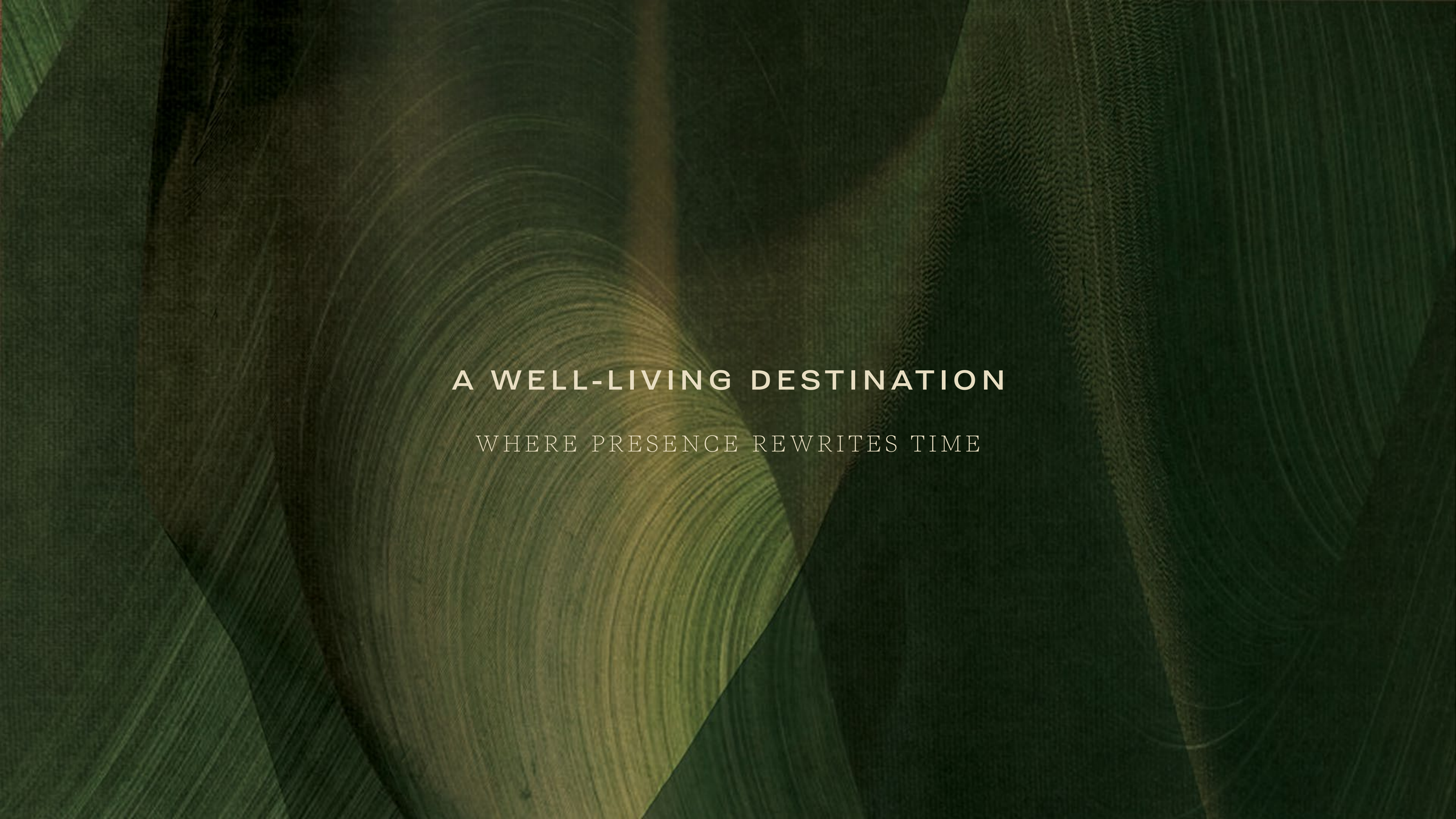
OMNIYAT

THE ALBA

DUBAI

DORCHESTER COLLECTION


A WELL-LIVING DESTINATION
WHERE PRESENCE REWRITES TIME



20 YEARS OF IMAGINING THE IMPOSSIBLE

Mahdi Amjad
Founder and Executive
Chairman of OMNIYAT

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.

WHERE LIFE DEEPENS BEING



The Alba introduces a new chapter in residential living, one shaped by architectural clarity, with regenerative rhythm, and an enduring approach to wellbeing.

Developed by OMNIYAT and set on Palm Jumeirah, The Alba is composed for well-living at every level: spatial, material, and experiential. From the way light moves through a room to the way materials meet the skin, each detail is shaped to support presence over time.



