LUMENA
ALTA
BY OMNIYAT

Dubai has cemented its position as the Middle East's premier commercial hub over the past 5 years, fuelled by record levels of foreign investment, progressive business reforms, and an unprecedented wave of new company formations across technology, finance, and legal sectors. As global enterprises, hedge funds, and high-growth start-ups establish their regional headquarters, demand for prime commercial space is accelerating.

OMNIYAT is transforming Dubai's commercial skyline - growing not only in height but in stature. A new generation of luxury commercial real estate is emerging to serve global occupiers seeking architectural statements, world-class amenities, and strategic connectivity. Iconic developments are redefining the city's landscape, standing as beacons of innovation for the world's most influential businesses.

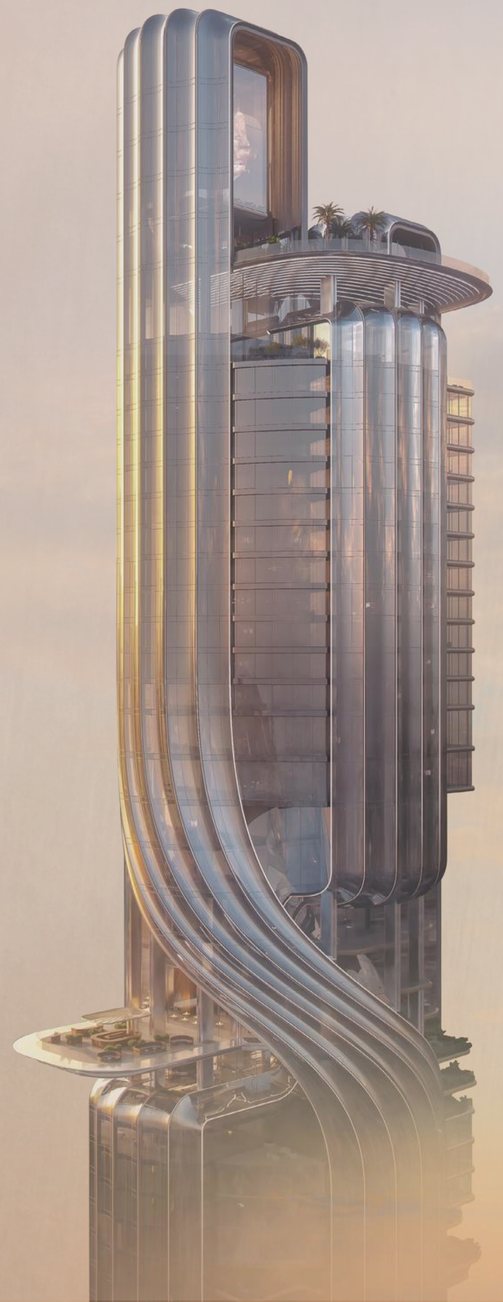


Following the successful sell-out of LUMENA by OMNIYAT, Dubai's latest ultra-luxury commercial tower at the gateway to Business Bay, OMNIYAT's boldest commercial vision is set to ascend.

Rising directly across from LUMENA, Dubai welcomes a landmark conceived to carry the future skyward. Standing taller, glowing brighter, and ascending higher, it carries the inevitable power of a new dawn upon the city.

OMNIYAT's next commercial masterpiece is now ascending in harmony with a world-class hotel, uniting enterprise, connection and hospitality into one seamless architectural vision to elevate life itself.





LUMENA ALTA

BY OMNIYAT

A name that rises as it is spoken.

LUMENA ALTA does not merely describe height; it becomes it. Its upward motion mirrors the architecture of the tower itself. Few names unfold with the limitless lightness of the sky, the reach of infinite horizons, and the promise of rise in the very same breath. Its vowels open, its cadence lifts, and the light stays with you.



A GATEWAY TO THE FUTURE

LUMENA ALTA stands alongside LUMENA at the heart of Dubai's urban future, positioned at the gateway to Business Bay, the city's district of enterprise, culture, and ambition.







From its very name, LUMENA ALTA signals a place where ambition meets brilliance. Lumena, drawn from the Latin *lumen*, evokes pure radiance as a symbol of vision, creativity, and innovation. *Alta,* meaning elevated, speaks to stature, aspiration, and architectural height.

Together, LUMENA ALTA becomes a statement of elevated light, a destination where illumination and elevation converge.

LUMENA ALTA's soaring 380-metre silhouette is an architectural vision inscribed upon the skyline as if it had always awaited its moment. Its form carries inevitability, its upward sweep speaks of ascent. Standing taller, glowing brighter, and rising higher, LUMENA ALTA has already claimed its place among the clouds.

From this address, connections extend in every direction: the financial core, the coastline, the airport, and the desert horizon. A direct link to the Metro ensures seamless access to the city's transit network, affirming the LUMENA towers' position at the centre of the city.





