

AVA^{AT}
PALM
JUMEIRAH

)(*Dorchester Collection*
DUBAI

by OMNIYAT



LIVING ON
THE CLOUDS

The Sky Palace
Inhabit the Infinite

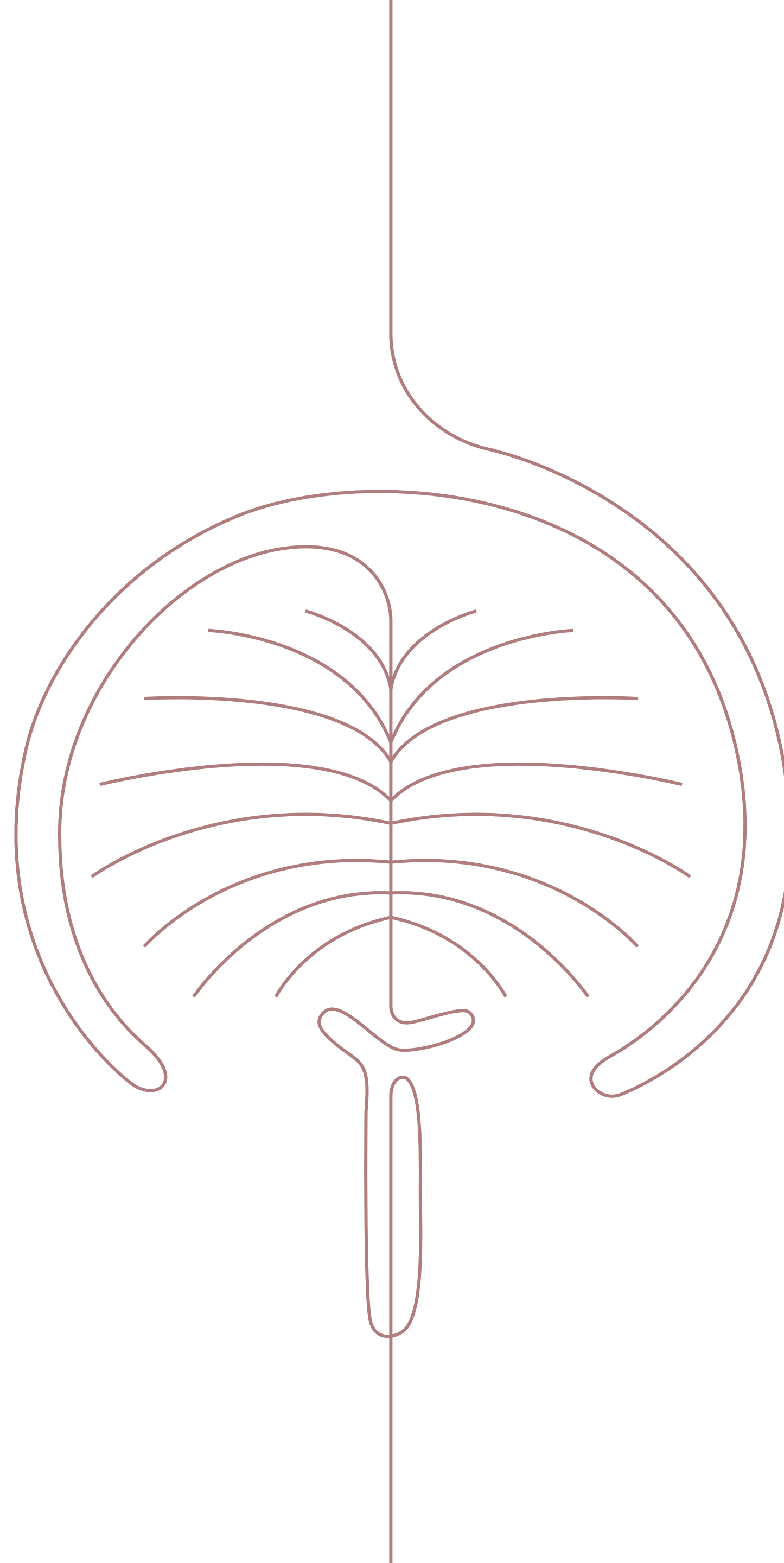


AVA PALM

Your Oasis at Palm Jumeirah

As the first building at the threshold of the world-renowned Palm Jumeirah, AVA at Palm Jumeirah occupies an incomparable position right at the very centre of Dubai. It is ideally placed to afford privileged access to both the calm of the waterfront and the dynamism of this global city.

