



الحيـتـور
ALHABTOOR

1970 OFFICE TOWER

Dubai , UAE

TOWER
1970

zaro
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.

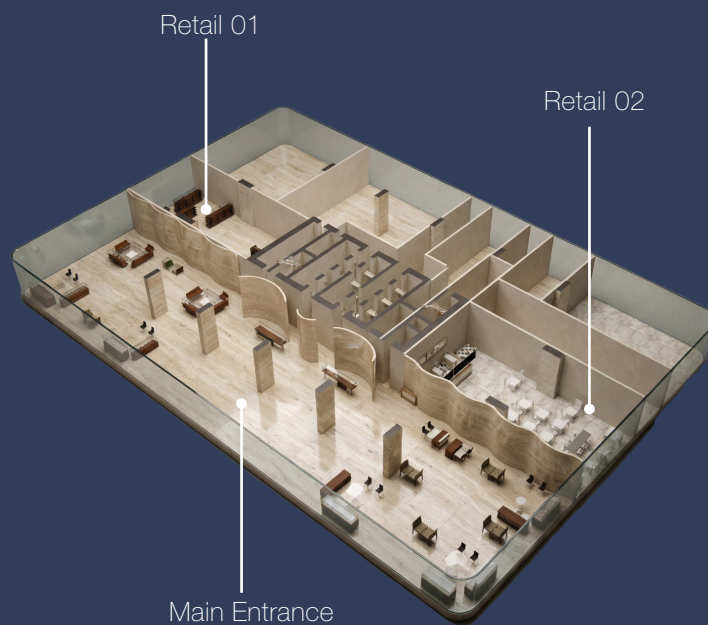
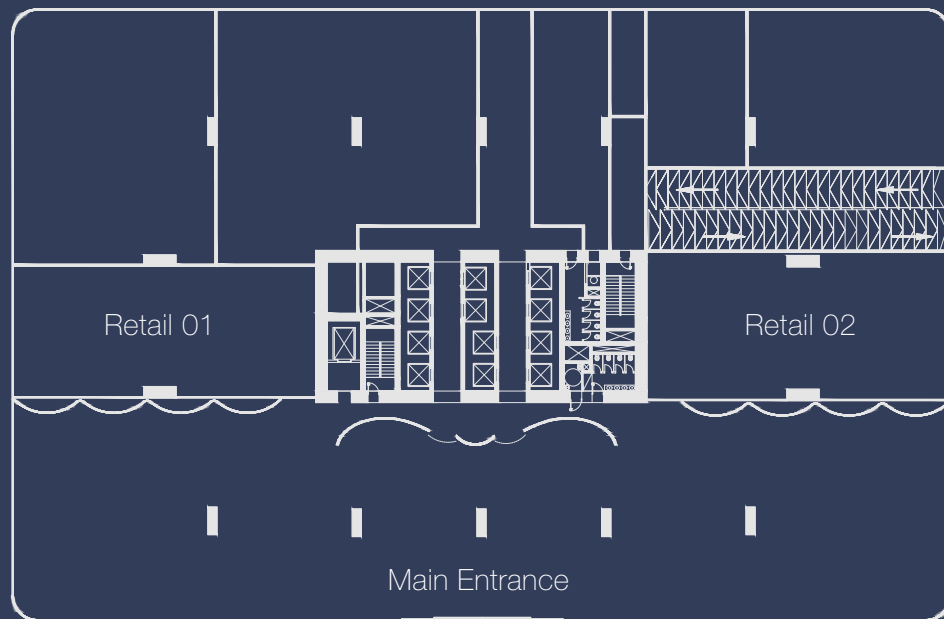
Total Build Areas For The Offices Tower : 140000.00 Sq.m.

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.

