

THE  
**ALBA**  
RESORT RESIDENCES, DUBAI

DORCHESTER COLLECTION



THE DAWN OF WELL-LIVING



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MASTERFULLY CURATED INTERIORS



















## THE ALBA RESORT RESIDENCES HIGHLIGHTS

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65 luxuriously appointed residences

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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 140-450 m<sup>2</sup>

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Generous terraces

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A combination of Burj Al Arab and Palm Jumeirah views

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Fully furnished

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G+11 floors

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The Alba Resort Residences allow you to reside within the intangible light that permeates this ethereal building.

Natural light-aligned systems enhance sleep, mood, and well-being, optimizing circadian health through thoughtful lighting design and maximizing floor to ceiling windows.

Steeped in the language of living well, the residences are tailored to your needs.

Ceiling heights soar to 3.2 metres, with broad spaces designed for entertaining or simply living to the highest possible standard.





## TAILORED FOR YOU

All The Alba Resort Residences interior designs cater for the best well-living practices, including:

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Sophisticated layouts enhancing natural light and cross ventilation

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Home automation technology for user convenience

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Smart-lighting technology to improve circadian rhythm

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Increased sound & heat insulation to all bedrooms to promote good quality sleep patterns

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Optimised indoor air quality

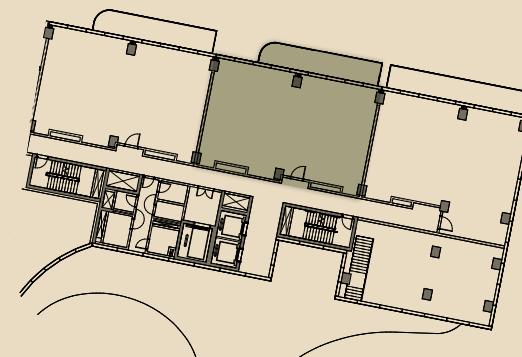
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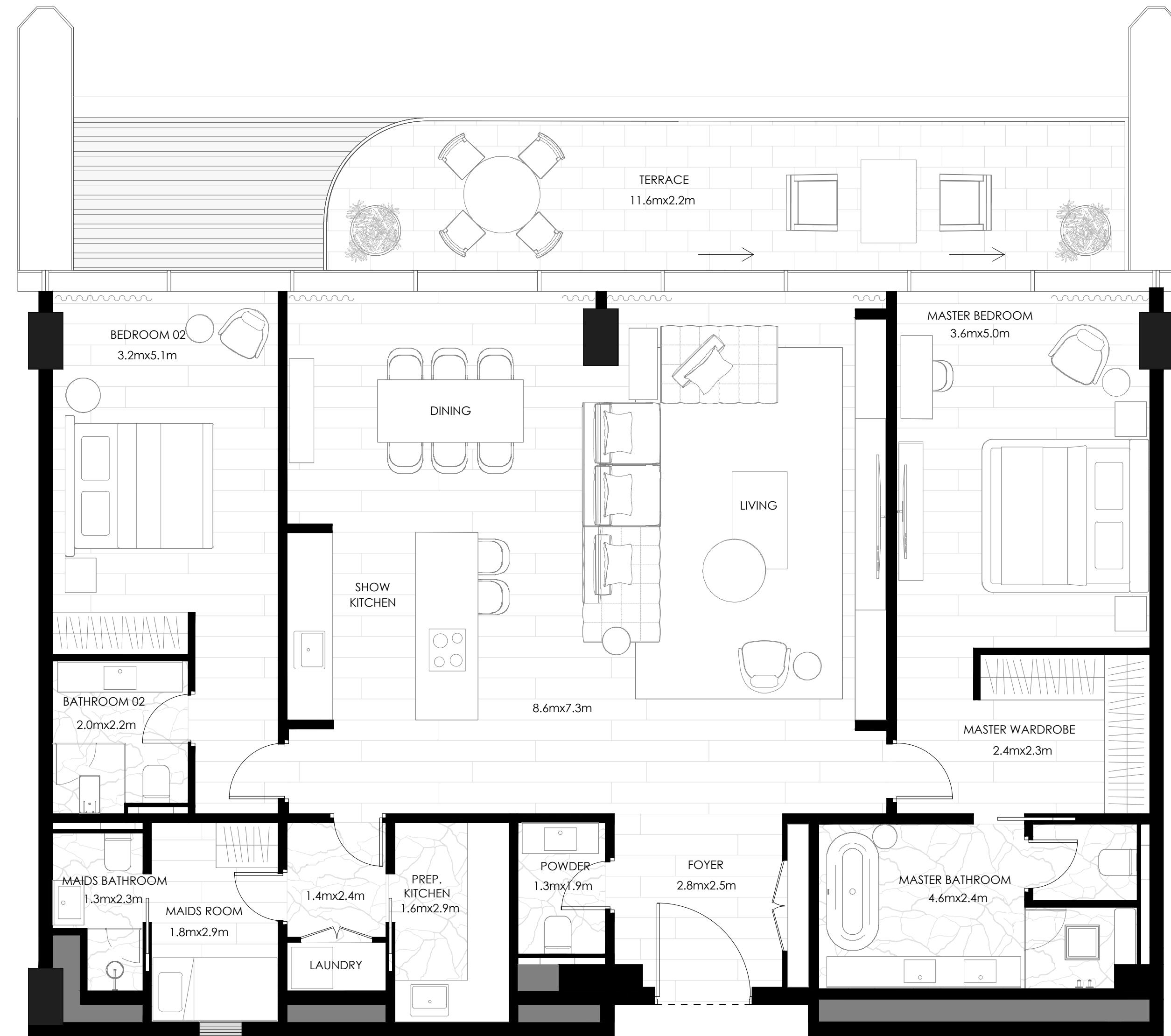
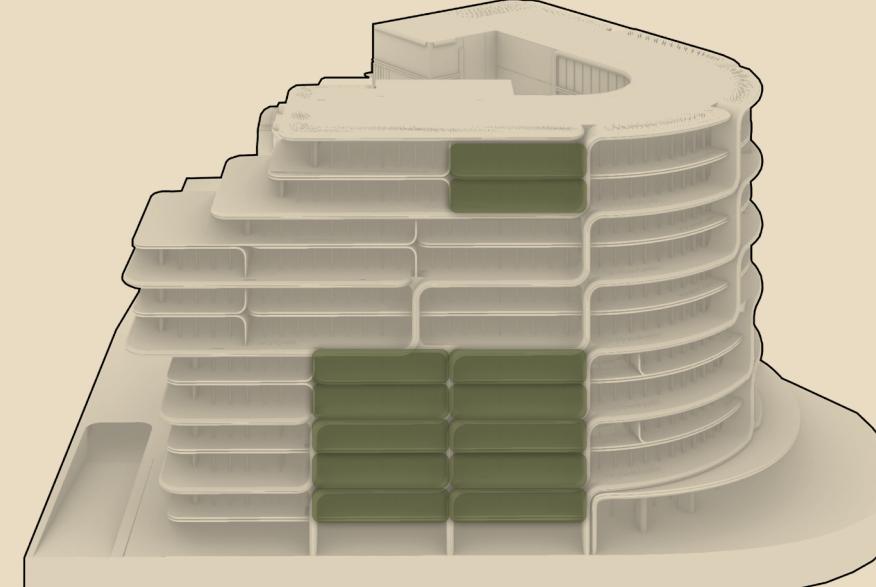
2 BEDROOM  
SIMPLEX TYPE B

Residence	165 sq.m.	1,781 sq.ft.
Terrace	26 sq.m.	277 sq.ft.
Total	191 sq.m.	2,058 sq.ft.

