

AI WORLD HOLDINGS / CORPORATE PORTFOLIO

Illustrated project portfolio

The founder’s completed-project record, thirteen place-specific architectural visions and thirteen repeatable real estate products.

2026 archive edition / Cover study: I LOVE DUBAI.

The Bonyan-period project register

The project ledger lists eleven completed developments across three cities. Its “year built” and unit figures are reproduced below.

City	Project	Year	Units
Dubai	Rose Rayhaan by Rotana	2009	481
	New Dubai Gate 1	2009	343
	New Dubai Gate 2	2010	300
	Freij Merdif	2008	31
Sharjah	Lulu Tower	2007	157
	ABBco Tower	2008	520
	Sharjah Gate	2008	342
Doha	Lagoon Tower 1	2009	330
	Lagoon Tower 2	2009	330
	Palm Tower 1	2010	351
	Palm Tower 2	2010	351



The CV’s 28-year retrospective reports AED 5.1 billion in works and 8,055 units across the founder’s career. It describes eleven towers. The detailed register names ten towers and Freij Merdif, a three-storey Dubai residential development.

Sources / Founder’s CV, page 10 and pages 39–44. Past Real Estate Projects, MS-05, page 5.

Dubai and Sharjah

The founder’s management experience includes residential towers and hotel development across the two emirates.



Dubai, UAE

Rose Tower

The CV describes the 333-metre, 72-storey Sheikh Zayed Road tower as a major hotel development from the founder’s Bonyan period.



Sharjah, UAE

ABBco Tower

A residential tower in Al Nahda. The CV records 52 storeys and identifies ABBco for Facilities Management as an investor.

Sources / Founder’s CV, pages 40, 43–44. Images from the founder’s professional archive.

Doha’s paired towers

Four of the ten named high-rise buildings in the project ledger are in Doha. The 2026 presentation attributes these projects to Dar Qatar.



Doha, Qatar

Lagoon Towers 1 and 2

Also called the Zig-Zag Towers. The twin buildings have a stepped profile and are recorded at 32 storeys each in the CV.



Doha, Qatar

Palm Towers 1 and 2

The paired towers adopt a vertical palm-inspired form. The historical ledger lists 351 units in each tower.

Sources / Founder’s CV, pages 41–44. Project ledger, MS-05, page 5. Corporate presentation, pages 4–5.

Architecture shaped by place

Location studies and architectural perspectives from the group’s 2026 presentation.



Dubai, UAE

I LOVE DUBAI

The waterfront elevation uses letters as building forms. At the scale of the full shoreline, separate towers and the heart-shaped structure read together as a message. The presentation describes a 46-storey concept.



Dubai, UAE

Dubai Strategic Resort

Four-storey resort buildings trace a horizontal Arabic word. The low-rise geometry creates landscaped courts and walking routes within the strokes of the plan.

Cedar Island / Jabal Zayed

Location studies and architectural perspectives from the group’s 2026 presentation.



Lebanon and Brazil studies

Cedar Island

The cedar tree gives the island its outline. The branching shoreline divides the plan into neighbourhoods along the water. The presentation explores the idea for Lebanon and Brazil.



Al Ain, Abu Dhabi, UAE

Jabal Zayed

The 22-storey study combines letter-shaped buildings with a green landscape. On the original aerial view the architecture reads at the scale of the site, while courtyards open between the buildings.

Kingdom Lakes Towers / Al Salam Island

Location studies and architectural perspectives from the group’s 2026 presentation.



Saudi Arabia

Kingdom Lakes Towers

A 40-storey tower study within a larger landscape of water and housing. The overhead view shows the proposed landmark in relation to the surrounding urban geometry.



United Arab Emirates

Al Salam Island

The masterplan takes the form of a dove. Water edges define its outline and the original study sets a 12-storey scale for the built programme.

Ein Abdullah / Makkah Center

Location studies and architectural perspectives from the group’s 2026 presentation.



Jordan

Ein Abdullah

A 12-storey proposal based on the Arabic letter ayn. Its curved building and central open space create a single figure when seen from above.



International concept

Makkah Center

The presentation develops Arabic lettering as a retail destination. Its 22-storey concept is shown in several views, including this street-level study of the built form.

Libya Tower / Syria City

Location studies and architectural perspectives from the group’s 2026 presentation.



Tripoli, Libya

Libya Tower

The proposal translates an Arabic word into a vertical landmark. In the original 40-storey study, the skyline and the pedestrian frontage are both part of the composition.



Syria

Syria City

An eagle-shaped masterplan organises the study. The aerial rendering makes visible the relationship between the central axis and the neighbourhoods on either side.

Dubai Skiing / Buytat Al Ain

Location studies and architectural perspectives from the group’s 2026 presentation.