Tranquility pervades all aspects of AVA at Palm Jumeirah. From strolling in the grounds along the waterfront to entering the cool of the atrium; from stepping from the lift into your light-filled residence to standing on your private terrace enthralled by a vista of city and sea, AVA at Palm Jumeirah has been conceived to ensure that each element of your experience is imbued with calm.



AVA at Palm Jumeirah's
gracious curves distinguish it
from Dubai's other architecture.





The Sky Palace

Rising above the water, AVA at Palm Jumeirah Dubai's organic form brings a distinctive silhouette to Dubai's skyline. The crown of AVA at Palm Jumeirah is devoted to one of the most sumptuous mega penthouses in the world.

Unique in the truest sense of the word, this residence unites over multiple levels, boasting true elegance in design with a dedication to ensuring every detail is fully considered.

The Sky Palace creates unequivocal space, volume and opportunity to truly explore the limits of what a life well-lived can be in AVA at Palm Jumeirah, Dorchester Collection, Dubai.

Spread over four floors, this incomparable 33,406 sq. ft. residence will garner global attention from those who covet a day in the life of the owner.



The Peak of Perfection

The Sky Palace at AVA at Palm Jumeirah, Dorchester Collection, Dubai, affords its own private amenities, alongside exclusive access to the amenities of AVA at Palm Jumeirah, plus working in harmony with its neighbouring tower, One at Palm Jumeirah, also managed by Dorchester Collection.







Features

Arrival experiences

Lobbies at the basement and ground level are dedicated solely for The Sky Palace to provide complete discretion and tranquility upon arrival and exit.

Private garage

A sumptuous private garage capable of safely securing 8 cars.





Personal panoramic lift

A private lift reserved only for The Sky Palace provides spectacular views over Palm Jumeirah and is always ready on demand.

Private internal lifts

2 internal lifts connect the multiple Sky Palace floors.

Life above 100 metres

The first living level is above 100m high, beyond One Palm Jumeirah, Dorchester Collection, Dubai, rising up to 120m at the roof terrace level.







Indoor garden

A four floor, 20m indoor garden connects all floors through the creation of incredible volume in the heart of the home.

