



ONE AT
PALM
JUMEIRAH

)(*Dorchester Collection*

DUBAI

ONE OF A KIND



THE ULTIMATE ADDRESS

Completed in 2006, Palm Jumeirah is unquestionably Dubai's most spectacular location and a world icon. A marvel of modern engineering, the island boasts pristine beaches surrounded by the crystal blue waters of the Arabian Gulf - a prime destination for those who can appreciate an ultra-exclusive lifestyle. This one-of-a-kind setting now features a remarkable collection of stunning residences at its most prime position. Omniyat is proud to present One at Palm Jumeirah.

A RESIDENCE ON DUBAI'S
MOST ICONIC LANDMARK

ONE AT
PALM
JUMEIRAH

Dorchester Collection
DUBAI



AT THE CENTRE OF THE VERY BEST OF DUBAI

- | | | | |
|-----------------------|---|---|-------------------------|
| BURJ AL ARAB | 1 | 5 | ATLANTIS, THE PALM |
| ONE & ONLY THE PALM | 2 | 6 | SOFITEL HOTEL, THE PALM |
| JUMEIRAH ZABEEL SARAY | 3 | 7 | WALDORF ASTORIA DUBAI |
| KEMPINSKI HOTEL | 4 | 8 | RIXOS, THE PALM DUBAI |



ONE

ONE OF A KIND

One at Palm Jumeirah is a completely re-imagined approach to elegance and exclusivity. Iconic architecture, sprawling layouts, unbeatable amenities, lush green spaces, and the most sought-after interior features makes One at Palm Jumeirah more than a residence – a veritable masterpiece of artful design and the pinnacle of luxurious living in all its aspects.





A LIMITED COLLECTION
OF 94 ULTRA-EXCLUSIVE
HOMES, DESIGNED FOR
LIFE LIVED IN INFINITE
ABUNDANCE

A STRIKING EDIFICE BEFITTING A WORLD- FAMOUS LANDMARK

With a stunning city skyline and the unmistakable Palm Jumeirah set upon the glimmering Arabian Gulf as a backdrop, this is your home at the world's most thrilling location. Each spectacular, light-filled residence evokes inspiration around every corner. One at Palm Jumeirah offers a new level of sumptuous indulgence, for connoisseurs of perfection.



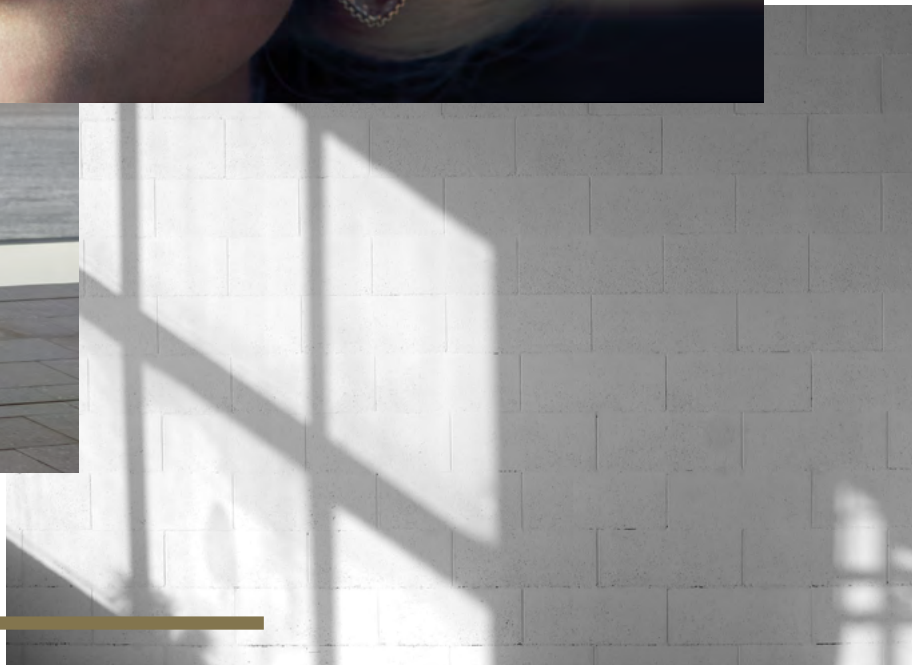
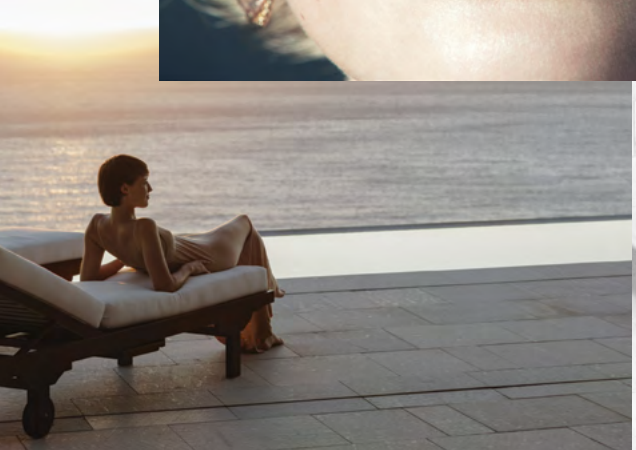
The timeless elegance of your home at One at Palm Jumeirah deserves a backdrop that sets it off like a precious jewel in an elegant setting. Floor-to-ceiling glass enables you to look out over sweeping, 360-degree vistas of the Gulf and the exciting Dubai skyline in an inspiring, ever-changing display of sea, sky and light.

UNLIKE ANYTHING BEFORE IT



ABOVE IT ALL

Cutting-edge architecture, exclusively designed luscious interiors, the seamless coherence of privacy and association, make your home at One at Palm Jumeirah truly a cut above everything else. But what makes One at Palm Jumeirah even more spectacular is the sense of freedom, infinity and true bliss that comes from enjoying daily views that encompass everything on the horizon and beyond.



Timeless Elegance

VIEWS TO INSPIRE

Welcome to your home, where minimalist beauty meets an exquisite, staggered layout. The strikingly consonant design of One at Palm Jumeirah gives you both privacy and interaction. With three separate cores making up the structure, each elevator leads to no more than two residences. Working in conjunction with the natural environment, One at Palm Jumeirah uses the brilliant natural light of Dubai along with transcendent green spaces to offer a home that is truly a unique pearl.

MANAGED BY

) (*Dorchester Collection*

**ONE AT PALM JUMEIRAH IS MANAGED BY
DORCHESTER COLLECTION, AN ULTRA-LUXURY BRAND
WITH AN IMPRESSIVE PORTFOLIO OF THE WORLD'S
FOREMOST LUXURY HOTELS IN EUROPE AND THE USA.**



) (*Dorchester Collection*
DUBAI

Dorchester Collection likes to do things differently. That's why its guests trust them to take the very best care of them and, in return, they show their loyalty by putting them at the heart of everything they do.

Across all the properties, worldly people are given a relationship with the way of life found only in its legendary hotels. Guests appreciate being recognised as individuals and having the same friendly faces welcome them back. Together, they thrive on forming these meaningful relationships, creating lasting connections, providing genuine care and offering some of the most sought-after experiences around the world.



THE DORCHESTER, LONDON

Legendary

WAY OF LIFE

The 'wow' moment is different for everyone, but one thing's for certain – you'll find it at Dorchester Collection. Pass through the doors of its hotels and you'll experience something truly special – something you'll feel from the moment you arrive until long after you leave.



With Dorchester Collection at the helm, One at Palm Jumeirah offers its esteemed residents the total convenience of the superb à la carte services, making everyday living absolutely effortless.

You have at your disposal a range of services, from classics such as maintenance, doorman and valet parking, to premium services that include housekeeping, in-residence catering, unique dining events, and a butler.

The exclusive concierge is here to assist with an expert tailored selection of dining choices, events, venues, tickets, and everything else you need for a dynamic social and cultural life in the city.