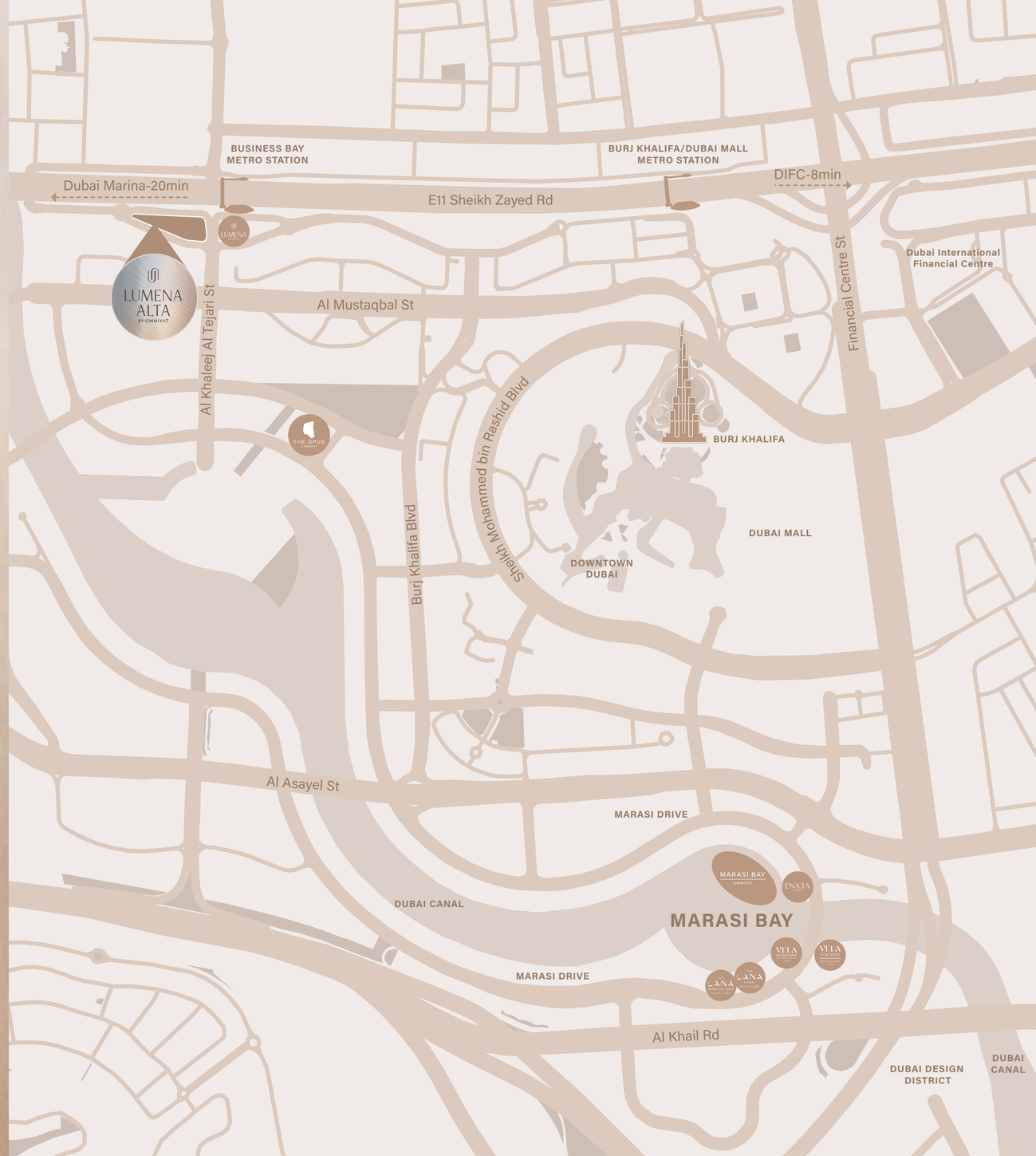
LOCATION & CONNECTIVITY

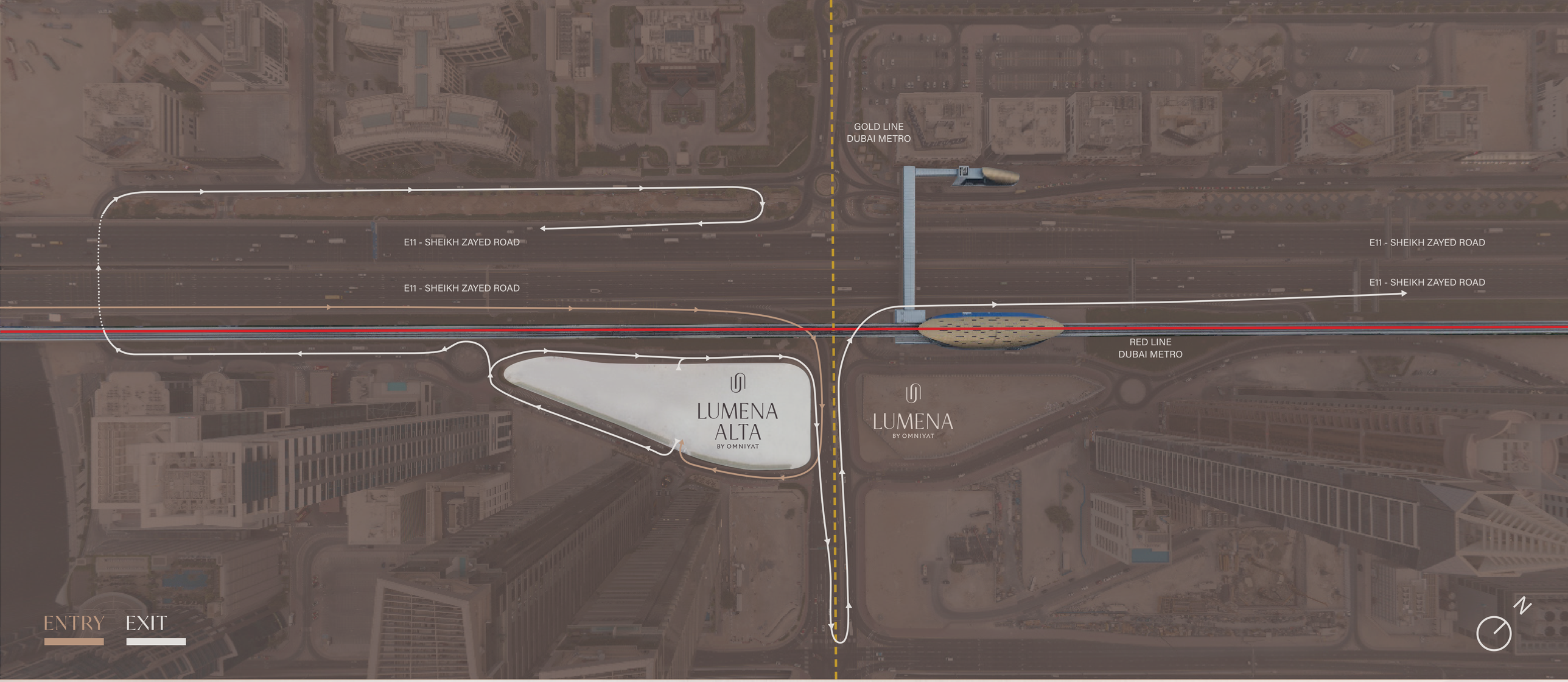
LUMENA ALTA stands alongside LUMENA at the threshold of Business Bay, together forming a landmark gateway where vision accelerates, connections elevate, and leadership soars.

