ENARA

BY OMNIYAT

WORK.
LIFE.
MASTERED.

Illuminating the journey to an unparalleled level of corporate prestige and sophistication, ENARA by OMNIYAT is a beacon on the Dubai skyline. 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.



20 YEARS OF IMAGINING THE IMPOSSIBLE

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.

Mahdi Amjad

Mahdi Amjad
Founder and Executive
Chairman of OMNIYAT


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ENARA IN NUMBERS

120 Metres high | 21 Levels | 560 Parking spaces

Sustainability:

UAE highest commercial Grade
LEED Platinum Pre-certification

Wellbeing:

WELL Platinum

Technology:

WiredScore Platinum Certified
SmartScore Platinum Certified

Total Office Space:

Internal: 298,809 sq. ft.
External: 79,793 sq. ft.
Total: 378,603 sq. ft.

Private Members' Club on Levels 1 to 2:

Internal: 16,725 sq. ft.
External: 11,727 sq. ft.
Total: 28,451 sq. ft.

Total Retail Space:

Internal: 19,642 sq. ft.
External: 13,432 sq. ft.
Total: 33,074 sq. ft.

12 office lifts including 4 VIP lifts

3 Shuttle lifts from basement car parking to Ground Floor
4 Pedestrian lifts between Promenade and Level 4 Business Centre
2 Pedestrian lifts between Promenade and Level 1 Private Members' Club





A DESTINATION OF DISTINCTION

In a completely re-imagined approach to urban living, OMNIYAT is transforming Dubai's Marasi Bay into an exclusive, ultra-luxury waterfront destination in the heart of the city. With a collection of architectural masterpieces, Marasi Bay embodies OMNIYAT's artistry and elevated lifestyle curation, from single properties to a sophisticated and entirely exclusive enclave.

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.

ENARA embodies the brand's philosophy of empowering lifestyles by merging ultra-luxury services with bespoke workspaces for the global business elite. With a vision to curate an incomparable ecosystem for those who seek to elevate their lifestyles and experiences, Marasi Bay exemplifies OMNIYAT's philosophy of empowering lifestyles by merging ultra-luxury with curated living.

MARASI BAY

OMNIYAT

IN THE HEART OF THE CITY

The Lana, Dorchester Collection, Dubai

- Regions' first Dior Spa
- Jara by Martín Berasategui
- Riviera by Jean Imbert
- High Society
- Bonbon Café by Angelo Musa
- The Lana Promenade

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:

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









AN AURA OF BRILLIANCE

ENARA by OMNIYAT 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 is more than a place: it is a vision where ambition and innovation are free to take flight.





VISIONARY SPACES FOR VISIONARY MINDS



ENARA by OMNIYAT offers generous, well-proportioned office spaces that are flexible enough to accommodate different layouts, designs and occupancies.

A palatial use of space, including **high ceilings and full-height windows**, fill the rooms with openness and light. **Generous landscaped terraces** for each office provide direct access to nature and create alternative welcome spaces for introspection and collaboration, while there are single-tenancy floorplates that benefit from **direct lift access** to ensure a feeling of absolute exclusivity.

ENARA is more than a place for business. It is a haven to help business leaders inspire the world.





UNPARALLELED POSSIBILITIES

Maximum efficiency is achieved through **flexible floor plates** on a large 40 ft. x 30 ft. column grid, with a compact core to the rear providing a large open volume for flexible space planning.

