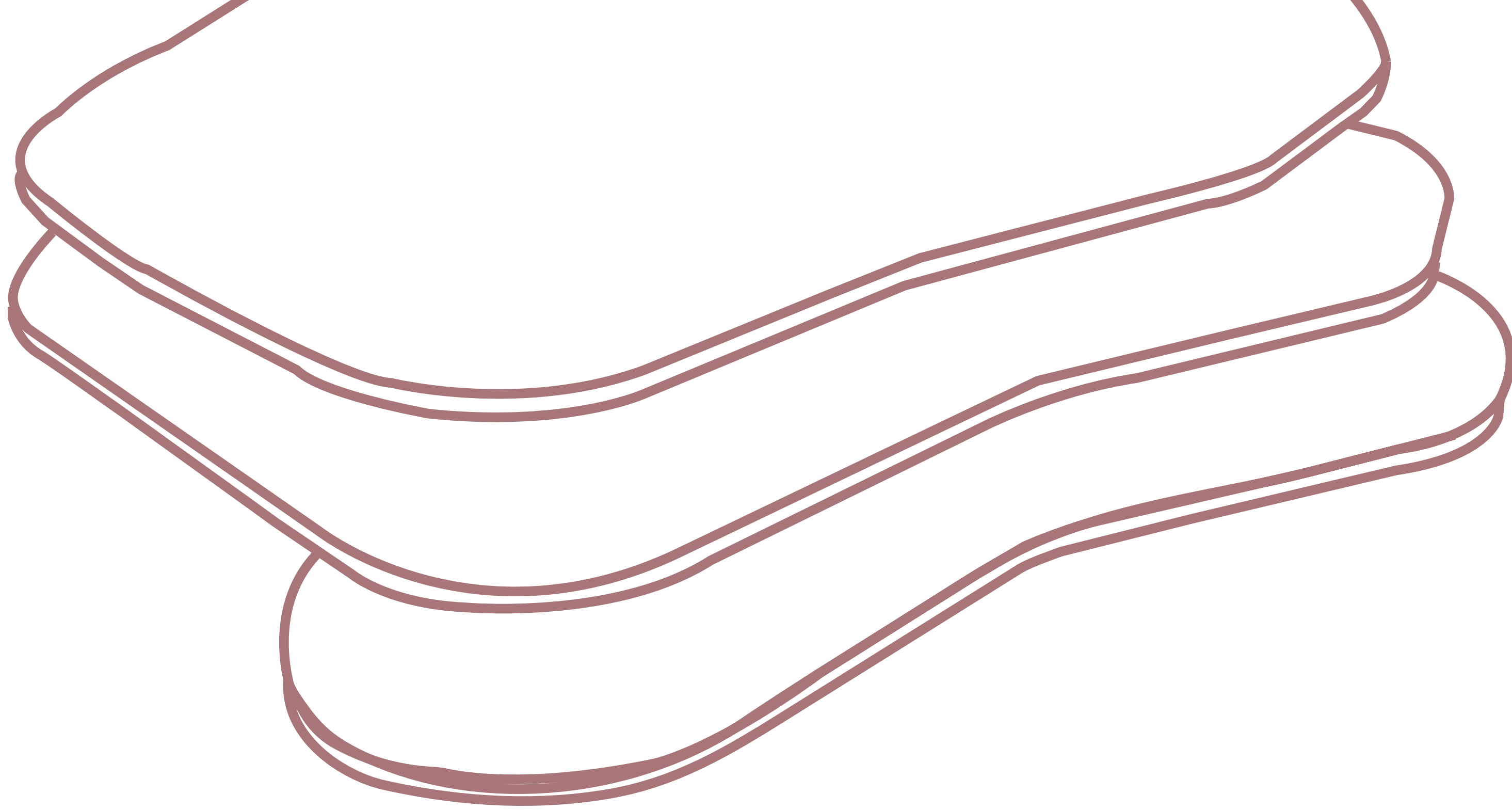


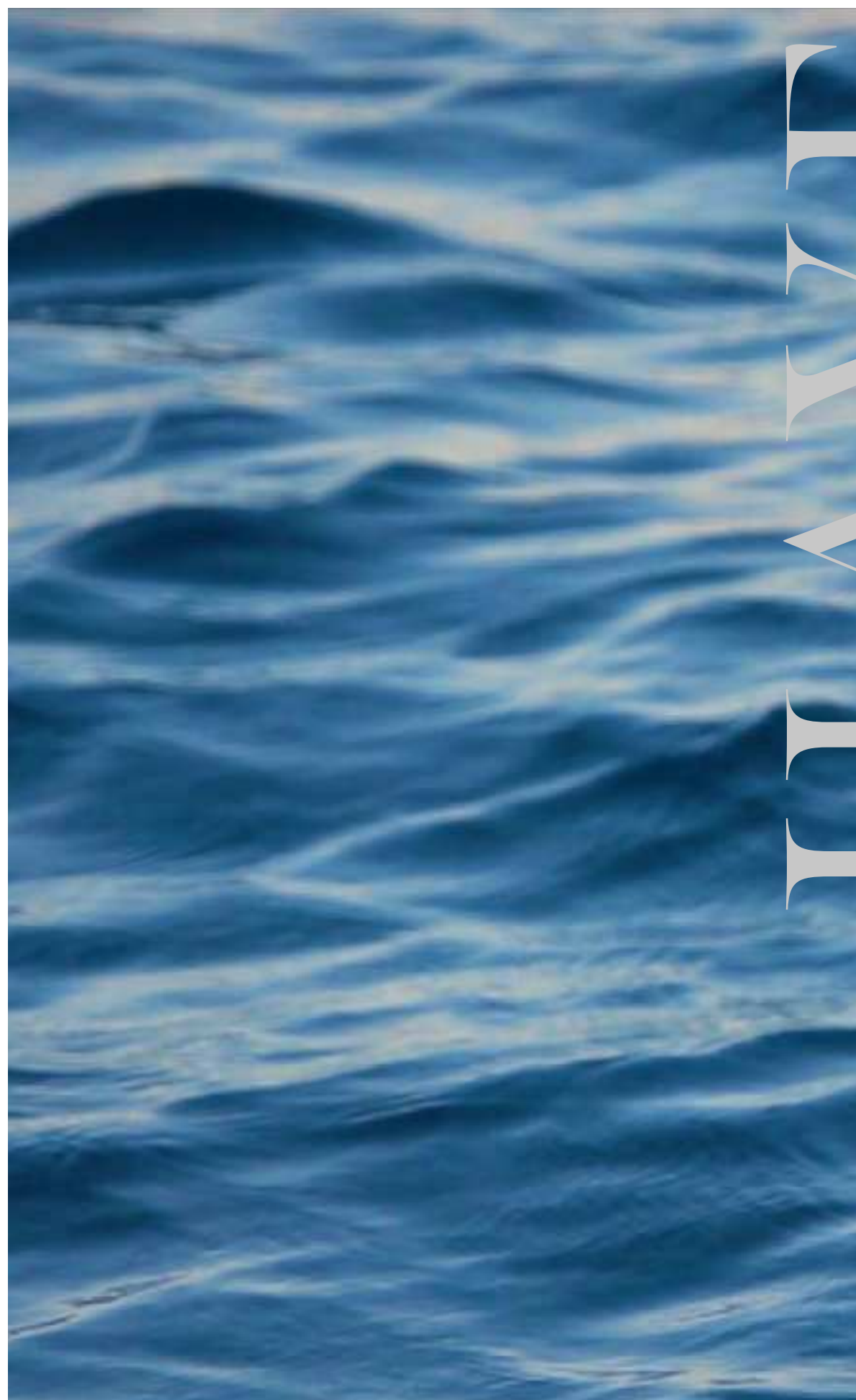
