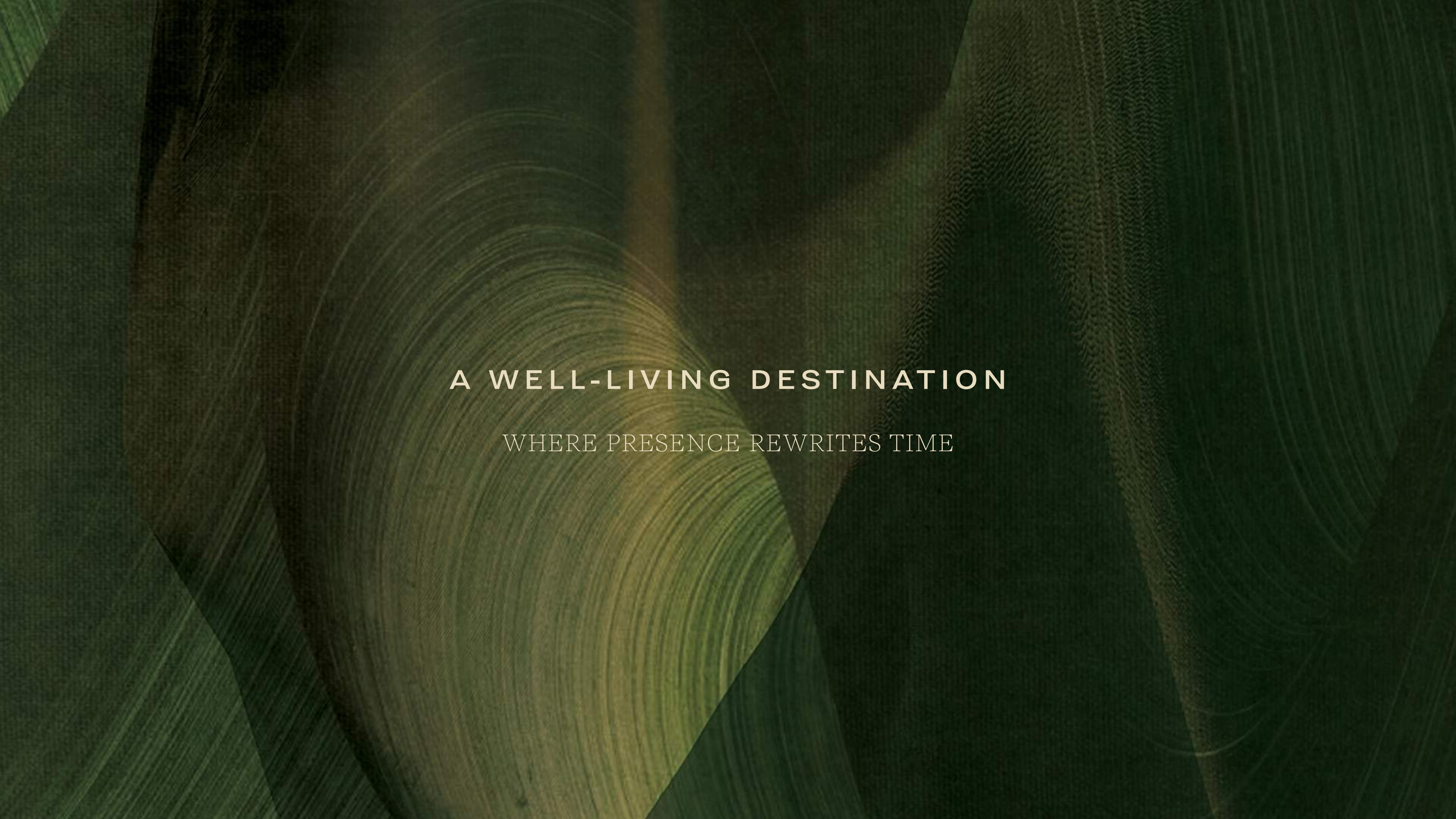


THE
ALBA
RESIDENCES, DUBAI

DORCHESTER COLLECTION



A WELL-LIVING DESTINATION

WHERE PRESENCE REWRITES TIME



OMNIYAT 20 YEARS OF IMAGINING THE IMPOSSIBLE

20 YEARS OF IMAGINING THE IMPOSSIBLE

Mahdi Amjad

Mahdi Amjad
Founder and Executive
Chairman of OMNIYAT

A Message From The Chairman

Twenty years ago, OMNIYAT began with a clear vision to imagine what others believed impossible, and to bring it to life with conviction and artistry. Over two decades, that aspiration has evolved into a legacy of creation.

