

AVA AT
PALM
JUMEIRAH

)(Dorchester *Collection*

DUBAI

Only by OMNIYAT

A wide-angle photograph of a city skyline, likely Dubai, during sunrise or sunset. The sky is filled with a warm, golden glow on the left, transitioning to a cooler blue on the right. A thick layer of white, misty clouds covers the lower half of the image, obscuring the base of the buildings. The city's numerous skyscrapers, including the Burj Khalifa, rise prominently from behind the clouds. The overall atmosphere is ethereal and dreamlike.

LIVING ON
THE CLOUDS

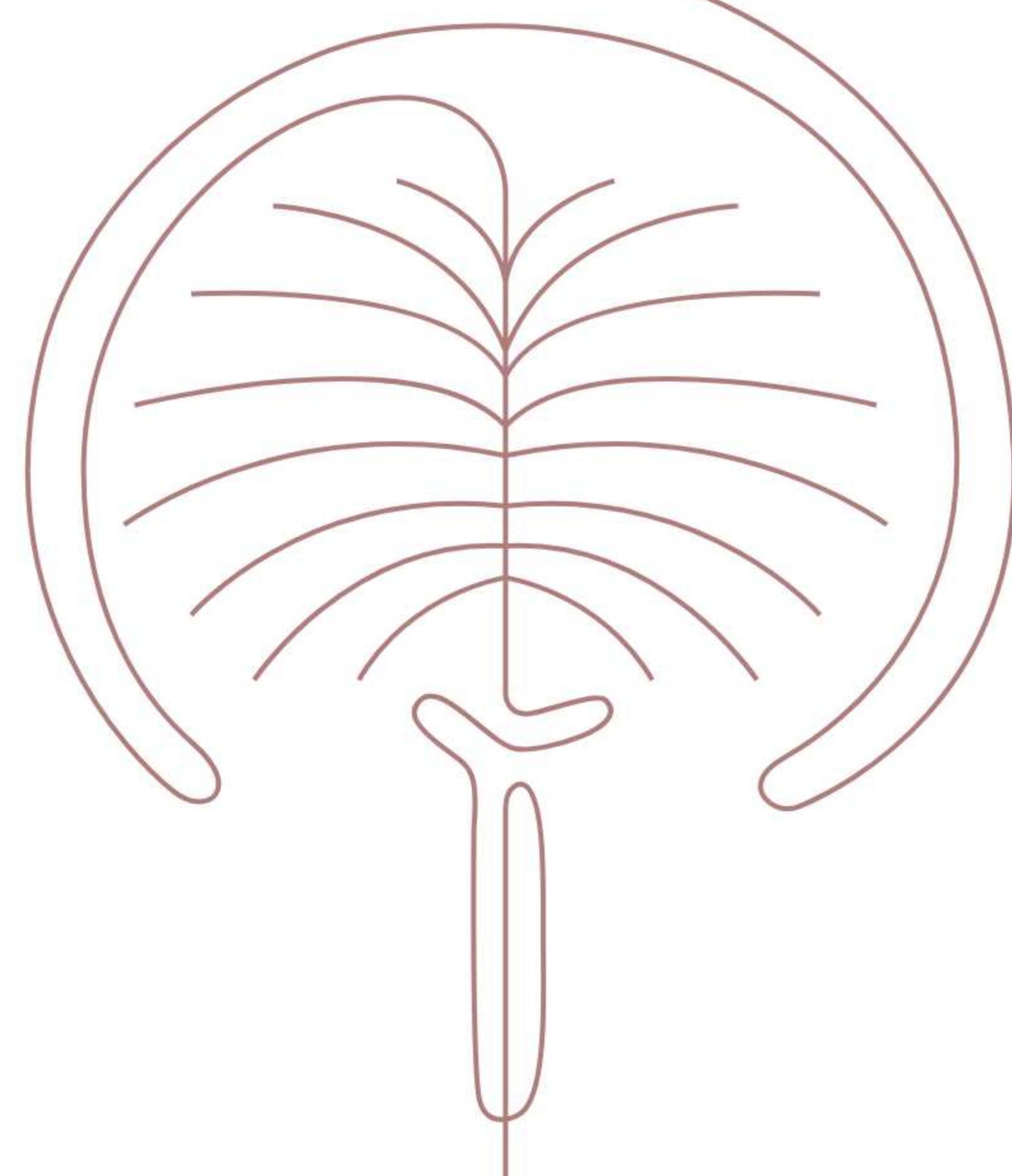


Your Oasis at Palm Jumeirah

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 water front 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 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 fingertips.