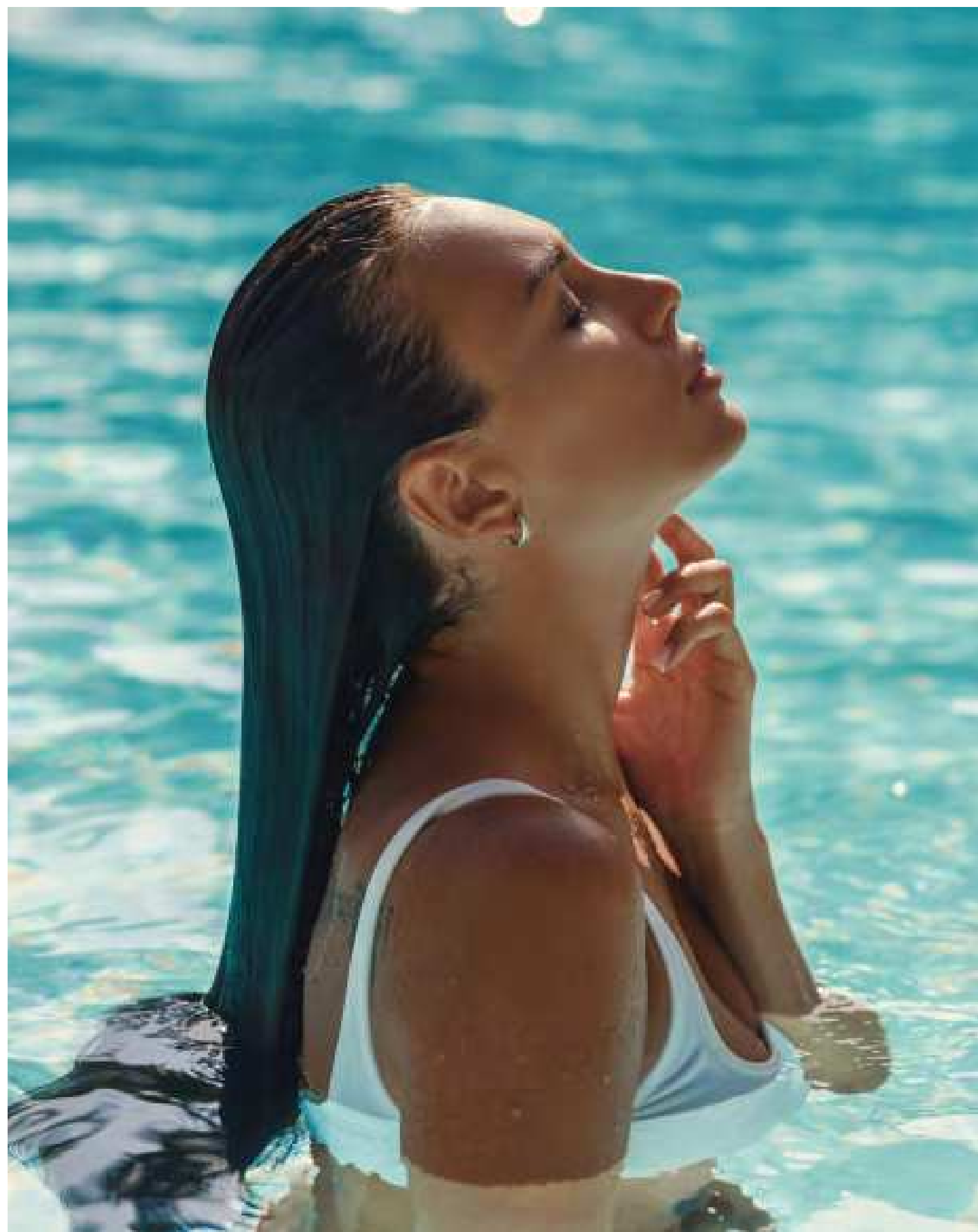
AVA^{AT}
PALM
JUMEIRAH

