

MARASI BAY

OMNIYAT

## A DESTINATION OF DISTINCTION

In a reimagined approach to urban living, OMNIYAT presents Marasi Bay, an ultra-luxury waterfront destination in the Burj Khalifa District.

A masterfully orchestrated blend of luxury residences, distinguished business spaces, world-class hospitality, wellness, and culture – all aligned to deliver the finest lifestyle experience.

Conceived with exceptional discretion and crafted with uncompromising precision, Marasi Bay is as a new epicentre of elevated living for a discerning global audience.







ENARA  
BY OMNIYAT

VELA  
VIENTO  
Dorchester Collection  
DUBAI

VELA  
Dorchester Collection  
DUBAI

THE  
LANA  
DUBAI  
DORCHESTER COLLECTION

THE  
LANA  
RESIDENCES, DUBAI  
DORCHESTER COLLECTION



## A RARE COLLECTION OF MASTERPIECES

Marasi Bay reimagines urban living by uniting an ensemble of architectural masterpieces and commercial spaces that set new benchmarks for luxury and innovation. Positioned at the intersection of dynamic business, sophisticated residential living, and world-class leisure, it embodies the highest expression of modern living in the Burj Khalifa District.



A RARE COLLECTION OF MASTERPIECES



THE  
LANA  
DUBAI  
DORCHESTER COLLECTION

The Lana, and the Lana Residences, Dorchester Collection, Dubai, are the world's new benchmark in luxury 5-star hotels and residences.

OMNIYAT commissioned UK's award-winning Foster + Partners, to create these two beautifully connected towers located directly on the waterfront. A 30-storey tower houses the 5-star hotel while the taller 32-storey tower houses a limited collection of only 39 residences that are managed by Dorchester Collection.

The timeless interiors are designed by world-renowned interior designers Gilles & Boissier. All residence owners also have direct and secure access from the residential tower to the hotel tower where they have use of the hotel's rooftop swimming pool, the 5-star Dior Spa and other recreational facilities as well as the fine dining restaurants including Riviera by Jean Imbert, and Jara by Martin Berasategui.







A RARE COLLECTION OF MASTERPIECES

# VELA

)( *Dorchester Collection*  
DUBAI

Rising above the sparkling waters of Marasi Bay, VELA, Dorchester Collection, Dubai, is a sublime celebration of waterfront living.

Only 38 private residences, including a spectacular three-storey Sky Palace, await the discerning few who seek a life without boundaries. Designed by renowned architectural firm Foster + Partners, each of VELA's residences present an unparalleled indoor-outdoor lifestyle. Floor-to-ceiling windows, vast terraces and L-shaped corner pools overlook stunning vistas of the Marina, the iconic Burj Khalifa and Downtown Dubai.

Residents enjoy signature dining along the promenade, peaceful moments in the adjacent Sunset Park, and a dedicated suite of amenities including a triple-height gym, private spa suite, cinema room, and an infinity-edge lap pool overlooking the marina.









A RARE COLLECTION OF MASTERPIECES



# VELA VIENTO

*Dorchester Collection*  
DUBAI

VELA Viento, Dorchester Collection, Dubai builds on the uplifting legacy of its sister property, VELA, in a powerfully transformative setting of waterfront living that shines with boundless possibilities.

The 95 residences range from two to four-bedroom units and are crowned by two extraordinary penthouses. The residences exemplify the delights of indoor-outdoor living, with select residences boasting private terrace pools and double-height spaces. Generous proportions create an ambiance of vastness, ideal for savouring the panoramic views of Marasi Bay, Burj Khalifa and Downtown Dubai. The bridges between the towers form 'hanging' dining rooms - an outstanding feature of three unique residences that turn a daily experience into a transcendent moment that blurs glass with sky.

With direct access to a vibrant promenade, VELA Viento offers outdoor wellness routes for jogging, cycling and walking, alongside signature dining concepts by world-renowned chefs. Seamlessly connected to VELA and The Lana, it establishes a new pace of life within Marasi Bay.







A RARE COLLECTION OF MASTERPIECES

# ENARA

BY OMNIYAT

Building upon the uplifting legacy of The Lana, Dorchester Collection, Dubai; The Lana Residences, Dorchester Collection, Dubai; and VELA and VELA Viento, Dorchester Collection, Dubai, OMNIYAT introduces ENARA by OMNIYAT.

