



الحيـتـور
ALHABTOOR

1970 OFFICE TOWER

Dubai , UAE



Copyright © 2026 ZARO ARCHITECTS. All rights reserved.

No part of this document may be reproduced or transmitted in any form or by any means without the prior written consent of ZARO ARCHITECTS.

While reasonable efforts have been made to ensure the accuracy of this document, ZARO ARCHITECTS assumes no liability resulting from any omission or inaccuracies in this document or from use of the information obtained herein.

ZARO ARCHITECTS reserves the right to make changes to any products described herein to improve reliability, function, or design, and reserves the right to revise this document and to make changes from time to time in content hereof with no obligation to notify any person of revisions or changes.

ZARO ARCHITECTS does not assume any liability arising out of information described herein.
Other brands or product names are trademarks or registered trademarks of their respective holders.

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.

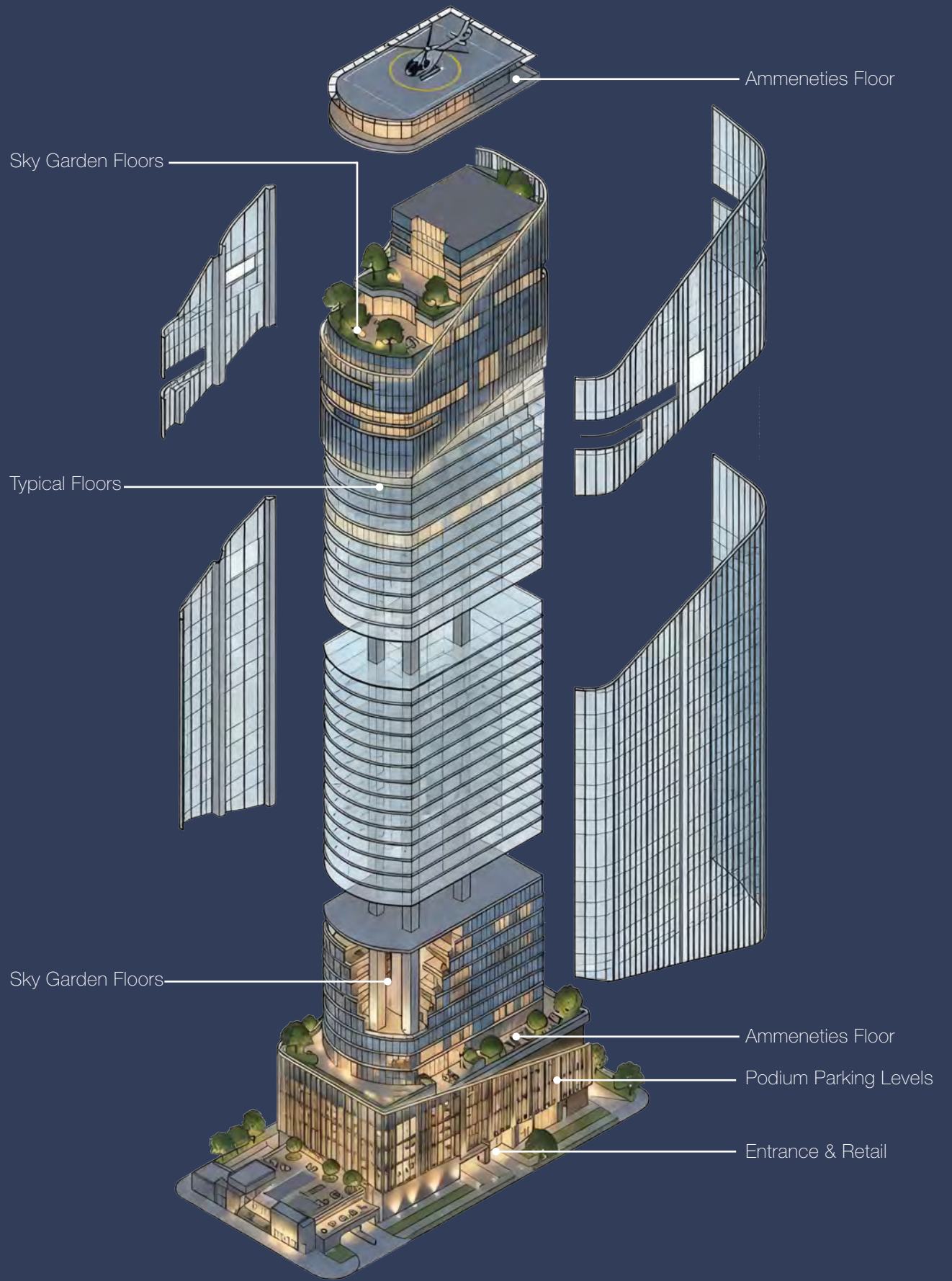
Total Build Areas For The Offices Tower : 140000.00 Sq.m.

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.



EXPLODED DIAGRAM















TOWER
1970

TOWER
1970



Wayfind

- ↙ 0800 1000 1000
- 0800 1000 1000
- 0800 1000 1000
- 0800 1000 1000





Wayfinding

RECEPTION
CONFERENCE ROOMS
OFFICES

→ CONFERENCE
ROOMS

→ RECEPTION
AREA















