OMNIYAT
PRESENTS

THE ALBA

RESIDENCES, DUBAI

DORCHESTER COLLECTION

THE DAWN OF WELL-LIVING

OMNIYAT

THE ART OF ELEVATION

AN INCOMPARABLE PORTFOLIO

OMNIYAT is one of the leading ultra-luxury real estate developer in Dubai, influencing the aesthetic, cultural, and economic footprint of Dubai. By mastering "The Art of Elevation" and merging ultra-luxury with curated living, it delivers bespoke designs and experiences encasing residential, hospitality, and retail spaces.

OMNIYAT's philosophy lies in pushing the artistic boundaries of design, craft, and excellence to elevate the human experience. It has delivered iconic masterpieces in Dubai such as The Opus by OMNIYAT, One at Palm Jumeirah, Dorchester Collection, Dubai, and Dorchester Collection's 10th hotel globally, The Lana.



OMNIYAT has forged a masterful reputation for developing legendary masterpieces that carry a lasting legacy. In Dubai and the wider world, OMNIYAT has completely redefined the concept and limits of luxury living, creating refined works of art which effortlessly blend creativity, quality and rarity.

OMNIYAT has cultivated enduring relationships with world-renowned architects such as Zaha Hadid and Foster + Partners, celebrated interior designers such as Gilles et Boissier and YODEZEEN, and the definitive signifiers of luxury hospitality, Dorchester Collection. With the acumen and experience to ensure every project is created at the summit of refinement, OMNIYAT defines and fulfils the wishes of the world's most discerning clientele.

We imagine the extraordinary and build it into reality. Elevating the exceptional to create immersive living experiences that redefine the concept of luxury living.





BUILDING A VISION

At OMNIYAT we collaborate with visionaries and pioneers, who, through their excellence, redefine their fields. Working with the world's leading creative talents, we build landmarks in which to live, work and stay. OMNIYAT has transformed the skyline of Dubai with designs by world-renowned architects such as Zaha Hadid and Foster + Partners. In doing so we have established a standard for architectural perfection for decades to come.

Yet our buildings are just the start of the experience. Each OMNIYAT project is conceived with stringent criteria to ensure residents enjoy a seamless luxury lifestyle in a setting with a completely distinctive personality. From the interior designers we choose to the restaurants and boutiques we work with; from the gyms and spas to the select luxury partners we trust to run each building - we ensure all elements act in concert, with OMNIYAT as the conductor.

Our collaboration with Dorchester Collection is inspired by their commitment to ensuring the finest service for residents and guests, they guarantee an unparalleled degree of refinement and attention to detail.

From the choice of our architects to the interiors conceived to the highest quality; from the breadth of amenities to our collaboration with Dorchester Collection; every aspect of our architectural masterpieces embody the unmistakable OMNIYAT ethos.

Mahdi Amjad
Founder and Executive
Chairman of OMNIYAT

JEWELS ON THE PALM JUMEIRAH

With the inauguration of One at Palm Jumeirah, Dorchester Collection, Dubai, OMNIYAT brought a new icon to the Dubai skyline.

When this was joined by AVA at Palm Jumeirah, Dorchester Collection, Dubai, the impact of these two developments was immense, which firmly established them as the most distinctive and desirable residential properties on Palm Jumeirah.





This reputation was further magnified with the addition of ORLA and ORLA Infinity, Dorchester Collection, Dubai. These two visionary developments, again providing unprecedented levels of service from Dorchester Collection, confirmed OMNIYAT as the ultimate arbiter of architectural excellence, affording privileged access to the waterfront of Palm Jumeirah.

The next chapter of this story is now commencing. OMNIYAT, again in concert with Dorchester Collection and other globally renowned partners, will redefine both the concept and expectations of well-living.

The Alba is a definitive mixed-use masterpiece designed by Zaha Hadid Architects, managed by Dorchester Collection and pioneered by OMNIYAT.

