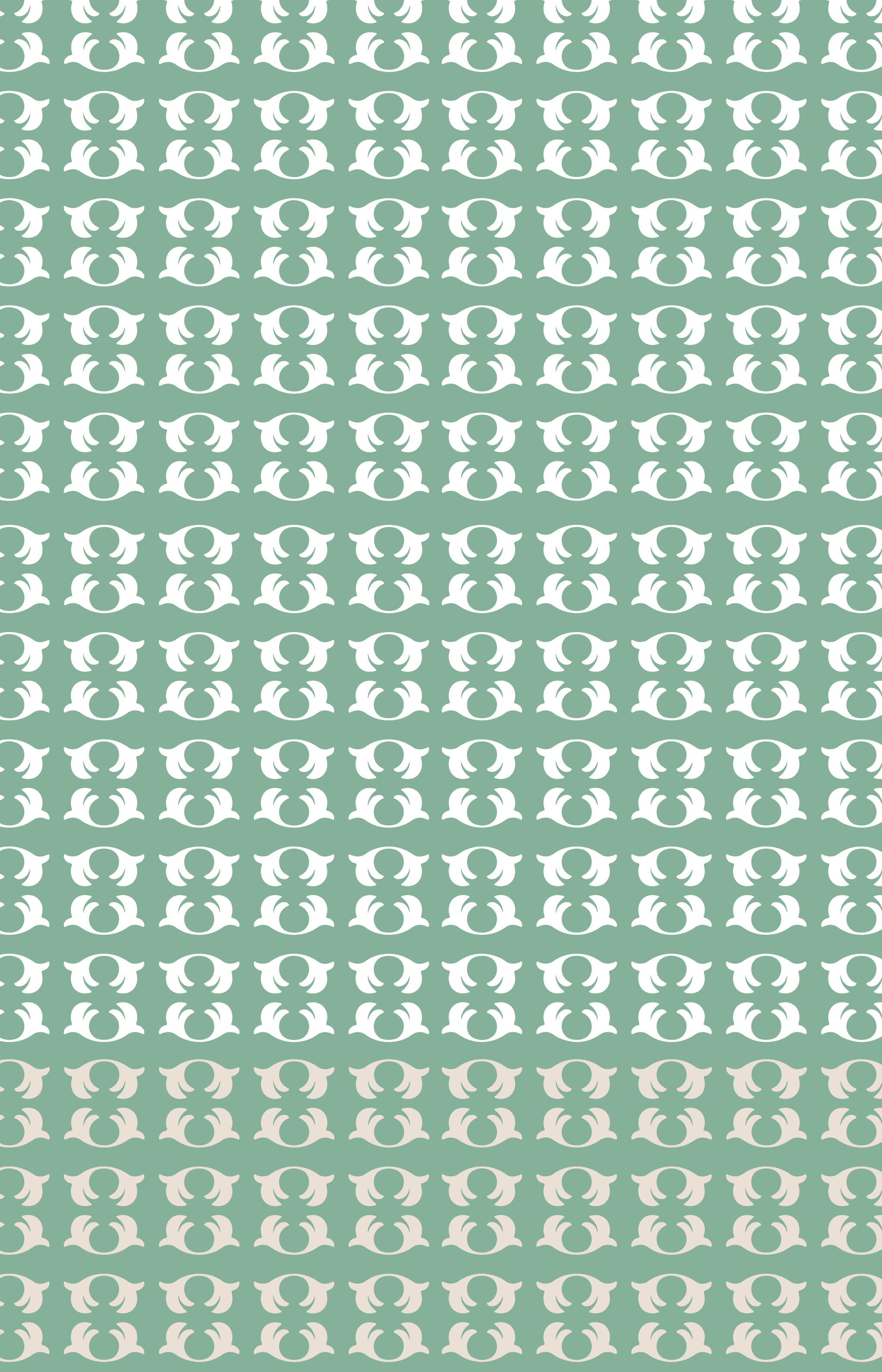




ONE^{AT}
PALM
JUMEIRAH

)(*Dorchester Collection*
DUBAI

OMNIYAT





THE ULTIMATE RESIDENTIAL 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, Dorchester Collection, Dubai.



