


OMIYA  
RESIDENCES

BY

PANTHEON  
DEVELOPMENT

AL WASL GATE

A low-angle photograph of a modern high-rise building with balconies, set against a clear blue sky. Several birds are flying in the sky. The building has a distinctive zig-zag pattern on its facade. The balconies are visible, and some have plants. The overall scene is bright and clear.

Step into a sanctuary where tranquility meets effortless connectivity. OMYA Residences is a retreat that whispers of elegance and calm, yet stands just moments away from the pulse of Dubai.

Here, the city's vibrant energy flows within reach, while your home remains a haven of peace where luxury embraces you, and every journey begins with ease.

YOUR GATEWAY  
TO SOPHISTICATED  
URBAN LIVING.





Le Pantheon

## PROXIMITY TO KEY LANDMARKS



**03 MINS**  
FESTIVAL PLAZA (IKEA)



**08 MINS**  
METRO STATION



**08 MINS**  
IBN BATTUTA MALL



**10 MINS**  
DUBAI MARINA



**25 MINS**  
MAKTOUM INTERNATIONAL AIRPORT



**25 MIN**  
DUBAI DOWNTOWN





### **AL MAKTOUM INTERNATIONAL AIRPORT**

A short drive connects you to one of the world's leading airports, making both business and leisure travel exceptionally convenient.



### **IBN BATTUTA MALL AND FESTIVAL PLAZA MALL**

These premier shopping and entertainment destinations, featuring renowned outlets like IKEA and ACE, are just moments away, catering to all your retail and dining desires.



### **EXPO 2020 DISTRICT**

Located nearby, this hub has become a focal point for innovation and enterprise, attracting businesses and offering a plethora of opportunities.

A TAPESTRY OF  
CULTURAL AND SPIRITUAL  
CONNECTIVITY





## **MOSQUES**

Al Rustmani Masjid, Omar Bin Abdul Aziz Mosque, Nakheel Mosque, and Masjid Abdullah Ali Al-Chaafar are all within a 3 to 10-minute drive, offering convenient access for daily prayers and spiritual gatherings.

## **CHURCHES**

A cluster of esteemed churches, including St. Mina Church, Dubai Mar Thoma Church, and St. Francis of Assisi Catholic Church, are located just a short drive away, serving the spiritual needs of the Christian community.

## **HINDU TEMPLE DUBAI**

A short distance away lies the newly inaugurated Hindu Temple in Jebel Ali. Opened on October 2022, this temple stands as a beacon for the Hindu community, offering a sanctuary for worship and reflection.

## **GURUDWARA**

The Guru Nanak Darbar Sikh Gurudwara, one of the largest in the region, is easily accessible, providing a spiritual haven for the Sikh community.

LUXURIOUS LIVING  
SPACES TAILORED  
TO YOUR LIFESTYLE



AREA OF PLOT	39,206 Sq.ft.
TOTAL BUILT UP AREA	399,089 Sq.ft.
Total Floors	12
No. of Lifts	4
No. of Podiums	2
No. of Basement	1
Total No. Of Parking Proposed	417

UNITS	SIZE RANGE (SQ.FT.)	NO OF UNITS
STUDIO	351.44 - 533.89	245 units
1BHK	540.67 - 1225.91	134 units
2 BHK	773.82 - 1352.28	37 units