SERVICES

CLASSIC

COMMON AREA
MAINTENANCE AND CLEANING

CONCIERGE SERVICES

VALET PARKING

LIFEGUARD AND GYM SERVICE

SECURITY SERVICES

À LA CARTE

HOUSEKEEPING, LAUNDRY,
MAINTENANCE, BESPOKE IN-RESIDENCE
CATERING SERVICES

ONE-OFF DINING EVENTS, FUNCTIONS

AROUND THE

World



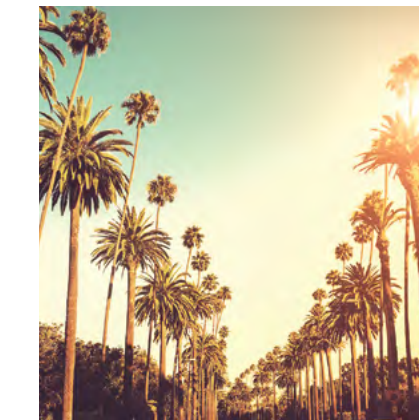
UK
LONDON & ASCOT



FRANCE
PARIS



ITALY
MILAN & ROME



USA
BEVERLY HILLS & LOS ANGELES

TEN ICONIC ADDRESSES, TEN EXTRAORDINARY HOTELS

Dorchester Collection proudly encompasses the best locations in the world, including Park Lane in London, Sunset Boulevard in Beverly Hills, rue de Rivoli and avenue Montaigne in Paris, Via Ludovisi in Rome, Piazza della Repubblica in Milan, Stone Canyon Road in Los Angeles and Ascot in Berkshire.

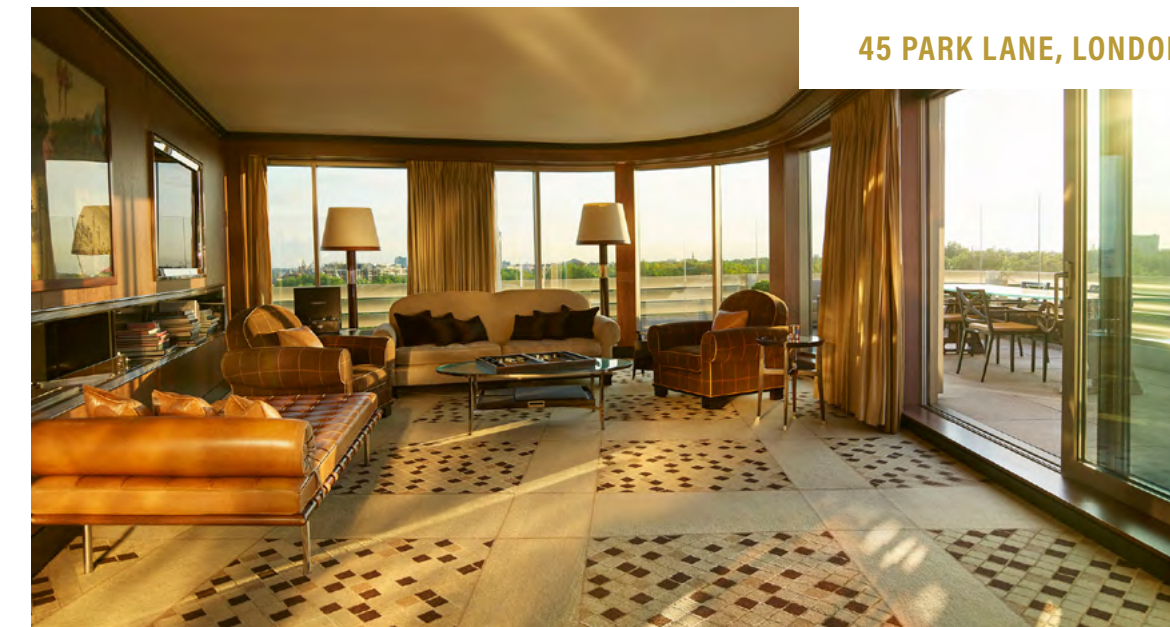
It is the only luxury hotel company in the world with a consistent portfolio of truly iconic properties.

Dorchester Collection hotels are where people come to experience and connect with a certain way of life. In each destination they are quite simply the place to be.

HÔTEL PLAZA ATHÉNÉE, PARIS



HOTEL BEL-AIR, LOS ANGELES



THE DORCHESTER, LONDON



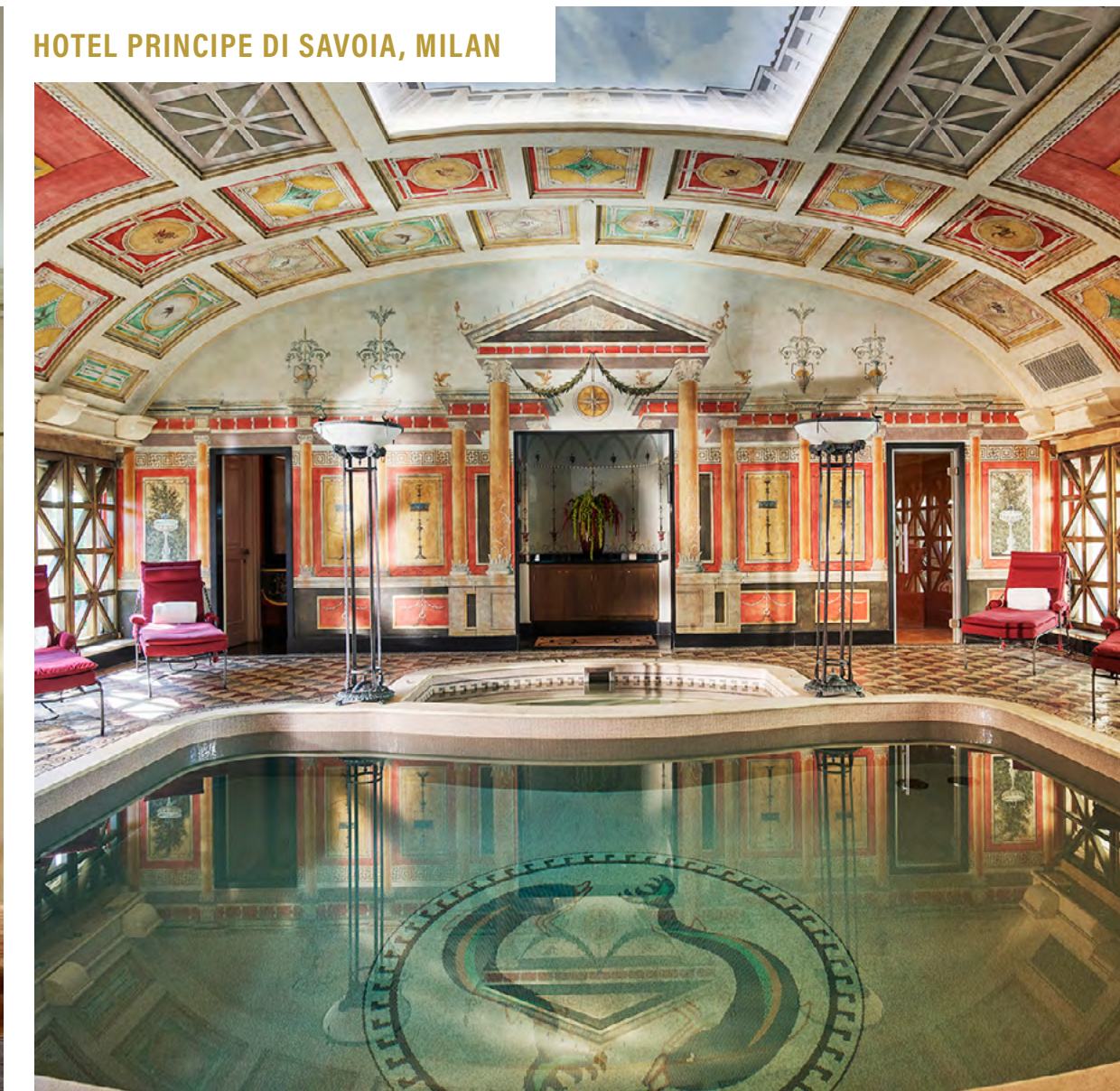
COWORTH PARK, ASCOT



THE BEVERLY HILLS HOTEL, BEVERLY HILLS



HOTEL PRINCIPE DI SAVOIA, MILAN



HOTEL EDEN, ROME





MAJESTIC ARRIVAL

Every trip home to One at Palm Jumeirah is an occasion of unparalleled exhilaration, as the automated gates open to reveal a stunning layout featuring reflection pools and waterfalls.