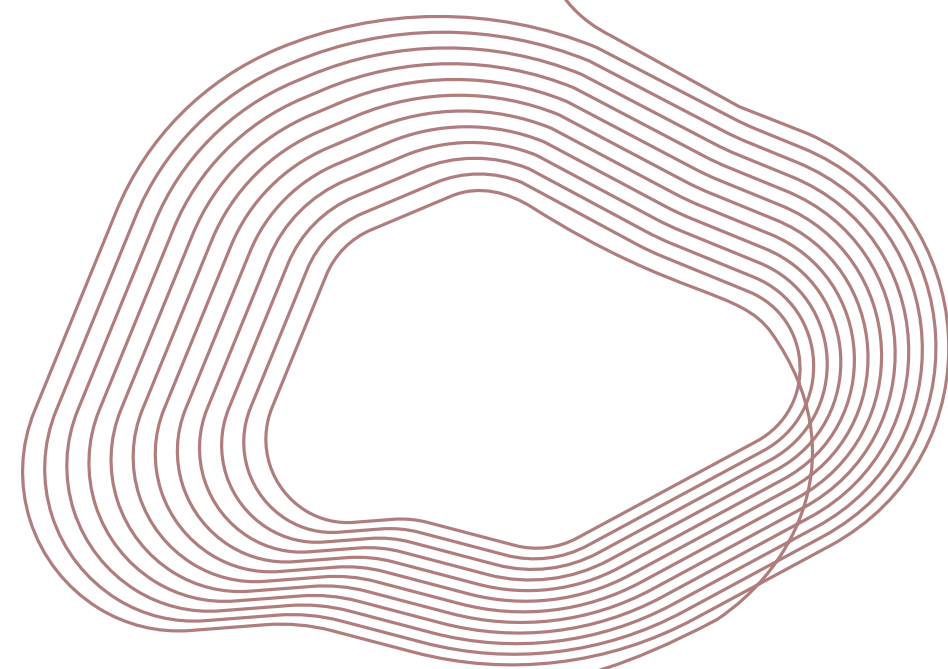
Grand terrace

The terrace is accessed via motorized sliding doors and wraps the building to provide 270 degree views from sunrise towards Burj Al Arab all the way through to Dubai Marina for the sunset.



Private spaces

Surround yourself with your favourite works of literature in a warm, personal space.





5 spacious bedrooms

The Sky Palace boasts 5 bedrooms. 3 bedrooms have walk-in-closets that meet exacting standards, there is an expansive guest suite that would be the subject of envy for most international penthouses, and finally as the only bedroom on the upper palace level, the master bedroom is a palatial suite worthy of royalty with his and hers walk in closets with an attached safe room.







360° Roof terrace

The Sky Palace maintains a 360 degree roof terrace, beautifully appointing an indoor, outdoor lifestyle, a cooking station and service via elevator. The roof terrace is arguably the best place in Dubai to entertain and soak up the views. The terrace is destined to become a defining image representing what is possible for those who possess visions and ambitions that know no bounds.

360° Infinity pool

A first-of-its-kind in Dubai, The Sky Palace owner can enjoy a 360 degree infinity lap pool that circles the building all with unmatched, staggering views across Palm Jumeirah, Burj Al Arab and Ain Dubai.

Staff quarters

The staff quarters are generously equipped for 2 people with separate access to the property.





TRAVEL

Personal gym

The gym can be equipped for the most rigorous of workout regimes in the ultimate privacy of your own home.



Private spa

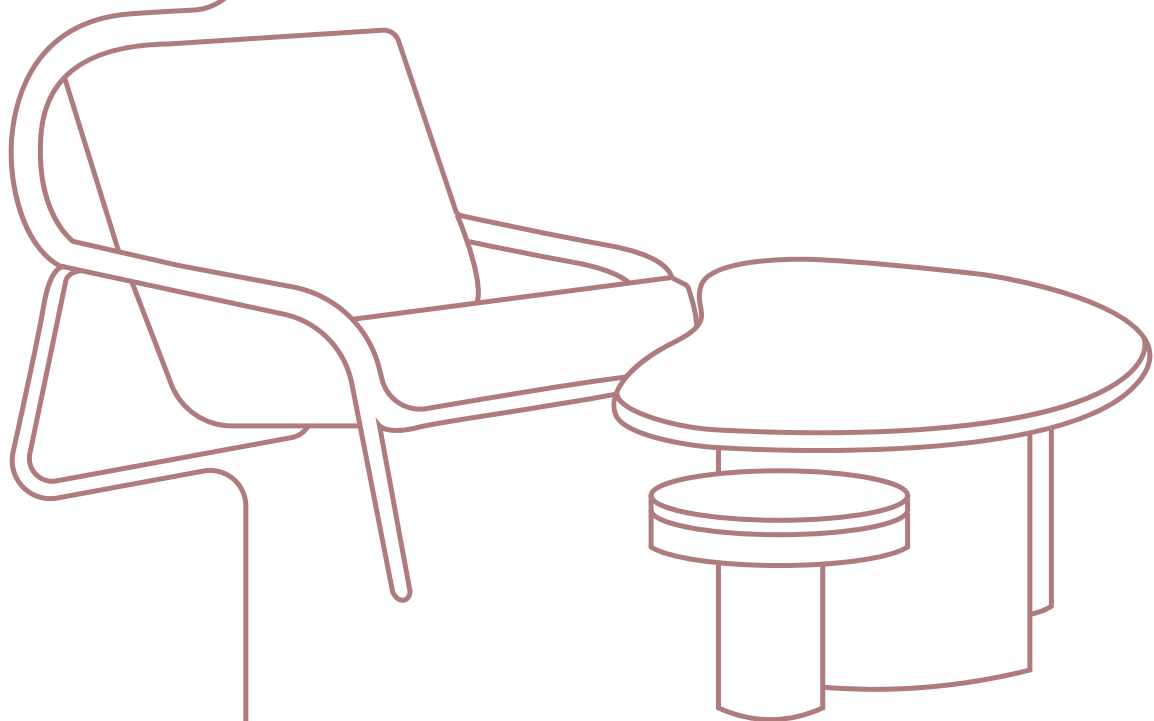
A fully equipped salon and independent spa featuring steam and sauna rooms to provide luxury and relaxation at home.





