

AVA^{AT}
PALM
JUMEIRAH

) (*Dorchester Collection*
DUBAI

Only by OMNIYAT

Factsheet

Your Oasis on The Palm

AVA at Palm Jumeirah, Dorchester Collection, Dubai, is a unique collection of 17 private havens designed for those with a visionary perspective who enjoy seamless living without boundaries. Inhabiting the meeting point between sky and sea, the distinctive, fluid form ascends as if from the ocean.





Location

Situated on the threshold of the world-renowned landmark, Palm Jumeirah, AVA at Palm Jumeirah occupies an incomparable position right at the very centre of Dubai. It is well placed next to OMNIYAT's other flagship property, One at Palm Jumeirah, Dorchester Collection, Dubai, creating the most exclusive cluster destination in Dubai.

Project Features

- Only 17 residences in total, defining AVA at Palm Jumeirah as the most exclusive residential address in Dubai
- Full floor units with floor to ceiling windows
- 270 degree views
- Private terrace with a pool to each unit
- Services managed by Dorchester Collection including valet parking, doorman and porter facilities, concierge, maintenance of common areas as well as additional à la carte services
- Dramatic & elegant arrival experience over edgeless bodies of water with a waterfall entrance and skyline views
- Unbeatable amenities including an infinity edge pool, gym, spa, boardroom, cinema room and yoga studio
- Shared amenities with neighbouring iconic One at Palm Jumeirah, also managed by Dorchester Collection. including beach, restaurant and jetty access
- 24/7 security
- One of the most sumptuous penthouses in the world, over multiple levels with a private panoramic elevator and private lobby
- Situated on the threshold of the world-renowned landmark, Palm Jumeirah
- Developed by globally acclaimed OMNIYAT, a Developer which elevates your life





Size Range per unit Type

Type	No. of units	Bedrooms	Areas
Simplex	5	3	from 6,400 to 7,200 Sq. Ft.
Simplex	10	4	from 6,700 to 8,800 Sq. Ft.
Duplex	1	4	17,000 Sq. Ft.
Penthouse	1	5	30,000+ Sq. Ft.

Unit Features

- Branded kitchens with world-leading appliances
- Expansive private terrace with private pool and landscape for each unit
- High quality finishes throughout the unit
- Smart home automation, enabling control of lighting, climate, curtains and AV
- Spacious 4m ceilings
- Full floor to ceiling glazing with motorized sliding doors, maximising an interplay of light and water to complement the 270 degree views
- Discrete, attentive à la carte services managed by Dorchester Collection to each residence, including cleaning, separate services entrance and more

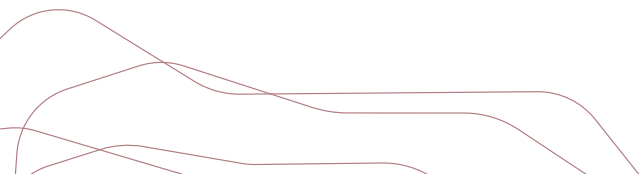




) (*Dorchester Collection*

Managed Services

- Five-star experience at home
- Attentive, discreet and professional
- Residences manager on call
- Doorman and porter services
- Dedicated concierge
- Valet and car grooming
- Direct access to One at Palm Jumeirah, Dorchester Collection, Dubai
- À la carte services on request



Amenities

- Dedicated in-house spa
- Large infinity edge temperature controlled outdoor pool with breathtaking views of Dubai's glittering skyline
- State of the art indoor cinema exclusively for residents
- Inspiring library lounge
- Fully equipped fitness centre
- Yoga studio
- Boardroom & business centre
- Access to all One at Palm Jumeirah, Dorchester Collection, Dubai including 100m white sand private beach and private jetty with indoor vitality pools



Payment Plan

5%

Booking fee

25%

on Signing SPA
+4% (DLD fees)

10%

12 month of
signing SPA

10%

24 month of
signing SPA

50%

On completion

Documents Required to Book a Unit

- Passport copy
- Signature page copy
- UAE entry stamp if you have visited UAE before
- UAE Visa and UAE National ID for UAE Residents only
- Contact number
- Email address
- Home address
- P.O. Box

Ownership

Freehold

A booking amount of AED 50,000 will be deducted from the down payment. Payment can be made online, by bank transfer, or cash upon your request.

Benefits of Investing in Dubai

Dubai has undergone incredible transformations over the last three decades, becoming a sought-after investment destination, with its low-tax environment, world-class infrastructure, stable political and economic environment, and its leisure and retail offerings.

Dubai enjoys a strategic location and serves as a bridge between the Far East, Europe, the CIS and Africa. Activities such as trade, transport, tourism, industry and finance have shown steady growth and helped the economy achieve a high degree of expansion and diversification.

Committed to a progressive vision, Dubai has placed itself at the forefront of smart cities worldwide and continues to innovate in cutting-edge technologies in healthcare, transportation, renewable energy, sustainability, education, security and urban planning.

Financial Factors



Social Factors



OMNIYAT Portfolio

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 AED 17 billion, includes stars such as The Opus by OMNIYAT, One at Palm Jumeirah, Dorchester Collection, Dubai and The Residences, Dorchester Collection, Dubai.



ONE AT PALM JUMEIRAH,
DORCHESTER COLLECTION,
DUBAI



THE RESIDENCES,
DORCHESTER COLLECTION,
DUBAI



THE OPUS
BY OMNIYAT,
DESIGNED BY ZAHA HADID



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