This vision reflects OMNIYAT's forward evolution. Known for singular projects such as The Opus by OMNIYAT, One at Palm Jumeirah, AVA at Palm Jumeirah, and The Lana, Dorchester Collection, Dubai, OMNIYAT has continuously redefined the visual and emotional identity of Dubai. With The Alba, that ambition turns inward, toward a deeper model of wellbeing, where alignment defines true luxury.



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THE DESTINATION



DUBAI’S FIRST FULLY-INTEGRATED WELL-LIVING LIFESTYLE DESTINATION



Living well here is treated as structure, embedded in how residents move, sleep, recover, and engage with space. The experience is composed across all disciplines.

Signature architecture by Zaha Hadid Architects sets the spatial tone with sculptural flow and soft transitions.

Curated landscaping by Vladimir Djurovic introduces calm across over 26,000 square metres of gardens, terraces, and water.

Select services by Dorchester Collection ensures life is managed with privacy and genuine care.

This is a calibrated ecosystem where architecture, science, nature, fitness, service, and gastronomy converge to enhance human potential, a place where presence becomes power.



LONGEVITY, SUSTAINABILITY & HUMAN OPTIMISATION

At the heart of The Alba lies the state-of-the-art Wellness Centre: 3,000 square metres of diagnostic, therapeutic, and restorative infrastructure, with precision diagnostics, regenerative therapies, and integrative medicine.

The Wellness Centre is the first of its kind and this holistic approach extends across hotel, residences, landscaping, fitness, beach and dining.





Every space, system, and service contributes to both personal wellbeing and planetary balance:

- Purified air, water, and light in every environment
- Landscapes that filter carbon and replenish a soil and sea
- Kitchens and procurement systems operating within circular economy principles

Sustainability as architecture and operation:

- Passive cooling through landscaping and high-performance envelopes
- From food waste to compost to landscape loops



02.



DESIGN TO SUSTAIN



WHERE VITALITY RESIDES

The Alba is designed as a complete environment, integrating architecture, atmosphere, and service. Light slips easily from room to room and gardens soften the edge between inside and out. With service handled precisely, rest and recovery are carried seamlessly through the day.

THE ALBA ESTATE

AA	THE ALBA, DORCHESTER COLLECTION, DUBAI
1	ORLA, DORCHESTER COLLECTION, DUBAI
2	ORLA INFINITY, DORCHESTER COLLECTION, DUBAI
3	AVA AT PALM JUMEIRAH, DORCHESTER COLLECTION, DUBAI
4	ONE AT PALM JUMEIRAH, DORCHESTER COLLECTION, DUBAI
5	ATLANTIS, THE PALM
6	THE ROYAL ATLANTIS




DESIGN TO SUSTAIN

ABOVE THE CURVE

Zaha Hadid Architects shape The Alba as a continuous spatial cadence. Curved floorplates and rounded corners create a natural sense of movement, while daylight is drawn deep into the interiors. Materials and finely tuned systems of air, sound, and privacy maintain an unbroken flow, preserving calm from morning into night.





HAVENS OF PERSONAL ESCAPE

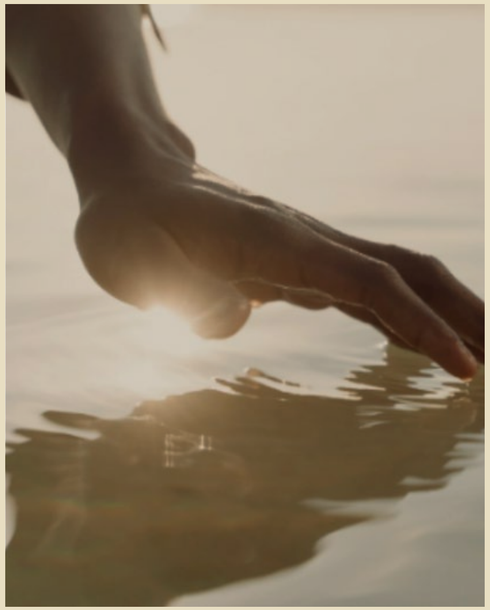
World-renowned landscape architect Vladimir Djurovic crafted a fine balance of serenity and beauty, integrating the natural world with the architectural splendour and elevated lifestyle of The Alba, Dorchester Collection, Dubai.

The buildings arced shapes emerge from a tropical forest, with abundant planting accentuating the architecture, fashioning shaded paths and walkways that wind down to the golden waterfront.

A flourishing arcadia where nature thrives and time unfolds at a slower pace.



THE CENTRAL OASIS



Set within 26,000 square metres of forested grounds, layered gardens, wellness lawns, water features, and shaded walks form a landscape for restoration. Vladimir Djurovic's design moves between open and secluded settings, from cabanas and lounges to a raised wellness courtyard and lagoon-facing decks.