)(*Dorchester Collection*
DUBAI

OMNIYAT



A unique collection
of 17 private havens
designed for those
with a visionary
perspective who
enjoy seamless living
without boundaries



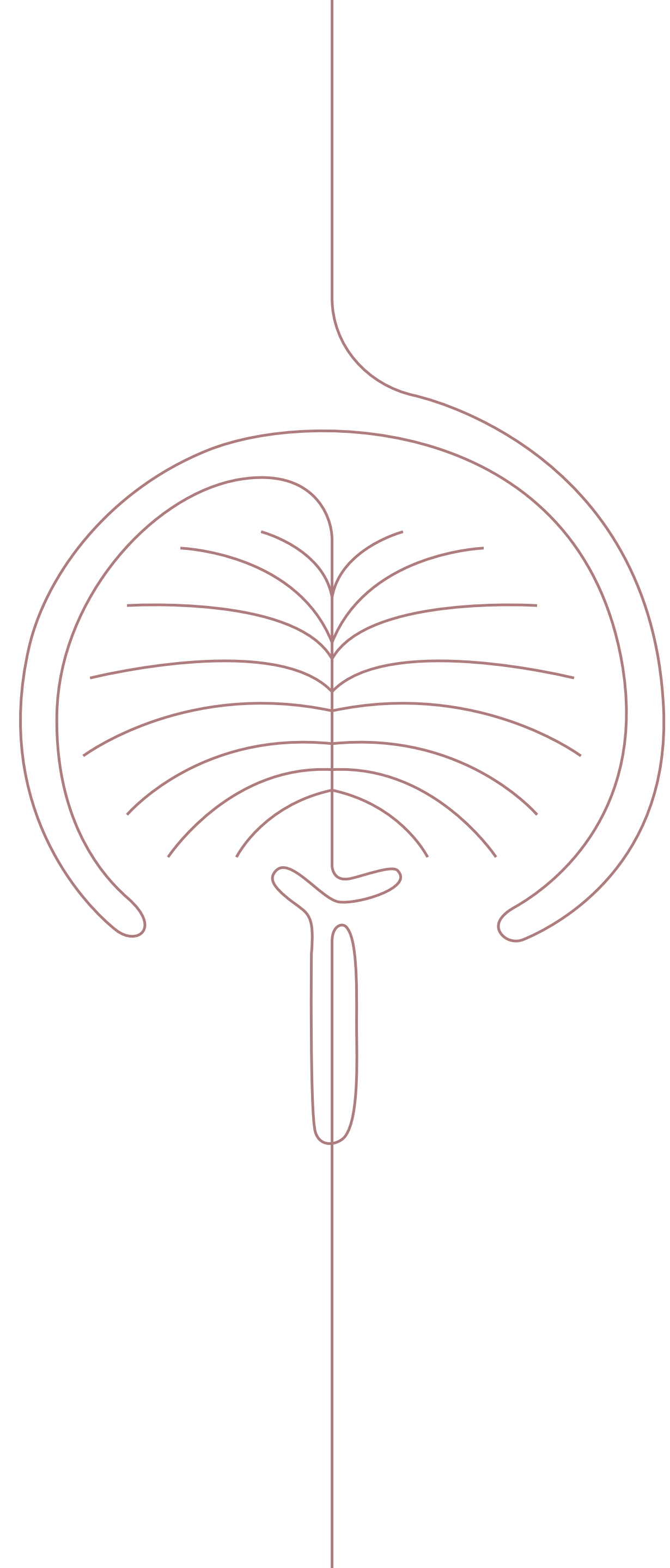
WAVEN

Your Oasis on the Palm

The richest, brightest lives aren't straight lines. They don't follow a rigid course from start to finish. They curve, they take unexpected directions, they flow in a pattern that becomes uniquely yours.

A Jewel in an Unparalleled Setting

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.