Drive up to your residence in style along a pristine courtyard lined with signature artistic centrepieces from the world famous landscape architect, Vladimir Djurovic.

The beautiful panorama leads straight to the upper ground floor with a convenient and private valet drop-off area.

EXCLUSIVE ACCESS

As you make your way up to the spectacular lobby of One at Palm Jumeirah, your car is taken down to its spacious parking place. In a building of 94 exclusive units, One at Palm Jumeirah features over 400 car parks.

Supersized spots ensure your high performance machine or vintage beauty has ample space. The parking area also includes particular zones clearly marked for charging batteries and car grooming.





ONE AT PALM JUMEIRAH'S
IDEAL POSITION AT THE TRUNK
OF PALM JUMEIRAH PROVIDES
RESIDENTS A PRIVATE JETTY
FOR ARRIVAL BY SEA DIRECTLY
FROM THE ARABIAN GULF.



LUSH

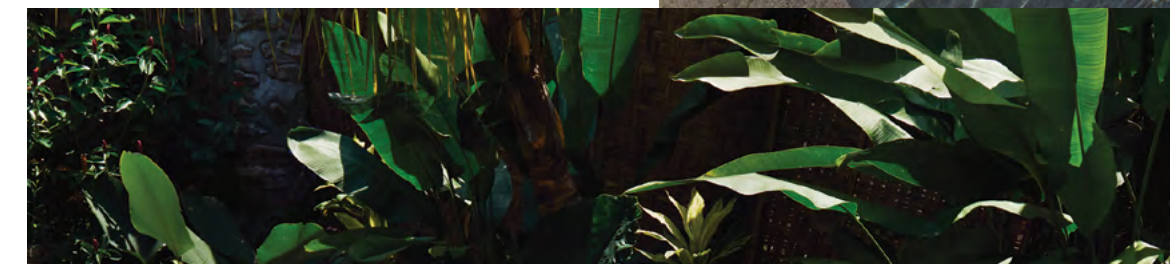
SCENIC MASTERPIECE

One at Palm Jumeirah is a genuine haven of majestic natural beauty and absolute privacy. It's designed to provide the utmost comfort through the perfect symmetry of ingenuity and natural grace.





EXQUISITE AND REMARKABLE



INFINITE BEAUTY

World-renowned master landscape architect Vladimir Djurovic has brought his groundbreaking vision to One at Palm Jumeirah to create an awe-inspiring timeless landscape. At One at Palm Jumeirah nature takes centre stage. Light and mist dance throughout green gardens, offering a flawless balance of sustainability, beauty and serenity.

With lush horticulture, pure layouts and unique details the landscape inspires a sense of deep relaxation, comfort and well-being. A connection to nature and its infinite beauty emanates from its holistic integration into the design and living experience.

Plunge Pool



“OUR GUIDING DESIGN PHILOSOPHY IS TO PUT NATURE CENTRE STAGE”

— Vladimir Djurovic

Moving up through the building from the lower ground floor through to the exquisite penthouse gardens, the character of the landscape changes from shaded, earthy and textured to open, airy and luminous. Water is also a constant feature throughout this unprecedented residence. With water mirrors in the main lobby, and glistening and soothing elements throughout, you'll get the feeling of being in a modern oasis of luxury.



BREATHTAKING DRIVE

The grand, cobblestone drive of One at Palm Jumeirah is set off by and contrasts with the clean lines and angularity of a stunning, modern water feature. Punctuated by shady trees, plantings and stone slab bridges that invite interaction, the drive is a memorable experience for visitors and residents alike.

EXOTIC VEGETATION

The building emerges from a tropical forest that extends all the way to the beach. Lush gardens with dense, exotic vegetation offer a shaded environment around a series of water elements that frame the architecture.



TROPICAL FOREST



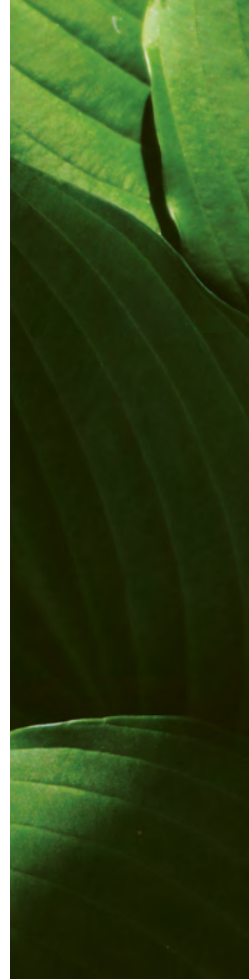
Highly textured, natural materials characterise the ground level gardens, providing a solid base that anchors the entire project. These gardens cater to diverse uses and experiences, from big gatherings to more intimate and contemplative moments.



LUXURIOUS LIVING

Once we move up to the apartment terraces, the textures and materiality turn more architectural following those of the interior. The building offers gardens for luxurious outdoor living to its residents on their own private terraces. Vegetation, green screens and water elements enrich the outdoor living experience of these spaces.





THE PERFECT BALANCE OF LUXURY AND TRANQUILITY

The outdoor terraces of each One at Palm Jumeirah home are a site to behold. Framed by inspiring views of the Arabian Gulf and the city beyond, they feature refreshing plunge pools, ample space for relaxing or entertaining, and natural touches that soothe and relax. The terraces are indeed an ultra-luxurious feature, the symbol of a unique kind of freedom and unsurpassable level of comfort.



BRILLIANTLY HANDCRAFTED

The residences at One at Palm Jumeirah are carefully crafted and considered environments, melding the energy at the heart of one of the world's most dynamic, young cities with the tranquility and solitude of a unique, inspiring sanctuary. Two of the world's most forward-thinking firms, Super Potato and Elicyon, have brought to life their own unique, yet symbiotic visions – each a masterpiece of interior design. Each space takes its cues by looking both outward to reflect the vibrant spirit of Dubai, while looking inward at the unique character of those who will find their refuge here, creating extraordinary homes that are a celebration of life lived to the fullest.

WELCOME TO A WORLD
WITHIN A WORLD. YOUR WORLD,
BEARING YOUR DISTINCTIVE
SIGNATURE OF ELEGANCE AND
EXCLUSIVITY, WHILE OFFERING
PEACE AND SECURITY TO ALL
WHO ENTER AND LIVE HERE.



Conceived to allow for easy access and interaction within the development or complete privacy for those seeking solitude, One at Palm Jumeirah's three separate cores include private and semi-private lift lobbies leading to no more than two residences. From the moment you alight onto your personal lift lobby, your senses are treated to a feast of details, brilliantly handcrafted into forms that are familiar, calming and pleasing to the soul. Each piece of fine furniture, each object d'art is custom curated by you, with the careful eye and guidance of true masters of interior design.

NATURAL DESIGN

BY SUPER POTATO

NATURAL AESTHETIC

Based in Japan, the internationally acclaimed design firm Super Potato is renowned for fashioning spaces that blend an Asian sensibility while celebrating the unique character of each project's location. For their design, they use natural stone and woods with glass and steel to craft a minimalist environment that is surprisingly warm and inviting. Rounded, highly tactile forms that hearken back to George Nakashima, Isamu Noguchi and other mid-century modern classics can be found in the furniture and fittings.