Reflection, texture, and tropical density create an immersive calm that guides you from forest to water, sun to shade, and privacy to openness, all while regulating temperature and setting a natural pace.







Dorchester *Collection*

SEAMLESS BY DESIGN

Dorchester Collection brings its hallmark precision in service to The Alba, echoing the excellence of its most celebrated hotels. That precision protects time and preserves privacy, creating a way of life defined by ease. Dining and wellness are discreetly arranged, valet and concierge move without intrusion, and security remains constant. These layers of care let life move with composure, every detail refined.




DESIGN TO SUSTAIN

03.



THE ALBA RESIDENCES



SANCTUARIES OF SERENITY

The Alba Residences are defined by enduring form and refined structure. Each home is designed to adapt over time, supporting the rhythm of daily life. 72 simplex and duplex residences, along with three sculptural super-penthouses, command generous volumes and uninterrupted views. Every detail is measured to conserve energy, strengthen sustainability, and elevate the experience of living.

HOMES FOR PRESENCE

The Alba Residences translate architectural vision into daily life. Interiors by internationally acclaimed studios are composed with curved glazing that draws in light and opens each room to the horizon. Terraces extend into private pools and sun platforms overlooking Palm Jumeirah or the Dubai skyline. Master suites occupy entire wings, complete with shaded balconies, integrated wellness systems, and insulated bedrooms. Two interior schemes offer distinct expressions, allowing each residence to reflect an individual character.

These homes are shaped for well-living, crafted with detail, and defined by a standard of living that endures.







04.



THE ALBA RESORT RESIDENCES


THE ALBA RESORT RESIDENCES



Within The Alba's beachfront garden, 65 Resort Residences, serviced by Dorchester Collection, are defined by enduring design and composure. Layouts are spacious and adaptable, detailed with natural finishes, concealed kitchens, and integrated systems. Sea-facing terraces and shaded balconies open to the horizon, shaping a private way of living.

MASTERFULLY CURATED INTERIORS



Thoughtful lighting design and expansive floor-to-ceiling windows work together to enhance mood, sleep, and wellness by aligning with natural circadian rhythms. With ceilings rising to 3.2 metres, each residence offers a sense of openness and sophistication, conceived to elevate every moment of living at the Alba.

Interiors are shaped by sophisticated layouts that maximise natural light, supported by intelligent home automation and smart-lighting systems. Enhanced sound and heat insulation ensure restorative rest, while optimised air quality promotes a continuous sense of balance and vitality within the home.





Ownership includes access to full hotel amenities and residential services, from wellness scheduling to private dining and daily care. On the upper level, the Sunset Lounge offers 400 square metres, with uninterrupted sunsets over Palm Jumeirah and panoramic views across the Central Oasis.

The lounge brings together indoor and outdoor settings, including a business lounge and an elevated green terrace, offering a distinct vantage point for life at The Alba.







The Sunset Lounge is reserved for exclusive use by the Alba Resort Residences owners

05.