Through OMNIYAT's innovative design philosophy, we have transformed ideas into enduring icons that redefine how people live, work, and experience the world around them. Each creation reflects our belief in design as an art form shaped by purpose, precision, and emotion.

This milestone is a celebration of imagination, perseverance, and the people who bring vision to life every day. To our dedicated teams and valued partners, your commitment and trust have helped bring OMNIYAT's vision to life.

Together, we have imagined what once seemed impossible. And the next chapter of OMNIYAT's story will be our most inspiring yet.



A masterpiece of modern living on East Crescent, Palm Jumeirah, Dubai, The Alba offers breathtaking views of the Arabian Gulf, Burj Al Arab, and Burj Khalifa. Its interiors redefine luxury as the ultimate expression of peace and comfort, with residences designed for both enduring family life and effortless entertaining.

At The Alba, each moment is shaped by the essence of well-living. This is a calibrated ecosystem where architecture, science, nature, fitness, service and gastronomy converge to enhance the human potential.

An oasis of reawakening, reconnection and renewal where presence becomes power.



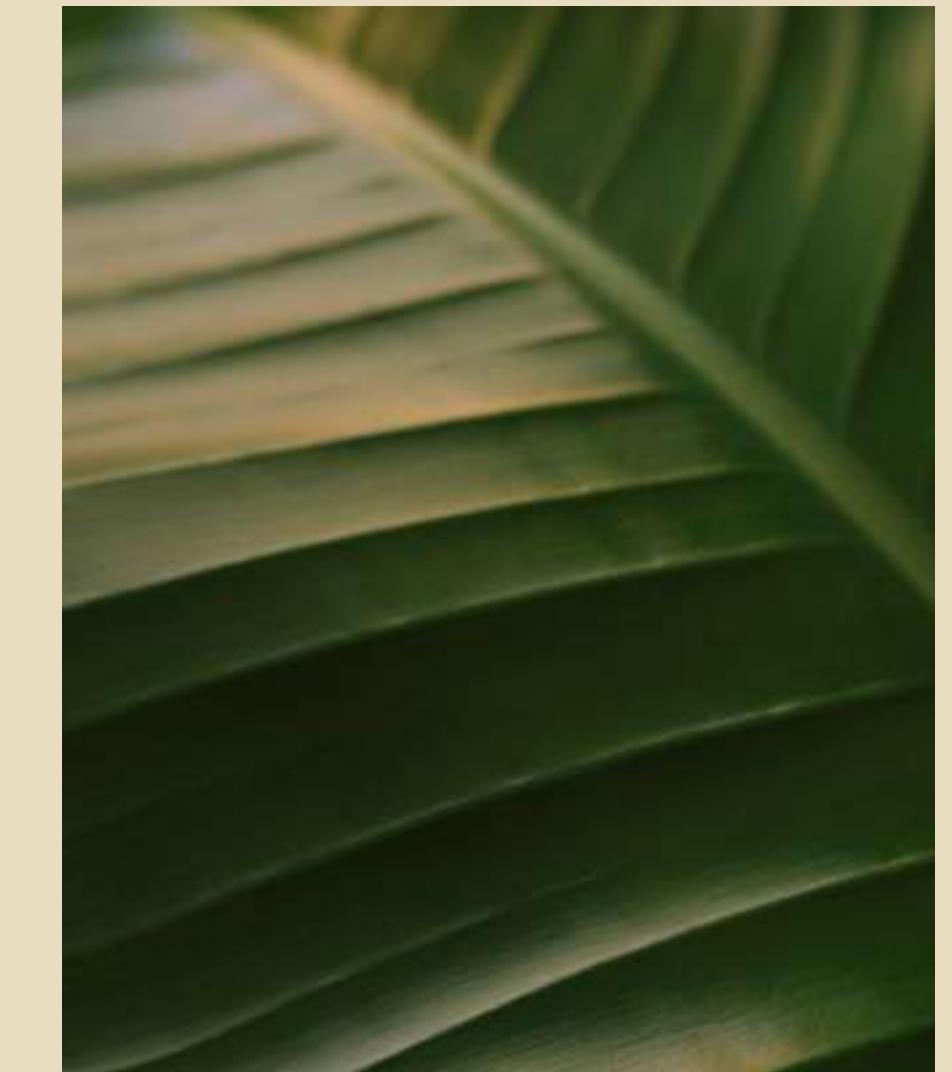
BURJ AL ARAB & BURJ KHALIFA VIEWS





The Alba Residences have set a new benchmark for ultra-luxury living, where architectural mastery meets refined functionality. Every detail has been meticulously curated to offer an atmosphere of serene sophistication, seamlessly blending tranquility with a vibrant, elevated lifestyle.

