

ORLA

)(Dorchester *Collection*

DUBAI

OMNIYAT

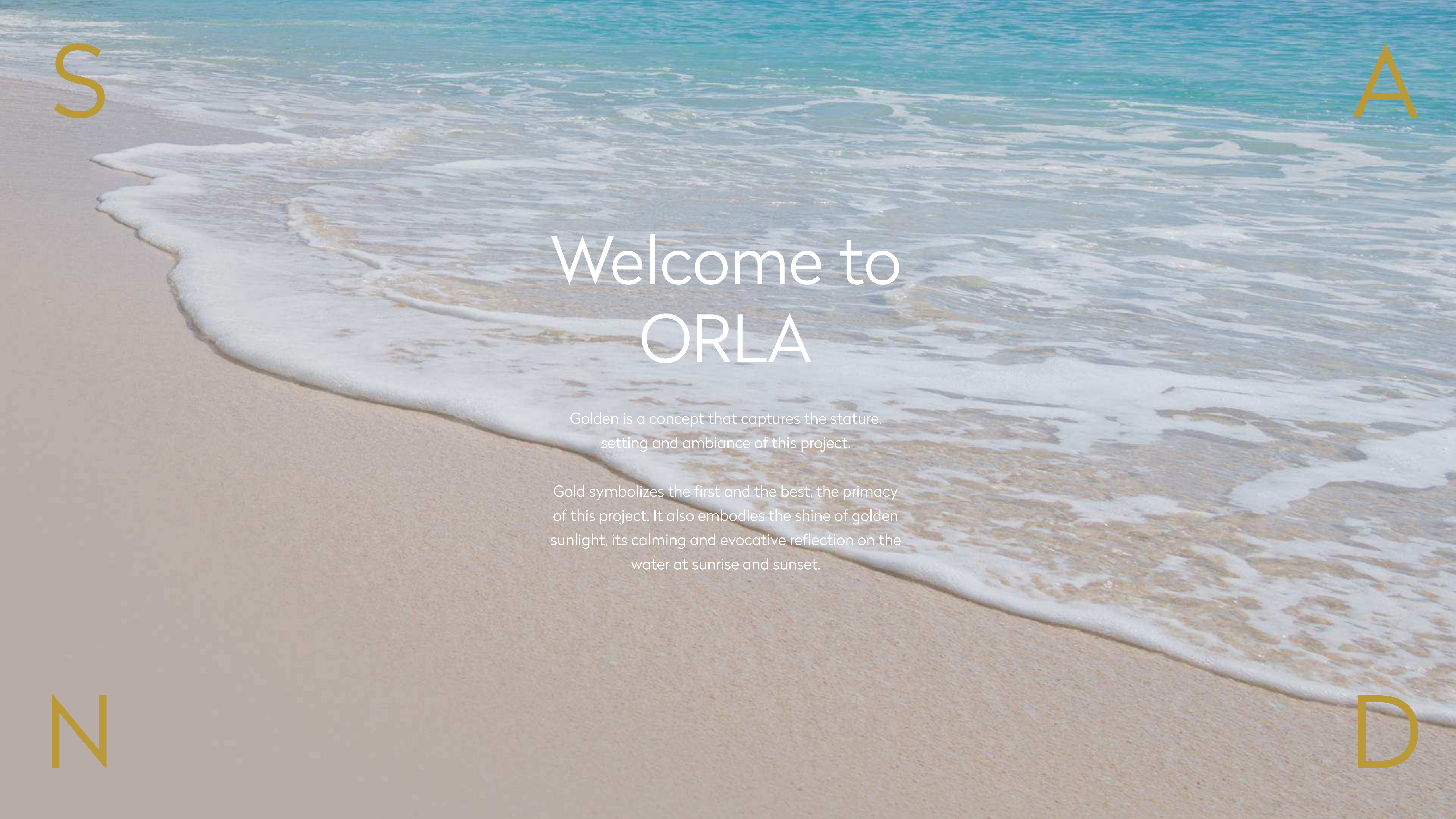
O

R

Where city
meets sanctuary

L

A

The background of the entire page is a photograph of a beach. In the foreground, there is a wide expanse of light-colored sand. A gentle wave with white foam is washing onto the shore from the right side. The water in the background is a clear, vibrant turquoise color. In the four corners of the image, there are large, gold-colored letters: 'S' in the top-left, 'A' in the top-right, 'N' in the bottom-left, and 'D' in the bottom-right, which together spell out 'SAND'.

S

A

Welcome to ORLA

Golden is a concept that captures the stature,
setting and ambiance of this project.

Gold symbolizes the first and the best, the primacy
of this project. It also embodies the shine of golden
sunlight, its calming and evocative reflection on the
water at sunrise and sunset.

N

D

At the apex of an icon, Palm Jumeirah

An iconic luxury peninsula with a unique connection to the sea, the Palm Jumeirah is a destination without peer, with many of Dubai's finest restaurants, clubs and beach resorts only moments away, while the rest of the wonders of Dubai lie within easy reach.

Situated on an 29,000 square-metre beachfront plot at the apex of the Palm's crescent, ORLA enjoys a privileged position and uninterrupted 270-degree views from Dubai's sky-scraping skyline to the turquoise waters of the Arabian Gulf that stretch to the horizon.



Sunset view



Marina view

Views

Uninterrupted 270 degree views from Dubai's skyline to the turquoise waters of the Arabian Gulf that stretch to the horizon.

A large, modern hotel building with multiple floors and balconies, illuminated at dusk. The building is situated on a beachfront, with palm trees and a swimming pool in the foreground. The sky is a mix of blue and purple, indicating twilight. The building's balconies are lit up, and the interior lights are visible through the windows. The foreground shows a sandy beach and the calm water of a swimming pool, with some lounge chairs and a small gazebo visible.

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Stunning from sea to sky

Your residence at ORLA is your exclusive escape, where indoor and outdoor blend seamlessly with sea and sky, as energising light streams through each residence creating eternal vistas from the moment the sun rises above the horizon to the last golden rays shimmering off the sea below.