Purposefully positioned for enterprise and connection, LUMENA ALTA projects authority and lasting presence, completing this signature pair.

Neighbouring LUMENA within Dubai's central business cluster, LUMENA ALTA enjoys immediate access to the city's primary corridors, with direct links to Sheikh Zayed Road and swift connections to Al Khail Road, placing you minutes from key destinations.

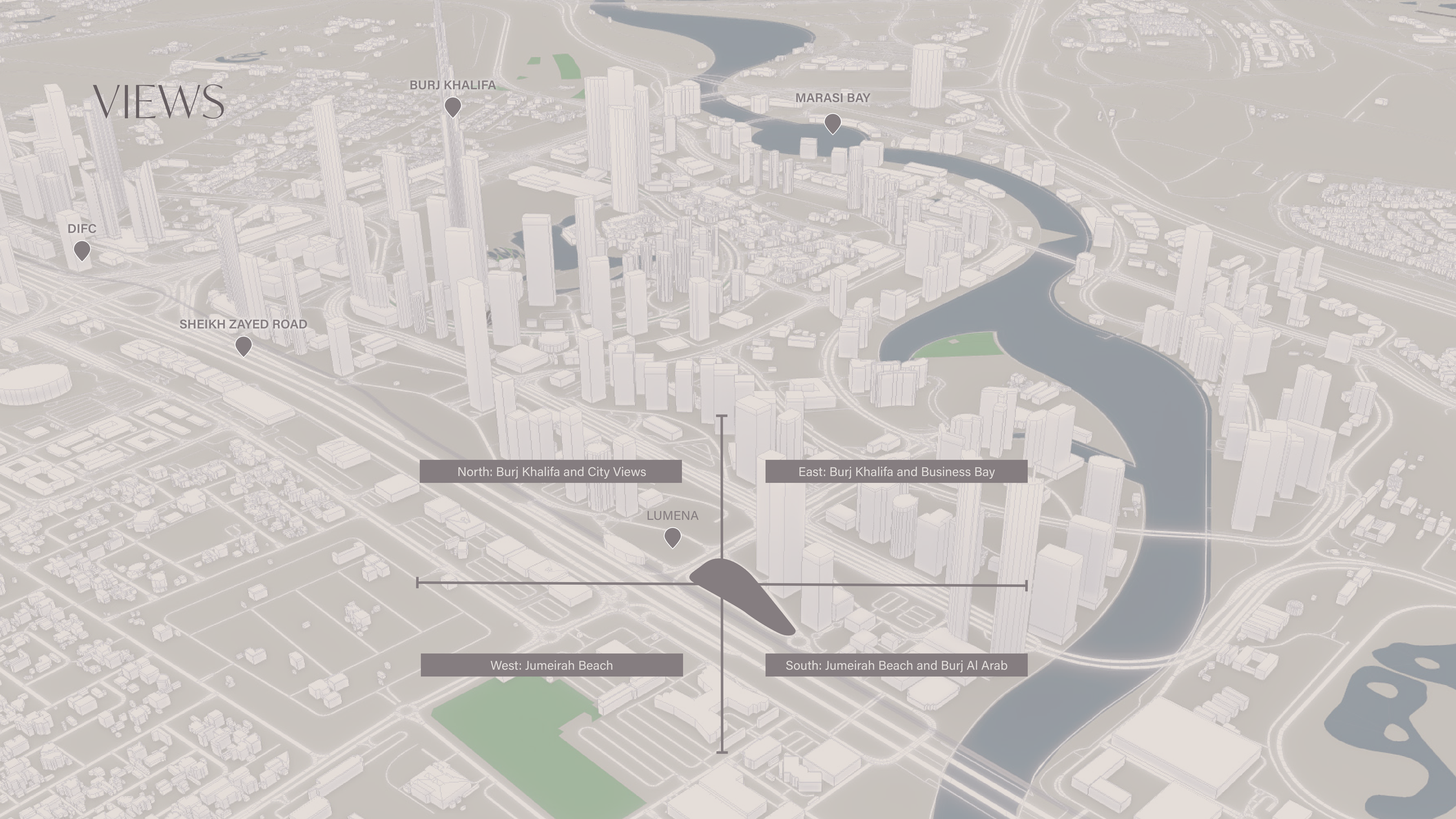
E11 Sheikh Zayed Road	1 minute
Downtown Burj Khalifa	6 minutes
E44 Al Khail Road	6 minutes
DIFC	10 minutes
Dubai Marina	20 minutes
Dubai International Airport	20 minutes
Al Maktoum Airport	41 minutes





Rising as twin beacons of light and ambition, LUMENA and LUMENA ALTA stand together at the crossroads of connectivity and commerce. Seamlessly integrated with the Business Bay Metro Station, the duo places the entire city within effortless reach. From DIFC to Dubai International Airport, from Downtown to Dubai South, every major business and cultural district lies only minutes away.