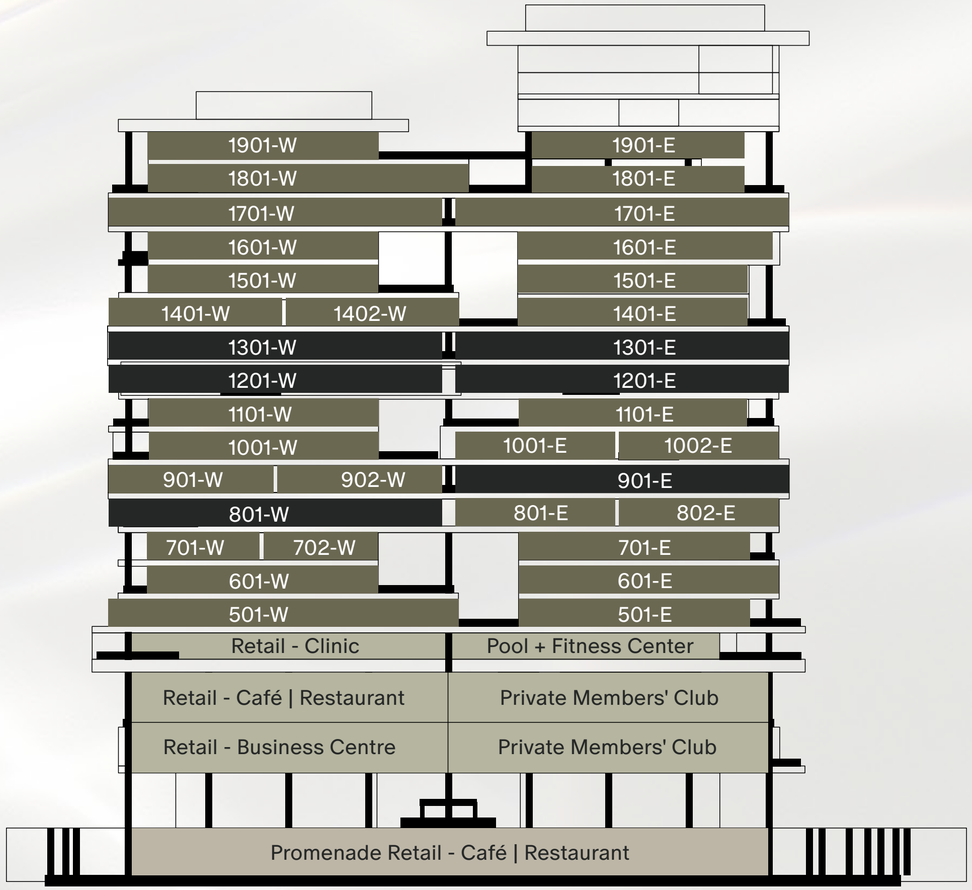
Designed to exceed BCO standards, floor plates comfortably achieve the new guidance of 1 person per 108 sq. ft., giving employees ample space to work comfortably.

Creating a new standard for ultra-premium office space, the interior can be further enhanced by increasing the person-to-space ratio to 1:20 or 1:30.

Flexibility is key to the variety of unit types within ENARA. Opportunities exist to **expand spaces by opening staircases and voids**, allowing businesses to create stunning simplex and duplex offices.



UNIT MIX



Private Members' Club	28 Grand Offices	6 Ultra-Grand Offices	Retail
28,451 sq. ft.	From 8,321 sq. ft.	From 11,829 sq. ft.	33,074 sq. ft.



TEST FIT - SIMPLEX

GRAND OFFICES

TOTAL HEADCOUNT: 62
(W/O Meeting Rooms)

AMENITIES
1 Reception
2 Terraces

OFFICES
1 Large Office
1 Medium Office

WORKSTATIONS (LEFT TO RIGHT)
Zone 1. Workstations 16pax
Zone 2. Workstations 16pax
Zone 3. Workstations 16pax
1 Phone Room

MEETING SPACES
1 Boardroom
1 Private Collaboration Room

SUPPORT SPACES
1 Female Toilet
1 Male Toilet
1 Guest Toilet
1 Private Toilet
1 Coffee Point
1 Print Point
1 Pantry
1 Guest Pantry
1 Storage Room
1 IT Room
1 Waste Room

AREA CALCULATIONS
Usable Area: (W/O Toilet Rooms, IT Room)

TOTAL: **676 SQM**
Density: **1 : 10 SQM/Person**



● 48 Workstations ● 03 Offices and Reception ● 11 Hot Desks


OMNIMAT
THE COOL FACTOR



TEST FIT - SIMPLEX

ULTRA-
GRAND OFFICES

TOTAL HEADCOUNT: 70
(W/O Meeting Rooms)