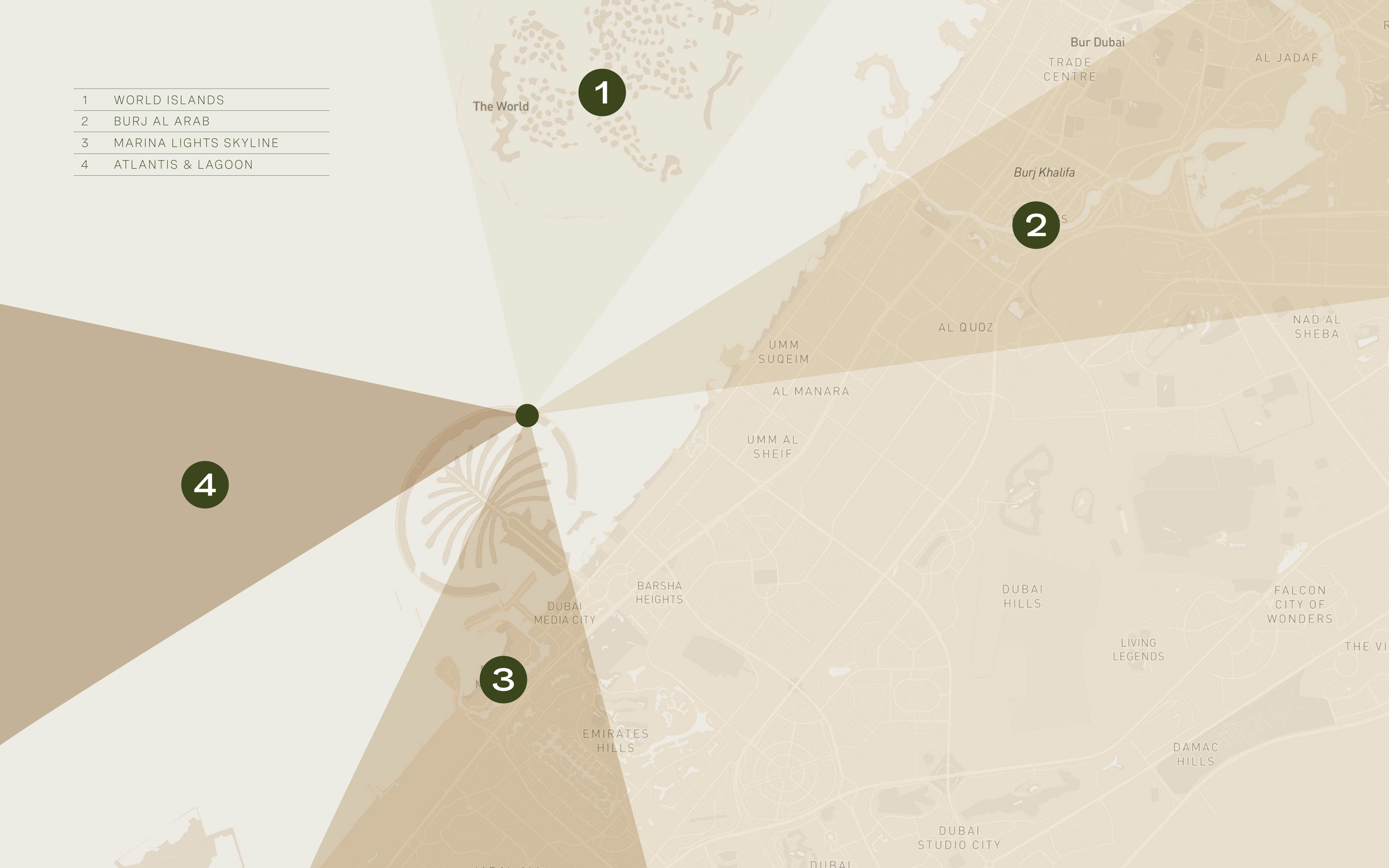




	THE ALBA RESIDENCES, DORCHESTER COLLECTION, DUBAI
1	ORLA, DORCHESTER COLLECTION, DUBAI
2	ORLA INFINITY, DORCHESTER COLLECTION, DUBAI
3	AVA AT PALM JUMEIRAH, DORCHESTER COLLECTION, DUBAI
4	ONE AT PALM JUMEIRAH, DORCHESTER COLLECTION, DUBAI
5	ATLANTIS, THE PALM
6	THE ROYAL ATLANTIS



1	WORLD ISLANDS
2	BURJ AL ARAB
3	MARINA LIGHTS SKYLINE
4	ATLANTIS & LAGOON





INTRODUCING THE ALBA RESIDENCES

Very rarely, what seem to be recognised parameters of a field are redefined by something so exceptional it requires the established definitions to be recast.

The Alba Residences is such a creation.
It establishes a new criterion for the art of living well, rewriting every existing standard and expectation.

Perfectly positioned on Palm Jumeirah, secluded and soaked in immortal light, this is a sanctuary where nature's beauty and enduring serenity ground you, allowing life to blossom in wellness and light.

DORCHESTER COLLECTION'S FIRST EVER SEA-FRONT GARDEN RETREAT

Stay at the only garden retreat hotel by the sea in Dorchester Collection's unparalleled portfolio. Enshrined in Zaha Hadid Architects' singular curved creation are meticulously designed suites, each attended by the legendary levels of service only Dorchester Collection can provide. Be transported to a realm where tropical gardens, holistic spa treatments, tailored wellness routines and exquisite culinary experiences coalesce, offering a calming yet luxurious stay.









SANCTUARIES OF SERENITY

At The Alba Residences, each moment is shaped by the essence of well-living. From the thoughtful design to the serene lifestyle, every detail has been crafted with understated elegance. Residents can embrace a life centred on tranquillity, complemented by the luxurious living experience that defines an OMNIYAT masterpiece.

The Alba Residences is your private beachfront haven, an oasis of reawakening, reconnection and renewal where you will not only live but thrive.

UNITING
THE ELEMENTS

The Alba Residences unites the elements of water and light, capturing the physical and metaphorical ‘flow’ forgotten by modern life. This blossoms into life as you sink into the light-kissed water and golden sands of Palm Jumeirah beach.

The categorisation of this as a destination is incomplete, it is a journey for all of your senses, enhancing an exceptional experience of life.

The soft lapping of the glittering water against the beach is as timeless as the endless horizon, where water ends and light begins.





From aesthetics to amenities, the perfection that is reached in The Alba Residences' setting extends to all aspects of this ultimate iteration of well-lived resort life.

Encounter the comfort of the Dorchester Collection services; taste your first mouthful in the finest restaurants; listen to birdsong as you explore a lush canopy of greenery; immerse yourself in the branded well-living spa and facilities; feel the warmth of the sand beneath your feet or retreat to the calm of your residence.

At every moment in The Alba Residences, your needs are anticipated and your peace is appreciated.

THE POWER OF ELEMENTAL DESIGN

"Light yields endless opportunities,
defining the world around us."

Dame Zaha Hadid





AHEAD OF THE CURVE

Zaha Hadid Architects redefined architecture for the 21st century with a repertoire of projects that have captured imaginations across the globe. Receiving the highest honours from professional and academic institutions worldwide, they are one of the world's most consistently inventive architectural studios - and have been for four decades.

Pioneering research and experimentation are inscribed within their architecture that becomes more spatially inventive, more structurally efficient, more technologically advanced and more environmentally sustainable with each new creation, marrying innovative design with ecologically sound materials and sustainable construction practices.

