

# THE RESIDENCES

*Dorchester Collection*

DUBAI

OMNIYAT

DETAILS MAKE PERFECTION



## OMNIYAT THE DORCHESTER

LOCATION: BUSINESS BAY COMPLETED: 2021

The exclusive project consists of two towers, one housing a 5-star Dorchester Collection Hotel and the other consisting of only 39 fully furnished serviced 2-5 bedrooms residences in Downtown Dubai. The Residences will be managed by the UK's hotel group, Dorchester Collection, known for their legendary standard of service, opulence, and style.

### FACILITIES

SWIMMING POOLS	HOTEL SERVICES	CAFÉ & RESTAURANTS
PARKING	GYM	RETAIL
SPA	BALLROOM	CONFERENCE ROOM
CCTV		

### SIZES & PRICES

2 BR – 4,011 SQFT	FROM AED 14,850,000
3 BR – 4,907 SQFT TO 6,500 SQFT	FROM AED 22,000,000
4 BR – 6,256 SQFT TO 10,058 SQFT	FROM AED 29,300,000
4 BR DUPLEX – 7,713 SQFT TO 7,800 SQFT	FROM AED 32,000,000
5 BR PH – 7,900 SQFT TO 17,712 SQFT	30,000,000 TO 73,000,000

### LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Choithrams, Carrefour, Better 1 Mart, Allday Fresh

**PUBLIC TRANSPORT:** Business Bay Metro Station, Burj Khalifa Metro Station, Water Canal Taxi

**SCHOOLS/NURSERIES:** Maple Bear Pre School, Global Indian International School, JSS Private School

**PETROL STATION:** Business Bay

**MEDICAL FACILITIES:** Midline Bay Medical Center, Dr Deen Al Qedrah Medical Center, Aster Clinic

**RETAIL/F&B:** On-site, The Maine, The Eloquent Elephant, Billionaire Mansion, Lock, Stock & Barrel

**LANDMARKS:** The Burj Khalifa, The Dubai Mall, DIFC,

### LOCATION FACTORS

- SPECTACULAR POSITION ON MARASI DRIVE & MARASI MARINA
- BUSINESS CENTER OF THE CITY
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- NEXT TO DUBAI CANAL
- 5 MINS FROM THE DUBAI MALL
- GREAT VIEWS OF DOWNTOWN DUBAI
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- EXCELLENT INFRASTRUCTURE
- PLENTY OF FINE DINING OPTIONS NEARBY
- 20 MINS TO DXB AIRPORT
- 5 MINS TO DOWNTOWN DUBAI
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI



+7 969 179 97 79



Apartments for sale in The Dorchester Collection Dubai are fully furnished and have exquisite interior design, a spacious living room, an open-plan kitchen, bathrooms with marble finishing's, balconies & panoramic windows with stunning Burj Khalifa views.

## PITCH POINTS / WHY BUY?

- OUTSTANDING LOCATION
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI
- PERSONALISED, IMPECCABLE SERVICES – DOORMAN, PORTER, VALET, CONCIERGE
- THE MOST LUXURIOUS RESIDENCES IN DUBAI
- FULLY MANAGED BY THE DORCHESTER COLLECTION IN THE UK
- USE OF ALL HOTEL SERVICES
- WORLD RENOWNED DEVELOPER
- WORLD RENOWNED HOTEL GROUP
- ARCHITECTURE BY FOSTER & PARTNERS
- INTERIORS BY GILLES AND BOISSIER

### PAYMENT PLAN:

10% down payment, 25% signing, 65% upon completion

### ROI:

5.3-5.6% Business Bay

## DEVELOPER OVERVIEW

OMNIYAT IS A PRIVATELY HELD REAL ESTATE DEVELOPMENT AND SERVICE GROUP IN THE GULF REGION. SINCE 2005, OMNIYAT HAS CREATED RESIDENTIAL, COMMERCIAL, HOSPITALITY AND RETAIL SPACES FOR A ONE-OF-A-KIND PREMIUM EXPERIENCE, INCLUDING ONE THE PALM AND THE OPUS BUILDING.

## THINGS TO KNOW

SERVICE CHARGE:	35 AED INTERNAL / 9 AED EXTERNAL
ALLOCATED PARKING:	YES (UNDERGROUND)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

## IN CLOSE PROXIMITY

- 1km PETROL STATION
- 1.6km THE DUBAI MALL
- 1.6KM SUPERMARKET
- 3.6 MEDICAL CLINIC
- 4km METRO STATION
- 4km SHEIKH ZAYED ROAD
- 5km SCHOOL
- 5km NURSERY



## KEY FEATURES

- GYM AND YOGA STUDIO
- ROOFTOP SWIMMING POOL
- INCREDIBLY SPACIOUS RESIDENCES
- USE OF HOTEL AMENITIES
- PURE LUXURY CITY LIVING
- ON-SITE RESTAURANTS & CAFES
- INTERIORS BY GILLES AND BOISSIER
- ITALIAN BRANDED SHOW KITCHENS
- LIMITED NUMBER OF RESIDENCES – MORE EXCLUSIVITY
- STUNNING VIEWS OF DOWNTOWN DUBAI
- ROOFTOP BAR, SKY GARDENS & PRIVATE DINING ROOMS
- TRUE ARCHITECTURAL MASTERPIECE