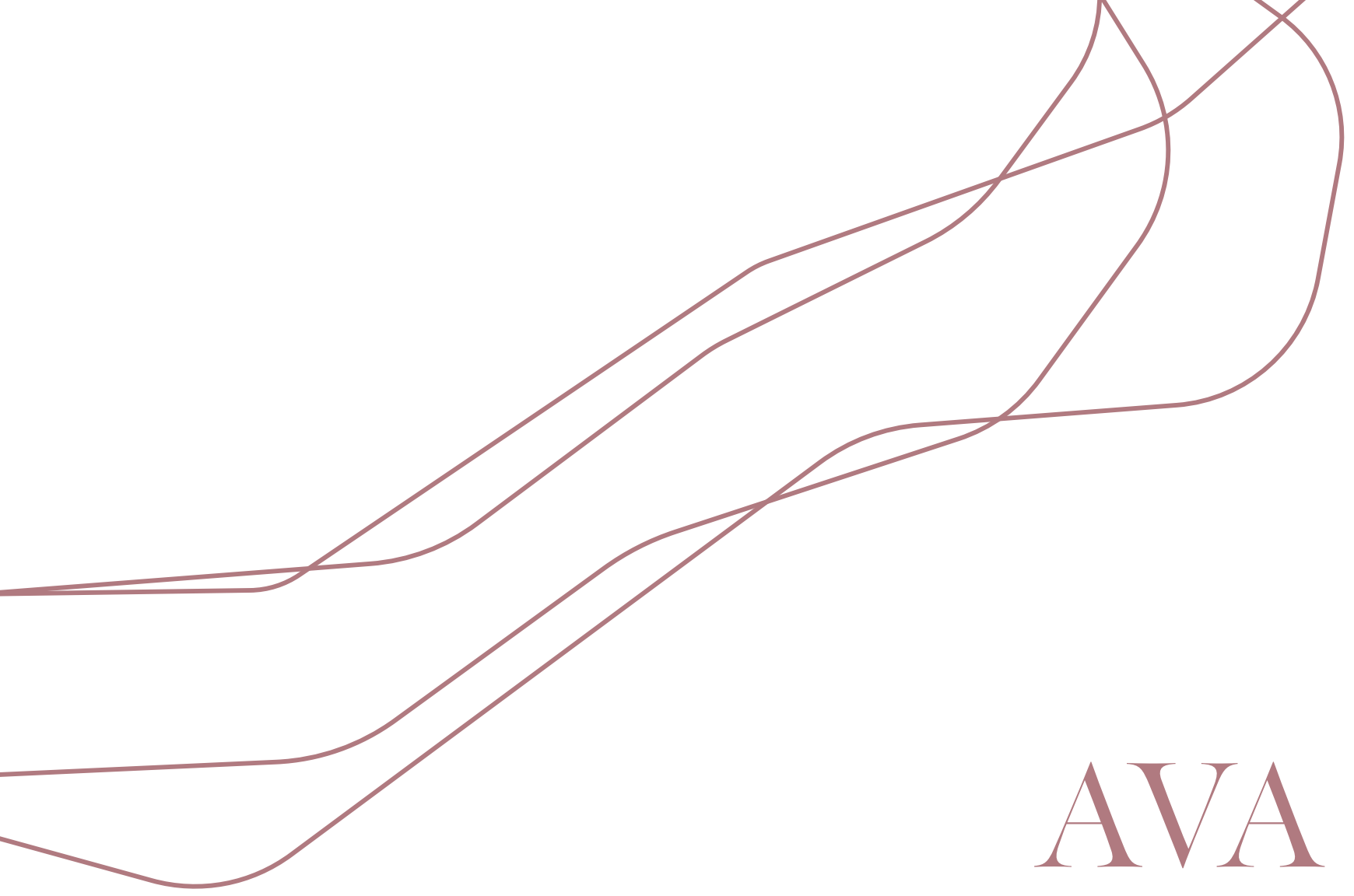


Inspired Architecture

A visionary team were curated by OMNIYAT from all over the world to make AVA at Palm Jumeirah a true masterpiece. After the successful completion of One at Palm Jumeirah, OMNIYAT is once again using extensive expertise and experience to bring this unique form to life.

AVA at Palm Jumeirah's gracious architecture set it apart from other architecture in Dubai. Contrasting and complementing the adjacent One at Palm Jumeirah.





AVA at Palm Jumeirah

AVA at Palm Jumeirah is a genuine organic masterpiece of natural beauty with ultimate privacy. It is designed to provide next level comfort and a superior quality of life to its residents.

Inhabiting the meeting point between sky and sea, the distinctive, fluid form ascends as if from the ocean. From the very first moment, it is clear that AVA at Palm Jumeirah is beyond compare. Be it an expansive apartment or the palatial penthouse covering numerous floors, each residence in AVA at Palm Jumeirah is completely individual; your own oasis.

Every aspect of the building from the stunning entrance defined by walls of falling water to the discrete, attentive service and the elegant interiors ensures AVA at Palm Jumeirah is the peak of peace and privacy.





The Height of Serenity

Tranquility pervades all aspects of AVA at Palm Jumeirah. From strolling in the grounds along the waterfront to entering the cool of the atrium; from stepping from the lift into your light-filled residence to standing on your private terrace enthralled by a vista of city and sea, AVA at Palm Jumeirah has been conceived to ensure that each element of your experience is imbued with calm.