Ocean View | City Skyline View



Marina Skyline View | Beach View



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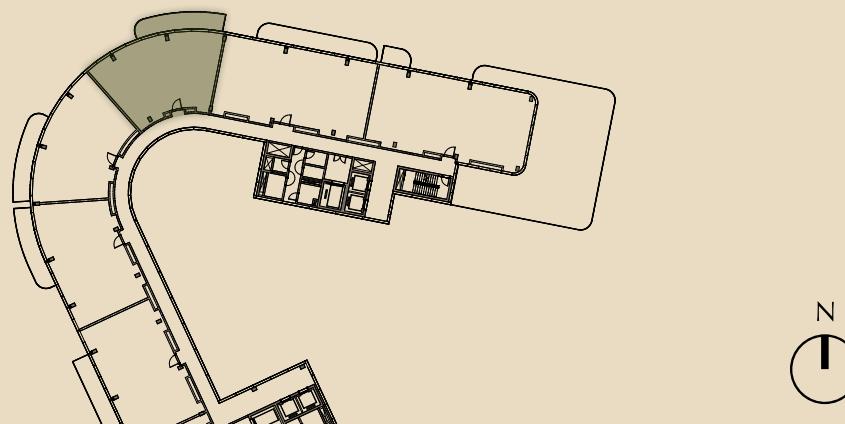
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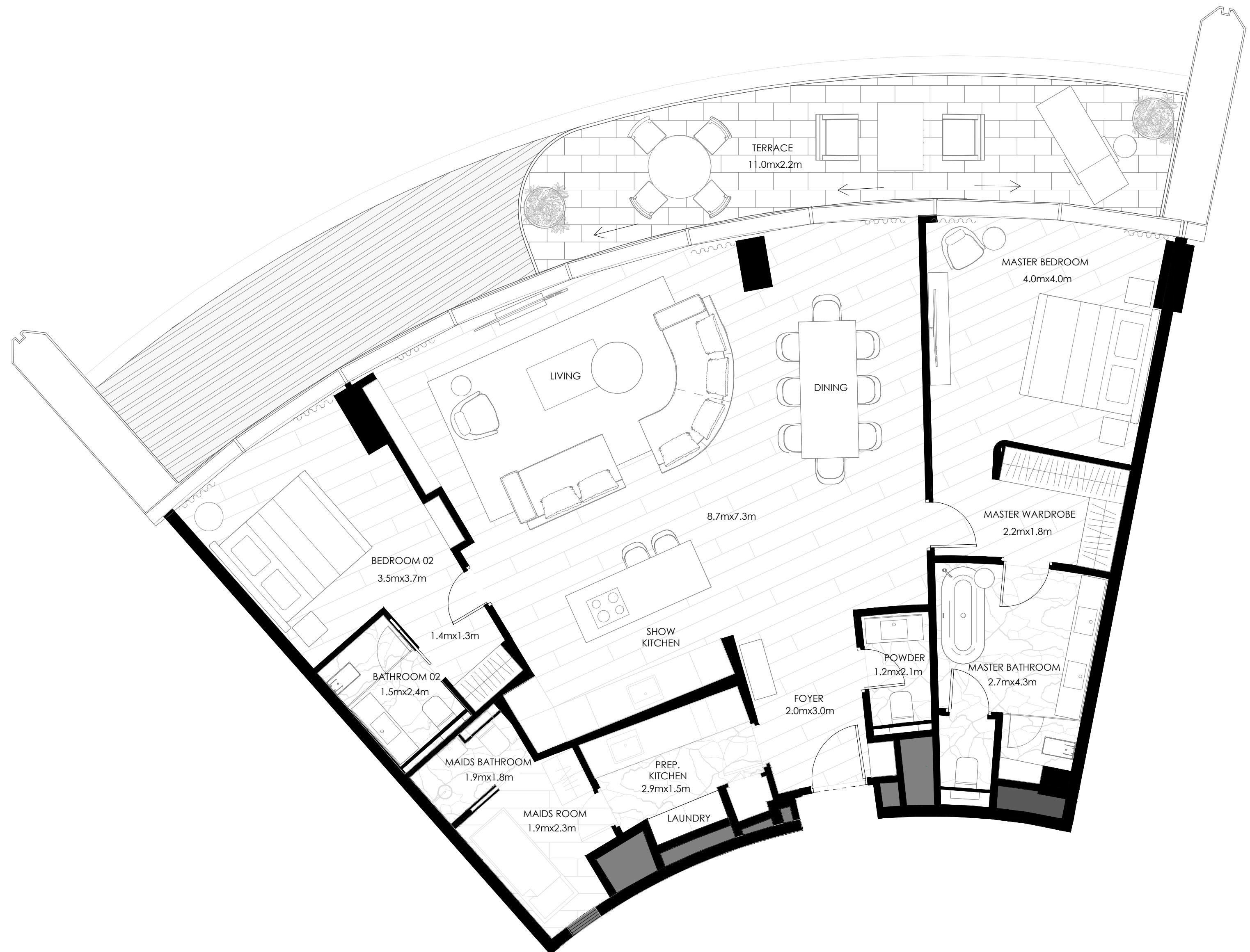
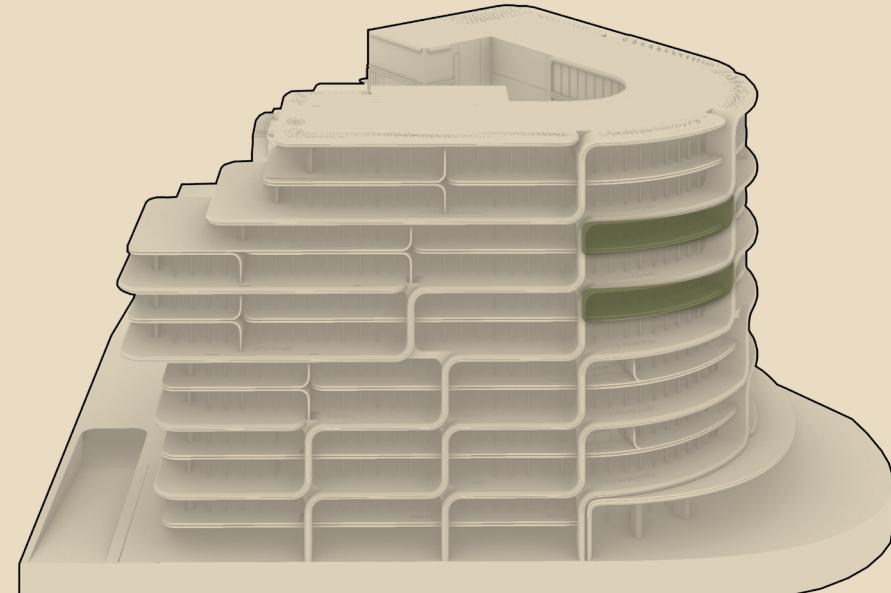
2 BEDROOM  
SIMPLEX TYPE C2

Residence	150 sq.m.	1,619 sq.ft.
Terrace	26 sq.m.	282 sq.ft.
Total	177 sq.m.	1,900 sq.ft.