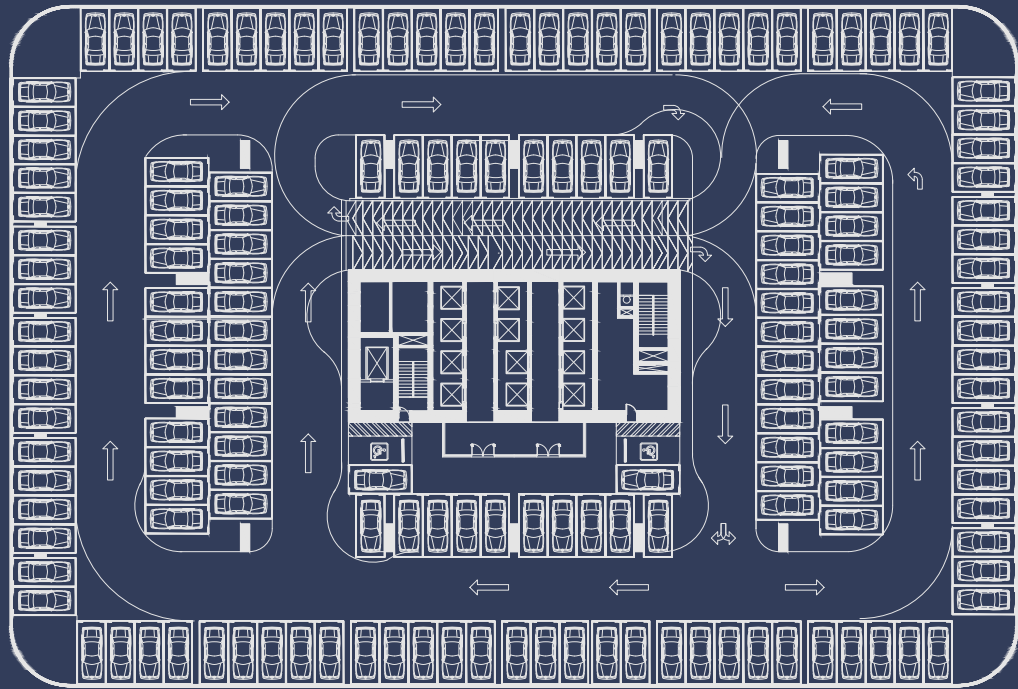


GROUND FLOOR PLAN



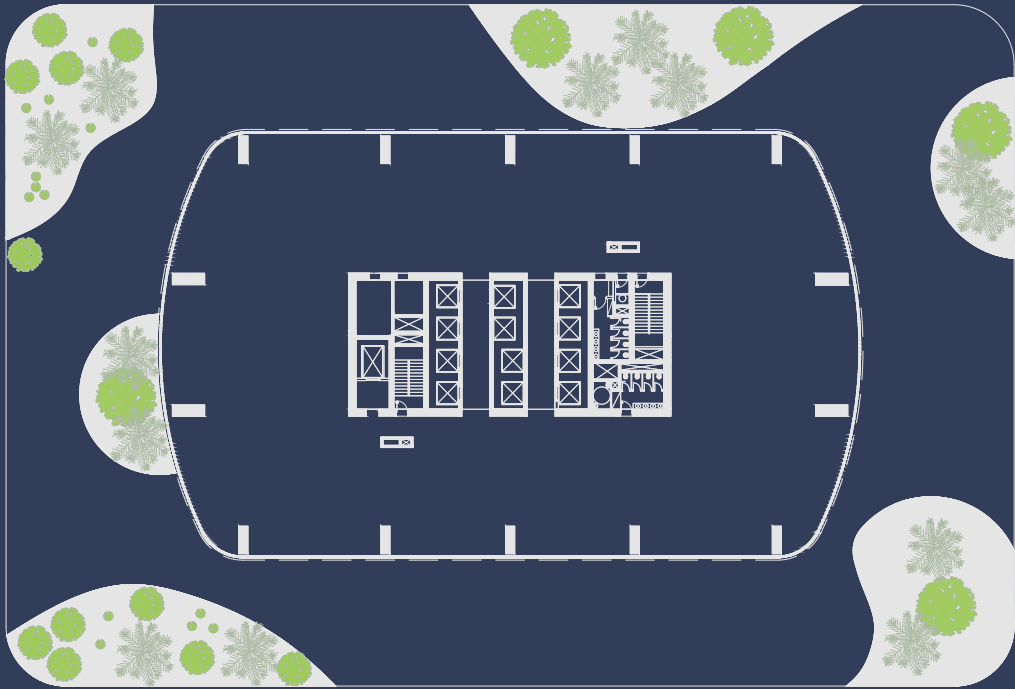
Retail	Area
01	295 Sq.m.
02	333.12 Sq.m.
Total Area	628.12 Sq.m.

PODIUM FLOOR PLAN



Total Floor Area : 5127.5 Sq.m.

TOP OF PODIUM FLOOR PLAN (AMMENETIES 1)

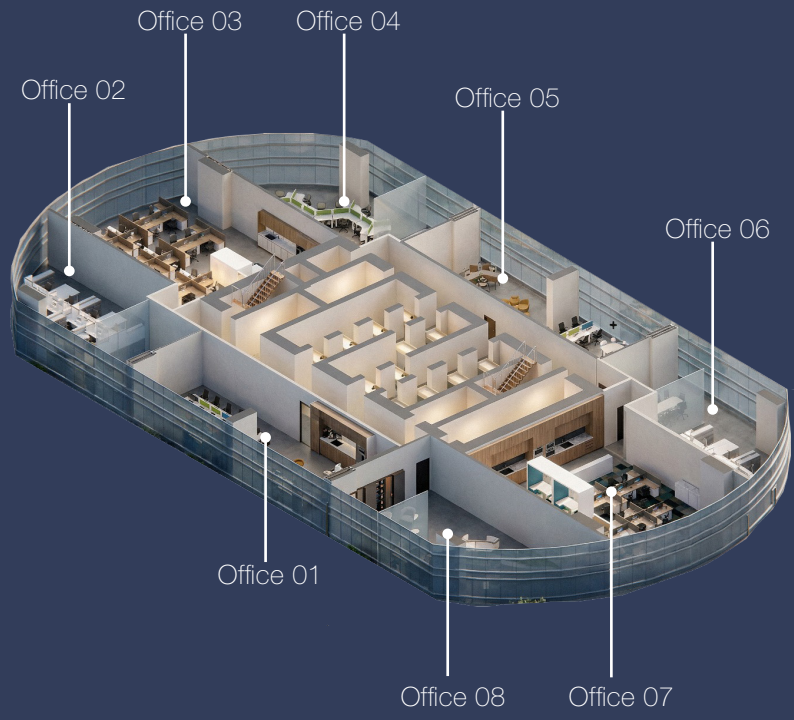
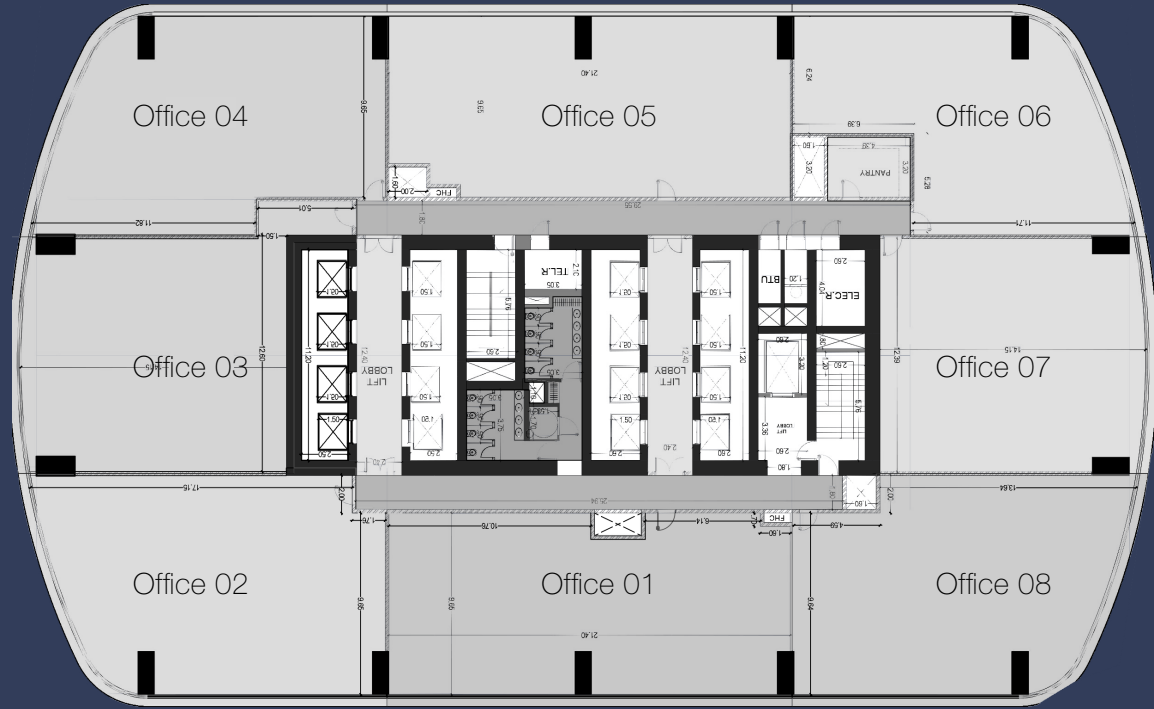