Being the first building on the trunk of Palm Jumeirah,
AVA at Palm Jumeirah,
Dorchester Collection, Dubai
occupies an incomparable
position on a world-renowned
landmark.

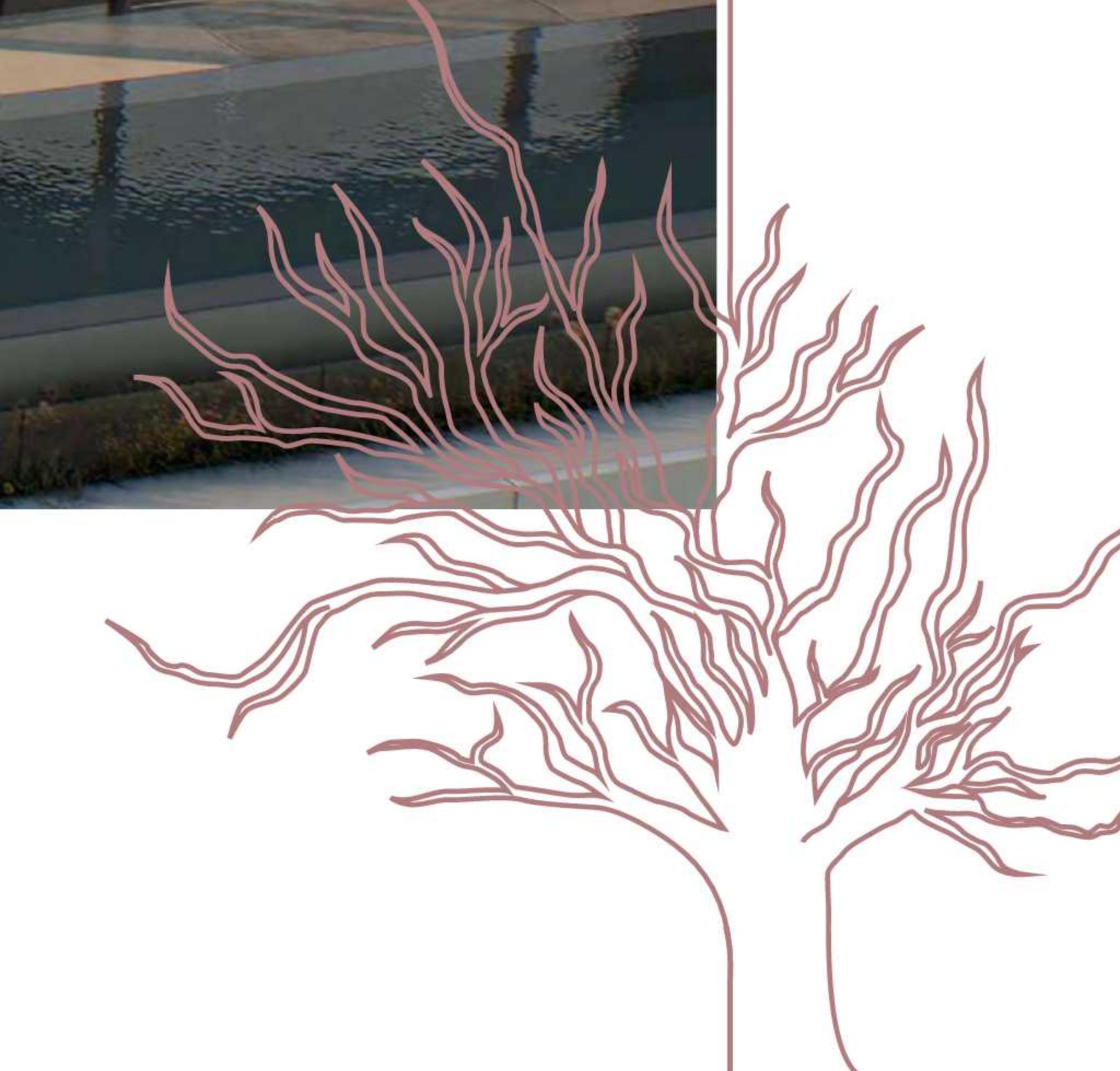


The Sky Palace

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 4 floors, this incomparable 33,406.72 sq. ft. residence will garner global attention from those who covet a day in the life of the owner.