"The original inspiration for One at Palm Jumeirah comes from the use of stone, wood, metal and glass to create the feeling of living in the air and living amongst nature. We restructured the visual and physical attributes of materials found from legendary Japanese architecture and tearooms – iron, timber, natural stone, and bricks – to incorporate into our design to enhance the beauty of the space. I believe this is a new method of expressing natural forms. Furthermore, the importance of our design is the feeling of natural changes around us such as water, clouds, wind and light and how to express these feelings through design."

Takashi Sugimoto
President
SUPER POTATO CO. LTD.



NATURAL DIVERSITY

The striking architectural edifice of One at Palm Jumeirah belies the surprising tranquility enveloping the inviting, expansive interior spaces of its common areas. Their calming, minimalist yet elegant feel has been meticulously planned by famed interior firm Super Potato.

Floor to ceiling windows flood the living area with light by day, as well as truly awe-inspiring views by night.

The feeling is expansive and impressive, yet completely comfortable and inviting.



INTIMATELY BEAUTIFUL

The Super Potato designed apartment is opulent yet refined, delicate yet bold, soothing yet inspiring. Its beauty is achieved through many interconnected layers and elements.

Intimate, diverse and soothing lighting, tasteful and elegant ornaments, inspiring artwork, different yet compatible materials and textures are just some of the elements that come together to create a lovely interplay of grace and timeless elegance.





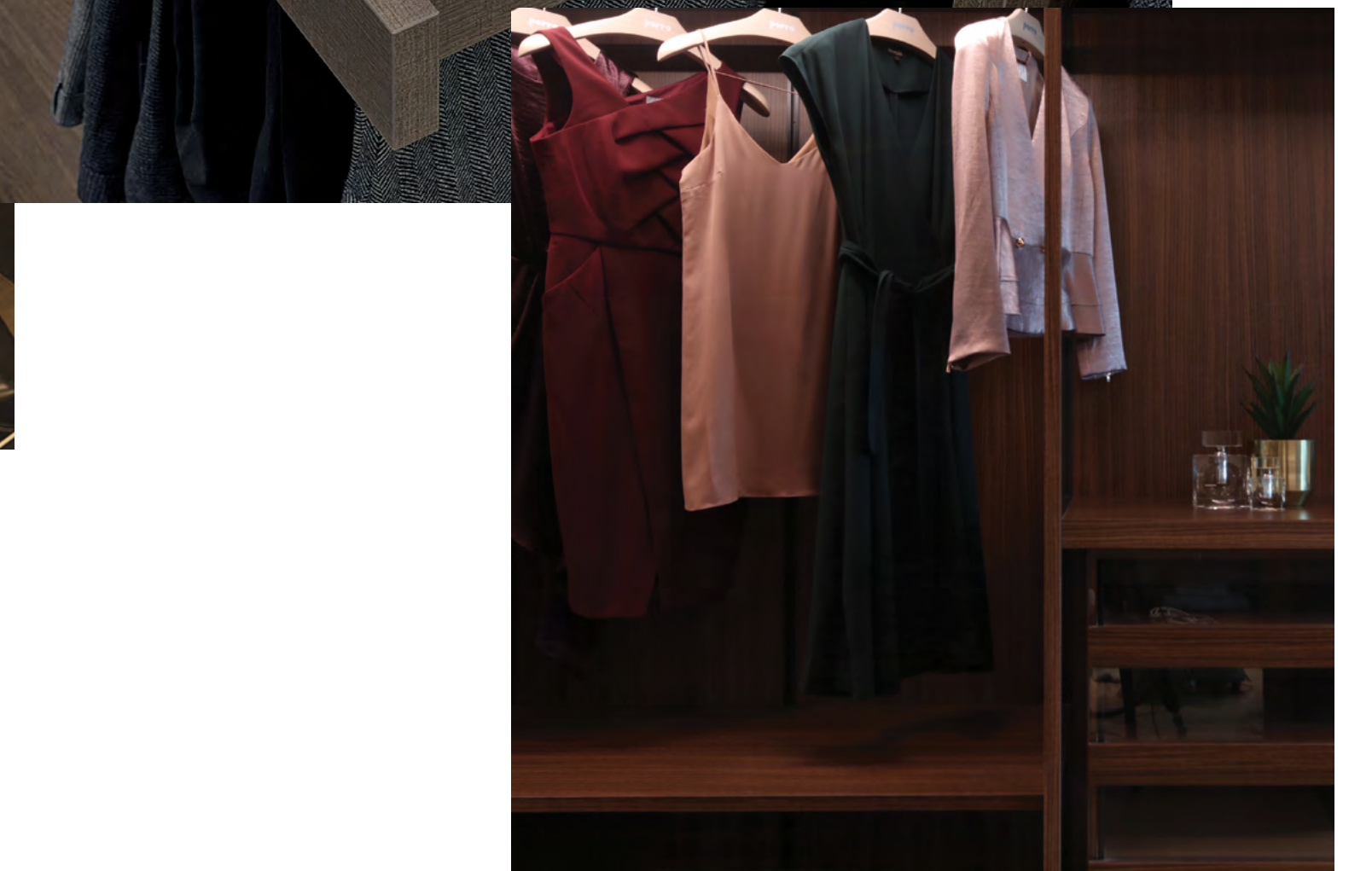
The natural design and intimate feel of the penthouse comes to life strikingly in the living area.

The impressive feature wall invokes tradition and erudition, where culture and art are an integral and pivotal element of everyday life.

The view displays simultaneously the majesty of nature and the ingenuity of manmade creation, the contrast between the sea and the sky, the modernity of Dubai and the infinity of the horizon.

The comfortable, discreet furniture creates a cosy space where one can contemplate, admire and be inspired.





Beyond ample storage for your wardrobe, the generous walk-in closets have views that amaze and invigorate.

PURE DESIGN

The understated elegance of the master bath melds a Zen-like, minimalist feel with the warmth of wood and stone elements.



Blissfully Calm





A thoroughly intimate terrace, replete with furnishings and a colour palette that induce a perfect sense of calm and serenity.



Relaxing Design

TIMELESS DESIGN

by Elicyon

MINIMALIST AESTHETIC

Acclaimed designers of London's One Hyde Park, Elicyon creates unique, customised spaces that elevate luxury interior design to an artform. The interior scheme in the penthouse conceptualized by Elicyon is sophisticated and modern, conceptualised in all aspects to the breathtaking panoramic beach views.

Natural materials and finishes, from lacquered wood and leather to stone and silk, converge in a glamorous, streamlined fashion. Elicyon's minimalist aesthetic highlights the interplay of interior and exterior motifs, in a timelessly stunning look.





The entrance to the Elicyon-designed apartment reflects and introduces the key elements of their world-renowned design and showcases their ingenuity in mimicking the natural landscape through interior spaces.

Diverse elements, materials and textures, such as smooth marble, different forms and shapes of glass and crystal, and diverse sea-inspired hues establish a continuity between the interior space and the stunning exterior landscape that inspired it.



"THE BIGGEST
PIECE OF ART IN THIS
PROPERTY IS THE VIEW"

— Charu Gandhi
Architect, Founder and Director of Elicyon



Breathtaking Views







"FOR ME, THIS SPACE CULMINATES IN THE SCREENS AND THE ARTWORK FRAMING THE STUNNING VIEWS. ALL SEEN THROUGH THE LENS OF BEAUTIFUL TEXTURES AND MATERIALS"

— Charu Gandhi
Architect, Founder and Director of Elicyon

The double living room is exquisite and magical. The splendid pieces of furniture, glass and metalwork, emerald greens and vintage metal are all bespoke and commissioned specifically for this extraordinary space.

