

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.





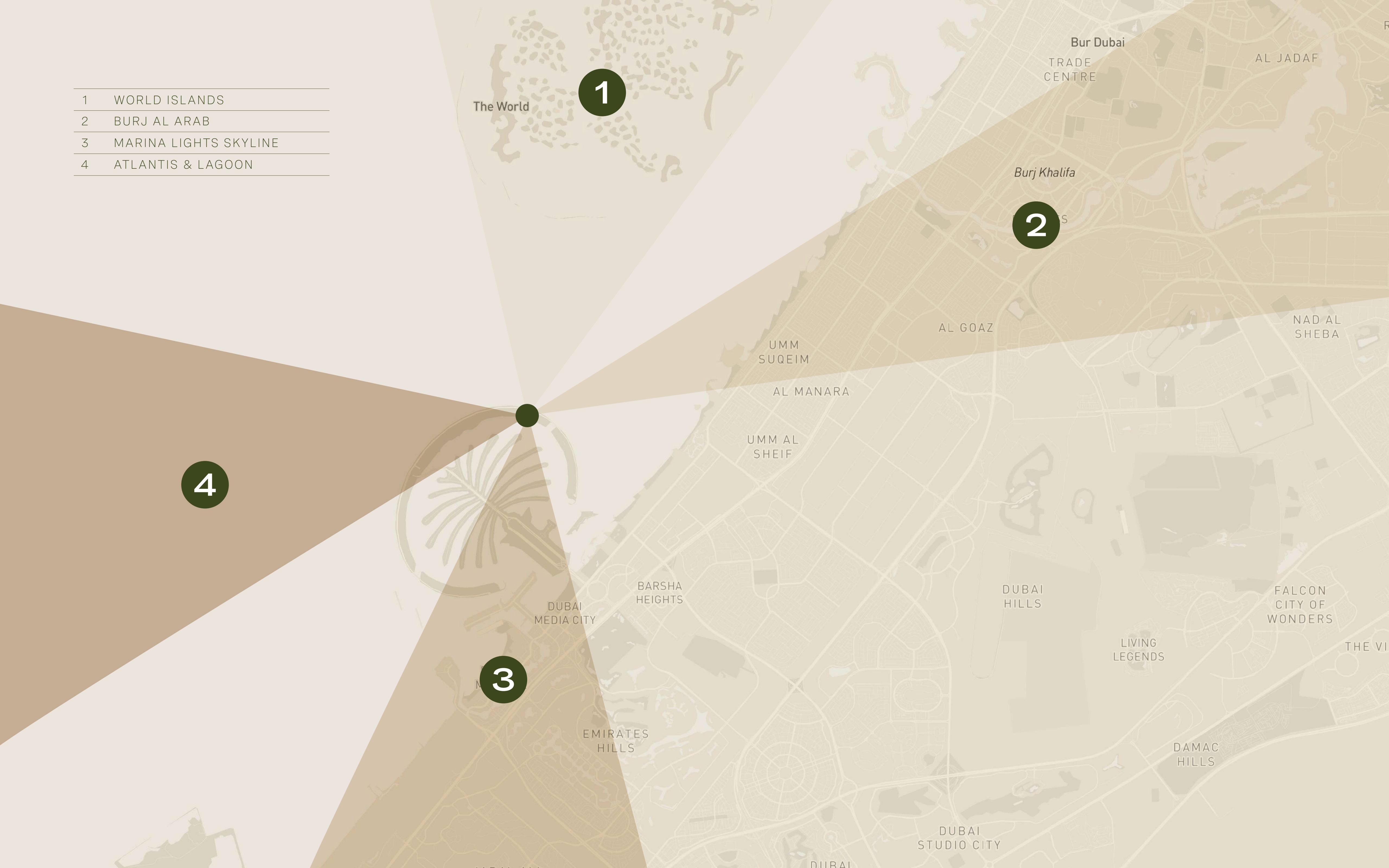


	THE ALBA RESIDENCES, DORCHESTER COLLECTION, DUBAI
1	ORLA, DORCHESTER COLLECTION, DUBAI
2	ORLA INFINITY, DORCHESTER COLLECTION, DUBAI
3	AVA AT PALM JUMEIRAH, DORCHESTER COLLECTION, DUBAI
4	ONE AT PALM JUMEIRAH, DORCHESTER COLLECTION, DUBAI
5	ATLANTIS, THE PALM
6	THE ROYAL ATLANTIS





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.



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## 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.