Architecture at its finest, by **Foster + Partners**

OMNIYAT is once again working with pioneers in their field to craft ORLA's 3 interconnected towers. Internationally acclaimed, Foster + Partners has been selected as architect for the produce the staggered towers that are linked together to create a single dramatic form.

Foster + Partners is a global studio for sustainable architecture, urbanism, engineering and design, founded by Norman Foster in 1967. With offices across the world, the practice works as a single entity that is both ethnically and culturally diverse, with people central to all our endeavours.

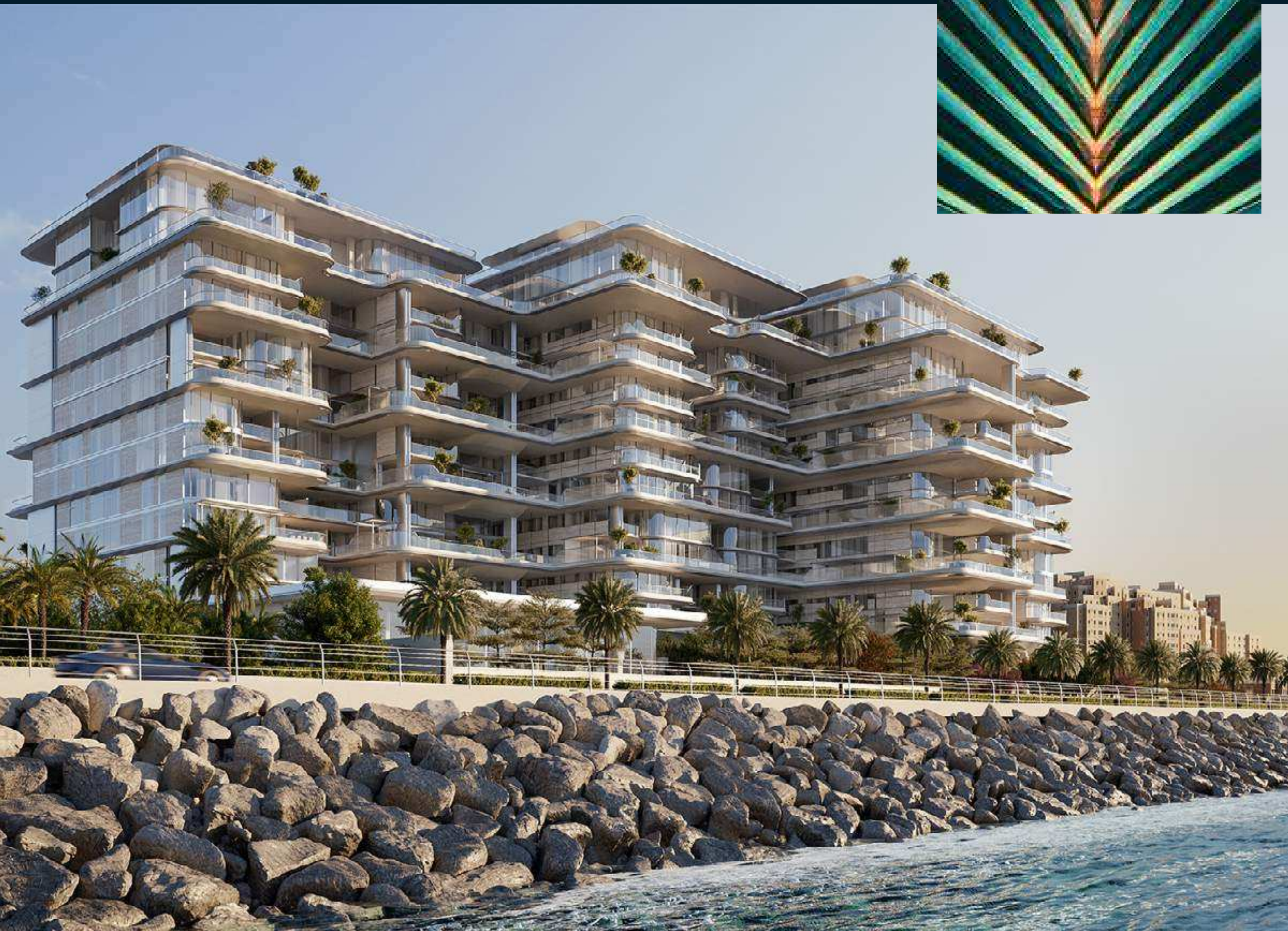


A lifestyle beyond compare

Offering the finest amenities and five-star service, for the pleasure of residents of ORLA's 85 residences, 3 sky palaces, and 1 luxury mansion, you will find privacy, prestige and personalised service from the moment you set foot in the vast, elevated lobby.





