
HAUS OF
TENET

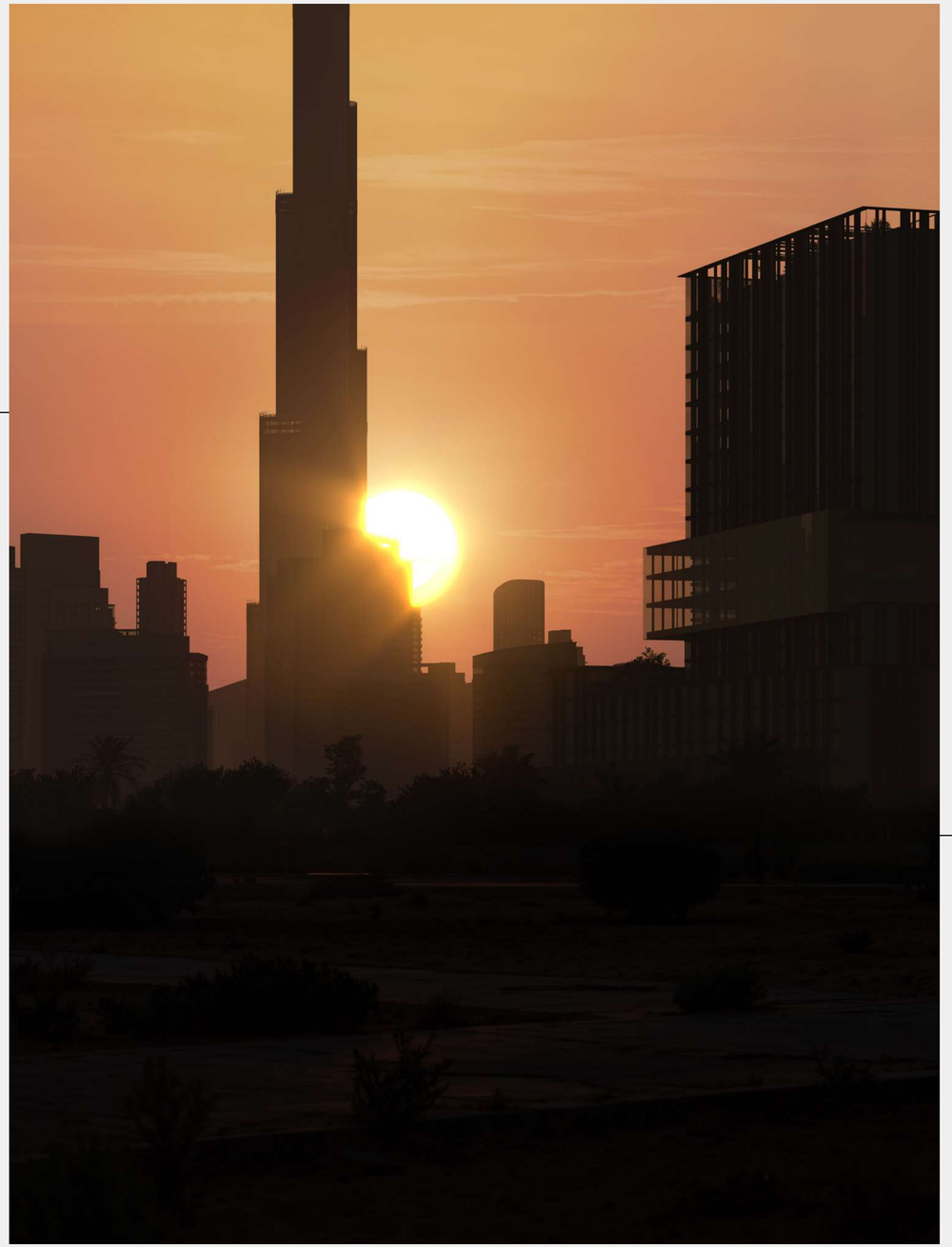
IRTH - A MODERN INSTITUTION OF LEGACY

Shaping Spaces with Intention and Permanence.
With Haus of Tenet, IRTH introduces its first fully branded development; a defining moment where vision, conviction, and craft come together under one name.
More than a project, Haus of Tenet marks IRTH's evolution from strategic partnerships to authorship.

Leading with purpose, permanence, and belief.



A SPACE SHAPED BY
PRINCIPLES



A CONVICTION
SHAPED BY TIME

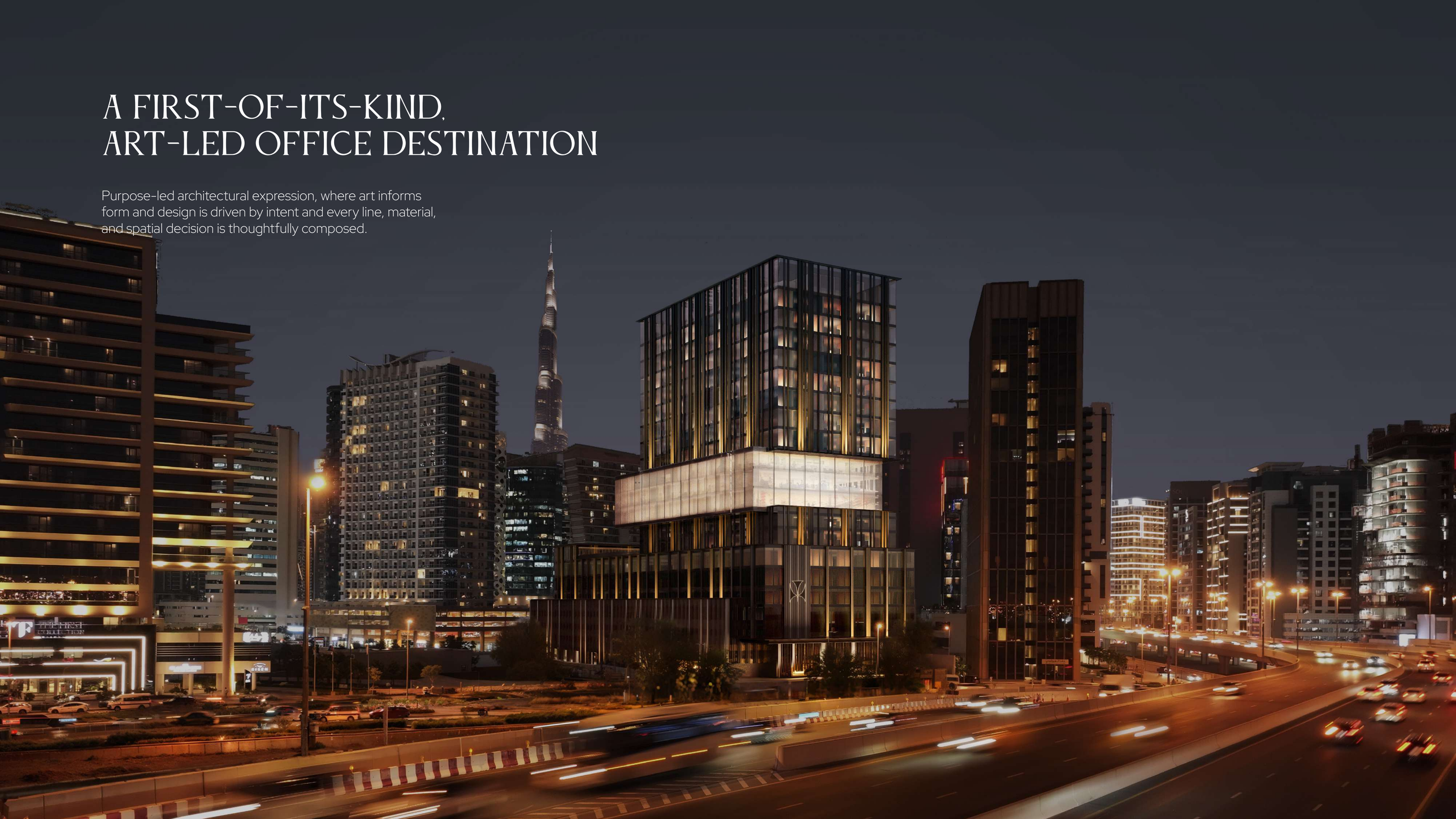
HAUS OF TENET

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.



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.