ONE^{AT}
PALM
JUMEIRAH

)(*Dorchester Collection*

DUBAI





ONE OF A KIND

One at Palm Jumeirah is a completely reimagined 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 – it is 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.

UNLIKE ANYTHING BEFORE IT

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.





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, Dorchester Collection, Dubai 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.



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 HOSPITALITY BRAND WITH AN IMPRESSIVE PORTFOLIO OF THE WORLD'S FOREMOST LUXURY HOTELS IN EUROPE AND THE USA.



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.

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

SECURITY SERVICES

A-LA-CARTE

HOUSEKEEPING

LAUNDRY

MAINTENANCE

BESPOKE IN-RESIDENCE CATERING SERVICES

ONE-OFF DINING EVENTS

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.



UK
LONDON & ASCOT



FRANCE
PARIS



ITALY
MILAN & ROME



USA
BEVERLY HILLS & LOS ANGELES

AROUND THE
World

HÔTEL PLAZA ATHÉNÉE, PARIS



HOTEL BEL-AIR, LOS ANGELES



45 PARK LANE, LONDON



LE MEURICE, PARIS



THE DORCHESTER, LONDON



HOTEL PRINCIPE DI SAVOIA, MILAN



COWORTH PARK, ASCOT



HOTEL EDEN, ROME



THE BEVERLY HILLS HOTEL, BEVERLY HILLS





MAJESTIC ARRIVAL

Every trip home to One at Palm Jumeirah, Dorchester Collection, Dubai, 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 ADDRESS

As you make your way up to the spectacular lobby of One at Palm Jumeirah, Dorchester Collection, Dubai, 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.

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.





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

— Vladimir Djurovic

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.

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.

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.





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. Our award-winning international interior designers 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 arrive into 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 objet d'art is custom curated by you, with the careful eye and guidance of true masters of interior design.

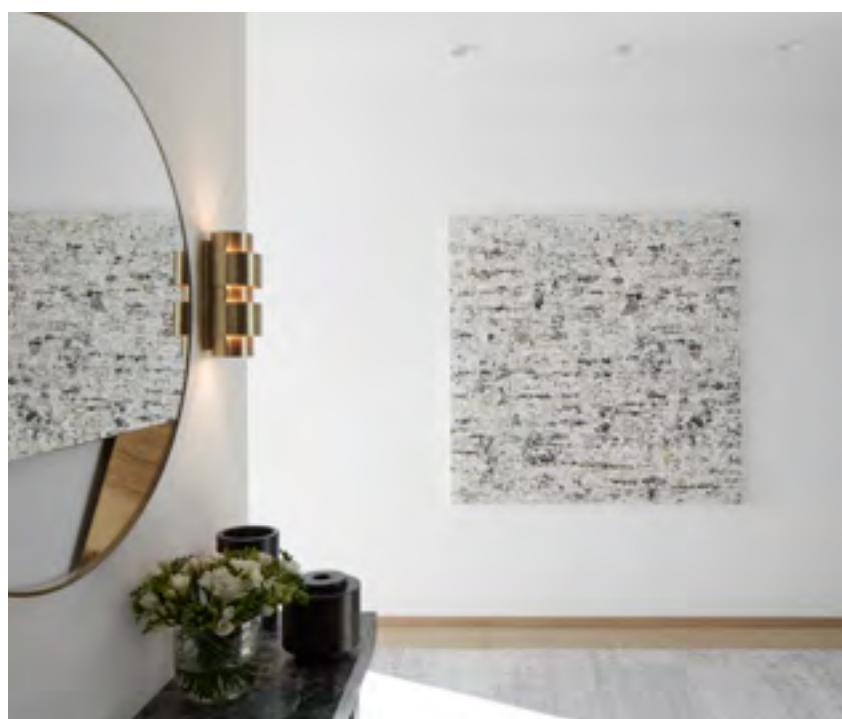


NATURAL DIVERSITY

The striking architectural edifice of One at Palm Jumeirah, Dorchester Collection, Dubai belies the surprising tranquility enveloping the inviting, expansive interior spaces of its common areas.