Inspired by the Arabic word for 'enlightenment' or 'light', ENARA by OMNIYAT is the ultimate embodiment of light, drawing entrepreneurs, CEOs and other business luminaries to inspire, innovate and dream. ENARA seamlessly combines all the service and refinement of a five-star hotel with the prestige of a sustainable, future-proof and state-of-the-art office environment with dedicated ground-floor lobbies.

ENARA by OMNIYAT reimagines the future of business, offering a groundbreaking approach to commercial spaces that transcends tradition and embraces innovation with a total of 34 exclusive office spaces. From the first moment you step into the lobby, a sense of luxury extends seamlessly through the expansive, elegantly designed office areas, sophisticated meeting rooms, and the Private Members' Club.









## A CURATION OF LIFE'S FINEST MOMENTS

A dynamic flow of movement, creativity, and connection unfolds across the Marasi Bay waterfront. Along the promenade, residents and guests can experience a world defined by distinction: private yacht berths, serene floating parks, curated dining, boutique retail, and wellness sanctuaries. Shaped by visionary design and driven by world-class innovation, Marasi Bay invites you to embrace a new way of living, where Downtown Dubai meets the water.



CURATING LIFE'S FINEST MOMENTS

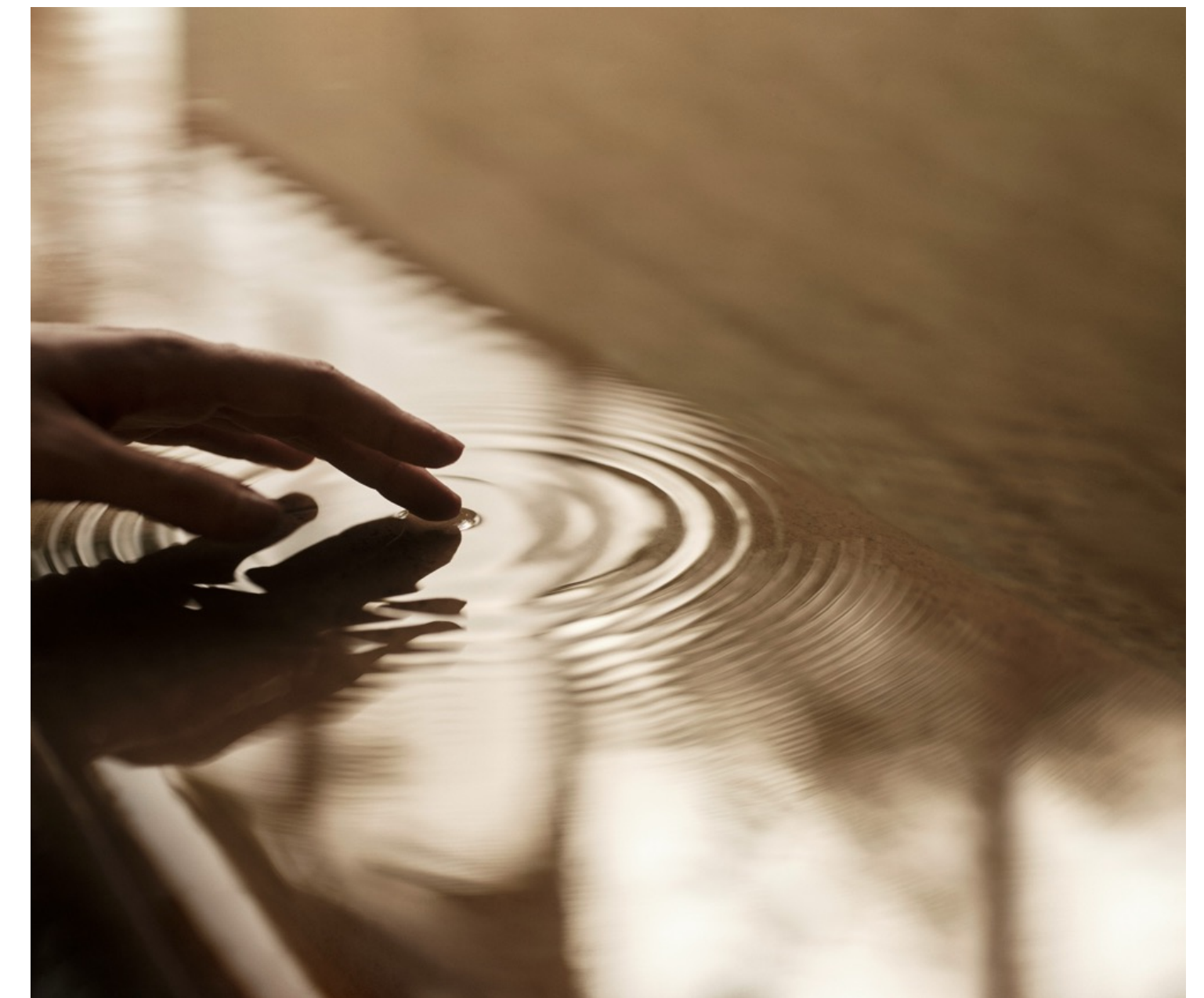


## MARASI BAY ISLAND

Adjacent to ENARA, Marasi Bay Island is the newest addition to this extraordinary destination, elevating the luxury ecosystem to an entirely new level with the introduction of a world-class beach club and refined island amenities centered around waterfront leisure, wellbeing, and elevated living.



CURATING LIFE'S FINEST MOMENTS





CURATING LIFE'S FINEST MOMENTS

# SUNSET PARK

A 30,000 sq. ft. central green space, Sunset Park brings together zones for wellness, leisure, and connection.

From a pet-friendly area and picnic lawns to private dining spaces with a chef's kitchen, every detail supports a vibrant, community-focused lifestyle. With meditation gardens and yoga terraces both thoughtfully designed to foster inner balance and holistic wellbeing Sunset Park becomes a sanctuary for everyday renewal.









CURATING LIFE'S FINEST MOMENTS



## MARINA YACHT CLUB

A refined harbour for arrival and escape, the Marina Yacht Club offers exclusive boating experiences and direct access to the bay. Enhanced promenade upgrades, a pedestrian bridge, and a tender boat service will improve water connectivity between Marasi Bay Island, The Lana Promenade, and OMNIYAT's masterpieces.