AMENITIES
1 Reception
1 Lounges
2 Terraces

OFFICES
1 Large Office
2 Medium Offices

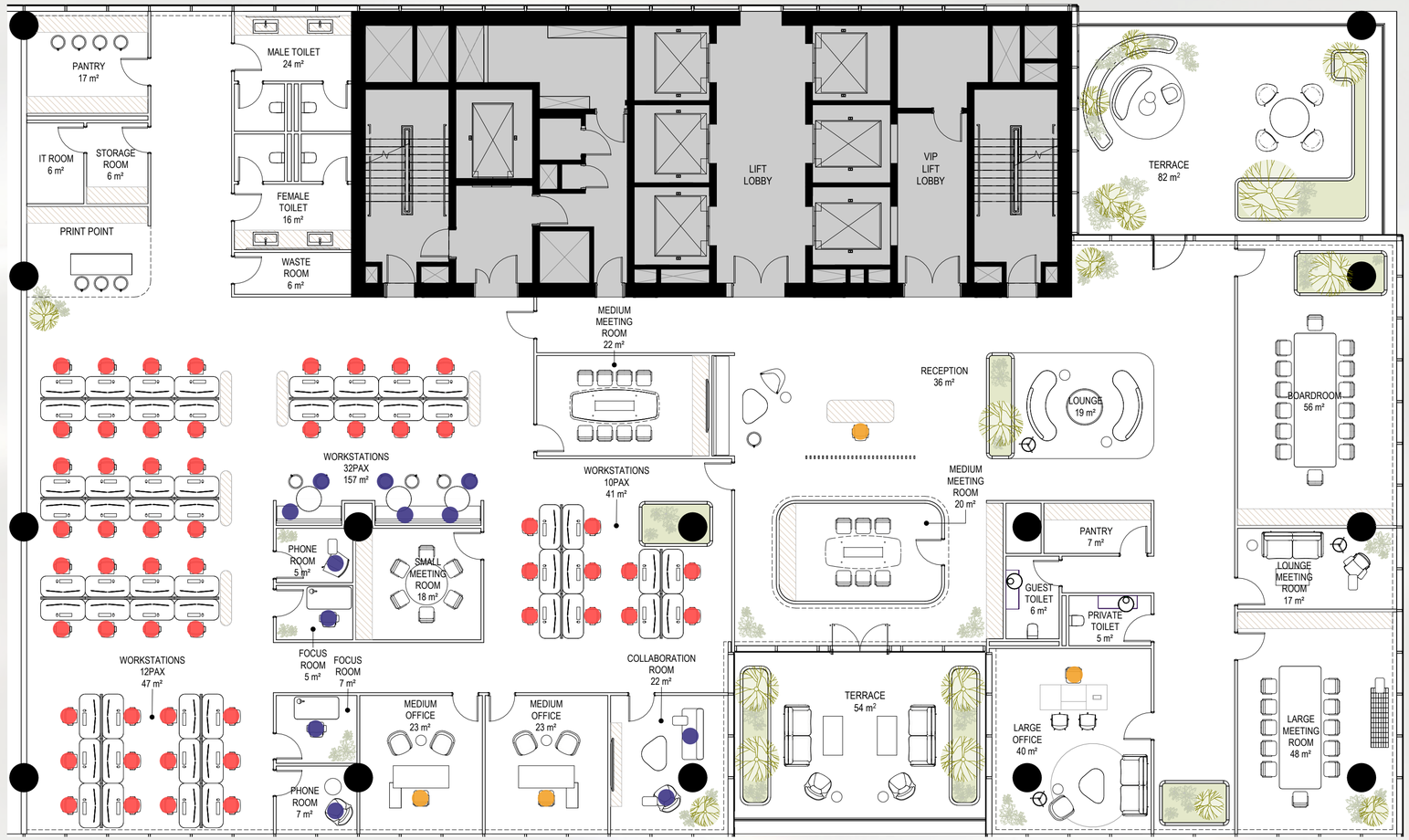
WORKSTATIONS (LEFT TO RIGHT)
Zone 1. Workstations 44pax
Zone 2. Workstations 10pax
2 Phone Rooms
2 Focus Rooms

MEETING SPACES
1 Boardroom
1 Large Meeting Room
2 Medium Meeting Rooms
1 Small Meeting Room
1 Collaboration Room
1 Lounge Meeting Room