Enveloped by breathtaking natural beauty and complemented by world-class amenities, these residences are a sanctuary of exclusivity.





OCEANFRONT COLLECTION



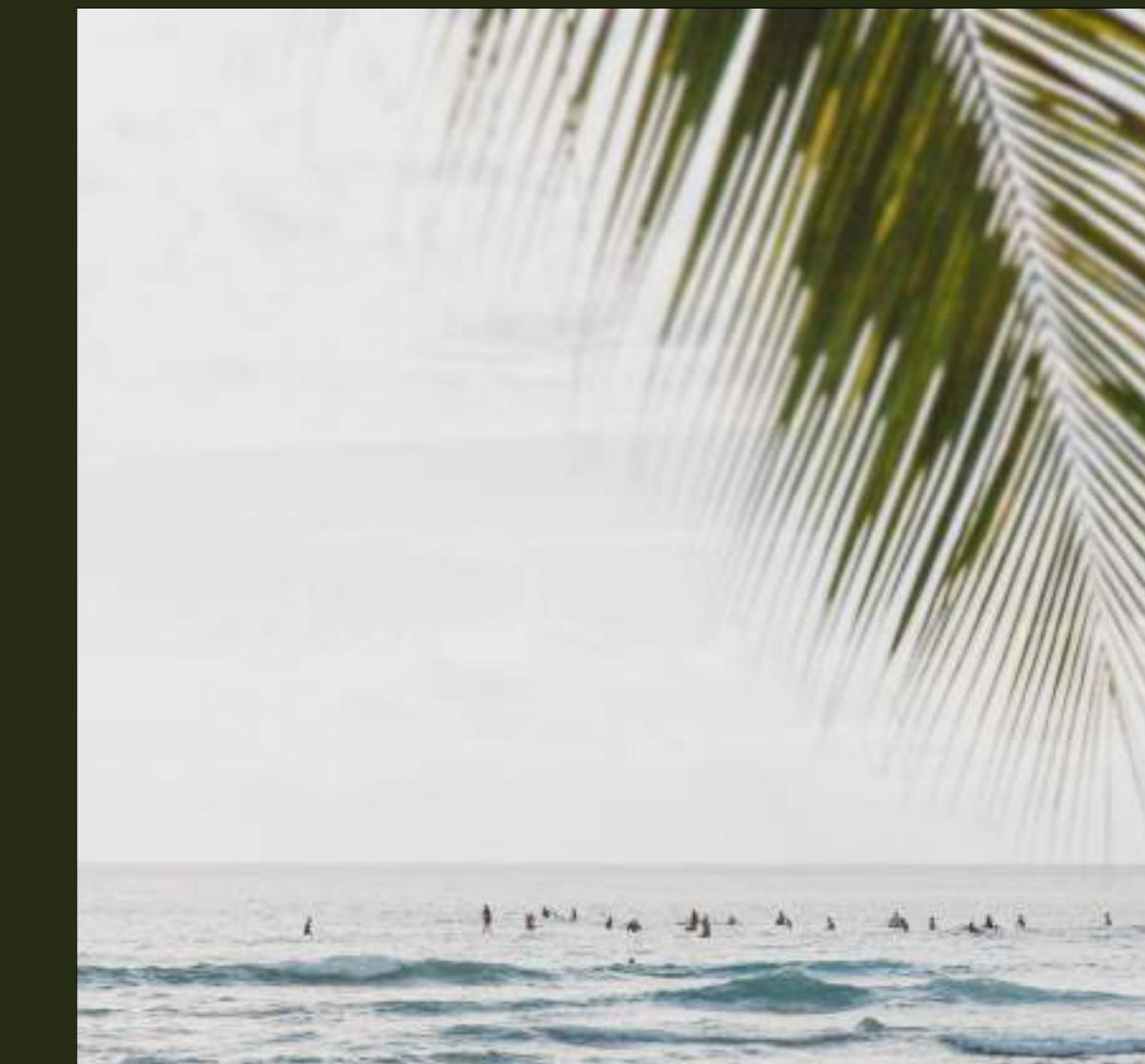


THOUGHTFULLY COMPOSED INTERIOR DESIGN



When selecting the interior design of your residence, you will choose between two distinct schemes, each envisioned by world-renowned interior design studios. These curated concepts reflect different approaches to spatial flow, materiality, and tone, allowing you to select the aesthetic that best resonates your vision of living. Each scheme has been composed to complement The Alba's architectural rhythm and enhance the lived experience within.





