

OMNIYAT

THE ART OF ELEVATION

ANWA  
ARIA

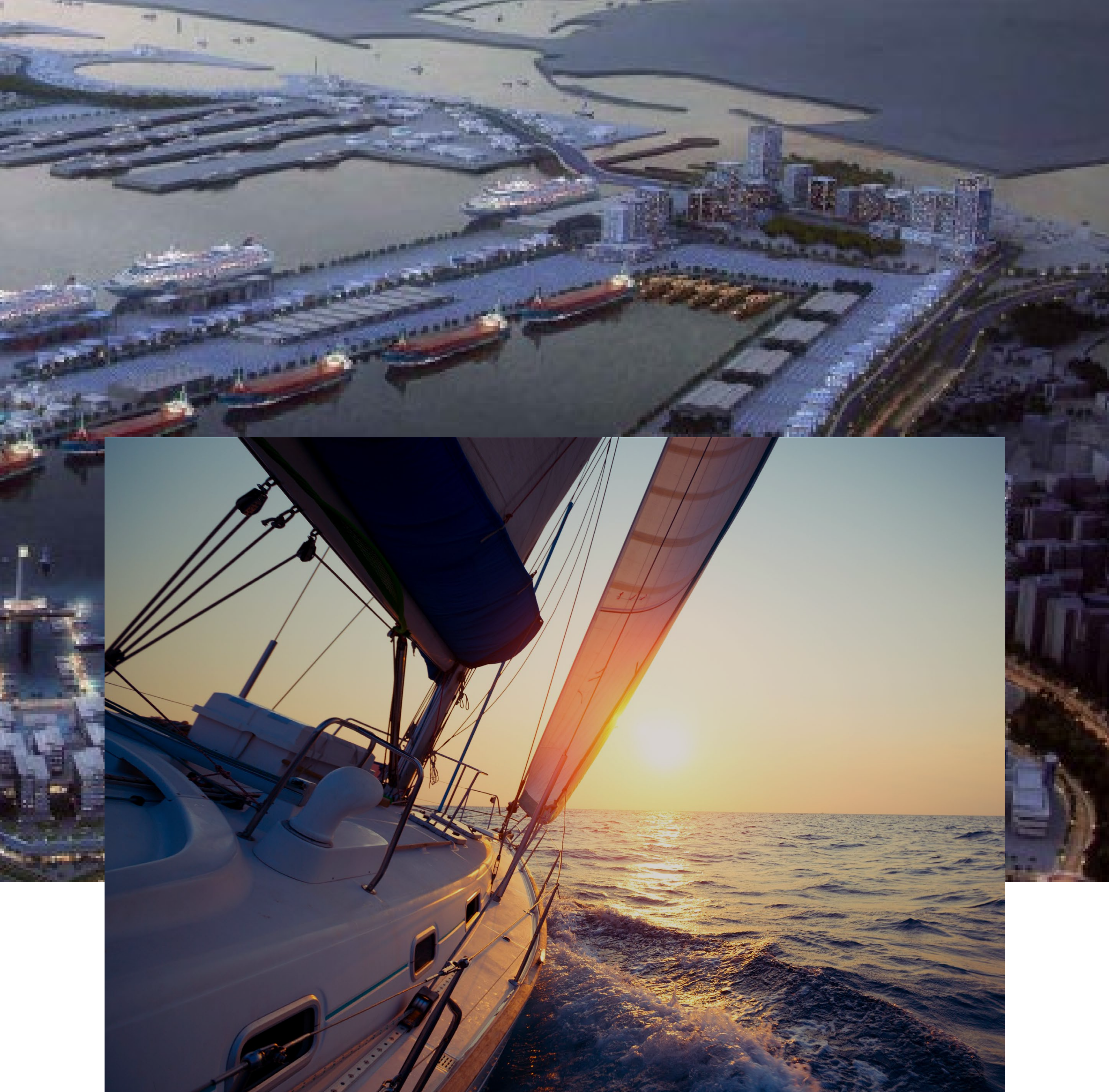
IMMERSE YOURSELF  
IN A WORLD WHERE  
EVERY SUNRISE  
BRINGS A NEW  
SPECTACLE.

THIS IS MORE THAN  
A HOME; IT'S A LIFE  
LIVED WITH INTENTION.

AT ANWA ARIA,  
HARMONY  
IS ON THE HORIZON.

An aria is not just a melody;  
it's a symphony of notes  
woven together in harmony.  
**ANWA ARIA** evokes an elegantly  
composed lifestyle, where each  
day is as serene as the sea  
that surrounds it.