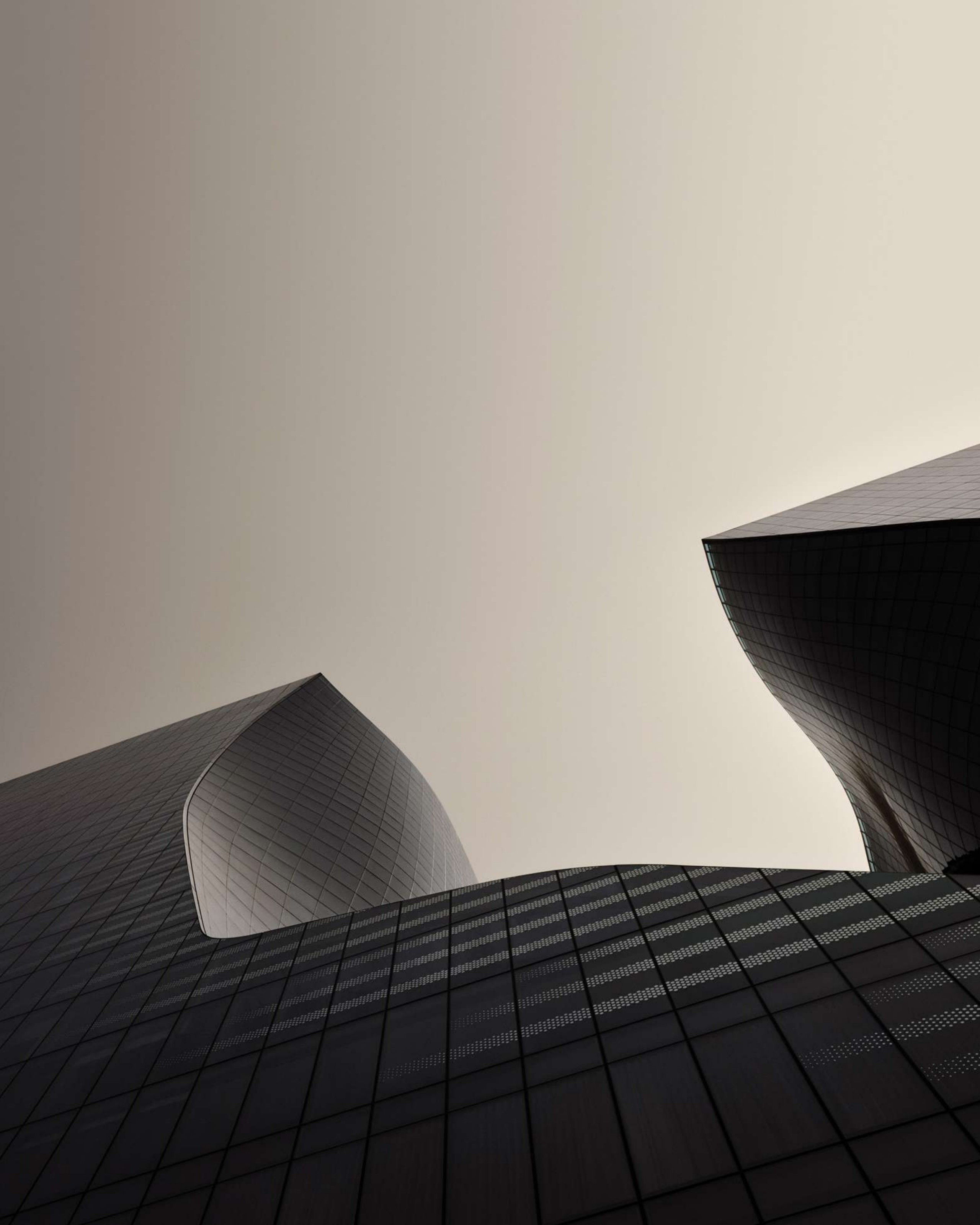
# THE POWER OF ELEMENTAL DESIGN

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

Dame Zaha Hadid







# AHEAD OF THE CURVE

Zaha Hadid Architects redefined architecture for the 21<sup>st</sup> 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.





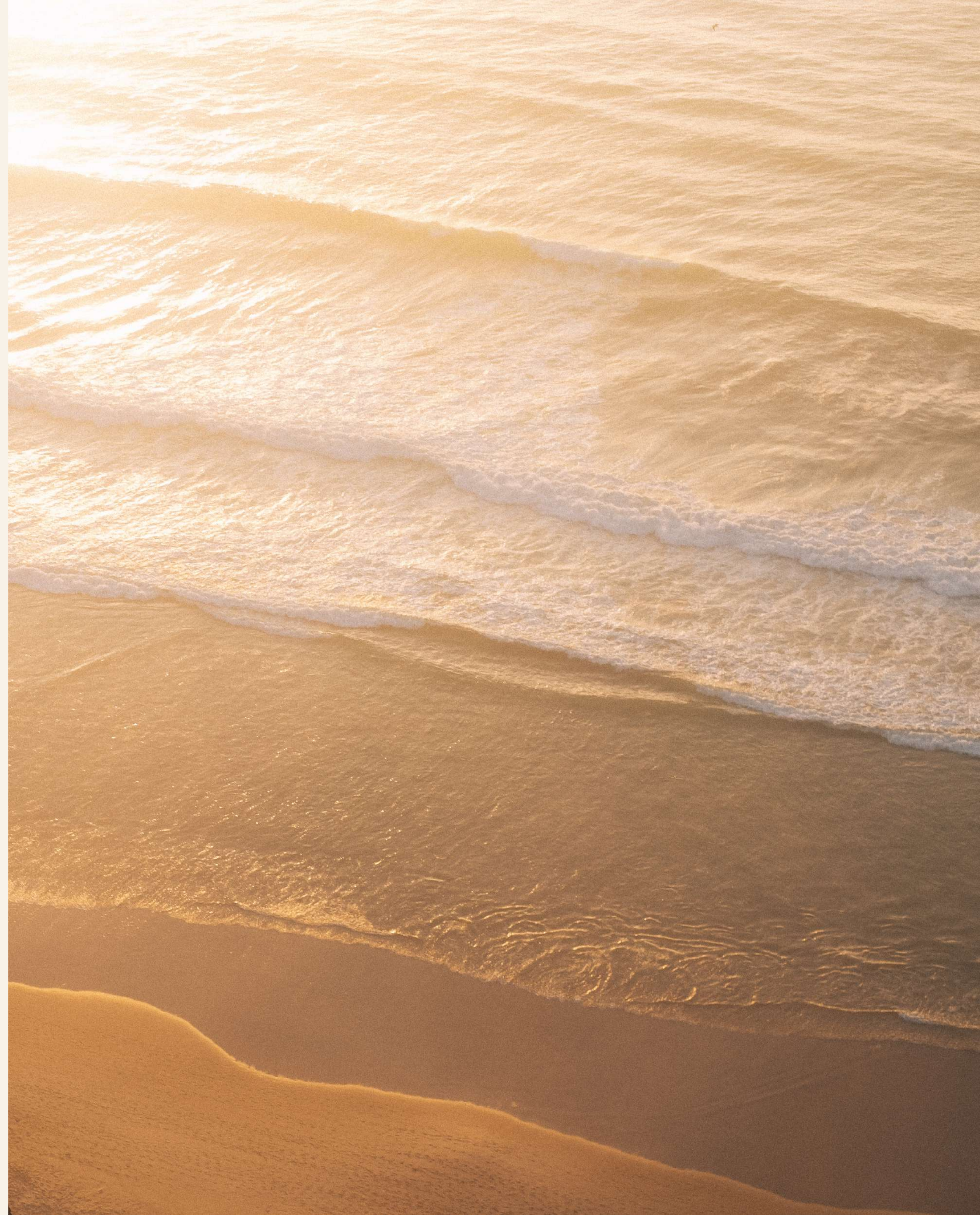
Imagine stepping into a sanctuary of well-living. A private beachfront haven where an extraordinary life is promised.