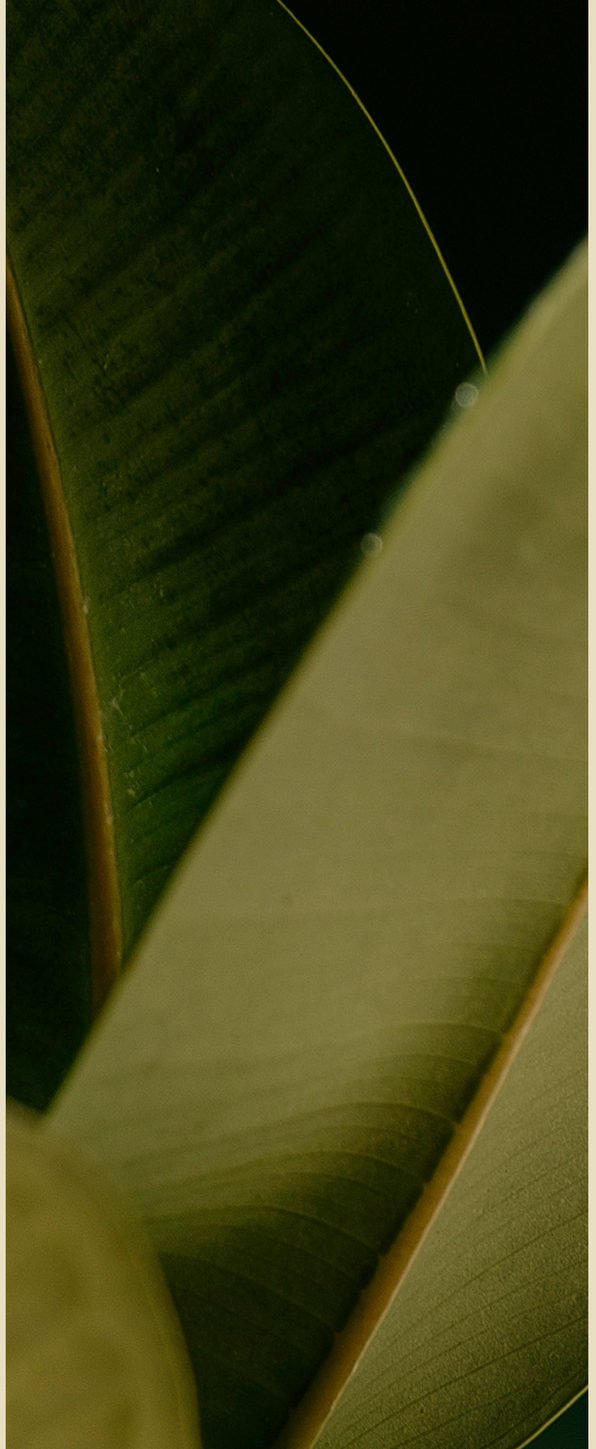
THE ALBA HOTEL

A LEGACY OF LIVING WELL



The Alba Hotel is the second Dorchester Collection destination in the Middle East and the first with direct access to the sea. Set within the gardens of The Alba on Palm Jumeirah, it introduces a clear, contemporary expression of well-living a way of staying that feels both measured and alive.

Zaha Hadid Architects shaped the building with precision, its curved forms opening gently toward the coast. The surrounding gardens by Vladimir Djurovic draw water, shade, and texture into the architecture, softening every edge. Together they create a calm rhythm that moves naturally between indoors and outdoor.



Life at The Alba Hotel follows an easy rhythm. Service moves without interruption. Details reveal themselves slowly - in the way light falls, in the quiet confidence of the setting. Each moment is considered but never rehearsed. Together they create a sense of ease that feels unmistakably human: the simple, measured pleasure of living well.



FROM SOIL TO SOUL: CULINARY PHILOSOPHY



At The Alba, cuisine reflects its “from soil to soul” philosophy, uniting food, nature, and wellbeing.

Ingredients are grown, gathered, and prepared on-site through regenerative farming, natural seasonal cycles, and coastal resilience planting.

Fresh herbs are picked at dawn, raw honey comes from in-house hives, and heritage grains and vegetables are cultivated in nutrient-rich soil.

The menus evolve with the seasons, using gentle methods such as cold-pressed extractions and low-impact cooking to preserve purity and nutritional potency.

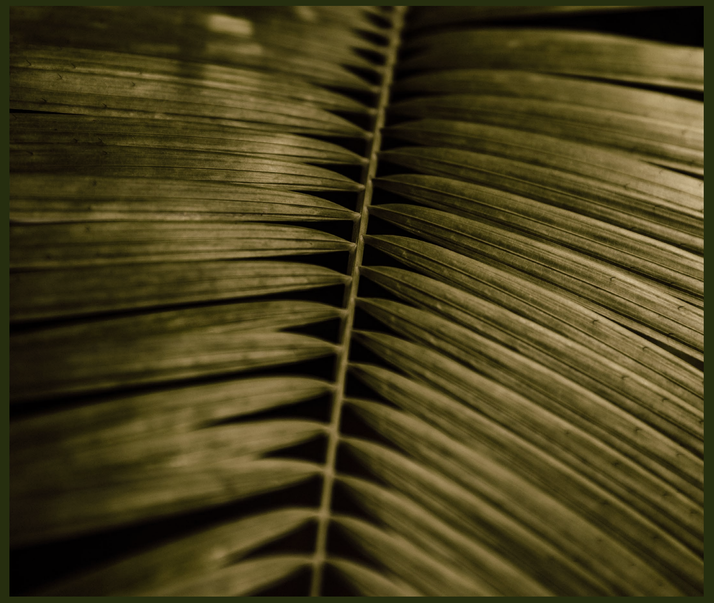
The result is food that embodies the land itself, nourishing, sustainable, and crafted with quiet integrity. It is a cuisine rooted in place and purpose, designed to support long-term wellbeing while expressing a refined, modern Mediterranean sensibility tailored for Dubai.

GASTRONOMY WITH PURPOSE

At The Alba, every menu is purposefully engineered to support holistic wellbeing, from boosting focus with dopamine-enhancing ingredients to nurturing calm through GABA, uplifting mood via serotonin, and maintaining balanced glucose for sustained vitality.

Our culinary philosophy is rooted in zero-waste, circular systems that govern preparation, production, and procurement, ensuring that sustainability is felt through impact, not seen through effort.





