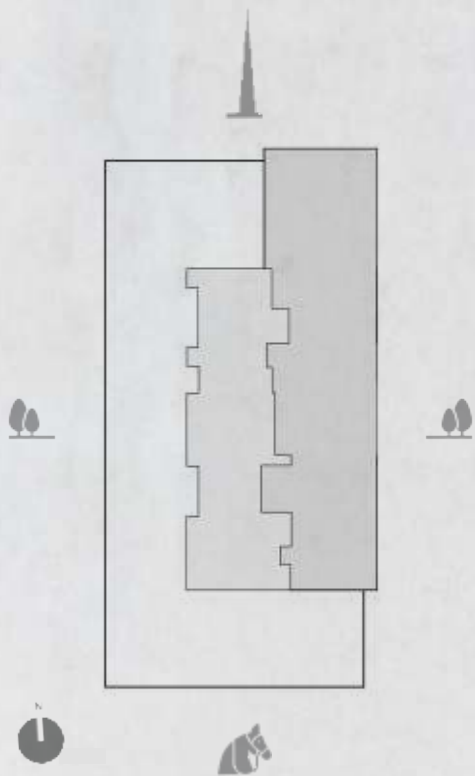
INTERNAL AREA:	1730 FT ²
OUTDOOR AREA:	972 FT ²
TOTAL AREA:	2702 FT ²
LEVEL:	9, 12
DEDICATED PARKING:	4
OCCUPANCY:	17

TERRACE OFFICE CLUSTER 1205



INTERNAL AREA:	6790 FT ²
OUTDOOR AREA:	1838 FT ²
TOTAL AREA:	8628 FT ²
LEVEL:	9, 12
DEDICATED PARKING:	14
OCCUPANCY:	63

THE DEN



INTERNAL AREA:	10809 FT ²
OUTDOOR AREA:	11829 FT ²
SUMMER GARDEN AREA:	3869 FT ²
OUTDOOR PATIO AREA:	7,960 FT ²
TOTAL AREA:	22638 FT ²
LEVEL:	20
DEDICATED PARKING:	22 SPOTS
OCCUPANCY:	55



1 THE DEN Penthouse of One

The one and the only penthouse office within Haus of Tenet, conceived as a private realm of leadership where clarity, control and distinction converge above the city.

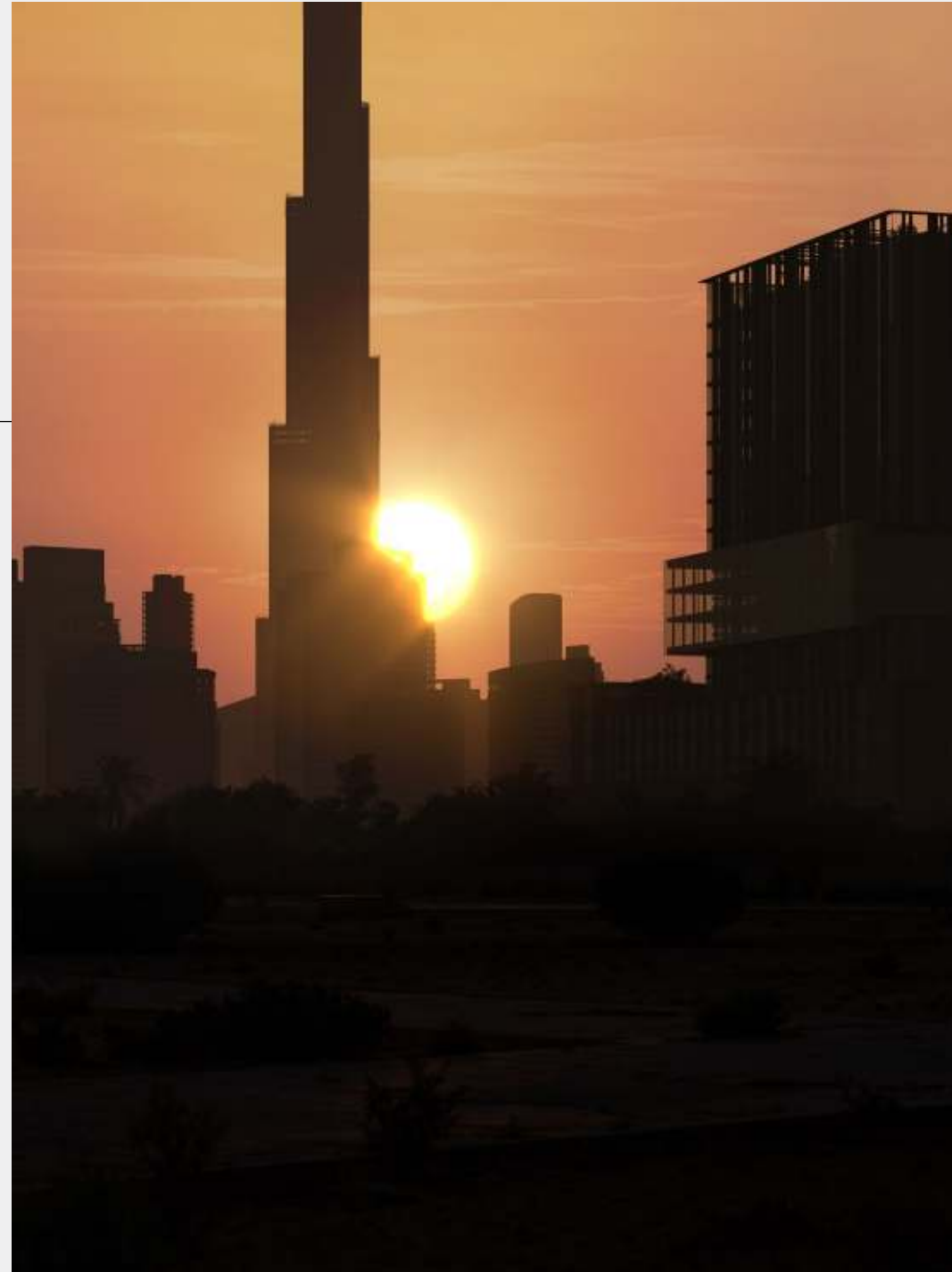
2 INDOOR SWIMMING POOL A Moment of Stillness

