
OMNIYAT
PRESENTS
THE
ALBA
RESIDENCES, DUBAI
DORCHESTER COLLECTION


THE DAWN
OF WELL-LIVING




# AN INCOMPARABLE PORTFOLIO

OMNIYAT has forged a masterful reputation for developing legendary masterpieces that carry a lasting legacy. In Dubai and the wider world, OMNIYAT has completely redefined the concept and limits of luxury living, creating refined works of art which effortlessly blend creativity, quality and rarity.

OMNIYAT has cultivated enduring relationships with world-renowned architects such as Zaha Hadid and Foster + Partners, celebrated interior designers such as Gilles et Boissier and Yodezeen, and the definitive signifiers of luxury hospitality, Dorchester Collection.

With the acumen and experience to ensure every project is created at the summit of refinement, OMNIYAT defines and fulfils the wishes of the world's most discerning clientele.

We imagine the extraordinary and build it into reality. Elevating the exceptional to create immersive living experiences that redefine the concept of luxury living.

We call this:
**The Art of Elevation**




# JEWELS ON THE PALM JUMEIRAH

With the inauguration of One at Palm Jumeirah, Dorchester Collection, Dubai, OMNIYAT brought a new icon to the Dubai skyline.

When this was joined by AVA at Palm Jumeirah, Dorchester Collection, Dubai, the impact of these two developments was immense, which firmly established them as the most distinctive and desirable residential properties on Palm Jumeirah.

This reputation was further magnified with the addition of ORLA and ORLA Infinity, Dorchester Collection, Dubai. These two visionary developments, again providing unprecedented levels of service from Dorchester Collection, confirmed OMNIYAT as the ultimate arbiter of architectural excellence, affording privileged access to the waterfront of Palm Jumeirah. The next chapter of this story is now commencing.

OMNIYAT, again in concert with Dorchester Collection and other globally renowned partners, will redefine both the concept and expectations of resort living.

The Alba is a definitive mixed-use masterpiece designed by Zaha Hadid Architects, managed by Dorchester Collection, and pioneered by OMNIYAT.



# THE ALBA

RESIDENCES, DUBAI

DORCHESTER COLLECTION





Very rarely, what seem to be recognised parameters of a field are redefined by something so exceptional it requires the established definitions to be recast.

The Alba Residences is such a creation. It establishes a new criterion for the art of living well, rewriting every existing standard and expectation.

Perfectly positioned on Palm Jumeirah, secluded and soaked in immortal light, this is a sanctuary where nature's beauty and enduring serenity ground you, allowing life to blossom in wellness and light.

A sanctuary of well-living curated for lasting tranquillity.

Embrace the seclusion of The Alba Residences, with its uninterrupted beachfront stretching over 250 metres along the Eastern Crescent of Palm Jumeirah. This defining development occupies one of the last exclusive locations on this global icon. It is your chance to own a hidden piece of paradise, rooted in an unmistakable symbol of luxury.






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|---|---|
| | THE ALBA RESIDENCES, DORCHESTER COLLECTION, DUBAI |
| 1 | ORLA, DORCHESTER COLLECTION, DUBAI |
| 2 | ORLA INFINITY, DORCHESTER COLLECTION, DUBAI |
| 3 | AVA AT PALM JUMEIRAH, DORCHESTER COLLECTION, DUBAI |
| 4 | ONE AT PALM JUMEIRAH, DORCHESTER COLLECTION, DUBAI |
| 5 | ATLANTIS, THE PALM |
| 6 | THE ROYAL ATLANTIS |



# PROJECT FEATURES

- Architecture by Zaha Hadid Architects
- Managed by Dorchester Collection
- Expansive resort-style landscaping by Vladimir Djurovic
- 60 Luxury residences
- 3 Super penthouses
- 3 & 4 Bedroom residences
- A diverse mix of duplex units and dual-aspect layouts
- Full suite of private amenities exclusive to residents and expansive landscaped areas
- 250 Metres of private beachfront
- Uninterrupted all-day sun flowing through the residences, amenities and landscaped gardens
- Branded spa & well-living program with full wellness-driven facilities
- Breathtaking views of the Arabian Gulf, Burj Al Arab and Burj Khalifa





# RESIDENCE FEATURES

- Expansive outdoor terraces to entertain guests
- Seamless transition from indoor to outdoor living
- Private plunge pools for each and every residence
- Elevated sun lounging platform
- Private balconies to the master wing
- Outdoor jacuzzis on master wing balconies available for selected units
- Juliette balconies for each bedroom
- Dual balconies to selected simplex and duplex residences




SPA & WELL-LIVING
DESTINATION



At the heart of The Alba is a distilled focus on well-living, a principle underpinned by longevity and sustainability. Within this serene retreat, an advanced wellness programme covering 3000 m² awaits, offering personalised sensorial experiences designed for ultimate relaxation.

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| Longevity therapies |
| Diagnosis pods |
| Treatment rooms & serenity zones |
| Mindful movement studios |
| Vitality wet areas |
| State-of-the-art fitness centre |
| Scalp & hair salon |

# VLADIMIR DJUROVIC
# LANDSCAPE ARCHITECTURE

World-renowned landscape architect Vladimir Djurovic has crafted a fine balance of serenity and beauty, integrating the natural world with the architectural splendour and inspired lifestyle of The Alba Residences.

The buildings' arced shapes emerge from a tropical forest, with abundant planting encompassing and accentuating the architecture, fashioning shaded paths and walkways that wind down to the waterfront.




SERVICE
THAT
AWAITS
YOU



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.

This legacy of excellence continues at The Alba Residences. Residents can revel in the impeccable attention to detail and the highest level of attentive service, reflecting the exceptional standards found in Dorchester Collection's iconic hotels worldwide.

# CLASSIC

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| 24/7 Security services |
| 24/7 Residence concierge |
| Doorman and porter services |
| Valet parking and car grooming services |
| Lifeguard and gym service |
| Common areas maintenance and cleaning |

# À LA CARTE

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

# PAYMENT PLAN

5%
Booking Fee Effected Date

20%
On SPA Effective Date

10%
On Substantial Completion of Residential Tower Enabling Works

5%
On Substantial Completion of Residential Tower Ground Floor

10%
On Substantial Completion of Residential Tower Super Structure

10%
On Substantial Completion of Residential Tower Window Glazing Installation

40%
On Project Completion Date

| Unit Types | Sizes |
|---|---|
| 3 Bed Simplex | 5,200 - 6,000 sq.ft. |
| 4 Bed Simplex | 6,400 - 8,400 sq.ft. |
| 3 Bed Duplex | 4,700 - 6,300 sq.ft. |
| 4 Bed Duplex | 6,600 - 9,000 sq.ft. |
| Super Penthouses | 25,300 - 42,900 sq.ft. |




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