

OMNIYAT

THE  
ALBA

DUBAI

DORCHESTER COLLECTION

The background is a dark green, almost black, abstract composition. It features several overlapping, semi-transparent shapes that create a sense of depth and movement. The most prominent feature is a large, central, circular pattern composed of many fine, concentric lines, resembling a ripple in water or a cross-section of a tree trunk. This pattern is slightly offset and overlaps with other shapes, including a large, curved, triangular-like form on the left and another curved shape on the right. The overall effect is a complex, layered texture that changes as the viewer's perspective shifts.

**A WELL-LIVING DESTINATION**  
WHERE PRESENCE REWRITES TIME

# 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 longevity 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 towards a deeper model of wellbeing, where alignment defines true luxury.



ABOVE

THE

CURVE

At The Alba, longevity is embedded in how residents move, rest, and recover, with the experience composed across disciplines. Curved architecture by Zaha Hadid Architects defines the spatial tone, while Vladimir Djurovic's landscaping introduces calm across 26,000 square metres of gardens, terraces, and water. Life is further supported by select service from Dorchester Collection, ensuring privacy, precision, and care.

WHERE  
VITALITY  
RESIDES

Designed as a complete environment, The Alba harmonises the balance between 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.

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

# THE ALBA ESTATE



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



# THE DESTINATION

Dubai's first fully-integrated  
well-living destination

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Architecture by Zaha Hadid  
Architects

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Service by Dorchester Collection

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Expansive resort-style  
landscaping by Vladimir Djurovic

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137 luxury residences

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2, 3 and 4 bedroom residences

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A diverse mix of duplex units and  
dual-aspect layouts

Full suite of private amenities  
exclusive to residents

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250 metres of private beachfront

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Sunlight graces residences, amenities,  
and gardens

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State-of-the-art longevity  
& wellness centre

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Breathtaking views of the Arabian Gulf,  
Burj Al Arab and Burj Khalifa





## THE ALBA RESIDENCES

20 serene 3 bedroom simplex and duplex residences

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3 sweeping sanctuaries as super penthouses

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Private plunge pools for every residence

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Expansive outdoor terraces for entertaining guests

49 spacious 4 bedroom simplex and duplex residences

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Outdoor jacuzzis on master-wing balconies for selected units

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Juliette balconies for each bedroom

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Dual balconies in selected simplex and duplex residences





## UNIT TYPES

3 Bed Simplex	5
3 Bed Duplex	15
4 Bed Simplex	15
4 Bed Duplex	34
Penthouse	3
TOTAL	72





## THE ALBA RESORT RESIDENCES

32 exquisite 2 bedroom residences

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33 refined 3 bedroom residences

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A variety of layouts and sizes  
ranging from 140-450m<sup>2</sup>

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A combination of Burj Al Arab and  
Palm Jumeirah views

Fully furnished G+11 floors

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Selected furniture from Europe's  
most prestigious brands

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Exclusive Sunset Lounge for  
residents

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Home automation technology for  
user convenience





## UNIT TYPES

2 Bed Simplex	32
3 Bed Simplex	29
3 Bed Simplex (Double-Height)	2
3 Bed Duplex	2
TOTAL	65



## LANDSCAPING

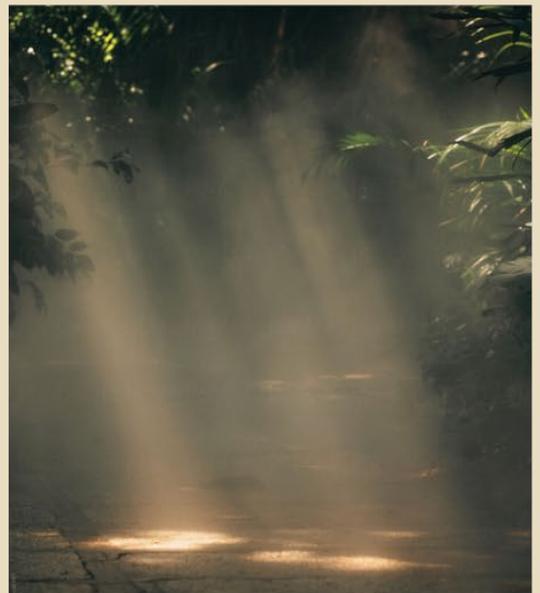
World-renowned landscape architect Vladimir Djurovic crafted a fine balance of serenity and beauty, integrating the natural world with the architectural splendour and elevated lifestyle of The Alba, Dorchester Collection, Dubai.

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.

# THE CENTRAL OASIS

Set within 26,000 square metres of forested grounds, layered gardens, wellness lawns, water features, and shaded walkways, the landscape forms a tranquil setting for restoration.

Vladimir Djurovic's design moves between open and secluded spaces, from cabanas and lounges to a raised wellness courtyard and lagoon-facing decks.







At the heart of The Alba is a commitment to well-living, anchored in longevity and sustainability. Across 3,000 square metres, an advanced longevity programme brings together therapies, diagnostics, and restorative spaces that support every dimension of health.

Precision diagnostics & predictive health

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Regenerative & cellular medicine

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Revitalising medicine & IV therapy

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Performance, recovery & physical optimisation

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Brain health & emotional wellbeing

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Women's and men's longevity programs

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Holistic therapies & restorative spa

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Dermo-aesthetic medicine

## RESIDENTIAL CARE

Dorchester Collection,  
celebrated for its precision and  
service at the highest level,  
brings its legacy of excellence  
to The Alba.

Residents experience the  
same standards that define  
the Dorchester Collection's  
iconic hotels worldwide, where  
every detail is managed with  
discretion and care.



## CLASSIC

24/7 Security services

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24/7 Residence concierge

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Doorman and porter services

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Valet parking and car grooming services

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Lifeguard and gym service

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Common areas maintenance and cleaning

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Spa and wellness coordination

## À LA CARTE

Housekeepign and maintenance

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Laundry

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Floristry

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Bespoke in-residence catering

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One-off dining events and functions

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Bookings, reservations and appointments

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Travel planning, yacht charters and cultural itineraries



# 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.

Sustainable Architecture for Modern Living

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Advanced Insulation & Engineered Facades

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Responsible Landscaping & Water Neutrality

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Natural Lighting & Water Purity

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Energy performance & Acoustic Excellence



## PAYMENT PLAN

**5%**

Booking Fee  
Effective Date

**20%**

On SPA  
Effective Date

**10%**

On Substantial  
Completion of  
Residential Tower  
Enabling works

**5%**

On Substantial  
Completion of  
Residential Tower  
Ground Floor

**10%**

On Substantial  
Completion of  
Residential Tower  
Super Structure

**10%**

On Substantial  
Completion of  
Residential Tower  
Window Glazing  
Installation

**40%**

On Project  
Completion Date

## THE ALBA UNIT TYPES

2 Bed Simplex	32
3 Bed Simplex	34
3 Bed Simplex (Double-Height)	2
3 Bed Duplex	17
4 Bed Simplex	15
4 Bed Duplex	34
Penthouse	3
TOTAL	137

OMNIYAT  
20  
YEARS  
OF IMAGINING  
THE IMPOSSIBLE