Areas to be defined according to space requirments

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

LOWRISE TYPICAL FLOOR

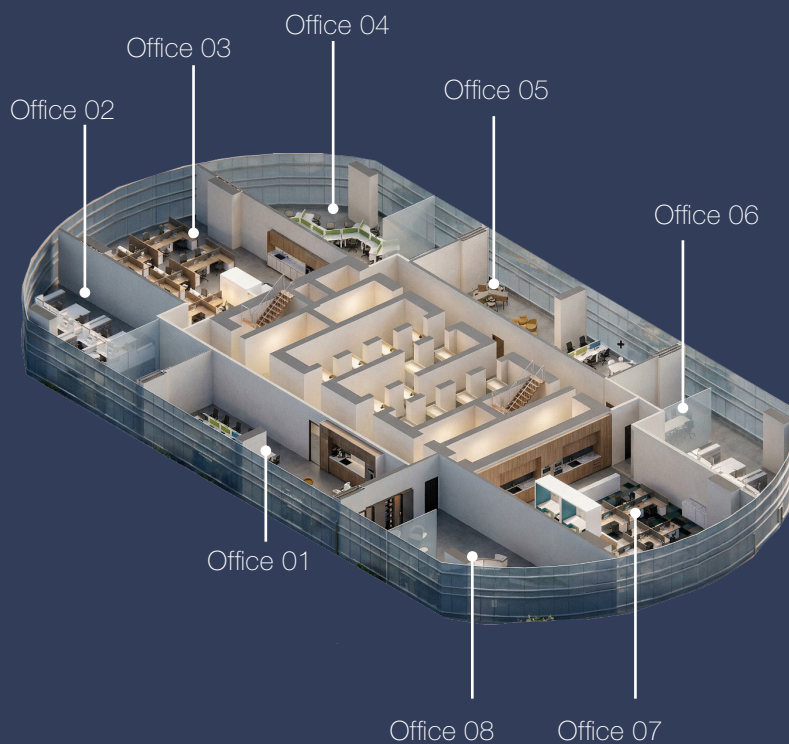
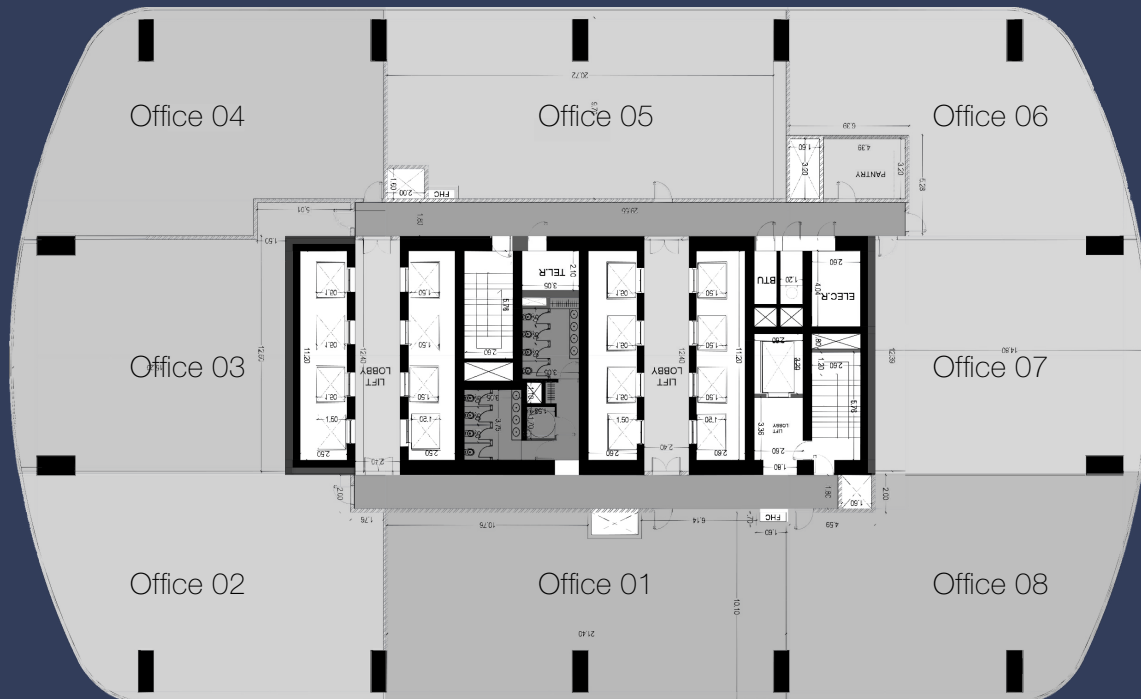
PLAN A