SANCTUARIES OF SERENITY

A sophisticated living area with panoramic sea views and direct access to a landscaped terrace overlooking the sea, a dining space, and a show kitchen for culinary experiences.





The kitchen is conceived as a piece of architecture - calm, deliberate, and beautifully resolved. Every junction, plane and proportion is considered, allowing materials to speak through craftsmanship and light.



TAILORED FOR YOU

The master suite serves as a private retreat, a luxurious bathroom, and direct access to a landscaped terrace overlooking the sea.



Each morning begins with the ocean as your companion. The horizon unfolds before you, a canvas of shifting blues and golden light.

Premium materials such as natural stone and warm wood enhance the sophisticated interiors. Expansive floor to-ceiling glass elements frame stunning views while smart architectural solutions maintain privacy.



At The Alba Residences, even the simplest moments unfold in settings of rare beauty.

Each space is meticulously crafted, where form and function harmonise to transform daily rituals into extraordinary experiences.









THE
ALBA
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DORCHESTER COLLECTION

2 BEDROOM SIMPLEX

Residence	215 sq.m.	2,312 sq.ft.
Terrace	42 sq.m.	447 sq.ft.
Total	256 sq.m.	2,759 sq.ft.

City Skyline View | Ocean View



Beach View



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2 BEDROOM SIMPLEX

Residence	253 sq.m.	2,725 sq.ft.
Terrace	40 sq.m.	429 sq.ft.
Total	293 sq.m.	3,155 sq.ft.

City Skyline View | Ocean View



Beach View



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THE
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3 BEDROOM SIMPLEX

Residence	309 sq.m.	3,322 sq.ft.
Terrace	42 sq.m.	447 sq.ft.
Total	350 sq.m.	3,768 sq.ft.

City Skyline View | Ocean View



Beach View



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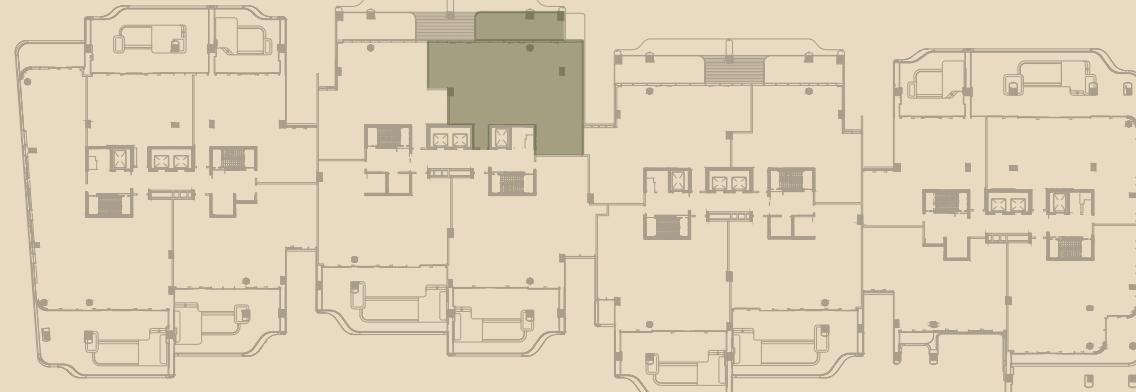
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3 BEDROOM SIMPLEX

Residence	282 sq.m.	3,038 sq.ft.
Terrace	48 sq.m.	511 sq.ft.
Total	330 sq.m.	3,549 sq.ft.

City Skyline View | Ocean View



Beach View



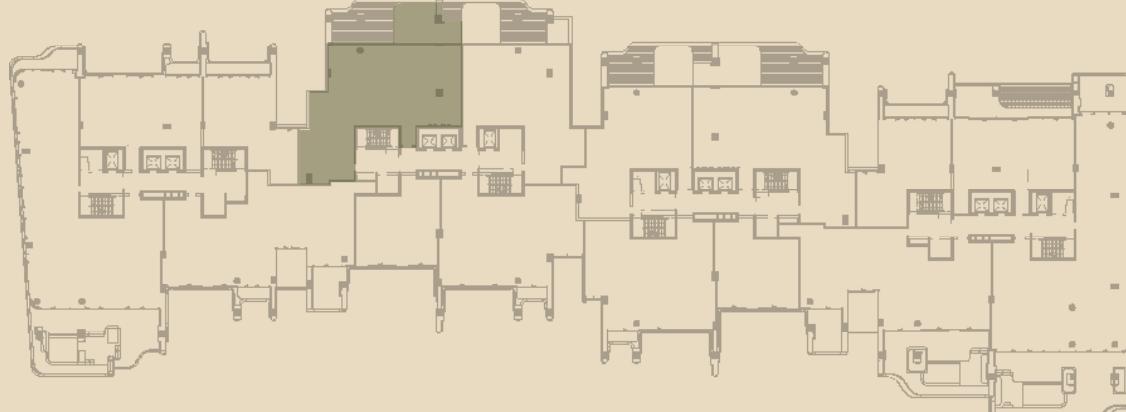
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THE
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DORCHESTER COLLECTION