CURATING LIFE'S FINEST MOMENTS

## THE SIGNATURE PAVILLION

Envisioned as an elegant retail destination, the 10,000 sq. ft. Signature Pavilion will extend gracefully from the promenade into the calm waters of Marasi Bay.

Residents and visitors are invited to discover a meticulously curated collection of the world's most prestigious boutiques and luxury brands, delivering a shopping experience worthy of this extraordinary destination.







## KIDS' PLAY AREA

The Kids' Adventure Playground offers a dynamic space designed to spark imagination and creativity in younger minds. With a climbing wall, splash pad, and sensory zones, it provides endless opportunities for exploration and play. Situated along a relaxed coastal boardwalk and complemented by waterfront cafés and family-friendly dining, it's a space where children can thrive and families can enjoy quality time together.



CURATING LIFE'S FINEST MOMENTS

## PADEL COURT

A modern outdoor court surrounded by greenery and natural light, offering a dedicated space for active movement and focused play. With stunning views of OMNIYAT's iconic masterpieces, it serves as a gathering place for residents to engage in sport and community.





CURATING LIFE'S FINEST MOMENTS



## DIOR SPA

The Dior Spa at The Lana, Dorchester Collection, Dubai, is the first of its kind in the region—a serene sanctuary where Parisian elegance meets pioneering wellness. Blending Dior’s timeless heritage with cutting-edge treatments, the spa offers bespoke beauty rituals and immersive experiences designed to rejuvenate body and spirit in an atmosphere of refined sophistication.



## AN EXCEPTIONAL CULINARY ENSEMBLE

An invigorating addition to the Burj Khalifa District, Marasi Bay transforms the waterfront with its exclusive access to high-end dining, luxury retail, and open-air leisure. Offering sweeping views of the canal, the promenade creates a lively, pedestrian-friendly space that links the vibrancy of Marasi Bay to the elevated lifestyle of its residents and visitors.



AN EXCEPTIONAL CULINARY ENSEMBLE

THE LANA PROMENADE

# DRAGONFLY

Located on The Lana Promenade, an immersive modern Asian dining concept by chef Reif Othman, Dragonfly blends bold, flavour-led menus with refined technique and statement design. Offering elevated tasting experiences and private dining, it's a destination for those with a passion for exceptional cuisine.