An indoor swimming pool reserved exclusively for The Den, designed for restoration and balance within a fully private setting.

3 SUMMER GARDEN A Private Open-Air Retreat

A secluded garden with a retractable roof, offering light, air and calm.

A SPACE SHAPED BY
PRINCIPLES



A CONVICTION
SHAPED BY TIME

ART AS OWNERSHIP CULTURE AS VALUE



MUSEUM OF TENET

AUTHENTIC

Authenticity is the origin story. Just as true art emerges from honesty, depth and intention, every space here is born from a genuine creative philosophy, crafted with meaning, shaped by culture and designed to feel unmistakably real.

EXCLUSIVE

Exclusivity isn't just rarity, it's owning something deeply personal. Like acquiring an original artwork, a space at Haus of Tenet offers a unique connection to artistry, design and cultural value reserved for those who truly appreciate it.

COLLECTIVE

Haus of Tenet redefines commercial real estate by positioning art as equity, not ornament. Curated, certified works are embedded into shared spaces, shaping environments of provenance and intent, where ownership extends beyond space to include narrative, identity and enduring cultural value.

THE COLLECTORS PROGRAM

OWN A SHARE OF A CURATED ART COLLECTION

Gain shared ownership in a professionally curated portfolio of mixed-media artworks placed throughout the development's public spaces.

STRENGTHENS YOUR INVESTMENT STORY

The integrated art program adds a unique dimension of cultural equity differentiating the project in the market and reinforcing smart, future-forward investing.



NO UPFRONT COST REQUIRED

The full initial investment in the art collection is covered by IRTM, allowing you to benefit without any additional financial contribution.

DIVERSE. APPRECIATING PORTFOLIO

The collection blends works from emerging, established and notable artists, strategically selected for long-term relevance and potential appreciation.

VALUE REINVESTED WITH INTENT

As the collection matures over time, its value is stewarded collectively and reinvested with purpose. This approach ensures that value is preserved not as a transaction, but as a living contribution to the environment itself.

A COHESIVE. ELEVATED ENVIRONMENT

Artworks across the lobby, dining spaces, gym, corridors, meeting areas and other amenities create a unified cultural experience that enhances desirability and tenant appeal.



