



Press release

For immediate release

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RMJM Introduces the Asas Office Towers: A Bold Architectural Marvel Inspired by KSA Nature.

We are delighted to unveil the Asas Office Towers, a pioneering mixed-use development that sets a new standard in urban architecture. Comprising two majestic twin towers rising G+3P+26 stories high, this innovative structure, with a total built-up area of 132,700 square meters, draws inspiration from the majestic beauty and enduring strength of natural rock formations. Located at KSA, the project seamlessly merges 15% retail space with 85% office space into a striking vertical form.

A key feature of the building is its carefully curated solid-to-void ratio, thoughtfully designed for each tier to address specific needs and challenges. On the lower levels, where privacy is paramount, a higher proportion of solid elements is strategically employed to mitigate visibility from the surrounding low-rise neighborhoods. This design choice enhances security and comfort for occupants on these floors.

Conversely, the upper tiers introduce a greater proportion of voids, which maximizes natural light and offers expansive views, enriching the quality of life for occupants above. This thoughtful balance between solid and void not only enhances the building's aesthetic appeal but also ensures functional adaptability to its urban context.

The façade of the Asas Office Towers features a captivating composition of textural elements and materials, reflecting the rugged aesthetics of stratified rock formations. The interplay of glass, metal, and natural stone creates a dynamic skin that captures shifting light throughout the day, enriching the building's visual impact.

"The Asas Office Towers represent a visionary blend of nature and urban life. By reimagining the textures and forms of rock formations, we have created a structure that not only stands as a testament to architectural innovation but also fosters a vibrant community within its walls," – said Hrishikesh Borse, Senior Architect at RMJM Dubai.

Internally, the design fosters an open and inviting atmosphere, with flexible workspaces, communal zones, and landscaped terraces seamlessly integrating nature into the urban environment. Sustainable design principles, including rainwater harvesting and energy-efficient systems, are woven throughout the architecture, positioning the Asas Office Towers as a model for future urban developments.

Notes to the Editors

About RMJM

Founded by Sir Robert Matthew and Stirrat Johnson-Marshall in 1956, RMJM Group is one of the largest, most geographically and culturally diverse architecture firms in the world. With studios across five continents, the RMJM family can share knowledge, expertise and design talent, enabling them to think quicker and act faster. Working stronger together, they are global enough to make a difference while still being local enough to be personal. Through their shared vision of success, RMJM has spent more than 67 years creating a legacy of world-class design.

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