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الحيـتـور
ALHABTOOR

1970 OFFICE TOWER

Dubai , UAE

TOWER
1970

zaro
architects

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.

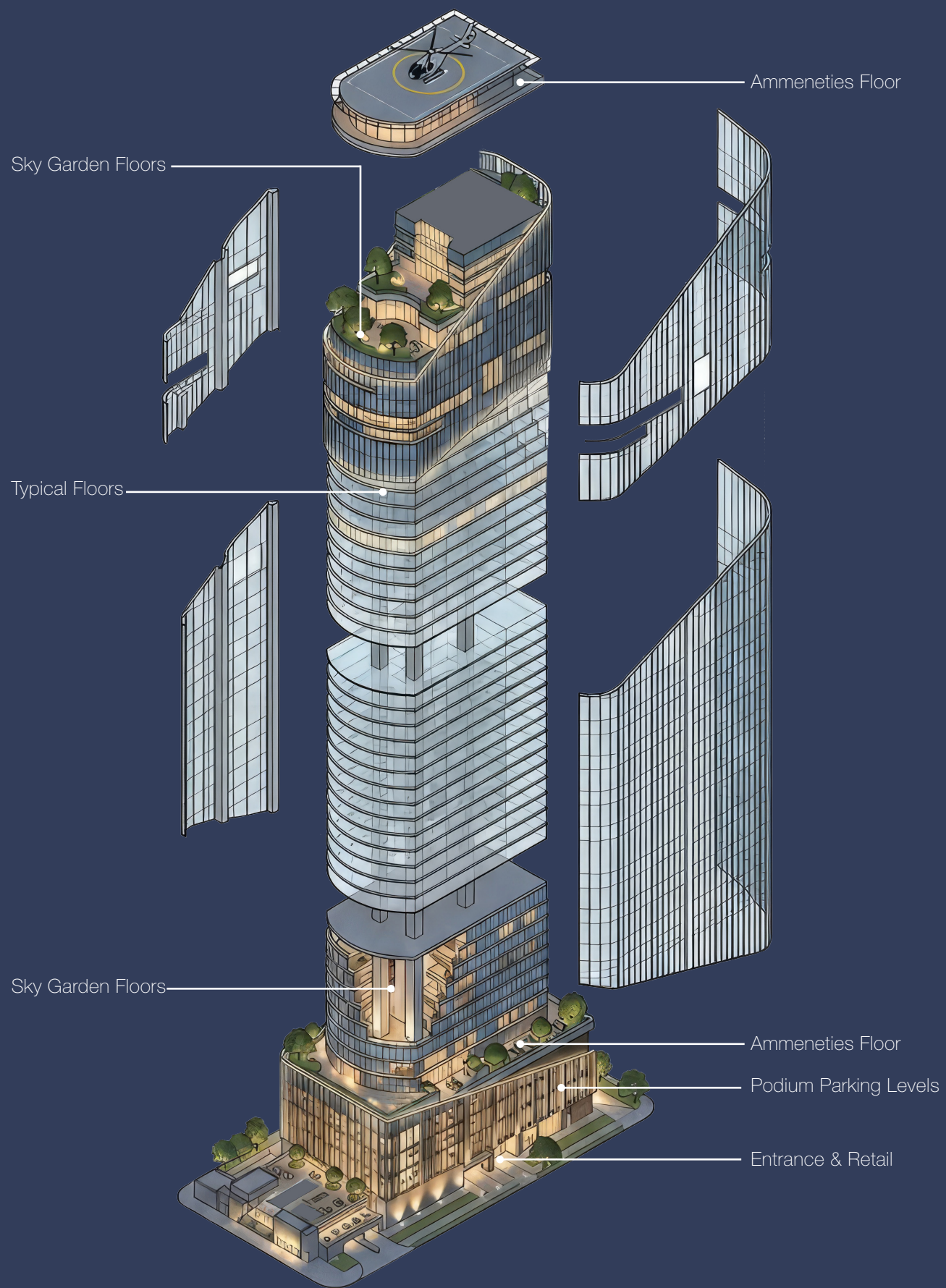
Total Build Areas For The Offices Tower : 140000.00 Sq.m.

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

Wayfin

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Wayfinding

RECEPTION
BOARDING AND BUS
BOARDING

→ RECEPTION
BOARDING

→ RECEPTION
BOARDING