HORIZON IN GLASS

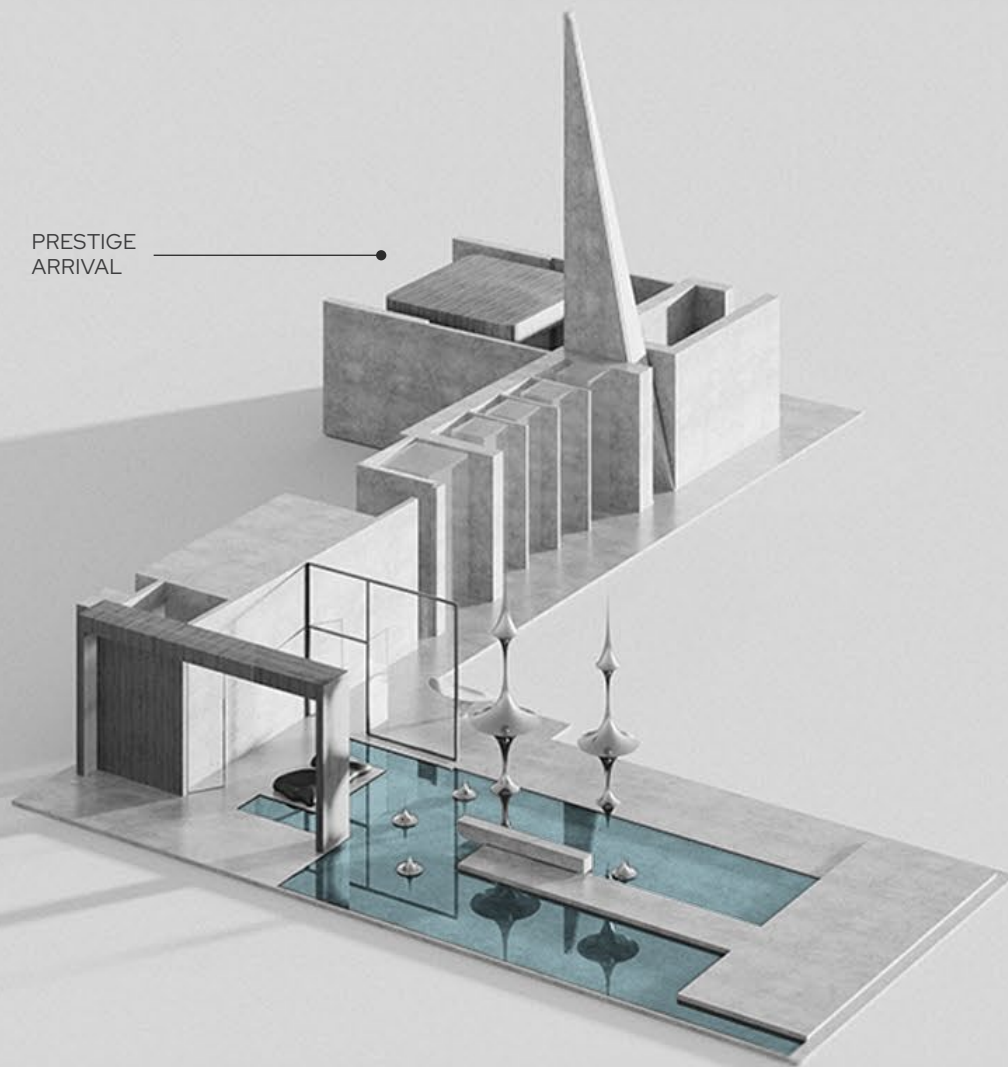


SPACES OF QUIET AUTHORITY



ACT I
FOR THE FEW

PRESTIGE
ARRIVAL



THE LOBBY EXPRESSION

Under this roof, power walks with grace and quality speaks softly.

Designed for those who value discretion and refinement. The lobby at Haus of Tenet is intimate, quiet and artfully curated. An exclusive sanctuary, an elegant transition space that feels as personal as a members-only lounge and as thoughtfully crafted as a collector's foyer.



PRESTIGE ARRIVAL

Private parking designed for discretion, ease and uninterrupted entry.

THE SWITCH

A discreet transition.

The Switch offers direct elevator and lobby access, ensuring privacy, control and a seamless arrival experience reserved for a select few.





THE DEN

A full-floor workspace conceived as a private realm of clarity and distinction. Defined by expansive views, curated art and sculptural restraint, The Den offers an environment where presence is felt rather than declared.

More than an office, it is a place for those who lead with conviction, where decisions are shaped and legacy is authored at its highest level.