VIEWS


BURJ KHALIFA
MARASI BAY
DIFC
SHEIKH ZAYED ROAD
LUMENA
North: Burj Khalifa and City Views
East: Burj Khalifa and Business Bay
West: Jumeirah Beach
South: Jumeirah Beach and Burj Al Arab

SOUTH
JUMEIRAH & OCEAN VIEWS

3RD LIFT BANK



NORTH
BURJ KHALIFA & JUMEIRAH BEACH
3RD LIFT BANK







BORN TO ASCEND

Rising 380 metres above the city, LUMENA ALTA is a living sculpture of light and movement. Conceived for global visionaries who define the future of business and culture, this next-generation mixed-use icon unites luxury commercial, residential, and lifestyle spaces within a single, soaring masterpiece.

The building arcs outward like a movement suspended in time. The tower’s graceful, spiralling façade sets a new architectural benchmark for Dubai. Every curve of its dynamic form is designed to capture and refract light. By day, the tower gleams with radiance. By night, it glows as if lit from within, a luminous instrument written into the skyline. Its aerodynamic geometry speaks of progression and ambition translated into form, a landmark designed to endure as sculpture upon the horizon.




LUMENA
ALTA
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A SYMPHONY WITHIN

The ascent of LUMENA ALTA continues within. Triple height arrival halls rise with sculptural authority, setting a first impression that is grand yet unmistakbly refined. Lounges and upper-level terraces extend the experience, drawing the city upward into the tower.

Workplaces are crafted as platforms for focus and influence, private suites balance refinement with discretion, and elevated retreats offer moments of repose above the city.

What emerges is not a collection of offices, but an unfolding sequence that elevates daily life into something more resonant. Within LUMENA ALTA, the interior becomes stage, setting, and statement.







FIVE-STAR LIFESTYLE HOTEL

Crowning the tower, LUMENA ALTA's Sky Hotel features a triple-height sky lobby carved by the twisted façade, with panoramic views of Burj Khalifa and the Arabian Gulf.

The hotel connects a signature restaurant, record-height sky pool at 335 metres, and spa and lounge settings into one seamless day-to-night experience, with private arrival and direct links to elegant offices, members club, and conference levels.

As part of the gateway with LUMENA by OMNIYAT, the hotel stands as an elevated crown, instantly recognisable on Dubai's skyline.

BUILDING FEATURES

- Purpose-driven, future-forward mixed-use building with a twisted façade
- 45 floors of premium offices within a 380-metre mixed-use landmark
- Strategically located at the gateway to Business Bay, minutes from Downtown Dubai and DIFC
- Landmark views of Burj Khalifa, Burj Al Arab, and the Arabian Gulf
- Direct connectivity to all of Dubai, with proximity to the future gold line metro station
- Flexible office spaces with shell-and-core offerings
- Targeting LEED Platinum, WiredScore and SmartScore Platinum pre-certifications
- Private terraces and landscaped sky gardens
- Executive recreational area with high-performance fitness centre, 25m indoor lap pool & vitality pools
- Executive wellness and spa level with treatment rooms, hydrotherapy, and specialised therapies
- Executive business centre with conference, co-working, and event facilities
- Five-Star Lifestyle Hotel crowning the tower
- Signature sky restaurant with 360-degree views
- Sky Pool at 335 metres with 270-degree vistas
- Services managed by OMNIYAT
- Smart Building Management Systems (BMS)
- 1,000 parking spaces including valet, guest, and retail parking



LUMENA ALTA COMPONENT SUMMARY

Public Hotel Amenity
Signature Restaurant & SkyPool/Bar:
Internal: 4,682 sq. ft.
External: 19,383 sq. ft.
Total: 24,065 sq. ft.

Hotel

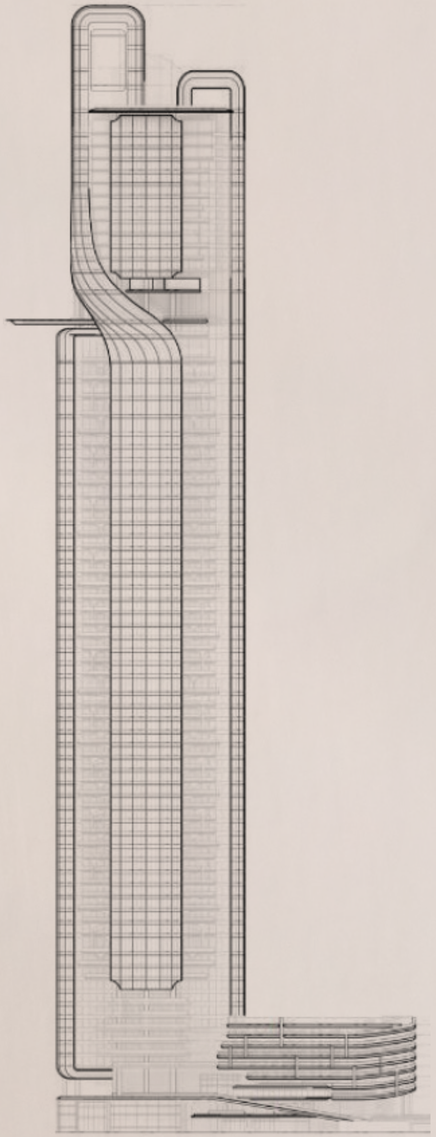
Hotel Amenities
Spa & Wellness and Skydeck
(All Day Dining, Lounge Bar):
Internal: 16,468 sq. ft.
External: 4,510 sq. ft.
Total: 20,978 sq. ft.

Office Amenities
Business Centre, Fitness Centre, Pool & Vitality
Internal: 50,967 sq. ft.
Total: 50,967 sq. ft.

Offices
723,545 sq. ft of office space across 45 floors

Retail
15,300 sq. ft. total leasable retail area across 5 tenancies





OFFICES BREAKDOWN

TOTAL OFFICES

590,420 sq. ft. NSA

723,545 sq. ft. GSA

5,481 sq. ft. Average GSA/unit

LIFT BANK 3

Levels 41-49

Average NSA Per Unit: 4,963 sq. ft.

Average GSA Per Unit: 5,986 sq. ft.

LIFT BANK 2

Levels 27-40

Average NSA Per Unit: 4,623 sq. ft.