Interiors

The design is centred on high art. Creativity and a craftsman's approach to fabricates spaces that not only look stunning but also function to highly exacting standards.







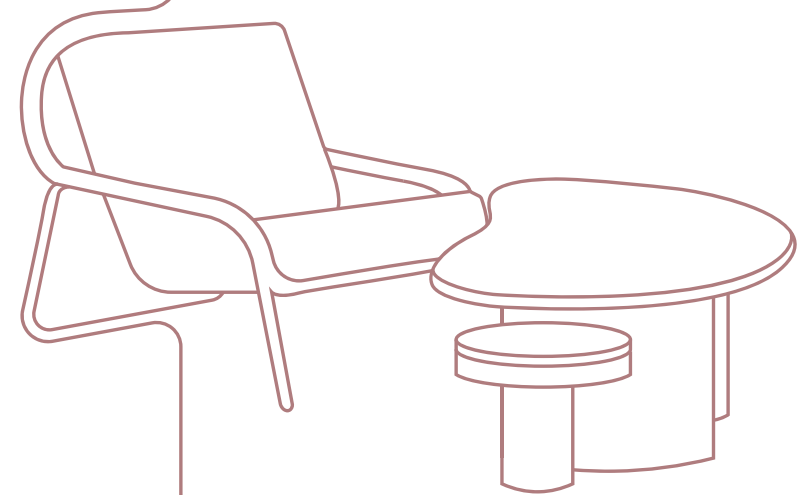
The project's clean architectural interior contains elements of grandeur and futurism in the smooth winds, purity of lines, natural light materials and soft fabrics.

Most of the custom products are made from solid blocks of natural stones in different shades. Bronze metal and soft leather add comfort to the space, and there is special attention paid to wooden materials.





Walnut paneling in a variety of textures is prevalent, including a unique wood texture that seems to echo the delicate texture of the fabric. The fullness of life here is personified by unity with nature, not only in the use of natural materials: a large amount of greenery throughout the residence, huge terraces with olive trees, a patio with an atrium, and a decorative pond, as well as wave imitation elements on the walls.





Managed by

) (*Dorchester Collection*

Dorchester Collection defines a spirit of unprecedented hospitality. With a world-wide reputation for offering the most sought-after experiences of good living, charm and elegance, the unparalleled service extends to anticipating the needs of residents and guests, so they feel not just taken care of, but completely at home. In fact, guests and residents are the most important part of their story.