Ocean View | City Skyline View



Marina Skyline View | Beach View



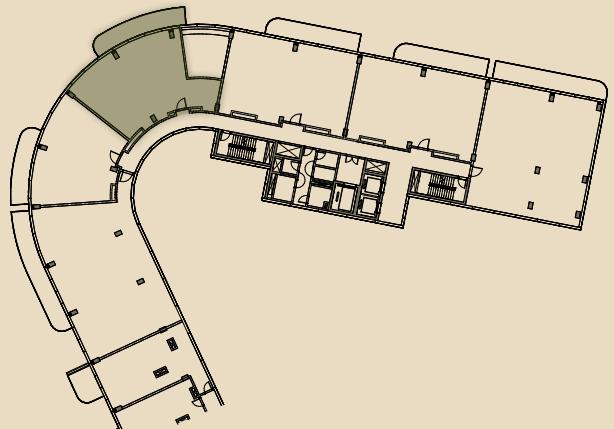
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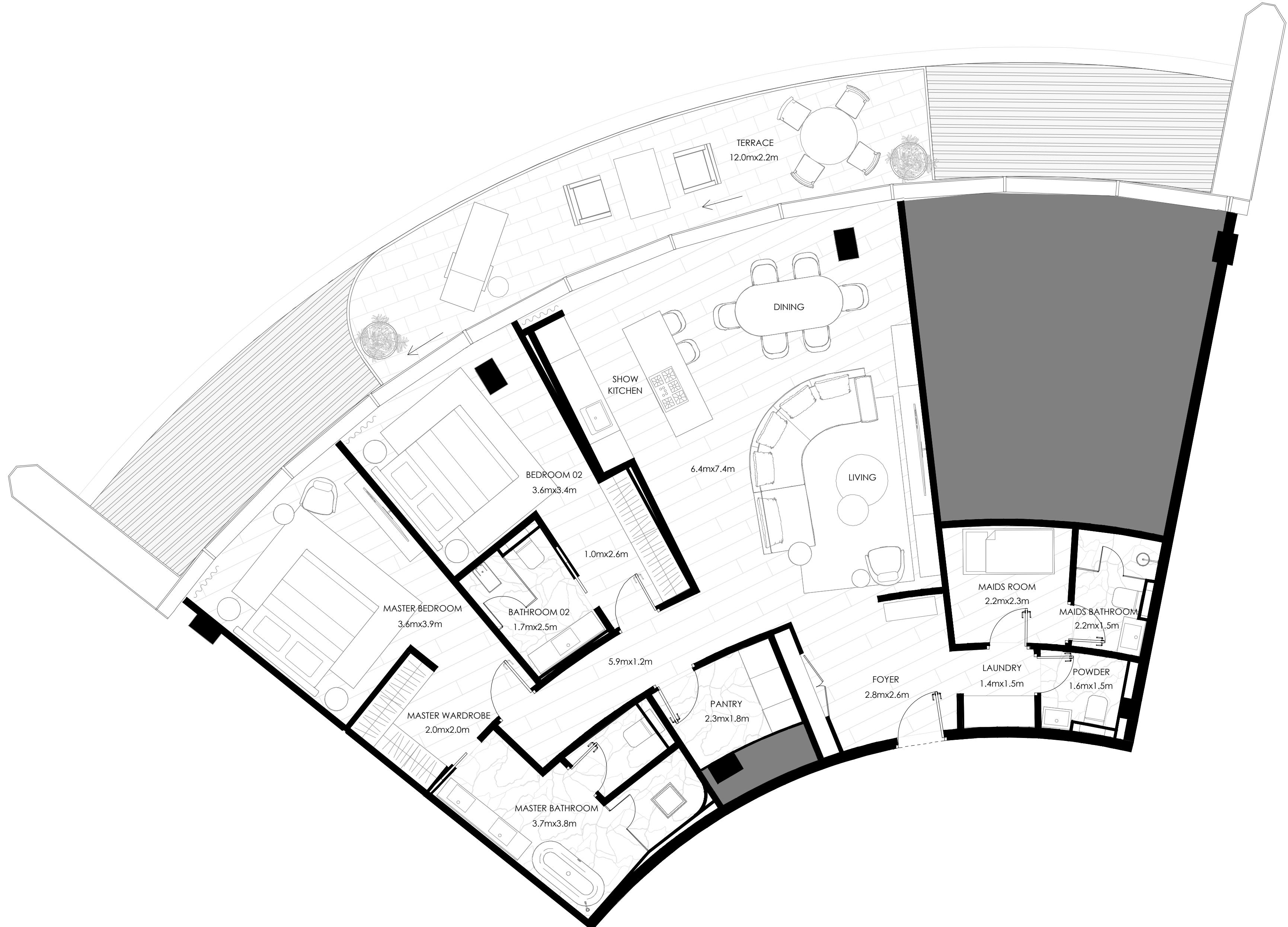
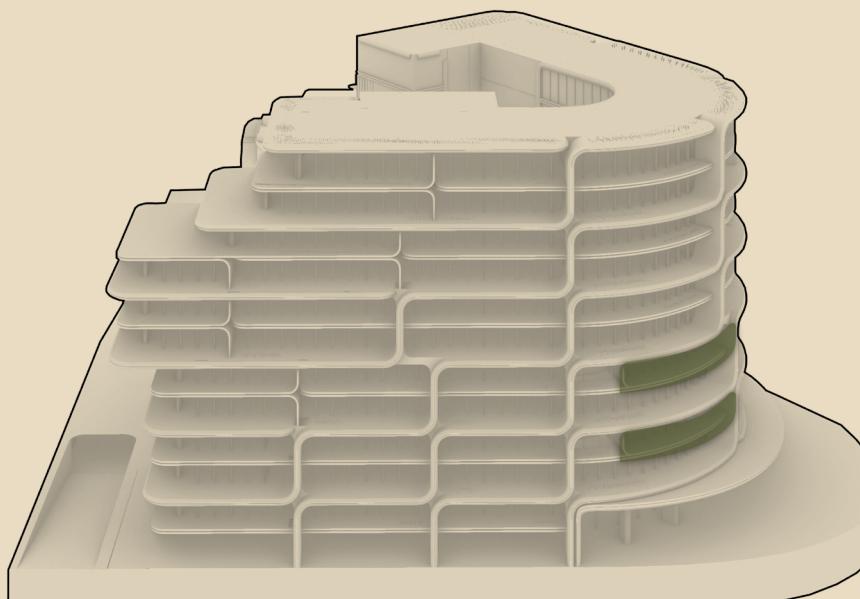
2 BEDROOM  
SIMPLEX TYPE F

Residence	147 sq.m.	1,583 sq.ft.
Terrace	26 sq.m.	282 sq.ft.
Total	173 sq.m.	1,865 sq.ft.