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.







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.

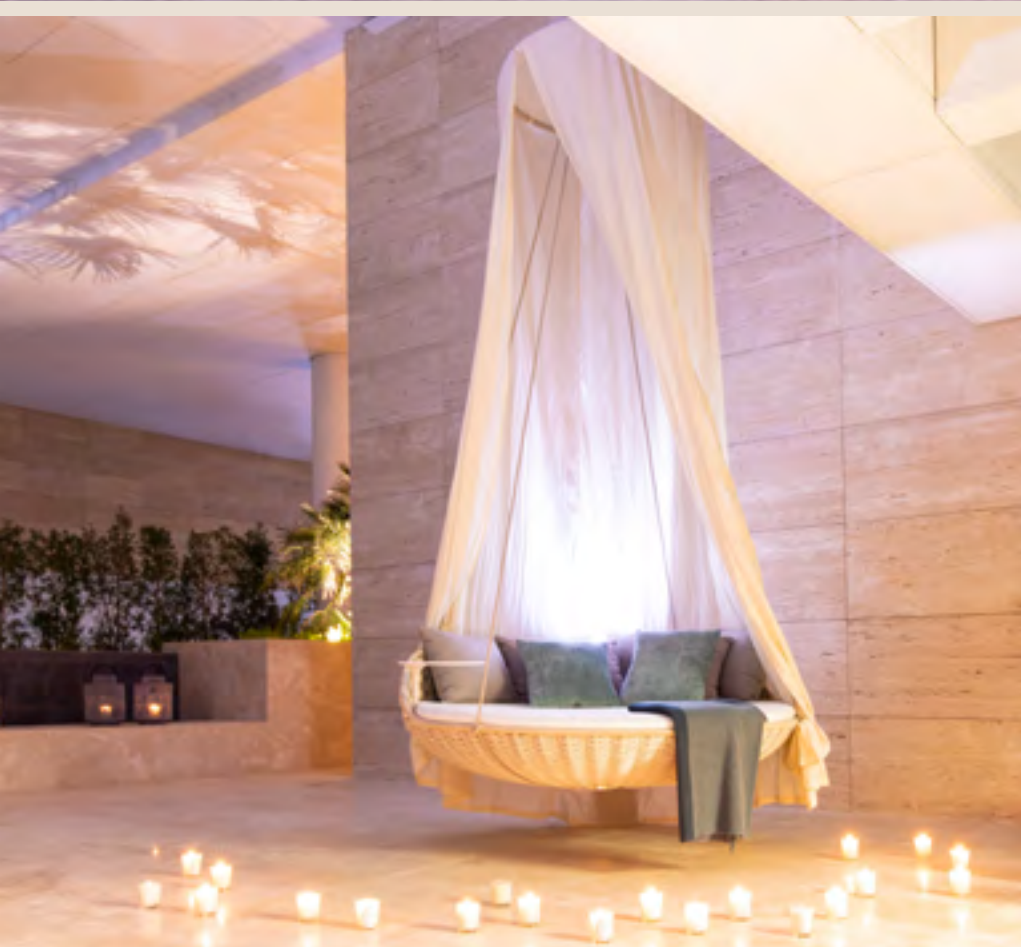
Beyond ample storage for your wardrobe, the generous walk-in closets have views that amaze and invigorate.





PURE DESIGN

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



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



The entrance to the designed apartments reflect and introduce 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.