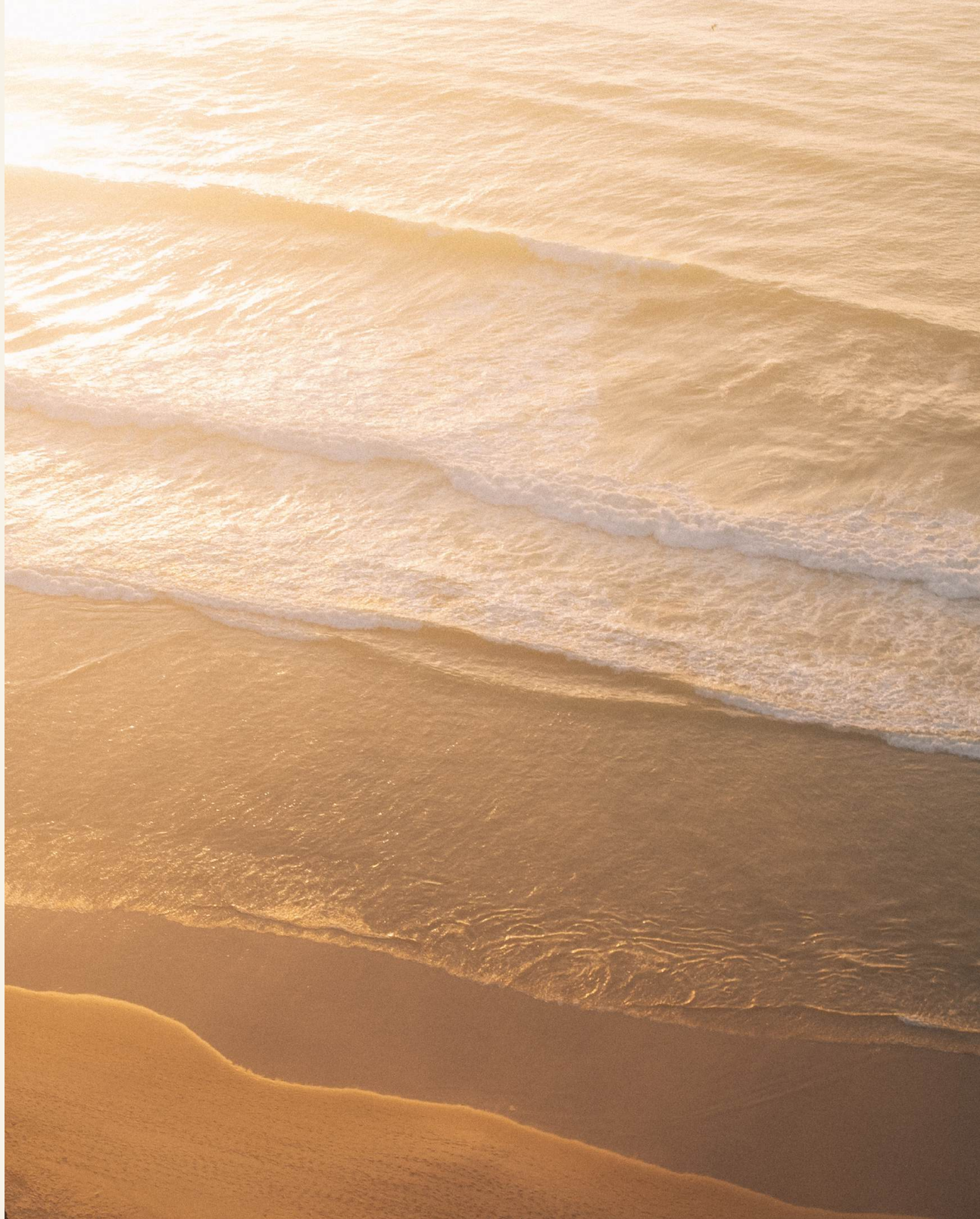


Imagine stepping into a sanctuary of well-living. A private beachfront haven where an extraordinary life is promised.

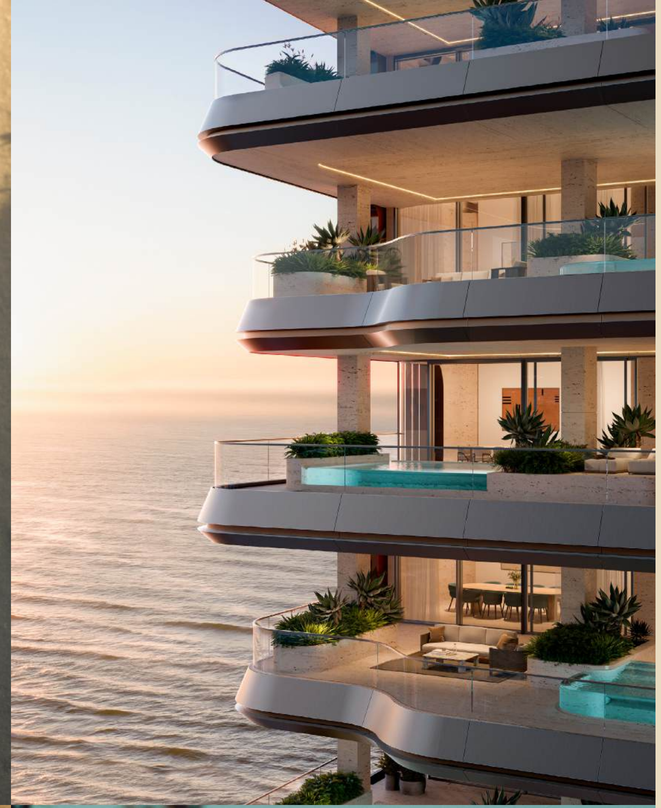
The undulating lines and organic forms of Zaha Hadid Architects' elemental design, rising like the sun from the Arabian Gulf, connect internal and external worlds, elevating the every day and grounding us in nature's beauty and serenity.