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.

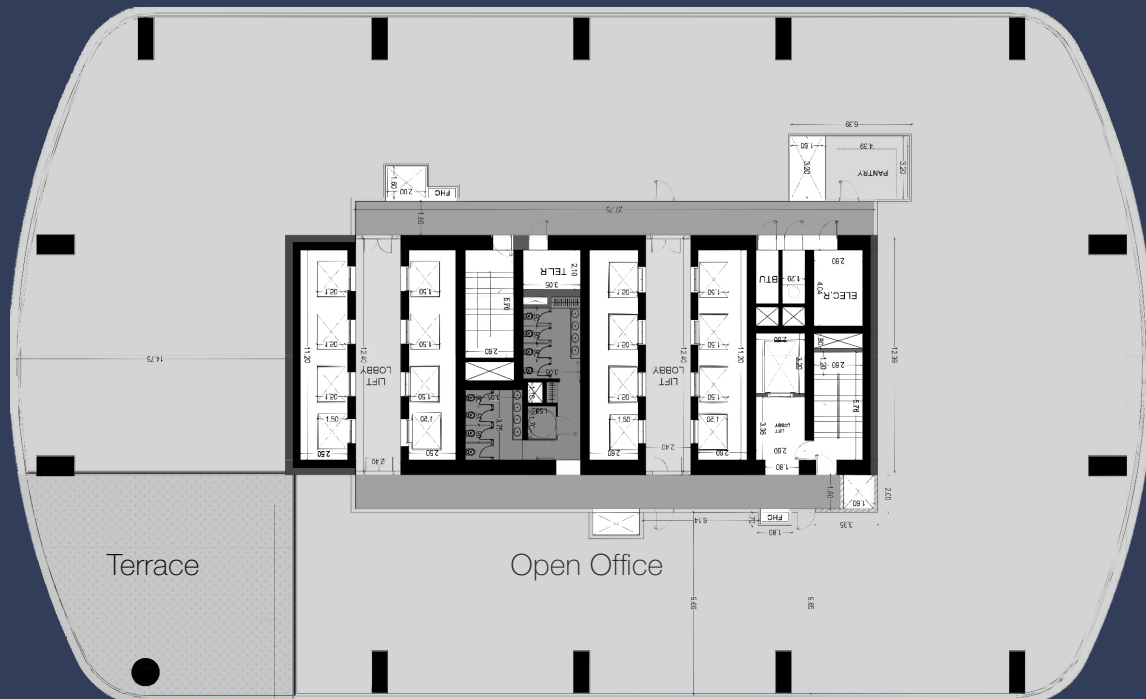
LOWRISE TYPICAL FLOOR

PLAN B



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

SKY GARDEN FLOOR PLAN 1



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

[illegible]

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

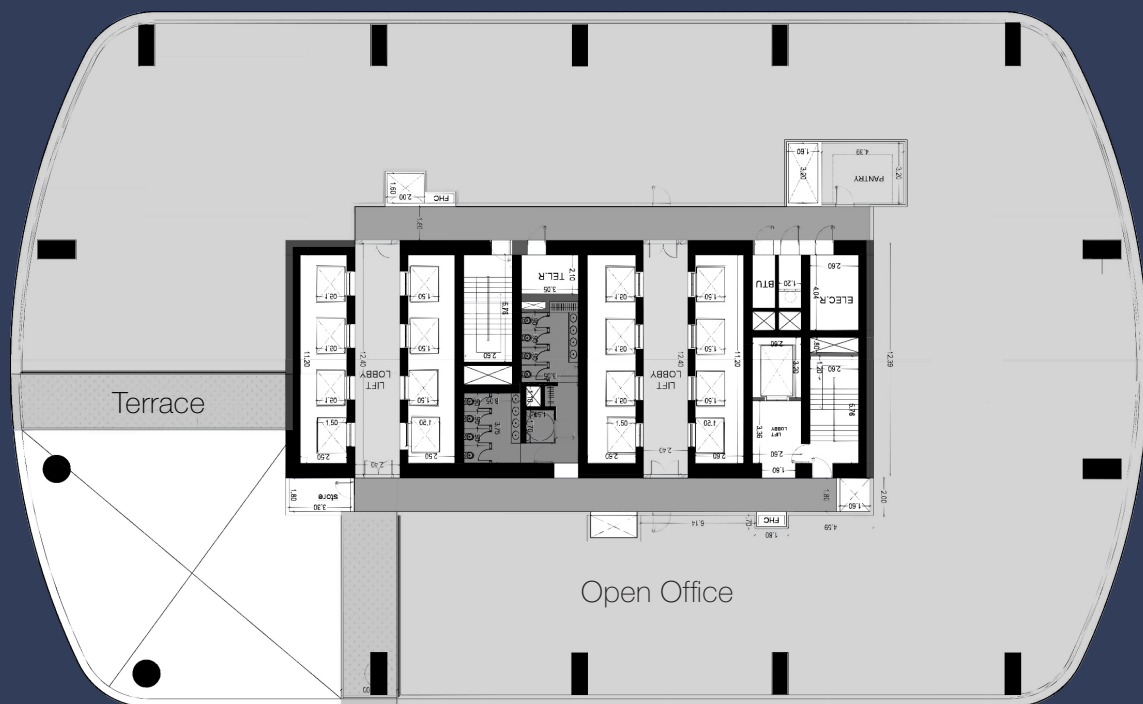
The floor plan illustrates the layout of the 1st floor, featuring a central corridor and several functional areas:

- Central Corridor:** A main horizontal corridor (2.00m wide) runs through the center, with a vertical corridor (2.00m wide) intersecting it.
- Rooms and Areas:**
 - Office 1:** 3.00m x 3.00m
 - Office 2:** 3.00m x 3.00m
 - Office 3:** 3.00m x 3.00m
 - Office 4:** 3.00m x 3.00m
 - Office 5:** 3.00m x 3.00m
 - Office 6:** 3.00m x 3.00m
 - Office 7:** 3.00m x 3.00m
 - Office 8:** 3.00m x 3.00m
 - Office 9:** 3.00m x 3.00m
 - Office 10:** 3.00m x 3.00m
 - Office 11:** 3.00m x 3.00m
 - Office 12:** 3.00m x 3.00m
 - Office 13:** 3.00m x 3.00m
 - Office 14:** 3.00m x 3.00m
 - Office 15:** 3.00m x 3.00m
 - Office 16:** 3.00m x 3.00m
 - Office 17:** 3.00m x 3.00m
 - Office 18:** 3.00m x 3.00m
 - Office 19:** 3.00m x 3.00m
 - Office 20:** 3.00m x 3.00m
 - Office 21:** 3.00m x 3.00m
 - Office 22:** 3.00m x 3.00m
 - Office 23:** 3.00m x 3.00m
 - Office 24:** 3.00m x 3.00m
 - Office 25:** 3.00m x 3.00m
 - Office 26:** 3.00m x 3.00m
 - Office 27:** 3.00m x 3.00m
 - Office 28:** 3.00m x 3.00m
 - Office 29:** 3.00m x 3.00m
 - Office 30:** 3.00m x 3.00m
 - Office 31:** 3.00m x 3.00m
 - Office 32:** 3.00m x 3.00m
 - Office 33:** 3.00m x 3.00m
 - Office 34:** 3.00m x 3.00m
 - Office 35:** 3.00m x 3.00m
 - Office 36:** 3.00m x 3.00m
 - Office 37:** 3.00m x 3.00m
 - Office 38:** 3.00m x 3.00m
 - Office 39:** 3.00m x 3.00m
 - Office 40:** 3.00m x 3.00m
 - Office 41:** 3.00m x 3.00m
 - Office 42:** 3.00m x 3.00m
 - Office 43:** 3.00m x 3.00m
 - Office 44:** 3.00m x 3.00m
 - Office 45:** 3.00m x 3.00m
 - Office 46:** 3.00m x 3.00m
 - Office 47:** 3.00m x 3.00m
 - Office 48:** 3.00m x 3.00m
 - Office 49:** 3.00m x 3.00m
 - Office 50:** 3.00m x 3.00m
 - Office 51:** 3.00m x 3.00m
 - Office 52:** 3.00m x 3.00m
 - Office 53:** 3.00m x 3.00m
 - Office 54:** 3.00m x 3.00m
 - Office 55:** 3.00m x 3.00m
 - Office 56:** 3.00m x 3.00m
 - Office 57:** 3.00m x 3.00m
 - Office 58:** 3.00m x 3.00m
 - Office 59:** 3.00m x 3.00m
 - Office 60:** 3.00m x 3.00m
 - Office 61:** 3.00m x 3.00m
 - Office 62:** 3.00m x 3.00m
 - Office 63:** 3.00m x 3.00m
 - Office 64:** 3.00m x 3.00m
 - Office 65:** 3.00m x 3.00m
 - Office 66:** 3.00m x 3.00m
 - Office 67:** 3.00m x 3.00m
 - Office 68:** 3.00m x 3.00m
 - Office 69:** 3.00m x 3.00m
 - Office 70:** 3.00m x 3.00m
 - Office 71:** 3.00m x 3.00m
 - Office 72:** 3.00m x 3.00m
 - Office 73:** 3.00m x 3.00m
 - Office 74:** 3.00m x 3.00m
 - Office 75:** 3.00m x 3.00m
 - Office 76:** 3.00m x 3.00m
 - Office 77:** 3.00m x 3.00m
 - Office 78:** 3.00m x 3.00m
 - Office 79:** 3.00m x 3.00m
 - Office 80:** 3.00m x 3.00m
 - Office 81:** 3.00m x 3.00m
 - Office 82:** 3.00m x 3.00m
 - Office 83:** 3.00m x 3.00m
 - Office 84:** 3.00m x 3.00m
 - Office 85:** 3.00m x 3.00m
 - Office 86:** 3.00m x 3.00m
 - Office 87:** 3.00m x 3.00m
 - Office 88:** 3.00m x 3.00m
 - Office 89:** 3.00m x 3.00m
 - Office 90:** 3.00m x 3.00m
 - Office 91:** 3.00m x 3.00m
 - Office 92:** 3.00m x 3.00m
 - Office 93:** 3.00m x 3.00m
 - Office 94:** 3.00m x 3.00m
 - Office 95:** 3.00m x 3.00m
 - Office 96:** 3.00m x 3.00m
 - Office 97:** 3.00m x 3.00m
 - Office 98:** 3.00m x 3.00m
 - Office 99:** 3.00m x 3.00m
 - Office 100:** 3.00m x 3.00m
- Other Areas:**
 - Reception:** 3.00m x 3.00m
 - Lounge:** 3.00m x 3.00m
 - Kitchen:** 3.00m x 3.00m
 - Store:** 3.00m x 3.00m
 - Terrace:** 3.00m x 3.00m
 - Open Office:** 3.00m x 3.00m

