

ORLA

) (*Dorchester Collection*

DUBAI

by OMNIYAT

Fact Sheet



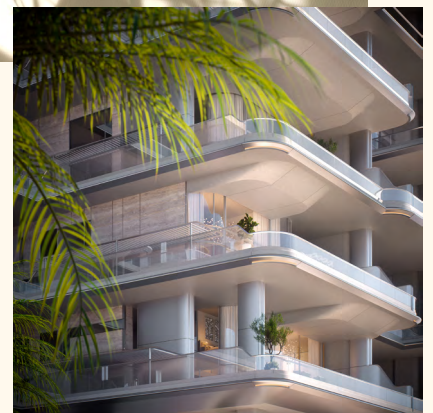
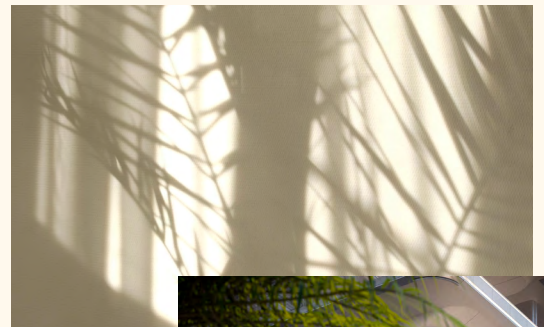


Stunning from sea to sky

Placed at the pinnacle of Palm Jumeirah, Dubai, ORLA is the latest visionary development by OMNIYAT, offering you a bespoke lifestyle steeped in sumptuous style and sophistication.

ORLA, Dorchester Collection, Dubai, immerses you in balance and beauty, fostering a deep connection with your space and surroundings. The architecture is conceptualized through the lens of natural elements, integrated flowing water features and lush greenery to erase boundaries and let positive energy flow through this architectural masterpiece.

ORLA offers a limited series of 86 sumptuous residences, 3 sky palaces and 2 mansions, each making a distinct impression, providing a canvas to imprint your personal vision. Each residence is carefully positioned and curated to beautifully blend indoor and outdoor spaces and create vantage points to capture the many magnificent views across the facilities and to the city beyond.

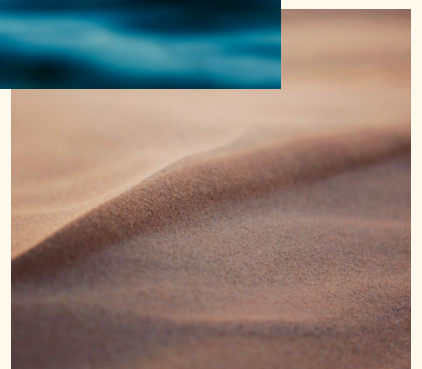




At the apex of an icon, Palm Jumeirah

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.

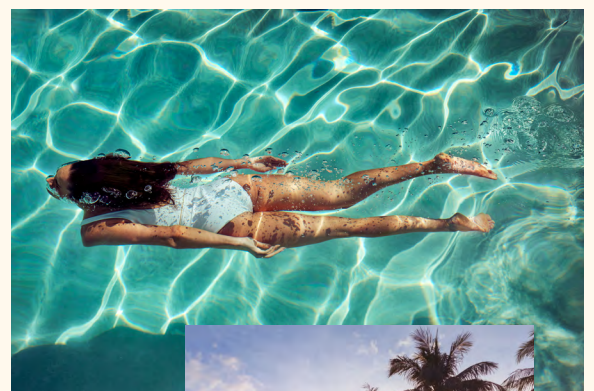
Situated on an 29,000 square-metre beachfront plot at the apex of the Palm's crescent, ORLA enjoys a privileged position and uninterrupted 270-degree views from Dubai's sky-scraping skyline to the turquoise waters of the Arabian Gulf that stretch to the horizon.