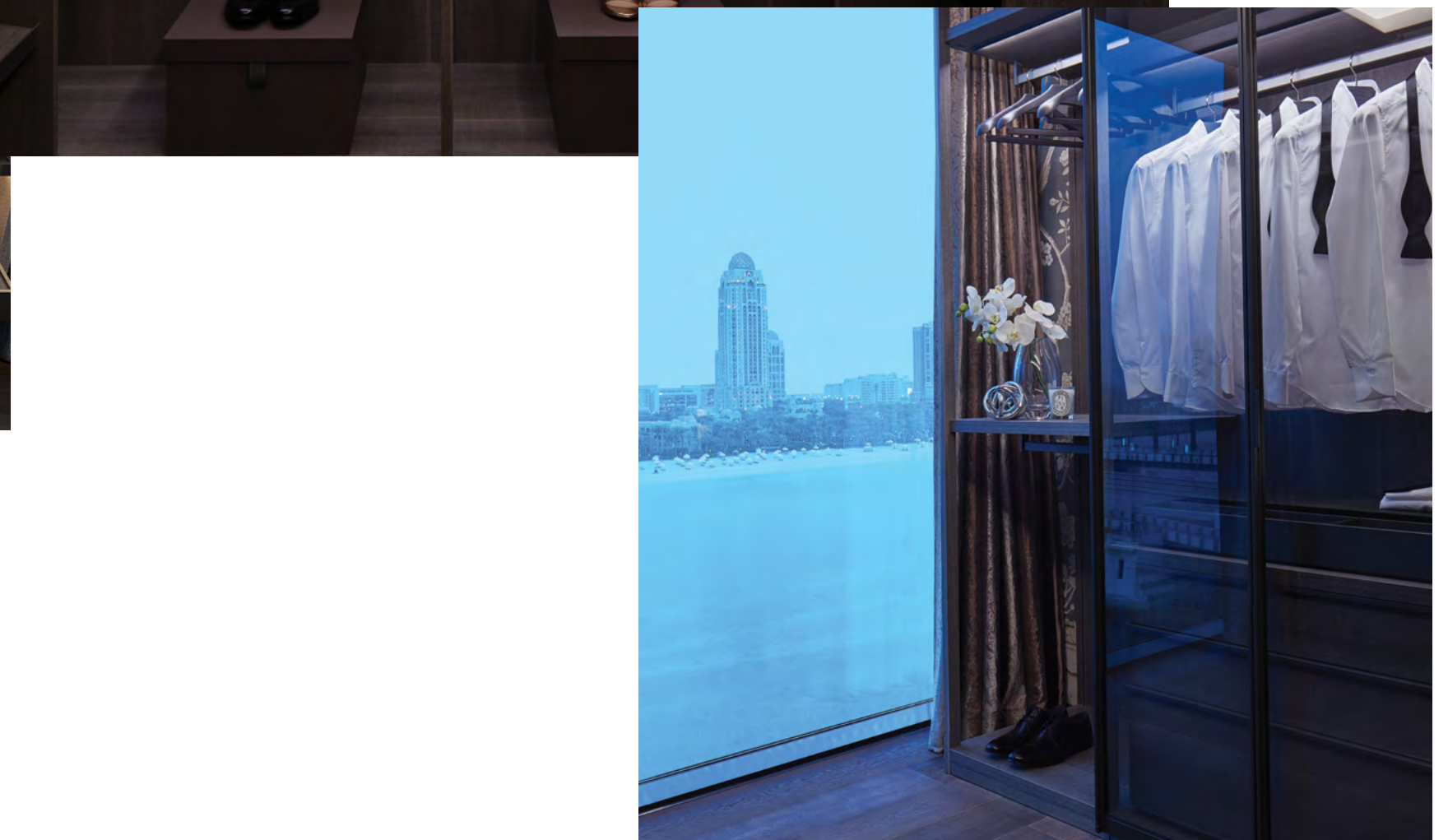
The stunning feature wall divides the sprawling living room into a more formal section, perfect for entertaining, open to the world both from inside and outside, and a second, more intimate, pensive, and comfortable space.

THE COMFORT OF STYLE

This secluded yet transparent nook is created through the playful use of an abstract arabesque pattern in the mashrabiya screens. The design creates a reference to traditional Middle Eastern architecture, creating an intimate space. Its simple, minimalist design allows for order and clarity, inspires work and efficiency, providing the possibility both to connect and disconnect, depending on your business, work or study needs.







The luxury wardrobe space is specifically designed to protect your essentials, but also to display and reflect your unique sense of style.

AFFLUENCE EMBODIED

One of the top luxurious features of the sleek and elegant bathroom is the generous bathtub with a front-row view of the sea, the sky and the city - indeed a hallmark of truly affluent living.





Elicyon has incorporated the natural inspiration for the design of the apartment in each and every aspect, including a range of interesting elements such as the beautiful hand-painted silk wallpapers, which blend the use of luxury materials with bespoke craftsmanship and detailing.





COMFORT AND FUNCTION

The media and family room is yet another secluded, comfortable space that allows you to disconnect from the everyday world and instead connect with your loved ones. You can enjoy a variety of entertainment options in the ultimate luxury style.

RESIDENCES FEATURES

HIGHLY PERSONALISED

OPEN FLOOR PLANS

COMPLETE PRIVACY

FULLY AUTOMATED TECHNOLOGY

FINEST MATERIALS

STATE-OF-THE-ART APPLIANCES



Starting with absolute comfort and privacy, your home at One at Palm Jumeirah is built around you – minimalist in approach yet ready to be custom-tailored into a highly personalised statement of sanctuary, relaxation and inspiration.

The remarkable sense of expansiveness inside each home at One at Palm Jumeirah lends an air of palatial splendour. Yet the sweeping, open floor plans have been ingeniously designed to seamlessly accommodate areas of complete privacy. Bedrooms, bathrooms and other personal areas are cleverly separated from public spaces, providing a perfect balance of openness and seclusion.

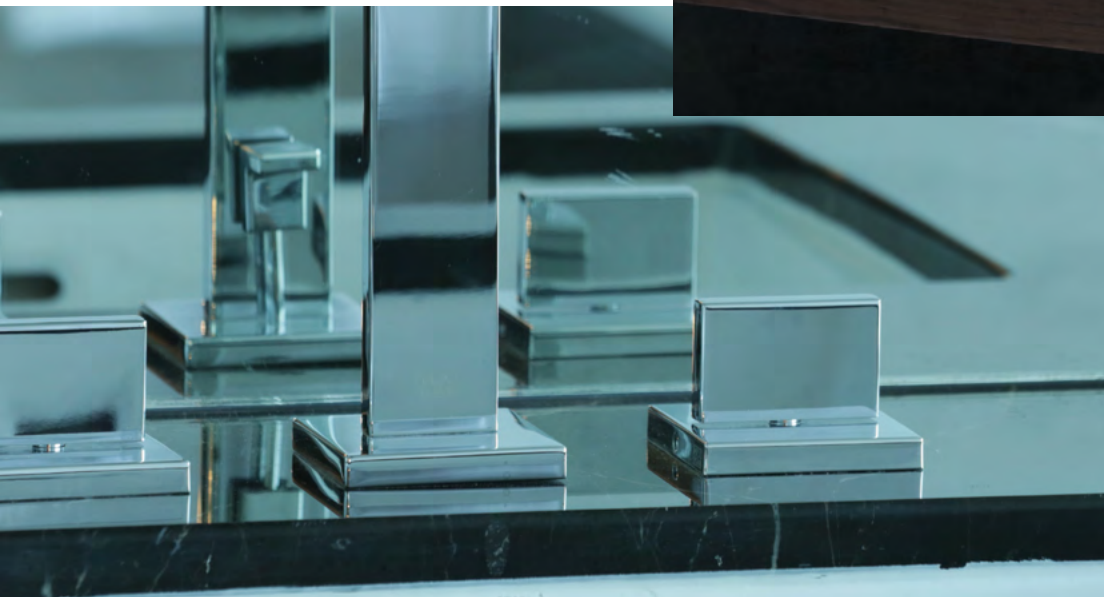
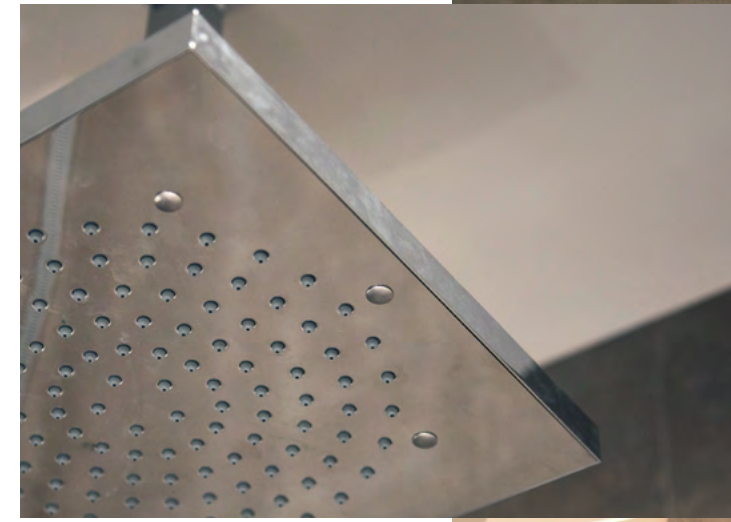




