



LUMENA

BY OMNIYAT



WHAT COMES NEXT CHANGES EVERYTHING.

LUMENA is born of light and grace, standing tall as a beacon, illuminating light and driving innovation. Drawn from Lumen, the Latin word for illumination, and Ena, a Japanese name that whispers of blessings, together, they conjure an image of radiant serenity, a name that glows with quiet power and luminous beauty.



INTRODUCING LUMENA

Rising at the gateway of Business Bay, LUMENA by OMNIYAT is a 260-metre architectural statement, a symbol of purposeful design and future-focused ambition. Its sculpted form reflects clarity, flow, and the momentum of visionary enterprise.



From its sculptural architecture to its thoughtfully curated spaces, every aspect of LUMENA has been meticulously designed to create a workplace of exceptional distinction, elegance, and intent.

582,184 SQ. FT.
TOTAL OFFICE SPACE

63,155 SQ. FT.
AMENITIES

40,605 SQ. FT.
TOTAL RETAIL SPACE

91
OFFICES

19
DOUBLE DECK
OFFICE ELEVATORS

1,000+
PARKING SPACES



Dubai Marina-20min

BUSINESS BAY
METRO STATION

BURJ KHALIFA/DUBAI MALL
METRO STATION

DIFC-8min



E11 Sheikh Zeyad Rd

Al Mustaqbal St



Burj Khalifa Blvd

Sheikh Mohammed bin Rashid Blvd



BURJ KHALIFA

DOWNTOWN
DUBAI

DUBAI MALL

Al Asayel St

MARASI DRIVE

DUBAI CANAL

MARASI DRIVE

MARASI BAY



Al Khail Rd

IN THE HEART OF THE CITY

The Opus by OMNIYAT

ME Dubai Hotel
The MAINE
ROKA
Sfumato
Soirée
Maison Dali
Centrale
Le Relais de l'Entrecôte Dubai
Revolver

Sights & Attractions

Burj Khalifa
Dubai Fountain
Dubai Opera
Museum of the Future
Dubai Canal

Dining & Shopping

Dubai Design District
Dubai Mall
Souk Al Bahar
Time Out Market
City Walk
DIFC (Dubai International Finance Center)

Connectivity

Business Bay Metro Station
Future Gold Line Metro Station
Sheikh Zayed Road
DXB Dubai Airport
Al Khaleej Al Tejari Street
Financial Centre Street



PROJECT FEATURES

- Iconic architectural statement
- Purpose-driven, future-forward design
- 91 offices within a 260-metre commercial tower
- Strategically located at the gateway of Business Bay, minutes from Downtown Dubai and DIFC
- Landmark views of Burj Khalifa, Burj Al Arab, and the Arabian Gulf
- Direct connectivity to all of Dubai, with proximity to Business Bay Metro Station and future gold line metro station
- Flexible office spaces with shell & core offerings
- Double-deck passenger lifts for efficient vertical transport
- Sustainability at the forefront: targeting LEED Platinum, WiredScore and SmartScore Platinum pre-certifications
- Lifestyle podium with curated retail and dining experiences
- Private terraces and landscaped sky gardens
- Executive Wellness Suite with high performance gym and sky pool
- Executive Business Club with Conference Facilities, Co-working and events space
- Owners' Club
- The region's first Sky Theatre for grand meetings, showcases, launches and high-impact presentations
- Services managed by OMNIYAT
- Smart Building Management Systems (BMS)
- 1,000+ parking spaces





AMENITIES & SERVICES

- First-of-its-kind Sky Theatre
- Exclusive Owners' Club
- Executive Wellness Suite with swimming pool and High performance gym
- Outdoor Rejuvenation Terrace
- Executive Business Club with Co-Working space and conference facilities
- Retail podium featuring curated lifestyle experiences and high-end dining