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

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Architecture by Zaha Hadid Architects

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Managed by Dorchester Collection

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Expansive resort-style landscaping  
by Vladimir Djurovic

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60 Luxury residences

---

3 Super penthouses

---

3 & 4 Bedroom residences

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A diverse mix of simplex and duplex residences,  
some with dual-aspect layouts

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Access to exclusive resident-only amenities  
and the hotels landscaped areas

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250m of private beachfront

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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.















































# 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











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RESIDENCES, DUBAI  
DORCHESTER COLLECTION

3 BEDROOM  
SIMPLEX

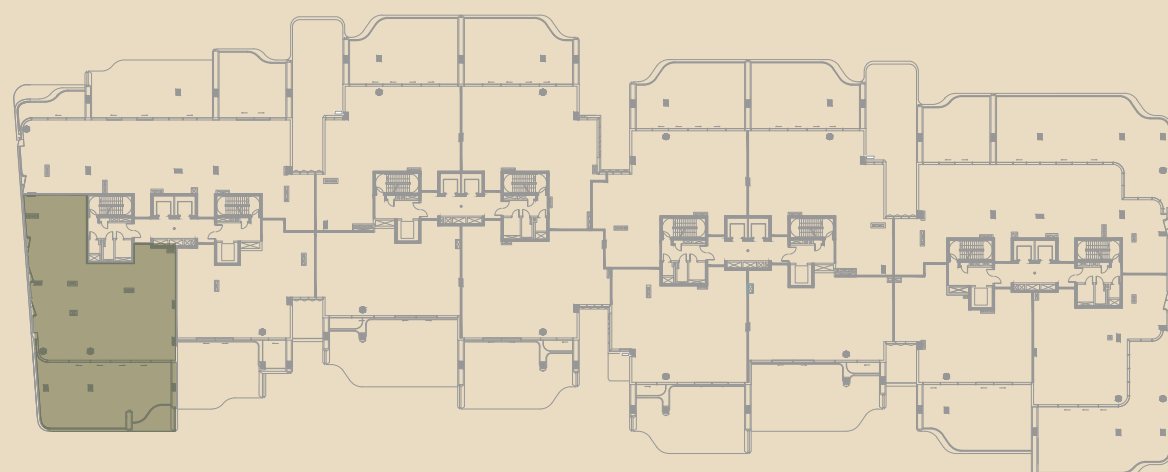
Residence	343 sq.m.	3,691 sq.ft.
Terrace	156 sq.m.	1,677 sq.ft.
Total	499 sq.m.	5,368 sq.ft.

Ocean View

City Skyline View

Marina Skyline View

Beach View



The images, artist representations, amenities and interior decorations, finishes, appliances and furnishings contained in this brochure are provided for illustrative purposes only. Nothing in this brochure and/or any accompanying document and/or communication from OMNIYAT (whether verbal or in writing) constitutes a promise, representation and/ or warranty in any form whatsoever. OMNIYAT reserves the right to substitute at any time without notice all or parts of the materials, appliances, equipment, fixtures and other construction and design details specified herein with similar materials, appliances, equipment and/or fixtures of equal or better quality, determined at the sole discretion of OMNIYAT. All square footages and dimensions are approximate only and may be subject to change at any time without notice.