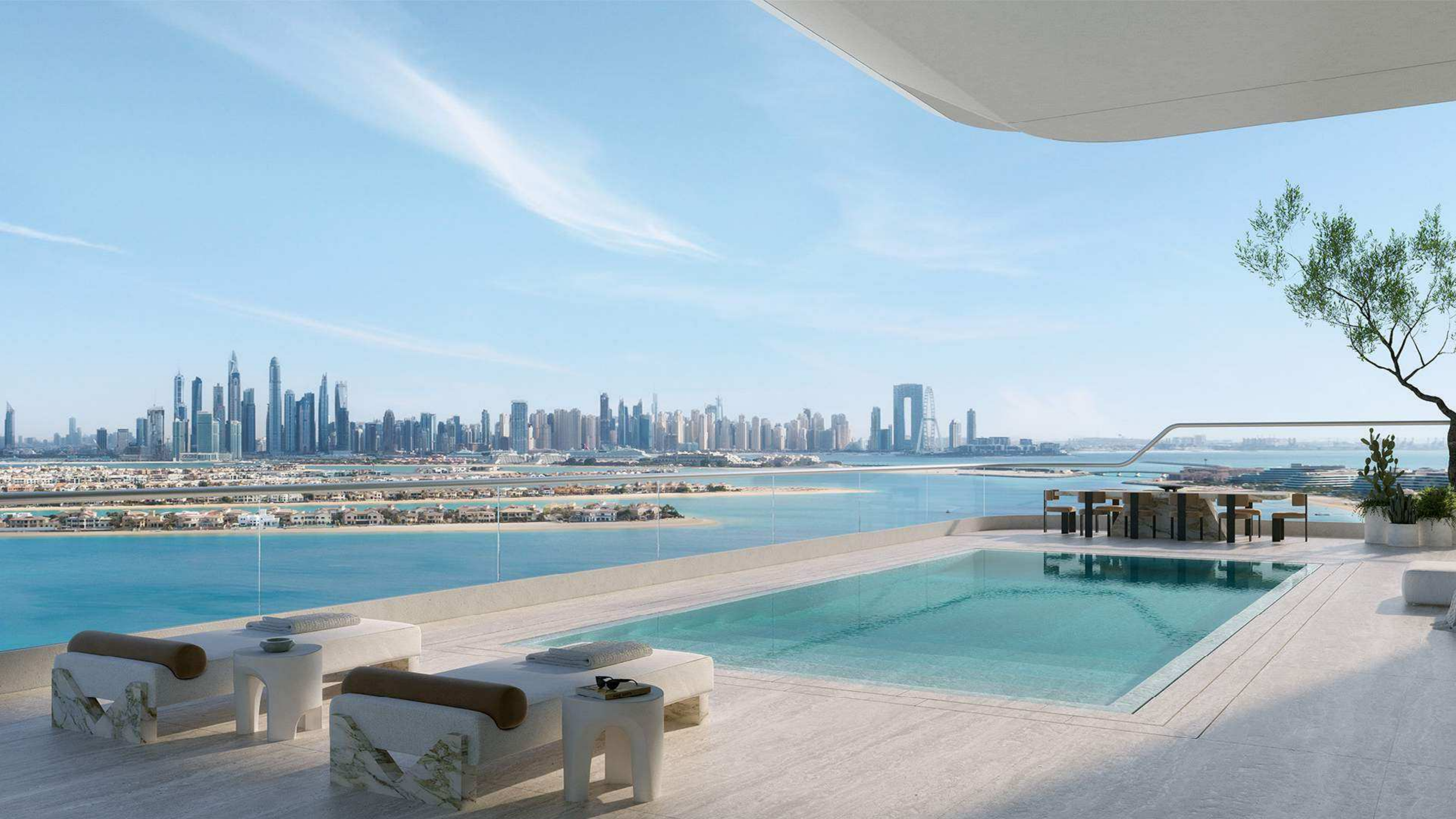


In harmony with nature

ORLA immerses you in balance and beauty, fostering a deep connection with your space and surroundings. The architecture 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.





Residences that stand apart

With each residence 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.





An arrival to remember

Each ORLA residence has a seamless arrival experience unique to each home with the discerning choice of a direct lift arrival experience, stepping from lift into your light filled residence within moments, for the most impressive entrance. Alternative front door entrances are also available, so you still have the freedom to choose how guests can enter your ORLA residence.

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 metre, and huge terraces with landscaping all around.

Larger units will have private swimming pools on their terraces, enthralled by a vista of city and sea.











Indoor and outdoor living

Indoor outdoor living is maximized through floor to ceiling windows, oversized glass glazing and sumptuous terraces with grand spaces to seamlessly blend the natural elements of sun sea and expansive views with the elegant interiors

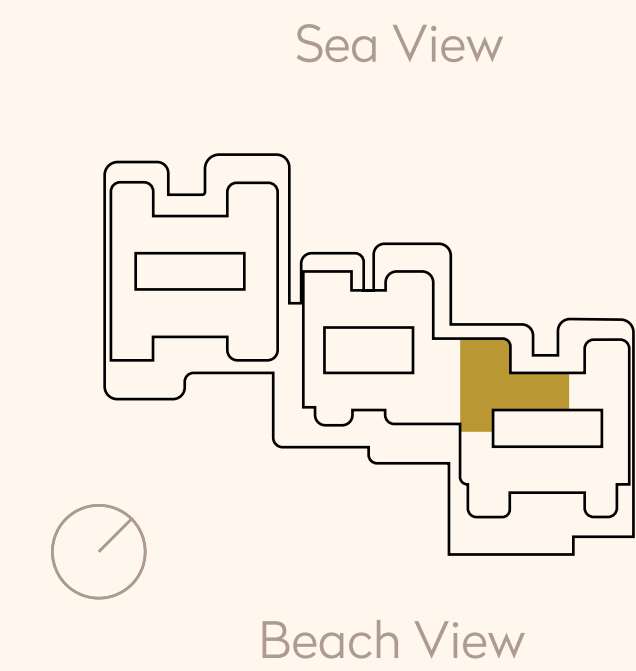




No two are quite alike

ORLA's 85 tower residences and 3 sky palaces are a mix of two, three and four-bedroom units floating above the resort and shimmering sea. Each have a unique layout spread over one or two storeys, ensuring the best use of each space and providing an array of options to suit every resident's individual desires.

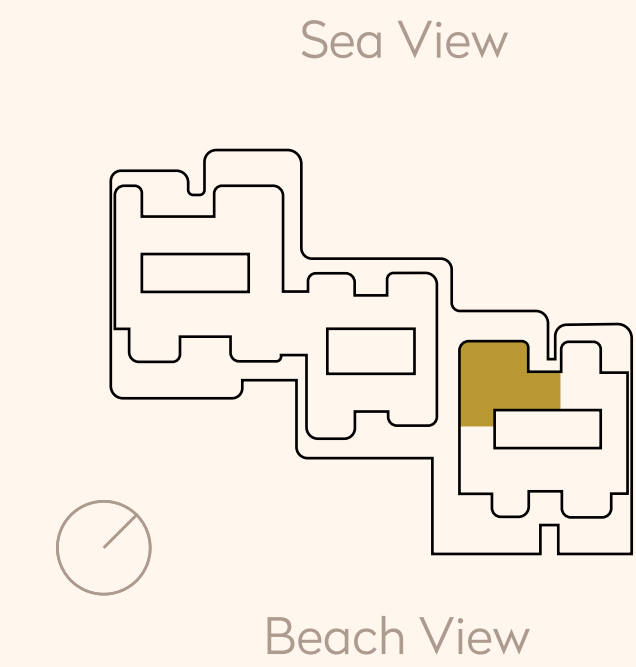
- 16 Two Bedroom Simplex – 2,799 to 4,299 sq. ft.
- 17 Three Bedroom Simplex – 3,181 to 4,435 sq. ft.
- 15 Three Bedroom Duplex – 4,871 to 6,749 sq. ft.
- 6 Four Bedroom Simplex – 4,413 to 4,618 sq. ft.
- 13 Four Bedroom Duplex (Double Height Living) – 6,282 to 8,202 sq. ft.
- 18 Four Bedroom Duplex – 7,741 to 11,550 sq. ft.
- 3 Sky Palaces – 37,678 to 58,476 sq. ft.
- 1 Mansion