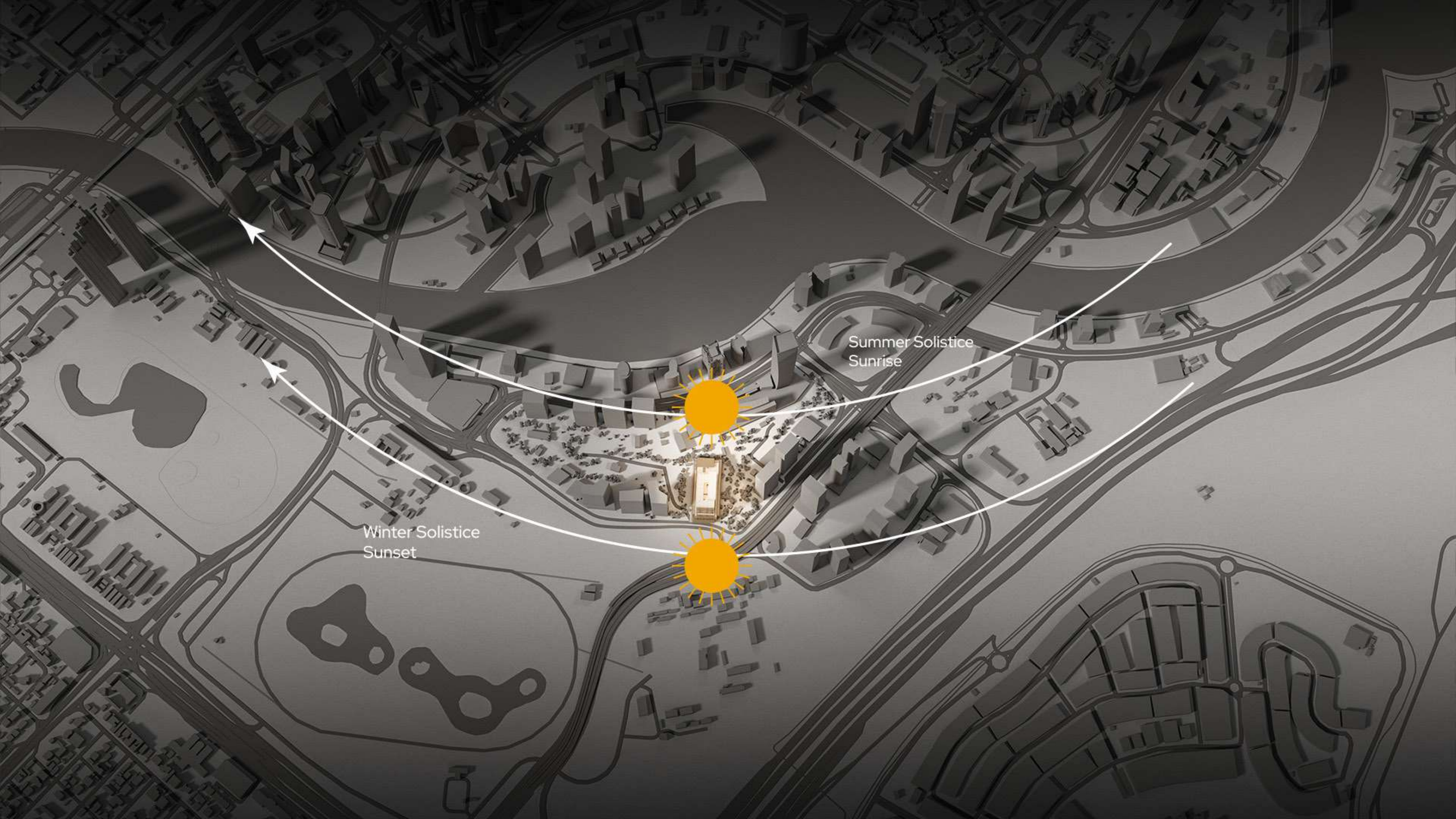
POSITIONED WITH INTENTION

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.




Summer Solistice
Sunrise
Winter Solistice
Sunset

PROJECT AT A GLANCE

Anticipated
Completion Date : Q2 2028

Anticipated
Service Charge : Đ 20 per sqft



Gross Floor Area
324,107 ft²

Total Office Floors
15

Total Number of Offices
87 Clusters
up to 225
individual office units

Total Amenities
60,000 ft²

Total Parking
600

Total Number of Elevators
18

Office	12
VIP	2
Shuttle	3
Service	1



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.



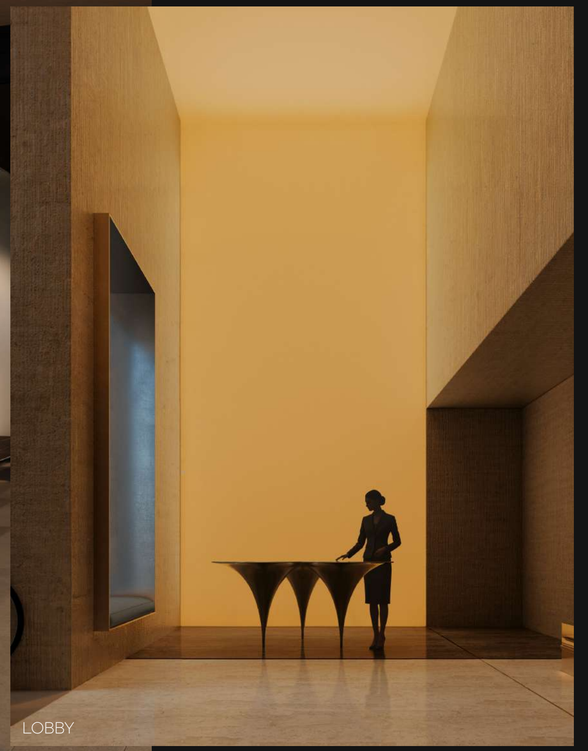
DROP-OFF
SIGNATURE GUEST VALET

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

ART AS OWNERSHIP
CULTURE AS VALUE



ART GALLERY



LOBBY

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.

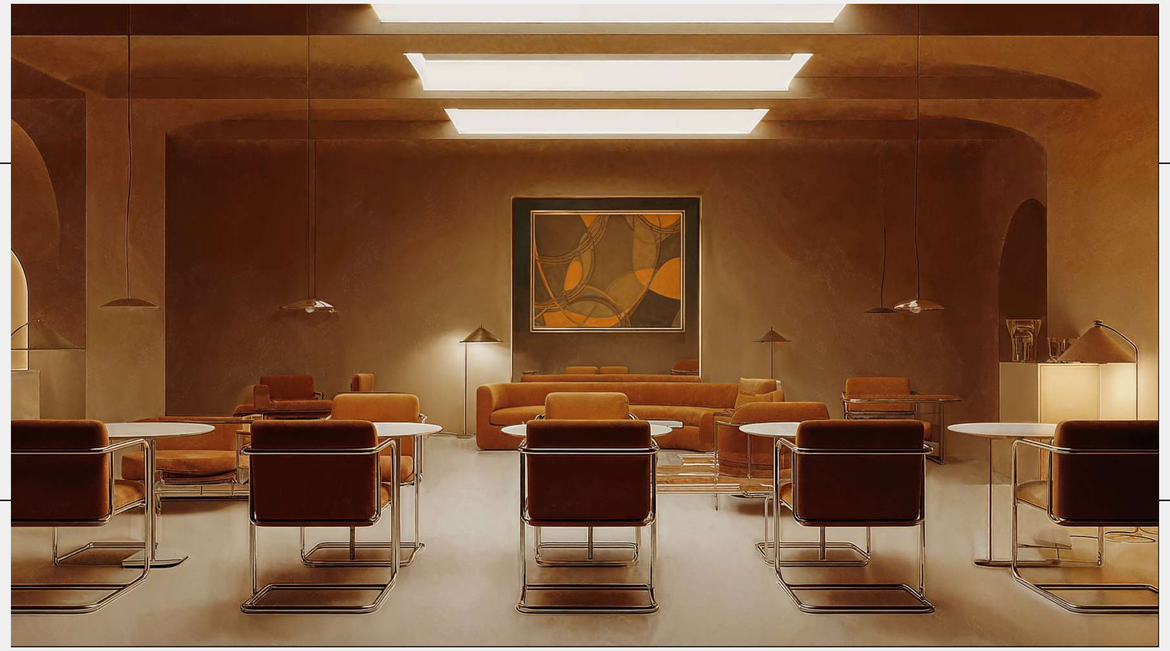
COLLECTIVE

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 IRTH, 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.





EXECUTIVE AMENITIES

THE FOUNDATION

A refined destination where dining, connection and quiet exclusivity meet.