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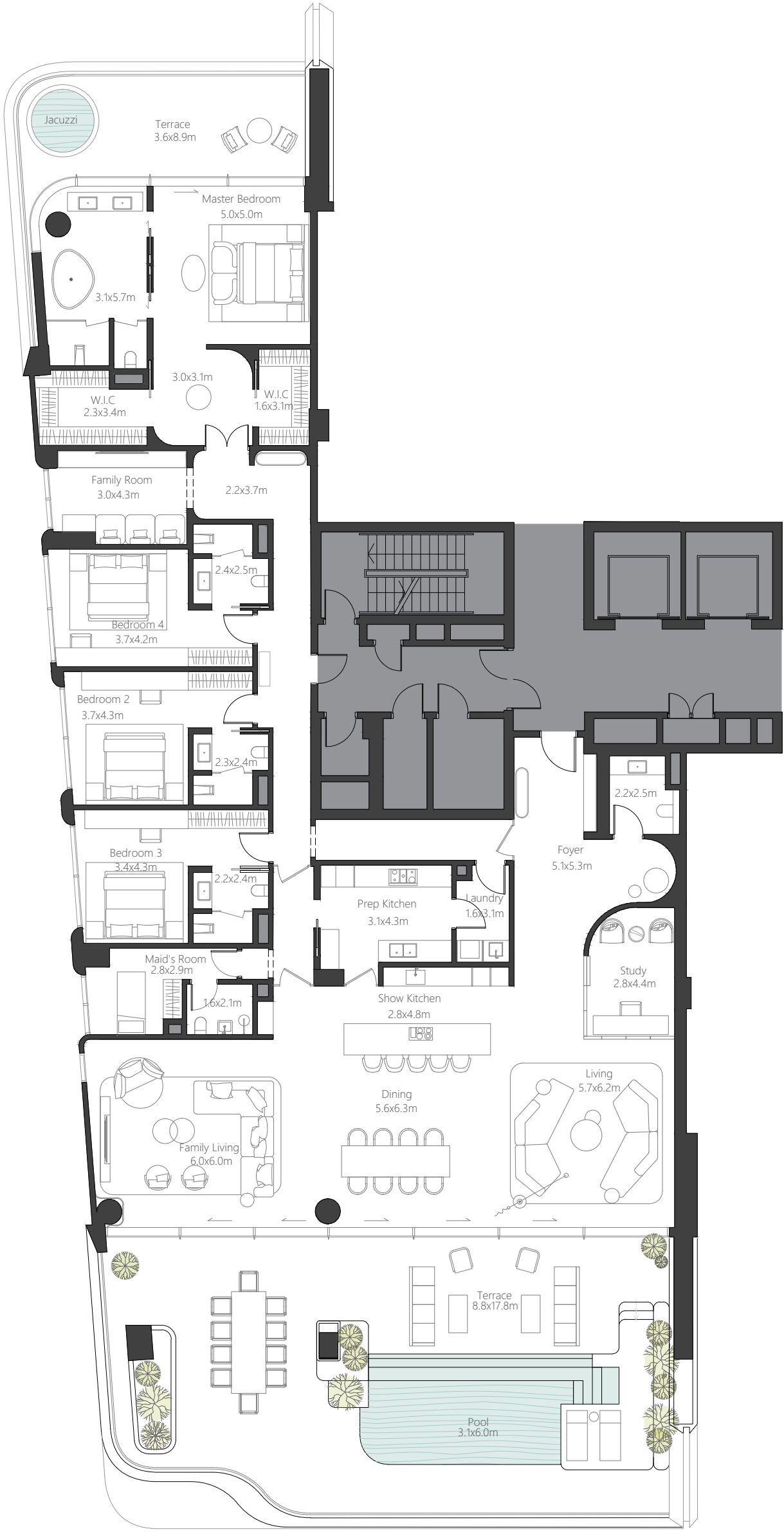
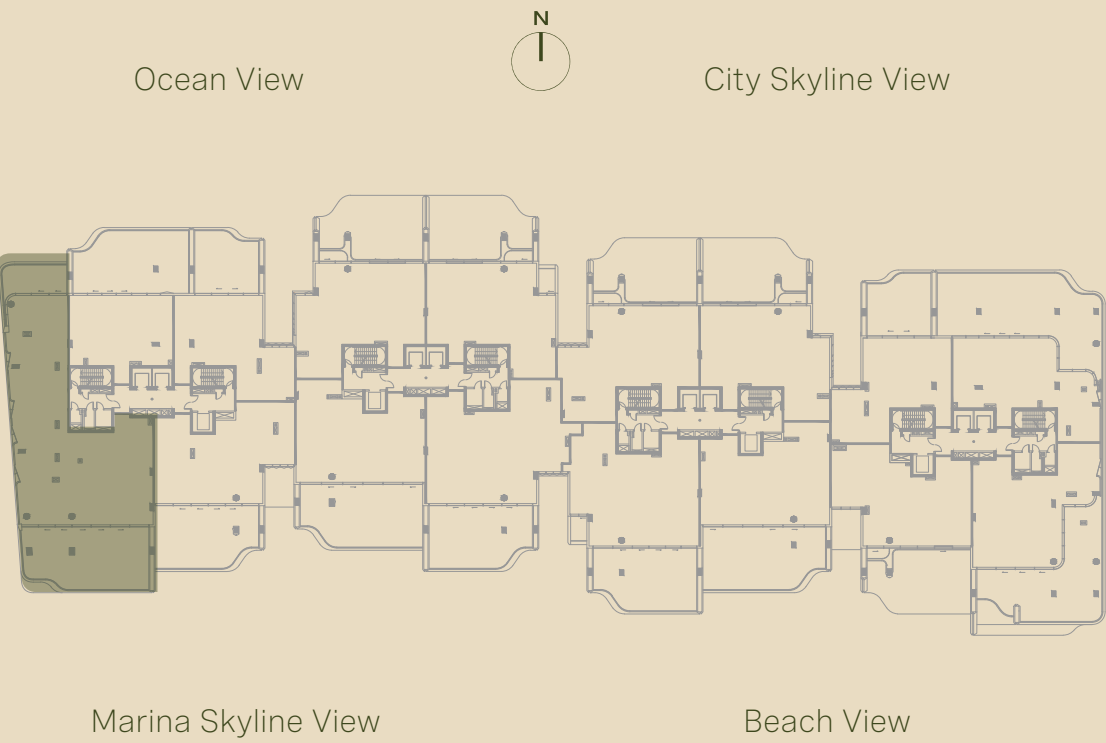
ALBA

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.



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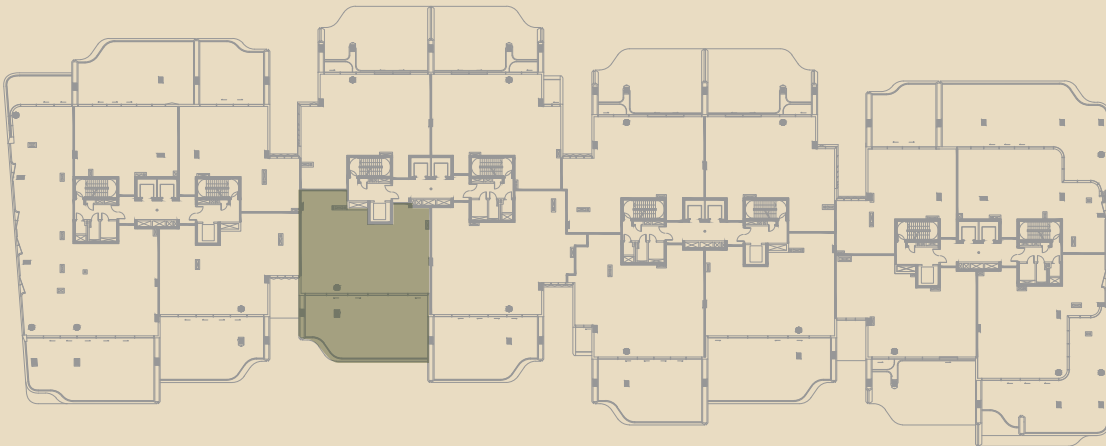
3 BEDROOM  
DUPLEX