Ocean View | City Skyline View



Marina Skyline View | Beach View



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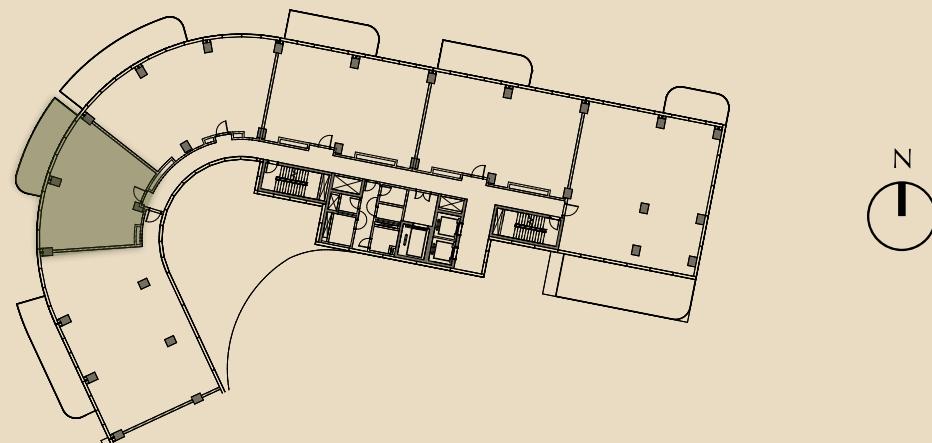
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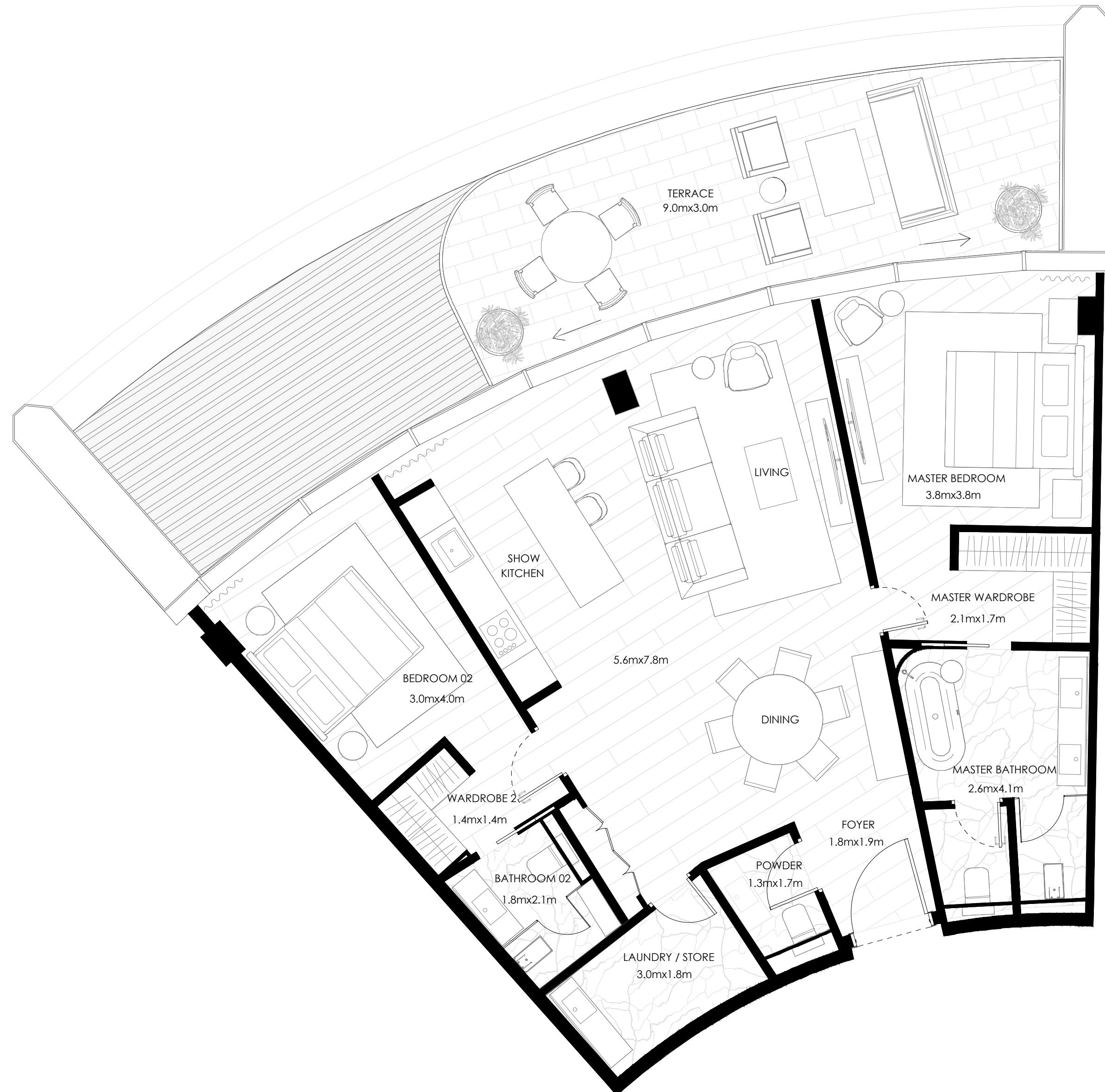
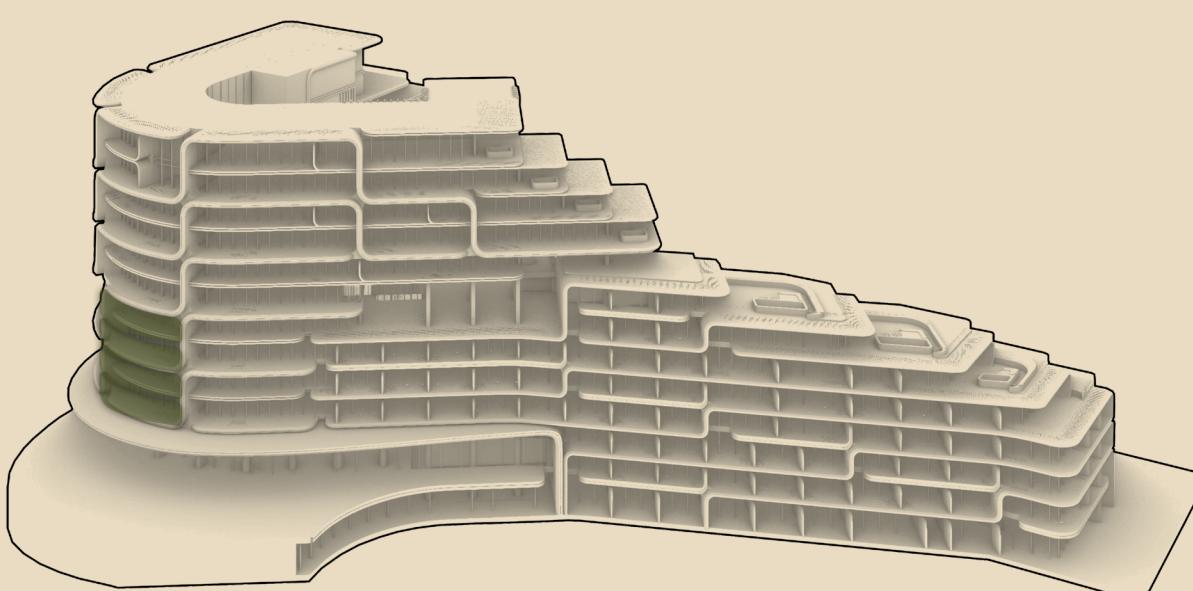
2 BEDROOM  
SIMPLEX TYPE G

Residence	121 sq.m.	1,301 sq.ft.
Terrace	30 sq.m.	326 sq.ft.
Total	151 sq.m.	1,627 sq.ft.