AN EXCEPTIONAL CULINARY ENSEMBLE



THE LANA PROMENADE

## CHINA TANG

Originating from The Dorchester Hotel in London, China Tang brings Cantonese cuisine to Dubai with unmistakable elegance. Signature dishes such as Peking duck and handcrafted dim sum showcase refined culinary tradition with opulent, art deco-inspired setting.



AN EXCEPTIONAL CULINARY ENSEMBLE

THE LANA, DORCHESTER COLLECTION, DUBAI

## JARA BY MARTÍN BERASATEGUI

A refined tribute to Basque heritage, Jara presents elevated Spanish cuisine led by acclaimed chef Martín Berasategui. Expect a bold, contemporary menu built on open-fire cooking, signature tasting menus, and the deep flavours of Northern Spain.





AN EXCEPTIONAL CULINARY ENSEMBLE



THE LANA, DORCHESTER COLLECTION, DUBAI

## RIVIERA BY JEAN IMBERT

Sunlit and soulful, Riviera channels the spirit of the French Riviera and is curated by acclaimed chef Jean Imbert.

Mediterranean in flavour, the menu celebrates fresh seafood, seasonal vegetables, and Provençal charm in ever.



A rooftop lounge area with several white lounge chairs and large black umbrellas. The chairs are arranged in a row, and the umbrellas are open. In the background, a city skyline is visible across a body of water, with the sun setting behind the buildings. The sky is a mix of blue and orange, and the water reflects the sunset. The lounge is located on a rooftop, with a modern building visible on the right side of the frame.

# HIGH SOCIETY

A rooftop rendezvous layered with character – High Society is a vibrant cocktail lounge and dining concept. Elevated small plates and playful drinks are served in a space designed for Dubai's after-dark scene.



AN EXCEPTIONAL CULINARY ENSEMBLE

THE LANA, DORCHESTER COLLECTION, DUBAI

## THE GALLERY

An all-day dining concept offering a relaxed yet refined atmosphere. The Gallery moves from morning breakfasts to globally influenced lunches and elegant dinners – with a focus on seasonality, freshness, and understated sophistication.





AN EXCEPTIONAL CULINARY ENSEMBLE



THE LANA, DORCHESTER COLLECTION, DUBAI

## BONBON CAFÉ BY ANGELO MUSA

World-renowned pastry chef Angelo Musa presents Bonbon Café: a dessert-focused destination offering delicate viennoiseries, pâtisserie classics, and playful reimaginations of French favourites. Light bites and artisanal coffees complete the experience.



# BITTER HONEY

Bitter Honey is an intimate cocktail bar with a sharp edge. The menu focuses on crafted signature cocktails and premium spirits, paired with elevated bar bites. Deep tones, bold flavours, and an atmosphere of late-night charm define the space.





AN EXCEPTIONAL CULINARY ENSEMBLE

THE LANA, DORCHESTER COLLECTION, DUBAI

## VERANDA

Airy and inviting, Veranda offers café-style dining in a waterside setting. The international menu features fresh salads, artisanal sandwiches, and seasonal mains, ideal for leisurely lunches or coffee by the canal.





A couple is seated at a bar in a dimly lit room, looking out at a panoramic view of a city skyline at dusk. The woman is on the left, wearing a light-colored dress, and the man is on the right, wearing a dark shirt. They are both looking towards the right side of the frame. The bar counter is in the foreground, with several bottles and glasses on it. The background is a large window that looks out onto a city with many tall buildings, some of which are illuminated. The sky is a mix of orange and blue, suggesting sunset or sunrise. The overall atmosphere is romantic and sophisticated.

# TXAKOLINA

Inspired by the Basque country, Txakolina is a wine bar and kitchen with a distinct rhythm. It serves natural wines, cured meats, grilled plates, and tapas in a low-lit, vinyl-spun setting.



## POSITIONED FOR GREATNESS

Marasi Bay transcends a single landmark, cultivating a vibrant community while transforming the legacy of a once-commercial locale into something entirely new. Positioned between Downtown Dubai and Dubai Design District, it becomes the ultimate address for those seeking the perfect balance of luxury living and business excellence.