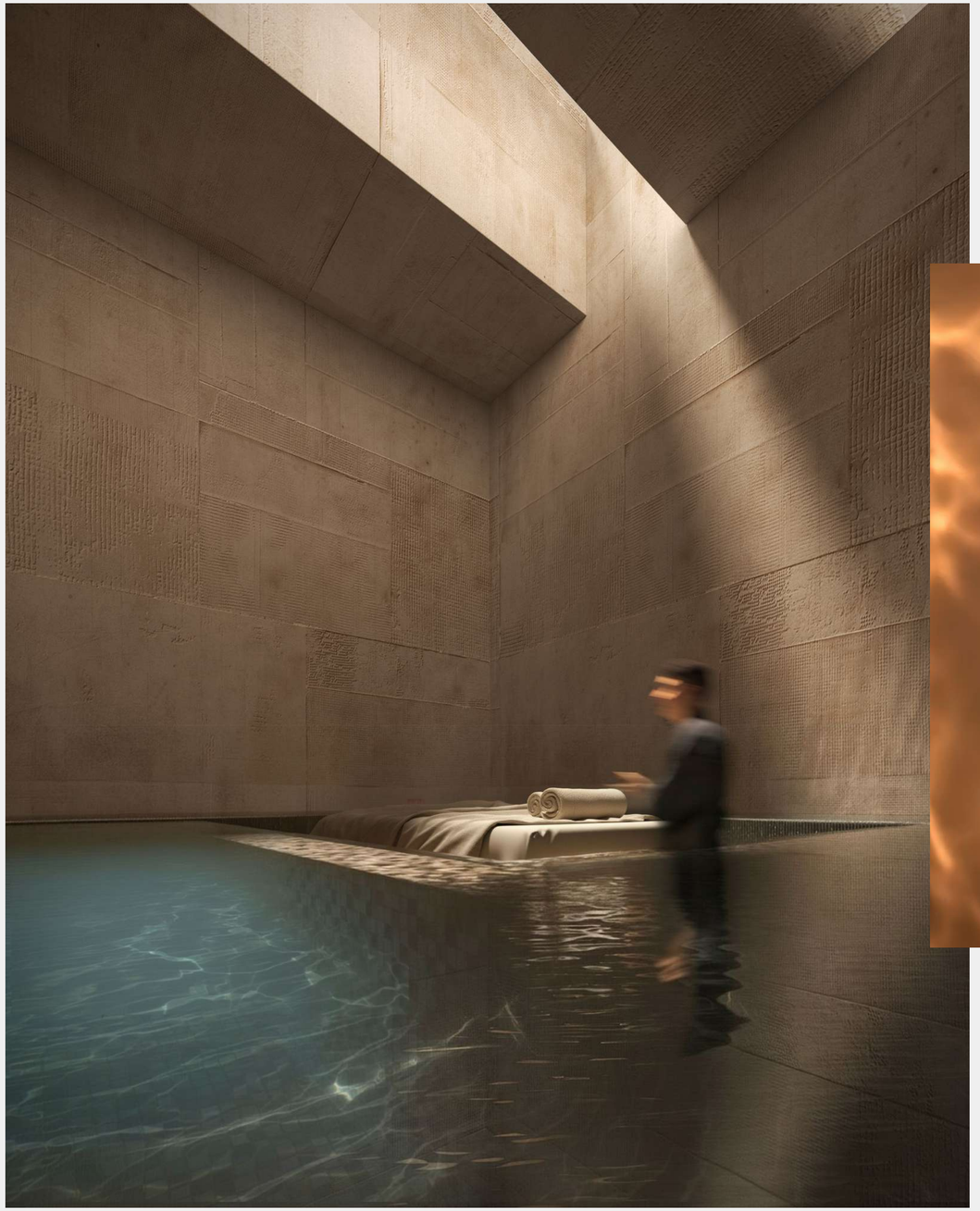
THE CORE

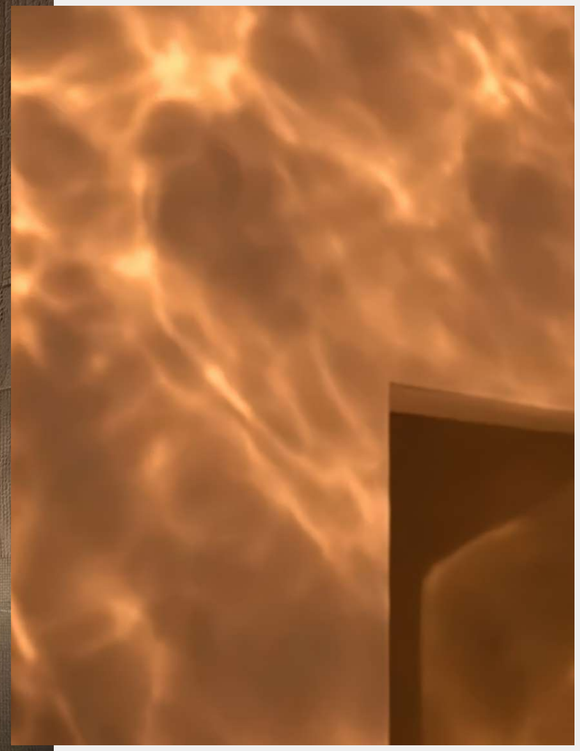
A modern wellness sanctuary shaped by purpose, clarity and enduring balance.

THE VAULT

An exclusive members club space, crafted with restraint and sophistication, where time slows and conversation deepens.

INDULGENCE CHAMBER





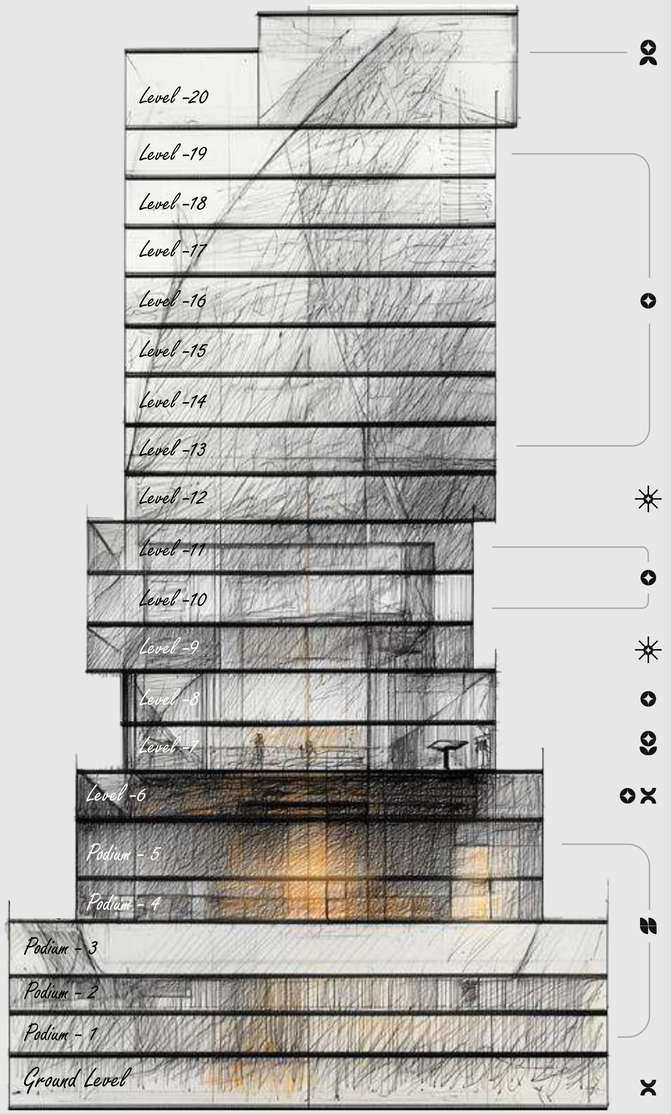
BUILDING CONFIGURATION

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



THE OFFICE COLLECTION

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.



CLUSTER PHILOSOPHY

A Smarter Way to Work

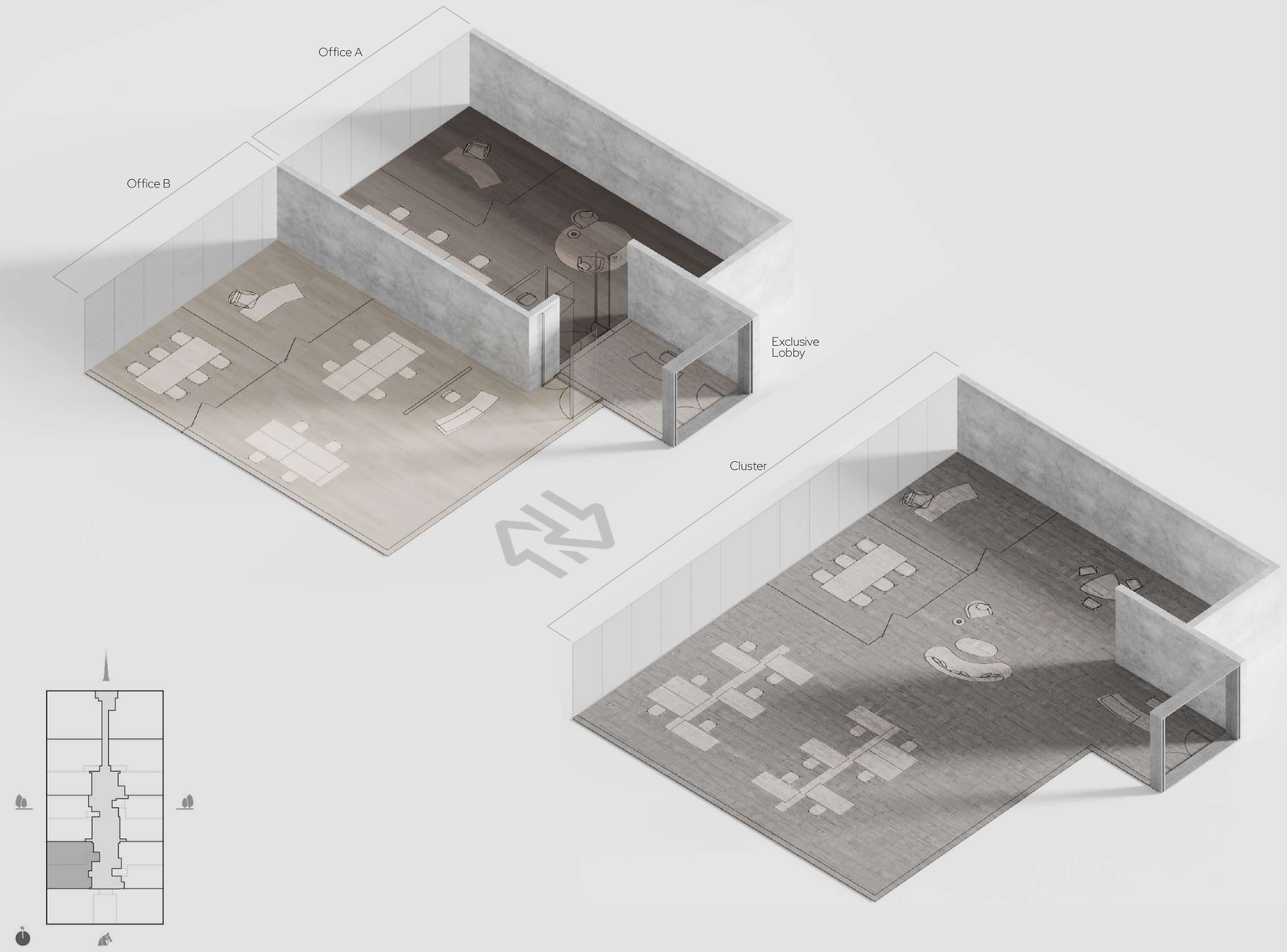
The building introduces a refined cluster concept, designed for businesses that value flexibility, privacy and long-term growth.