Ocean View | City Skyline View



Partial Marina Skyline View | Partial Beach View



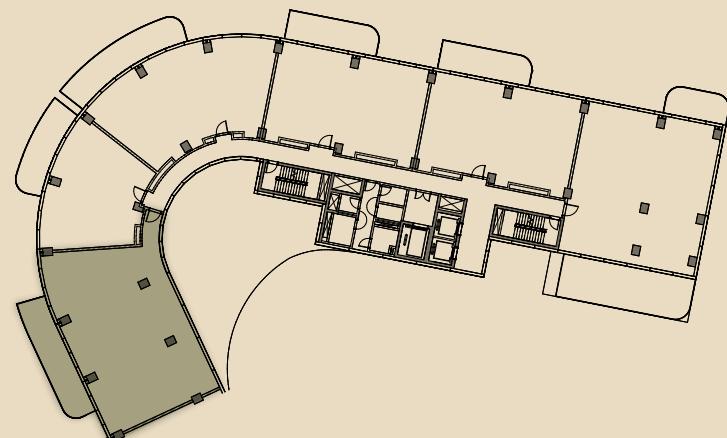
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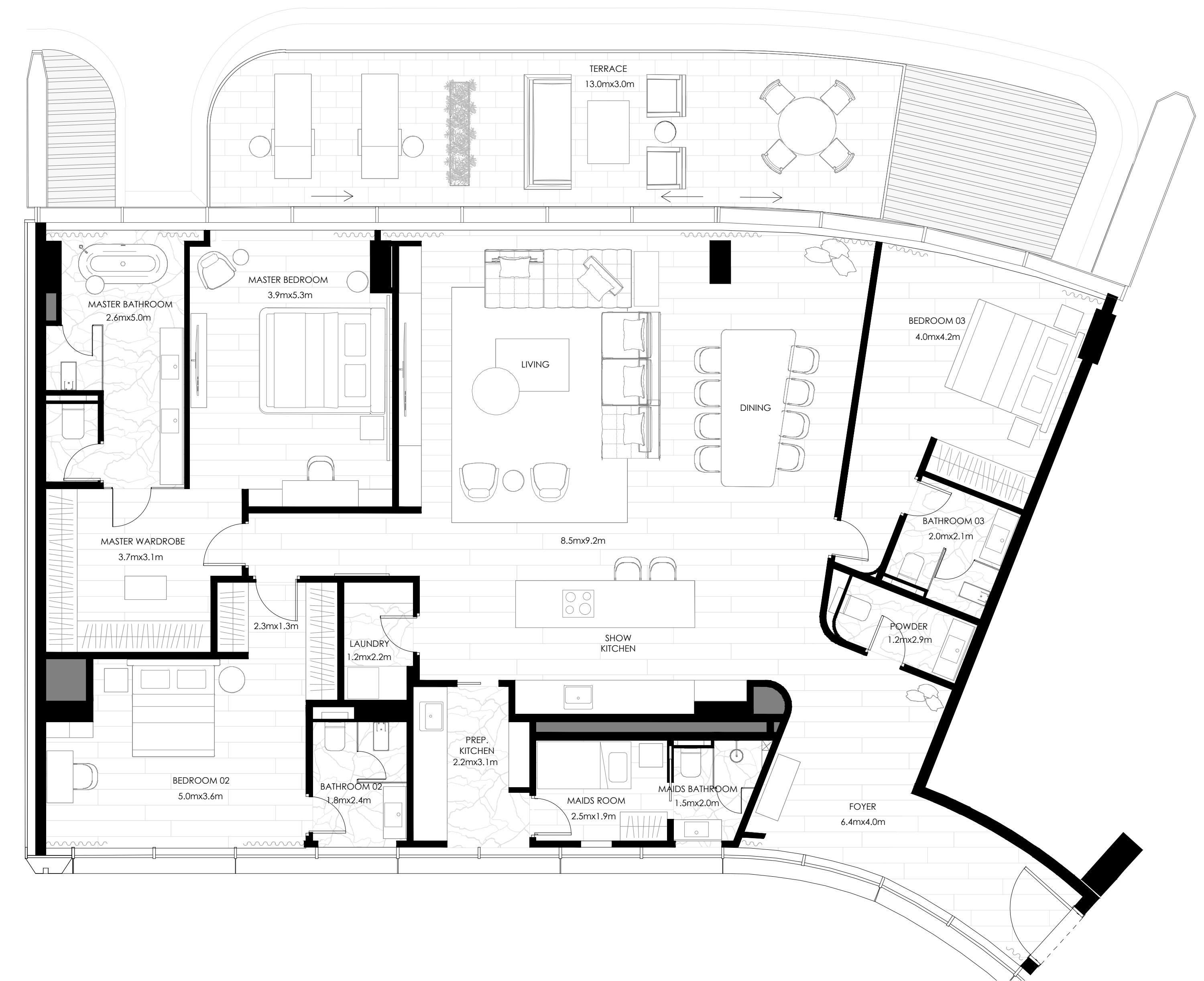
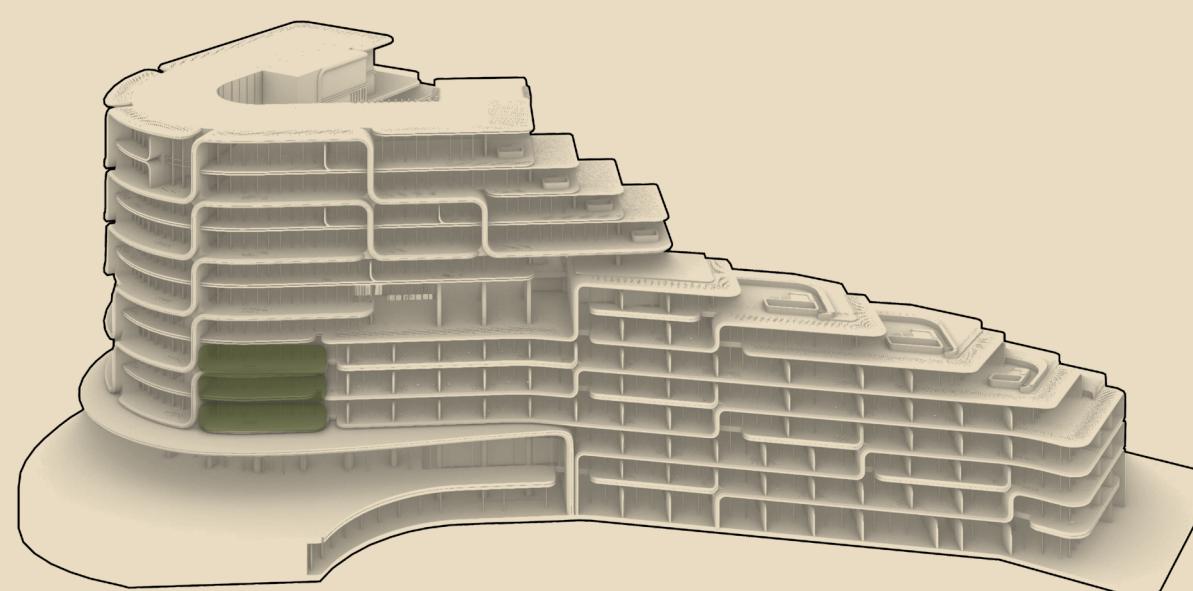
3 BEDROOM  
SIMPLEX TYPE A

Residence	241 sq.m.	2,596 sq.ft.
Terrace	39 sq.m.	417 sq.ft.
Total	280 sq.m.	3,013 sq.ft.

Ocean View | City Skyline View



Marina Skyline View | Beach View



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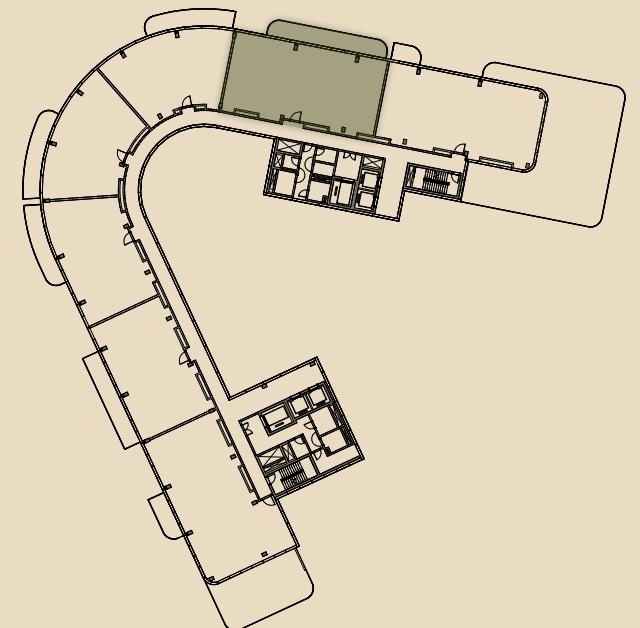
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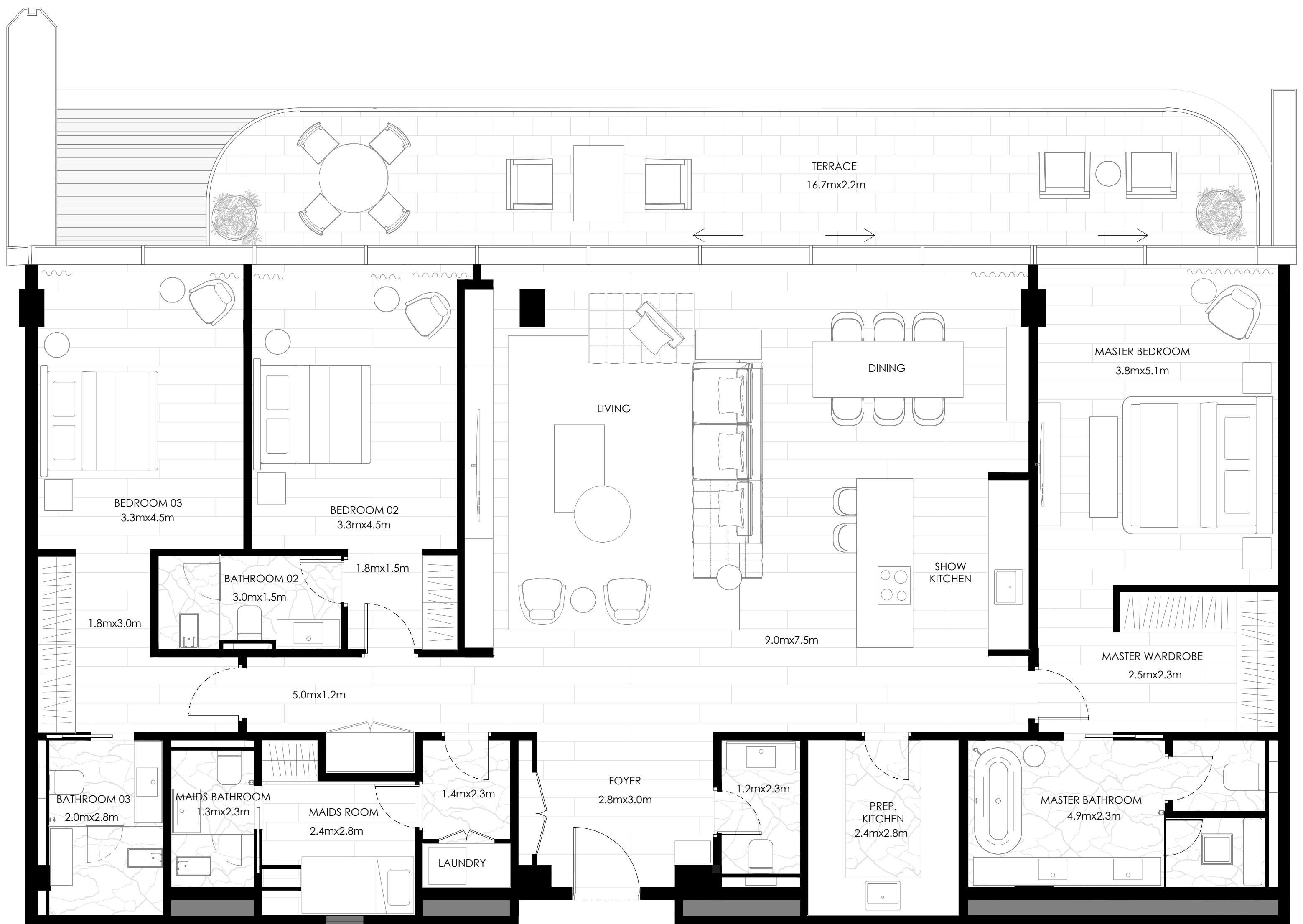
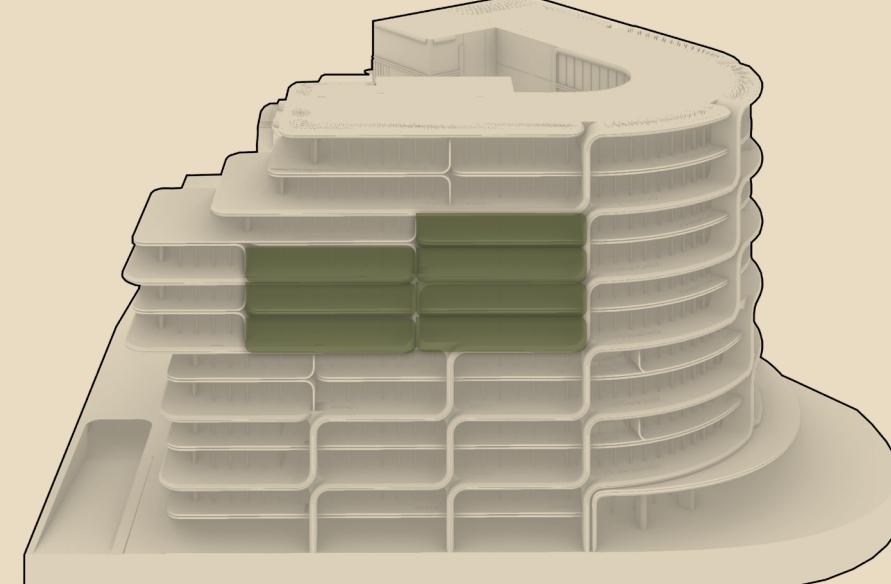
3 BEDROOM  
SIMPLEX TYPE B