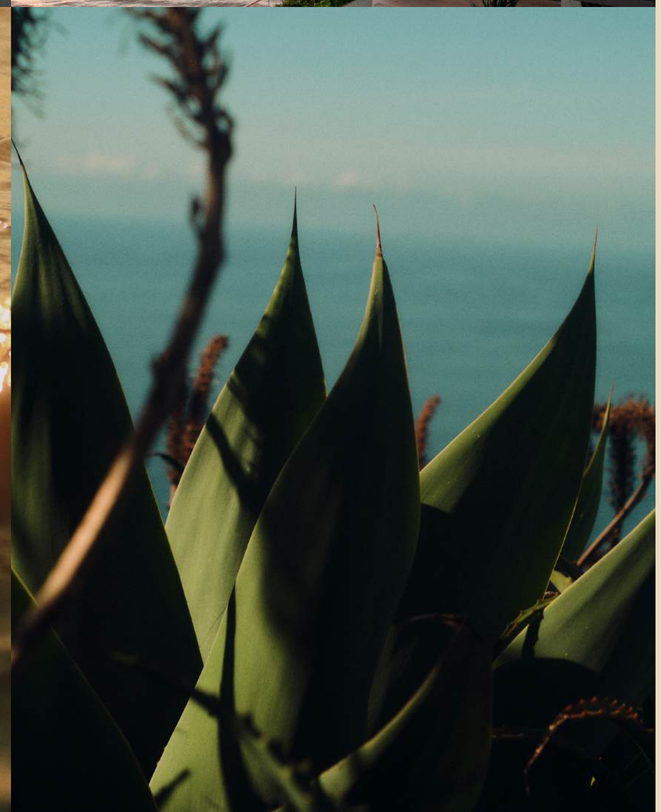
Here, each day unfolds with the boundless opportunity to live well and embrace life's true essence.

This is an unfinished canvas, one that awaits your touch. Craft a story that is solely your own, one that mirrors the timeless radiance of the endless sun and the abundant generosity of the nature that surrounds you.











THE ALBA RESIDENCES FEATURES

- Architecture by Zaha Hadid Architects
- Managed by Dorchester Collection
- Expansive resort-style landscaping by Vladimir Djurovic
- 60 Luxury residences
- 3 Super penthouses
- 3 & 4 Bedroom residences
- A diverse mix of simplex and duplex residences, some with dual-aspect layouts
- Access to exclusive resident-only amenities and the hotels landscaped areas
- 250m of private beachfront





Rise in the morning and welcome the unending flow of natural light through your floor-to-ceiling windows. Repose on the terrace by your private pool, whose waters seem to fuse with the distant ocean.

Take a turn through the landscaped grounds to the private beach, where time stands still as you indulge in al fresco dining, spa treatments or relax in the perpetual glow of the sun.





The Alba Residences allow you to reside
within the intangible light that permeates
this ethereal building.

Steeped in the language of living well,
the residences are tailored to your needs.
Ceiling heights soar to over three metres,
with broad spaces designed for entertaining
or simply living to the highest possible standard.





TAILORED FOR YOU

When selecting the interior design for your residence, you will have the luxury of choosing from three distinct offerings. These packages are meticulously crafted to cater to various styles and aesthetic sensibilities, ensuring that you find the perfect fit for your home.

You are bound to discover the ideal design solution that resonates with you and transforms your space into a haven of style and comfort.


NOMA
PHAIDON
ROBERT STILIN








NOMA
PHAIDON













THE RHYTHM OF REFLECTION

Sparkling reflections from the sea and the private pools on every terrace dance across the stone that adorns the residences, bringing a choreographed display of light and colour into your home.

The broad terrace of each residence is set with its own pool, from which the pervading light shines like a jewel, bouncing across the surfaces of your home.





TERRACE FEATURES

- Expansive outdoor terraces to entertain guests
- Seamless transition from indoor to outdoor living spaces
- Private plunge pools for each and every residence
- Elevated sun lounging platform
- Private balconies to the master wing
- Outdoor jacuzzis on master wing balconies available for selected units
- Juliette balconies for each bedroom
- Dual balconies to selected simplex and duplex residences





THE
ALBA
RESIDENCES, DUBAI

DORCHESTER COLLECTION

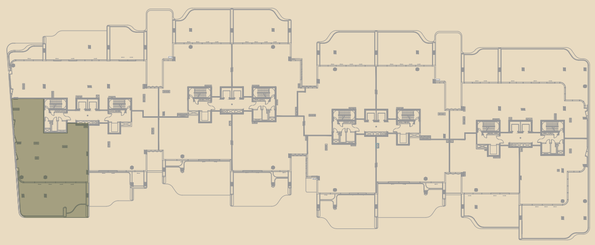
3 BEDROOM SIMPLEX

Residence	343 sq.m.	3,691 sq.ft.
Terrace	156 sq.m.	1,677 sq.ft.
Total	499 sq.m.	5,368 sq.ft.

Ocean View

N

City Skyline View



Marina Skyline View

Beach View



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THE

ALBA

RESIDENCES, DUBAI

DORCHESTER COLLECTION

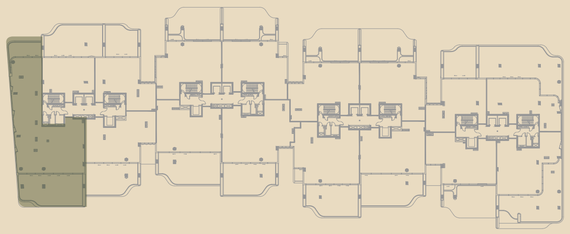
4 BEDROOM SIMPLEX

Residence	438 sq.m.	4,724 sq.ft.
Terrace	187 sq.m.	2,020 sq.ft.
Total	626 sq.m.	6,744 sq.ft.

Ocean View

N

City Skyline View



Marina Skyline View

Beach View



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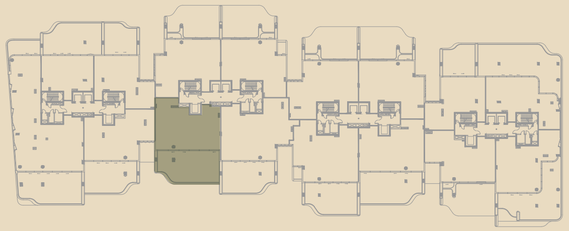
3 BEDROOM DUPLEX

Residence	369 sq.m.	3,971 sq.ft.
Terrace	150 sq.m.	1,614 sq.ft.
Total	519 sq.m.	5,586 sq.ft.