PREMIER PERFORMANCE

Every home at One at Palm Jumeirah is outfitted with state-of-the-art appliances from industry leaders including Gaggenau and Sub Zero. Challenging the established and breaking the mold to pave the way for new, innovative ideas, these appliances offer premier performance with a sleek aesthetic. In unison they create a chic, tailored, modern and totally comfortable home that is the definition of timeless.



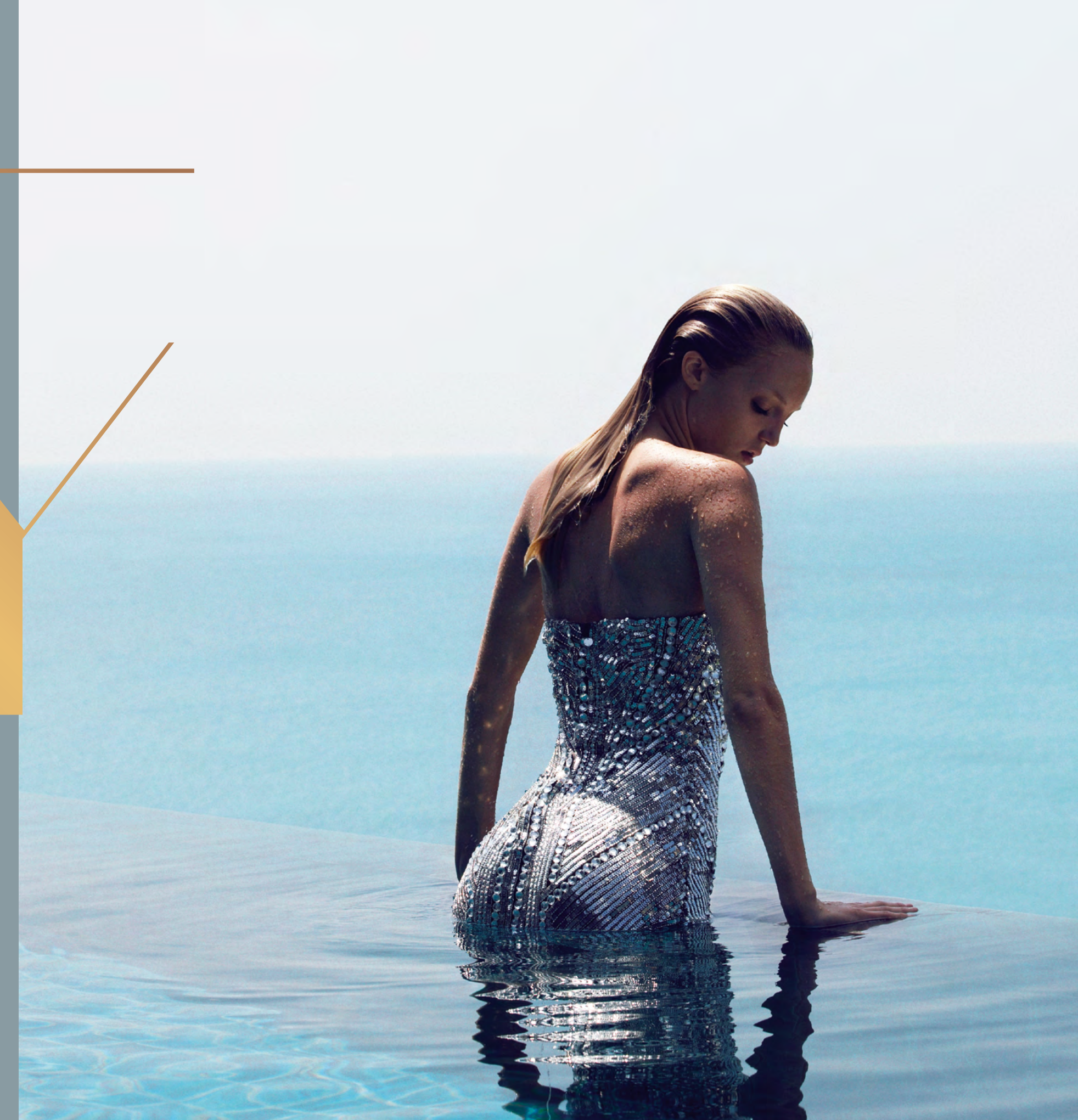


REFINED DETAILS

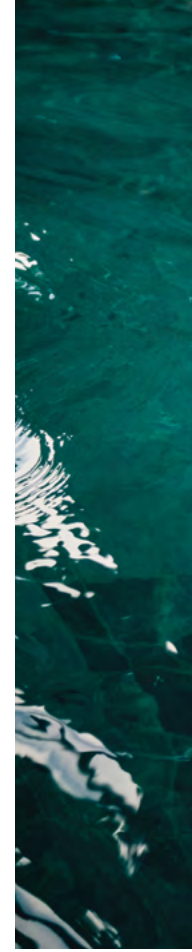
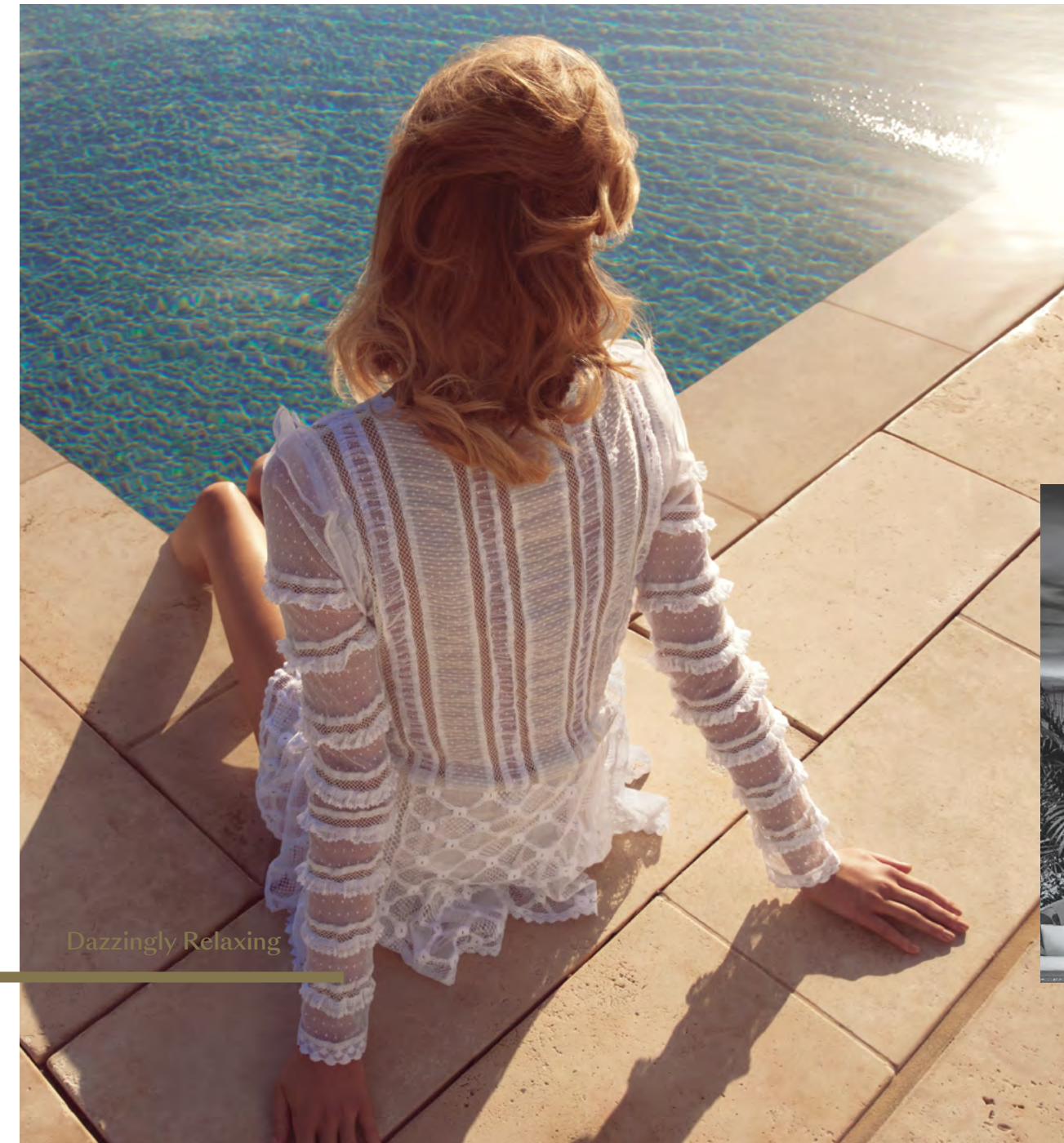
Pure and Simple