SUPPORT SPACES
1 Female Washroom
1 Male Washroom
1 Guets Toilet
1 Private Toilet
1 Print Point
1 Coffee Point
2 Pantries
1 Storage Room
1 IT Room
1 Waster Room

AREA CALCULATIONS
Usable Area: (W/O Toilet Rooms, IT Room)

TOTAL: 950 SQM
Density: 1:13.5 SQM/Person



54 Workstations 04 Offices and Reception 12 Hot Desks


OMNIYAT







THE PRIVATE MEMBERS' CLUB

All owners and tenants receive an invitation to join and benefit from access to the exclusive private members' club, brought to you by OMNIYAT.

Welcome to the ultimate in luxury and convenience. This sanctuary of relaxation offers direct access from the offices on higher floors and features a club encompassing 28,451 sq. ft. of space, complete with exclusive amenities available at any time.

- Michelin-star fine-dining
- Bar lounge, coffee lounge
- Dedicated spa with pool, steam room, sauna and extensive treatments
- Fully-equipped fitness centre
- Landscaped sky deck with events space
- Business lounge with meeting and conference spaces



SCULPTED BY CORPORATE EXCELLENCE

Inspired by OMNIYAT's renowned residential and hotel portfolio, ENARA redefines corporate life with exceptional luxury. Featuring a beautifully designed pool, ENARA sets a new standard for integrating luxury with professional comfort.








ROBERT STILIN

TRANSCENDING BUSINESS

ENARA by OMNIYAT flows, inviting natural light from the adjacent water to play across interior surfaces, reflecting the dynamism and restless energy of the district. Warm, natural tones imbue each space with a serene ambience, while palatial levels of height and space emphasise the luxurious nature of the development.

This is more than a place to work; this is a place specially curated to energise, enrich and inspire.

CHOREOGRAPHY OF NATURE

Softened by an imaginative use of nature, ENARA by OMNIYAT changes the dynamic of corporate buildings, connecting those business leaders to the natural world.

Innovative landscape design encompasses 200,000 sq. ft., more than double the footprint of the site, while garden terraces ensure the rich rhythms of nature are never more than a casual glance or touch away.







STATE-OF-THE-ART TECHNOLOGY

- All offices meet or exceed the British Council of Offices (BCO) specifications.
- Smart Building Management Systems (BMS).
- Your number plate is read as you enter the parking garage, activating the air conditioning system in your office.
- WiredScore Certification, the global standard for digitally connected buildings.
- SmartScore Certification, for technologically advanced smart buildings.
- Extensive underground car parking and efficient heating, ventilation and air conditioning (HVAC) are complemented by exceptional levels of security.
- Certified through the WELL Building Standard v2 Platinum certification.

WiredScore PLATINUM

SmartScore PLATINUM

INTERNATIONAL WELL BUILDING INSTITUTE

LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN LEED GOLD





SUSTAINABLE DESIGN & TIMELESS APPEAL

- ENARA by OMNIYAT demonstrates significantly better energy efficiency than buildings that only comply with the local requirements. Its energy savings are equivalent to **removing 290 cars from Dubai's roads, or planting 60,681 trees.**

- Building façades integrate advanced insulation, high-performance neutral vision glass, and meticulously crafted brise soleil shading devices, all strategically positioned to deflect sunlight and minimize heat gain.

- Innovative landscape design, including a sand hydroponic irrigation system, lowers outdoor water use by **50% compared to baseline.**

- ENARA's lighting design combines natural daylight with advanced glare control to reduce eye strain, support circadian rhythms, and enhance visual comfort, promoting well-being.