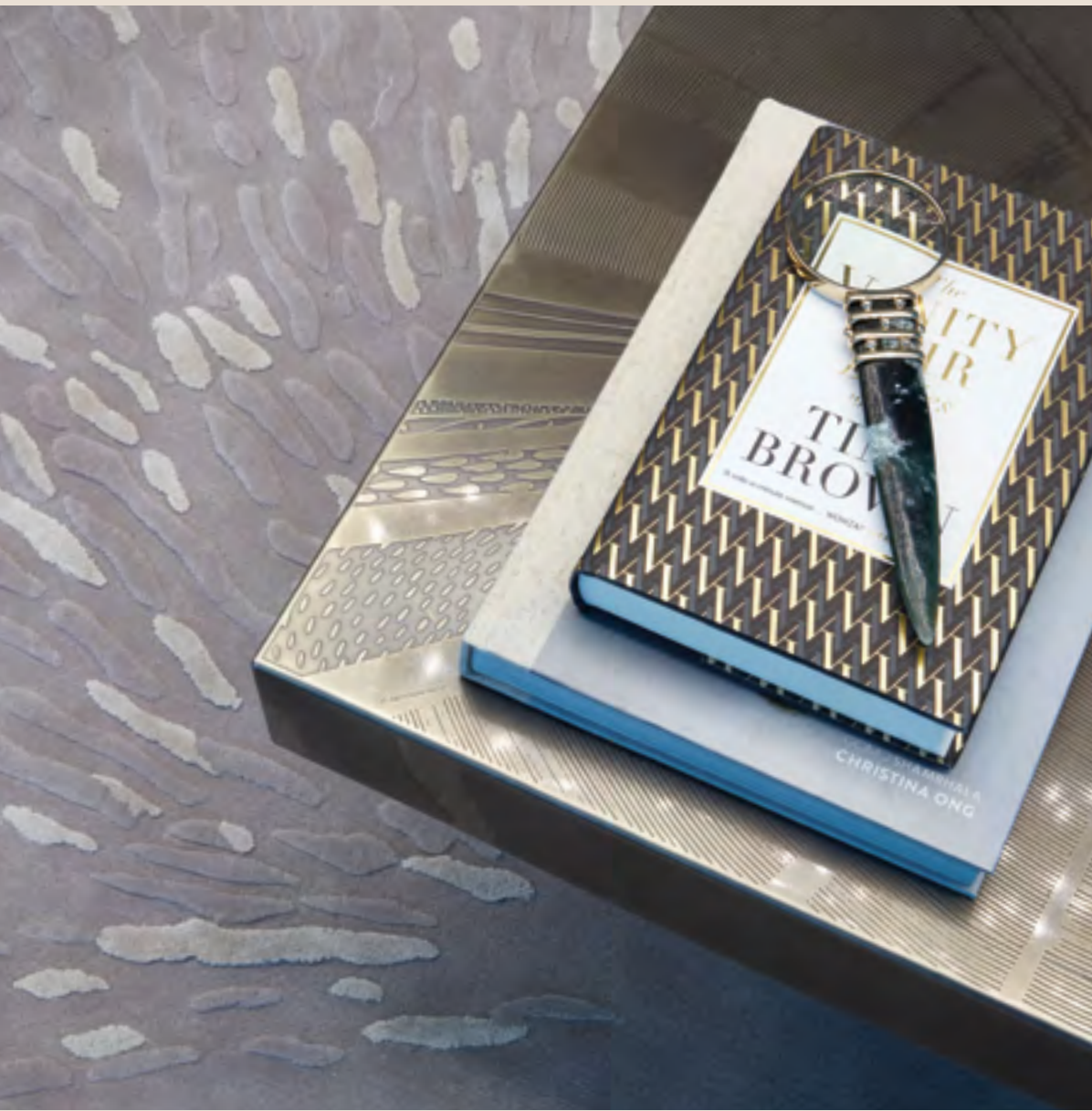
This secluded yet transparent nook is created through the playful use of an abstract arabesque pattern in the mashrabiya screens. The design creates a reference to traditional Middle Eastern architecture, creating an intimate space. Its simple, minimalist design allows for order and clarity, inspires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





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

— 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.