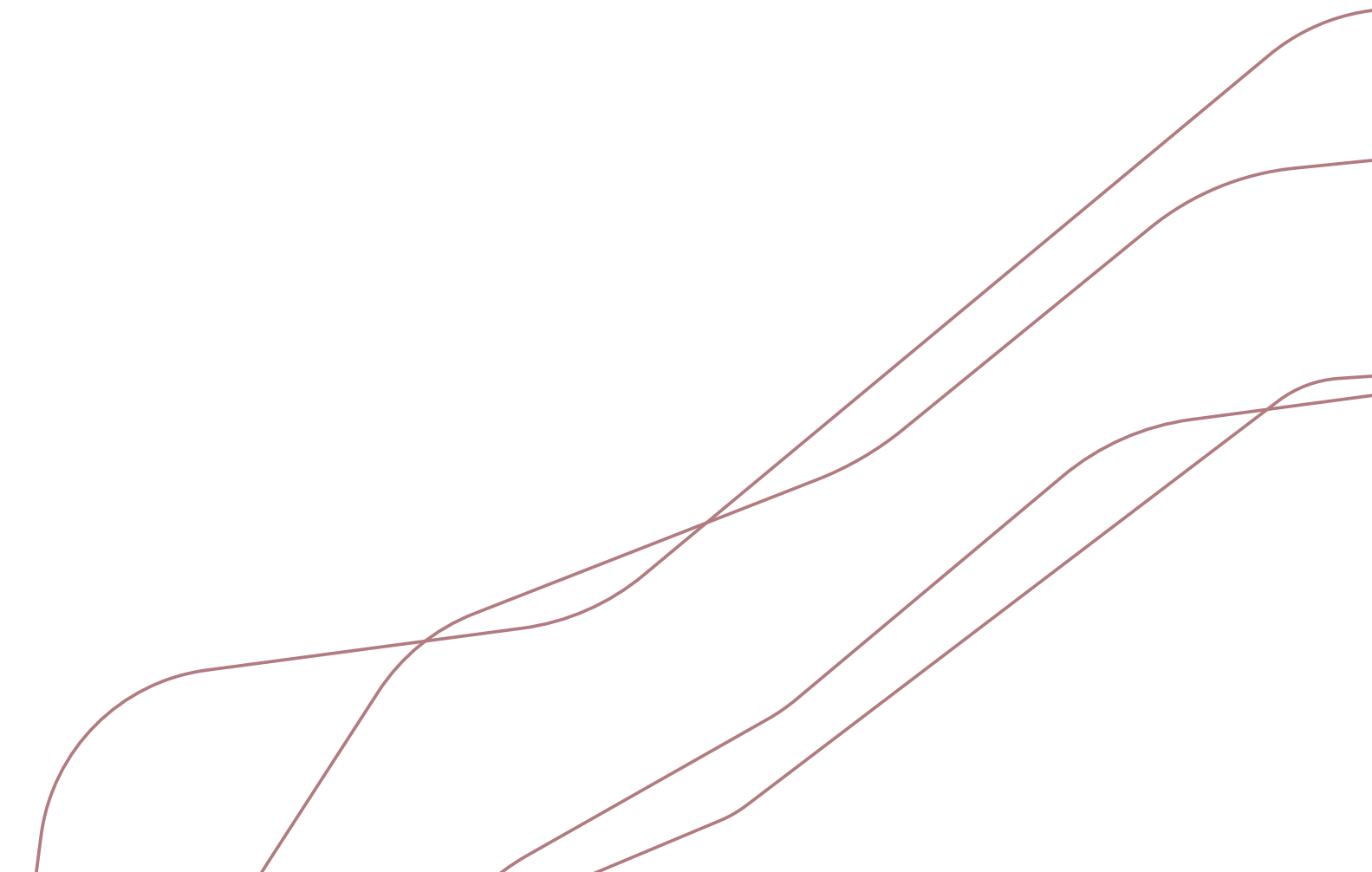


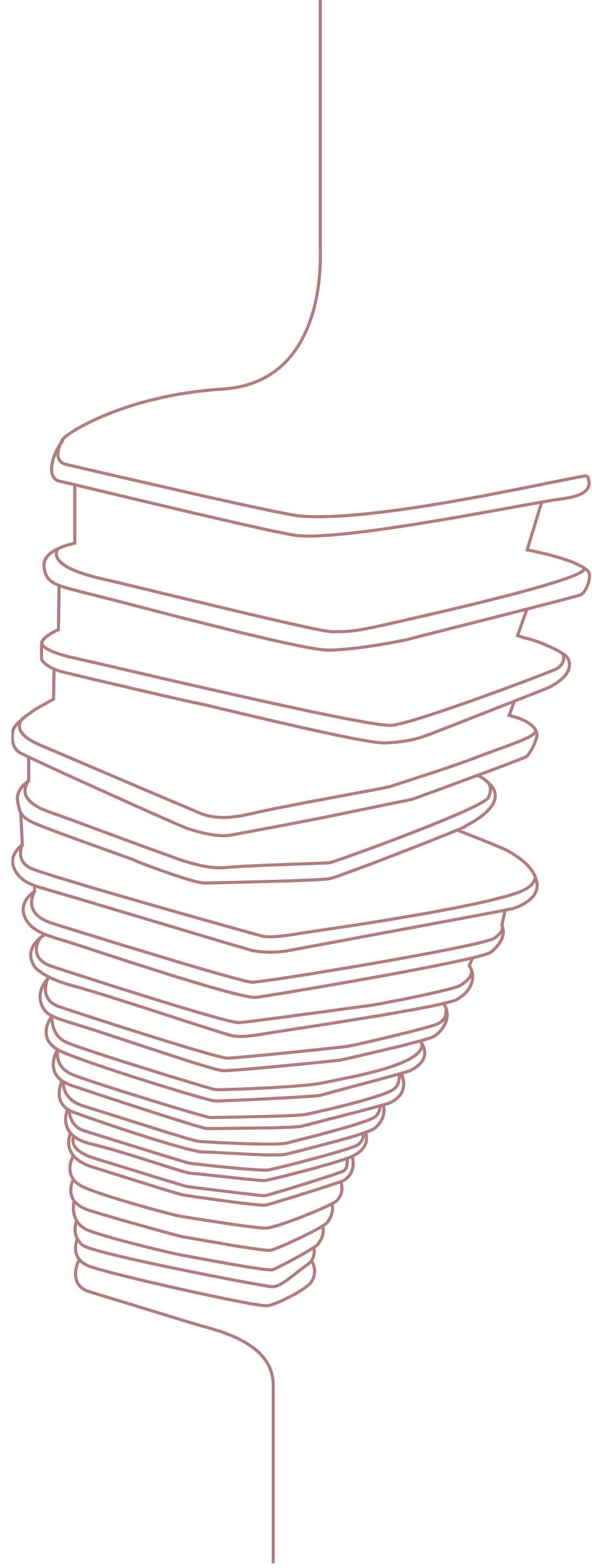
AVA at Palm Jumeirah will be managed exclusively by Dorchester Collection, so you will receive the same service as you would expect to receive in Dorchester Collection's iconic hotels worldwide. This ranges from your residence concierge available 24/7, to doorman and porter services, personal valet and floristry services. You will receive world class services at your finger tips.





OMNIYAT are proud to be the first and only Developer in the region working with Dorchester Collection. Alongside AVA at Palm Jumeirah and One at Palm Jumeirah, also stands their sister property, The Residences, Dorchester Collection, Dubai and The Lana, Dorchester Collection's first hotel in the Middle East region, a new landmark steeped in the tradition of the finest service.