POSITIONED FOR GREATNESS



## ART TRAIL

An immersive Art Trail that weaves through the bay, showcasing sculptures, installations, and cultural moments that connect with the surrounding landscape. Pop-up events and activations, coupled with thoughtfully designed street furniture, foster community engagement and a dynamic environment.



POSITIONED FOR GREATNESS

## PRIVATE JETTY

Exclusive to OMNIYAT residents, a private jetty drop-off offers direct and effortless access to the open water, creating a seamless connection between home and sea.





POSITIONED FOR GREATNESS



## LANDSCAPED CONNECTIVITY

Shaded walkways and landscaped paths guide movement across Marasi Bay, linking key spaces with ease. Mist-cooling zones and hydration stations offer comfort during outdoor activities, while the area's prime location between Downtown Dubai and Dubai Design District connects residents to a lifestyle of connectivity and activity.



# HEART OF THE CITY

## Sights & Attractions

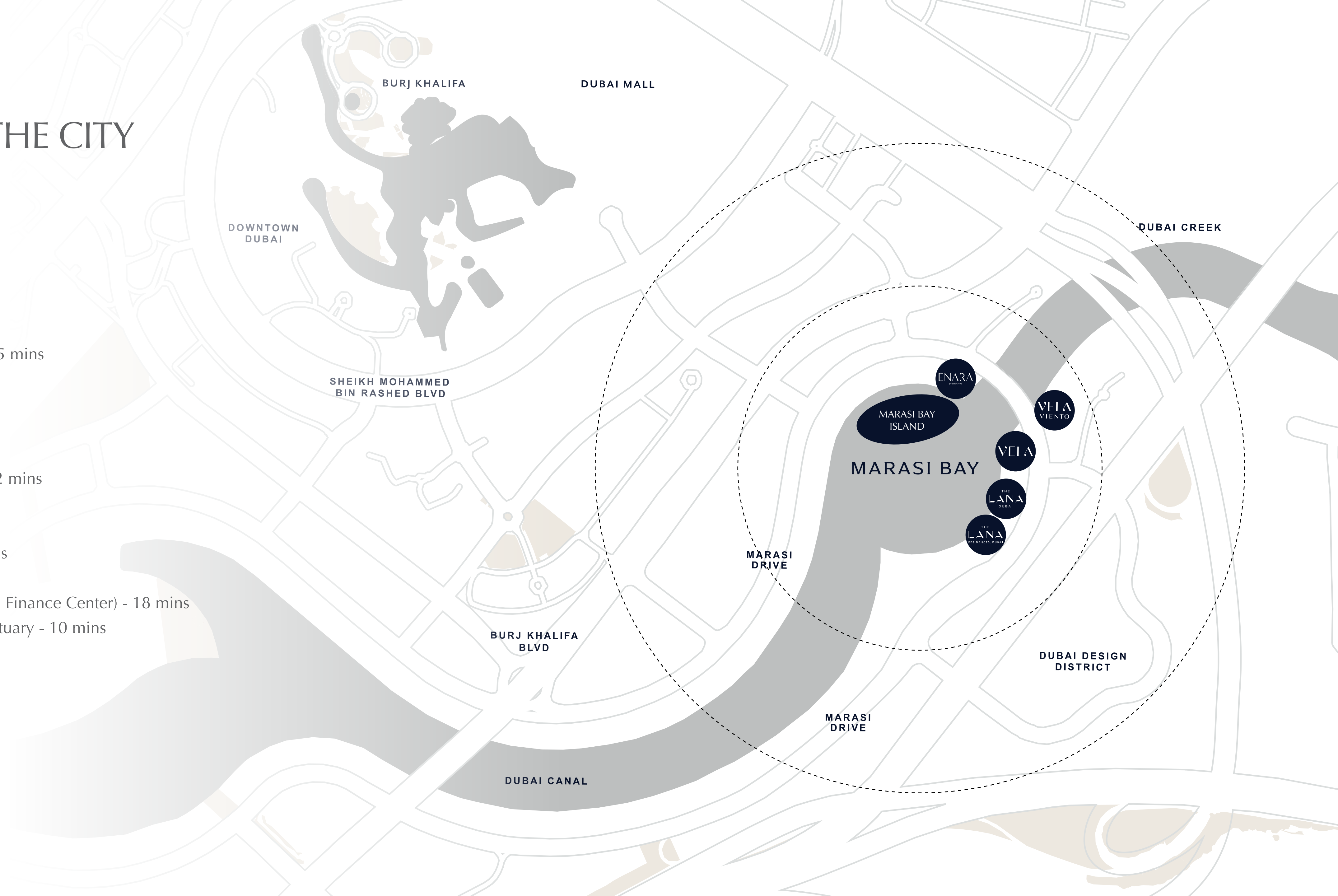
- Burj Khalifa - 12 mins
- Dubai Fountain - 12 mins
- Dubai Opera - 10 mins
- Museum of the Future - 15 mins
- Dubai Canal - 5 mins
- Burj Al Arab - 20 mins