Unit 1008

4 Bedroom Simplex | 5 Bathrooms | 4 Parking Spaces

Residence	4,059 sq. ft.	377 sq. m.
Terrace	2,473 sq. ft.	230 sq. m.
Total	6,532 sq. ft.	607 sq. m.



Unit 808

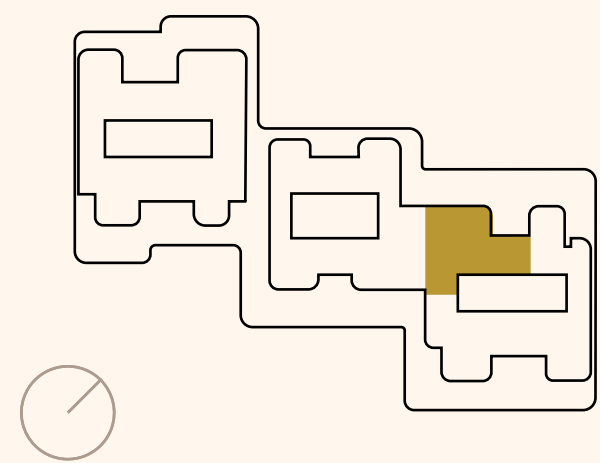
4 Bedroom Simplex | 6 Bathrooms | 4 Parking Spaces

Residence	4,521 sq. ft.	420 sq. m.
Terrace	2,831 sq. ft.	263 sq. m.
Total	7,352 sq. ft.	683 sq. m.

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Sea View



Beach View

Unit 208

4 Bedroom Simplex | 6 Bathrooms | 4 Parking Spaces

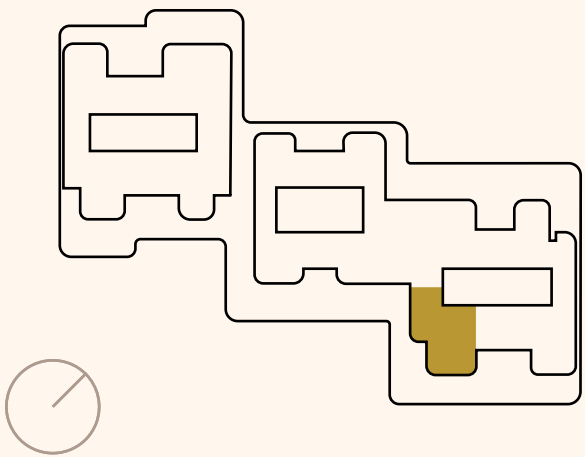
Residence	4,445 sq. ft.	413 sq. m.
Terrace	2,863 sq. ft.	266 sq. m.
Total	7,308 sq. ft.	679 sq. m.



Lower Level

Upper Level

Sea View



Beach View

Unit 207

4 Bedroom Duplex | 6 Bathrooms | 4 Parking Spaces

Residence	5,652 sq. ft.	525 sq. m.
Terrace	2,606 sq. ft.	242 sq. m.
Total	8,258 sq. ft.	767 sq. m.

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Residence	7,190 sq. ft.	668 sq. m.
Terrace	3,337 sq. ft.	310 sq. m.
Total	10,527 sq. ft.	978 sq. m.