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

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

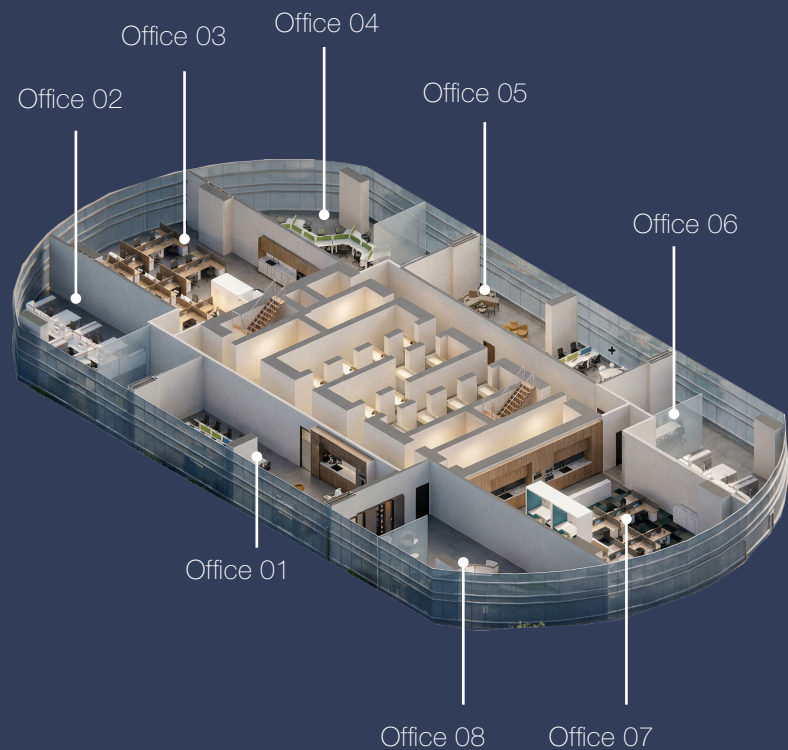
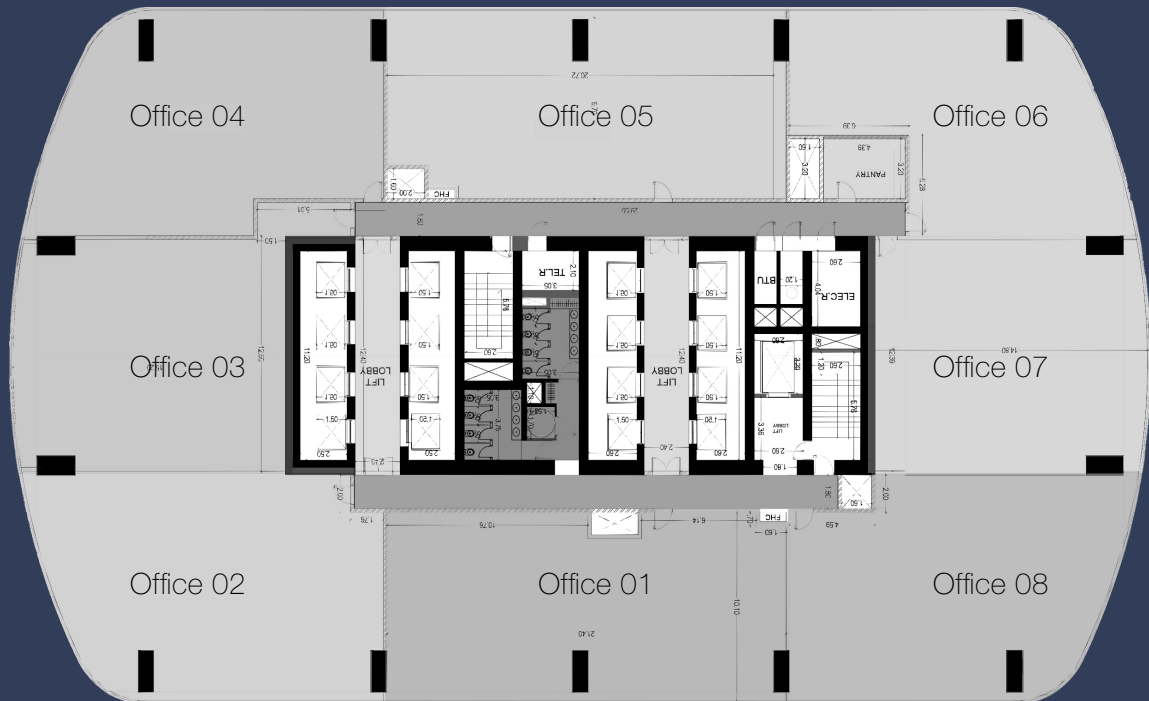
SKY GARDEN FLOOR PLAN 5



Sellable Indoor Area	Garden Area
1331.1 Sq.m.	77.0 Sq.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	226.4 Sq.m.
02	239.2 Sq.m.
03	290.0 Sq.m.
04	218.6 Sq.m.
05	226.1 Sq.m.
06	180.0 Sq.m.
07	188.1 Sq.m.
08	208.1 Sq.m.
Total Area	1776.5 Sq.m.