3 BEDROOM SIMPLEX

Residence	309 sq.m.	3,322 sq.ft.
Terrace	45 sq.m.	480 sq.ft.
Total	353 sq.m.	3,802 sq.ft.

City Skyline View | Ocean View



Beach View



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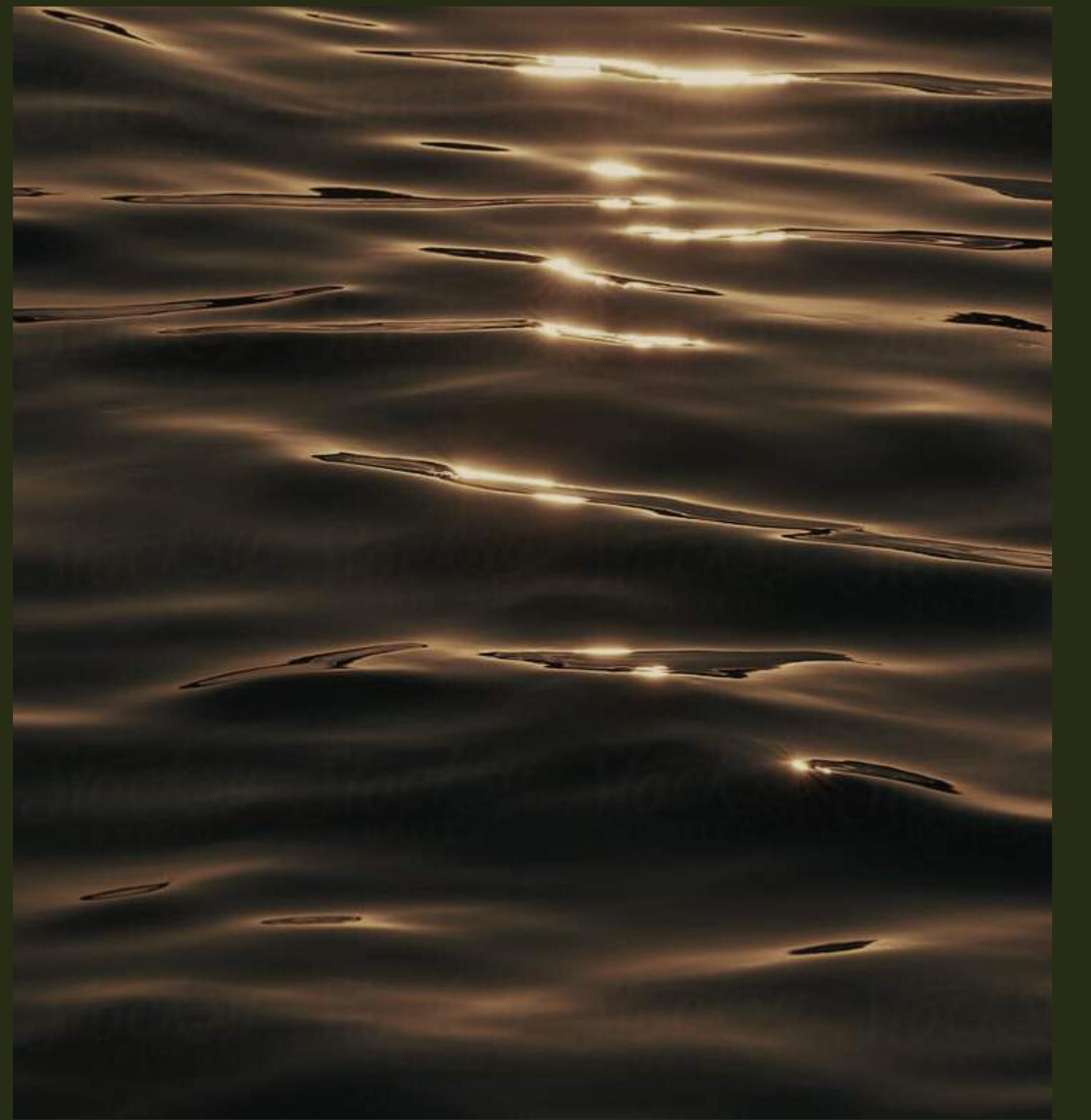
VLADIMIR DJUROVIC LANDSCAPE ARCHITECTURE

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.