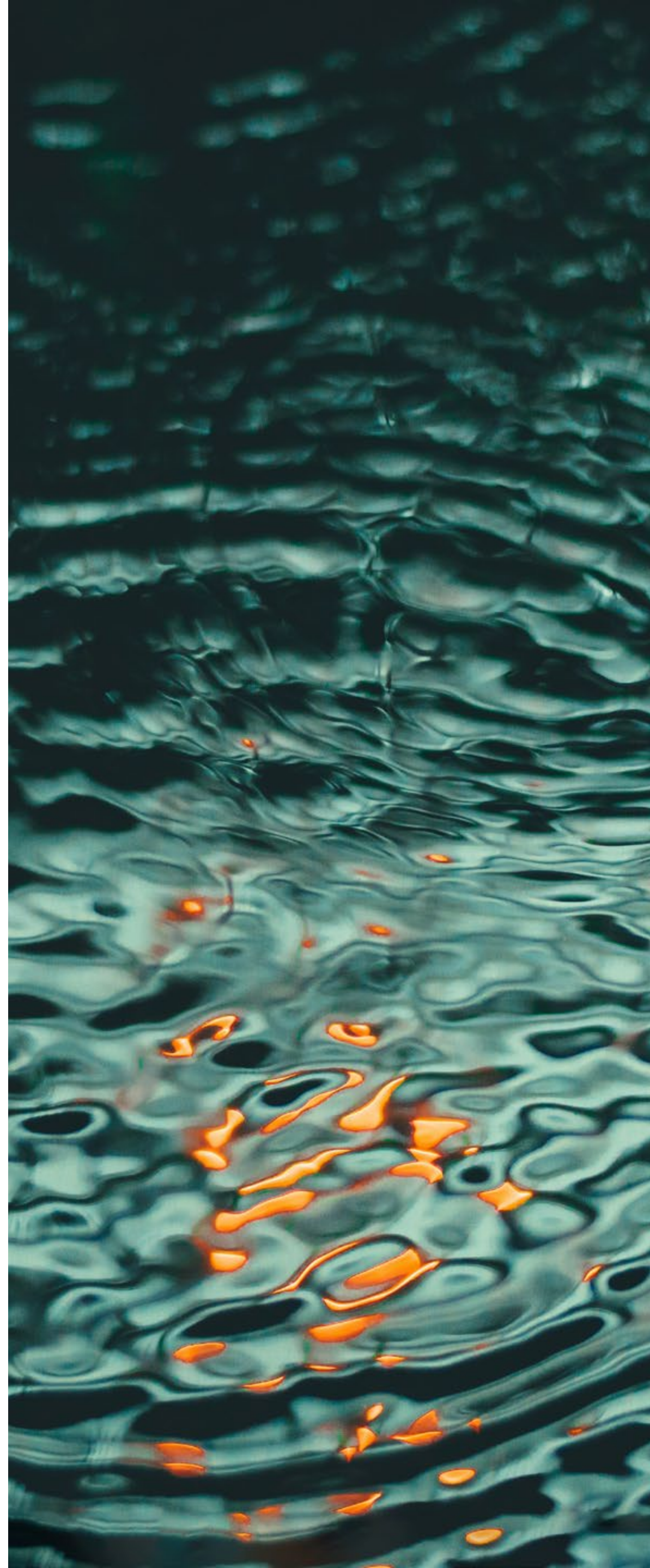
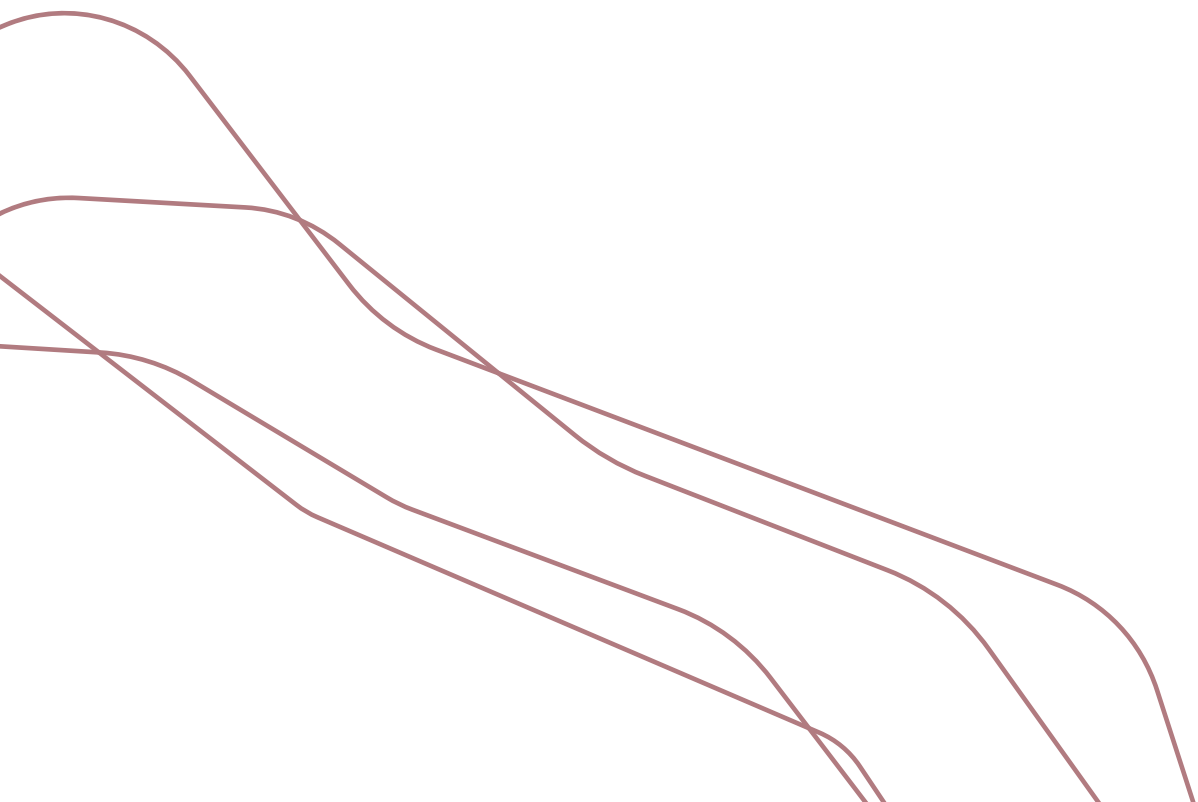