Average GSA Per Unit: 5,641 sq. ft.

LIFT BANK 1

Levels 03-26

Average NSA Per Unit: 4,196 sq. ft.

Average GSA Per Unit: 5,193 sq. ft.

** available as full floor only*

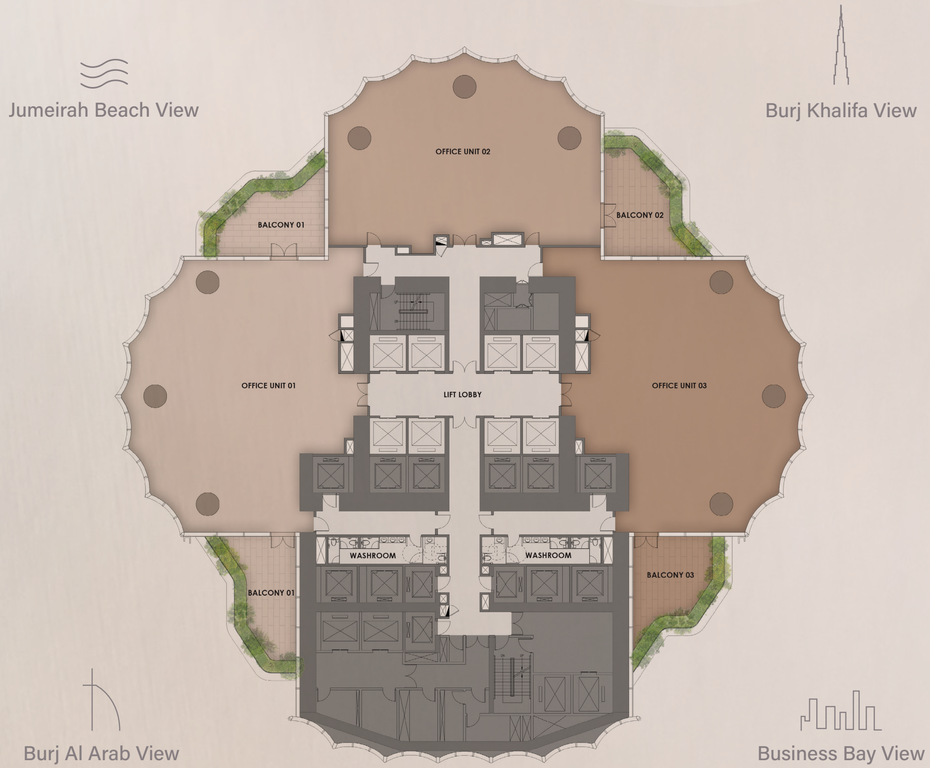
Levels				
	HOTEL- SIGNATURE RESTAURANT			
72				
71	AMENITY - HOTEL SKY POOL AND BAR			
70				
69				
68				
67				
66				
65				
64				
63				
62				
61				
60				
59				
58				
57				
56	HOTEL LOBBY			
55	SERVICE FLOOR			
54	AMENITY - CONFERENCE AND BUSINESS CENTER			
53	AMENITY - GYM			
52	AMENITY - POOL			
51	SERVICE FLOOR			
50	SERVICE FLOOR			
49	4901	4902		
48	4801	4802	4803	
47	4701	4702	4703	
46	4601	4602	4603	
45	4501	4502	4503	
44		4401		*
43	4301	4302	4303	
42	4201	4202	4203	
41	4101	4102	4103	
40		4001		*
39	3901	3902	3903	
38		3801		*
37	3701	3702	3703	
36		3601		*
35		3501		*
34		3401		*
33		3301		*
32	SERVICE FLOOR			
31		3101		*
30	3001	3002	3003	
29	2901	2902	2903	
28	2801	2802	2803	
27	2701	2702	2703	
26		2601		*
25	2501	2502	2503	
24		2401		*
23	2301	2302	2303	
22		2201		*
21	2101	2102	2103	
20		2001		*
19	1901	1902	1903	
18		1801		*
17	1701	1702	1703	
16		1601		*
15	1501	1502	1503	
14		1401		*
13	1301	1302	1303	
12	SERVICE FLOOR			
11	1101	1102	1103	
10	1001	1002	1003	
9		901	902	
8	801	802	803	
7	701	702	703	
6	601	602	603	
5	501	502	503	
4	401	402	403	
3	301	302		
2	HOTEL LOBBY			
1	OFFICE MEZZANINE			
Ground	OFFICE LOBBY			



LIFT BANK 1

Avg. Internal Area: 4,196 sq. ft. | Avg. External Area: 998 sq. ft. (24%) | Avg. GSA Per Unit: 5,193 sq. ft.

UNIT TYPE FACT SHEET	UNIT 01	UNIT 02	UNIT 03
Levels	Levels 3 - 26 (24 Floors)		
Approx Unit Areas	Internal: 4,233 sq. ft. External: 1,462 sq. ft. Total: 5,695 sq. ft.	Internal: 3,772 sq. ft. External: 730 sq. ft. Total: 4,502 sq. ft.	Internal: 4,600 sq. ft. External: 814 sq. ft. Total: 5,414 sq. ft.
Number of Balconies	2	1	1
Internal Dimensions	Northwest Unit: 24m x 21m	North Unit: 17m x 24m	Northeast Unit: 24m x 21m
Floor to Ceiling Height	3.0m	3.0m	3.0m
Density @ 1in10	39 pax	35 pax	43 pax
Views	Burj Al Arab and Jumeirah Beach	Burj Khalifa, Burj Al Arab and Jumeirah Beach	Burj Khalifa and Dubai Canal
Developer Washrooms	Included on all floors		
Finishes	Internal Office Shell and Core Office Terrace: Stone or high-grade porcelain, with soft landscaping		
Parking Spaces	6	5	6

