

ENARA

BY OMNIYAT

The background is a dark, moody abstract image featuring several bright, out-of-focus light sources. These create a series of colorful lens flares and rays of light that fan out across the frame, primarily in shades of blue, white, and yellow. The overall effect is one of depth and luminosity, suggesting a night sky or a high-tech environment.

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 is the ultimate embodiment of light, drawing entrepreneurs, CEOs and other business luminaries to inspire, innovate and dream.



INTRODUCING ENARA

Positioned at the apex of Dubai Canal, overlooking Marasi Bay, ENARA by OMNIYAT's design ingeniously evokes the essence of a metaphorical 'lighthouse', much like the vision of renowned business luminaries shaping the future.

From exquisite architecture and grounds to a spectacular waterside location, every detail of ENARA has been meticulously conceived to create a unique workplace of distinction and sophistication.

378,603 SQ. FT.

TOTAL OFFICE SPACE

143,337 SQ. FT. CROWN OFFICES

193,750 SQ. FT.

TOTAL LANDSCAPING

33,074 SQ. FT.

TOTAL RETAIL SPACE

28,451 SQ. FT.

PRIVATE MEMBERS' CLUB
LEVEL 1 TO 2

12

OFFICE ELEVATORS

560

PARKING SPACES



15 Minutes

10 Minutes

5 Minutes

ENARA

A DEVELOPMENT

BURJ KHALIFA

DUBAI MALL

DOWNTOWN DUBAI

SHEIKH MOHAMMED BIN RASHED BLVD

DUBAI CREEK

DUBAI CANAL

MARASI BAY ISLAND

VELA

VELA

LANA

MARASI BAY

MARASI DRIVE

DUBAI DESIGN DISTRICT

BURJ KHALIFA BLVD

MARASI DRIVE

DUBAI CANAL

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



PROJECT FEATURES

- First ultra-luxury commercial property in Marasi Bay
- Architecture by Gensler
- 34 Offices including Grand and Ultra-Grand Office categories
- Flexible office spaces with expansion over whole levels or across multiple floors
- Each floor with its own private landscaped terrace
- 560 parking spaces
- Private Members' Club from level 1 to 2
- In proximity to The Lana, Dorchester Collection, Dubai amenities
- Private jetty granting access via a yacht trip to The Lana
- Sky Deck, an outdoor event space, concession bar and terrace
- Smart Building Management Systems (BMS)
- Sustainability and wellbeing at forefront with WiredScore and SmartScore Platinum Certification, envisioning LEED Platinum
- Views of Marasi Bay, Dubai Canal and Burj Khalifa with direct access to the Marina
- Direct connection to all major routes



SUSTAINABILITY HIGHLIGHTS

- 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.**
- 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%.**
- By emphasizing materials with high recycled content, ENARA's design targets to **achieve a 24% reduction in Global Warming Potential (GWP)**, equivalent to **removing approximately 1,200 cars** from the road for a year, saving the energy used by around 450 office spaces annually and **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.**





PRIVATE MEMBERS' CLUB

- Direct access from offices
- 28,451 sq.ft. of space and exclusive amenities
- 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 space



AMENITIES & SERVICES

- Lifestyle & business concierge for tickets, events and bookings
- Business lounge & conferencing facilities, booking & management
- 24/hr. valet service
- Organisational access to wellness facilities (via invitation)
- Business lounge, meeting & conference
- Priority access to The Lana, Dorchester Collection, Dubai for use of their facilities including a wealth of dining & leisure facilities
- Invitation to join new ultra-exclusive private members club for VIP purchasers, includes:
Bar lounge, coffee lounge and Michelin Star level fine dining
- Performance personal training gym with extensive hydrotherapy and treatments options







REFINED LIVING IN MARASI BAY

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.



VELA
VIENTO
Dorchester Collection
DUBAI

VELA
Dorchester Collection
DUBAI

THE
LANA
DUBAI
DORCHESTER COLLECTION

THE
LANA
RESIDENCES, DUBAI
DORCHESTER COLLECTION



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.