## Dining & Shopping

- Dubai Design District - 12 mins
- Dubai Mall - 10 mins
- Souk Al Bahar - 10 mins
- Time Out Market - 10 mins
- City Walk - 15 mins
- DIFC (Dubai International Finance Center) - 18 mins
- Ras Al Khor Wildlife Sanctuary - 10 mins

## Connectivity

- Marasi Drive
- Sheikh Zayed Road
- Al Khail Road
- DXB Dubai Airport





CRAFTED BY  
VISIONARIES

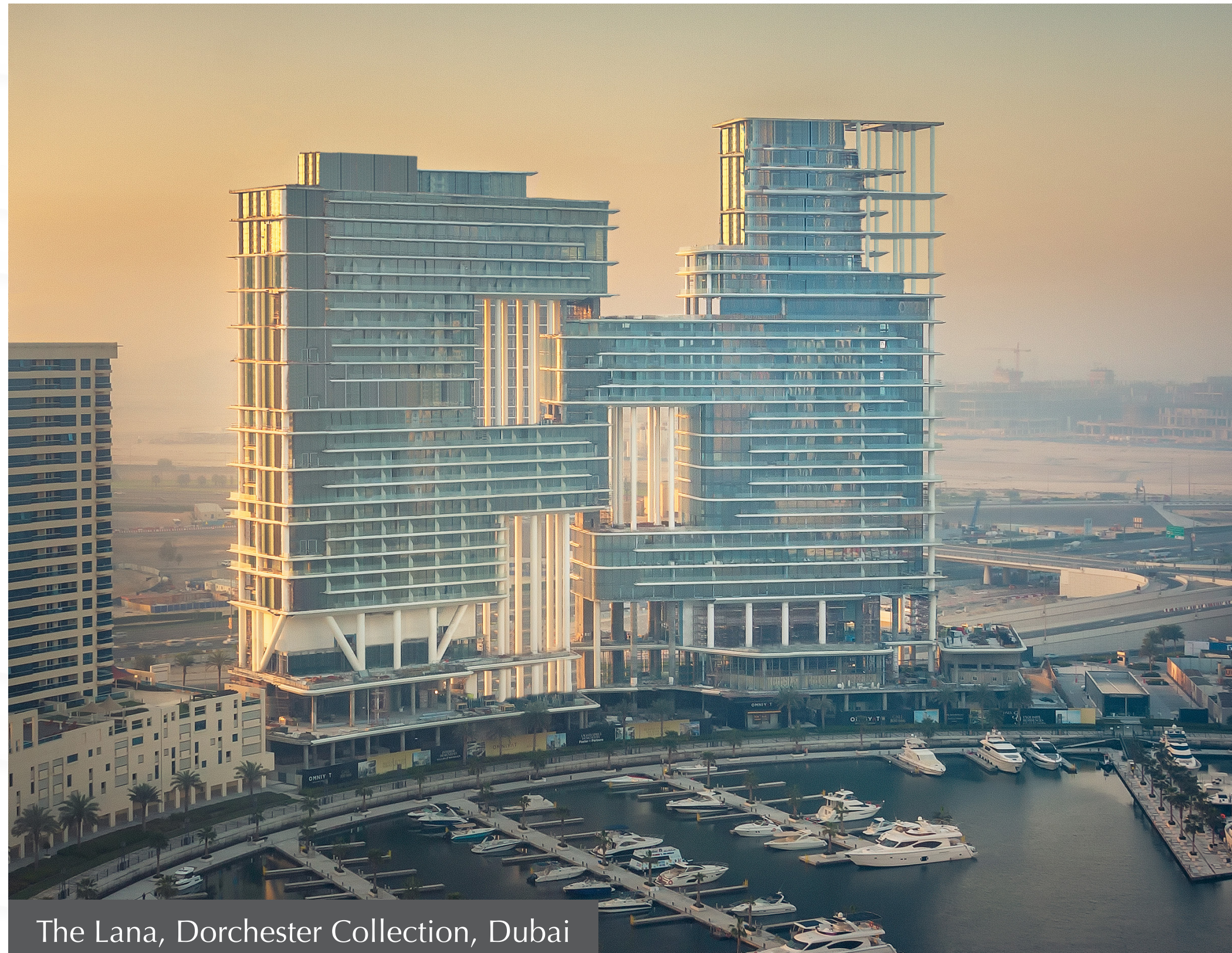




# ARCHITECTURAL EXCELLENCE

## Foster + Partners

One of the world's foremost architects, Norman Foster founded his architectural practice in 1967. Foster + Partners has been responsible for iconic buildings such as Apple's California headquarters, France's dramatic Millau Viaduct, London's 'Gherkin' tower and the The Lana Hotel in Dubai. The firm has garnered numerous awards, including the coveted Pritzker Prize in 1999.



The Lana, Dorchester Collection, Dubai

"OMNIYAT was very focused from day one on the value of design."

**GERARD EVENDEN, ON THE LANA RESIDENCES, DORCHESTER COLLECTION, DUBAI**



VELA Viento



VELA



# Gensler

Gensler is a globally renowned architectural firm, known for its innovative design and sustainability across iconic commercial, residential, and cultural projects worldwide. By merging creativity with advanced technology, Gensler creates spaces that inspire and elevate the human experience.

For ENARA, Gensler's architectural expertise brought to life a commercial masterpiece that seamlessly integrates cutting-edge design with a sustainable, future-proof office environment, meeting the highest global standards for wellness, sustainability, and digital connectivity.



ENARA by OMNIYAT





## INTERIORS BEYOND COMPARE

### **GILLES & BOISSIER**

Parisian designer duo Gilles & Boissier have brought their signature refined design to the forefront of OMNIYAT's properties once again. Drawing inspiration from their celebrated work on The Lana Residences, the interiors of VELA exude a striking yet serene ambiance.