The Sky Palace Features

Arrival experiences

Lobbies at the basement and ground level are dedicated solely for the Penthouse to provide complete discretion and tranquility upon arrival and exit

Private garage

A private garage capable of securing 8 motorcars

Personal panoramic lift

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

Life above 100m

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

Private internal lifts

2 internal lifts connect Sky Palace Level 1 to the Roof Terrace

Indoor garden

A 4 floor, 20m indoor garden connects all floors through the creation of incredible volume in the heart of the home

Floor to ceiling windows

Floor to ceiling heights of up to 5m provide a fantastic sense of space and light, blending outdoor and indoor living

Show and preparation kitchens

Bespoke design and construction from international designers and manufacturers caters to both the creation of intimate meals for friends and family and the hosting of large impressive gatherings

Formal dining area

Many possible arrangements with panoramic views across Dubai

Private office

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

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

Personal gym

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





5 Bedroom chambers

3 bedrooms with walk-in-closets that meet exacting standards

An expansive guest suite that would be the subject of envy for most international penthouses

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 and a safe room

Private salon

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

360° roof terrace

Indoor, outdoor living, a cooking station, service via elevator and an infinity lap pool that circles the building all with unmatched views across Palm Jumeirah, Burj Al Arab and Ain Dubai

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

Staff quarters

Equipped for 2 people with separate access to the property

Interiors

The international multi award-winning YODEZEEN design studio was established in 2010 with an eagerness to create a knowledge-based approach in design and architecture.

During these 11 years, YODEZEEN has created more than 800 projects of residential and commercial real estate across the world.

YODEZEEN provoke aesthetics to engage with colours, textures, materials and solutions, striving to create perfection. The studio aims to create individual, aesthetically stunning solutions for their customers by thoughtful development of projects employing unique styles and architecture.

The company's vision is based on 3 components, and each of them boldly, but intelligently forms a unique YODEZEEN style. The first and most obvious is aesthetics of the interiors. Then, comes a top level of project implementation – quality. And at last, you can get inspired by the high functionality of their solutions. In general, the whole residential design made by their studio is about high art.



Managed by Dorchester Collection

AVA at Palm Jumeirah contains its own 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 infinity edge 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.