THE DEN

Penthouse of One





THE DEN

Private Outdoor Space

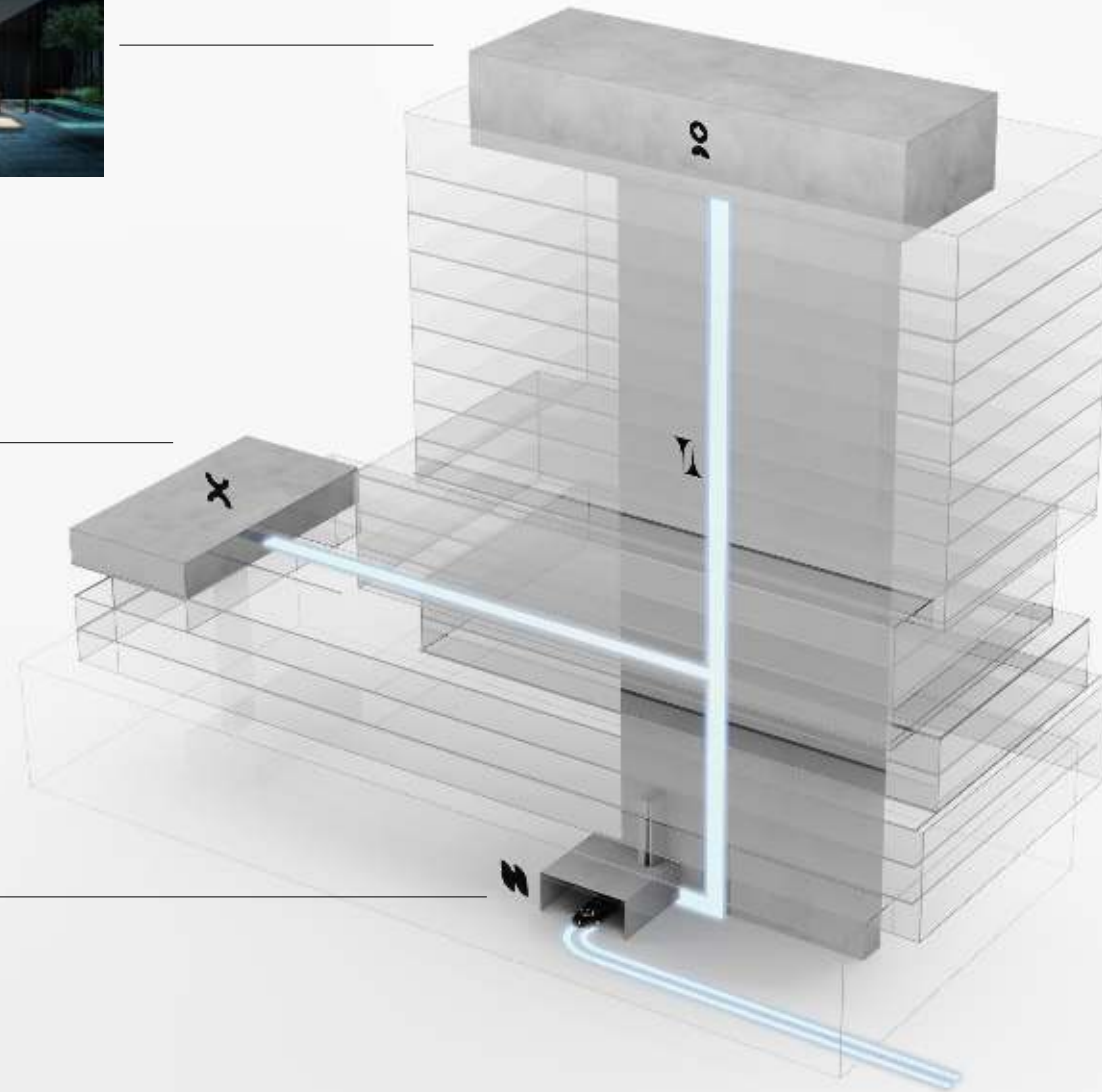
A secluded outdoor garden with a retractable roof, reserved exclusively for private use, offering light, air and calm.

 The Den

 The Vault

 Prestige Arrival

 Exclusive Lift



AN EXPERIENCE FOR THE FEW

Arrival at Haus of Tenet is composed, measured and deliberate. A moment of transition where pace slows, presence sharpens and control is instinctive.

Here, arrival is not announced, it is understood. An environment shaped for those who move with certainty, where discretion is assumed and refinement is felt, not stated.

This is the first signal of what lies beyond.

EXECUTIVE AMENITIES



DROP-OFF
PRESTIGE GUEST VALET

A dedicated drop-off point for the few
offering seamless valet service for a
signature guest experience



THE CORE

Wellness shaped by purpose and enduring balance.