Ocean View

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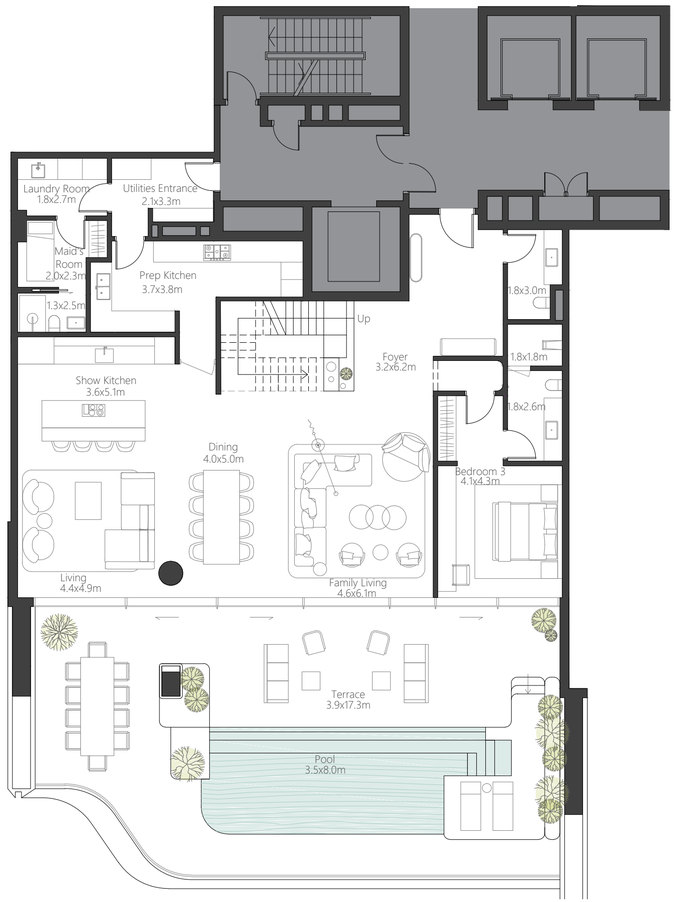
City Skyline View



Marina Skyline View

Beach View

LOWER



UPPER



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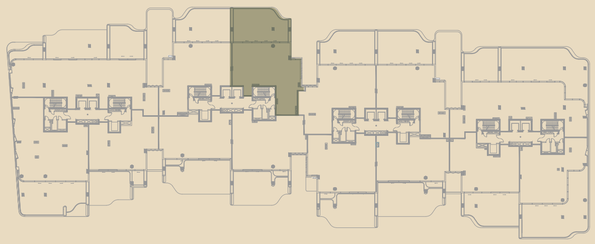
4 BEDROOM DUPLEX

Residence	502 sq.m.	5,403 sq.ft.
Terrace	140 sq.m.	1,509 sq.ft.
Total	642 sq.m.	6,912 sq.ft.

Ocean View

N

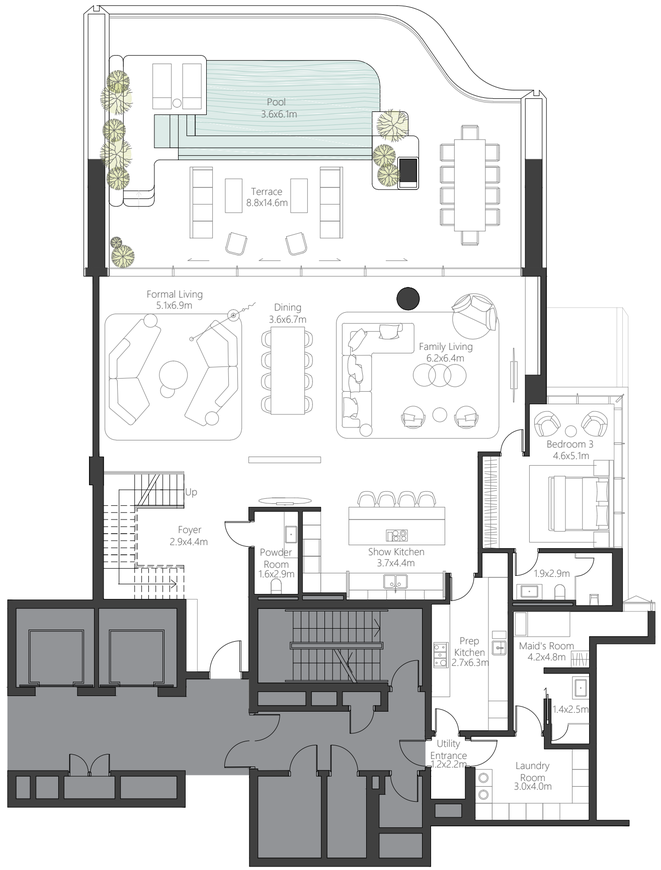
City Skyline View



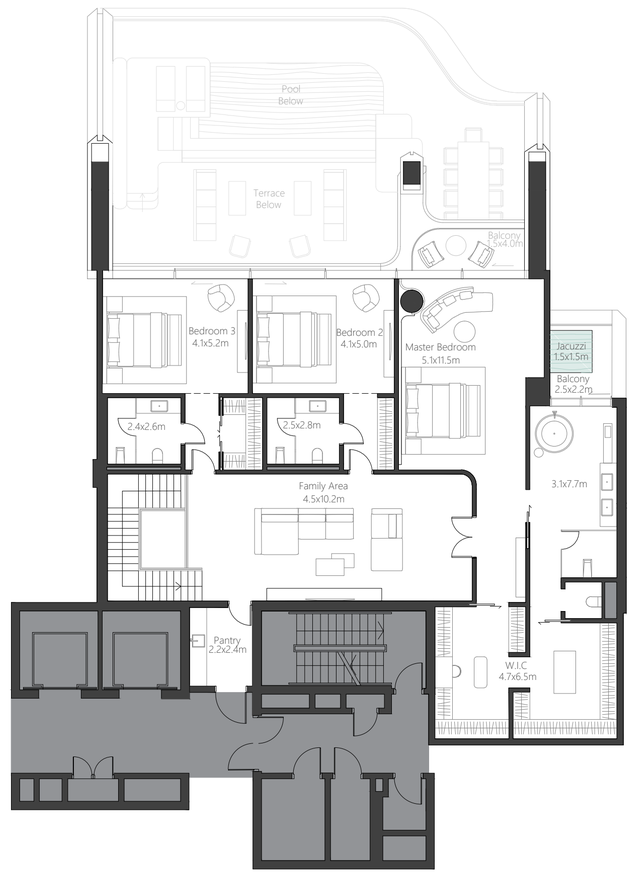
Marina Skyline View

Beach View

LOWER



UPPER



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VLADIMIR DJUROVIC LANDSCAPE ARCHITECTURE



HAVENS OF PERSONAL ESCAPE

World-renowned landscape architect Vladimir Djurovic has crafted a fine balance of serenity and beauty, integrating the natural world with the architectural splendour and inspired lifestyle of The Alba Residences.

