

THE ART OF ELEVATION



OMNIYAT



A MESSAGE FROM THE CHAIRMAN

Twenty years ago, OMNIYAT began with a clear vision to imagine what others believed impossible, and to bring it to life with conviction and artistry. Over two decades, that aspiration has evolved into a legacy of creation.

Through OMNIYAT's innovative design philosophy, we have transformed ideas into enduring icons that redefine how people live, work, and experience the world around them. Each creation reflects our belief in design as an art form shaped by purpose, precision, and emotion.

This milestone is a celebration of imagination, perseverance, and the people who bring vision to life every day. To our dedicated teams and valued partners, your commitment and trust have helped bring OMNIYAT's vision to life.

Together, we have imagined what once seemed impossible. And the next chapter of OMNIYAT's story will be our most inspiring yet.

A handwritten signature in black ink that reads "Mahdi Amjad". The signature is written in a cursive, flowing style.

Mahdi Amjad

Founder and Executive
Chairman of OMNIYAT



ORLA
INFINITY
Dorchester Collection
DUBAI

ORLA
Dorchester Collection
DUBAI

ONE AT
PALM
JUMEIRAH
Dorchester Collection
DUBAI

AVA AT
PALM
JUMEIRAH
Dorchester Collection
DUBAI

THE
ALBA
RESIDENCES, DUBAI
DORCHESTER COLLECTION

THE
ALBA
RESORT RESIDENCES, DUBAI
DORCHESTER COLLECTION




THE OPUS
by OMNIYAT


THE OPUS
RESIDENCES
by OMNIYAT


THE OPUS
PENTHOUSE
by OMNIYAT


LUMENA
BY OMNIYAT

MARASI BAY

OMNIYAT



ENARA
BY OMNIYAT

VELA
VIENTO
Dorchester Collection
DUBAI

VELA
Dorchester Collection
DUBAI

THE
LANA
DUBAI
DORCHESTER COLLECTION

THE
LANA
RESIDENCES, DUBAI
DORCHESTER COLLECTION

GLOBAL PARTNERS





ARCHITECTURE

Foster + Partners

One of the world's foremost architects, Norman Foster founded his architectural practice in 1967.

Foster + Partners has been responsible for iconic buildings such as Apple's California headquarters, France's dramatic Millau Viaduct, London's 'Gherkin' tower and the The Lana Hotel in Dubai. The firm has garnered numerous awards, including the coveted Pritzker Prize in 1999.

"OMNIYAT was very focused from day one on the value of design."

**GERARD EVENDEN, ON THE LANA RESIDENCES,
DORCHESTER COLLECTION, DUBAI**



Apple Headquarters



ORLA, Dorchester Collection, Dubai



The Lana, Dorchester Collection, Dubai



“I LIKE ARCHITECTURE TO HAVE
SOME RAW, VITAL, EARTHY QUALITY.”
— ZAHA HADID



ARCHITECTURE

Zaha Hadid Architects

Zaha Hadid has been called “the queen of the curve”, and a creator of ambitious wonders inspired by nature, with sinuous, billowing forms, where the laws of physics appear suspended. She is recognized as a pioneer of unique aesthetics, with natural organic forms, meticulously intertwined with the precision of mathematics.

Through numerous prestigious awards, she has been recognized as a visionary thinker, determined to push the limits of structural engineering and material science. In 2004 she became the first woman to win the Pritzker Prize.

Her visions continue to transcend time, movement and space, and will for years to come.

The Opus by OMNIYAT was envisioned and designed in its entirety by architectural legend, Dame Zaha Hadid. From exterior to interior, each detail is a powerful testament of her unique aesthetics and vision of the future.



INTERIOR DESIGN

YODEZEEN

Recognized by their industry with numerous awards, YODEZEEN lends their distinct vision to the spacious rooms and public areas of OMNIYAT's key Palm Jumeirah projects. With exquisite craftsmanship, their celebrated interiors combine colours, textures, and materials, creating an inviting environment for stylish living.