OUR PROMISE

- Culinary as precision modulation, far beyond wellness trends

- Sustainability visible in intent, invisible in compromise



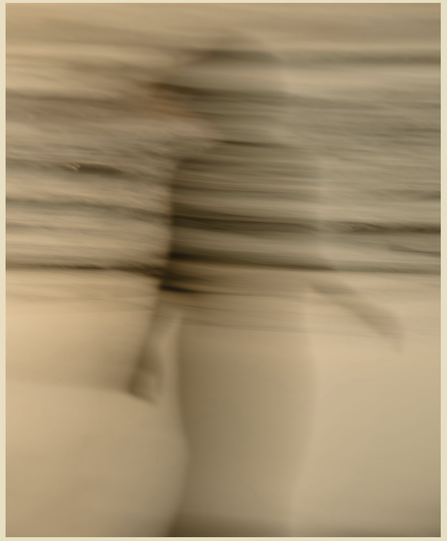
THE MAIN RESTAURANT

Located on the lower ground floor, this is the centre of dining at The Alba Hotel. The room opens to the Central Oasis for breakfast and transforms into a warm, intimate setting by night. The menu highlights global cuisine with a focus on balance and wellbeing.

POOL BAR & LOUNGE

At the edge of the gardens and beach, this venue captures the horizon of Palm Jumeirah. Days are relaxed and open, while evenings carry a soft energy under the light of the city.





LOBBY LOUNGE

A bright, sculpted space at the heart of the hotel. Open from morning to late evening, it moves easily through the day - breakfast, afternoon tea, and evening drinks. The setting balances natural light with a quiet atmosphere, offering both indoor and outdoor moments.

RETAIL BOUTIQUE & PROVIDER

A boutique that brings together gastronomy and craft. Guests find fine pastries, coffee, and gourmet produce alongside curated pieces and gifts. The mezzanine hosts a tasting area for wine and deli experiences.

WATER LOUNGE & BAR

An elegant bar inspired by 1960s sophistication. High ceilings, dark tones, and a glowing backbar set the scene. Inside, private corners invite slower hours with jazz, soul, and conversation.



06.



CARE MODEL



CARE MODEL

RESTORATION IS LONGEVITY

At The Alba, service is designed to operate seamlessly in the background, preserving time and privacy. Every interaction is intentional and every gesture measured, enabling residents move through the day with confidence.

RESIDENTIAL CARE

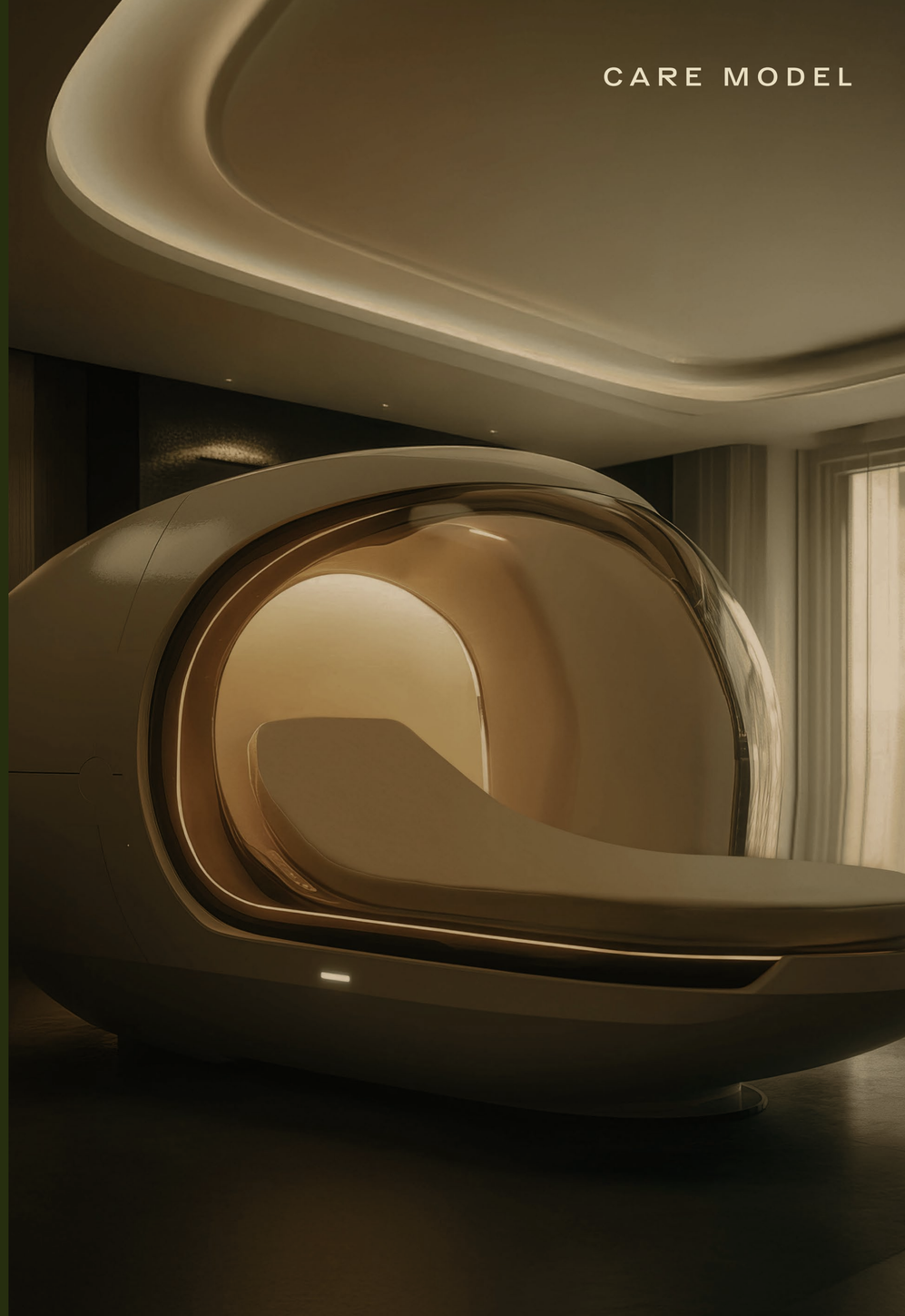
Residential care is defined at the highest standard, with attentive arrival services, onsite security, meticulous upkeep of interiors and discreet management of personal requirements, from wardrobe care to vehicle readiness. Every moment at home carries the same ease and refinement as the spaces themselves.