HIGHRISE TYPICAL FLOOR

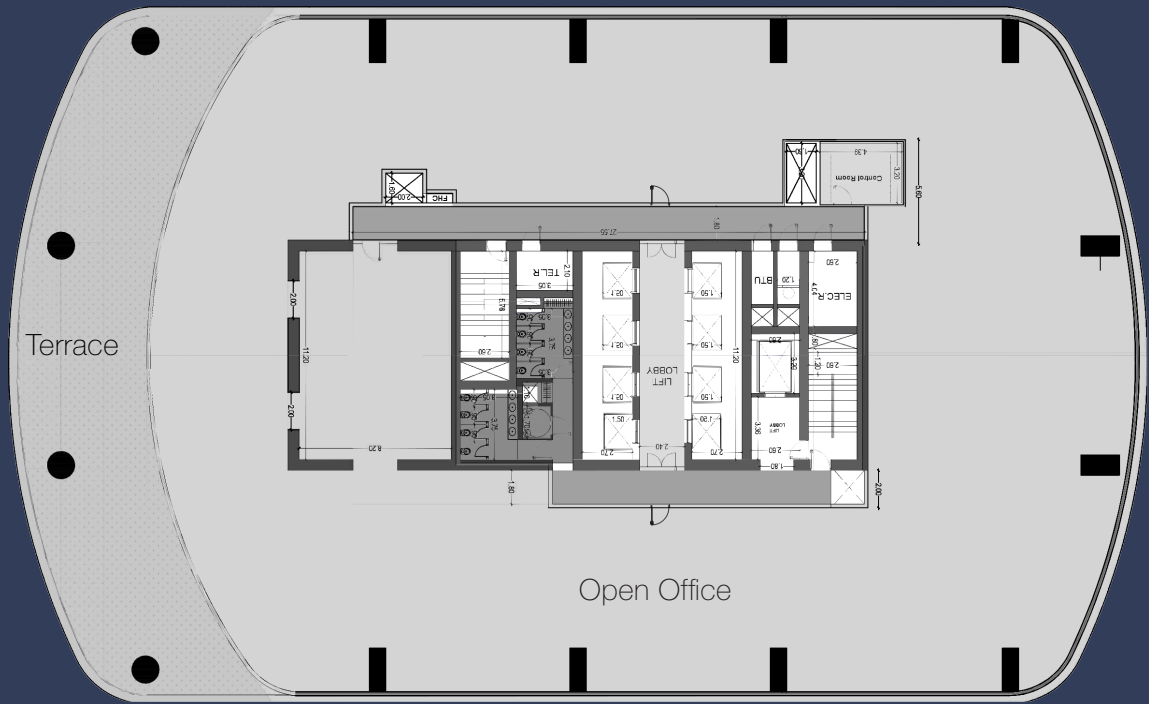
PLAN B (LEVEL 48-55 + 60)



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

SKY GARDEN FLOOR PLAN

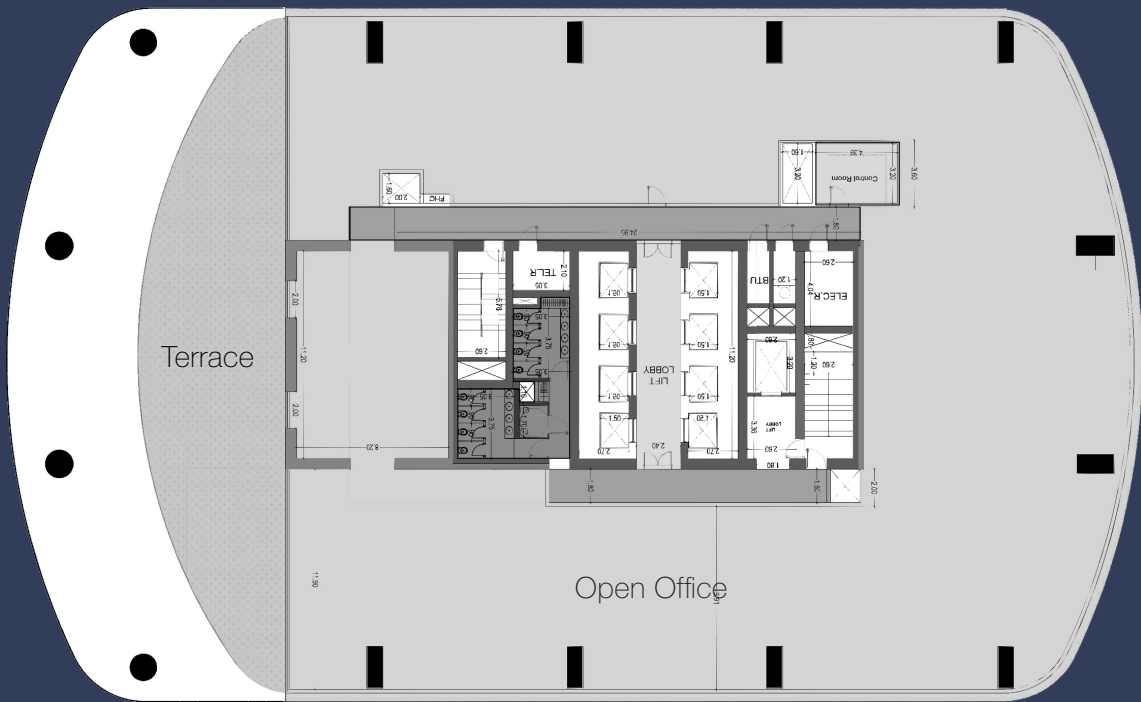
LEVEL 56



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

SKY GARDEN FLOOR PLAN

LEVEL 57



Sellable Indoor Area	Garden Area
1295.6 Sq.m.	216.2 Sq.m.