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



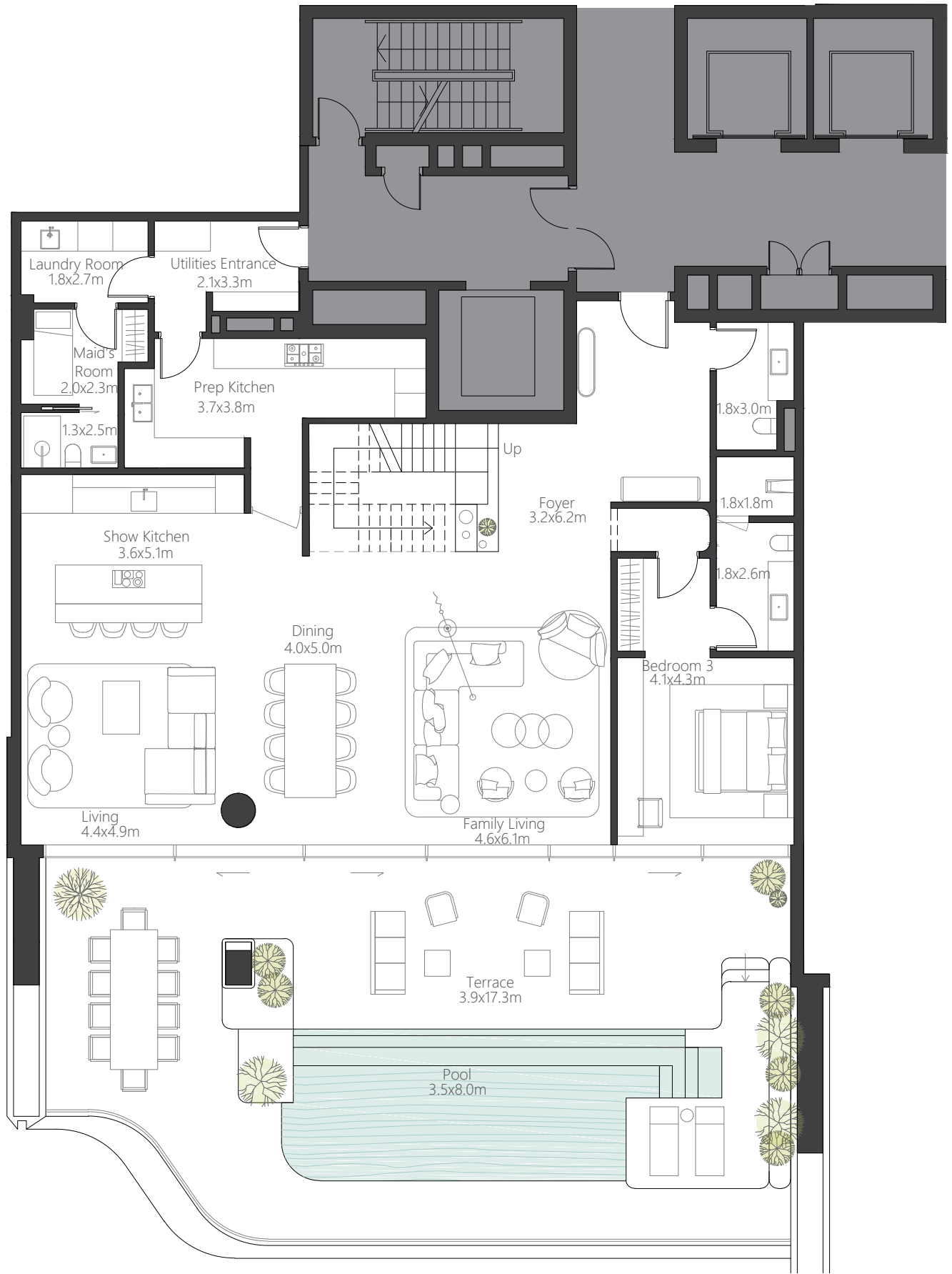
City Skyline View



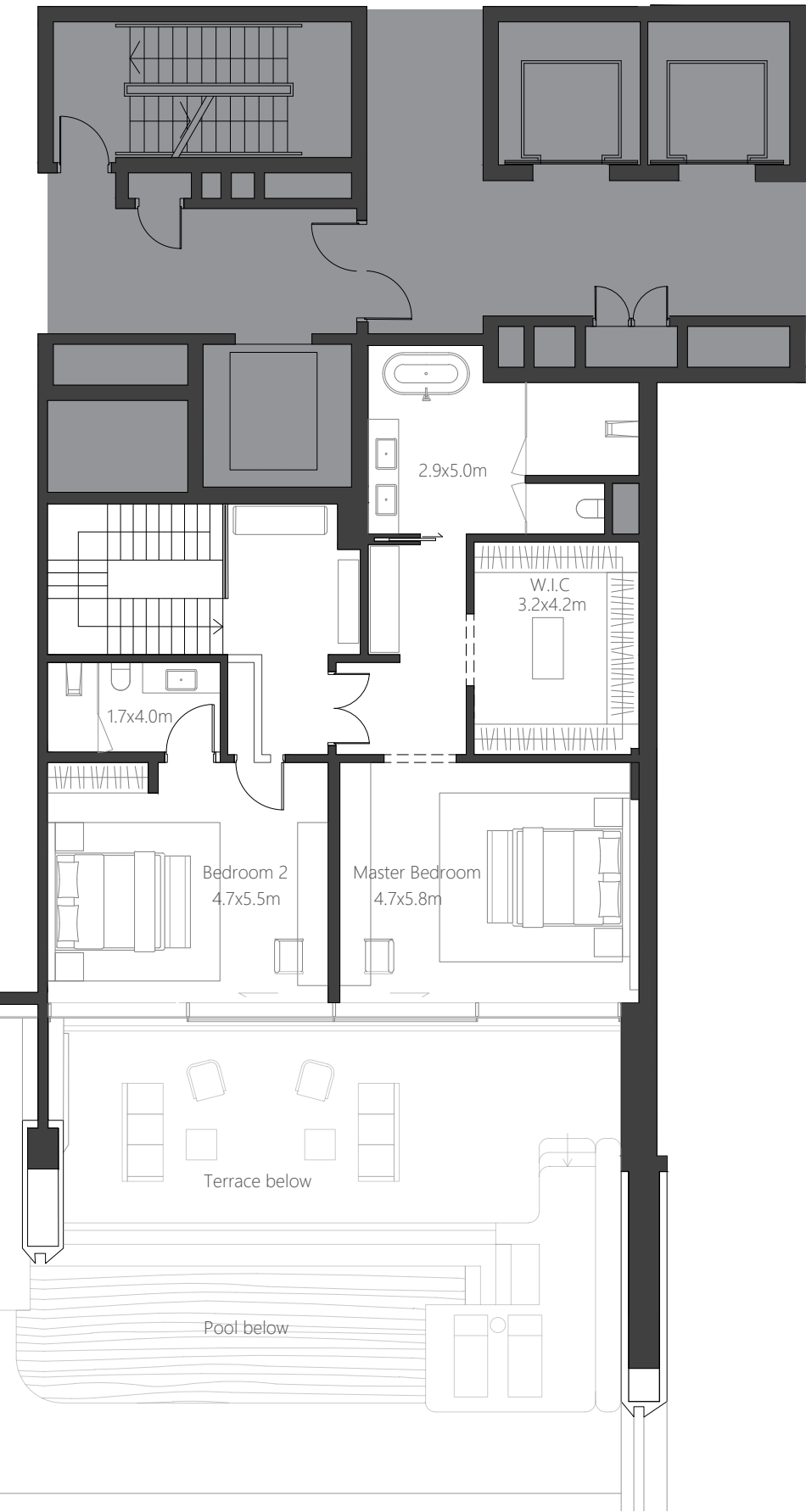
Marina Skyline View

Beach View