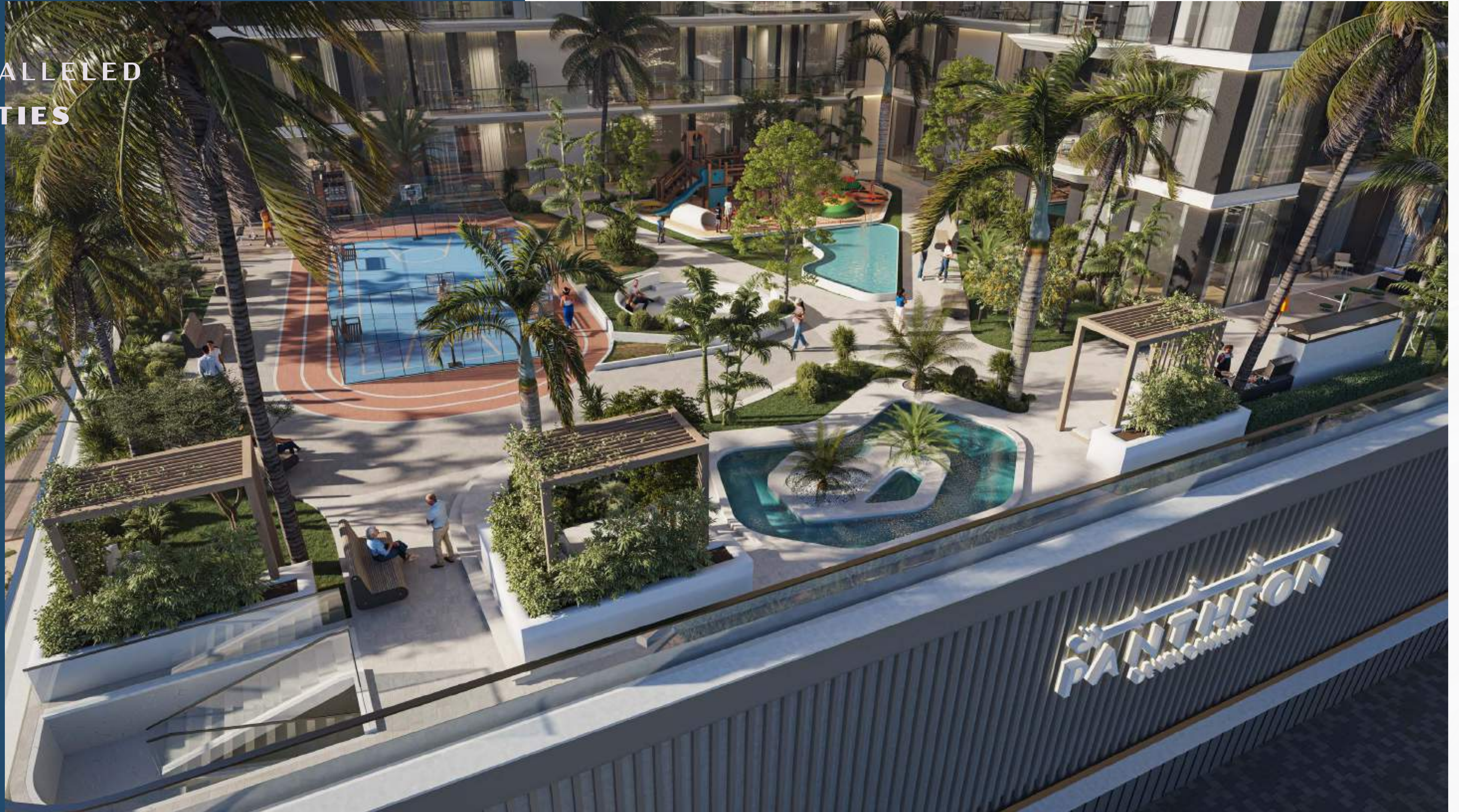








UNPARALLELED  
AMENITIES





### **FITNESS AND WELLNESS**

Separate gyms for men and women, a CrossFit area, dedicated yoga spaces, and swimming pools ensure a comprehensive wellness experience.



### **FAMILY-FRIENDLY SPACES**

Children's play areas, a splash pad, and kids' pools provide safe and engaging environments for the younger residents.



### **SOCIAL AND RECREATIONAL FACILITIES**

A cinema, barbecue area, outdoor seating, and a basketball court foster community interaction and leisure.

## PREMIUM AMENITIES FOR A LUXURIOUS LIFESTYLE

The development is designed with a comprehensive array of luxury amenities spread across different levels to ensure a vibrant and active community.

These include:



Gymnasium



Cinema



Fire Place



Outdoor Seating



Swimming Pool



Dedicated Yoga Area



BBQ Area



Jacuzzi

+more...