# A HARMONIOUS MARITIME LOCATION

Dubai Maritime City artfully blends urban living with a peaceful waterside setting. This ingeniously designed peninsula is a beacon of nautical charm, glittering between city landmarks and the expanse of the Arabian Gulf.

Poised on the shores of the peninsula is **ANWA ARIA**, a seafront retreat that's connected to, yet cocooned from, the bustle of Dubai. Meticulously crafted residences, from studios and apartments to breathtaking penthouses and seafront townhouses, ensure a perfect fit for every family or individual. Each residence offers breathtaking sea views and is complemented by a range of thoughtfully curated amenities, enhancing the living experience and creating a lifestyle all its own.



# WHERE CITY MEETS SEA

**ANWA ARIA** is a launchpad for a life less ordinary. The exclusive cruise destination of Mina Rashid is just a 5-minute stroll away along the waterfront promenade, and offers a myriad of retail, dining and entertainment experiences. Bask on the beach, discover the floating yacht club or savor a variety of culinary options – all at your fingertips.



Further beyond the neighborhood, **ANWA ARIA** connects effortlessly to the Jumeirah Beach coastline (10 mins), Dubai International Airport (20 mins), prestigious schools (10 mins), state-of-the-art hospitals (10 mins), Dubai Mall and Dubai International Financial Centre (20 mins), and the bustling vibrancy of Gold Souk (15 mins).



- DUBAI INTERNATIONAL AIRPORT  
20 MINS
- MINA RASHID  
5 MINS
- THE DUBAI MALL  
20 MINS
- NEAREST HOSPITAL  
10 MINS
- NEAREST SCHOOL  
10 MINS
- THE GOLD SOUK  
15 MINS
- JUMEIRAH BEACH COASTAL LINE  
10 MINS



AN UNRIVALED  
CANVAS

ANWA →

ANWA  
ARIA



# WHERE CITY MEETS SEA

From the sanctuary of **ANWA ARIA** you can enjoy the infinite horizon of Dubai, with each residence offering uninterrupted sea views and clear sight of the iconic Burj Khalifa. Start your day with sunrise over the Arabian Gulf and let the azure sea form the backdrop to your daily life. As night descends, the starlit waters soothe your senses after an evening of fun in the city. Whatever the hour, this spectacular location will elevate your perspective.



PENTHOUSES

TOWER RESIDENCES  
(STUDIO, 1- & 2-BR)

PODIUM DUPLEXES

GARDEN TOWNHOUSES

# THE SYMPHONY

| TYPE          | COUNT |
|---------------|-------|
| STUDIO        | 43    |
| 1 BEDROOM     | 67    |
| 2 BEDROOM     | 62    |
| 3 BR DUPLEXES | 3     |
| PENTHOUSES    | 2     |
| TOTAL         | 177   |

Starting price  
AED 1M | USD 272K

Payment Plan  
60% During Construction  
40% Upon Completion



AN EXCEPTIONAL  
COMPOSITION



# WHERE SEA MEETS SKY

Each living space at **ANWA ARIA** has been composed to create perfect harmony with the surrounding water. balconies flood every residence with golden light, offering a panoramic view of the sky and water beyond. Floor plans encourage the natural flow of the sea breeze, bringing with it a sense of wellbeing. The materials and color palette echo the maritime landscape, intertwining elements of sea, sand and sky. The result is a tranquil living experience where the essence of the seafront is woven into every aspect of life.



# PITCH-PERFECT INTERIORS

Each residence presents a simple yet elegant living space. A carefully curated palette of neutral materials is punctuated by the subtle brilliance of suspended lights. The deliberate use of marble and ash throughout the living areas contributes to a sense of calm and sophistication. Bathrooms feature a thoughtful combination of marble, quartz and porcelain, balanced with sleek black accessories