PRIVILIGES OF BELONGING

Led by Dorchester Collection, the service model is carefully structured and delivered with discretion. From daily hospitality to long-term wellbeing, every detail is handled with precision. Life is kept in balance through systems that simplify essentials and relieve residents of routine.

WELLBEING IN MOTION

Spa treatments, nutrition, childcare, entertaining, and travel are seamlessly coordinated. A sense of belonging is reinforced through resident amenities such as signature dining, together with exclusive access to Dorchester Collection's global privileges, connecting guests and residents to culture and comfort wherever they are.



THE WELLNESS CENTRE



At The Alba, the Wellness Centre is the heart of a new era in personalised health; where advanced diagnostics, regenerative medicine, and restorative therapies converge to extend vitality. Here, world-leading specialists deliver precision care through comprehensive medical evaluation, genomic insights, proactive screening, and biomolecular innovation. Every programme is tailored, seamlessly integrating performance, nutrition, sleep, emotional wellbeing, and aesthetic refinement. From predictive biomarkers to cellular regeneration, from brain optimisation to holistic therapies, this is longevity expressed as an elevated, curated lifestyle.



CARE MODEL

PRECISION DIAGNOSTICS & PREDICTIVE HEALTH

A complete picture of your current and future health, measured with scientific clarity.

REGENERATIVE & CELLULAR MEDICINE

Restoring structure, energy, and vitality at a cellular level.

REVITALISING MEDICINE & IV THERAPY

Bioactive infusions designed to enhance performance, metabolism and cognitive clarity.

PERFORMANCE, RECOVERY & PHYSICAL OPTIMISATION

Train like an athlete. Recover like one. Thrive beyond expectations.

BRAIN HEALTH & EMOTIONAL WELLBEING

Cognitive sharpness meets emotional equilibrium.

WOMEN'S & MEN'S LONGEVITY PROGRAMS

Specialised hormonal and preventative care for every stage of life.

HOLISTIC THERAPIES & RESTORATIVE SPA

Ancient wisdom refined with modern precision.

DERMO-AESTHETIC MEDICINE

Elevated beauty; subtle and highly personalised.



Dorchester *Collection*

A SEAMLESS CONTINUUM OF SERVICE & EXPERIENCE

Residents benefit from Dorchester Collection service standards and OMNIYAT's private client service managers:

- Housekeeping, maintenance, and in-residence dining.
- Childcare, tutoring, spa, and wellness coordination.
- Personal trainers, therapists, and performance coaches.
- Travel planning, yacht charters, and cultural itineraries.

This is a permanent hospitality-grade, offering a lifestyle where ownership feels like membership in a living ecosystem.





07.



SUSTAINABILITY

SUSTAINABLE ARCHITECTURE FOR MODERN LIVING

OMNIYAT's architectural approach brings together energy-efficient technologies and high-performance materials to prioritise both comfort and sustainability. Advanced insulation and engineered façades create a climate-controlled indoor environment, minimising heat transfer and reducing the need for constant cooling.