STRONG  
IS THE NEW

















PANTHEON

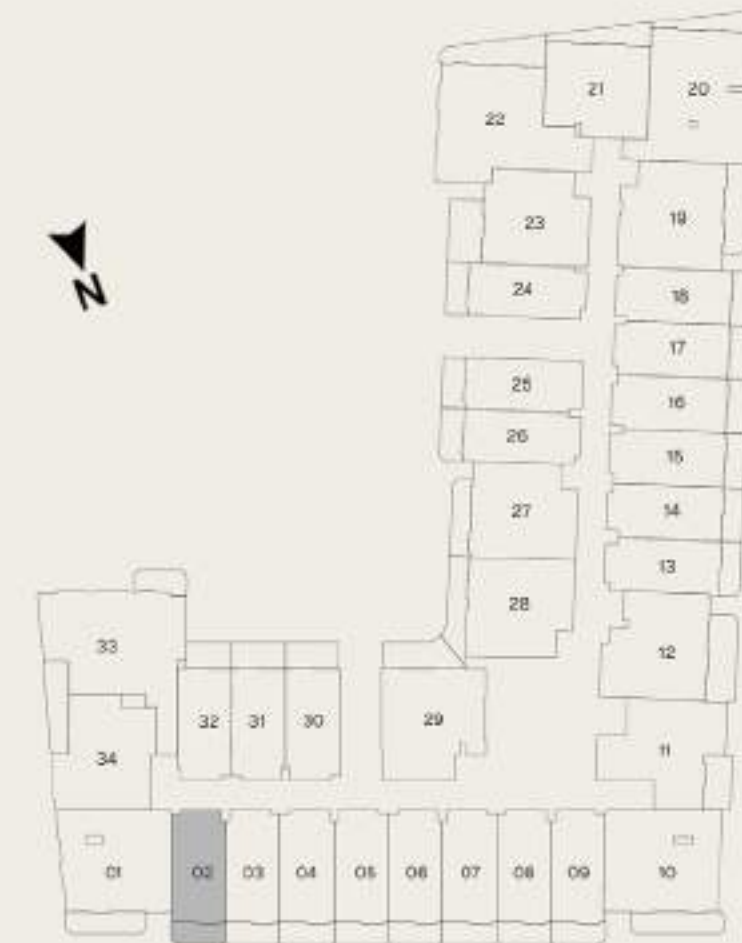


1. BALCONY	3.65x1.40 SQM
2. KITCHEN	2.65x0.60 SQM
3. LIVING/BEDROOM	3.50x4.80 SQM
4. BATH	1.60x2.60 SQM

## UNIT-202 STUDIO

SUITE AREA	28.16 sq.m.	303.11 sq.ft.
BALCONY AREA	5.61 sq.m.	60.39 sq.ft.
TOTAL AREA	33.77 sq.m.	363.50 sq.ft.

## SECOND FLOOR PLAN



### NOTE:

1. All dimensions are in imperial and metric and measured from finish to finish excluding construction tolerances.  
 2. All materials, dimensions, and drawings are approximate only.  
 3. Information is subject to change without notice, at developers absolute discretion.  
 4. Actual area may vary from the stated area.  
 5. Drawings not to scale.  
 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.  
 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.