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.

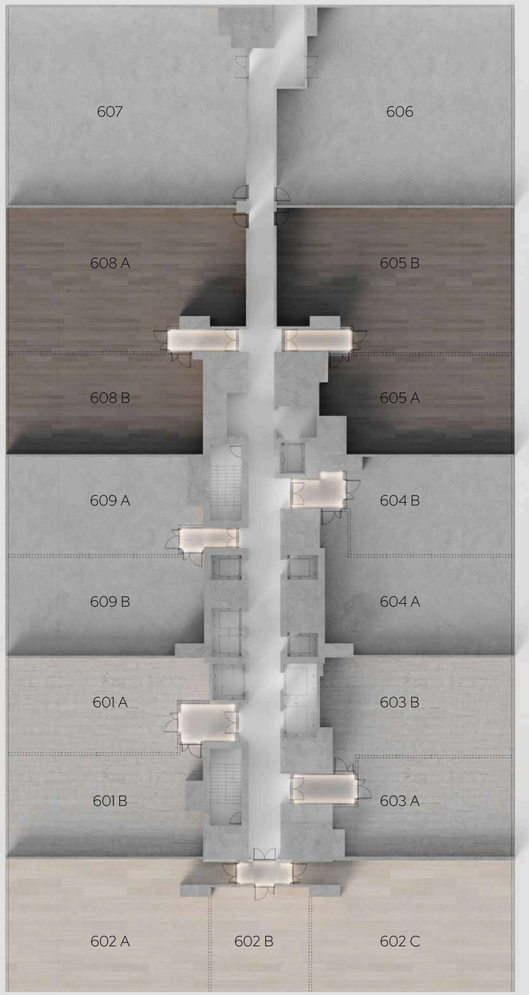
This approach offers a rare balance between individuality and scale, enabling businesses to start small, expand naturally and remain rooted in one address.

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



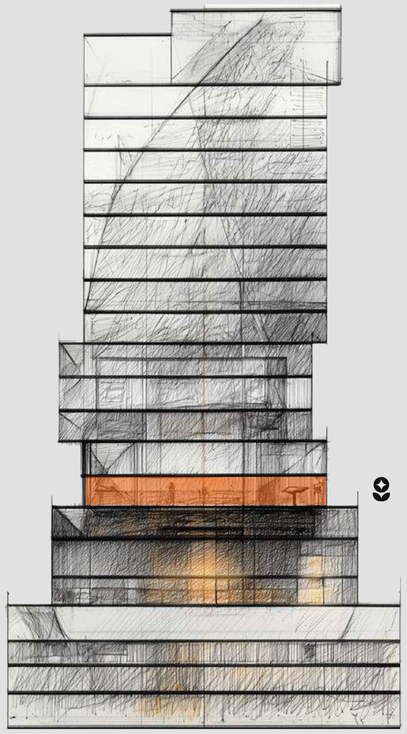
FLOOR 6

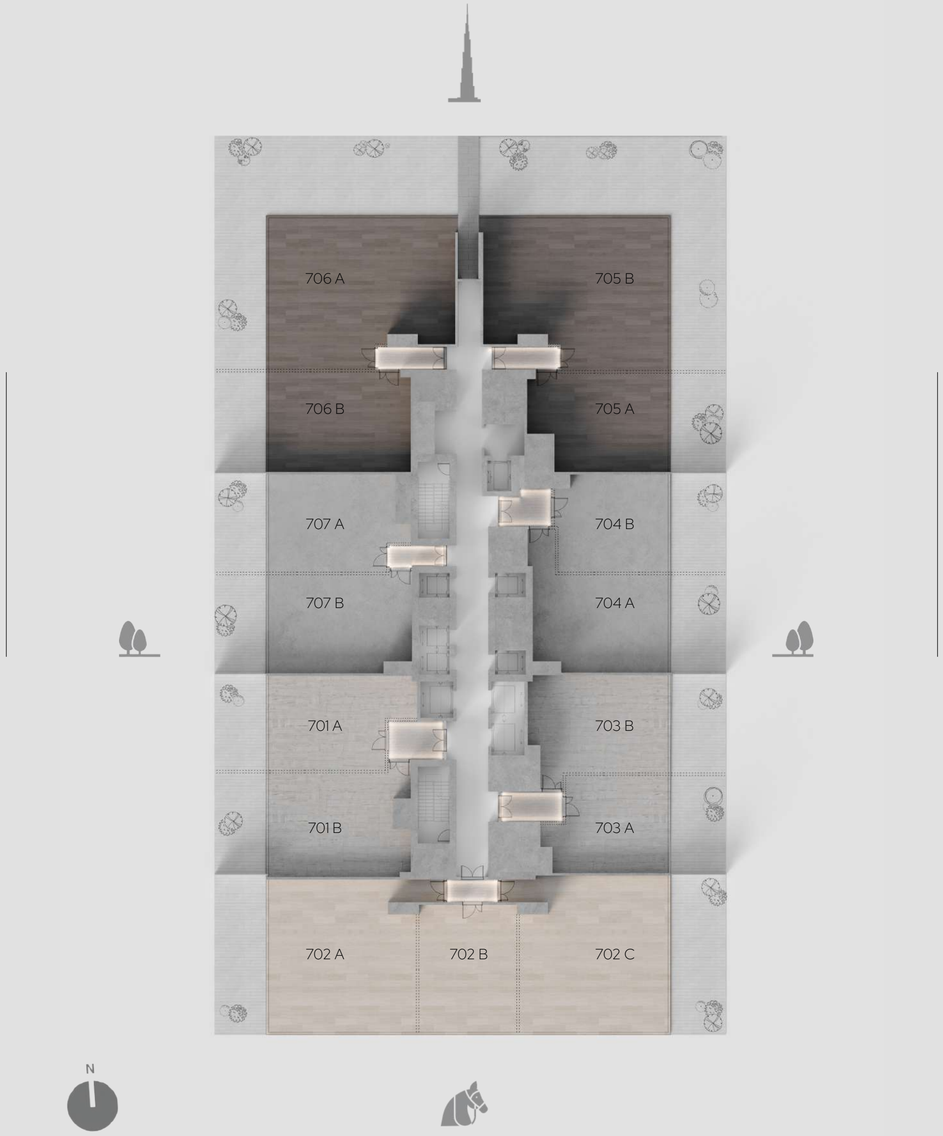




	INDOOR	PARKING	OCCUPANCY
CLUSTER 601	2822 FT²	4	25
601A	1268 FT²	2	12
601B	1384 FT²	2	13
EXCLUSIVE LOBBY	170 FT²		
CLUSTER 602	5351 FT²	10	51
602A	2194 FT²	4	21
602B	885 FT²	2	9
602C	2184 FT²	4	21
EXCLUSIVE LOBBY	88 FT²		
CLUSTER 603	2638 FT²	4	24
603A	1154 FT²	2	11
603B	1339 FT²	2	13
EXCLUSIVE LOBBY	145 FT²		
CLUSTER 604	2648 FT²	4	24
604A	1391 FT²	2	11
604B	1111 FT²	2	13
EXCLUSIVE LOBBY	146 FT²		
CLUSTER 605	3610 FT²	6	34
605A	1274 FT²	2	12
605B	2217 FT²	4	22
EXCLUSIVE LOBBY	119 FT²		
606	3039 FT²	6	30
607	3190 FT²	6	31
CLUSTER 608	3718 FT²	6	35
608A	2235 FT²	4	22
608B	1361 FT²	2	13
EXCLUSIVE LOBBY	122 FT²		
CLUSTER 609	2716 FT²	4	25
609A	1247 FT²	2	12
609B	1360 FT²	2	13
EXCLUSIVE LOBBY	109 FT²		