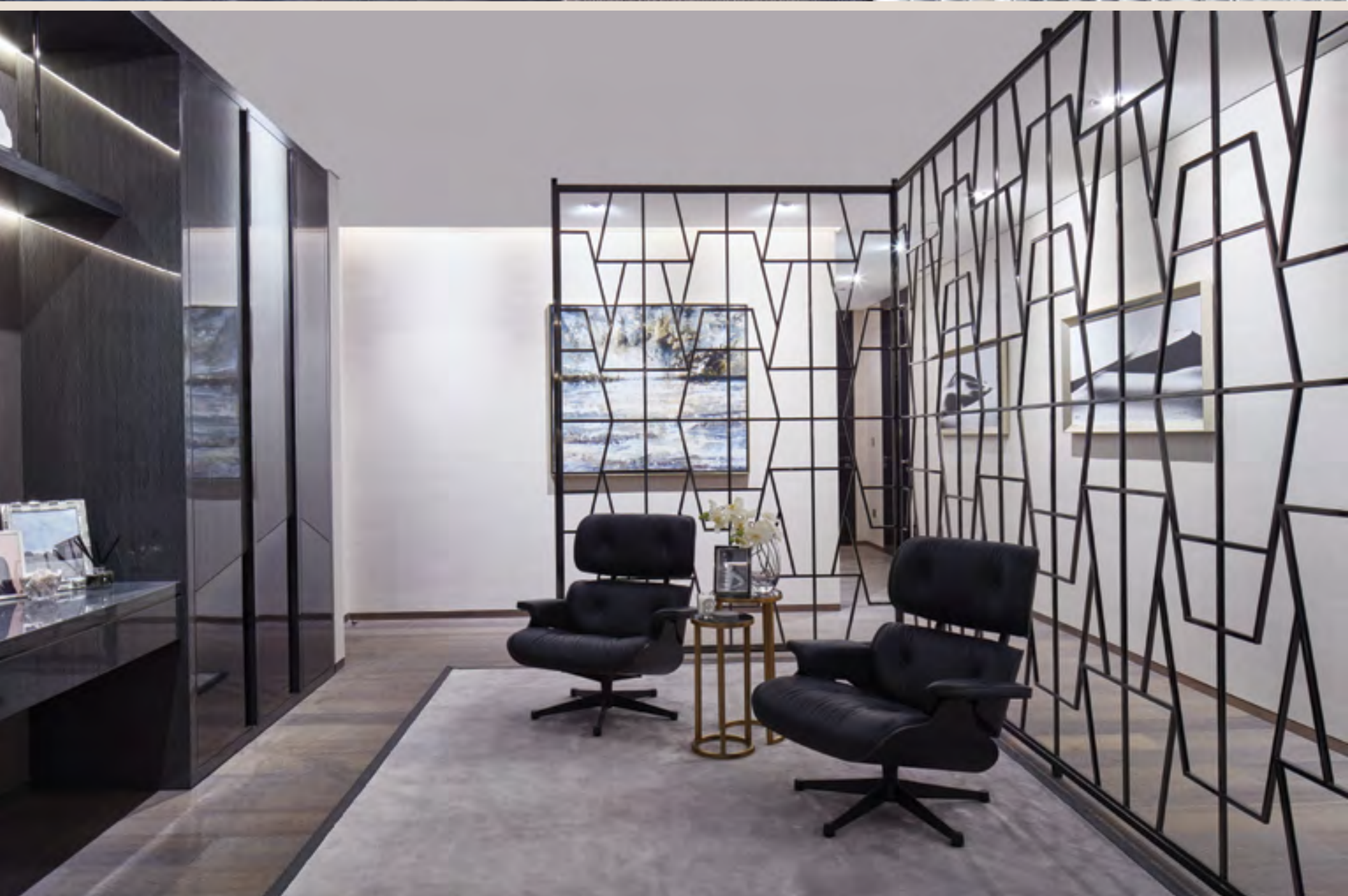
The stunning feature wall divides the sprawling living room into a more formal section, perfect for entertaining, open to the world both from inside and outside, and a second, more intimate, pensive, and comfortable space.