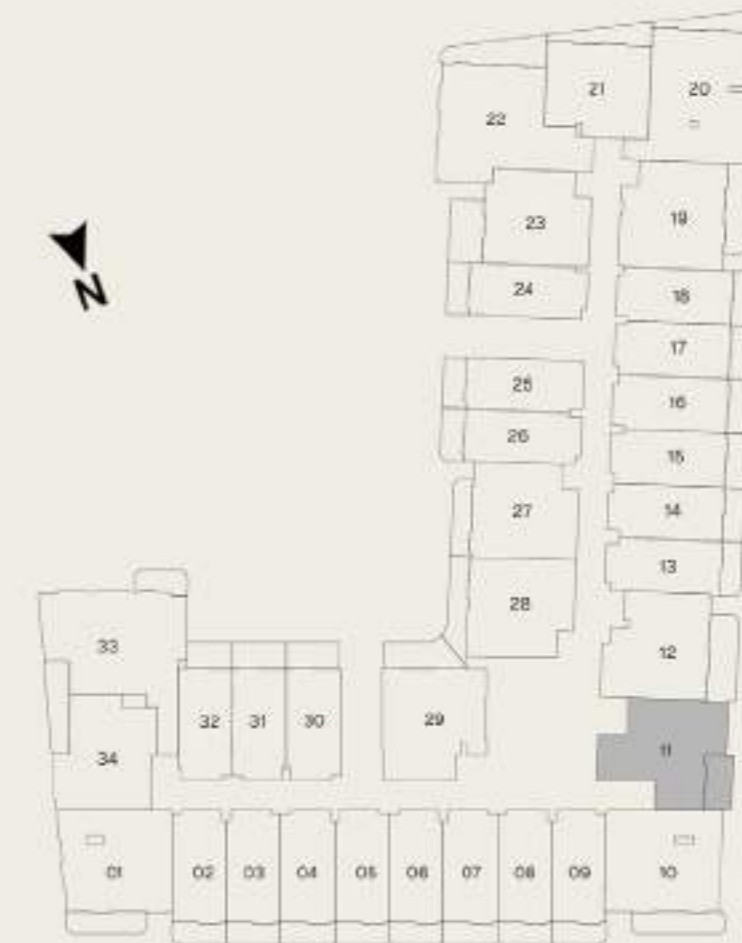
**UNIT-211**  
**1 BEDROOM**

SUITE AREA	47.86 sq.m.	515.16 sq.ft.
BALCONY AREA	6.89 sq.m.	74.16 sq.ft.
TOTAL AREA	54.75 sq.m.	589.32 sq.ft.



1. BALCONY	1.83x3.50 SQM
2. KITCHEN	2.30x2.42 SQM
3. LIVING	3.52x4.30 SQM
4. BEDROOM	3.05x3.22 SQM
5. BATH	1.60x2.30 SQM
6. PWD ROOM	1.60x1.41 SQM

**SECOND FLOOR PLAN**



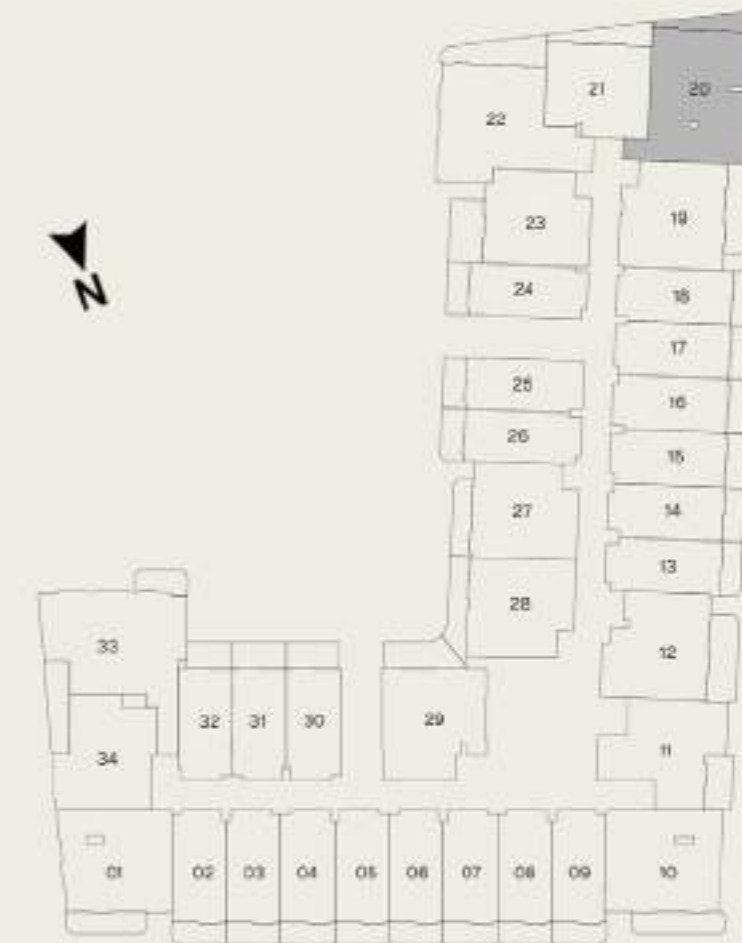
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## UNIT-220 2 BEDROOM

SUITE AREA	64.98 sq.m.	699.44 sq.ft.
BALCONY AREA	6.58 sq.m.	70.83 sq.ft.
TOTAL AREA	71.56 sq.m.	770.27 sq.ft.

### SECOND FLOOR PLAN



1. BALCONY	1.25x7.00 SQM
2. KITCHEN	2.05x2.30 SQM
3. LIVING	3.24x4.21 SQM
4. BEDROOM	3.06x3.46 SQM
5. BATH	2.20x1.50 SQM
6. BEDROOM	3.15x3.45 SQM
7. PWD ROOM	2.05x2.20 SQM



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## EMBRACE THE FUTURE TODAY

OMYA is more than just a residence; it's a lifestyle choice that encapsulates comfort, convenience, and luxury. By addressing the common pain points of urban living, it offers a harmonious environment where residents can thrive personally and professionally.



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