LOWER



UPPER



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THE  
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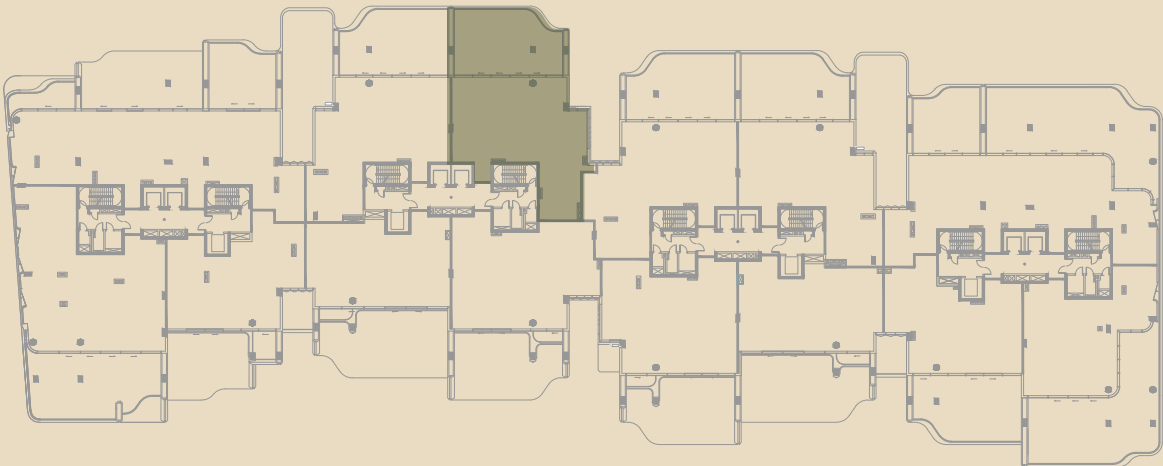
4 BEDROOM  
DUPLIX