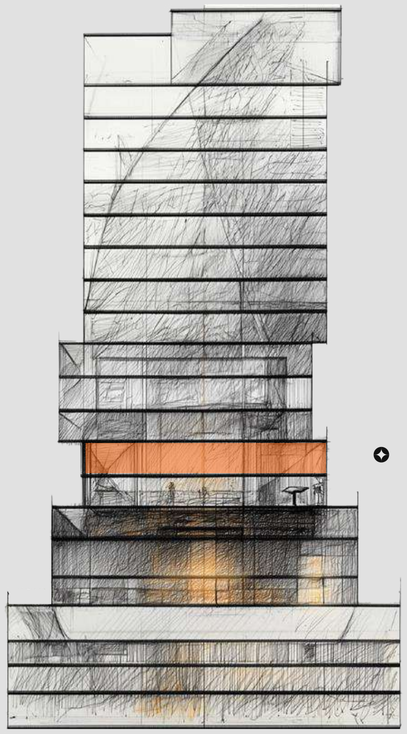
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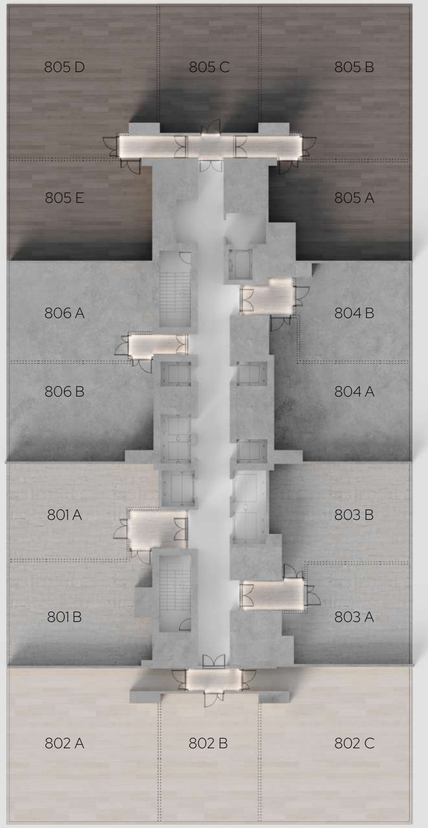




	INDOOR	OUTDOOR	TOTAL	PARKING	OCCUPANCY
CLUSTER 701	2186 FT²	636 FT²	2822 FT²	4	19
701A	953 FT²	315 FT²	1268 FT²	2	9
701B	1063 FT²	321 FT²	1384 FT²	2	10
EXCLUSIVE LOBBY	170 FT²				
CLUSTER 702	4359 FT²	992 FT²	5351 FT²	10	41
702A	1698 FT²	496 FT²	2194 FT²	4	16
702B	885 FT²	-	885 FT²	2	9
702C	1688 FT²	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				

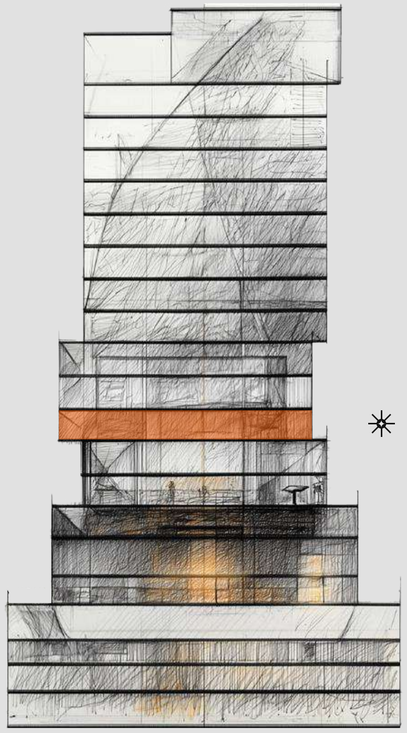
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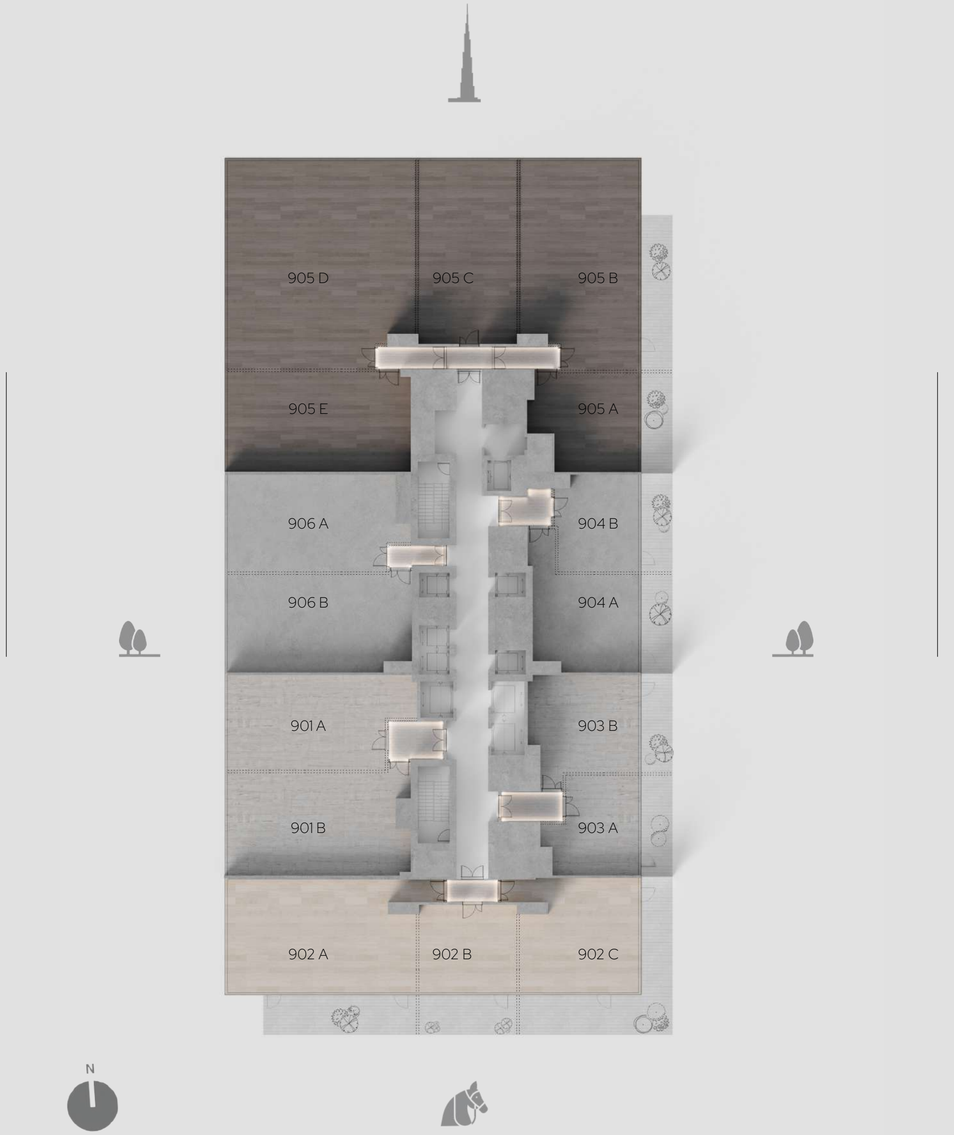




	INDOOR	PARKING	OCCUPANCY
CLUSTER 801	2186 FT²	4	19
801A	953 FT²	2	9
801B	1063 FT²	2	10
EXCLUSIVE LOBBY	170 FT²		
CLUSTER 802	4359 FT²	8	41
802A	1698 FT²	3	16
802B	885 FT²	2	9
802C	1688 FT²	3	16
EXCLUSIVE LOBBY	88 FT²		
CLUSTER 803	2003 FT²	3	18
803A	833 FT²	1	8
803B	1025 FT²	2	10
EXCLUSIVE LOBBY	145 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

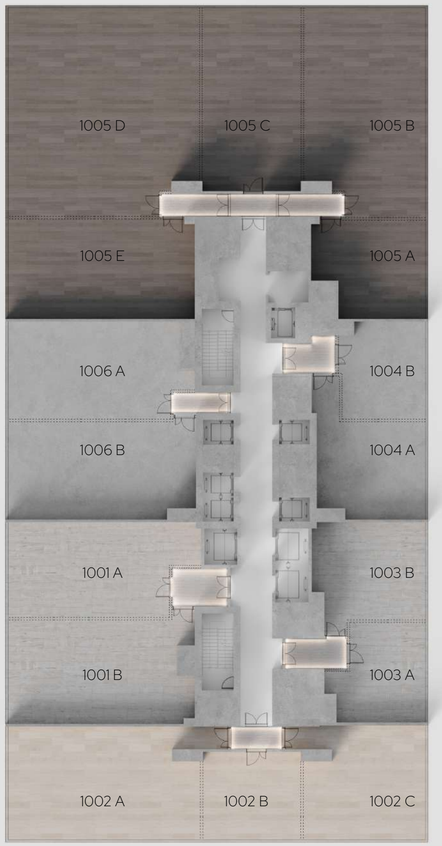




	INDOOR	OUTDOOR	TOTAL	PARKING	OCCUPANCY
CLUSTER 901	2719 FT²	-	2719 FT²	4	25
901A	1217 FT²	-	1217 FT²	2	12
901B	1332 FT²	-	1332 FT²	2	13
EXCLUSIVE LOBBY	170 FT²				
CLUSTER 902	3334 FT²	1336 FT²	4670 FT²	6	31
902A	1592 FT²	417 FT²	2009 FT²	3	15
902B	619 FT²	266 FT²	885 FT²	2	6
902C	1035 FT²	653 FT²	1688 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				