AMENITIES FOR LUXURY CONNOISSEURS

The residences at One at Palm Jumeirah are the most opulent in a city acclaimed for extravagance. Destined to change both the landscape of Dubai and modern luxury living forever, this is your membership to the world's most exclusive club.



One at Palm Jumeirah offers unique benefits to its esteemed residents—each one a true connoisseur of luxury and indulgence. Thus the amenities have been created with precisely such experience and expertise in mind, aiming to satisfy even the most demanding of tastes. Residents will be able to experience a dazzling array of services and amenities that nourish and rejuvenate, entertain and delight, relax and soothe. Meeting facilities, lounges, library, many different swimming pools, children's areas, and much more is in store for our beloved residents.



SOLID GOLD AMENITIES



Spa

Massage, grooming and facial treatment services are at your beck and call at the One at Palm Jumeirah Spa.

Lap Pool

Hit the lanes at the 25-meter long lap pool. Situated in the lower level of One at Palm Jumeirah, the indoor pool area can be opened up to let in the glorious natural backdrop of the grounds.

Vitality Pool

The ultimate in relaxation and rejuvenation.

Indoor Cinema

A sumptuously-appointed, state-of-the-art indoor cinema lets residents enjoy all sorts of films and programmes in absolute comfort.

Outdoor Pool

Refresh and relax by One at Palm Jumeirah's expansive 800-square metre pool.

Outdoor Dining and Barbecue Area

A versatile outdoor area offers residents a truly special gathering space to enjoy a weekend barbecue or a night under the stars.

Fitness Centre

State-of-the-art fitness equipment for residents to enjoy.

Business Centre, Library and Meeting Rooms

Everything you need for work, research and enjoyment.



As the pinnacle of luxurious living One at Palm Jumeirah naturally provides a spectacular fine-dining experience – showcasing haute cuisine with a spontaneous twist. One is for visitors while the other is exclusively for residents, always available to create a unique culinary delight, to put together a romantic candlelight dinner in the privacy of your home, or create a fun dining event on your breathtaking terrace.

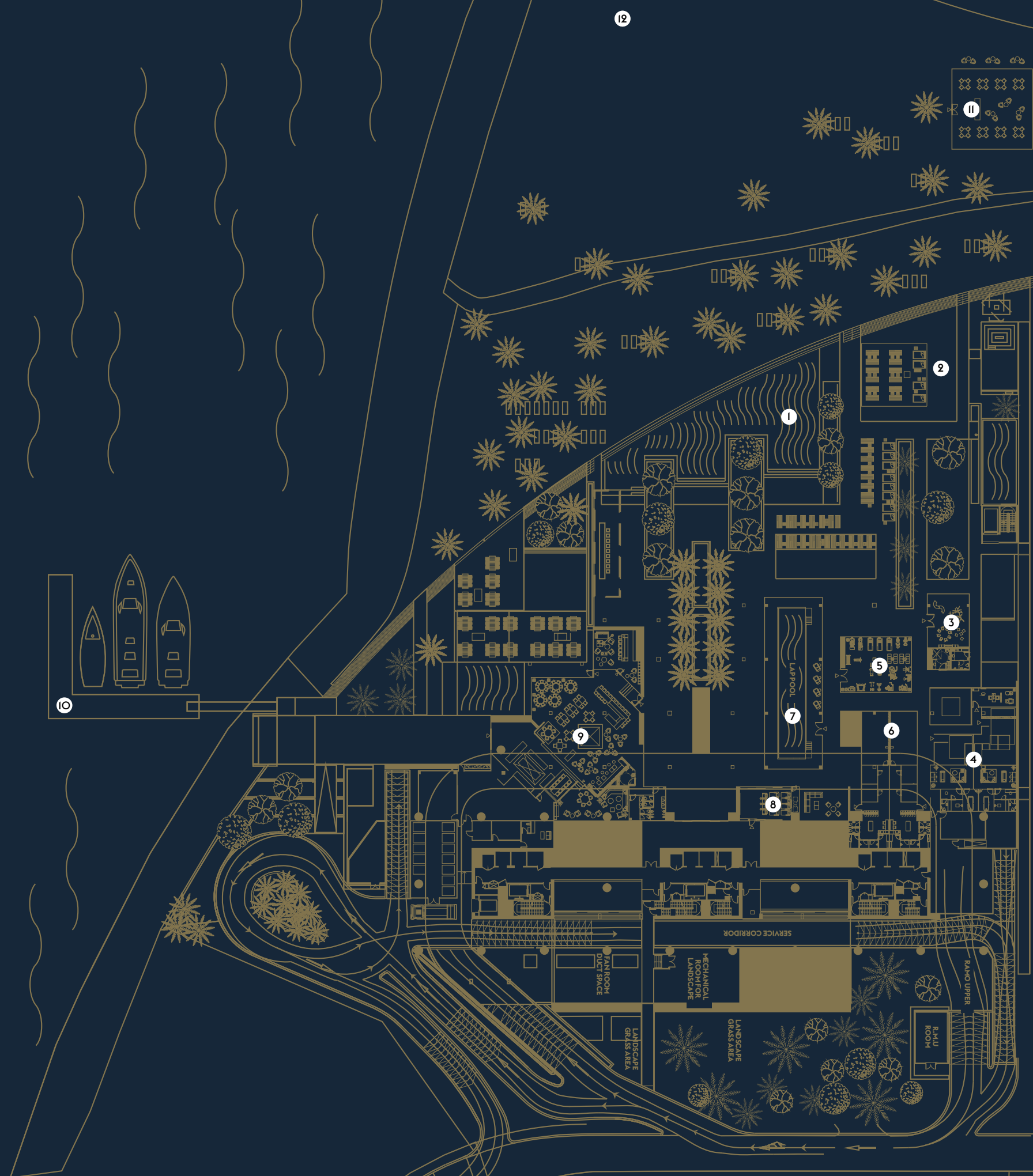
For more casual dining there is the shimmering beachfront restaurant. It's the ideal place to kick back after a fun day at the beach or a leisurely stroll. Enjoy the feel of the soft pearly sand, the exquisite freedom of the sea, and have a fun aperitivo while the sun sets, or sink your teeth into the most delicious seafood ever.