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



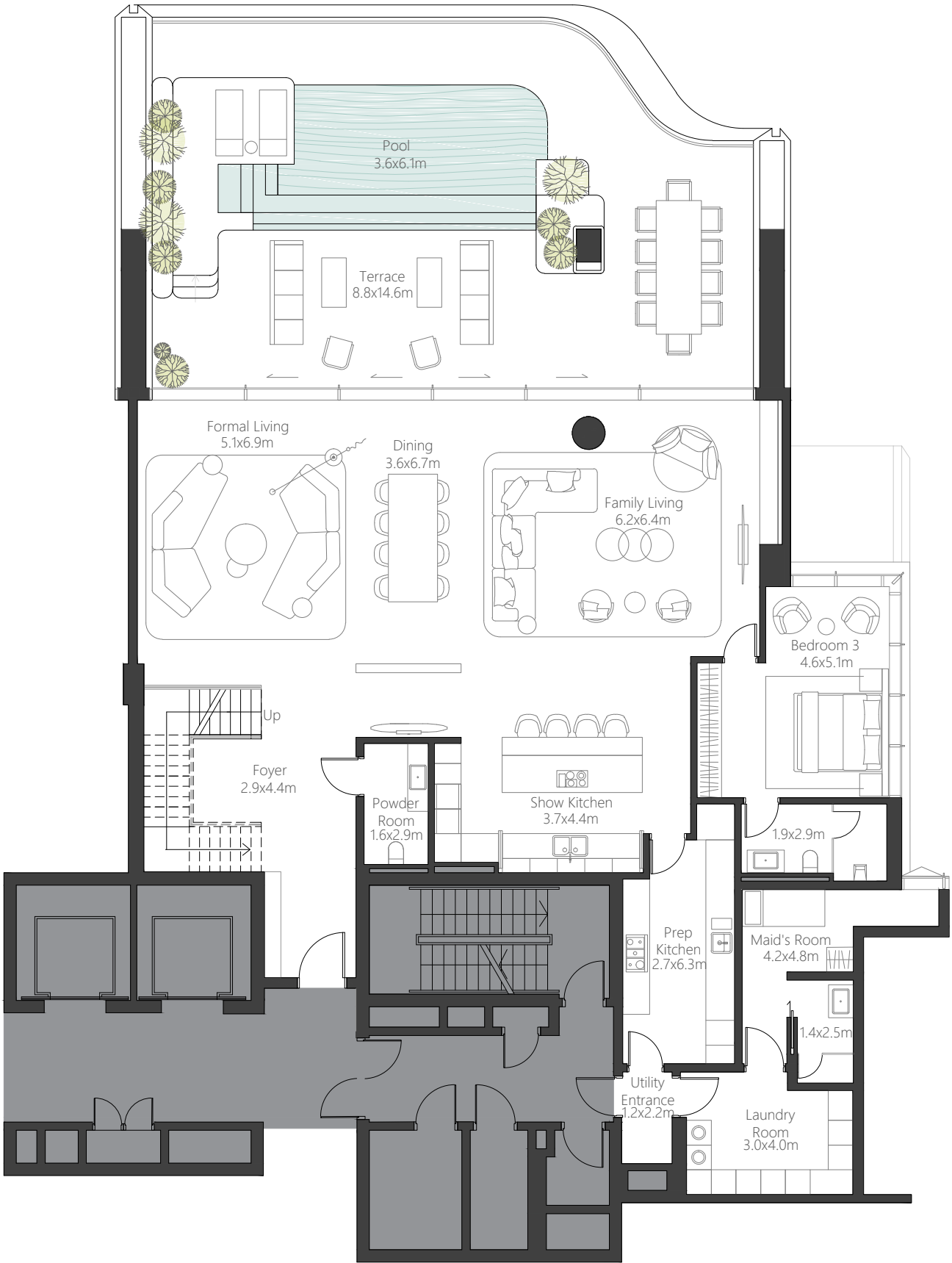
City Skyline View



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.











# 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 m<sup>2</sup> awaits, offering personalised sensorial experiences designed for ultimate relaxation.

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Longevity therapies

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Diagnosis pods

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Treatment rooms & serenity zones

---

Mindful movement studios

---

Vitality wet areas

---

State-of-the-art fitness centre

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Scalp & hair salon

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# THE CENTRAL OASIS

At the heart of The Alba Residences, Dorchester Collection, Dubai, lies a central oasis spanning 25,000m<sup>2</sup> 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

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Diagnosis pods

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Longevity therapies

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Treatment rooms

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Mindful movements studios

---

Vitality wet areas

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Scalp and hair salon

---

Serenity zone

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# 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

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Electrolyte pools

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Infrared saunas

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Negative ion hammams

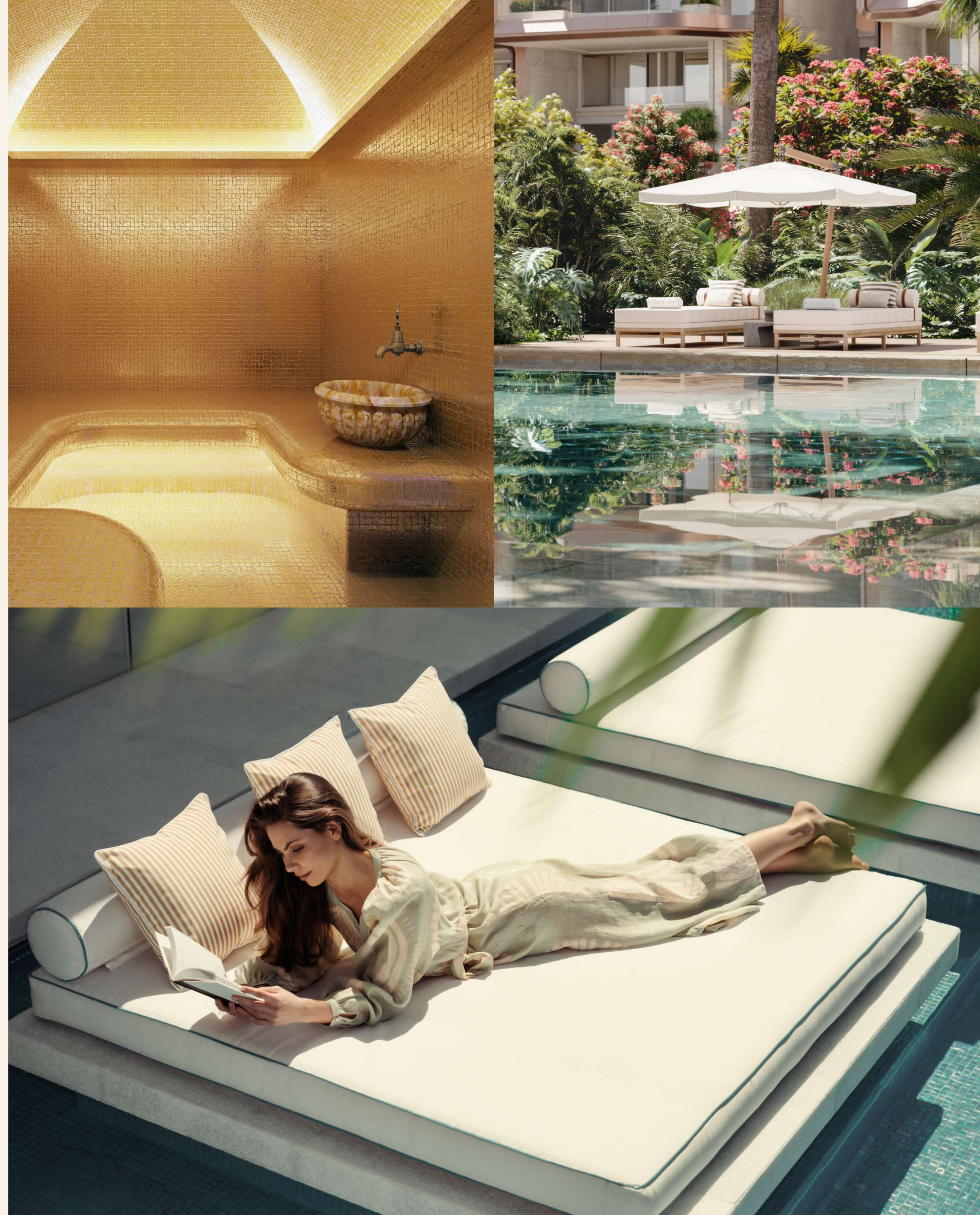
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Cryotherapy rooms

