

AVA^{AT}
PALM
JUMEIRAH

)C *Dorchester Collection*
DUBAI

by OMNIYAT

Factsheet

Your Oasis on The Palm

AVA at Palm Jumeirah, Dorchester Collection, Dubai, is a unique collection of 17 private havens designed for those with a visionary perspective who enjoy seamless living without boundaries. Inhabiting the meeting point between sky and sea, the distinctive, fluid form ascends as if from the ocean.





Location

Situated on the threshold of the world-renowned landmark, Palm Jumeirah, AVA at Palm Jumeirah occupies an incomparable position right at the very centre of Dubai. It is well placed next to OMNIYAT's other flagship property, One at Palm Jumeirah, Dorchester Collection, Dubai, creating the most exclusive cluster destination in Dubai.

Project Features

- Only 17 residences in total, defining AVA at Palm Jumeirah as the most exclusive residential address in Dubai
- Full floor units with floor to ceiling windows
- 270 degree views
- Private terrace with a pool to each unit
- Services managed by Dorchester Collection including valet parking, doorman and porter facilities, concierge, maintenance of common areas as well as additional à la carte services
- Dramatic & elegant arrival experience over edgeless bodies of water with a waterfall entrance and skyline views
- Unbeatable amenities including an infinity edge pool, gym, spa, boardroom, cinema room and yoga studio
- Shared amenities with neighbouring iconic One at Palm Jumeirah, also managed by Dorchester Collection. including beach, restaurant and jetty access
- 24/7 security
- One of the most sumptuous penthouses in the world, over multiple levels with a private panoramic elevator and private lobby
- Situated on the threshold of the world-renowned landmark, Palm Jumeirah
- Developed by globally acclaimed OMNIYAT, a Developer which elevates your life





Size Range per unit Type

Type	No. of units	Bedrooms	Areas
Simplex	5	3	from 6,400 to 7,200 Sq. Ft.
Simplex	10	4	from 6,700 to 8,800 Sq. Ft.
Duplex	1	4	17,000 Sq. Ft.
Penthouse	1	5	33,000+ Sq. Ft.

Unit Features

- Branded kitchens with world-leading appliances
- Expansive private terrace with private pool and landscape for each unit
- High quality finishes throughout the unit
- Smart home automation, enabling control of lighting, climate, curtains and AV
- Spacious 4m ceilings
- Full floor to ceiling glazing with motorized sliding doors, maximising an interplay of light and water to complement the 270 degree views
- Discrete, attentive à la carte services managed by Dorchester Collection to each residence, including cleaning, separate services entrance and more

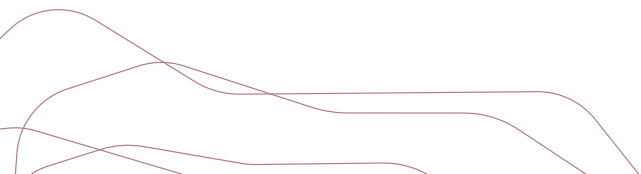




) (*Dorchester Collection*

Managed Services

- Five-star experience at home
- Attentive, discreet and professional
- Residences manager on call
- Doorman and porter services
- Dedicated concierge
- Valet and car grooming
- Direct access to One at Palm Jumeirah, Dorchester Collection, Dubai
- À la carte services on request



Amenities

- Dedicated in-house spa
- Large infinity edge temperature controlled outdoor pool with breathtaking views of Dubai's glittering skyline
- State of the art indoor cinema exclusively for residents
- Inspiring library lounge
- Fully equipped fitness centre
- Yoga studio
- Boardroom & business centre
- Access to all One at Palm Jumeirah, Dorchester Collection, Dubai including 100m white sand private beach and private jetty with indoor vitality pools



**FOR MORE INFORMATION
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