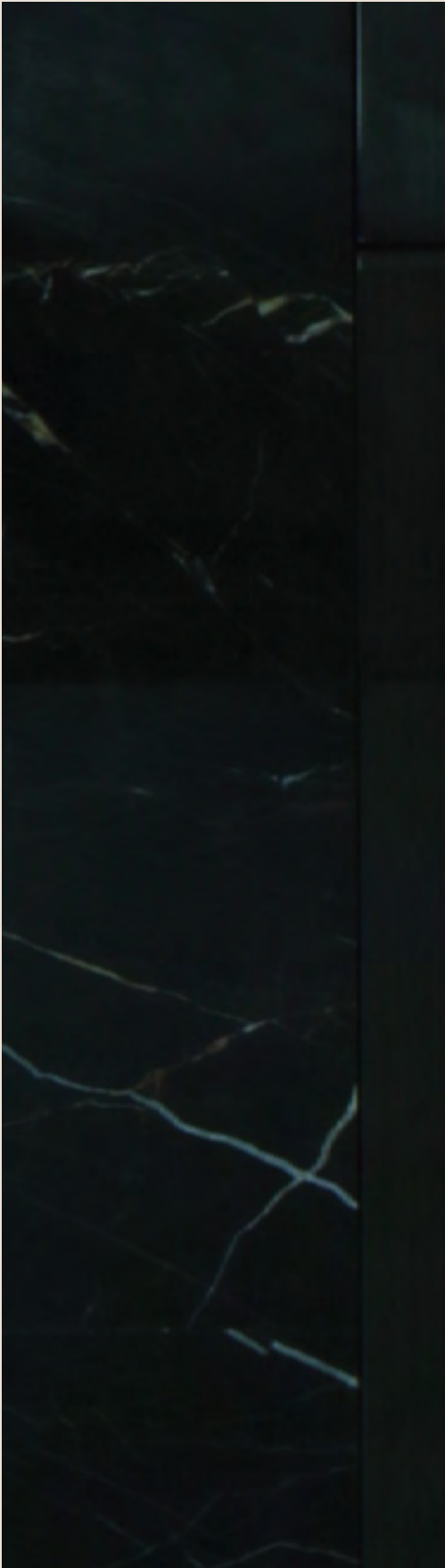
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The luxury wardrobe space is specifically designed to protect your essentials, but also to display and reflect your unique sense of style.



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.





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, Dorchester Collection, Dubai, 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.



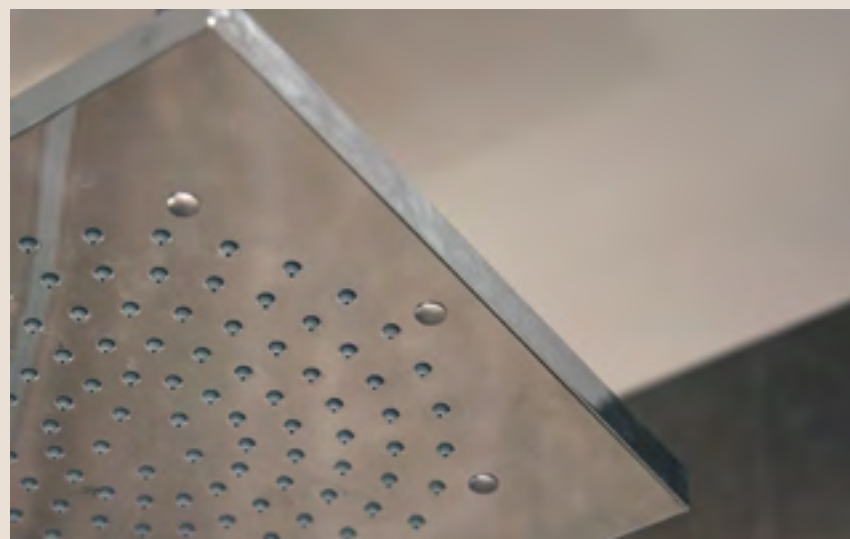




Every home at One at Palm Jumeirah is outfitted with state-of-the-art appliances from industry leaders including Gaggenau and Sub Zero. Challenging the established and breaking the mold to pave the way for new, innovative ideas, these appliances offer premier performance with a sleek aesthetic. In unison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



REFINED DETAILS



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, Dorchester Collection, Dubai, 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.

SPA

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

VITALITY 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.

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. 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.