For residents, this means year-round comfort even in Dubai's intense climate, while owners benefit from reduced energy expenses and a valuable, sustainable property investment.

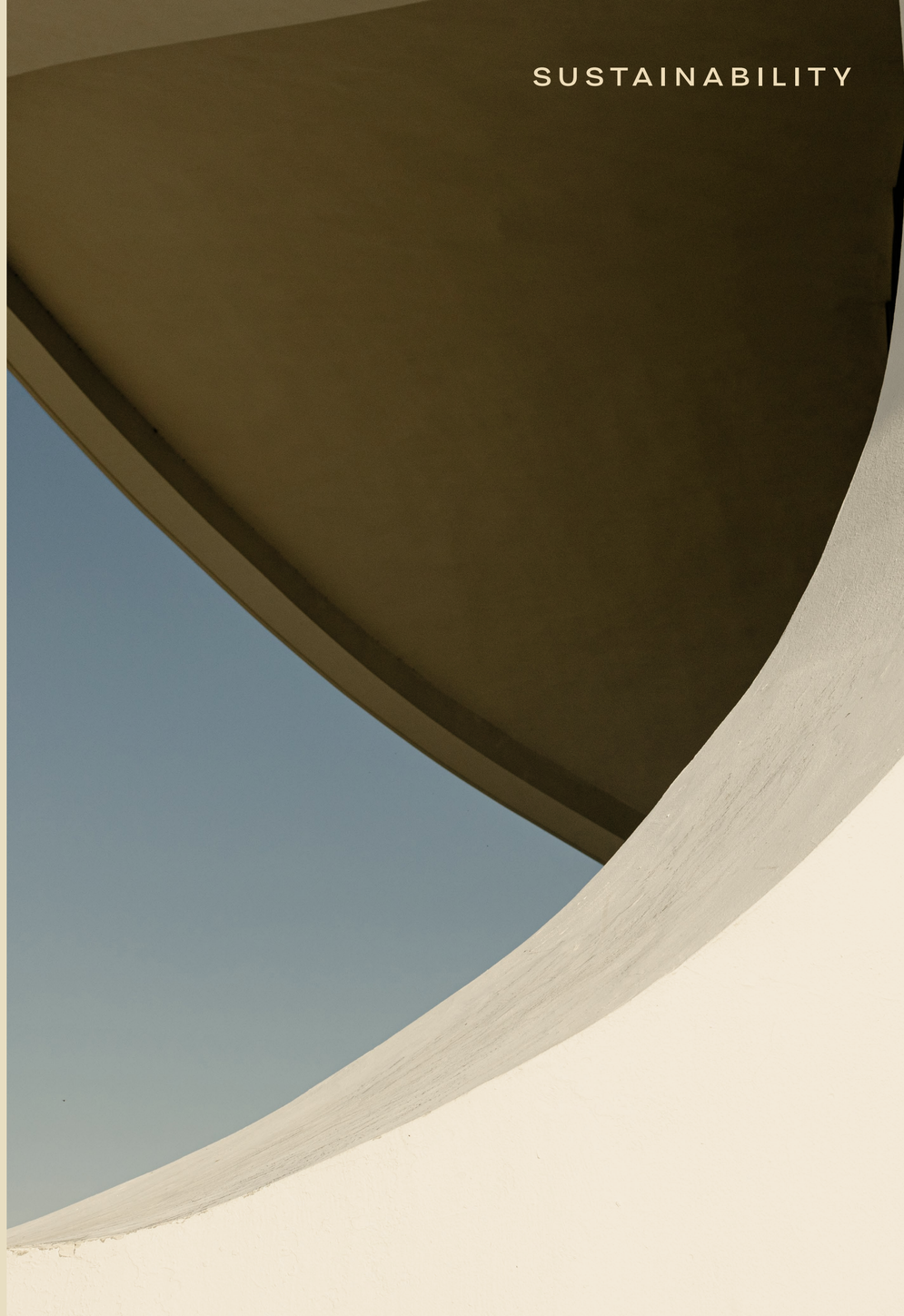
ADVANCED INSULATION AND ENGINEERED FAÇADES

Specially engineered insulation and reflective façades materials deflect heat and retain cool air, significantly reducing the building's overall heat load. This system contributes to an overall energy savings of 20%, enhancing indoor comfort, lowering energy costs, and reducing carbon emissions - equivalent to removing approximately 150 cars from the road each year.