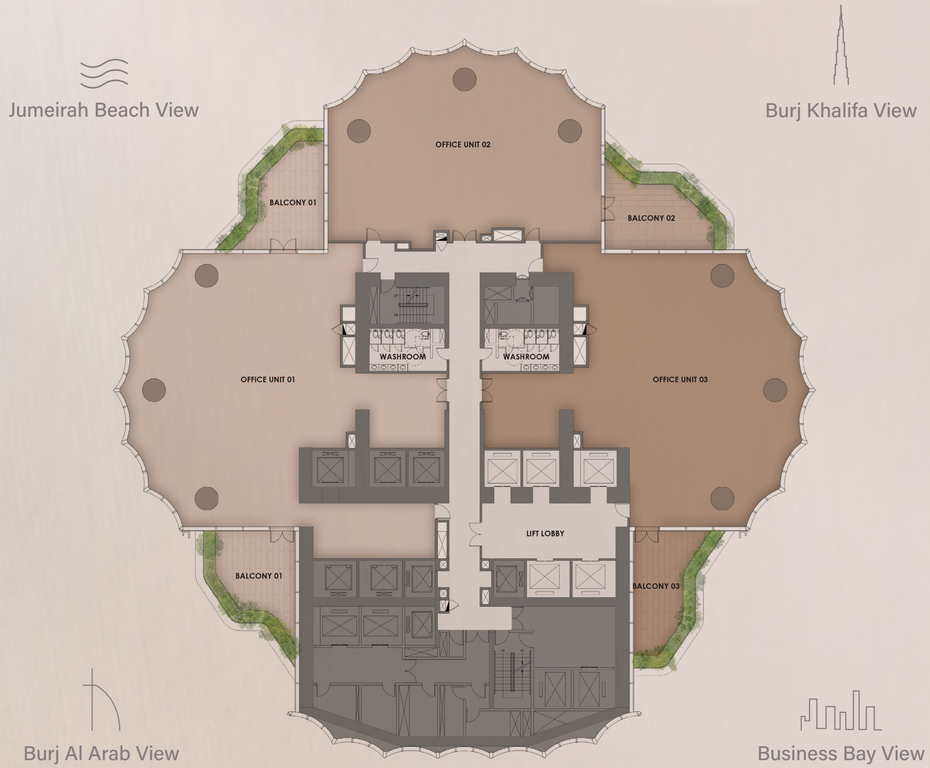




LIFT BANK 2

Avg. Internal Area: 4,623 sq. ft. | Avg. External Area: 1,019 sq. ft. (22%) | Avg. GSA Per Unit: 5,641 sq. ft.

UNIT TYPE FACT SHEET	UNIT 01	UNIT 02	UNIT 03
Levels	Levels 27 - 40 (14 Floors)		
Approx Unit Areas	Internal: 5,102 sq. ft. External: 1,247 sq. ft. Total: 6,349 sq. ft.	Internal: 3,818 sq. ft. External: 727 sq. ft. Total: 4,545 sq. ft.	Internal: 4,948 sq. ft. External: 1,080 sq. ft. Total: 6,028 sq. ft.
Number of Balconies	1/2	1	1/2
Internal Dimensions	Northwest Unit: 28m x 21m	North Unit: 17m x 24m	Northeast Unit: 28m x 21m
Floor to Ceiling Height	3.0m	3.0m	3.0m
Density @ 1in10	47 pax	35 pax	46 pax
Views	Burj Al Arab and Jumeirah Beach	Burj Khalifa, Burj Al Arab and Jumeirah Beach	Burj Khalifa and Dubai Canal
Developer Washrooms	Included on all floors		
Finishes	Internal Office Shell and Core Office Terrace: Stone or high-grade porcelain, with soft landscaping		
Parking Spaces	7	5	7

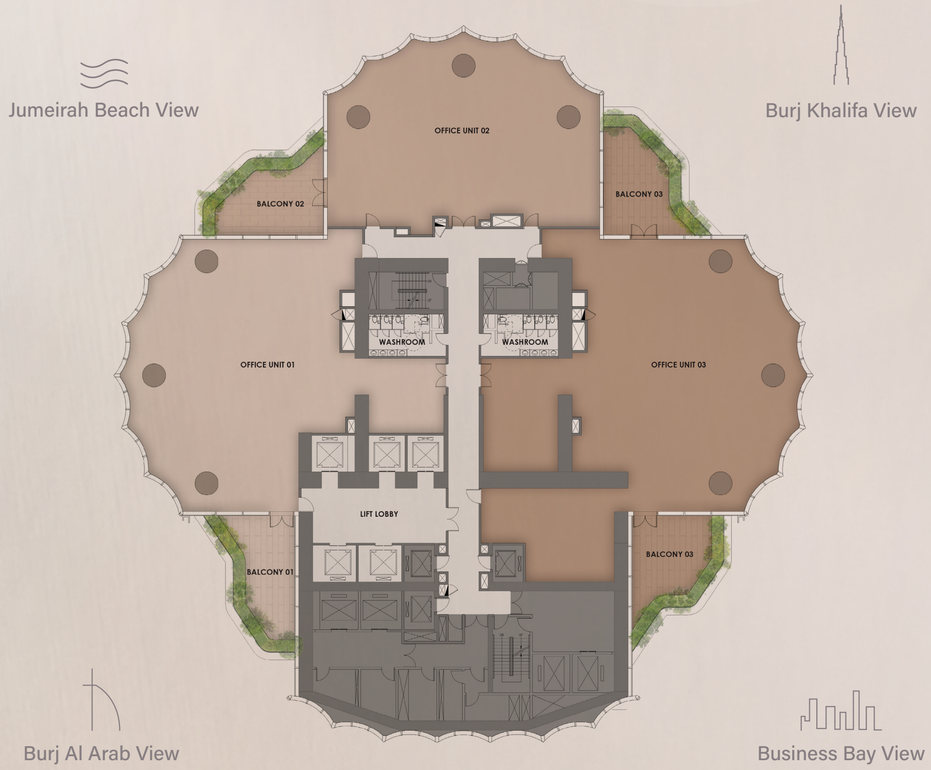




LIFT BANK 3

Avg. Internal Area: 4,963 sq. ft. | Avg. External Area: 1,023 sq. ft. (21%) | Avg. GSA Per Unit: 5,986 sq. ft.