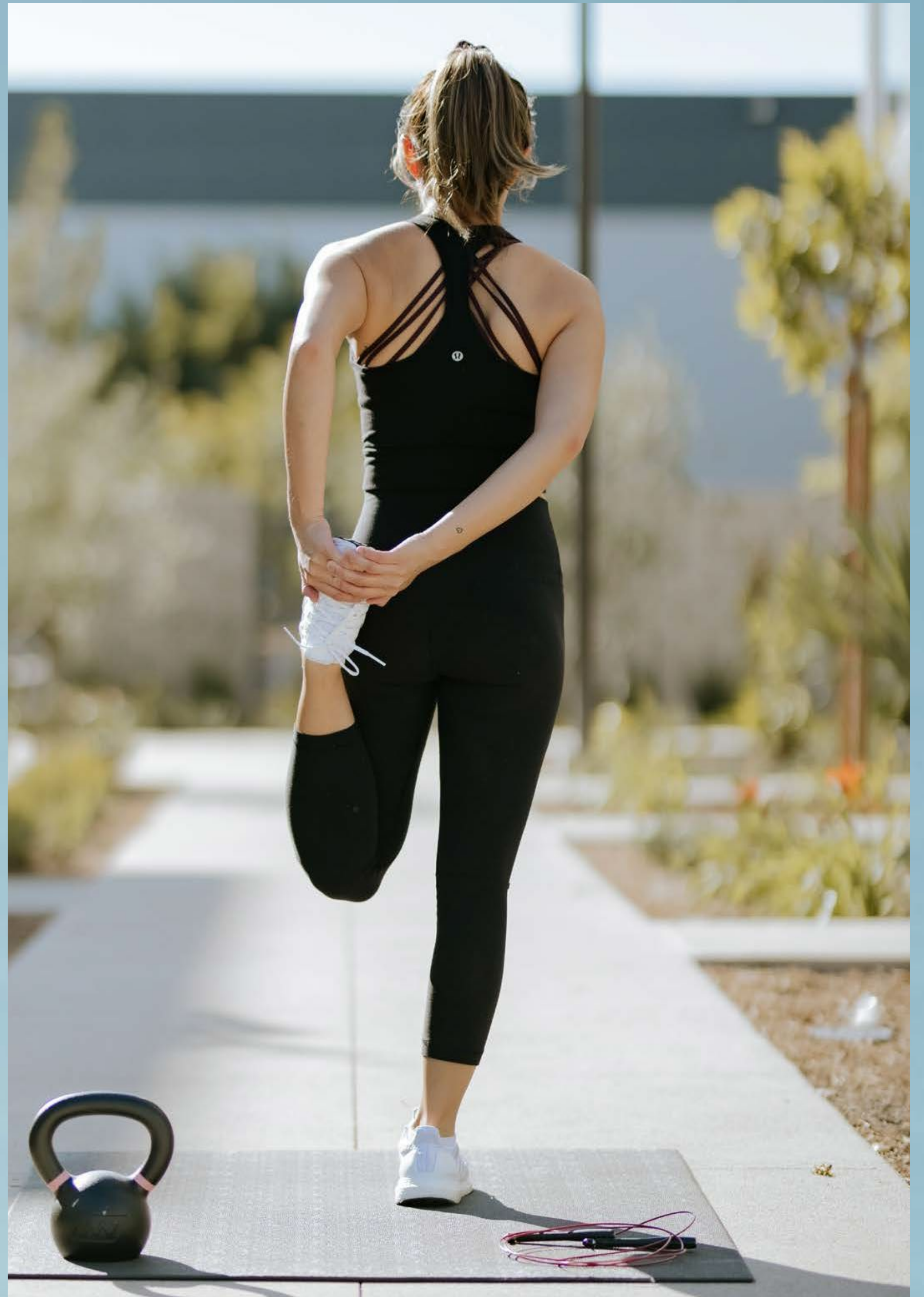
WHERE THE WAVES  
SET THE PACE  
FOR YOUR DAY



# A VIBRANT SANCTUARY BY THE SEA

With a range of perfectly tuned amenities **ANWA ARIA** has everything you need to design your ideal day. An azure infinity pool overlooks the sea, while a series of lounges, barbecue areas and outdoor terraces create space for every special moment. When it's time to move, make yourself at home in the state-of-the art gymnasium or find your zen in the yoga studio. Retail spaces and a kids' center bring convenience to your doorstep, while direct access to the promenade gives easy access to all DMC has to offer.

# WORLD-CLASS AMENITIES



- Swimming pool with sea view
- Podium roof deck with sea view and marina walkway
- Gymnasium
- Yoga studio
- BBQ areas
- Outdoor terraces
- Kids' center
- Ground floor retail
- Car parking
- Direct access to park and promenade



# OMNIYAT

THE ART OF ELEVATION

## **A vision beyond property, beyond place.**

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.

## **These are our works of art, and for us,**

art epitomises more than a simple statement of luxury.

Art is the ultimate expression of creativity,  
quality and rarity.

## **It comes from a place of intellect and innovation.**

It originates from both the mind and the heart.

The OMNIYAT artistry is realised  
in elevating the experience and empowering  
the future of luxury living.

To bring together place, purpose,  
design, innovation and service to  
forever transform what you expect  
from the spaces you inhabit.



# OMNIYAT