TRANQUIL



Elegant Arrival

Water is an integral element of AVA at Palm Jumeirah. The unique entry experience is defined by edgeless bodies of water that overlap and merge to make the building appear at one with the surrounding sea.

Line of sight enhances the arrival experience making the space dramatic, classic and grand. Each resident will arrive to their own oasis with the waterfall entrance and breath taking skyline views.



THE RESIDENCES



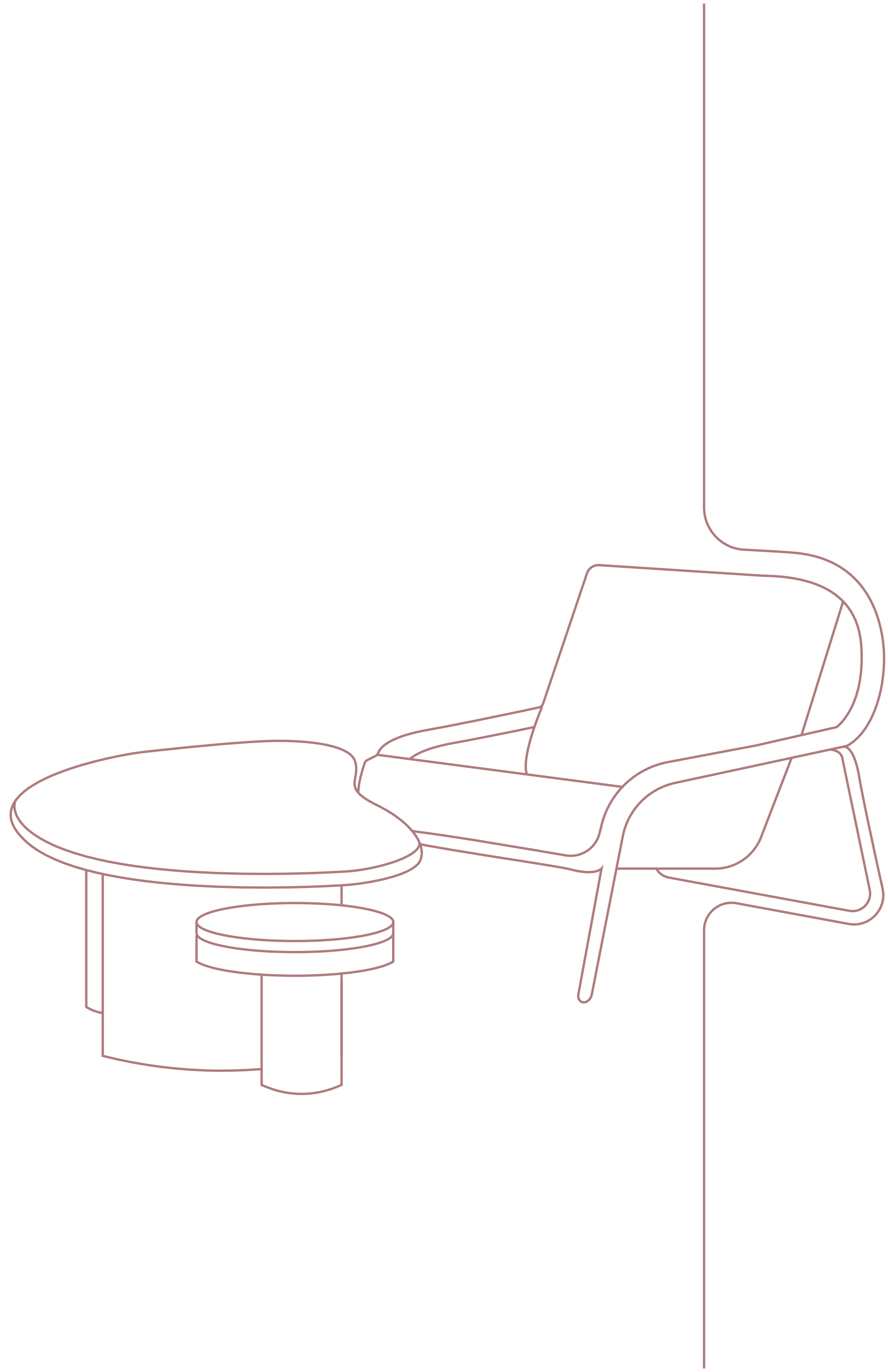
OPULENT



Living without Boundaries

Graced with full floor units, boasting 4 metre ceilings, and floor to ceiling windows admitting a continually evolving interplay of light and water, AVA at Palm Jumeirah's design gives every single residence a spacious terrace, each with a private pool, and 270 degree views, making the transition from indoor to outdoor.





INTERIORS



Renowned Interior Designers

Portia Fox Design is an international creative studio passionately delivering unique interiors for exclusive residences across the globe, combining inquisitive creativity with meticulous technical detailing. Portia Fox Design delivers original interiors and exceptional homes.



Portia Fox brings over 15 years of professional experience, working with some of the most prestigious designers and developers in London, including Candy & Candy and Katharine Pooley Ltd, working as widely as Dubai, Singapore, Mumbai, Shanghai, Nigeria, and Abu Dhabi. The successful completion of multiple projects across the globe, is testament to her ability to manage complex projects with the highest level of creative and technical acumen.