The buildings arced shapes emerge from a tropical forest, with abundant planting encompassing and accentuating the architecture, fashioning shaded paths and walkways that wind down to the golden waterfront.











Outdoors, vast pools, with their ambient temperature regulated, are edged with flowing waters, while under the guidance and supervision of Dorchester Collection staff. A separate pool gives your children the space and freedom to relax.

Should meetings intrude upon this idyllic setting, secluded conference rooms equipped with the most up-to-date IT facilities provide a professional environment for conducting business. Once work is completed, a walk along the private beach will bring you to an intimate, relaxing beach bar overlooking the azure waters of the Gulf.

Residents will indulge in the luxury of exclusive access to a private cinema, a sophisticated residents' lounge, and a dedicated children's room designed for young ones to delight in. It's the perfect blend of relaxation and entertainment tailored for all ages.

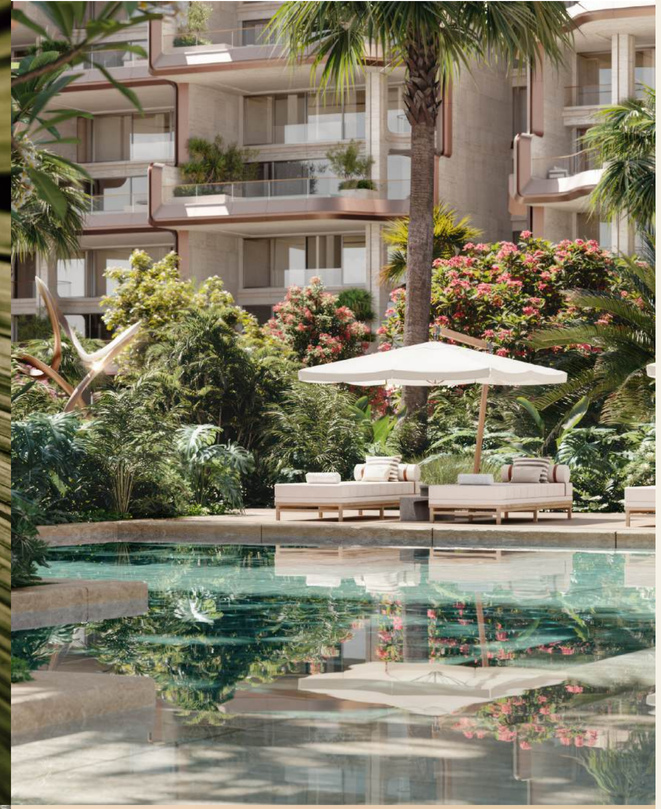
AMENITIES & WELL-LIVING

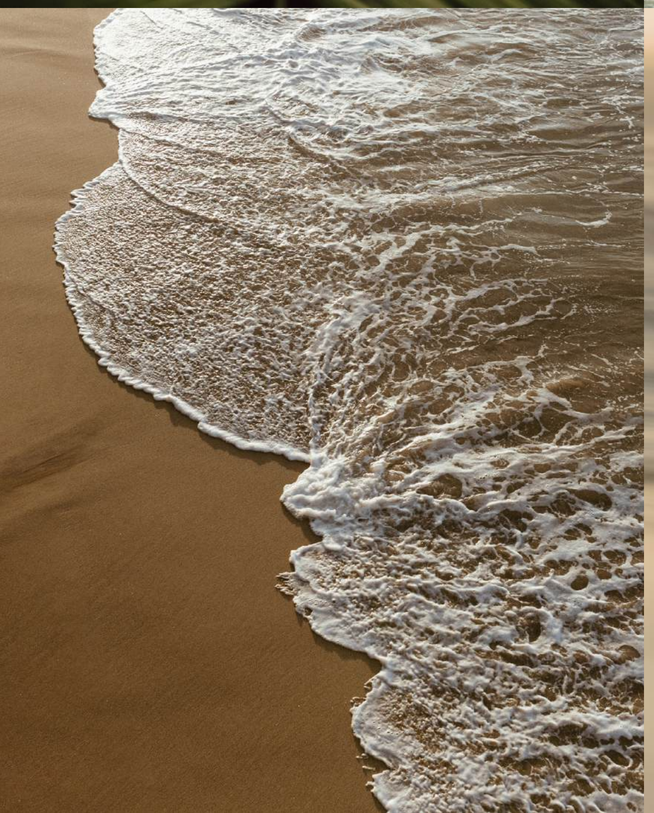
Discover the most extensive well-living and amenities programme in the United Arab Emirates at The Alba Residences. Indulge in a branded wellness centre with treatment rooms, private beach access, relaxation areas, private pools in each residence, a cinema, and a state-of-the-art fitness suite.