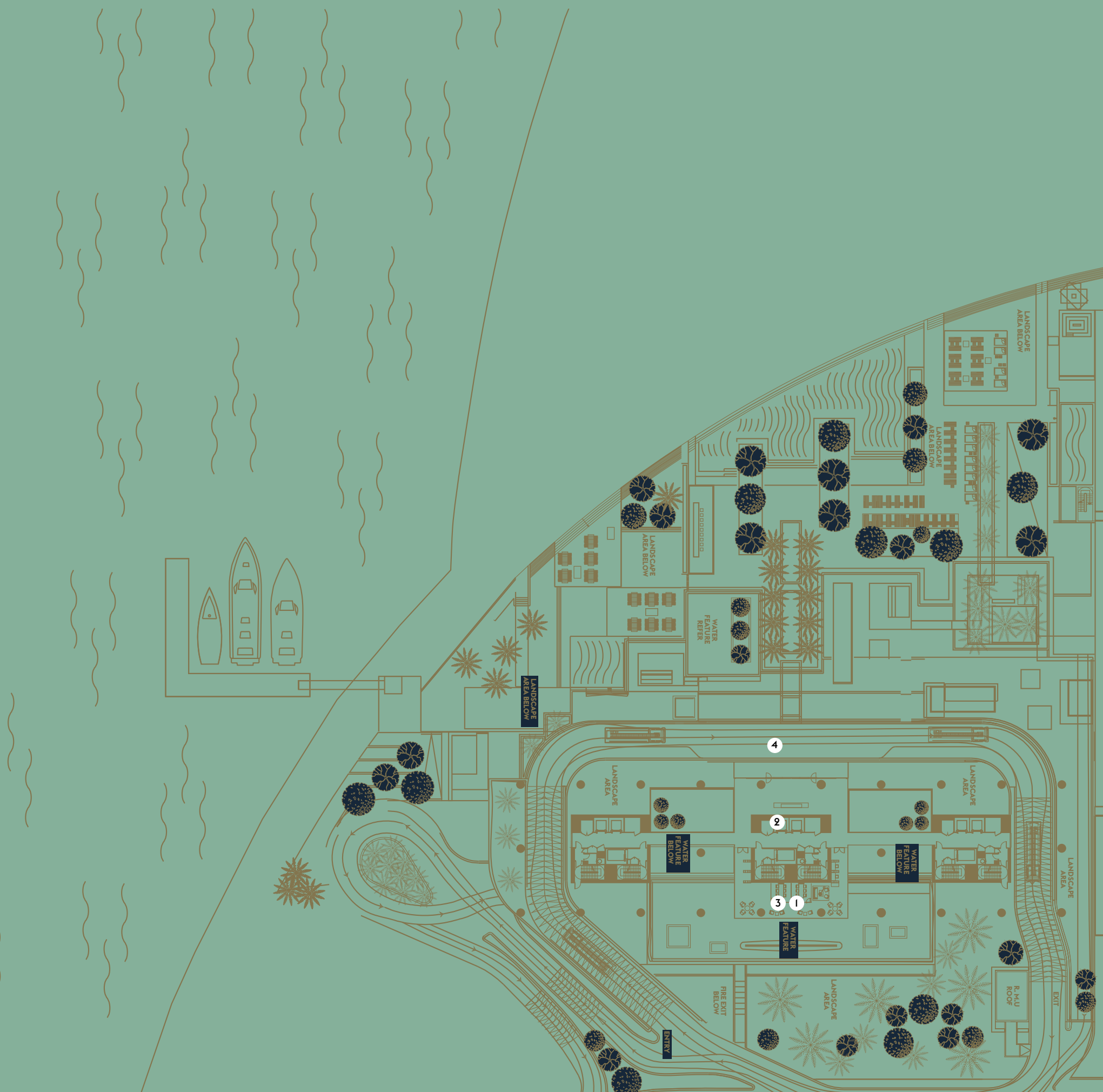
AMENITIES PLAN LOWER LEVEL

- | | | | |
|---|----------------|---|------------|
| 1 | OUTDOOR POOL | 5 | CINEMA |
| 2 | GYM | 6 | RESTAURANT |
| 3 | CHANGING ROOMS | 7 | JETTY |
| 4 | SPA | | |