LIVING ON THE CLOUDS



The Sky Palace

Rising above the water, AVA at Palm Jumeirah Dubai's organic form brings a distinctive silhouette to Dubai's skyline. The crown of AVA at Palm Jumeirah is devoted to one of the most sumptuous mega penthouses in the world.

Unique in the truest sense of the word, this residence unites over multiple levels, boasting true elegance in design with a dedication to ensuring every detail is fully considered.

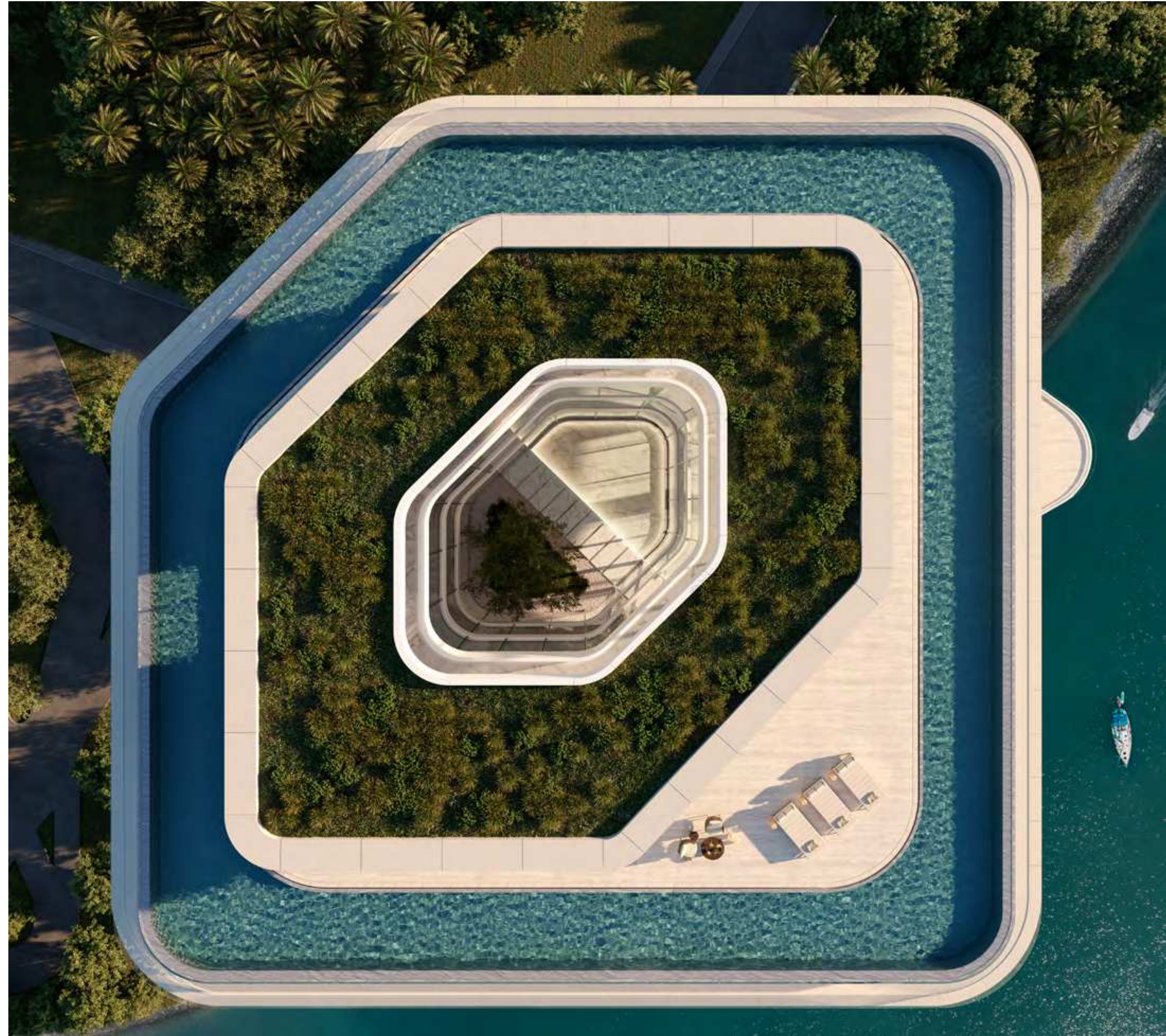
The Sky Palace creates unequivocal space, volume and opportunity to truly explore the limits of what a life well-lived can be in AVA at Palm Jumeirah, Dorchester Collection, Dubai.

Spread over four floors, this incomparable 33,406 sq. ft. residence will garner global attention from those who covet a day in the life of the owner.



The Peak of Perfection

The Sky Palace at AVA at Palm Jumeirah, Dorchester Collection, Dubai, affords its own private amenities, alongside exclusive access to the amenities of AVA at Palm Jumeirah, plus working in harmony with its neighbouring tower, One at Palm Jumeirah, also managed by Dorchester Collection.