Dorchester Collection
DUBAI

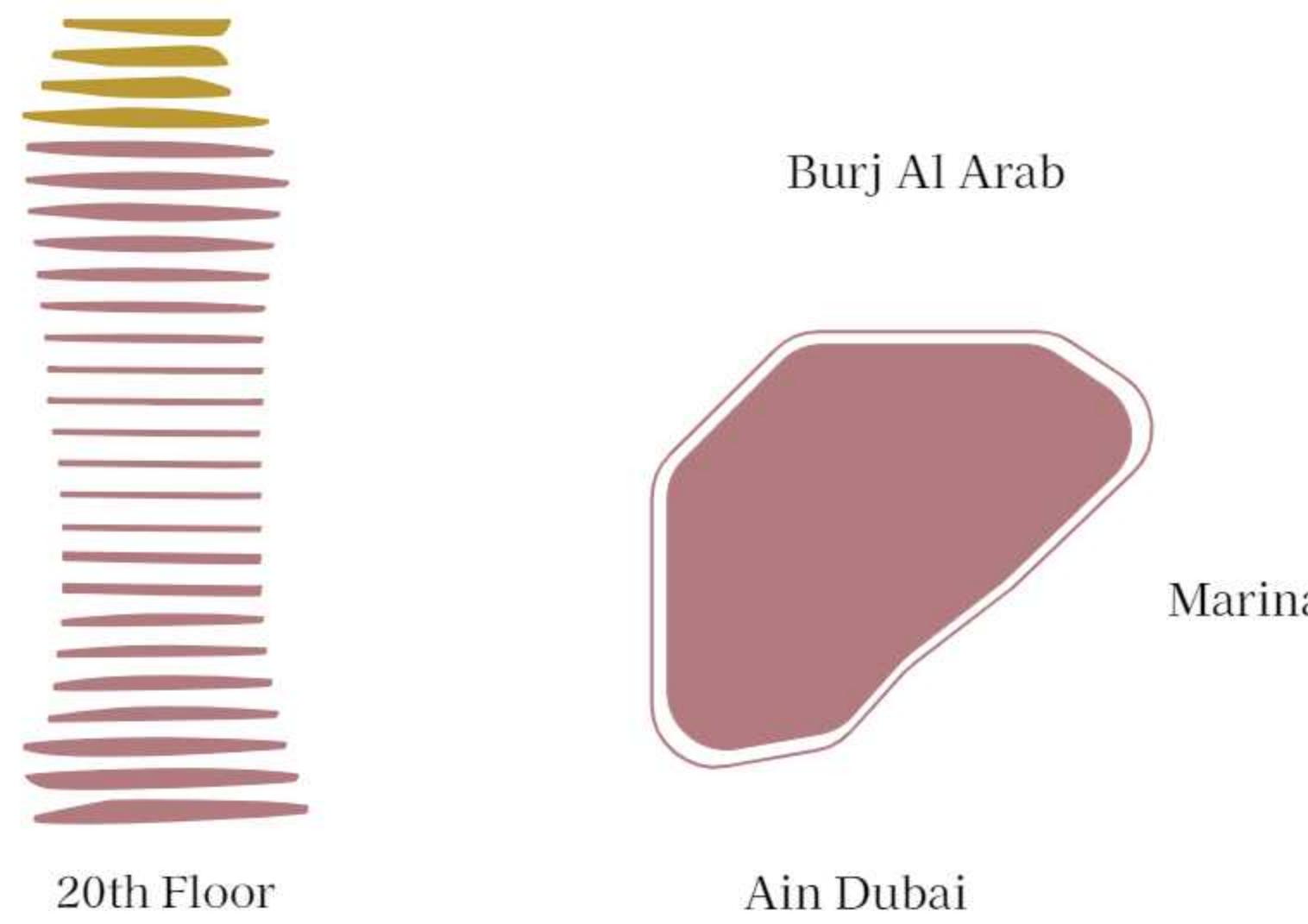
Sales Offer

Project name	AVA at Palm Jumeirah	Asking Price	250,000,000 AED
Unit of Interest	2001	Total Size	33,406.72 sq. ft.
Unit Type	Mega Penthouse	Bedrooms	5
Floor	20 th	Parking	8

Payment Plan

Installment No	Payment Milestone	PAYMENT (%)
1	Booking Fee	10%
2	On signing SPA - Booking Fee	15%
3	12 months from signing Expression of Interest	10%
4	24 months from signing Expression of Interest	15%
5	On Completion Date	50%
	Total	100%