Project Highlights

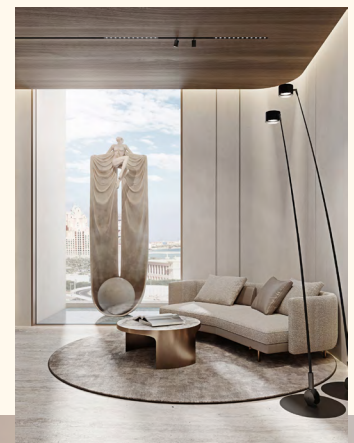
- 60 metre tower consisting of 3 staggered towers linking together to create a dramatic form
- Situated on a 29,000 square metre beachfront plot
- Architecture by Foster & Partners
- Managed by legendary hospitality brand Dorchester Collection
- 300 sqm private resident only beach club
- 150 metres of private unspoiled Palm Jumeirah beach for residents
- Located on the pinnacle of Palm Jumeirah





Residence Features

- Indoor outdoor living maximized by floor to ceiling windows
- Sumptuous oversized terraces with up to 6m heights and private pools
- Double height living areas up to 6m
- Terraces with up to 6m high ceilings and private pools
- European appliances
- Breathtaking views of the Arabian Gulf
- Uninterrupted 270 degree sunrise to sunset views
- High end automation throughout the residences





Size Range Per Unit Type

- 16 Two Bedroom Simplex - 2,799 to 4,299 sq. ft.
- 17 Three Bedroom Simplex - 3,181 to 4,435 sq. ft.
- 16 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 - 39,538 to 50,000 sq.ft.
- 2 Mansions - 43,000 sq. ft.

Payment Plan

5%

Booking fee

20%

On signing SPA

10%

12 months from
SPA agreement

15%

24 months from
SPA agreement

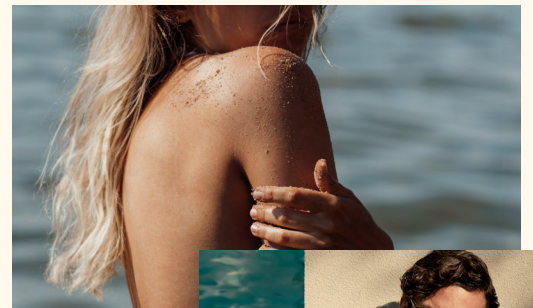
50%

On completion
date



World Class 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
- Pet grooming salon
- 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
- Library lounge
- Cigar lounge
- Private cinema
- Bowling alley





Managed by

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- Five-star experience at home
- Attentive, discreet and professional
- Doorman and porter services
- 24/7 Dedicated residence concierge
- Valet and car grooming
- À la carte services on request



Benefits of Investing in Dubai

Home to a staggering 200 nationalities, Dubai is one of the most cosmopolitan cities in the world, a leading business hub and tourism hotspot, which lives and breathes a sense of possibility and innovation, well known as the ultimate destination for ultra-high-net-worth individuals.

Dubai has thrived in the past two decades due to its high-income economy, its tax-efficient environment, progressive leadership, and its status as a leading business destination. More recently, Dubai has been commended for its proactive response during the Covid-19 pandemic and was one of the first cities to reopen its doors following a brief but strict nationwide lockdown.

A key attraction for UHNWIs looking to relocate to Dubai is the Emirate's simple approach towards making the country safe for all ages, and more accessible to foreign nationals. Also it has become easier than ever for expats to make Dubai their second home thanks to many recent government initiatives, such as the ten-year golden visa and the six-month remote working visa for investors and professionals.

Combining all these factors together, Dubai has established itself as one of the best cities in the world to invest and live in.



Stable currency



Tax efficient



World-class healthcare



Connectivity



Community



Safety for families



Residence Visa



Open and free system

In the centre of Dubai and the hub of the best fine dining and entertainment establishments in Dubai, is Palm Jumeirah, which is ideally placed to afford privileged access to both the calm of the waterfront and the dynamism of this global city.



About OMNIYAT

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 USD 6.4 billion, includes stars such as The Opus by OMNIYAT, The Sterling, ANWA and The Residences, Dorchester Collection, Dubai.

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