Serving Your Needs

AVA at Palm Jumeirah contains incomparable amenities – all managed by Dorchester Collection. From a cinema that can accommodate 12 guests, to an inspiring library lounge, AVA at Palm Jumeirah is made for your ultimate convenience. The large infinity edge pool is accompanied by a fully equipped gym, dedicated spa and yoga studio. Even business can take place in the AVA at Palm Jumeirah boardroom, so there are few reasons to need to leave your private paradise.





Direct Access to World Class Facilities

AVA at Palm Jumeirah is the sister building to the adjacent One at Palm Jumeirah, a recognisable landmark. Given the proximity of the two buildings, residents of AVA at Palm Jumeirah have direct private access to the world class facilities offered by One at Palm Jumeirah, all managed by Dorchester Collection.

A beachfront promenade leads to secluded, landscaped grounds, which in turn reveal a glorious 100 metre white sand private beach with its own jetty. Overlooking this is an exclusive beach club, while One at Palm Jumeirah also hosts a private spa and fitness centre, indoor and outdoor swimming pools, a business centre and five-star dining.





Unrivalled Services

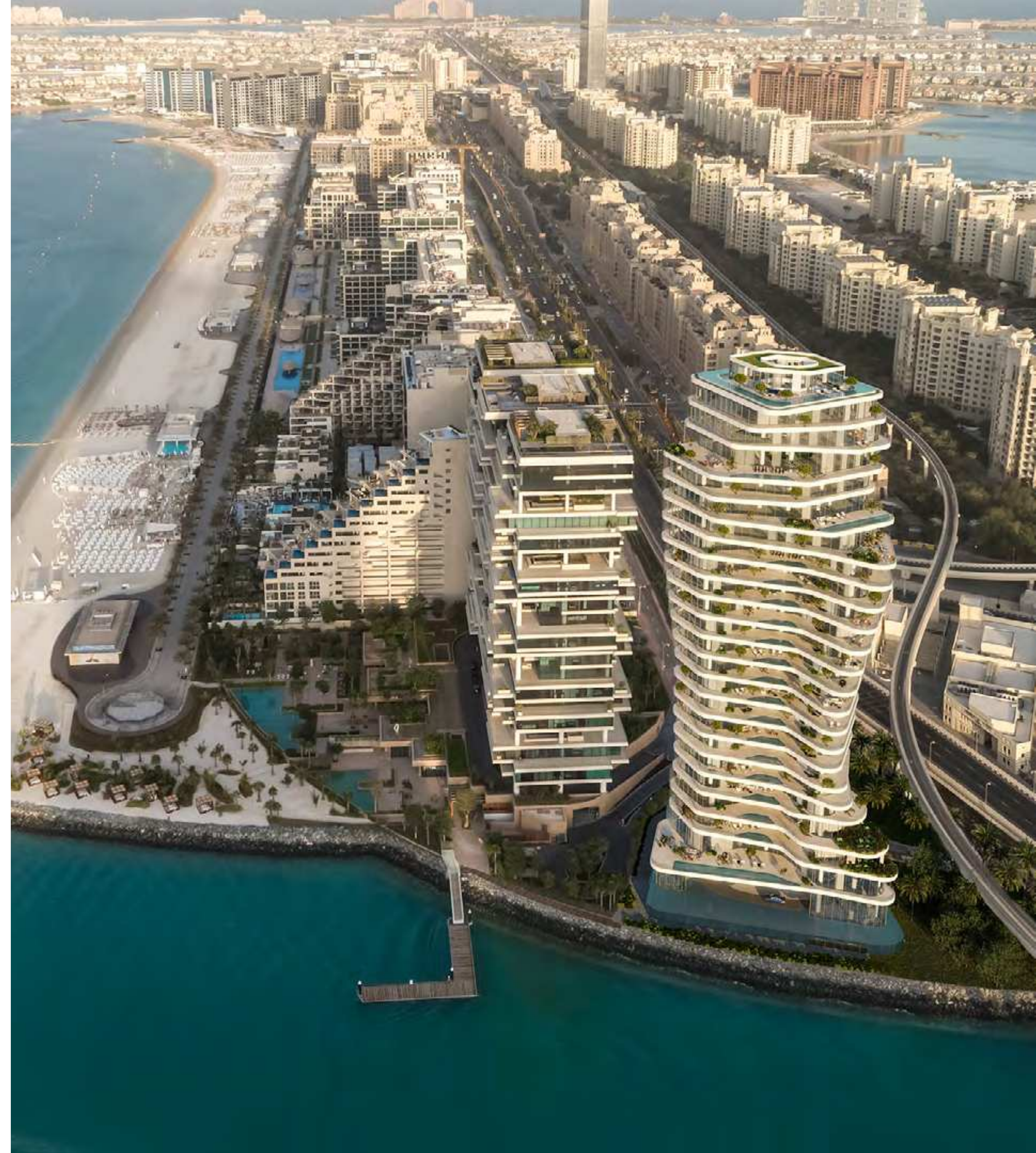
Managed by

) (*Dorchester Collection*

From the opening of the Dorchester Hotel in 1931, the name has come to define exceptional hospitality. Now the portfolio has expanded to ten hotels in the most exciting cities in the world: Paris, Milan, Rome, Los Angeles and, of course, Dubai. Dorchester Collection hotels are icons in their own right, each celebrating their own original character, enriched by timeless style and state-of-the-art facilities.