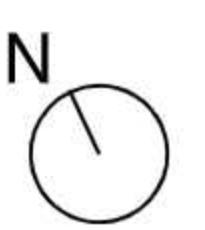
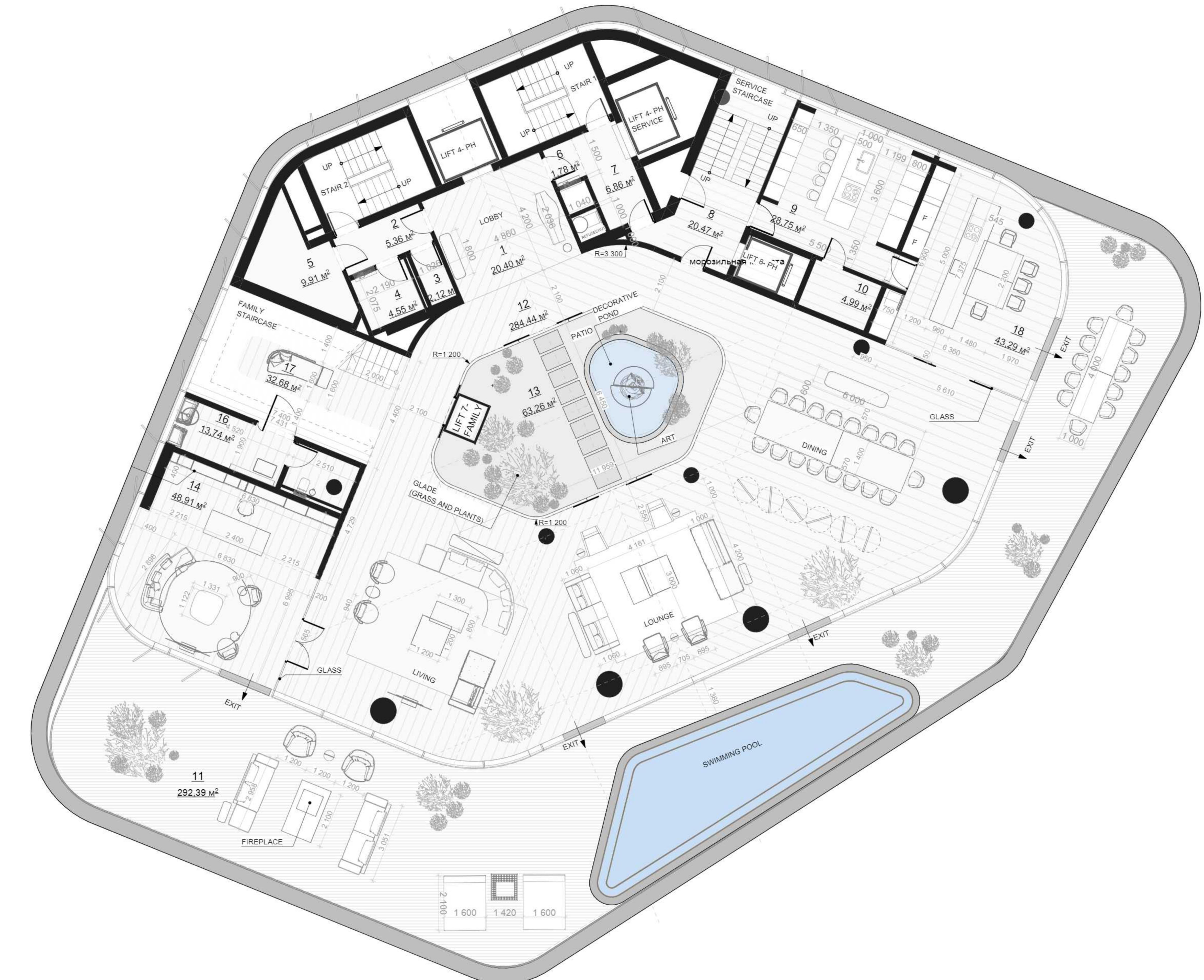




5 Bedroom Residence

Unit 2001 Bedrooms | 8 Bathrooms | 8 Parking Spaces

Residence	20,136.75 sq. ft.	1,870.75 sq. mt.
Terrace	13,269.97 sq. ft.	1,232.81 sq. mt.
Total	33,406.72 sq. ft.	3,103.56 sq. mt.