INDULGENCE
CHAMBER

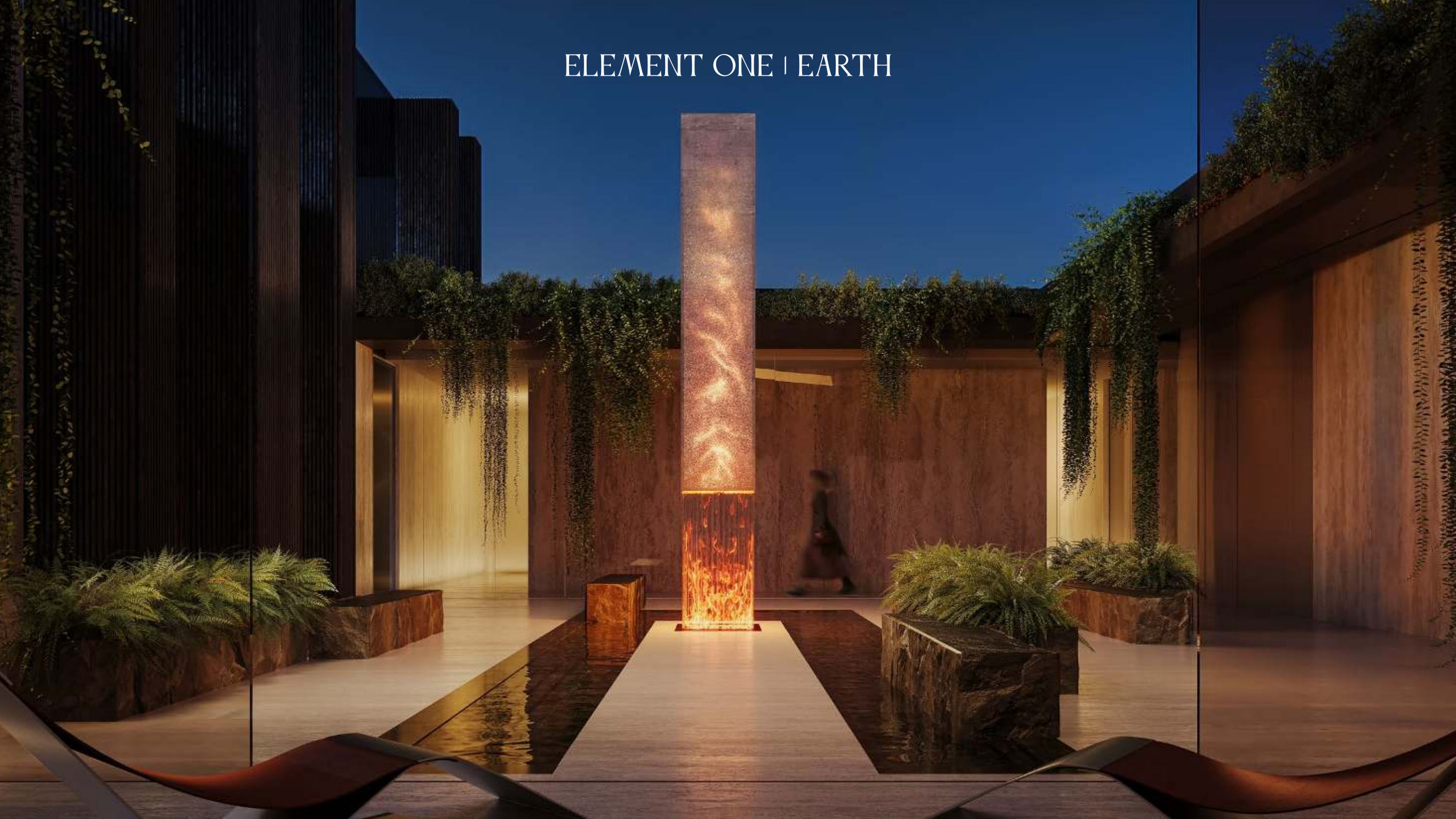




THE CORE

Elements

ELEMENT ONE | EARTH



ELEMENT TWO | AQUA



ELEMENT THREE | WIND





THE CORE

Crafted for exclusivity & designed for elevation

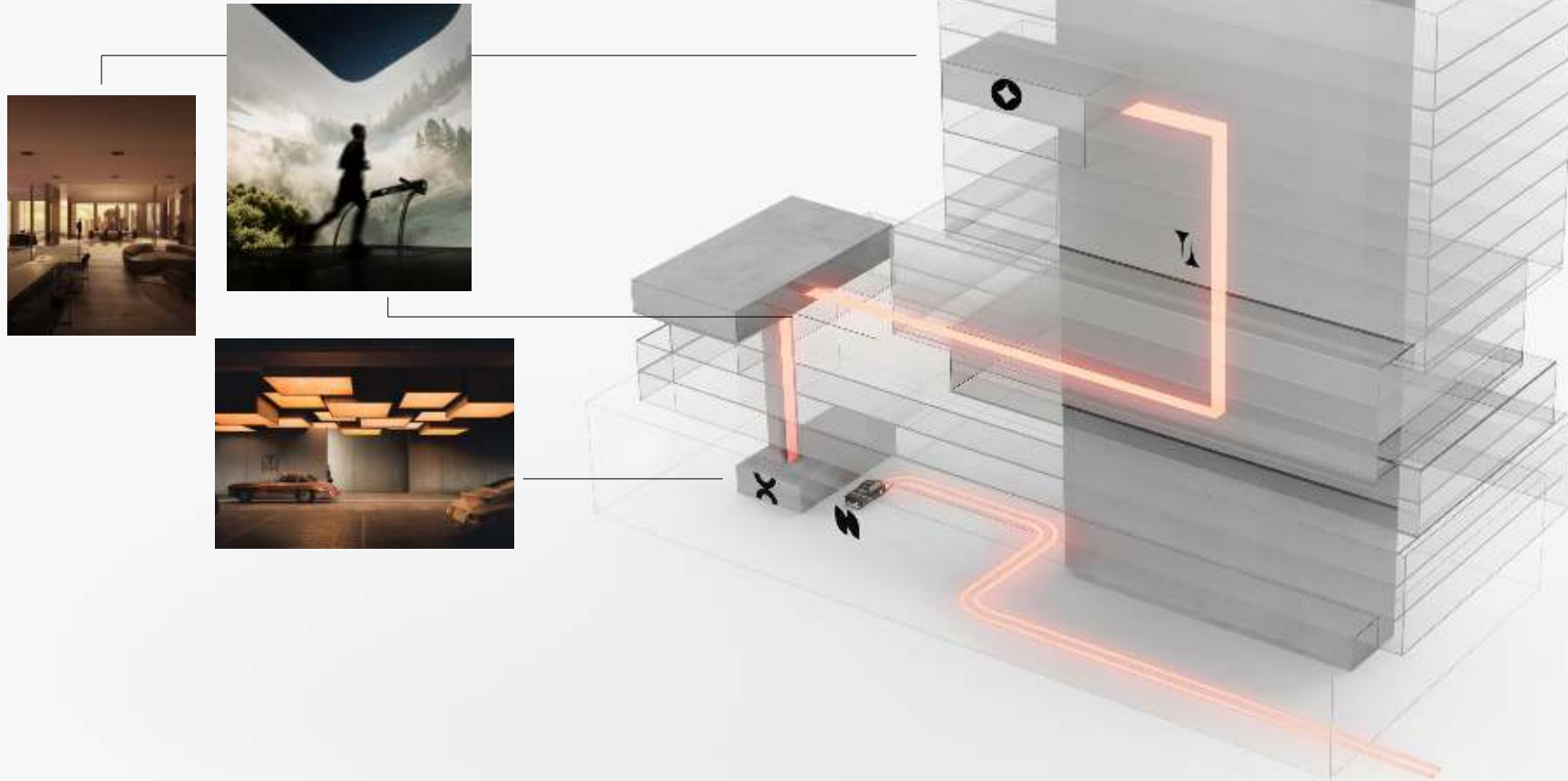


THE VAULT

Exclusive Signature Lounge,
defined by restraint & quiet authority.



THE VAULT
The Elite Members Lounge



AMENITIES FOR THE FEW

A considered suite of amenities, shaped around the cadence of modern leadership.

Designed to restore balance, refine focus and elevate the everyday.

These spaces are an extension of The Den supporting those who operate at the highest level, with quiet consistency.