VELA Viento, Dorchester Collection, Dubai



Mandarin Oriental Ritz, Madrid

INTERIOR DESIGN

GILLES & BOISSIER

Patrick Gilles and Dorothee Boissier founded their eponymous studio in 2004. The couple has forged a powerful creative dynamic, where the traditional and contemporary effortlessly coexist. Past projects include the Mandarin Oriental Paris; The XI residences and the Baccarat Hotel in New York; the Mandarin Oriental Ritz, Madrid; and Hakkasan restaurants in Dubai and the US.

Gilles & Boissier have brought their signature refined design to the forefront of OMNIYAT's properties once again. Drawing inspiration from their celebrated work on The Lana Residences, the interiors of VELA, VELA Viento and other Marasi Bay projects exude a striking yet serene ambiance.



WORLD-CLASS SERVICE

Managed by

) (*Dorchester Collection*

Dorchester Collection, renowned for their unwavering commitment to meticulous attention to detail and exceptional service, caters to the most discerning individuals.

OMNIYAT's properties which are managed by Dorchester Collection continue this legacy of excellence. Residents can revel in impeccable attention to detail and the highest level of attentive service, reflecting the exceptional standards with Dorchester Collection's iconic hotels worldwide.



Classic

- Common area maintenance and cleaning
- 24/7 Residence concierge
- Doorman and porter services
- Valet parking
- Lifeguard and gym service
- 24/7 Security services

À La Carte

- Housekeeping
- Laundry
- Maintenance
- Bespoke in-residence catering services
- One-off dining events and functions
- Floristry service
- Bookings, reservations and appointments
- Five-star experiences at home