LEVEL 20 MEZZ. - PENTHOUSE FLOOR PL

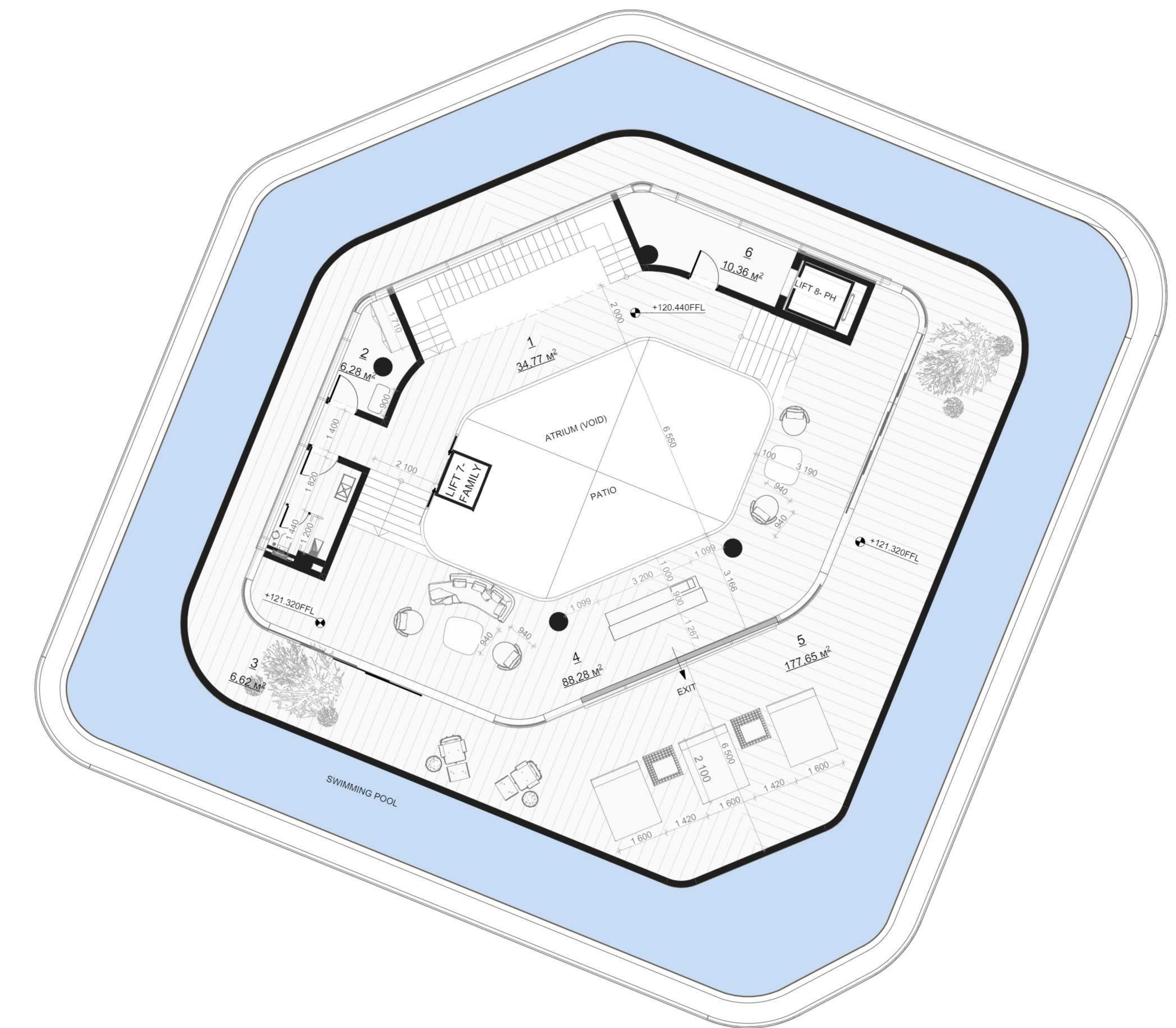


LEVEL 21 - PENTHOUSE FLOOR PLAN

N



LEVEL 22 - PENTHOUSE FLOOR PLAN



LEVEL 23 - PENTHOUSE FLOOR PLAN

N

AVA at Palm Jumeirah, Dorchester Collection, Dubai Features

- 270 degree unobstructed views of Dubai from the Palm Vista, Burj Al Arab, Dubai Marina and Ain Dubai
 - Private swimming pool and terrace for each unit
 - Fully equipped gym
 - Yoga studio
 - 24-hour concierge
 - Managed by Dorchester Collection
 - Residents' dedicated cinema for 12 guests
 - AVA boardroom, meeting rooms, and business centre
 - Library lounge
 - Access to One at Palm Jumeirah, Dorchester Collection, Dubai amenities
 - Lap pool
 - Infinity pool
 - 24-hour valet
- The images, artist representations, amenities and interior decorations, finishes, appliances and furnishings contained in this brochure are provided for illustrative purposes only.
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