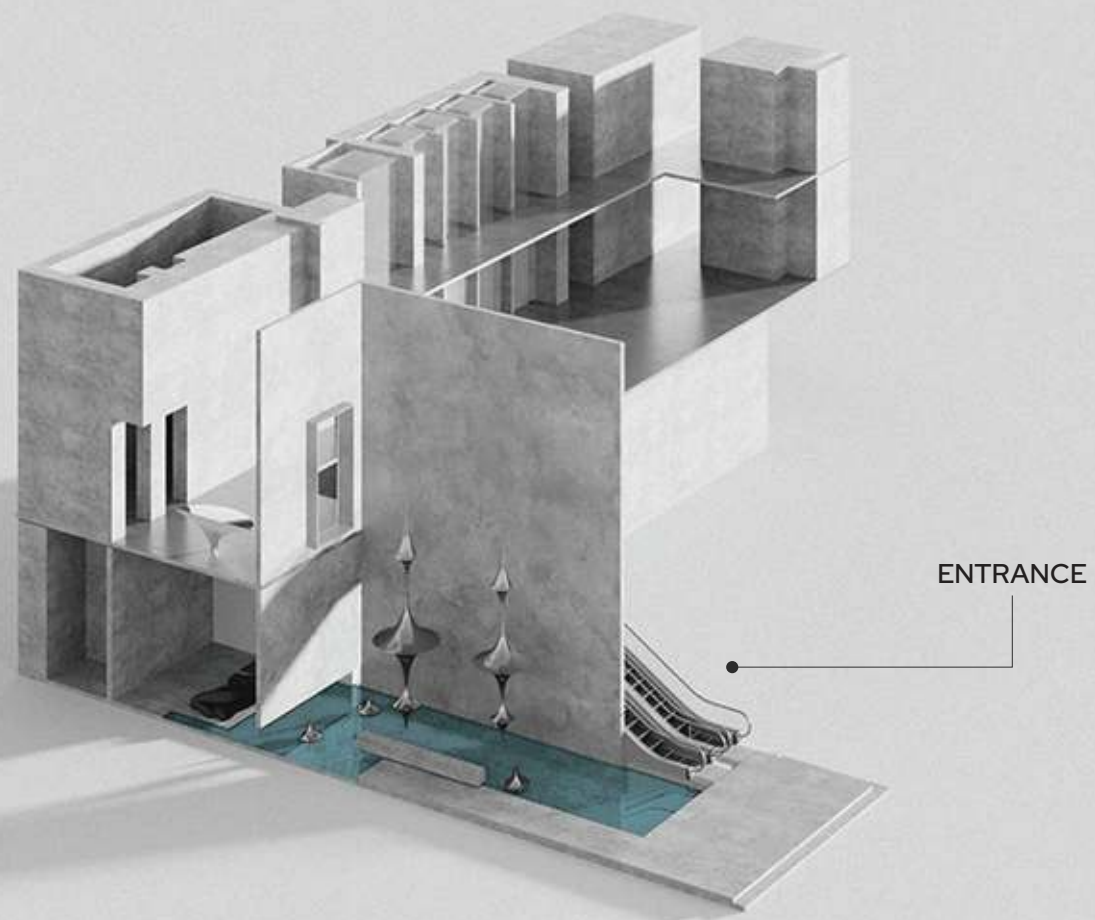
ACT 2
FOR THE MANY

A dark classic car, possibly a Jaguar E-Type, is parked in a modern, dimly lit space. To the left of the car is a large, leafy tree growing out of a dark, sculptural planter. The background consists of a wall with vertical slats, and the floor is dark and reflective. The overall atmosphere is sophisticated and minimalist.

WHERE ARRIVAL
BECOMES AUTHORITY



CRAFTED STILLNESS



A movement through shadows, designed for those who embody rare presence.

THE ARRIVAL LOBBY

A Crafted Transition Space of Stillness and Welcome



THE FOUNDATION

Private Dining

THE BUNKER

A refined destination where dining, connection and quiet exclusivity meet



A modern glass skyscraper at dusk, featuring a prominent cantilevered upper section. The building's interior lights are on, creating a warm glow. In the foreground, two men in suits are standing and talking. The scene is set in a landscaped area with palm trees and a clear sky with a crescent moon.