TERRACE 2
16.3m x 2.0m

BEDROOM 2
4.7m x 5.5m

MASTER SUITE
7.0m x 4.7m

BEDROOM 1
3.9m x 4.7m

BATH
3.4m x 1.8m

BATH
4.8m x 3.5m

W.I.C.
3.5m x 2.5m

W.I.C.
4.7m x 2.5m

W.I.C.
3.9m x 2.0m

BATH
3.6m x 1.9m

MEDIA ROOM
8.7m x 3.6m

LAUNDRY
2.7 x 1.8m

MAID'S ROOM
3.0m x 2.1m

BATH
2.7m x 1.6m

P.R.
2.1m x 2.2m

FOYER
7.1m x 3.2m

HOME OFFICE
3.6m x 5.7m

PREP. AREA
5.8m x 4.2m

OPEN KITCHEN
5.1m x 3.6m

DINING
5.9m x 6.4m

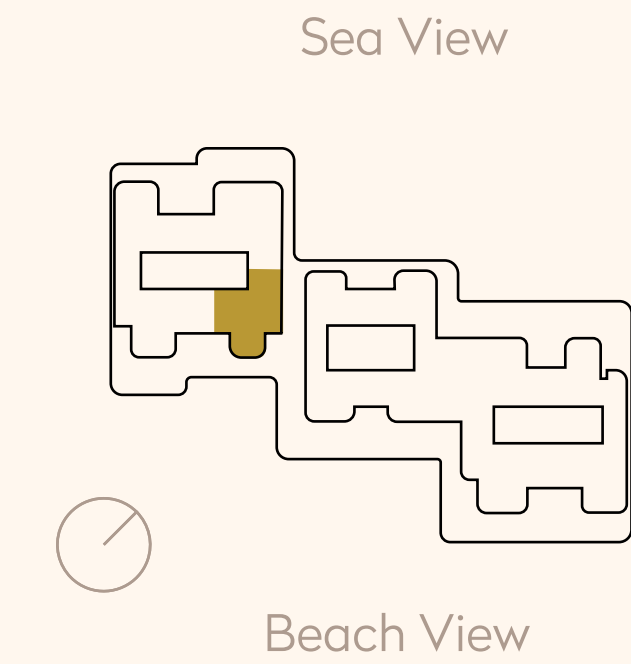
FAMILY ROOM (DOUBLE VOLUME)
4.4m x 5.8m

LIVING (DOUBLE VOLUME)
6.4m x 9.4m

TERRACE 1
17.5m x 7.8m

POOL

The floor plan for the second floor features a large central hall with a dashed 'X' indicating a diagonal split. To the top left is a GALLERY (6.2m x 2.7m) with a long table and chairs. To the top right is a BATH (4.3m x 4.3m) with a bathtub and toilet. Below the bath is a W.I.C. (4.3m x 2.6m) with a bed and dresser. To the right of the hall is a living area (5.9m x 4.8m) with a sofa and coffee table. A TERRACE BELOW is indicated at the bottom of the plan.



Unit 204

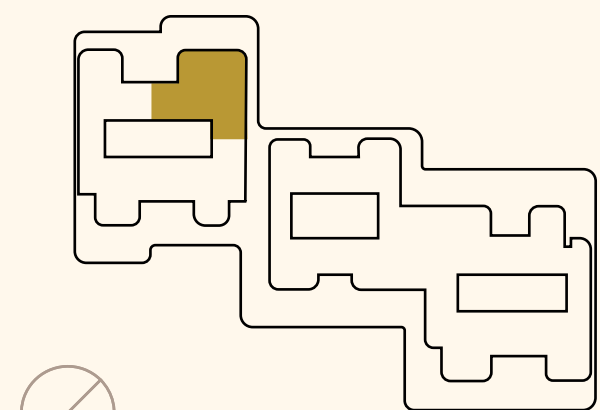
4 Bedroom Duplex | 6 Bathrooms | 4 Parking Spaces

Residence	5,113 sq. ft.	475 sq. m.
Terrace	3,724 sq. ft.	346 sq. m.
Total	8,837 sq. ft.	821 sq. m.

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Sea View

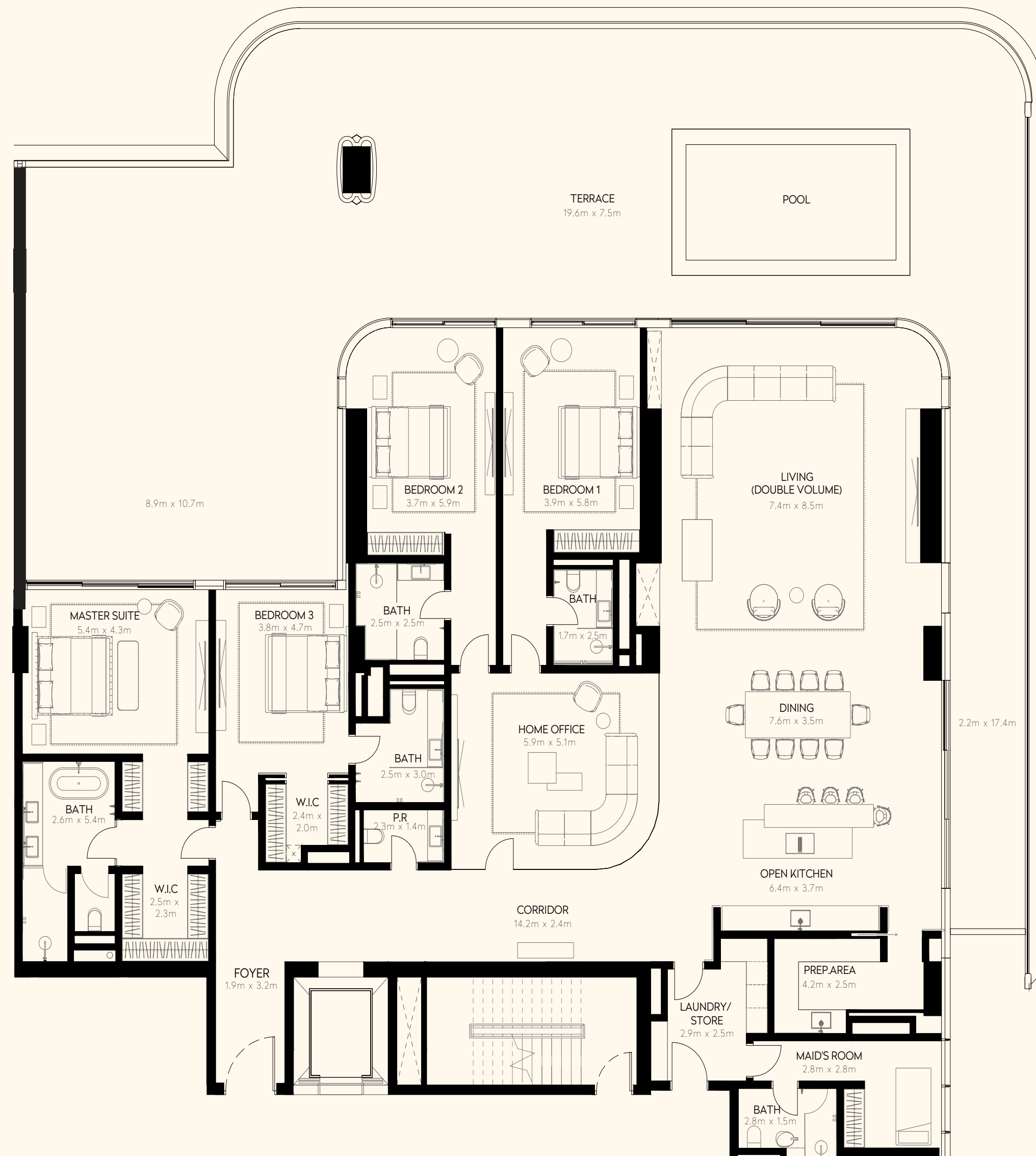


Beach View

Unit 203

4 Bedroom Simplex | 6 Bathrooms | 4 Parking Spaces

Residence	4,585 sq. ft.	426 sq. m.
Terrace	3,197 sq. ft.	297 sq. m.
Total	7,782 sq. ft.	723 sq. m.