- HVAC system delivers 100% outdoor air ventilation, ensuring that each space is supplied with fresh air that hasn't recirculated from other rooms. Enhanced indoor environmental quality **improves cognitive function by between 61% to 101%.**

- ENARA by OMNIYAT prioritizes the procurement and use of sustainable materials to minimize the carbon footprint and enhance resource efficiency. By emphasizing materials with high recycled content, ENARA's design targets to achieve a **24% reduction in Global Warming Potential (GWP).**

- This reduction is equivalent to **removing approximately 1,200 cars from the road for a year,** saving **the energy used by around 450 office spaces annually, planting over 6,000 trees.**

- By achieving WiredScore and SmartScore Platinum Certifications, ENARA by OMNIYAT sets a new benchmark for the region's digital connectivity and smart technology, **ranking among the top 1% of the highest-certified buildings worldwide.**

A LEGACY OF SERVICE

As part of OMNIYAT's portfolio of unparalleled residential and hotel developments, superior service is quite simply an integral part of every masterpiece. As such, here are just some of the services you can depend upon.

Office Concierge

Handles all aspects of client interactions, including reception and greetings, as well as managing conference room bookings, and providing printing, binding, and laminating services.

Wellness Concierge

Arranges access to performance training coaching and mental health sessions, together with spa and wellness bookings.

Lifestyle Concierge

Coordinates ticketing and event arrangements, as well as organizes transportation and dining reservations for clients.

Personal Services

Manages car cleaning, dry cleaning and tailoring services, as well as scheduling salon and hairdressing appointments.

Bespoke Services

The Office Concierge is equipped to assist with bespoke requests, including organising floral arrangements, catering services, private shopping experiences, event management, and travel arrangements via private boat or plane.





COMMUNITY AMENITIES

At ENARA by OMNIYAT, everyday living unfolds within Marasi Bay. With direct access to the waterfront promenade, owners and tenants are effortlessly connected to a world shaped by distinction, from curated dining to retail spaces, wellness sanctuaries, and immersive cultural moments.

Moments from The Lana, Dorchester Collection, Dubai, ENARA enjoys seamless connectivity to Marasi Bay Island, home to a private members' club and the Burj Khalifa District's first island beach club. Across the bridge, the 30,000 sq. ft. floating Sunset Park offers exclusive private dining experiences, while the Signature Pavilion unites curated retail and leisure in one refined destination. Along the promenade, jetty services and tender lounges offer accessibility through water, ensuring life at ENARA moves in perfect rhythm with the bay.

AN INCOMPARABLE PORTFOLIO

OMNIYAT has established a prestigious reputation for crafting masterpieces that leave a lasting legacy. Renowned for iconic residential landmarks like The Lana, Dorchester Collection, Dubai – crafted in collaboration with Foster + Partners and Gilles & Boissier – OMNIYAT excels in executing projects that define and fulfil the wishes of the world's most discerning clientele.

In Dubai and across the globe, OMNIYAT has created refined works of art that effortlessly blend creativity, quality and rarity. Building on the success of The Opus by OMNIYAT, a commercial icon designed by legendary architect Zaha Hadid, OMNIYAT now introduces ENARA to the world.

We imagine the extraordinary and build it into reality, elevating the exceptional to create immersive living experiences that redefine the concept of luxury living.

We call this
The Art of Elevation.

A TRUE EMBODIMENT OF THE FUTURE



WELCOME TO THE OPUS BY OMNIYAT

The Opus by OMNIYAT designed by Dame Zaha Hadid houses unique furnished residences, office space, and a mix of boutique retail and culinary experiences.

The Opus was envisioned and designed in its entirety by architectural legend, Dame Zaha Hadid. From exterior to interior, each detail is a powerful testament of her unique aesthetics and vision of the future.

The mesmerizing building is a celebration of Hadid's work as an inspiring visionary, who reshaped the boundaries of architecture as art and fundamentally changed the way people imagine and experience buildings.

OMNIYAT

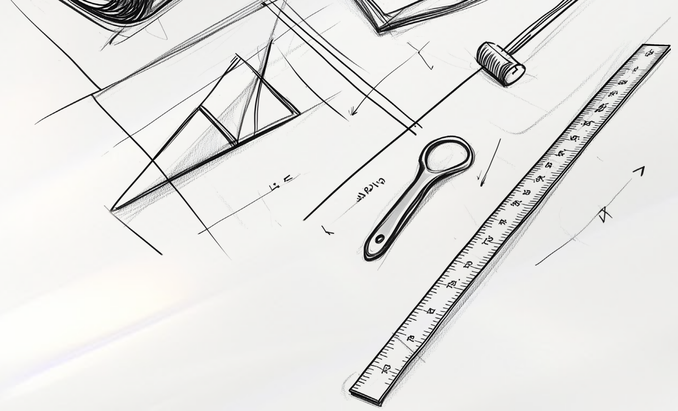
Atelier

Elevated Living

OMNIYAT Atelier extends its unparalleled expertise to the realm of corporate environments, offering full service interior design consultancy and turnkey solutions tailored to the unique requirements of ultra-luxury office spaces.