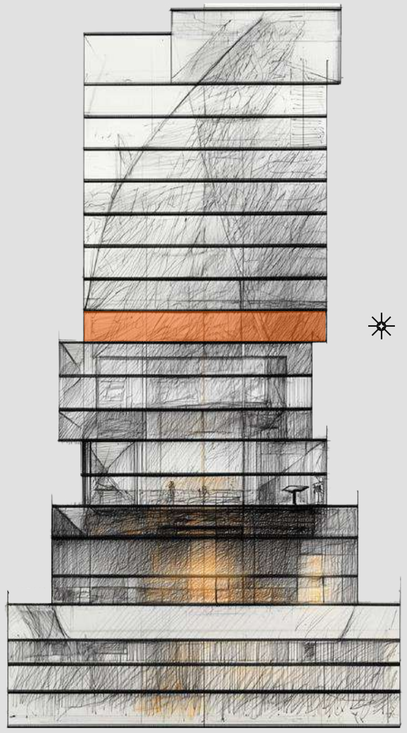
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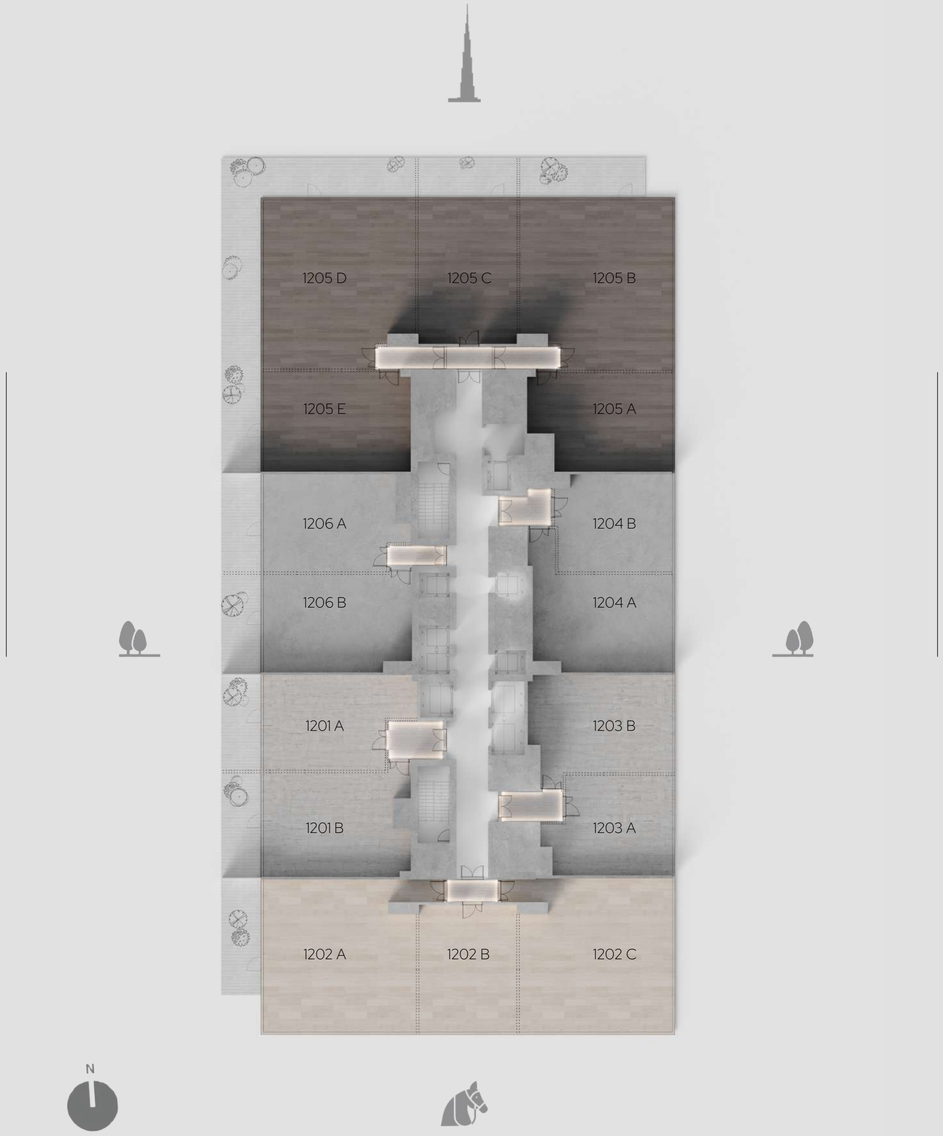




	INDOOR	PARKING	OCCUPANCY
CLUSTER 1001	2719 FT²	4	25
1001A	1217 FT²	2	12
1001B	1332 FT²	2	13
EXCLUSIVE LOBBY	170 FT²		
CLUSTER 1002	3334 FT²	6	31
1002A	1592 FT²	3	15
1002B	619 FT²	1	6
1002C	1035 FT²	2	10
EXCLUSIVE LOBBY	88 FT²		
CLUSTER 1003	1598 FT²	2	14
1003A	629 FT²	1	6
1003B	825 FT²	1	8
EXCLUSIVE LOBBY	144 FT²		
CLUSTER 1004	1618 FT²	3	14
1004A	876 FT²	2	8
1004B	596 FT²	1	6
EXCLUSIVE LOBBY	146 FT²		
CLUSTER 1005	8079 FT²	13	76
1005A	755 FT²	1	7
1005B	1723 FT²	3	17
1005C	1271 FT²	2	13
1005D	2702 FT²	5	26
1005E	1309 FT²	2	13
EXCLUSIVE LOBBY	319 FT²		
CLUSTER 1006	2613 FT²	4	25
1006A	1196 FT²	2	12
1006B	1309 FT²	2	13
EXCLUSIVE LOBBY	108 FT²		

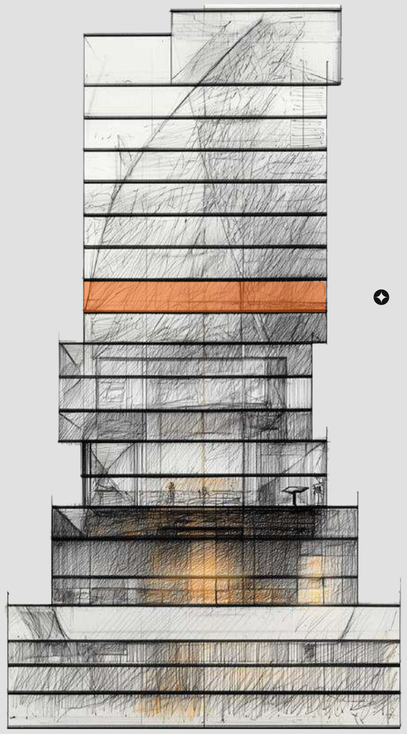
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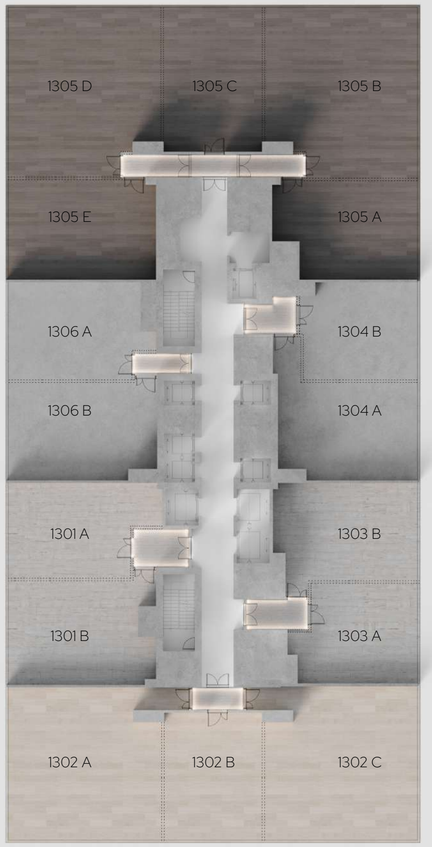




	INDOOR	OUTDOOR	TOTAL	PARKING	OCCUPANCY
CLUSTER 1201	2186 FT²	533 FT²	2719 FT²	4	19
1201A	953 FT²	264 FT²	1217 FT²	2	9
1201B	1063 FT²	269 FT²	1332 FT²	2	10
EXCLUSIVE LOBBY	170 FT²				
CLUSTER 1202	4359 FT²	311 FT²	4670 FT²	9	41
1202A	1698 FT²	311 FT²	2009 FT²	4	16
1202B	885 FT²	-	885 FT²	2	9
1202C	1688 FT²	-	1688 FT²	3	16
EXCLUSIVE LOBBY	88 FT²				
CLUSTER 1203	2003 FT²	-	2003 FT²	3	18
1203A	833 FT²	-	833 FT²	1	8
1203B	1025 FT²	-	1025 FT²	2	10
EXCLUSIVE LOBBY	145 FT²				
CLUSTER 1204	2018 FT²	-	2018 FT²	3	18
1204A	1076 FT²	-	1076 FT²	2	10
1204B	796 FT²	-	796 FT²	1	8
EXCLUSIVE LOBBY	146 FT²				
CLUSTER 1205	6790 FT²	1838 FT²	8628 FT²	14	63
1205A	956 FT²	-	956 FT²	2	9
1205B	1736 FT²	334 FT²	2070 FT²	4	17
1205C	1006 FT²	266 FT²	1272 FT²	2	10
1205D	1730 FT²	972 FT²	2702 FT²	4	17
1205E	1043 FT²	266 FT²	1309 FT²	2	10
EXCLUSIVE LOBBY	319 FT²				
CLUSTER 1206	2086 FT²	527 FT²	2613 FT²	4	19
1206A	932 FT²	263 FT²	1195 FT²	2	9
1206B	1045 FT²	264 FT²	1309 FT²	2	10
EXCLUSIVE LOBBY	109 FT²				