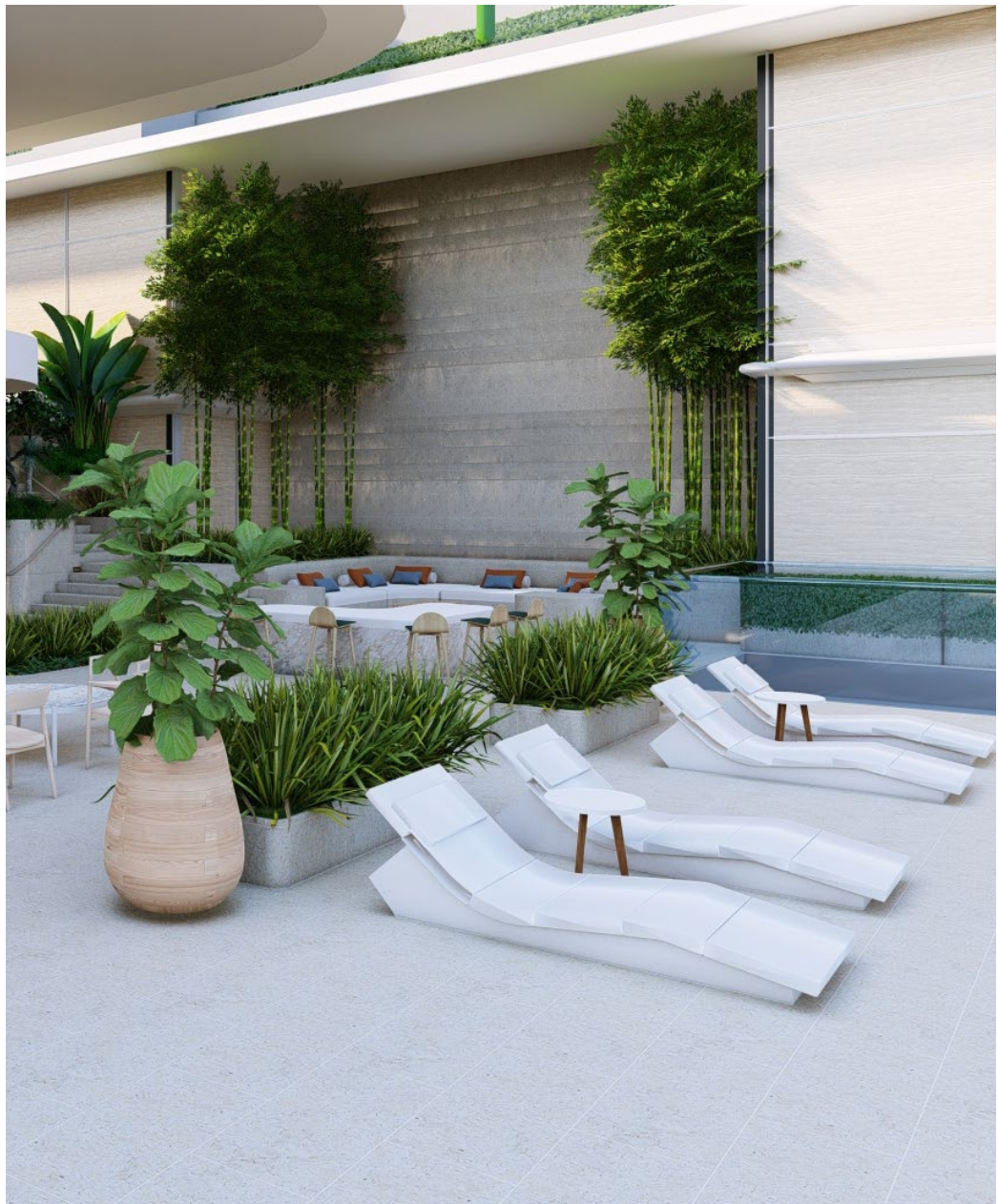


LANDSCAPE ARCHITECTS

ZED⁺

COLLECTIVE

ZED Collective, recognized worldwide for their designs that prioritize people and the environment, have crafted a captivating ecosystem. Unifying intimate gardens and open spaces, their thoughtful designs offers panoramic views that extend beyond delicate acacias, olives, and palms.



“OUR GUIDING
DESIGN
PHILOSOPHY IS
TO PUT NATURE
CENTRE STAGE”

—VLADIMIR DJUROVIC

VLADIMIR DJUROVIC LANDSCAPE ARCHITECTURE

World-renowned master landscape architect Vladimir Djurovic has brought his groundbreaking vision to create awe-inspiring timeless landscapes.

With lush horticulture, pure layouts and unique details, the landscape inspires a sense of deep relaxation, comfort and well-being. A connection to nature and its infinite beauty emanates from its holistic integration into the design and living experience.

Water is also a constant feature throughout Vladimir’s projects. With water mirrors in the main lobbies, and glistening and soothing elements throughout, you’ll get the feeling of being in a modern oasis of luxury.



An aerial photograph of Palm Jumeirah, Dubai, taken at dusk. The image shows the artificial island's distinctive palm tree shape, with numerous residential buildings and green spaces. In the background, the Dubai skyline is visible, including the Burj Khalifa. The sky is filled with dark, dramatic clouds, and the water in the foreground is a deep blue-green. The text "THE PINNACLE OF PALM JUMEIRAH" is overlaid in the center in a white, serif font.

THE PINNACLE OF PALM JUMEIRAH

- 1** ONE AT PALM JUMEIRAH,
DORCHESTER COLLECTION, DUBAI

- 2** AVA AT PALM JUMEIRAH,
DORCHESTER COLLECTION, DUBAI

- 3** ORLA INFINITY,
DORCHESTER COLLECTION, DUBAI

- 4** ORLA,
DORCHESTER COLLECTION, DUBAI

- 5** THE ALBA,
DORCHESTER COLLECTION, DUBAI





ONE^{AT}
PALM
JUMEIRAH

)(*Dorchester Collection*

DUBAI

This residential gem not only marks the first Middle Eastern address managed by Dorchester Collection but also stands as the world's first residence with a private beach, offering a luxurious lifestyle experience like no other. Located on Palm Jumeirah, One at Palm Jumeirah, Dorchester Collection, Dubai, is a pinnacle of modern architecture.

Its beachfront allure is accentuated by state-of-the-art facilities and luxurious living spaces, mirroring the island's natural beauty. Crafted by

renowned architects, interior designers, and landscape architects, this project stands as a masterpiece, pushing boundaries and setting new standards of architecture and design.

The development offers a surreal backdrop, overlooking the dazzling Dubai skyline and the Arabian Gulf.

TYPES AND AREA RANGES:

3 Bedroom Residence	2,782 - 4,783 sq. ft.	258 - 444 sq. m.
4 Bedroom Residence	3,492 - 10,100 sq. ft.	324 - 938 sq. m.
4 Bedroom Duplex	6,322 - 7,169 sq. ft.	587 - 666 sq. m.
Penthouse	21,295 - 29,994 sq. ft.	1,979 - 2,787 sq. m.