Spectacular palaces in the sky

Crowning the top of the complex are 3 sky palaces. Up to 50,000 sq. ft. they have the opportunity to carry a multitude of functions. By utilising the breath-taking roof terrace gardens, the Sky Palaces can be used for functions ranging from corporate events and fundraising parties to more intimate dinners or simply functioning as a family home.





The Sky Palace will have the most exclusive experience with 360-degree views at the top of its 60 metre height limit. Each comes with its own drop off and individual lobby and exclusive lift with lifestyle coordinator office for exclusivity and security, along with lobby guest parking.

BEACH MANSION

The Dubai dream comes alive at ORLA's Beach Mansion, designed by Award-winning international . The Beach Mansion provides SAOTAarchitecture firm unique vantage point straight down the trunk of Palm Jumeirah, allowing you to step down from your private pool veranda directly onto your verdant garden and the warm white sands of a sparkling beach below. Ideal as a fabulous family residence or the ultimate beachside second home, The Mansion offers every imaginable convenience and amenities.

From vast living and dining spaces and a custom open kitchen on the ground floor, to beautiful ensuite bedrooms overlooking the resort-like facilities to the dedicated recreation room, private spa, and exclusive 15 car garage in the lower ground floor – a life of leisure is yours at ORLA.





Internationally acclaimed interior designers

YODEZEEN provokes aesthetics that engage with colours, textures and materials to coalesce into the firm's captivating creations. It is known for creating individual, aesthetically stunning solutions employing unique styles and architecture.

