SKY GARDEN FLOOR PLAN

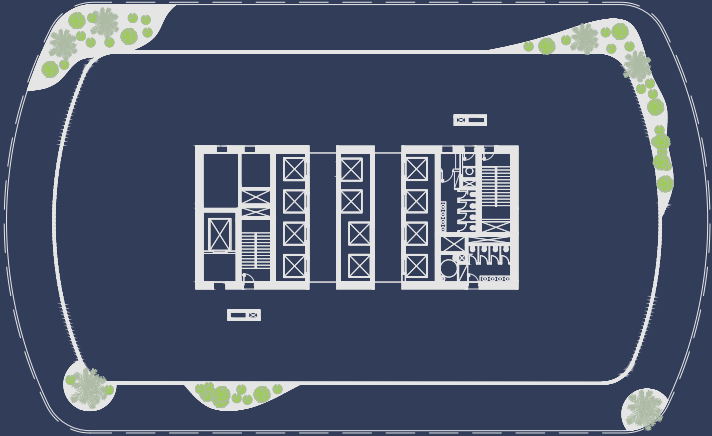
LEVEL 58-59



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

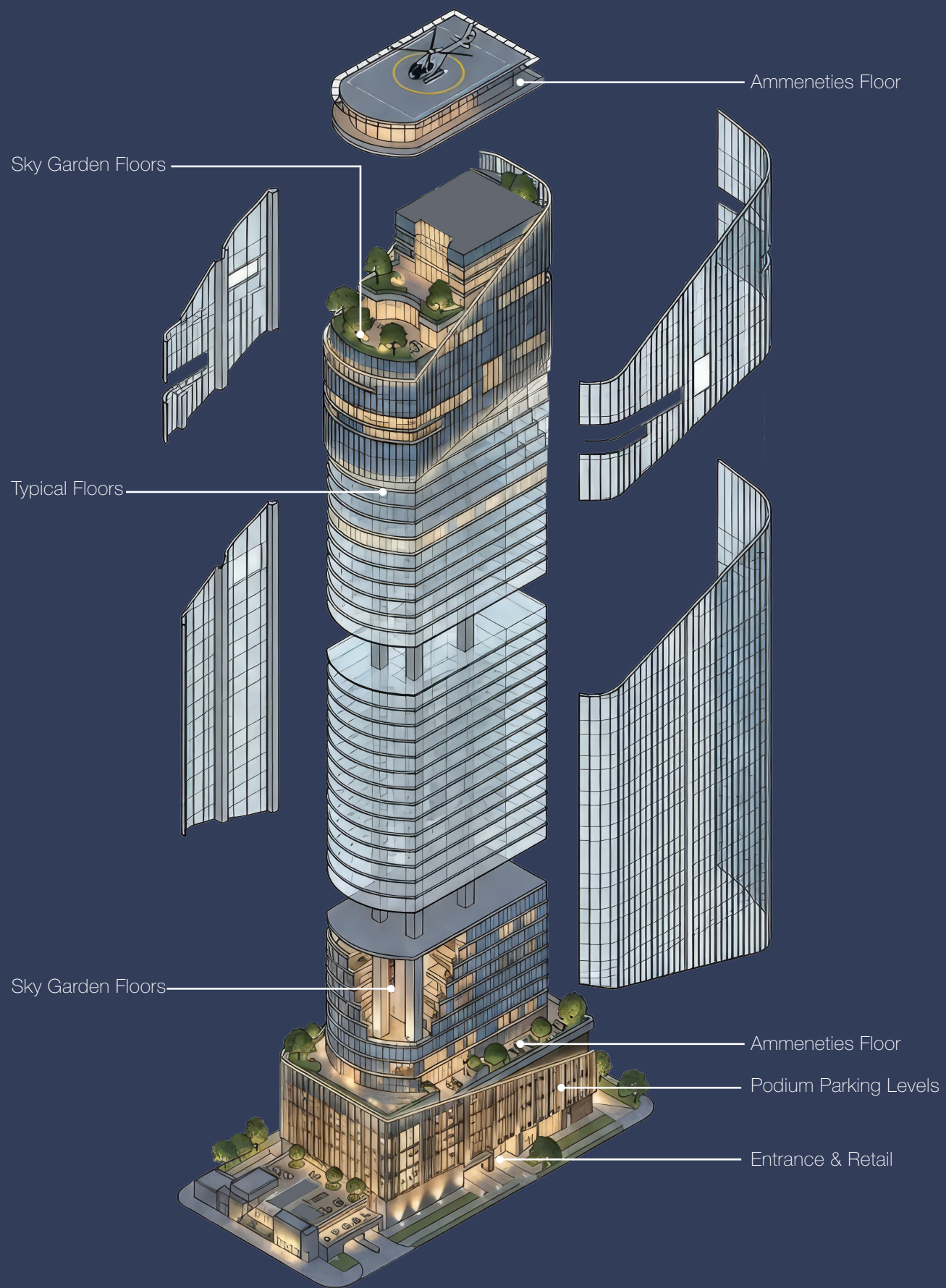
TERMINAL FLOOR PLAN (AMMENETIES 2)

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



Wayfir

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Wayfinding

RECEPTION
BOARDING AND BAGGAGE
CHECK-IN

→ RECEPTION
BOARDING AND BAGGAGE

→ RECEPTION
BOARDING
CHECK-IN