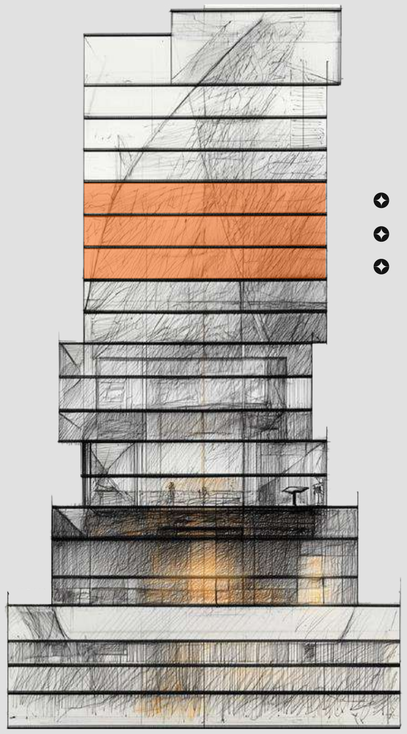
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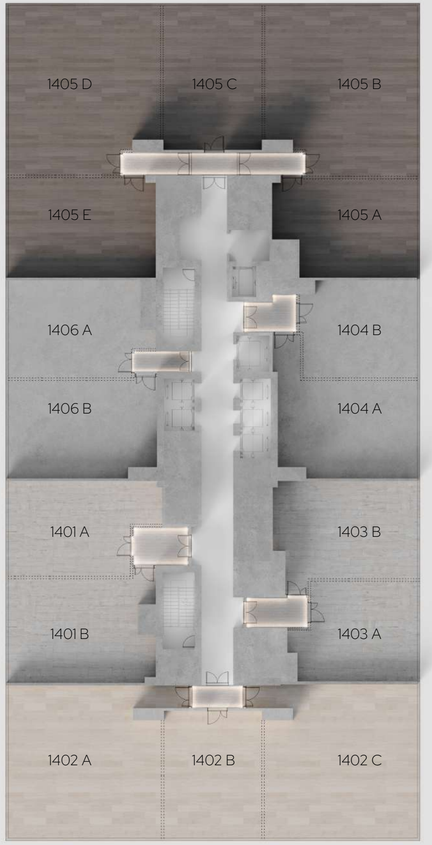




	INDOOR	PARKING	OCCUPANCY
CLUSTER 1301	2186 FT²	4	19
1301A	953 FT²	2	9
1301B	1063 FT²	2	10
EXCLUSIVE LOBBY	170 FT²		
CLUSTER 1302	4359 FT²	8	41
1302A	1698 FT²	3	16
1302B	885 FT²	2	9
1302C	1688 FT²	3	16
EXCLUSIVE LOBBY	88 FT²		
CLUSTER 1303	2003 FT²	3	18
1303A	833 FT²	1	8
1303B	1025 FT²	2	10
EXCLUSIVE LOBBY	145 FT²		
CLUSTER 1304	2018 FT²	3	18
1304A	1076 FT²	2	10
1304B	796 FT²	1	8
EXCLUSIVE LOBBY	146 FT²		
CLUSTER 1305	6790 FT²	12	63
1305A	956 FT²	2	9
1305B	1736 FT²	3	17
1305C	1006 FT²	2	10
1305D	1730 FT²	3	17
1305E	1043 FT²	2	10
EXCLUSIVE LOBBY	319 FT²		
CLUSTER 1306	2086 FT²	2	19
1306A	932 FT²	2	9
1306B	1045 FT²	2	10
EXCLUSIVE LOBBY	109 FT²		

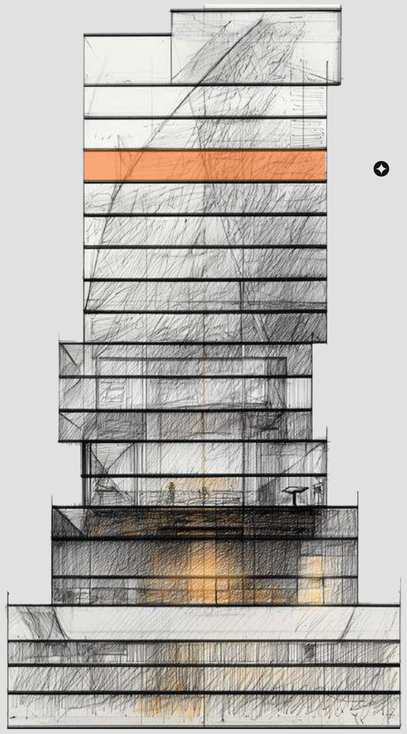
FLOOR 14-16

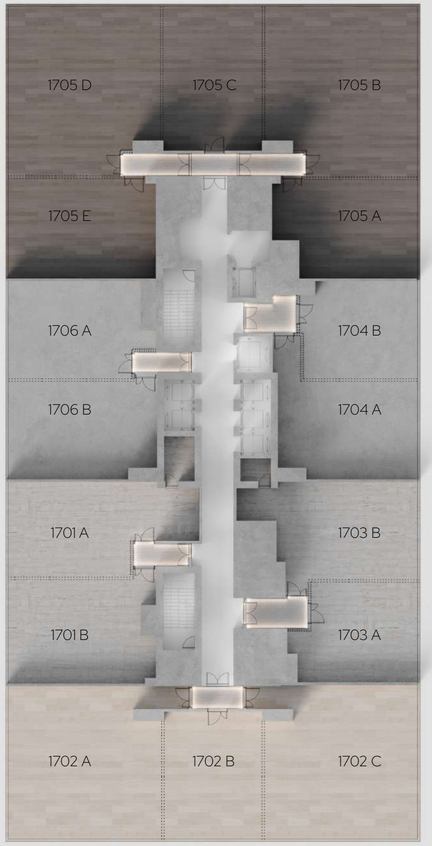




	INDOOR	PARKING	OCCUPANCY
CLUSTER 1401	2186 FT²	4	19
1401A	953 FT²	2	9
1401B	1063 FT²	2	10
EXCLUSIVE LOBBY	170 FT²		
CLUSTER 1402	4359 FT²	8	41
1402A	1698 FT²	3	16
1402B	885 FT²	2	9
1402C	1688 FT²	3	16
EXCLUSIVE LOBBY	88 FT²		
CLUSTER 1403	2003 FT²	3	18
1403A	833 FT²	1	8
1403B	1025 FT²	2	10
EXCLUSIVE LOBBY	145 FT²		
CLUSTER 1404	2018 FT²	3	18
1404A	1076 FT²	2	10
1404B	796 FT²	1	8
EXCLUSIVE LOBBY	146 FT²		
CLUSTER 1405	6790 FT²	12	63
1405A	956 FT²	2	9
1405B	1736 FT²	3	17
1405C	1006 FT²	2	10
1405D	1730 FT²	3	17
1405E	1043 FT²	2	10
EXCLUSIVE LOBBY	319 FT²		
CLUSTER 1406	2086 FT²	4	19
1406A	932 FT²	2	9
1406B	1045 FT²	2	10
EXCLUSIVE LOBBY	109 FT²		