One at Palm Jumeirah, Dorchester Collection, Dubai



One at Palm Jumeirah, Dorchester Collection, Dubai



One at Palm Jumeirah, Dorchester Collection, Dubai



One at Palm Jumeirah, Dorchester Collection, Dubai



One at Palm Jumeirah, Dorchester Collection, Dubai

PROJECT DETAILS

HIGHLIGHTS

- Located on the world-renowned Palm Jumeirah
- Offering panoramic views of the Arabian Gulf, Dubai skyline and Burj Al Arab
- Exclusive beach front living
- Two bespoke material palettes curated by internationally renowned interior designers
- Luscious landscaping with water features, seating areas and lush gardens designed by Vladimir Djurovic
- Managed by iconic hospitality service provider Dorchester Collection
- Fully fitted Italian kitchen from Varenna by Poliform
- Home automation
- 3 to 4 parking spaces per residence



AMENITIES

- Landscaped gardens and terraces with water features
- Fitness centre
- Spa with treatment rooms
- 800 sq.m. outdoor pool
- 25m indoor lap pool
- Changing rooms
- Steam and sauna rooms
- Private jetty
- 12 seat indoor cinema
- Private beach
- Vitality pool



SERVICES

- Dedicated residence concierge
- Doorman and porter services
- Valet parking and car grooming
- Housekeeping
- Landscaping of common areas
- 24/7 Security
- Bespoke in-residence catering services
- Bookings, reservations and appointments
- Floristry services
- One-off dining events and functions
- À la carte services on request





AVA
AT
PALM
JUMEIRAH

)(*Dorchester Collection*

DUBAI

AVA at Palm Jumeirah, Dorchester Collection, Dubai, is a unique collection of 17 private havens designed for those with a visionary perspective who enjoy seamless living without boundaries. Inhabiting the meeting point between sky and sea, the distinctive, fluid form ascends as if from the ocean.

As the first building at the threshold of the world-renowned Palm Jumeirah, AVA at Palm Jumeirah occupies an incomparable position

right at the very centre of Dubai. It is ideally placed to afford privileged access to both the calm of the waterfront and the dynamism of this global city.

A visionary team was curated by OMNIYAT from all over the world to make AVA at Palm Jumeirah a true masterpiece. Its' gracious architecture sets it apart from other architecture in Dubai, contrasting and complementing the adjacent One at Palm Jumeirah.

TYPES AND AREA RANGES:

3 Bedroom Residence	6,400 - 7,200 sq. ft.	595 - 669 sq. m.
4 Bedroom Simplex	6,700 - 8,800 sq. ft.	622 - 818 sq. m.
4 Bedroom Duplex	17,000 sq. ft.	1,579 sq. m.
Sky Palace	30,000+ sq. ft.	2,787+ sq. m.



AVA at Palm Jumeirah, Dorchester Collection, Dubai



AVA at Palm Jumeirah, Dorchester Collection, Dubai



AVA at Palm Jumeirah, Dorchester Collection, Dubai



AVA at Palm Jumeirah, Dorchester Collection, Dubai

PROJECT DETAILS

HIGHLIGHTS

- Only 17 residences in total, defining AVA at Palm Jumeirah as the most exclusiveresidential address in Dubai
- Full floor units with floor-to-ceiling windows
- 270-degree views
- Private terrace with a pool to each residence
- Dramatic and elegant arrival experience over edgeless bodies of water with a waterfall entrance and skyline views
- Shared amenities with neighbouring iconic One at Palm Jumeirah, including beach, restaurant and jetty access
- Situated on the threshold of the world renowned landmark, Palm Jumeirah



AMENITIES

- Dedicated in-house spa
- Large infinity edge temperature controlled outdoor pool with breathtaking views of Dubai's glittering skyline
- State-of-the-art indoor cinema exclusively for residents
- Inspiring library lounge
- Fully equipped fitness centre
- Yoga studio
- Boardroom and business centre
- Access to all One at Palm Jumeirah, Dorchester Collection, Dubai, including 100m white and private beach and private jetty with indoor vitality pools



SERVICES

- Dedicated residence concierge
- Doorman and porter services
- Valet parking and car grooming
- Housekeeping
- Landscaping of common areas
- 24/7 Security
- Bespoke in-residence catering services
- Bookings, reservations and appointments
- Floristry services
- One-off dining events and functions
- À la carte services on request





ORLA

Dorchester Collection

DUBAI

ORLA immerses you in balance and beauty, fostering a deep connection with your space and surroundings. The architecture by Foster + Partners is conceptualised through the lens of natural elements, integrating flowing water features and lush greenery to erase boundaries and let positive energy flow through the property.