Residence	208 sq.m.	2,242 sq.ft.
Terrace	33 sq.m.	356 sq.ft.
Total	241 sq.m.	2,598 sq.ft.

Ocean View | City Skyline View



Marina Skyline View | Beach View



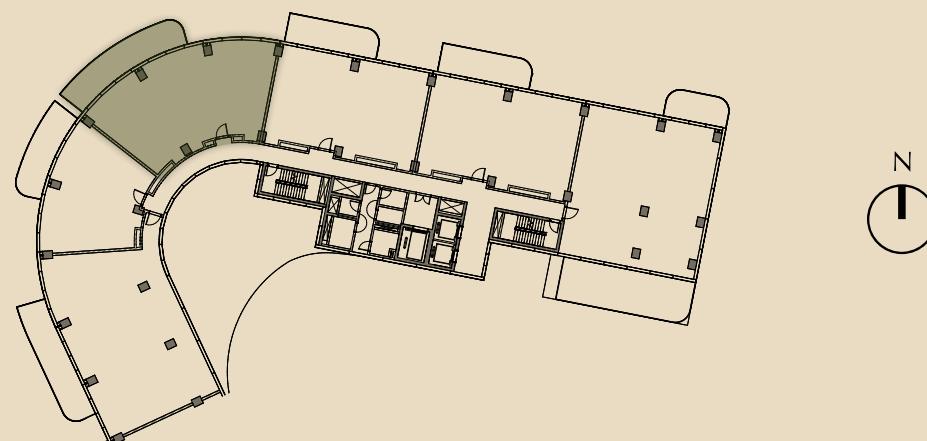
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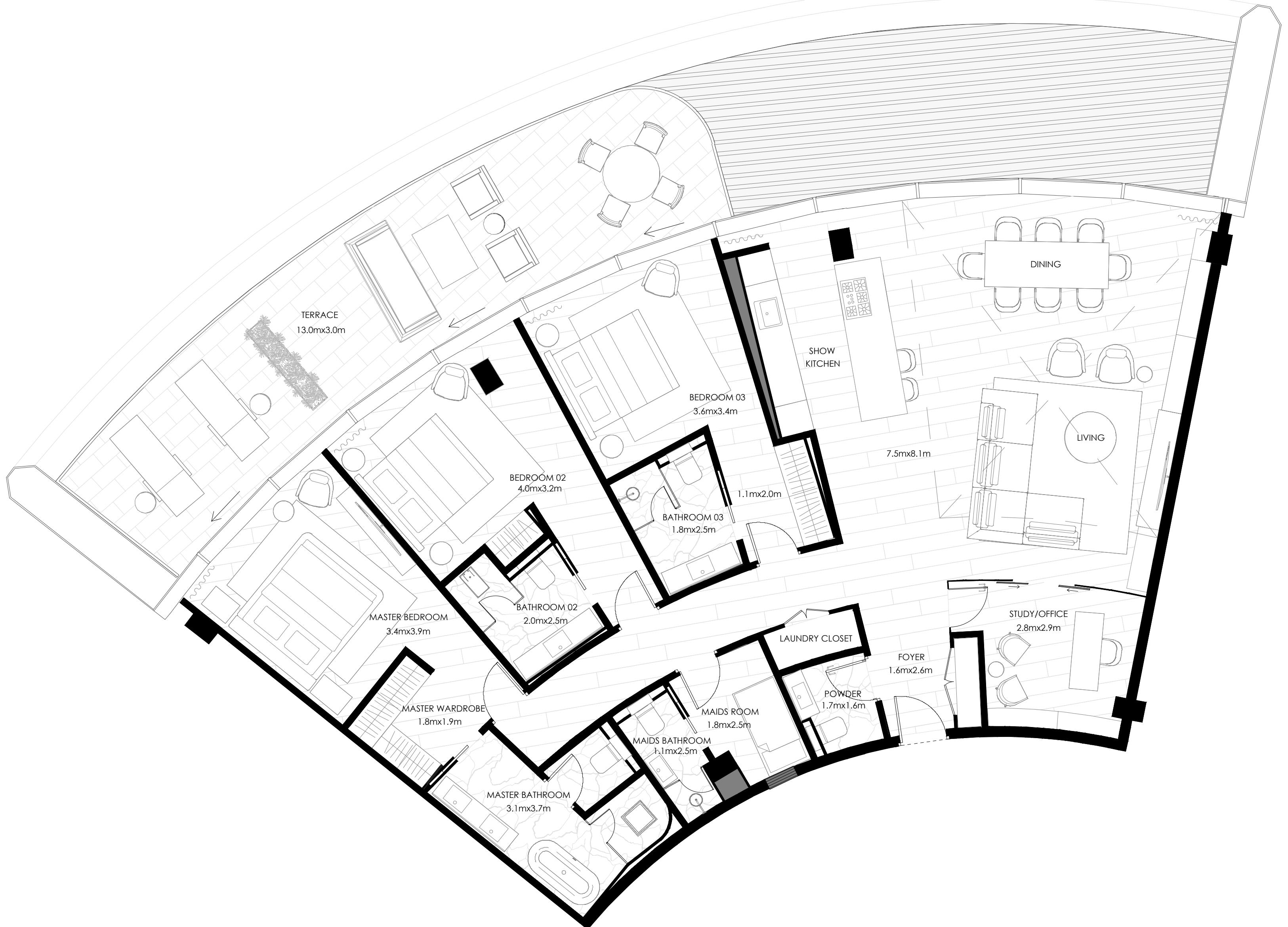
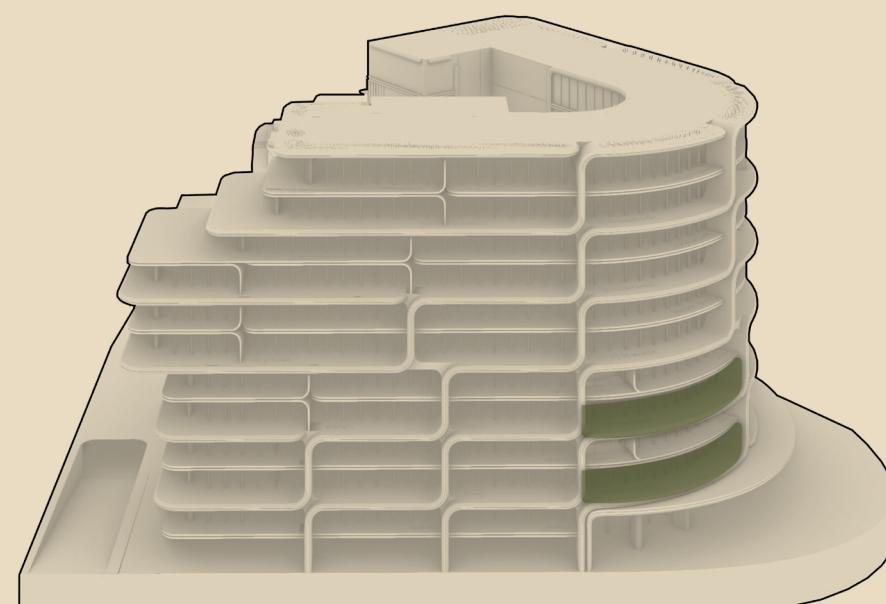
# 3 BEDROOM SIMPLEX TYPE H