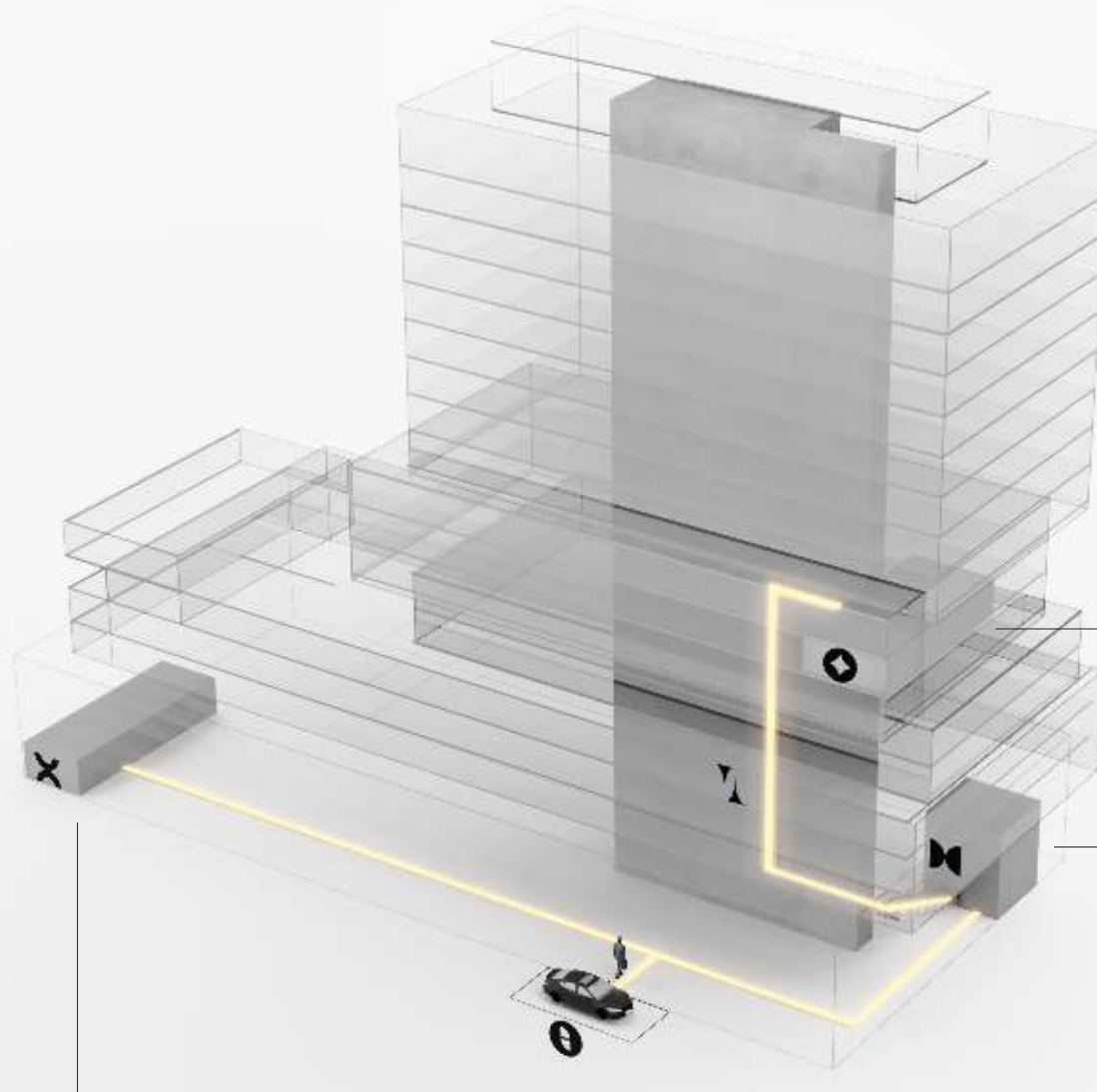
A COMPOSED
WAY OF WORKING

FOR THE MANY

Designed for those who lead with consistency, clarity and purpose. The shared spaces at Haus of Tenet are calm, composed and thoughtfully articulated environments that support focus, connection and daily rhythm.

Here, movement is effortless, spaces are intuitive and design serves function with quiet intelligence.

An experience shaped for those who carry responsibility with presence and progress with intent.



PAYMENT PLAN

CONVENIENT PAYMENT PLAN

Enjoy a mortgage-friendly
payment plan.

10%

Down Payment

5%

on 1st of March 2026

5%

on 1st of June 2026

5%

on 1st of August 2026

5%

on 1st of November 2026

5%

on 1st of February 2027

5%

on 40% Construction
Progress

5%

on 60% Construction
Progress

5%

on 80% Construction
Progress

50%

on Completion

HAUS OF TENET



A DESTINATION
OF INFLUENCE



PROJECT DETAILS

PROJECT NAME
HAUS OF TENET

TOTAL INDOOR & OUTDOOR
AMENITIES AREA
60,000 FT²

DEVELOPER
IRTH GROUP

TOTAL PARKING BAYS
600 ACROSS 5 FLOORS

GROSS FLOOR SIZE
324,107 FT²

TOTAL NUMBER OF
ELEVATORS: 18
OFFICE | 12
EXCLUSIVE | 2
SHUTTLE | 3
SERVICE | 1

TOTAL OFFICE FLOORS
15

SERVICE CHARGES
≈ AED 20 PER SQFT

TOTAL NUMBER OF OFFICES
87 CLUSTERS
UPTO 225 INDIVIDUAL OFFICE UNITS

ANTICIPATED
HANDOVER DATE
Q2 2028

CONSULTANTS

ID TEAM

zebra

LANDSCAPE ARCHITECT

studio**CREATE.**
Landscape Architecture

ART TEAM

studio 'feel
Art Consultancy



MATERIAL INTELLIGENCE

A considered palette selected for its integrity, longevity and ability to age with quiet distinction.





A HAUS FOR THE FEW WHO MOVE THE MANY



HAUS OF
TENET

DEVELOPED AND BROUGHT TO YOU BY

IRTH

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