MATERIAL BOARD

- 1

ENGINEERED WOOD

Flooring
- 2

VENEER PANELS

Decorative walls
- 3

BRASS

Trims, profiles, ironmongery
- 4

TRAVERTINE - SEALED

Flooring
- 5

TRAVERTINE - FLOATED

Selected wall – powder bathroom
- 6

DECORATIVE PLASTER

Selected walls
- 7

BRONZE GLASS

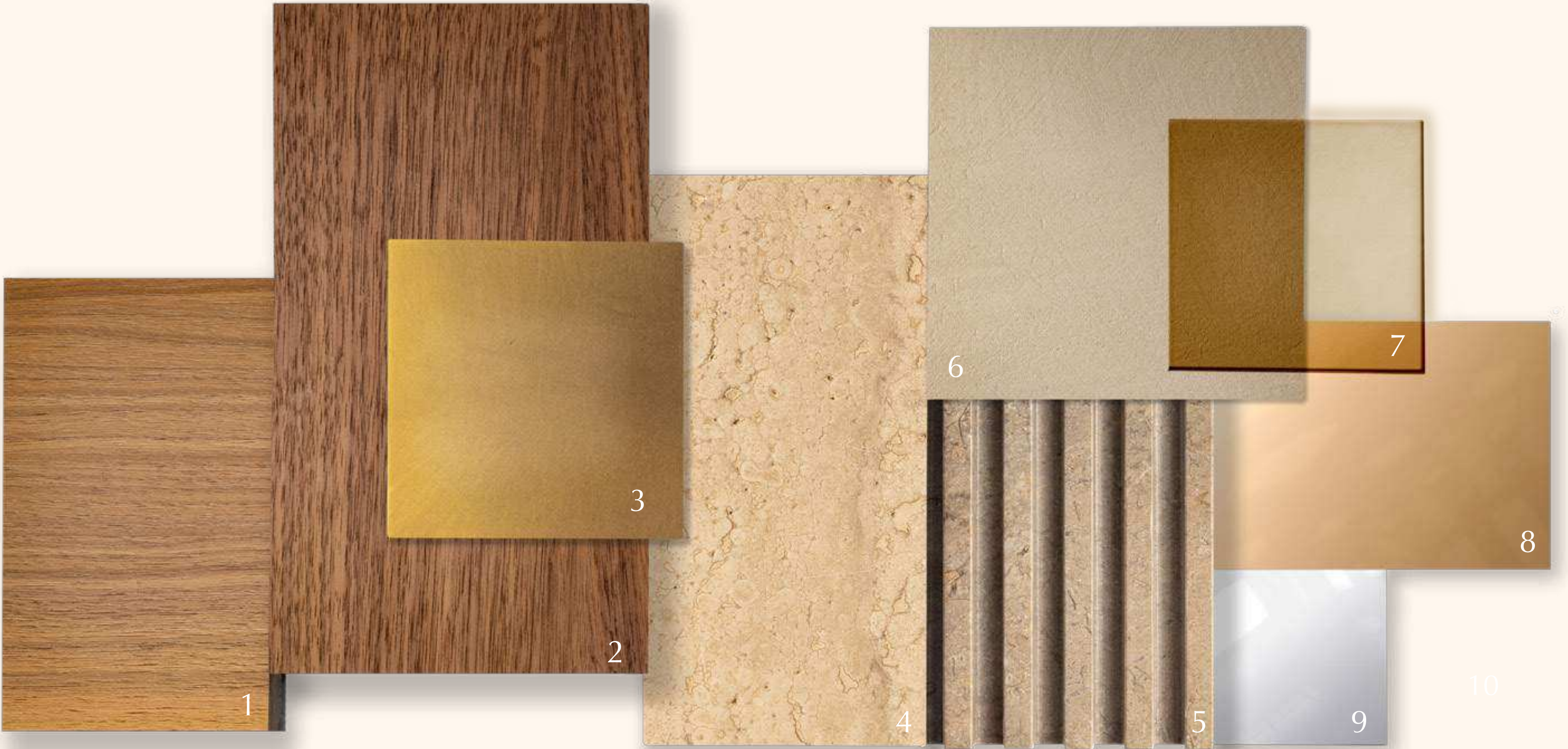
Selected shower partitions
- 8

BRONZE MIRROR

Decorative
- 9

MIRRORS

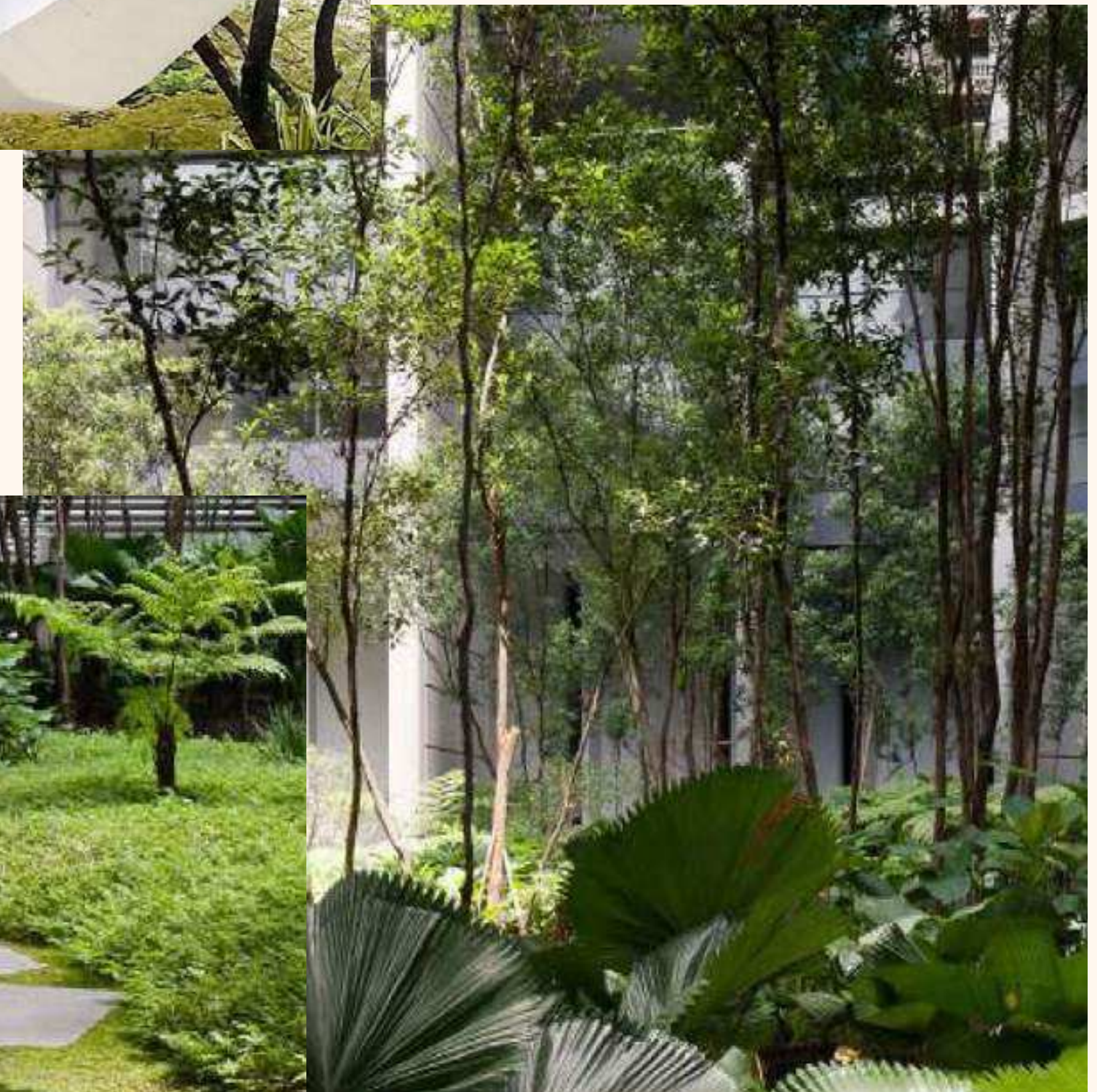
All bathrooms



Landscape design

Balinese landscape architect ZED Collective will be crafting, creating and building the ecosystem, weaving in layered stories that have people and the environment at the heart of design. The landscape amenity offers a discerning design, set in its own expanse of gardens and grand open spaces. Shaded forest courtyards with entry water fountains flow to the central well that nourishes the gardens in which spacious standalone guest pavilions, playground, terraced courts, cascades and pools rest. Views stretch across bosques of olives, acacias and palms forming the oasis and extend to the Dubai skyline on the horizon.

The landscape creates a comfortable microclimate and offers memorable experiences which are serene and timeless, designed to calm, soothe and rejuvenate restoring optimal wellbeing away from the hustle and bustle of Dubai.





A sense of belonging

Managed by

Dorchester *Collection*

The true meaning of 'home' goes beyond form and function – it is about being welcomed with open arms, appreciated for who you are, and cared for in the ways and at the times when you need it most.

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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 now 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.





ORLA will be managed exclusively by Dorchester Collection, so you can expect the same services 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, from personal valet to floristry services. You will receive world class service at your fingertips.

Amenities elevated

Your health and wellbeing are at the heart of the ORLA experience, with every aspect of a premium Dubai lifestyle carefully considered and crafted for your pleasure.

ORLA contains an abundance of resident-only experiences and facilities at your disposal, all managed by Dorchester Collection. Punctuated by breath-taking vistas and soothing sounds, you will find exclusive escapes for every taste, resident only beach club and a private cinema for up to 16 guests to a sophisticated cigar lounge and relaxation lounges throughout, contributing to a refined lifestyle that reflects your stature.











ORLA BEACH CLUB

ORLA inhabits Dubai's first of its kind lifestyle experience with its exclusive resident-only beach club, sprawling across 150 metres of unspoiled Palm Jumeirah beach and crystal waters of the Arabian Gulf. Proudly placed next to the beach club is a large glistening infinity pool lined with comfortable sun loungers as well as luxurious cabanas, complemented with five-star services for all of your culinary desires.