Residence	182 sq.m.	1,958 sq.ft.
Terrace	43 sq.m.	460 sq.ft.
Total	225 sq.m.	2,418 sq.ft.

## Ocean View | City Skyline View



Marina Skyline View | Beach View



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## FURNITURE OF THE FINEST QUALITY

To create an ambience of absolute sophistication and comfort, we have carefully selected furniture from Europe's most prestigious brands. Renowned names representing the finest European craftsmanship, will be chosen to ensure your home always radiates timeless luxury.

Each piece using the finest materials elegantly integrates with the overarching design, cultivating a sanctuary that reflects the levels of excellence synonymous with an OMNIYAT masterpiece.





# FORMAL LIVING

Refined sofa seating, elegant armchairs, and bespoke lighting elevate the formal living area into a tranquil sanctuary of sophistication.

# FURNITURE INCLUSIONS

Sofa	Sofa with upholstered seating
Ottoman	Upholstered ottoman
Armchair	Armchair with upholstered fabric seating
Side table	Side table
Low table	Low coffee table
Decorative lighting	Freestanding lamp
Floor covering	Floor rug
Window treatments	Motorised sheer fabric curtains

## FORMAL DINING

Savor the art of refined dining, where grand furnishings and exquisite pendant lighting epitomize the essence of timeless luxury.

### FURNITURE INCLUSIONS

Dining table	Dining table
Dining seating	Dining chairs
Decorative lighting	Feature pendant light
Window treatments	Motorised sheer fabric curtains





## LIBRARY

Soft seating and ambient lighting curate an intimate and inviting retreat, where tranquility and indulgence intertwine in perfect harmony.

### FURNITURE INCLUSIONS

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Armchair

Fabric armchair

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Side table

Side table

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Ottoman

Upholstered ottoman

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\*Select Residences where 'Library' is shown on plan

# KITCHEN

A seamless fusion of functionality and refinement, highlighted by a sculptural breakfast bar and exquisite pendant lighting—an elegant centerpiece for your home.

## FURNITURE INCLUSIONS

Kitchen seating

Breakfast bar seating

Decorative lighting

Feature pendant light





## MASTER BEDROOM

A sanctuary of serenity, adorned with the finest furnishings and seamlessly integrated motorized curtains, meticulously crafted to elevate rest and relaxation.

### FURNITURE INCLUSIONS

Bed	Fabric bed frame
	Mattress and linen by purchaser
Bench	Fabric bench
Side table(s)	Nightstand(s)
Armchair	Fabric armchair
Seating	Upholstered seating
Decorative lighting	Bedside feature lighting
Floor covering	Floor rug
Window treatments	Motorised sheer fabric and blackout curtains

VLADIMIR DJUROVIC LANDSCAPE ARCHITECTURE



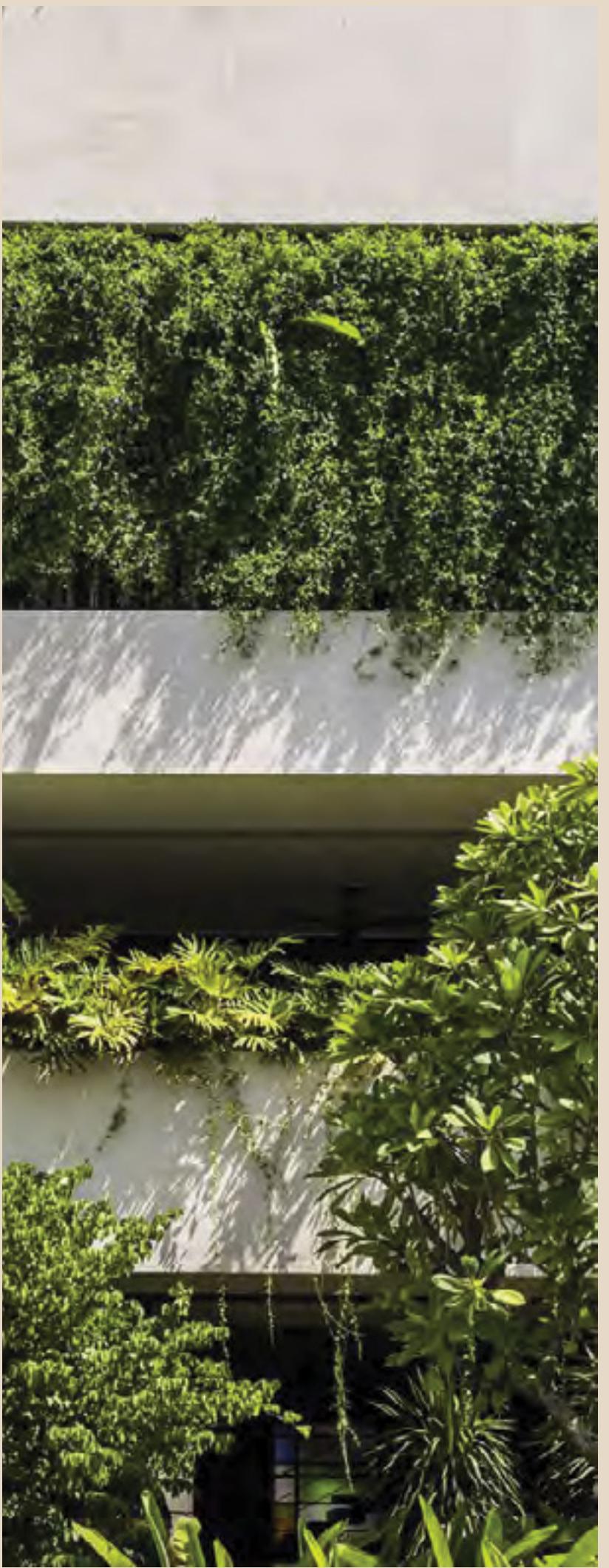


## HAVENS OF PERSONAL ESCAPE

World-renowned landscape architect Vladimir Djurovic has crafted a fine balance of serenity and beauty, integrating the natural world with the architectural splendour and inspired lifestyle of The Alba Resort Residences.