Dubai, UAE

Dubai Skiing

A competition-skiing destination explored through a continuous landscaped form. The original visual study follows the proposed route across the site.



Al Ain, UAE

Buytat Al Ain

This study couples a strip mall with offices. Its aerial view sets the commercial spaces in a low-rise composition with circulation around the perimeter.

Al Ain Skiing

Location studies and architectural perspectives from the group’s 2026 presentation.



Al Ain, UAE

Al Ain Skiing

A second skiing study explores an Al Ain setting. The five views across the two skiing proposals show how the terrain and complex rooflines shape the experience.

Architecture as a product

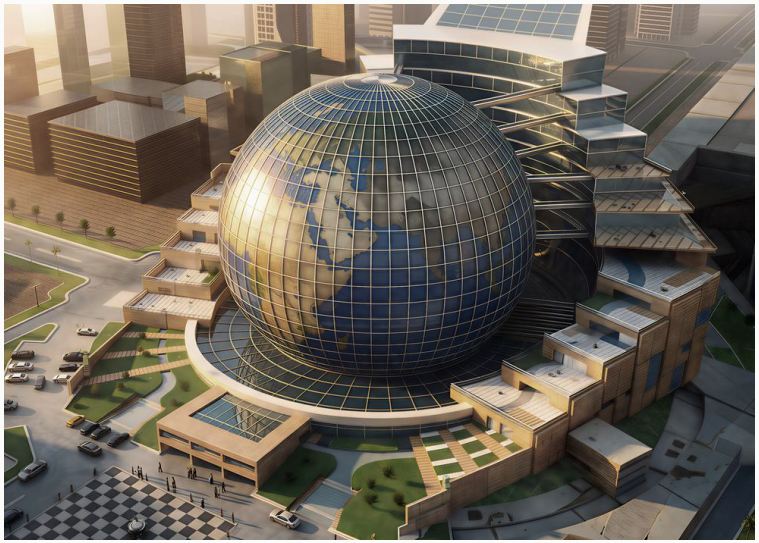
Repeatable formats illustrated in the 2026 presentation’s product-vision collection.



Hospitality

Boat Hotel

A four-storey hotel adopts the silhouette of a boat. The images develop its maritime profile at two scales, as a waterfront landmark and an individual hospitality building.



Architecture and hospitality

The Globe

A 22-storey spherical building places its central volume above the surrounding city. The scale and near-continuous curved surface give the development its architectural identity.

Hotels City / Furniture City

Repeatable formats illustrated in the 2026 presentation’s product-vision collection.



Hospitality district

Hotels City

The original brief gathers 333 hotels into one destination. The images explore a network of streets, canals and hotel frontages within a single hospitality district.



Retail district

Furniture City

Five proposed mega-malls use furniture forms as architectural markers. A chair-shaped profile makes the retail subject recognisable from the street and in the skyline.

Chess Towers / Media Hotel

Repeatable formats illustrated in the 2026 presentation’s product-vision collection.



Tower district

Chess Towers

Chess pieces supply the silhouettes of a proposed group of towers. The deck studies a 55-storey building scale and shows how individual pieces would read as an ensemble.



Hospitality and media

Media Hotel

A 12-storey hotel incorporates a large screen into the building frontage. Hotel operations, advertising and the public-facing facade are brought together in the concept.

Sky Palaces / Medina City

Repeatable formats illustrated in the 2026 presentation’s product-vision collection.



Residential architecture

Sky Palaces

The 35-storey study layers individual residences and landscaped terraces vertically. The proposal sets private outdoor space into the tower rather than concentrating it at grade.



Housing

Medina City

The 34-storey housing concept studies affordability at the district scale. Views at street and masterplan level show the relationship between repeated buildings and public space.

Dana City / Beach Residence

Repeatable formats illustrated in the 2026 presentation’s product-vision collection.



Mixed-use architecture

Dana City

A 34-storey study uses a green Arabic word as the basis for the architecture. The images follow the curvature of the form from the skyline down to its public edges.



Resort hospitality

Beach Residence

A hotel-resort concept combines a residential scale with hospitality frontages. The original views place particular emphasis on the pedestrian environment and architecture at street level.

Homes Square / Waves City

Repeatable formats illustrated in the 2026 presentation’s product-vision collection.



Neighbourhood retail

Homes Square

A strip-mall product organised around a row of active shopfronts. The presentation explores facade treatments and how a repeating retail format can have a distinct public face.



Mixed-use architecture

Waves City

A 22-storey product study takes its name from the rolling profile of its massing. The broad curves link the proposed buildings with the public space below.

Sports Business City

Repeatable formats illustrated in the 2026 presentation’s product-vision collection.



Sports and business

Sports Business City

A stadium anchors a mixed sports and business concept. Several alternatives test its roof, bowl and urban frontage, with commercial facilities conceived as part of the larger destination.