UNIT TYPE FACT SHEET	UNIT 01	UNIT 02	UNIT 03
Levels	Levels 41 - 49 (9 Floors)		
Approx Unit Areas	Internal: 4,955 sq. ft. External: 876 sq. ft. Total: 5,831 sq. ft.	Internal: 3,839 sq. ft. External: 725 sq. ft. Total: 4,564 sq. ft.	Internal: 6,236 sq. ft. External: 1,522 sq. ft. Total: 7,758 sq. ft.
Number of Balconies	1	1	2
Internal Dimensions	Northwest Unit: 27m x 24m	North Unit: 24m x 16m	Northeast Unit: 27m x 28m
Floor to Ceiling Height	3.0m	3.0m	3.0m
Density @ 1in10	46 pax	35 pax	57 pax
Views	Burj Al Arab and Jumeirah Beach	Burj Khalifa, Burj Al Arab and Jumeirah Beach	Burj Khalifa and Dubai Canal
Developer Washrooms	Included on all floors		
Finishes	Internal Office Shell and Core Office Terrace: Stone or high-grade porcelain, with soft landscaping		
Parking Spaces	8	5	7





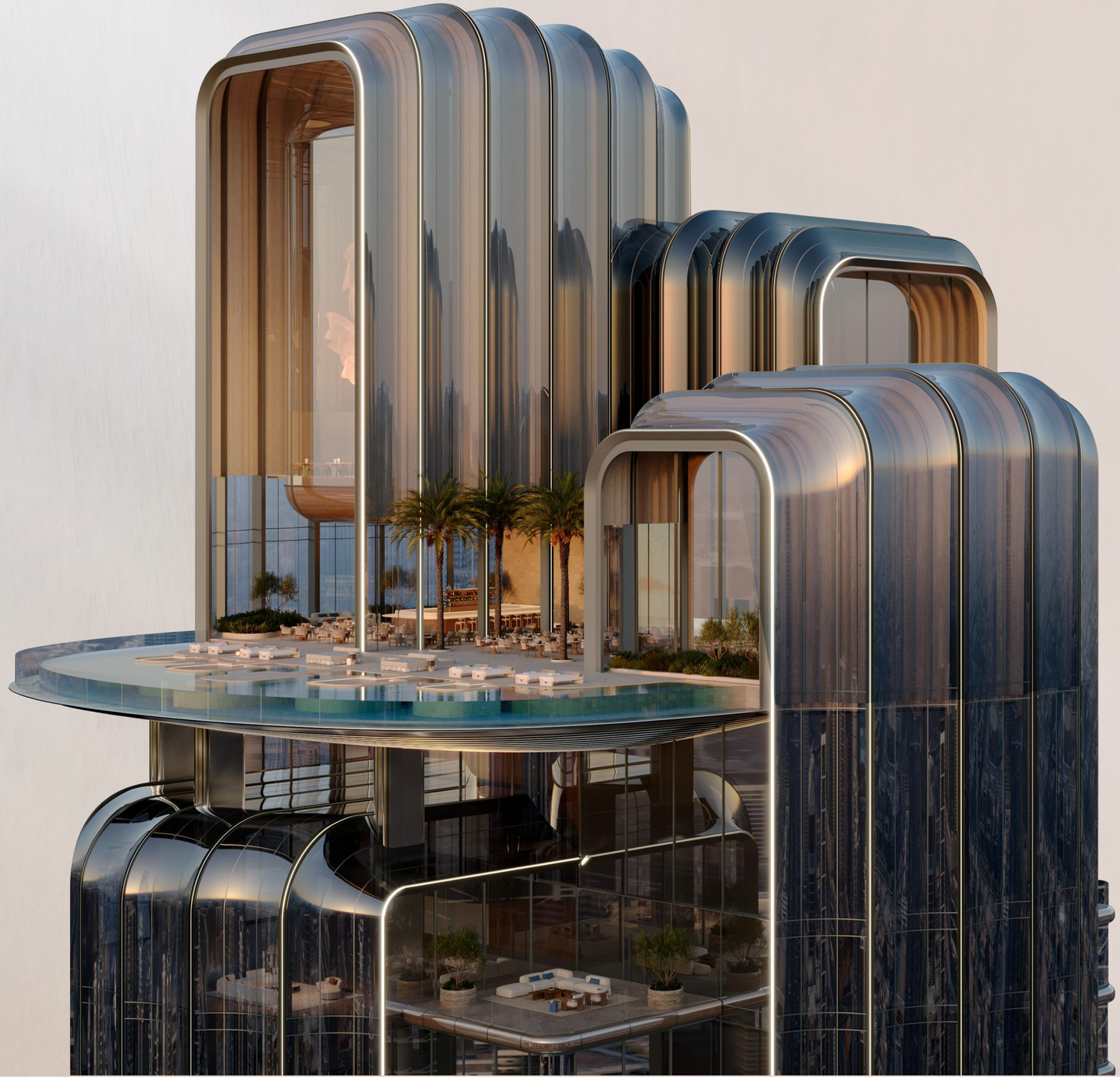
SUSTAINABILITY

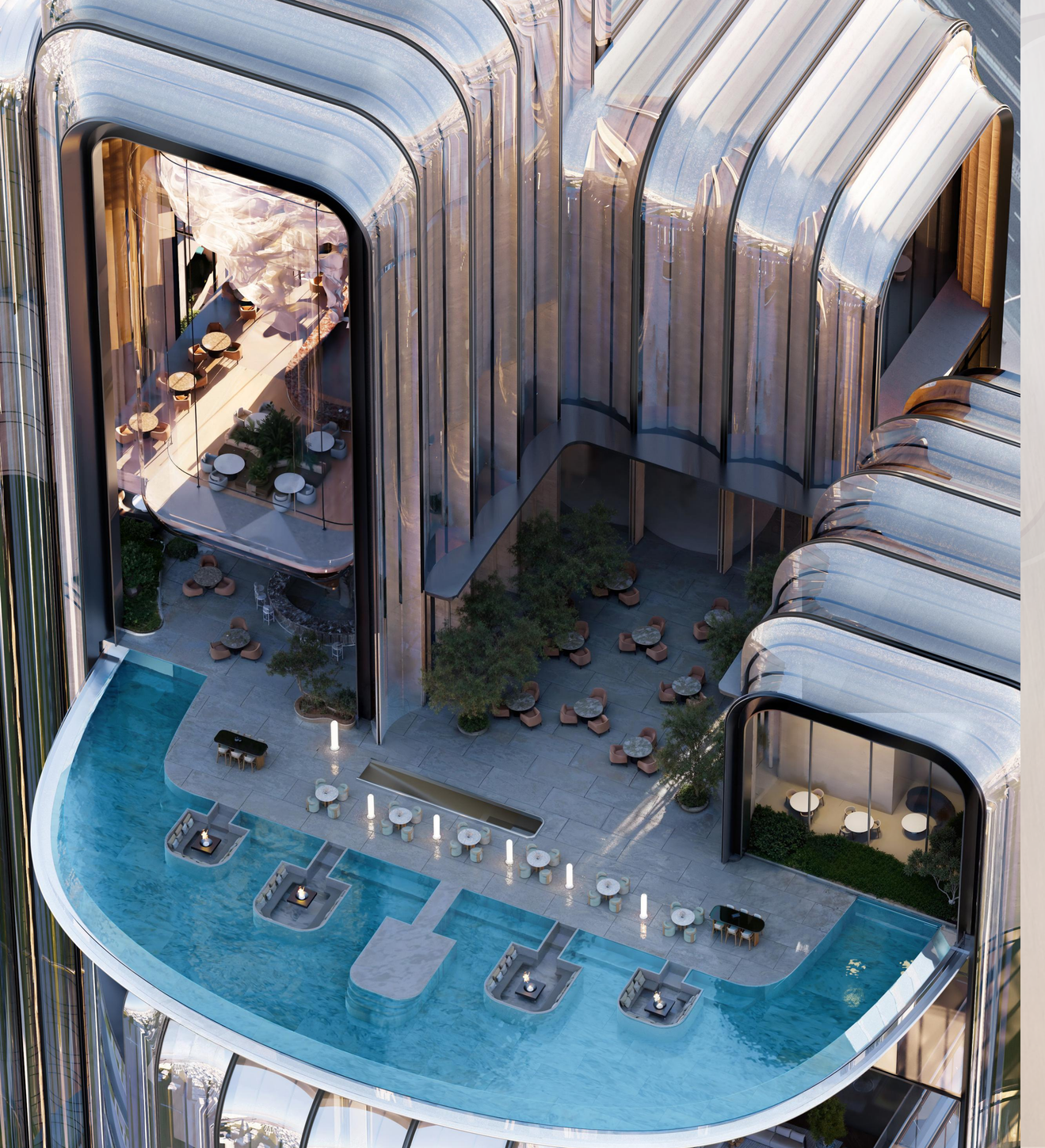
LUMENA ALTA has been designed from its very conception to target multiple world-class certifications, reflecting its commitment to sustainability, occupant wellbeing, and technological integration.

Sustainability
LEED Platinum Wellbeing (Targeted)

Wellbeing
WELL Building Platinum (Targeted)

Technology
WiredScore Platinum (Targeted)
SmartScore Platinum (Targeted)





A WORLD ABOVE EXPECTATION

Enhanced by private lounges, bespoke concierge care, and exquisitely crafted communal spaces, the tower's office amenities are conceived for those who lead with vision and live without limits.

- Executive Fitness Centre
- Wellness & Spa Facilities
- Hydrotherapy & Treatment Rooms
- Outdoor Rejuvenation Terraces
- Executive Business Centre
- Co-working Facilities
- Conference and Events Space
- Barista Lounges

HOTEL AMENITIES