AVA at Palm Jumeirah, managed by Dorchester Collection

AVA at Palm Jumeirah will be managed exclusively by Dorchester Collection, so you will receive the same service as you would expect to receive in Dorchester Collection's iconic hotels worldwide. This ranges from your residence concierge available 24/7, to doorman and porter services, 24-hour personal valet, and floristry services. You will receive world class services at your fingertips.





Dorchester Collection, Dubai

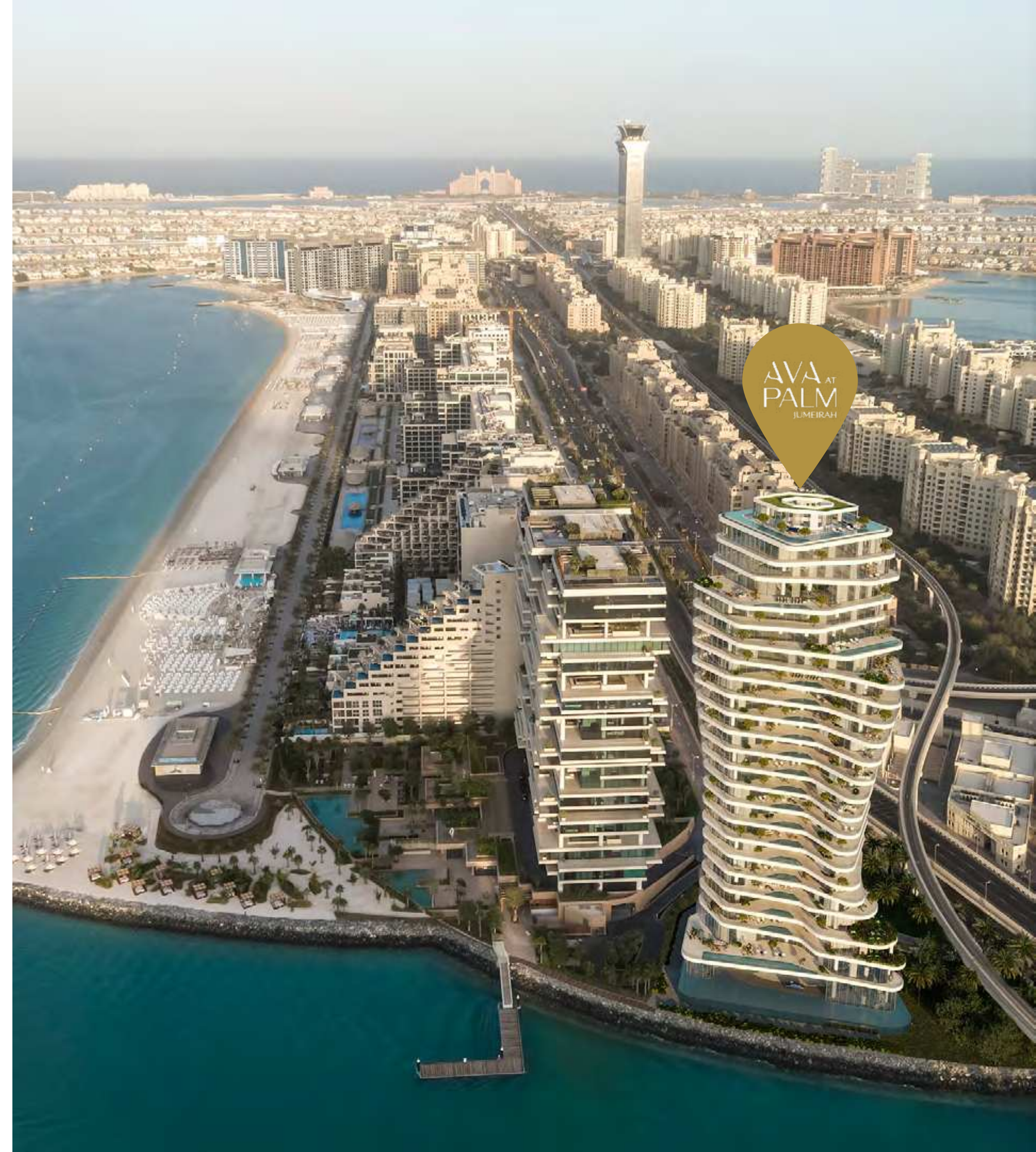
OMNIYAT are proud to be the first and only developer in the region working exclusively with Dorchester Collection. Alongside AVA at Palm Jumeirah and One at Palm Jumeirah also stands their sister property; The Residences, Dorchester Collection, Dubai, created on the water of the city's Marasi Marina, a new landmark steeped in the tradition of the finest service.

Unobstructed Landmark Views



Location

Situated on the threshold of the world-renowned landmark, Palm Jumeirah, AVA at Palm Jumeirah occupies an incomparable position right at the very centre of Dubai. It is well placed next to OMNIYAT's other flagship property, One at Palm Jumeirah, Dorchester Collection, Dubai, creating the most exclusive cluster destination in Dubai.



OMNIYAT: A Developer Like No Other

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 home owner the Omniyat guarantee of living in a bespoke space that reflects their personality, achievements and ambitions, offering an unrivalled lifestyle.

OMNIYAT