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





INSPIRATION//TROPICAL IMMERSION

VLADIMIR DJUROVIC LANDSCAPE ARCHITECTURE



INSPIRATION//TROPICAL IMMERSION

VLADIMIR DJUROVIC LANDSCAPE ARCHITECTURE





























# THE CENTRAL OASIS

At the heart of The Alba Residences, Dorchester Collection, Dubai, lies a central oasis spanning 26,000 m<sup>2</sup> of lush greenery, beautifully embodying a lifestyle focused on longevity and well-living.

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Dense planting to create biodiversity micro climates

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Secluded gardens, outdoor yoga, open lawns, green walls, water features

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Organic garden providing fresh produce

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Multiple outdoor pools, cabanas & sun loungers with views over the Palm Jumeirah Lagoon





## AMENITIES

Vast pools, with their ambient temperature regulated, are edged with flowing waters, while under the guidance and supervision of Dorchester Collection staff.

Should meetings intrude upon this idyllic setting, elevated remote work spaces provide a professional environment for conducting business. Once work is completed, a walk along the pristine beach will bring you to an intimate, relaxing beach bar overlooking the azure waters of the Palm Jumeirah lagoon.

Residents will indulge in the luxury of exclusive access to a private cinema and a sophisticated sunset residents' lounge & terrace, an exclusive lobby, along with access to all hotel amenities.

# THE SUNSET LOUNGE

Exclusive for the Alba Resort Residences owners

Uninterrupted sunset views to Palm Jumeirah

Panoramic views across the Central Oasis

Elevated outdoor green space

Indoor business lounge

Generous 400 m<sup>2</sup> space









## LONGEVITY & WELL-LIVING DESTINATION

At the heart of The Alba is a distilled focus on well-living, a principle underpinned by longevity and sustainability. Within this serene retreat, an advanced, world-first residential longevity & wellness programme covering 2,700 m<sup>2</sup> awaits, offering personalised sensorial experiences designed to improve the quality of your life.

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World class longevity therapies

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Diagnosis pods

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Treatment rooms & serenity zones

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Mindful movement studios

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Vitality wet areas

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State-of-the-art fitness centre

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Scalp & hair salon

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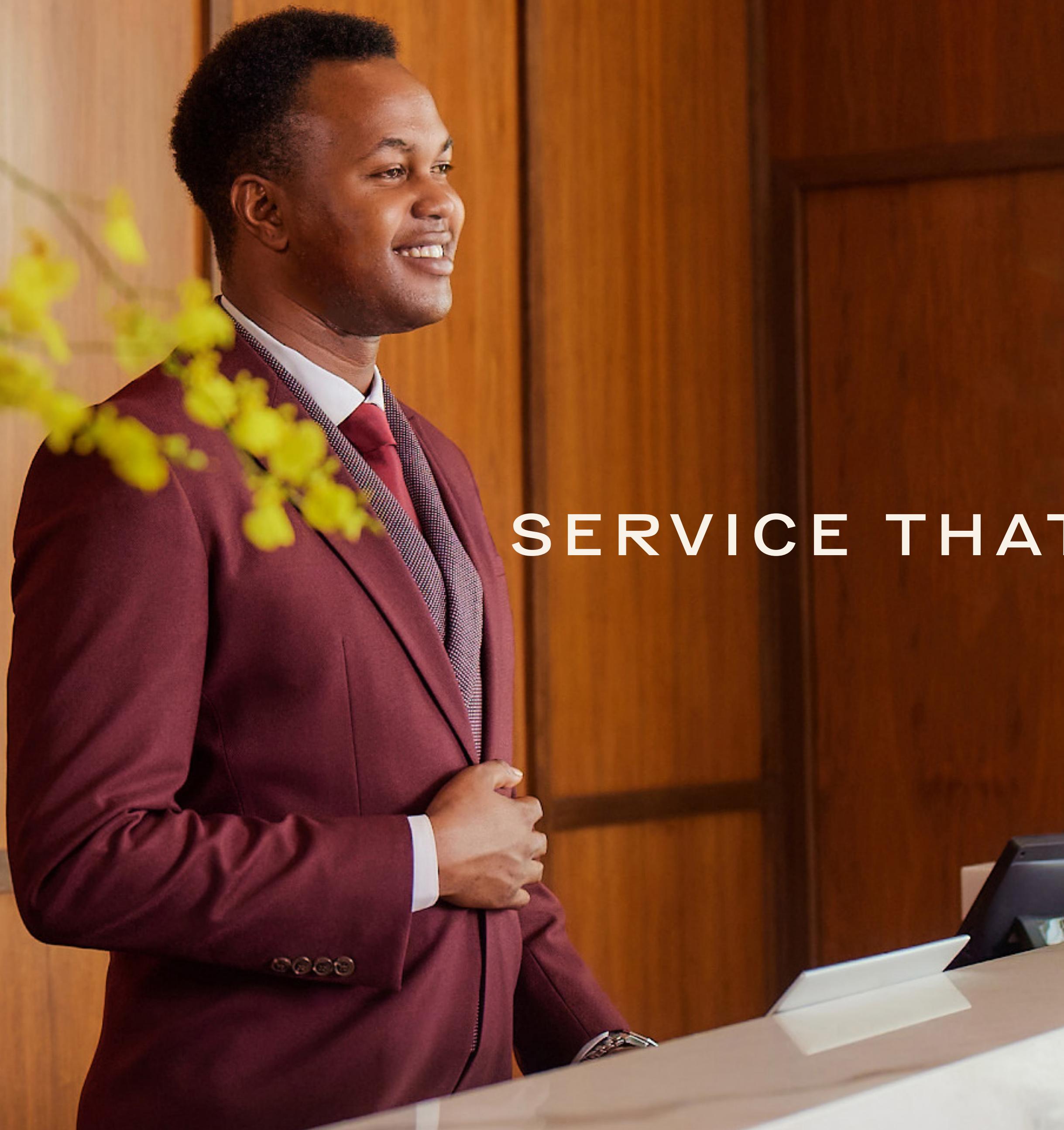
Hydrotherapy

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SERVICE THAT AWAITS YOU



Managed by

## )( Dorchester *Collection*

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

At The Alba Resort Residences, Dorchester Collection, Dubai, this legacy of excellence continues. Residents can revel in the impeccable attention to detail and the highest level of attentive service, reflecting the exceptional standards found in Dorchester Collection's iconic hotels worldwide.





## CLASSIC

24/7 Residence concierge

24/7 Security services

Doorman and porter services

Valet parking and car grooming services

Lifeguard and gym service

Common areas maintenance and cleaning

## À LA CARTE

Housekeeping

Laundry

Maintenance

Floristry

Bespoke in-residence catering

One-off dining events & functions

Bookings, reservations & appointments

Five-star experiences at home



## DORCHESTER COLLECTION'S FIRST EVER SEA-FRONT GARDEN RETREAT

Stay at the only garden retreat hotel by the sea in Dorchester Collection's unparalleled portfolio. Enshrined in Zaha Hadid Architects' singular curved creation are meticulously designed suites, each attended by the legendary levels of service only Dorchester Collection can provide. Be transported to a realm where tropical gardens, holistic spa treatments, tailored wellness routines and exquisite culinary experiences coalesce, offering a calming yet luxurious stay.

# OMNIYAT

THE ART OF ELEVATION

OMNIYAT is a renowned developer of luxurious architectural masterpieces.

The Art of Elevation embodies our dedication to imagining the extraordinary and building it into reality. We elevate the exceptional to create immersive living masterpieces framed by Dubai's iconic skylines.

Since our establishment in 2005, OMNIYAT has redefined each project as an extraordinary, rare piece of art, partnering with global pioneers such as Foster + Partners, Zaha Hadid Architects, Gilles et Boissier, Dorchester Collection and more. The OMNIYAT touch lies in our ability to enhance experiences and shape the future of luxury living.



# OMNIYAT

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