Gilles & Boissier's projects include the Mandarin Oriental Paris; the Mandarin Oriental Ritz Madrid; and Hakkasan restaurants in Dubai and the US.



The Lana Residences



Mandarin Oriental Ritz, Madrid





# BANDA

## STUDIO

Banda, led by the visionary Edo Mapelli Mozzi, has quickly evolved into a globally renowned design practice, celebrated for its fusion of traditional craftsmanship and contemporary minimalism. With an award-winning team of over 50 talented designers, Banda has pushed the boundaries of luxury design with exceptional residences, multi-unit luxury developments, and hospitality projects across the globe, from New York to Dubai and Paris.

For VELA Viento, Dorchester Collection, Dubai, Banda has crafted interiors that elevate the building's architectural grandeur. The design draws inspiration from the waterfront setting, incorporating refined finishes and a sense of spaciousness that enhances the VELA Viento experience.



Avenue Émile-Deschanel, Paris



VELA Viento



111 West 57th Street, NYC



Managed by

⌘ *Dorchester Collection*



Dorchester Collection, renowned for their unwavering commitment to meticulous attention to detail and exceptional service, caters to the most discerning individuals.

All of OMNIYAT’s properties, managed by Dorchester Collection, continue this legacy of excellence. Residents can revel in impeccable attention to detail and the highest level of attentive service, reflecting the exceptional standards with Dorchester Collection’s iconic hotels worldwide



### À La Carte

- . Housekeeping
- . Laundry
- . Maintenance
- . Bespoke in-residence catering services
- . One-off dining events & functions
- . Floristry services
- . Bookings, reservations & appointments
- . Five-star experiences at home
- . Tender boat service & marina berthing



### Classic

- . Common area maintenance
- . 24/7 Residence concierge
- . Doorman & porter services
- . Valet parking Lifeguard & gym service
- . 24/7 Security services





OMNIYAT