

# ORLA

DORCHESTER COLLECTION

DUBAI



## ORLA BY OMNIYAT

LOCATION: THE PALM COMPLETED: Q4 2026

Orla by OMNIYAT is situated along the western part of Palm Jumeirah. The 13-storey building offers a bespoke collection of 93 properties, namely 2-bedroom apartments, 3 and 4-bedroom duplexes and 3 sky palaces and 2 mansions. These gorgeous residences are very spacious compared with similar developments within the same area and have excellent residential amenities. The total complex area is 176,000 sq.ft with 16,000 sq.ft dedicated to amenities.

### FACILITIES



### ANTICIPATED / CHECK WITH DEVELOPER

2 BR – FROM 2,800 SQFT	FROM AED 22,000,000
3BR – FROM 4,055 SQFT	FROM AED 24,333,000
4 BR – FROM 10,500 SQFT	FROM AED 45,000,000
SKY PALACE – FROM 17,000 SQFT	FROM AED - REFER DEV
MANSIONS – FROM 22,000 SQFT	FROM AED - REFER DEV

### LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Al Mirziban, Waitrose, Quickbuy, All Day Mini Mart

**PUBLIC TRANSPORT:** Palm Atlantis Monorail Station

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

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

**RETAIL/F&B:** On-site within W Hotel, Golden Mile, Nakheel Mall, The Point

**PETROL STATION:** ENOC Link- The Palm Jumeirah

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

by OMNIYAT

### LOCATION FACTORS

- LOCATED ON THE WEST CRESCENT ON PALM JUMEIRAH
- ULTIMATE HOLIDAY DESTINATION
- CLOSE TO THE PALM TOWER VIEWING DECK
- THE GOLDEN MILE IS NEARBY
- NAKHEEL MALL IS THE LOCAL SHOPPING DESTINATION
- DIRECT ACCESS TO THE SHEIKH ZAYED ROAD
- DIRECT ACCESS TO THE BEACH ROAD
- INCREDIBLE VIEWS OF THE PALM, THE SEA, DUBAI SKYLINE
- OVERLOOKS THE NEW DUBAI HARBOUR
- 25 MINUTES TO DOWNTOWN DUBAI
- 35 MINUTES TO DXB AIRPORT



+7 969 179 97 79



Interiors in Orla by OMNIYAT feature rose petal colours throughout and soft brown wood focal points. Each residence will have floor-to-ceiling windows and doors, and a huge private terrace to look out over the rest of Palm Jumeirah and the Dubai skyline. None of the duplex apartments are the same as each one has a different layout and design.

## PITCH POINTS / WHY BUY?

- ULTRA LUXURY PROJECT & LIFESTYLE
- ANOTHER HIGHLY ANTICIPATED PROJECT BY OMNIYAT
- EXCELLENT REGIONAL DEVELOPER
- FULLY MANAGED BY THE DORCHESTER COLLECTION
- PET GROOMING SERVICES WITHIN THE COMPLEX
- GORGEOUS VIEWS OF THE REST OF THE PALM AND THE SEA
- FREEHOLD PROJECT
- 93 UNITS WITH 330 PARKING SPACES
- DIRECT ACCESS TO THE BEACH WITH A BEACH CLUB
- GREAT LOCATION FOR A HOLIDAY DESTINATION

## IN CLOSE PROXIMITY

- 1.7km MONORAIL – PALM ATLANTIS MONORAIL STATION
- 5.2km NAKHEEL MALL
- 5.8km NURSERY
- 6.2km PETROL STATION
- 7.6km AL MIRZIBAN SUPERMARKET
- 8.3km DUBAI LONDON CLINIC
- 11.8km SCHOOL
- 13km SHEIKH ZAYED ROAD



**PAYMENT PLAN:** 5% DP / 20% SPA + 4% DLD / 1 YEAR 10% / 2 YEARS 15% / 50% ON COMPLETION

**ROI:** 2BR – 4.5% 3BR – 4.2%

## 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 APPROX. 45 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 50% PAYMENT. READY PROPERTY – ANYTIME.

## KEY FEATURES

- ROSE PETAL COLOURS AND SOFT BROWN WOOD
- PRIVATE TERRACES
- FLOOR-TO-CEILING WINDOWS AND DOORS
- SHOW AND SERVICE KITCHENS
- SMART HOME SYSTEMS
- UNINTERRUPTED 270-DEGREE VIEWS OF DUBAI
- NO TWO DOUBLE STOREY RESIDENCES ARE THE SAME
- APARTMENTS COME IN EITHER SIMPLEX OR DUPLEX