



OMNIYAT's contribution to Dubai architecture.

Our expert assessment on the most premium properties: The OPUS by OMNIYAT designed by ZAHA HADID, THE RESIDENCES in the Burj Khalifa district, ONE AT PALM JUMERIAH and the upcoming AVA AT PALM JUMEIRAH, managed by DORCHESTER COLLECTION

Having seen hundreds of developments over the years, we at Major Properties understandably value professionalism and expertise above all. We do have to confess to a small weakness, though - we have our personal favorite developer.

In fact, we have so much admiration for OMNIYAT that we could sell their properties with our eyes closed. In our many years of experience, OMNIYAT have never failed to deliver anything less than the very best. Their developments are visionary and unmistakably premium in every detail. Here are the facts: they work with world-renowned architects such as Dame Zaha Hadid and the very biggest names in hospitality (e.g. the Dorchester Group). While it's easy to make bold claims, OMNIYAT always fulfills its ambitions and delivers unique properties that are works of art in themselves.

There are three projects in particular we'd like to draw your attention to:

ONE At Palm Jumeirah - has already been completed and is ready to move into. The second combines OMNIYAT's The Residences building with the most promising location for decades at the center of Dubai's prestigious Burj Khalifa district. If you wish to invest, AVA at the Palm's 270-degree views and both terraces and private pools in each unit, give you the best of both worlds with a location on the trunk of the Palm and a view of Burj Al-Arab.

A fourth project, Dame Zaha Hadid's THE OPUS, truly speaks for itself and needs no further introduction.

Whether you want to buy, rent or invest, we're excited to work with you on any of these one-of-a-kind real estate projects.

ONE at PALM JUMEIRAH

**/Status: completed 2022
25 storey tower:3 and 4 bedroom residencies,
managed by DORCHESTER COLLECTION hotel group**

A LIMITED COLLECTION OF 94 ULTRA-EXCLUSIVE HOMES

A flagship property brought to you by two unbeatable partners in OMNIYAT, leaders in luxury real estate, and the Dorchester Collection, a bespoke British institution in the hospitality field. Occupying an incomparable position at the intersection of two of Dubai's key addresses - Sheikh Zaed Road and Jumeirah the Palm - giving you the very best of both locations.

The island lifestyle brings amazing sunsets over the sea, while the sun drops over the cityscape of Dubai. The sought-after position also comes with your own private beach. A marvel of modern engineering, this building will confirm beyond all doubt that you know about life at the very highest standard. YOU ARE THE ONE

Welcome to your home, where minimalist beauty meets an exquisite, staggered layout. The strikingly consonant design of One at Palm Jumeirah gives you both privacy and interaction. With three separate cores making up the structure, each elevator leads to no more than two residences. Working in conjunction with the natural environment, One at Palm Jumeirah uses the brilliant natural light of Dubai along with transcendent green spaces to offer a home that is truly a unique pearl.

HIGHLY PERSONALISED

OPEN FLOOR PLANS

COMPLETE PRIVACY

FULLY AUTOMATED TECHNOLOGY

FINEST MATERIALS

STATE-OF-THE-ART APPLIANCES

AMENITIES

One at Palm Jumeirah, Dorchester Collection, Dubai, offers unique benefits to its esteemed residents-each one a true connoisseur of luxury and indulgence. Thus the amenities have been created with precisely such experience and expertise in mind, aiming to satisfy even the most demanding of tastes.

SPA

Massage, grooming and facial treatment services are at your beck and call at the One at Palm Jumeirah Spa.

VITALITY POOL

Hit the lanes at the 25-meter long lap pool. Situated in the lower level of One at Palm Jumeirah, the indoor pool area can be opened up to let in the glorious natural backdrop of the grounds.

INDOOR CINEMA

A sumptuously-appointed, state-of-the-art indoor cinema lets residents enjoy all sorts of films and programmes in absolute comfort.

OUTDOOR POOL

Refresh and relax by One at Palm Jumeirah's expansive 800-square metre pool.

OUTDOOR DINING AND BARBECUE AREA

A versatile outdoor area offers residents a truly special gathering space to enjoy a weekend barbecue or a night under the stars.