Spectacular Dining

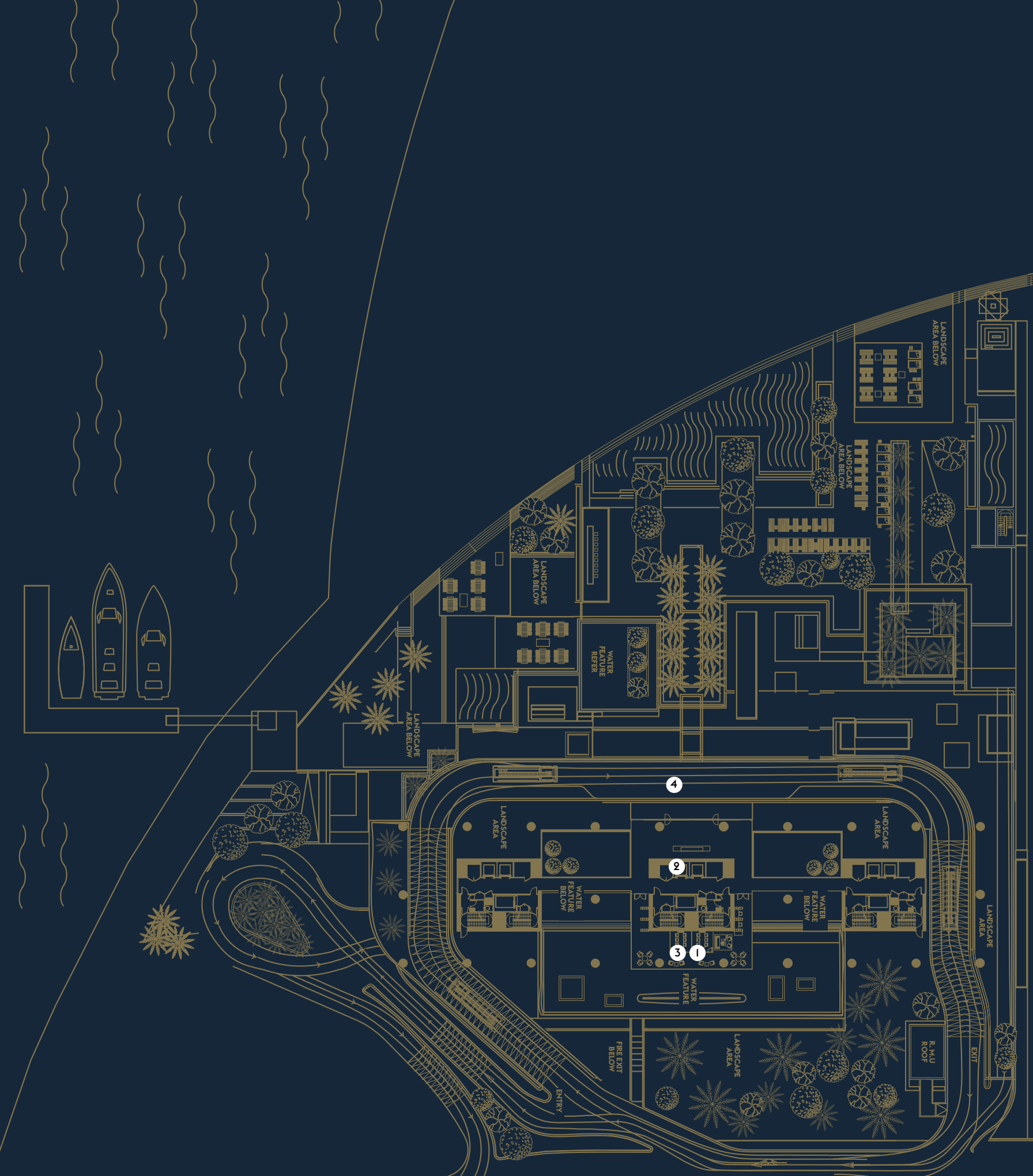
AMENITIES PLAN LOWER LEVEL

- OUTDOOR POOL 1
- OUTDOOR CINEMA 2
- PLAYROOM 3
- SPA 4
- GYMNASIUM 5
- VITALITY POOL 6
- LAP POOL 7
- INDOOR CINEMA 8
- RESTAURANT 9
- JETTY 10
- BEACH CLUB 11
- PRIVATE BEACH 12



AMENITIES PLAN UPPER LEVEL

- 1 BUSINESS CENTRE & LIBRARY
- 2 MAIN LOBBY/RECEPTION
- 3 MEETING ROOM
- 4 VALET & DROP-OFF



VISIONARY PREMIUM REAL ESTATE DEVELOPMENT AND SERVICE GROUP

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 home owner the Omniyat guarantee of living in a bespoke space that reflects their personality, achievements and ambitions.

Omniyat's impressive portfolio, with a combined gross realization of over USD 6.4 billion, includes stars such as One at Palm Jumeirah managed by Dorchester Collection, The Opus by Zaha Hadid, The Sterling, Langham Place Downtown Dubai and The Residences Dorchester Collection Dubai.

OMNIYAT
DETAILS MAKE PERFECTION



THE RESIDENCES DORCHESTER COLLECTION DUBAI

The Residences Dorchester Collection Dubai comprises the first Dorchester Collection hotel in Asia, and 39 ultra-exclusive, opulent and glamorous waterfront residences, designed by the renowned Foster + Partners studio. It is a uniquely luxurious playground, with spacious apartments, grand terraces, dream-like gardens, and magnificent views of Dubai. Towering at 150 metres over the Marasi Marina, this elite development bears the signature Omniyat style of combining art, design and architecture to create fascinating spaces in prestigious locations for elite clients.



THE OPUS BY OMNIYAT

The Opus by Omniyat is a spectacular combination of exclusive residences, elegant and innovative offices, and a unique design hotel, ME by Meliá, the luxury lifestyle brand of the leading hotelier group Meliá Hotels International. The Opus is a true embodiment of the future, envisioned and designed in its entirety by architectural legend, Dame Zaha Hadid. From exterior to interior, each detail is a powerful testament of her unique aesthetics and vision of the future. The Opus is a striking landmark in the Burj Khalifa district and prestigious address where you can live, work, play, and stay.



ANWA BY OMNIYAT

Touted as a luxury waterfront development, ANWA by Omniyat is also the first freehold residential property that will be delivered near the historic Bur Dubai area. As such, ANWA will act as the prime residential area for people working in the areas of DMC, Jebel Ali, Mina Rashid and Bur Dubai. ANWA is a spectacular property that will raise the bar in the local real estate sector. Located right next to the marina and boardwalk, the mesmerising 44 floor tower is composed of 225 light and spacious units soaked with the sun and the sea reflecting on the ceiling with stunning views of the Arabian ocean. Apart from its residential units, ANWA will also have a dedicated retail area as well as landscaped gardens, gymnasium, infinity pool, kids' pool, play area, among other amenities. The development has been designed to the highest quality of living and fashioned by those with exquisite taste.



THE STERLING BY OMNIYAT

The Sterling is a luxury residential project, consisting of two stunning towers situated in the Burj Khalifa District in Downtown Dubai. It features 25 storeys of premium apartments, exclusive townhouses, lavish penthouses, with elevated gardens and wondrous amenities, as well as impressive views of Dubai, including the majestic Burj Khalifa and the Creek. The Sterling is an embodiment of the best of Downtown Dubai: amazing retail, exciting international culinary experiences, fascinating nightlife, stunning entertainment - the trendiest address in Downtown Dubai, in the heart of it all.