Spend your day sipping on refreshing cocktails in privacy, and enjoy a poolside lunch with family and friends while you leave the hustle and bustle of Dubai behind you.





THE HEIGHT OF SOPHISTICATED LIVING

Residents enjoy exclusive use of ORLA's unbeatable 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 & 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
- Cigar lounge
- Private cinema
- Bowling alley



Resident Only Beach Club



Sunset Lounge



Indoor Temperature Controlled Lap Pool



State-of-the-Art Cycling Studio



Dubai's First Resident Only Cigar Lounge



Private Cinema



Collaborative Workspace Lounge



PLAY & CREATE

Vibrant Children's Area



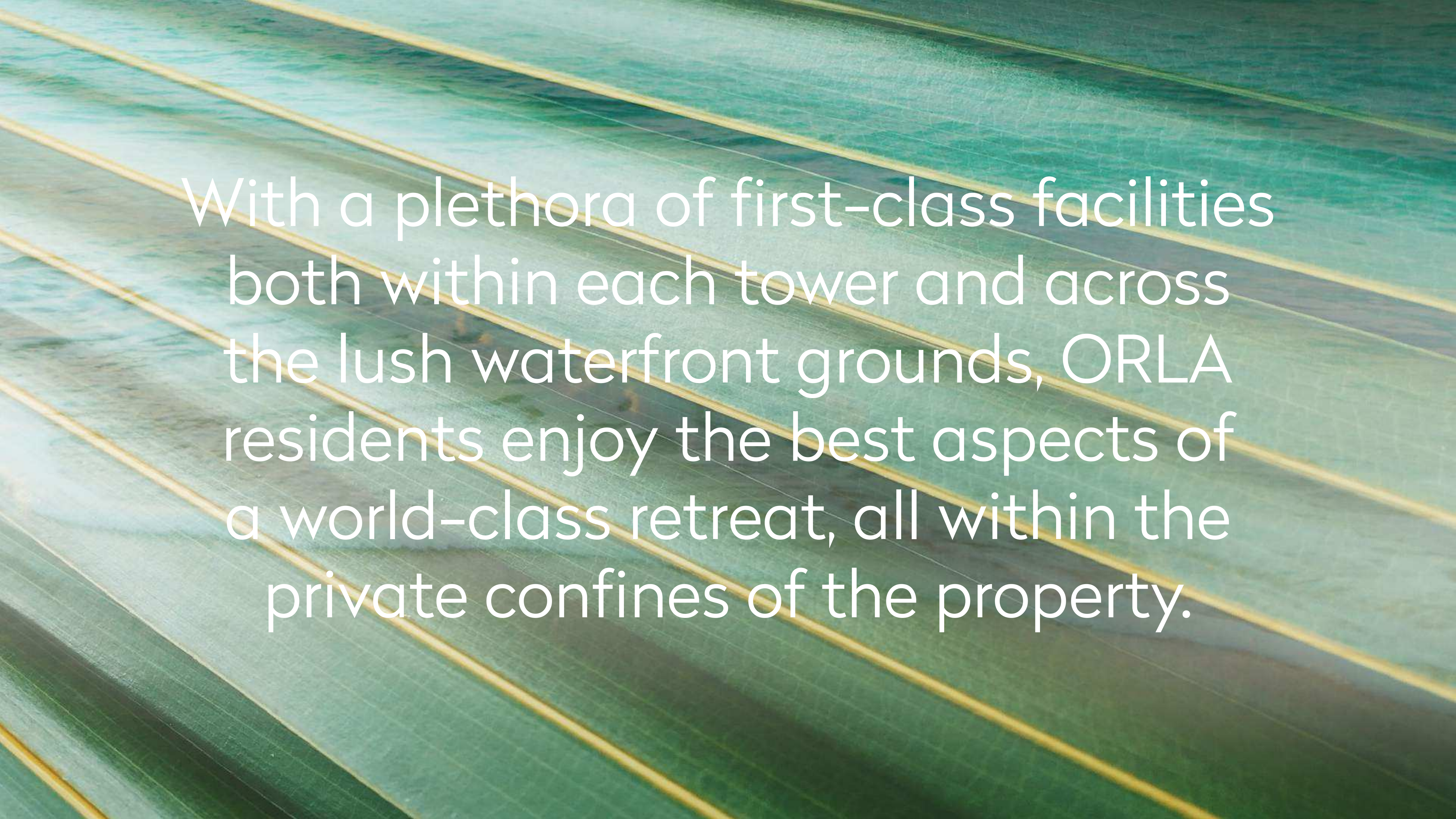
Tranquil Yoga Studio



High-tech Gymnasium



Upscale Bowling Lounge

An aerial photograph showing a coastal landscape. The foreground and middle ground consist of a patchwork of green agricultural fields, likely rice paddies, separated by a network of narrow, winding yellow roads. The fields are arranged in a somewhat grid-like pattern, though the roads are not perfectly straight. In the background, the land meets a body of water, which appears to be a bay or a large river. The water is a deep blue-green color. The overall scene is peaceful and scenic, typical of a rural coastal area.

With a plethora of first-class facilities both within each tower and across the lush waterfront grounds, ORLA residents enjoy the best aspects of a world-class retreat, all within the private confines of the property.

Location

Situated on the crescent of the world-renowned landmark, Palm Jumeirah, ORLA occupies a beachfront position right at the pinnacle of Dubai's archipelago.



OMNIYAT THE ART OF ELEVATION

OMNIYAT is a renowned developer of luxurious architectural masterpieces. The Art of Elevation embodies our dedication to imagining the extraordinary and building it into reality. We elevate the exceptional to create immersive living masterpieces framed by Dubai's iconic skylines.

Since our establishment in 2005, OMNIYAT has redefined each project as an extraordinary, rare piece of art, partnering with global pioneers such as Foster + Partners, Zaha Hadid, Gilles et Boissier, Dorchester Collection and more.

The OMNIYAT touch lies in our ability to enhance experiences and shape the future of luxury living.



OMNIYAT