THE CENTRAL OASIS

At the heart of The Alba Residences, Dorchester Collection, Dubai, lies a central oasis spanning 26,000 m² of lush greenery, beautifully embodying a lifestyle focused on well-living.

Dense planting to create biodiversity micro climates

Secluded gardens, outdoor yoga, open lawns, green walls, water features

Multiple outdoor pools, cabanas & sun loungers with views over the Palm Jumeirah lagoon





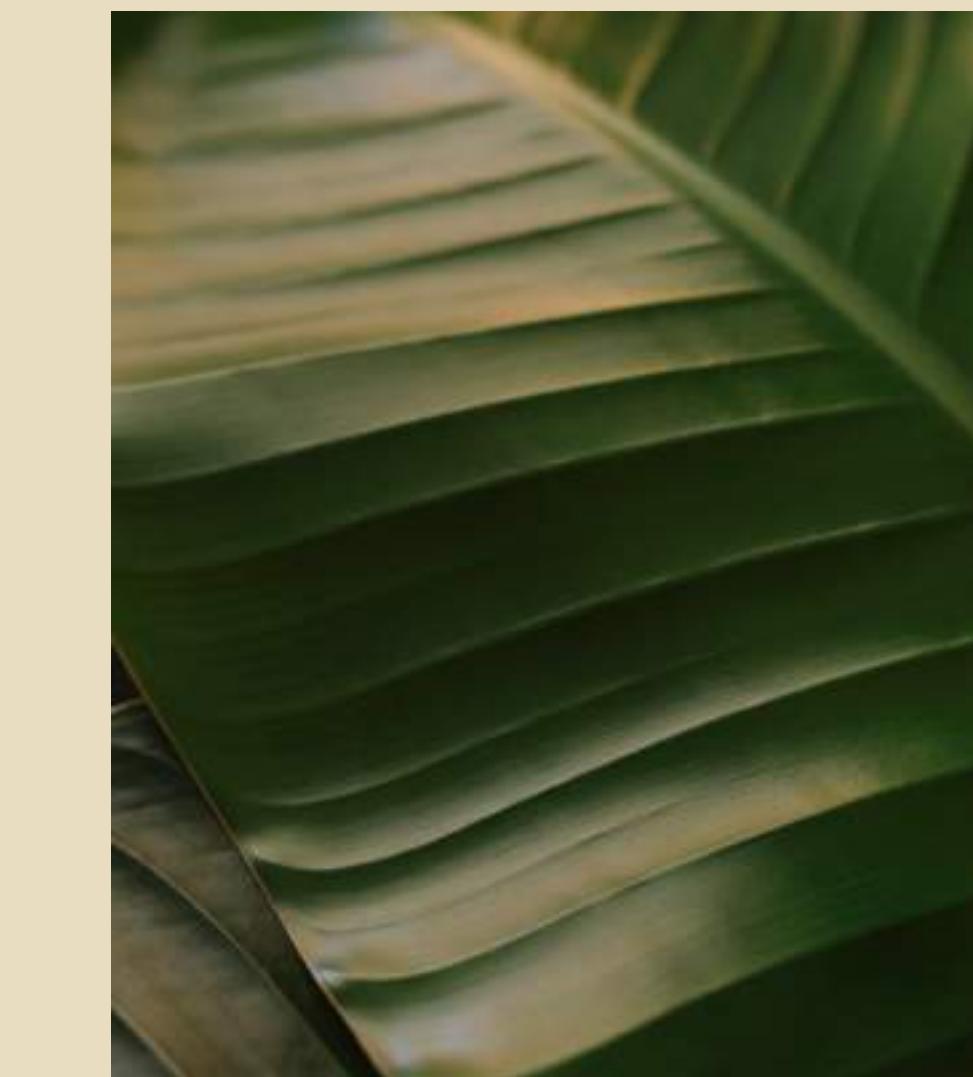




Outdoors, vast pools, with their ambient temperature regulated, are edged with flowing waters, while under the guidance and supervision of Dorchester Collection staff. A separate pool gives your children the space and freedom to relax.

Should meetings intrude upon this idyllic setting, state-of-the-art meeting rooms 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 play area designed for young ones to delight in. It's the perfect blend of relaxation and entertainment tailored for all ages.