Organic by design, ORLA's towers are linked together to optimise the wind flow to assist in channelling the cooling breezes to the residences and situated to allow residents to enjoy both sunrise and sunset experiences.

With each of the 93 residences carefully positioned and designed to beautifully blend indoor and outdoor spaces and create vantage points to capturing the many magnificent views across the facilities and to the city beyond, you will be left in awe at the ever-shifting seascapes that greet you around every corner.

Once you have arrived into your private paradise you will be welcomed by full floor to ceiling windows, double height spaces of up to 6.5 metres, and huge terraces with landscaping all around.

TYPES AND AREA RANGES:

2 Bedroom Simplex	2,799 - 4,299 sq. ft.	260 - 399 sq. m.
3 Bedroom Simplex	3,181 - 4,435 sq. ft.	296 - 412 sq. m.
3 Bedroom Duplex	4,871 - 6,749 sq. ft.	453 - 627 sq. m.
4 Bedroom Penthouse	4,413 - 4,618 sq. ft.	410 - 429 sq. m.
4 Bedroom Duplex (Double Height)	6,282 - 8,202 sq. ft.	584 - 762 sq. m.
4 Bedroom Duplex	7,741 - 11,550 sq. ft.	719 - 1,073 sq. m.



ORLA, Dorchester Collection, Dubai



ORLA

Dorchester Collection
DUBAI

ORLA, Dorchester Collection, Dubai



ORLA, Dorchester Collection, Dubai



ORLA, Dorchester Collection, Dubai

PROJECT DETAILS

HIGHLIGHTS

- Residences offering 270-degree sunrise to sunset views
- Residences with private swimming pools
- Expansive double height spaces of up to 6.5m
- Floor-to-ceiling windows to beautifully blend indoor outdoor living
- Located on the crescent world-renowned Dubai landmark, Palm Jumeirah
- Designed by Foster+Partners
- Managed by Dorchester Collection
- World-class amenities including resident-only beach club and dining outlet
- Exclusive use of 150m of Palm Jumeirah beach



AMENITIES

- Resident only beach club with indoor and outdoor dining
- Large infinity temperature controlled outdoor pool
- Indoor lap pool
- Children's pool and play area
- Spa with treatment rooms, salon, sauna and steam room
- State-of-the-art fitness centre
- Plunge pools and jacuzzis
- Cycling and yoga studios
- Business centre with 2 meeting rooms, boardroom and multi-functional events space
- Library lounge
- Cigar lounge
- Private cinema
- Bowling alley



SERVICES

- Dedicated residence concierge
- Doorman and porter services
- Valet parking and car grooming
- Housekeeping
- Landscaping of common areas
- 24/7 Security
- Bespoke in-residence catering services
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ORLA

INFINITY

)(*Dorchester Collection*

DUBAI

Iconically positioned at the pinnacle of Palm Jumeirah in Dubai, ORLA Infinity is a destination for open minded individuals seeking resort-style living as part of your everyday life, seamlessly blending with the surrounding sand and sea to exude a sense of tranquility. ORLA Infinity embraces direct access to ORLA, Dorchester Collection, Dubai. The thoughtfully designed landscape seamlessly connects the two properties, forming an exceptional master development of unparalleled luxury. Here you will experience the utmost care and consideration whenever you require.

With only 20 duplex residences, each with its own private pool, ORLA Infinity presents an exclusive and tailored experience. Each residence is thoughtfully personalised and designed to integrate indoor and outdoor spaces, allowing for breathtaking views of the surrounding facilities and the cityscape beyond.

TYPES AND AREA RANGES:

4 Bedroom Duplex

7,679 - 8,582 sq. ft.

713 - 797 sq. m.



ORLA Infinity, Dorchester Collection, Dubai





ORLA Infinity, Dorchester Collection, Dubai