UNIT MIX

OFFICE

59 Units

Average NSA: 377 sq.m | 4,056 sq.ft

Average GSA: 461 sq.m | 4,966 sq.ft

HALF FLOOR

30 Units

Average NSA: 664 sq.m | 7,143 sq.ft

Average GSA: 772 sq.m | 8,451 sq.ft

FULL FLOOR

2 Units

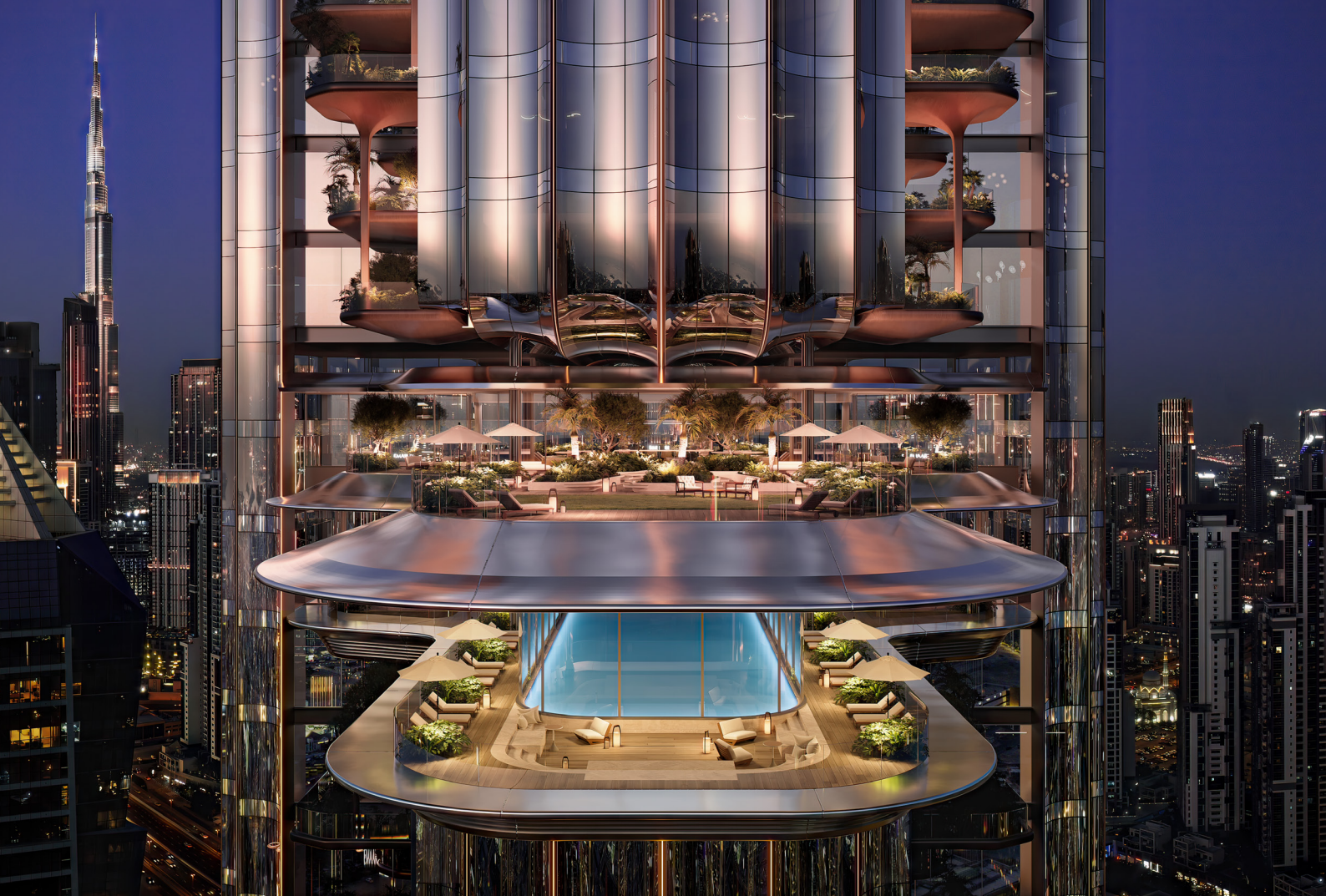
Average NSA: 1,201 sq.m | 12,924 sq.ft

Average GSA: 1,573 sq.m | 16,937 sq.ft

TOTAL

91 Units

	Amenity		Amenity		47
	Amenity				46
	Half Floor		Half Floor		45
	Half Floor		Half Floor		44
	Office	Office	Office		43
	Office	Office	Office		42
	Office	Office	Office		41
	Half Floor		Half Floor		40
	Half Floor		Half Floor		39
	Half Floor		Half Floor		38
	Half Floor		Half Floor		37
			Full Floor		36
			Full Floor		35
	Amenity - Business Centre				34
	Service Floor				33
	Half Floor		Half Floor		32
	Half Floor		Half Floor		31
	Half Floor		Half Floor		30
	Half Floor		Half Floor		29
	Half Floor		Half Floor		28
	Half Floor		Half Floor		27
	Half Floor		Half Floor		26
	Half Floor		Half Floor		25
	Amenity - Wellness				24
	Amenity - Wellness				23
	Service Floor				22
	Office	Office	Office		21
	Office	Office	Office		20
	Office	Office	Office		19
	Office	Office	Office		18
	Office	Office			17
	Office	Office			16
	Office	Office			15
	Office	Office	Office		14
	Office	Office	Office		13
	vav	Office	Office		12
	Office	Office	Office		11
	Office	Office	Office		10
	Service Floor				9
	Office	Office	Office		8
	Office	Office	Office		7
	Office	Office	Office		6
	Office	Office	Office		5
		Office	Office		4
	Office	Office	Office		3
					2
	Lobby				1
	Lobby				0



SERVICES MANAGED BY OMNIYAT

CLASSIC

- 24/7 Security services
- 24/7 Office concierge
- Doorman and porter services
- Valet parking
- Lifeguard and gym service
- Common area maintenance and cleaning

À LA CARTE

- Maintenance
- Bespoke catering services
- One-off dining events & functions
- Floristry service
- Bookings, reservations & appointments
- Five-star experiences

50/50 PAYMENT PLAN

5%

Booking Form
Effected Date

15%

on SPA Effective Date
(+ 4% DLD + VAT)

10%

6 months from SPA
Effective Date

5%

12 months from
SPA Effective Date

5%

18 months from
SPA Effective Date

5%

24 months from
SPA Effective Date

5%

30 months from
SPA Effective Date

50%

On Project
Completion Date



OMNIYAT

THE ART OF ELEVATION

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.