FITNESS CENTRE

State-of-the-art fitness equipment for residents to enjoy.

BUSINESS CENTRE, LIBRARY AND MEETING ROOMS

Everything you need for work, research and enjoyment.

THE RESIDENCES, DORCHESTER COLLECTION at Burj Khalifa District

/Status: completed Q2 2022

**25 storey 2 towers mixed use:1 Residential building:
2 and 3 and 4 Bedrooms, 2 building is a 5* Hotel Lana.
Both are managed by Dorchester Collection hotel group**

A limited collection of 39 exclusive residences including The Dorchester Collection bespoke services. Interiors created with double height spaces with floor to ceiling glass, expansive terraces and stunning views of Downtown Dubai and Marasi Bay and as always luxurious finishing, exquisite details and sumptuous material palettes are available in every detail.



GILLES & BOISSIER



OMNIYAT



Dorchester Collection



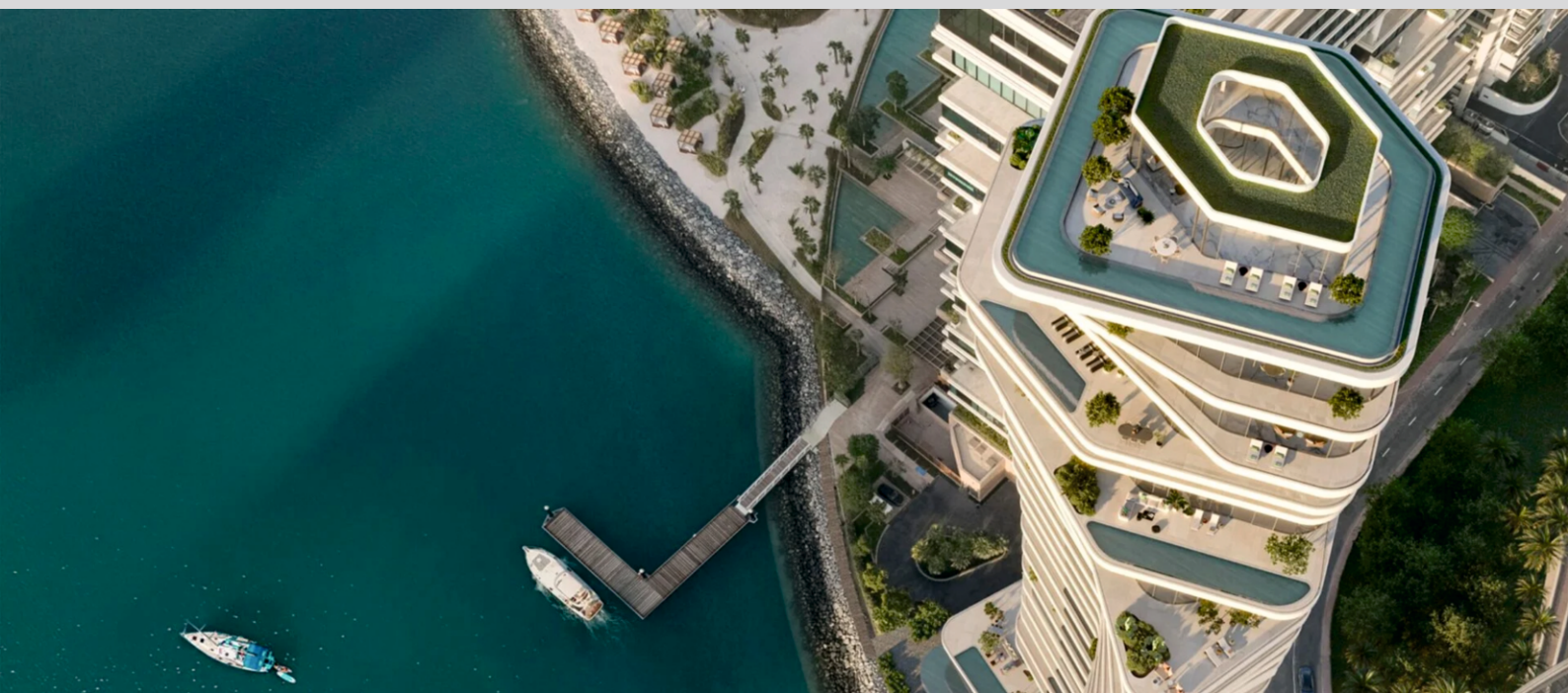
Foster + Partners

AVA at PALM JUMEIRAH avaatpalmjumeirah.com Your Oasis on The Palm

/Status: off-plan, handover Q4 2025

25 storey tower:

3,4 and 5 bedroom residencies managed by Dorchester Collection



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.