ENERGY-EFFICIENT COOLING SYSTEMS

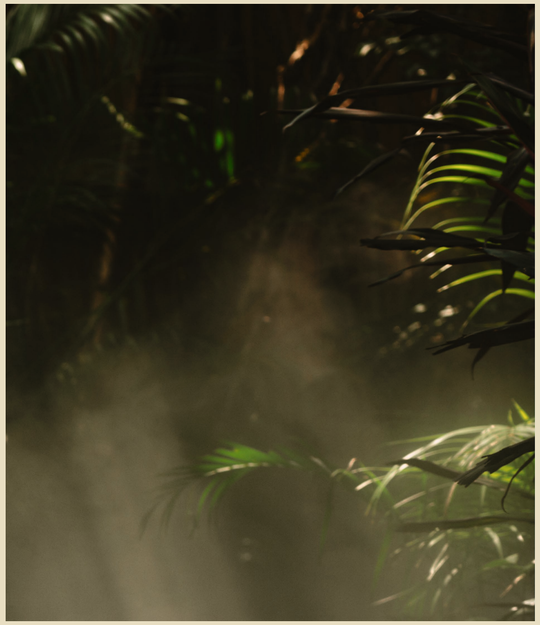
The Alba's cooling systems consume less electricity and employ advance technologies optimised for Dubai's climate. This efficiency allows residents to comfortably enjoy air conditioning during peak summer months without significantly increased costs.

With cooling representing over 50% of home energy usage, these savings reduce operational costs, enhance the property's sustainable appeal, and meet the growing demand for environmentally conscious homes in Dubai.



RESPONSIBLE LANDSCAPING AND WATER NEUTRALITY





Adaptive plants to enhance biodiversity, create cool outdoor spaces, and reduce water consumption, aligning with Dubai's environmental priorities.

Adaptive landscaping ensures a connection with nature, creating a calming retreat that reduces fatigue and anxiety.

Responsible landscaping increases the property's sustainability credentials and resonates with eco-conscious buyers, adding to the property's market appeal.

NATURAL LIGHTING FOR CIRCADIAN BALANCE

Designed to maximise natural light, open spaces help regulate circadian rhythms, which are essential for better sleep quality and overall wellness.

Natural light improves sleep patterns and mental well-being, offering residents a retreat that promotes relaxation.







ENERGY PERFORMANCE

Engineered for efficiency, The Alba's design delivers a 20% improvement in energy savings compared to standard constructions, due to cutting-edge technologies and designs. This optimisation leads to significant reductions in utility costs, minimising environmental impact while maintaining OMNIYAT's standard of luxury.

ACOUSTIC EXCELLENCE

The design features high ceilings that naturally enhance sound quality and promote a peaceful atmosphere. Combined with a carefully engineered HVAC system, the spaces are optimised to meet stringent acoustic comfort standards, creating a serene living environment that encourages focus, relaxation, and vibrant social interactions.

WATER PURITY

Exceptional drinking water through advanced filtration systems will remove contaminants, saving up to 4,200 litres of water per year, equivalent to approximately 1,000 glasses of water.

The water quality will be refined and delivered through our integrated treatment system that combines advanced filtration, softening, and disinfection technologies.

This comprehensive approach will remove contaminants and controls microbial growth, ensuring water that is gentle on skin and hair while optimising system performance and extending the longevity of in-residence water assets.







SUSTAINABILITY



The Alba integrates health, performance, and environmental responsibility at every scale, targeting LEED and WELL Gold certification. Low-emission materials combine with design that maximises daylight, improves airflow, and regulates temperature, ensuring comfort without heavy reliance on mechanical systems.

The Alba sets a new benchmark for sustainable luxury on Palm Jumeirah, elevating the wellbeing and lifestyle of its residents while ensuring lasting value.

LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN
LEED
GOLD
®

WELL™
GOLD

AIR FILTRATION & PURIFICATION

A comprehensive HVAC system continuously circulates and filters outside air, ensuring fresh, breathable air while protecting against dust and allergens. This commitment to indoor air quality supports respiratory wellness and cognitive function.



LOW VOLATILE ORGANIC COMPOUND (VOC)

Safe, low-volatile organic compoud materials are prioritised that promote a healthier indoor environment. By significantly reducing air pollutants, Everyday wellbeing is elevated - creating a sanctuary of comfort, safety, and care for all who call it home.

CARBON SMART DESIGN

The commitment to sustainability includes using materials with high recycled content and promoting transparency. This approach ensures healthier, eco-friendly spaces that reduce the environmental footprint and align with regional sustainability initiatives.



SUSTAINABILITY



Across expansive water-efficient gardens, layered planting enriches the landscape and fosters biodiversity. Orientation, shade, and a tuned façade moderate heat and solar gain, while waste-reduction and advanced energy systems keep a steady, year-round climate. At The Alba, environmental care and human well-being are seamlessly interconnected.



OMNIYAT

20 YEARS OF IMAGINING
THE IMPOSSIBLE

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