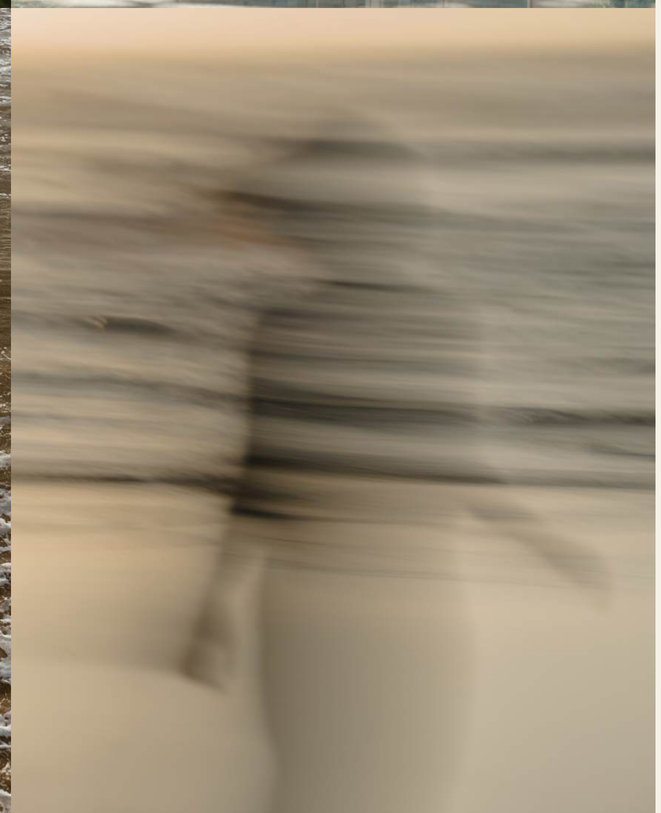
All of this is set within resort-style landscaping by Vladimir Djurovic – a flourishing arcadia where nature thrives and time unfolds at your own pace.











SPA AND WELL-LIVING DESTINATION

At the heart of The Alba is a distilled focus on well-living, a principle underpinned by longevity and sustainability. Within this serene retreat, an advanced wellness programme covering 3000 m² awaits, offering personalised sensorial experiences designed for ultimate relaxation.

- Longevity therapies
- Diagnosis pods
- Treatment rooms & serenity zones
- Mindful movement studios
- Vitality wet areas
- State-of-the-art fitness centre
- Scalp & hair salon

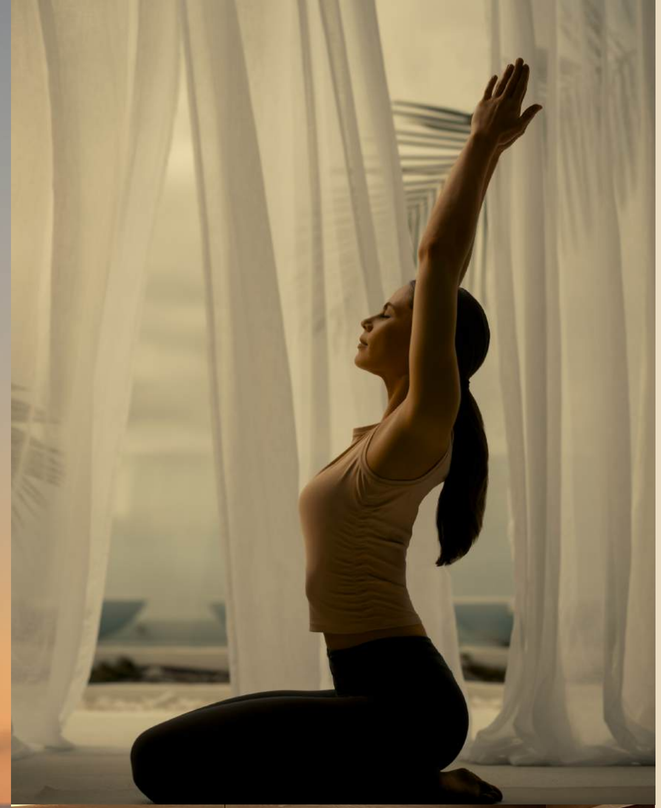
THE CENTRAL OASIS

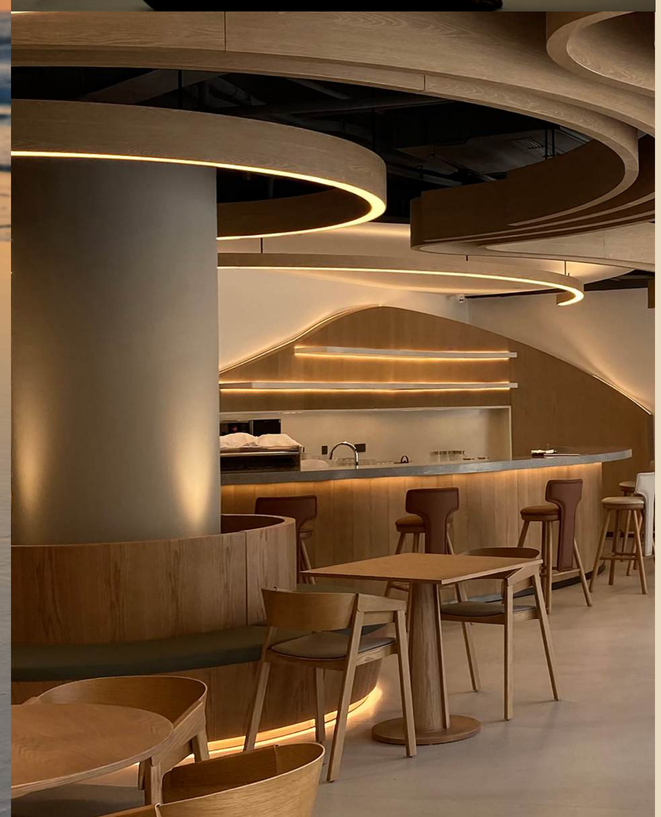
At the heart of The Alba Residences, Dorchester Collection, Dubai, lies a central oasis spanning 25,000m² of lush greenery, beautifully embodying a lifestyle focused on well-being. Within, the wellness programme invites you to experience the ultimate serenity, offering a soothing retreat for mind, body, and soul through specialised treatments.