Size Range per unit Type

Type	No. of units	Bedrooms	Areas
Simplex	5	3	from 6,400 to 7,200 Sq. Ft.
Simplex	10	4	from 6,700 to 8,800 Sq. Ft.
Duplex	1	4	17,000 Sq. Ft.
Penthouse	1	5	30,000+ Sq. Ft.

Unit Features

- Branded kitchens with world-leading appliances
 - Expansive private terrace with private pool and landscape for each unit
 - High quality finishes throughout the unit
 - Smart home automation, enabling control of lighting, climate, curtains and AV
 - Spacious 4m ceilings
 - Full floor to ceiling glazing with motorized sliding doors, maximising an interplay of light and water to complement the 270 degree views
- Five-star experience at home Managed by)(Dorchester Collection
- Attentive, discreet and professional
 - Residences manager on call
 - Doorman and porter services
 - Dedicated concierge
 - Valet and car grooming
 - Direct access to One at Palm Jumeirah, Dorchester Collection, Dubai
 - À la carte services on request



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 & business centre
 - Access to all One at Palm Jumeirah, Dorchester Collection, Dubai including
- 100m white sand private beach and private jetty with indoor vitality pools

A TRUE EMBODIMENT OF THE FUTURE

The Opus 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.

The mesmerizing building is a celebration of Hadid's work as an inspiring visionary, who reshaped the boundaries of architecture as art and fundamentally changed the way people imagine and experience buildings.

Artistically designed interiors

Fully furnished residences

Private access

Mesmerizing views of Burj Khalifa

Easy access to Sheikh Zayed Road and Al Khail Road

Full access to all hotel facilities

OMNIYAT Portfolio

One of the most visionary real-estate development and service groups in the Gulf Region, OMNIYAT creates living canvases of residential, commercial, hospitality and retail spaces – a one-of-a-kind premium experience. We approach the design, development and management of each OMNIYAT property as if it were a unique work of art. Just as there is no mistaking a Picasso or a Van Gogh, there is no mistaking that you are anywhere but in an OMNIYAT property.

We nurture and maintain close relationships with the world's leading architects, engineers, interior designers and artists. Each project is unique, designed to create a superior return on investment and to give every homeowner the OMNIYAT guarantee of living in a bespoke space that reflects their personality, achievements and ambitions.

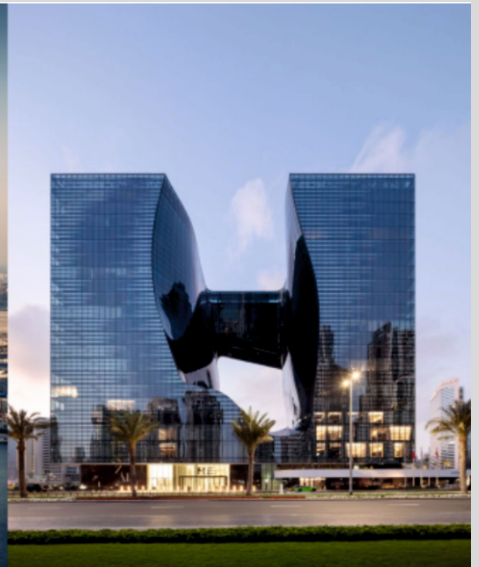
OMNIYAT's impressive portfolio, with a combined gross realisation of over AED 17 billion, includes stars such as The Opus by OMNIYAT, One at Palm Jumeirah, Dorchester Collection, Dubai and The Residences, Dorchester Collection, Dubai.



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



**THE RESIDENCES,
DORCHESTER COLLECTION,
DUBAI**



**THE OPUS
BY OMNIYAT,
DESIGNED BY ZAHA HADID**



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