AVA at Palm Jumeirah, Dorchester Collection, Dubai, Features

AVA at Palm Jumeirah contains incomparable amenities – all managed by Dorchester Collection. From the stunning arrival experience and assistance of the 24-hour concierge to a cinema that can accommodate twelve guests, AVA at Palm Jumeirah is made for your ultimate convenience, as well as a 24-hour valet service for residents and their guests. The large pool is accompanied by a fully equipped gym, and yoga studio.

A dedicated spa with therapy rooms is there to revitalise residents, while those who enjoy reading can stimulate their minds in the library lounge. Aside from these varied leisure facilities, business can also take place in the dedicated AVA at Palm Jumeirah boardroom, so there are few reasons to need to leave your private paradise.



AVA at Palm Jumeirah is the sister building to the adjacent One at Palm Jumeirah, a recognisable landmark. Given the proximity of the two buildings, residents of AVA at Palm Jumeirah have direct private access to the world class facilities offered by One at Palm Jumeirah, all managed by Dorchester Collection. A beachfront promenade leads to secluded, landscaped grounds, which in turn reveal a glorious 100 metre white sand private beach with its own jetty. Overlooking this is an exclusive beach club, while One at Palm Jumeirah also hosts a private spa and fitness centre, indoor and outdoor swimming pools, a business centre and five-star dining.



OMNIYAT

OMNIYAT is one of the most visionary privately held real-estate development and service groups in the Gulf Region. Since 2005, OMNIYAT has created living canvases of residential, commercial, hospitality and retail spaces for a one-of-a-kind premium experience.

As a global leader in luxury lifestyle, we approach the design, development and management of each OMNIYAT property as if it were a rare work of art. Our works are carefully placed in prestigious locations that create an immediate elevation to its surroundings. We nurture close relationships with the world's most iconic architects, interior designers, and artists.

Each project is distinct, designed to create a superior return on investment and to give every owner the OMNIYAT guarantee of living in a bespoke elevated space that reflects their personality, achievements and harmony for their future.



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