AMENITIES EXCLUSIVE TO THE ALBA RESIDENCES

State-of-the-art fitness suite

Sauna, steam, vitality pool
& spa treatment rooms

Outdoor swimming pool

Children's pool

Children's play area

Indoor cinema

Meeting rooms

BBQ area

Beachside sun loungers

A WELL-LIVING DESTINATION

The Alba embodies a distilled focus on well-living, a principle underpinned by longevity and sustainability. Within this serene retreat, a dedicated wellness centre covering 3,000 m² awaits, offering advanced diagnostics, regenerative medicine, and restorative therapies converge to extend vitality.

Precision diagnostics & predictive health

Regenerative & cellular medicine

Rejuvenating medicine & IV therapy

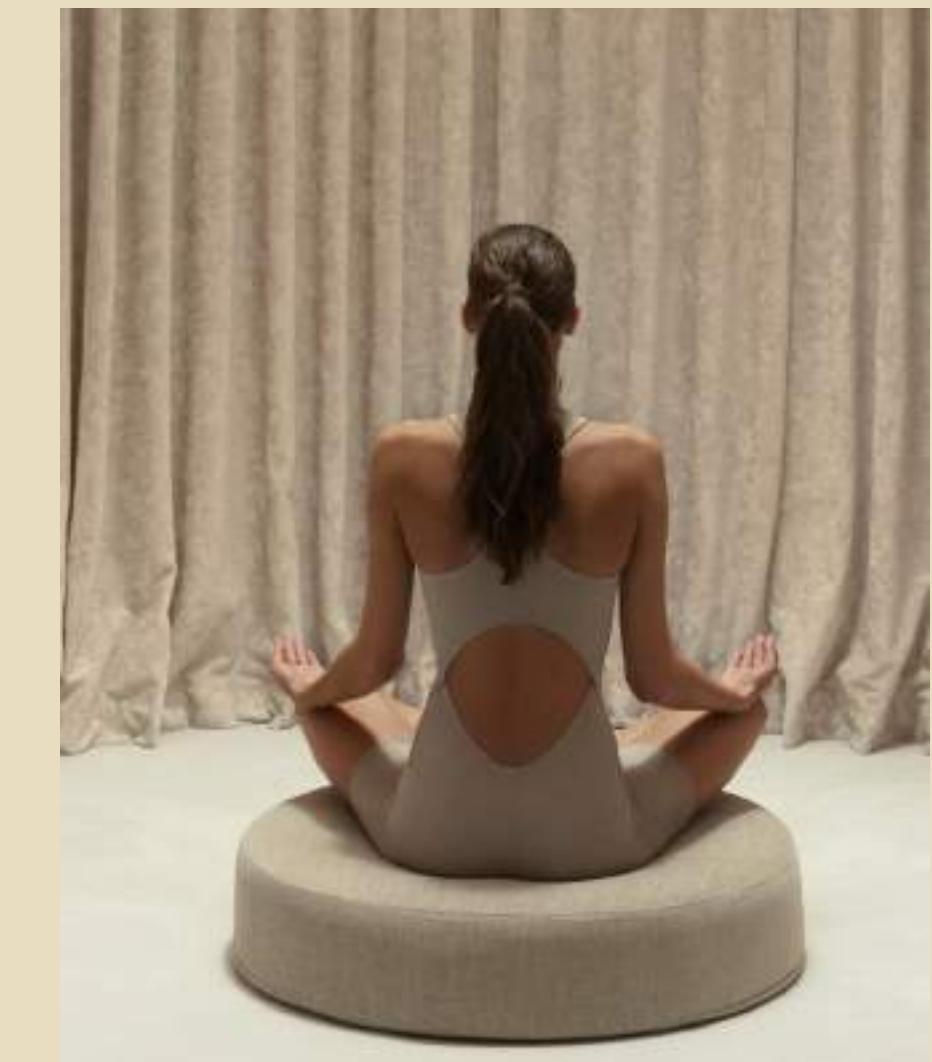
Performance, recovery & physical optimisation