THE WELLNESS PROGRAMME

- Diagnosis pods
- Longevity therapies
- Treatment rooms
- Mindful movements studios
- Vitality wet areas
- Scalp and hair salon
- Serenity zone

POSITIVE HEALTHY AGEING MARKET

FIVE MAIN DYNAMICS



1 LONGEVITY CENTRES

Dedicated to healthy ageing through advanced medical science



2 AESTHETIC BEAUTY CLINICS

Achieve immediate results with advanced techniques, including injections, laser treatments, and peels



3 WELLNESS SANCTUARIES

Brain and mind-soothing micronutrition programmes, five-sense stimulation, and energy rituals



4 BRANDED SPA

Curating highly experiential journeys



5 TOPICAL COLOUR

Face, body & hair care advanced anti-ageing products

WELL-LIVING RITUALS

The wellness spa offers a peaceful sanctuary dedicated to rejuvenating mind, body, and spirit. With specialised treatments including diagnosis pods, longevity therapies, and serenity zones, every aspect of well-being is thoughtfully addressed - from the scalp and hair salon to vitality areas and a dedicated children's wellness programme.





DIAGNOSIS PODS

Residents & guests can be assessed with specialised therapists, with a tailor made programme to suit their wellness goals.

LONGEVITY THERAPIES

Indulge in advanced longevity therapies, expertly crafted to enhance your health through state-of-the-art treatments and facilities. From IV drips and NAD injections that boost energy, to intermittent hypoxic training for improved physical resilience. Experience colour psychology to uplift your mood, bio-resonance healing through sound therapy, and cellular rejuvenation with full-body LED treatments for a complete sense of restoration.





VITALITY TREATMENTS

IV DRIPS & NAD INJECTIONS

Enhance your energy levels through transformative rapid nutrient absorption therapies

INTERMITTENT HYPOXIC TRAINING

Promotes enhanced cerebral & cardiovascular performance via the stimulation of protective proteins

SCALP & HAIR SALON

HAIR & SCALP DIAGNOSIS

Analysis of hair
and scalp condition

TAILOR-MADE TREATMENT

Bespoke hair therapies
using advanced technology

PROFESSIONAL HAIR STYLING

Unparalleled service from highly
skilled hair specialists







SERENITY ZONES

MOVEMENT STUDIOS

Featuring yoga & pilates classes
in either private or group sessions

GUT HEALTH BAR

Replenish the body & mind
with the best ingredients

MEDITATIVE AREA

Silent areas to focus on internal wellbeing

VITALITY AND WET AREAS

Electrolyte pools

Infrared saunas

Negative ion hammams

Cryotherapy rooms

Polar plunges









DEDICATED WELL-LIVING EXPERTS

FACIALIST

Focusing on improved complexion with specialised therapies

WELLNESS PRACTITIONER

Following your progress to attain your wellness goals

NUTRITIONIST

Preparation of bespoke meal plans to enhance body recovery

TRICHOLOGIST

Focusing on scalp issues to improve the health of your hair

MOVEMENT COACH

Offering yoga, pilates & movement routines
for private or group sessions

CHILDREN'S WELLNESS PROGRAMME

Curated with their well-being at heart, the dedicated children's wellness programme nurtures your young spirits with gentle care. Providing guidance on mindful screen time, balanced nutrition, and playful physical activities, it fosters healthy habits and natural growth in an enriching and supportive environment surrounded by light, nature and life.



SERVICE THAT AWAITS YOU

Managed by

Dorchester *Collection*

Dorchester Collection, renowned for their unwavering commitment to meticulous detail and exceptional service, caters to the most discerning individuals.

At The Alba Residences, Dorchester Collection, Dubai, this legacy of excellence continues. Residents can revel in the impeccable attention to detail and the highest level of attentive service, reflecting the exceptional standards found in Dorchester Collection's iconic hotels worldwide.





CLASSIC

- 24/7 Residence concierge
- 24/7 Security services
- Doorman and porter services
- Valet parking and car grooming services
- Lifeguard and gym service
- Common areas maintenance and cleaning

À LA CARTE

- Housekeeping
- Laundry
- Maintenance
- Floristry
- Bespoke in-residence catering
- One-off dining events & functions
- Bookings, reservations & appointments
- Five-star experiences at home



Dorchester *Collection*

Dorchester Collection defines a spirit of exceptional hospitality. The hotels are icons in their own right, offering the most sought-after experiences of good-living, charm and unparalleled service.

Now, with their first beachfront property in the Middle East, this legacy continues. Feel completely at ease, cared for and indulged as the experts of luxury hospitality anticipate your every need.

THE DORCHESTER

DORCHESTER COLLECTION

45 PARK LANE

DORCHESTER COLLECTION

COWORTH · PARK

ASCOT

DORCHESTER COLLECTION

Le Meurice

Paris

DORCHESTER COLLECTION

HÔTEL

PLAZA ATHÉNÉE

PARIS

DORCHESTER COLLECTION

HOTEL

PRINCIPE DI SAVOIA

MILANO

DORCHESTER COLLECTION

HOTEL EDEN

ROMA

DORCHESTER COLLECTION

The Beverly Hills Hotel

and Bungalows

DORCHESTER COLLECTION

HOTEL

Bel-Air

DORCHESTER COLLECTION

THE

LANA

DUBAI

DORCHESTER COLLECTION

SETTING THE STANDARD
FOR SUSTAINABLE LIVING



OMNIYAT is dedicated not only to crafting exquisite properties but also to elevating the well-being and lifestyle of its homeowners.

The Alba Residences, Dorchester Collection, Dubai, will demonstrate excellence in sustainability and wellness-focused design and construction, with these initiatives implemented from inception. The project will strive to achieve LEED and WELL Gold certification setting a global standard for eco-conscious luxury developments.

OMNIYAT

THE ART OF ELEVATION

OMNIYAT is a renowned developer of luxurious architectural masterpieces. The Art of Elevation embodies our dedication to imagining the extraordinary and building it into reality. We elevate the exceptional to create immersive living masterpieces framed by Dubai's iconic skylines.

Since our establishment in 2005, OMNIYAT has redefined each project as an extraordinary, rare piece of art, partnering with global pioneers such as Foster + Partners, Zaha Hadid Architects, Gilles et Boissier, Dorchester Collection and more. The OMNIYAT touch lies in our ability to enhance experiences and shape the future of luxury living.













OMNIYAT

THE ART OF ELEVATION

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