ENARA
BY OMNIYAT

VELA
VIENTO
Dorchester Collection
DUBAI

VELA
Dorchester Collection
DUBAI



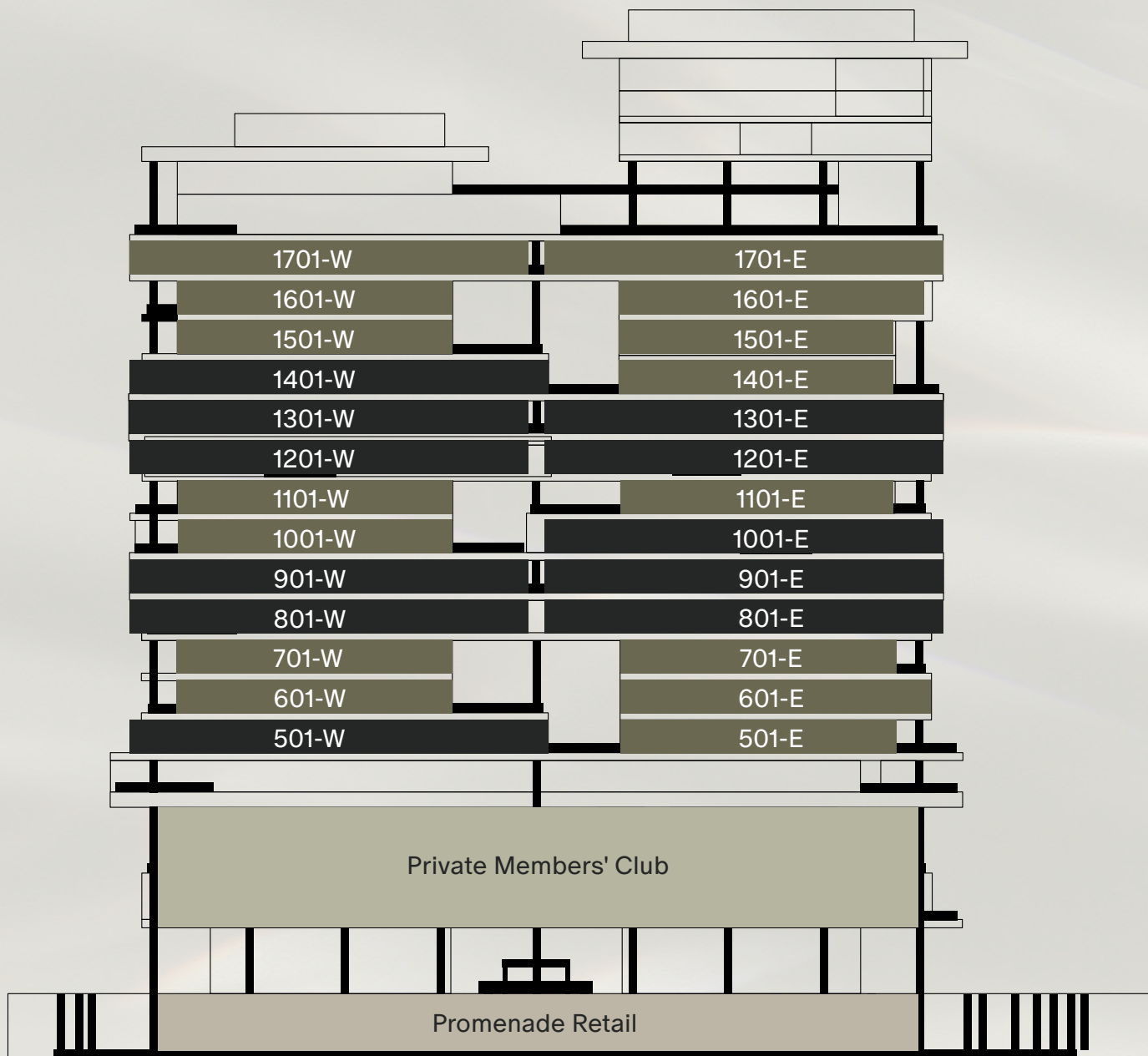
Rising to 120m tall the two interconnected towers are architecturally designed with generous workspaces, featuring large terraces and an abundance of natural light.



The interconnectivity between ENARA and VELA & VELA Viento, Dorchester Collection, Dubai seamlessly blends business and lifestyle, with a bridge directly leading to the Promenade, complete with exclusive retail spaces and unique dining options.



UNIT MIX



Private
Members' Club

.sq. ft 28,451

28

Grand
Offices

.sq. ft 8,321 From

6

Ultra-Grand
Offices

.sq. ft 11,829 From

Retail

.sq. ft 33,074

PAYMENT PLAN

5%

Booking Form
Effectuated Date

20%

Sales and Purchase Agreement
Effective Date

5%

Commencement
Effective Date

5%

Enabling Works
Effective Date

10%

Sub Structure
Effective Date

10%

Structure
Effective Date

10%

Façade
Effective Date

5%

MEP
Effective Date

30%

On Project
Completion Date

IN PROXIMITY TO THE LANA

Owners and tenants enjoy access to nearby amenities at The Lana, Dorchester Collection, which include the region's first Dior Spa, rooftop bar, fine-dining restaurants and artisan cafes.





CLASSIC

- 24/7 Security services
- 24/7 Office concierge
- Doorman and porter services
- Valet parking
- Lifeguard and gym service
- Common area maintenance and cleaning

À LA CARTE

- Maintenance
- Bespoke catering services
- One-off dining events & functions
- Floristry service
- Bookings, reservations & appointments
- Five-star experiences

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.



OMNIYAT

THE ART OF ELEVATION