Brain health & emotional wellbeing

Women's and men's longevity programs

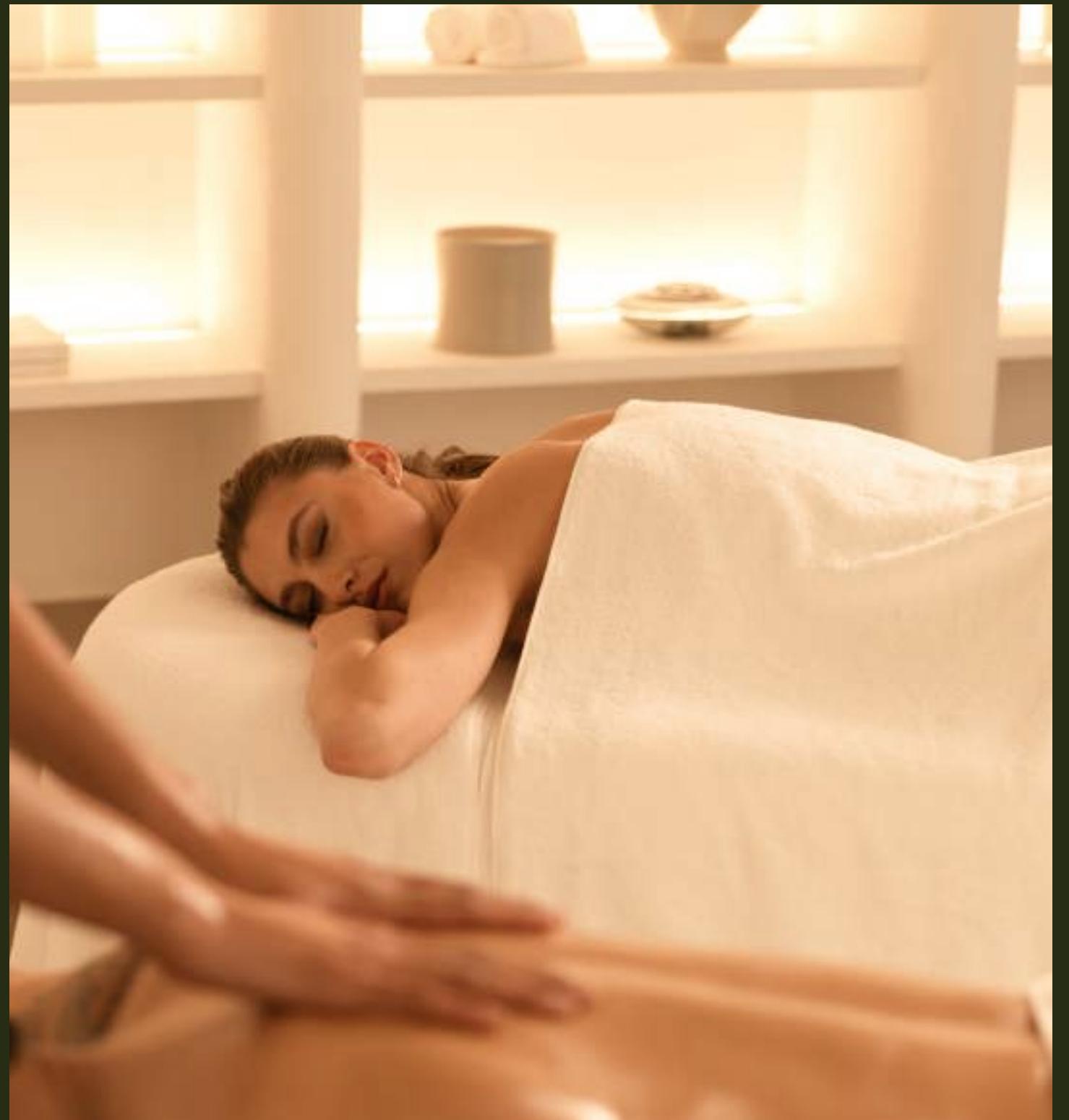
Holistic therapies & restorative spa

Dermo-aesthetic medicine





SERVICE THAT AWAITS YOU



Dorchester Collection

A SEAMLESS CONTINUUM
OF SERVICE & EXPERIENCE

Residents benefit from Dorchester Collection service standards and OMNIYAT's private client service managers:

- Housekeeping, maintenance, and in-residence dining.
- Childcare, tutoring, spa, and wellness coordination.
- Personal trainers, therapists, and performance coaches.
- Travel planning, yacht charters, and cultural itineraries.

This is a permanent hospitality-grade, offering a lifestyle where ownership feels like membership in a living ecosystem.





SUSTAINABILITY



The Alba integrates health, performance, and environmental responsibility at every scale, targeting LEED and WELL Gold certification. Low-emission materials combine with design that maximises daylight, improves airflow, and regulates temperature, ensuring comfort without heavy reliance on mechanical systems.

The Alba sets a new benchmark for sustainable luxury on Palm Jumeirah, elevating the wellbeing and lifestyle of its residents while ensuring lasting value.





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
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