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Polar plunges

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# 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

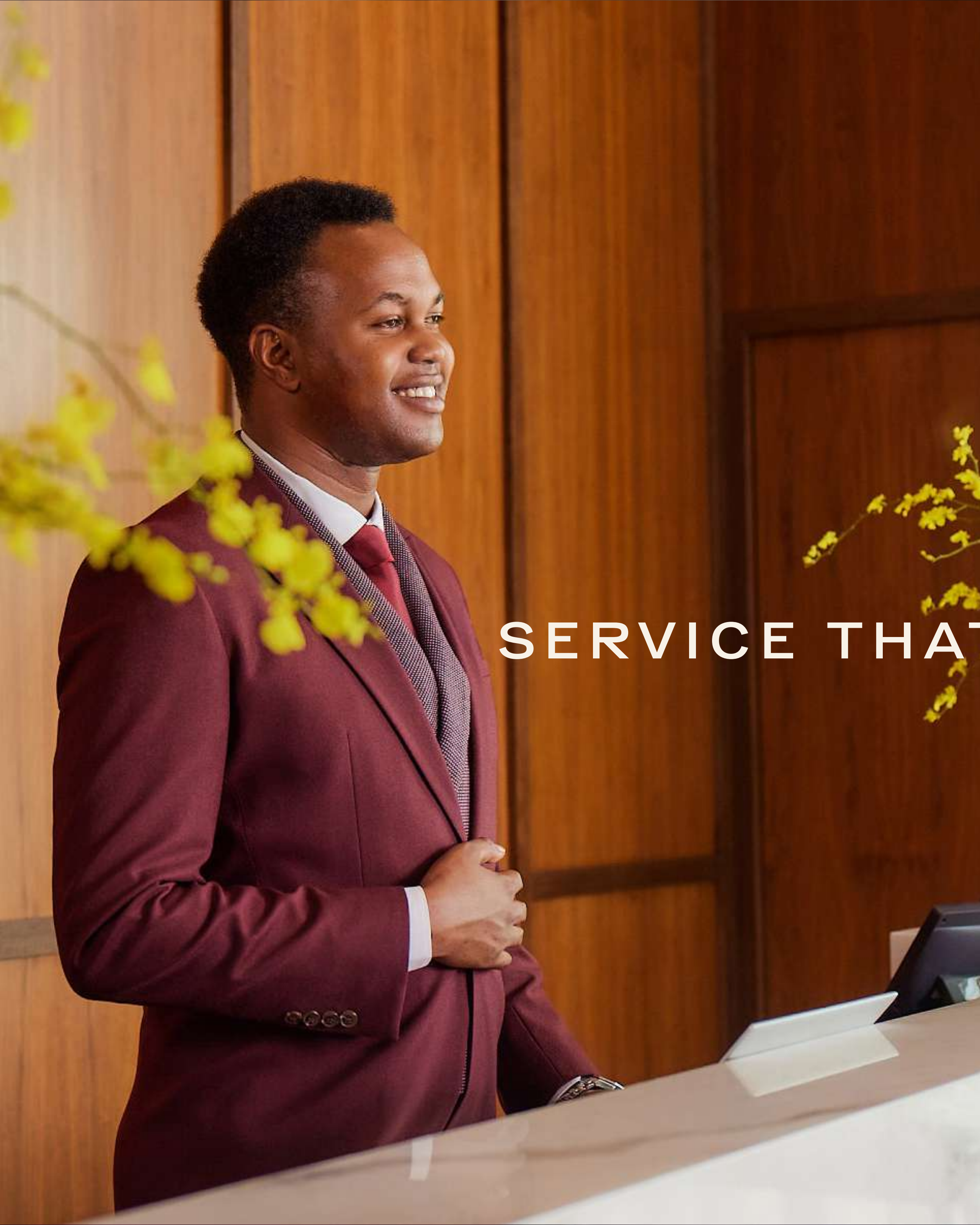


# CHILDREN'S WELLNESS PROGRAMME

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.









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.





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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.





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THE ART OF ELEVATION