AMENITIES PLAN UPPER LEVEL

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



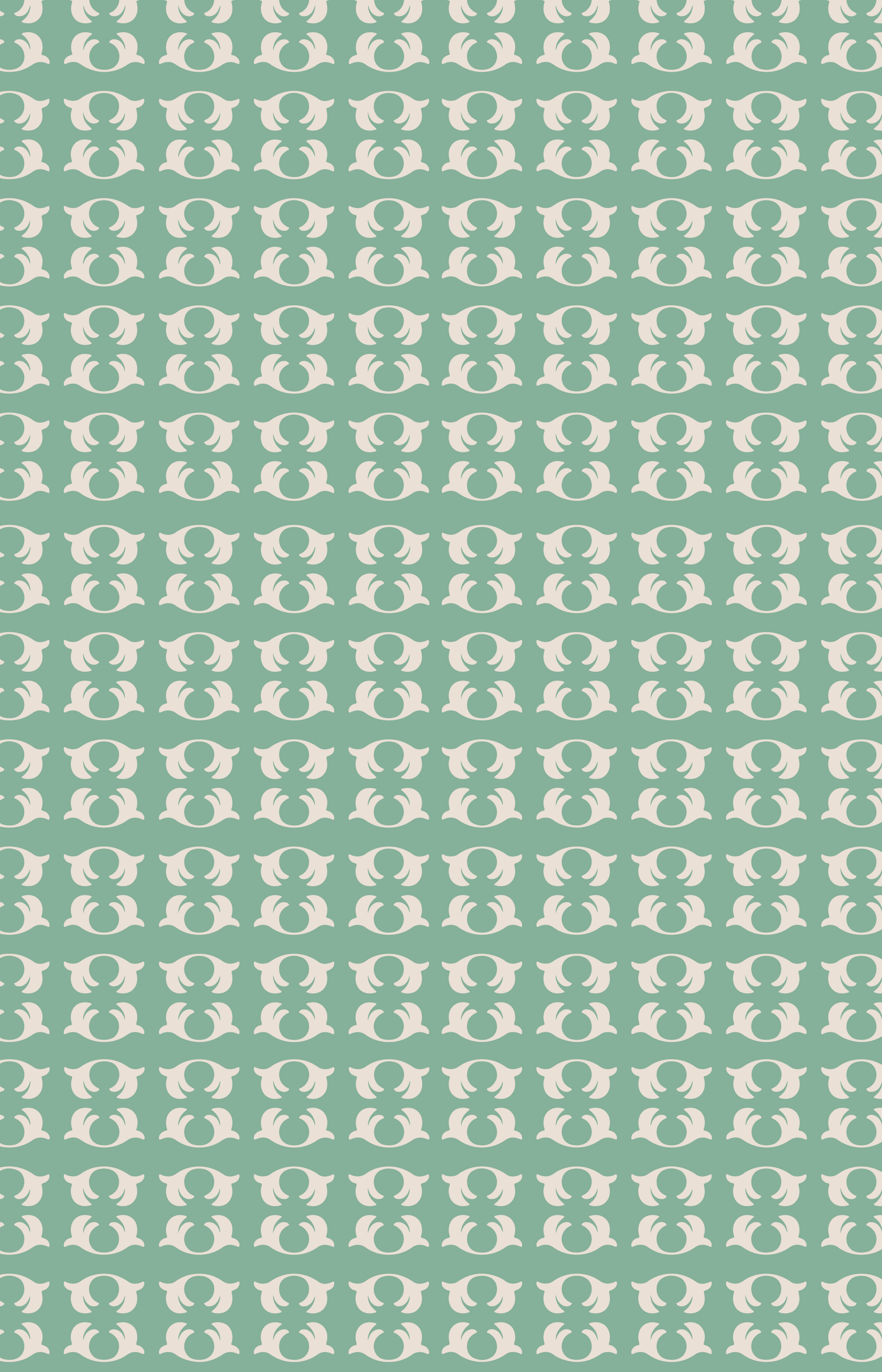
VISIONARY PREMIUM REAL ESTATE DEVELOPMENT AND SERVICE GROUP.

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



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