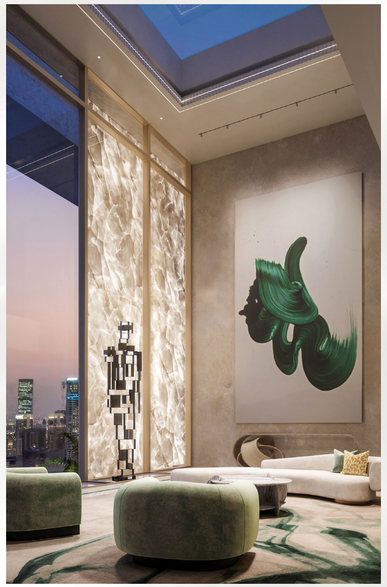
We are inspired by transforming your aesthetic vision into reality through exceptional design and expert craftsmanship. From conceptualization to implementation, OMNIYAT Atelier will seamlessly integrate sophisticated design with state-of-the-art technology and ergonomic principles, ensuring a workspace that embodies both functionality and aesthetic appeal.





From Concept to Completion

Partner with us for a complete journey from initial ideation through to final execution, or choose individual services that align with your specific needs.



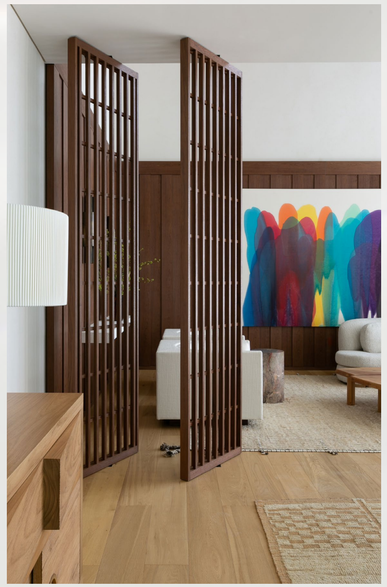
01

Interior Design



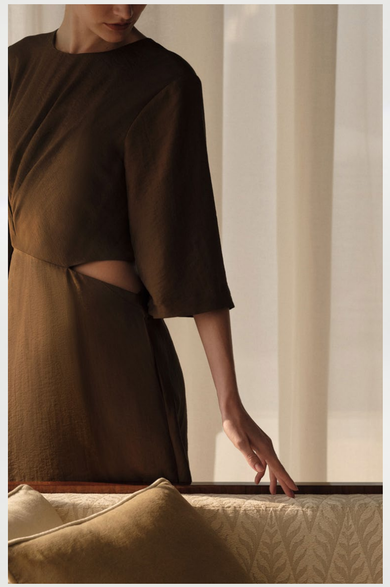
02

Furniture and
Fixtures Selection



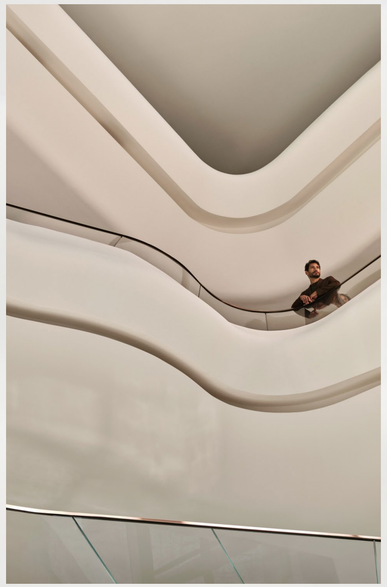
03

Renovation &
Interiors Fit-Out



04

Project Management



05

Private Office

OMNIYAT

20 YEARS OF IMAGINING
THE IMPOSSIBLE

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