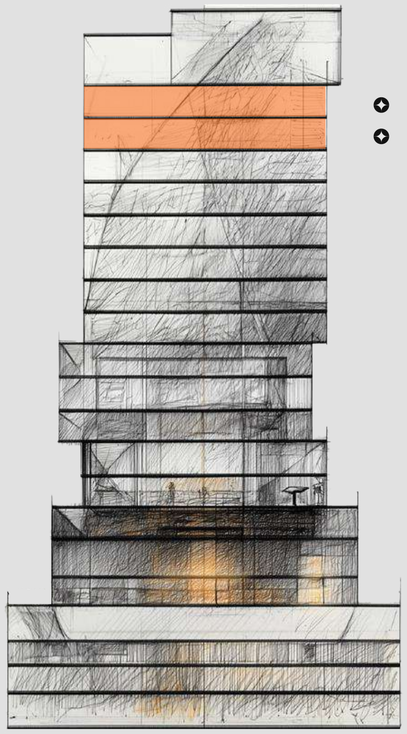
FLOOR 17

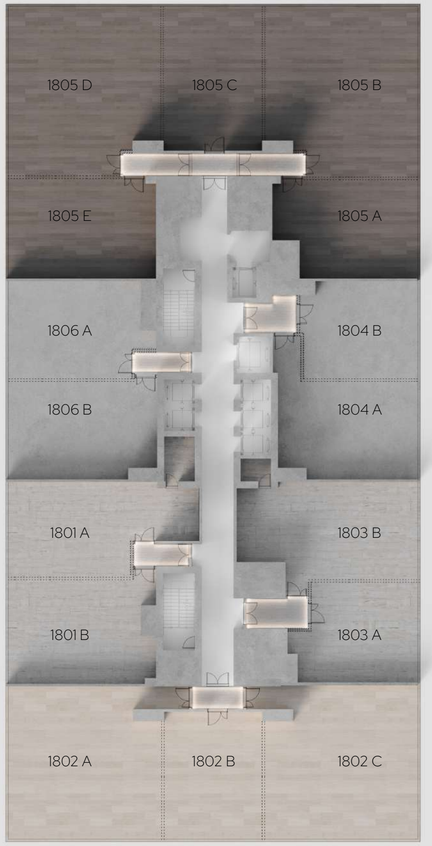




	INDOOR	PARKING	OCCUPANCY
CLUSTER 1701	2433 FT²	4	22
1701A	1268 FT²	2	12
1701B	1063 FT²	2	10
EXCLUSIVE LOBBY	102 FT²		
CLUSTER 1702	4359 FT²	8	41
1702A	1698 FT²	3	16
1702B	885 FT²	2	9
1702C	1688 FT²	3	16
EXCLUSIVE LOBBY	88 FT²		
CLUSTER 1703	2169 FT²	3	19
1703A	833 FT²	1	8
1703B	1191 FT²	2	11
EXCLUSIVE LOBBY	145 FT²		
CLUSTER 1704	2018 FT²	3	18
1704A	1076 FT²	2	10
1704B	796 FT²	1	8
EXCLUSIVE LOBBY	146 FT²		
CLUSTER 1705	6790 FT²	12	63
1705A	956 FT²	2	9
1705B	1736 FT²	3	17
1705C	1006 FT²	2	10
1705D	1730 FT²	3	17
1705E	1043 FT²	2	10
EXCLUSIVE LOBBY	319 FT²		
CLUSTER 1706	2086 FT²	4	19
1706A	932 FT²	2	9
1706B	1045 FT²	2	10
EXCLUSIVE LOBBY	109 FT²		

FLOOR 18-19





	INDOOR	PARKING	OCCUPANCY
CLUSTER 1801	2433 FT²	4	22
1801A	1268 FT²	2	12
1801B	1063 FT²	2	10
EXCLUSIVE LOBBY	102 FT²		
CLUSTER 1802	4359 FT²	8	41
1802A	1698 FT²	3	16
1802B	885 FT²	2	9
1802C	1688 FT²	3	16
EXCLUSIVE LOBBY	88 FT²		
CLUSTER 1803	2279 FT²	3	20
1803A	833 FT²	1	8
1803B	1301 FT²	2	12
EXCLUSIVE LOBBY	145 FT²		
CLUSTER 1804	2018 FT²	3	18
1804A	1076 FT²	2	10
1804B	796 FT²	1	8
EXCLUSIVE LOBBY	146 FT²		
CLUSTER 1805	6790 FT²	12	63
1805A	956 FT²	2	9
1805B	1736 FT²	3	17
1805C	1006 FT²	2	10
1805D	1730 FT²	3	17
1805E	1043 FT²	2	10
EXCLUSIVE LOBBY	319 FT²		
CLUSTER 1806	2086 FT²	4	19
1806A	932 FT²	2	9
1806B	1045 FT²	2	10
EXCLUSIVE LOBBY	109 FT²		

DAY VIEW

BAY SIDE PARK / CANAL

N

BAY SIDE PARK / DOWNTOWN

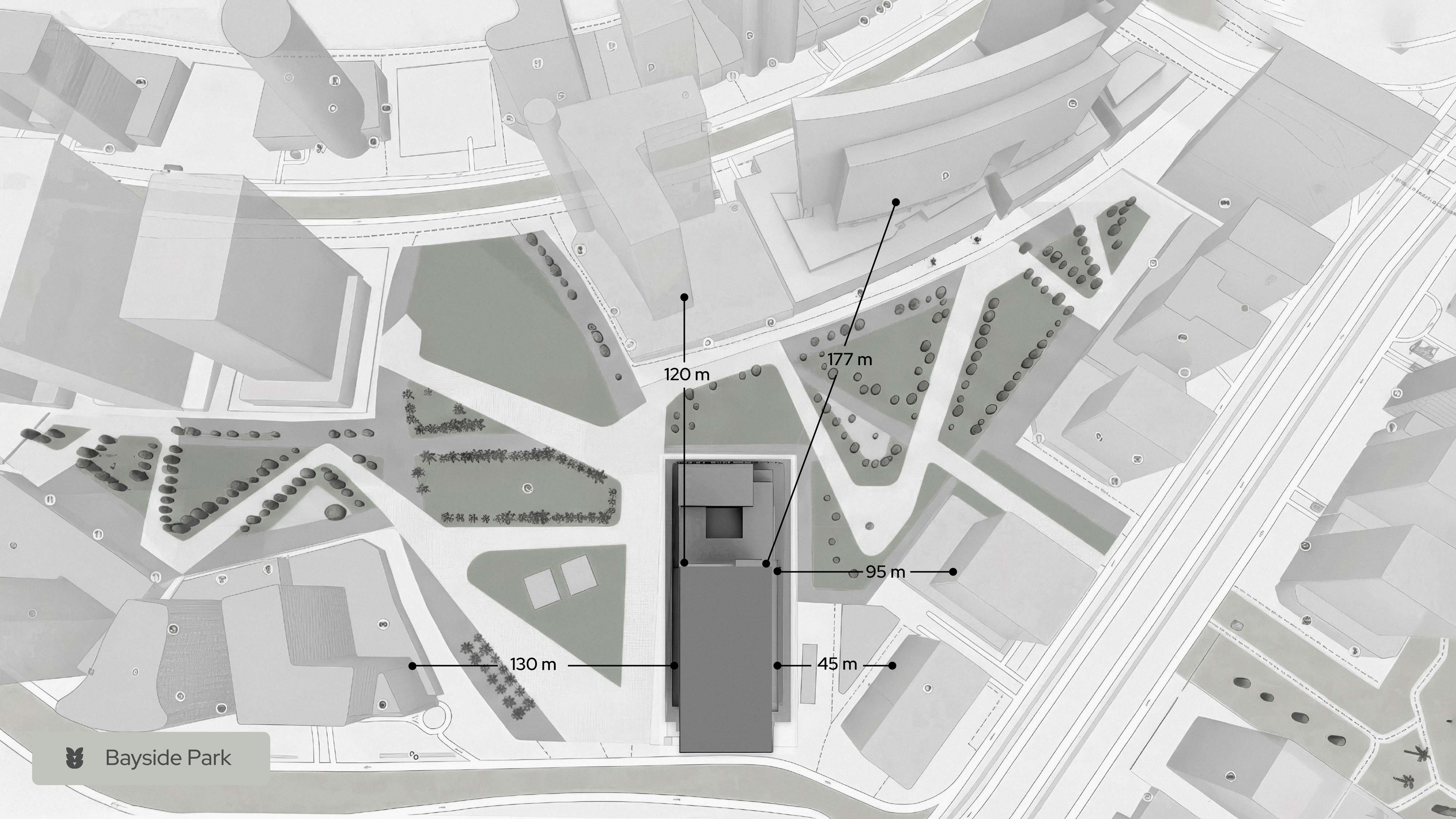


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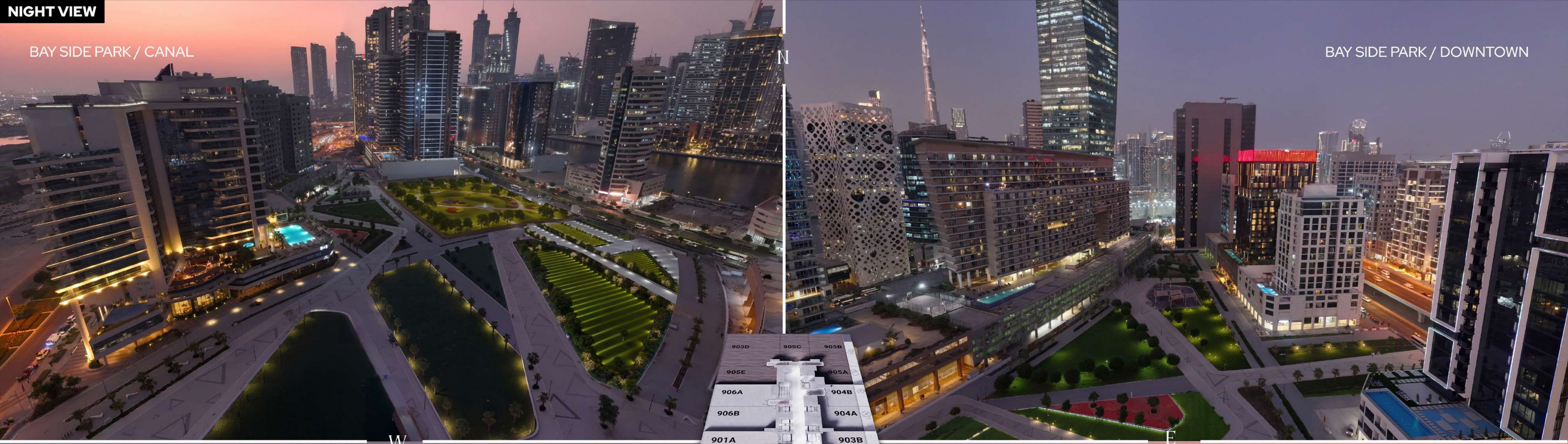
CITY SKYLINE


120 m
177 m
95 m
130 m
45 m
Bayside Park

NIGHT VIEW

BAY SIDE PARK / CANAL

BAY SIDE PARK / DOWNTOWN



S

CITY SKYLINE


A HAUS FOR THE FEW WHO MOVE THE MANY

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