

AVA AT PALM JUMEIRAH



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📍 LOCATION: PALM JUMEIRAH

📅 COMPLETED: Q4 2025

AVA at Palm Jumeirah by Ominyat and managed by the Dorchester Collection, houses a truly unique collection of just 17 luxury private 3, 4 & 5BR 'havens', with just one residence on every floor. Each wrap-around residence comes complete with a terrace and private pool, as well as a one-of-a-kind 3 storey penthouse with an atrium running throughout each floor, and a huge wrap-around terrace with two infinity pools at the top of the building.

FACILITIES

- INFINITY POOL
- GYM
- PRIVATE JETTY
- 24/7 CONCIERGE
- PRIVATE CINEMA
- PRIVATE BEACH
- SPA
- BEACHFRONT
- VALET
- YOGA STUDIO
- RESTAURANTS

SIZES & PRICES

3 BR SIMPLEX- 6,400 SQFT TO 7,200 SQFT	FROM AED COMING SOON
4 BR SIMPLEX - 6,700 SQFT TO 8,800 SQFT	FROM AED COMING SOON
4 BR DUPLEX - 17,000 SQFT	FROM AED COMING SOON
5 BR PENTHOUSE - 30,000 SQFT (THREE LEVELS)	FROM AED COMING SOON

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Spinneys Golden Mile, Waitrose, All Day Fresh

PUBLIC TRANSPORT: Palm Jumeirah Monorail Station

SCHOOLS/NURSERIES: Asya's Nursery, Redwood Montessori Nursery, Dubai College, GEMs Wellington International School

PETROL STATION: ENOC 1060

MEDICAL FACILITIES: Dubai London Clinic- Nakheel Mall, Al Das Medical Clinic

RETAIL/F&B: Golden Mile, Nakheel Mall, The Point

LANDMARKS: Dubai Harbour, Dubai Marina, Palm Jumeirah, The Point

OMNIYAT

LOCATION FACTORS

- AVA SITS RIGHT AT THE ENTRANCE OF THE PALM JUMEIRAH
- DIRECT ACCESS TO THE SHEIKH ZAYED ROAD
- 5 MINUTES TO DUBAI MARINA
- CLOSE TO THE GOLDEN MILE
- NAKHEEL MALL IS THE LOCAL SHOPPING DESTINATION
- DIRECT ACCESS TO THE BEACH ROAD
- INCREDIBLE VIEWS OF THE PALM, THE SEA, DUBAI SKYLINE, AIN DUBAI
- 30 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DOWNTOWN DUBAI
- PLENTY OF HOTELS & RESORTS IN CLOSE PROXIMITY
- THE PALM IS ACCESSIBLE FROM ALL PARTS OF THE CITY
- EXCELLENT ENTERTAINMENT AND FINE DINING OPTIONS NEARBY



+7 969 179 97 79



AVA's 17 ultra-exclusive residences are set to redefine luxury living as we know it, just like its neighbour – One Palm, each 'haven' will be extremely spacious with floor-to-ceiling sliding windows and open-plan layouts. Interiors have been designed by the world-famous Portia Fox Gardens. AVA also has access to One Palm's exclusive facilities as well, and include a private beach and jetty.

PITCH POINTS / WHY BUY?

- ANOTHER HIGHLY ANTICIPATED PROJECT BY OMNIYAT
- ADJACENT TO OMNIYAT'S OTHER PROJECT – ONE PALM
- WORLD RENOWNED DEVELOPER
- ONE-OF-A-KIND 3 STOREY PENTHOUSE
- FULLY MANAGED BY THE DORCHESTER COLLECTION
- SOME OF THE BEST VIEWS IN THE WHOLE OF DUBAI
- IN CLOSE PROXIMITY TO MANY AMENITIES AND ENTERTAINMENT OPTIONS, BOTH ON THE PALM AND IN DUBAI MARINA
- ONE OF A KIND PURE LUXURY ISLAND LIVING
- IMPECCABLE INTERIORS AND FINISHINGS BY PORTIA FOX GARDENS
- STUNNING WRAP-AROUND TERRACES AND PRIVATE POOLS

PAYMENT PLAN: 50/50

ROI: 6.15% (Residences on Palm Jumeirah)

DEVELOPER OVERVIEW

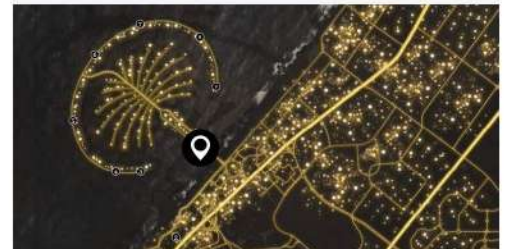
Omniyat is a privately held real estate development and service group in the gulf region. Since 2005, omniyat has created residential, commercial, hospitality and retail spaces for a one-of-a-kind premium experience, including the Dorchester collection and the opus building which are both located in business bay, and One Palm on Palm Jumeirah.

THINGS TO KNOW

SERVICE CHARGE:	AED TBC PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 850m NURSERY
- 1km SUPERMARKET
- 1.8km NAKHEEL MALL
- 2.9km MEDICAL CLINIC
- 6.3km DUBAI MARINA
- 6.6km SCHOOL
- 4.8km PETROL STATION
- 4.8km SHEIKH ZAYED ROAD



KEY FEATURES

- BRANDED KITCHENS WITH WORLD-LEADING APPLIANCES
- EACH RESIDENCE COMES WITH AN EXPANSIVE PRIVATE TERRACE WITH PRIVATE POOL AND LANDSCAPED GARDEN
- FLOOR-TO-CEILING WINDOWS WITH MOTORIZED SLIDING DOORS
- 270 DEGREE VIEWS OF THE PERSIAN GULF, AIN DUBAI AND DUBAI SKYLINE
- A LA CARTE SERVICES MANAGED BY THE DORCHESTER COLLECTION, INCLUDING CLEANING, SEPARATE SERVICES ENTRANCE AND MORE
- PENTHOUSE HAS A 3 STOREY ATRIUM WITH A BEAUTIFUL OLIVE TREE FEATURE