LUMENA ALTA also offers an array of meticulously curated hotel amenities, designed to elevate life and transform every moment into an experience of pure enjoyment.

- Executive Performance Fitness Gym
- Aqua Vitality Level
- Outdoor Rejuvenation Terraces
- Meeting, Conference and Events Space
- Horizon Spa
- Sky Pool
- Signature Sky Restaurant







Life in LUMENA ALTA is shaped not by additions but by orchestrated moments that lift the everyday into the remarkable. Each amenity is conceived as part of the tower’s vertical journey, turning necessity into theatre and leisure into spectacle.

From soaring terraces that frame the horizon, to spaces of wellness designed for renewal and strength, LUMENA ALTA composes daily life as a progression of grandeur. Social, cultural, and professional encounters are given new stage and scale, unfolding in settings that seem suspended above the city.



335 METRES ABOVE

Suspended at the summit, the crowning pool is a spectacle of elevation. A mirror of water held 335 metres above the city, it offers perspectives that extend across skyline, desert, and sea. In this setting, leisure transforms into an act of ascent, and magnificence becomes experience.







DINING AT THE EDGE OF SKY

At its highest point, a fine dining restaurant will create one of the region’s most elevated culinary destinations. Surrounded by sweeping views, it will unite gastronomy, artistry, and architecture into a singular composition. Each evening will feel like a summit, a ritual of magnificence above the city.



WELLBEING AT ALTITUDE

LUMENA ALTA also offers spaces devoted to wellbeing and performance. Private fitness suites, spa environments, hydrotherapy and renewal zones are crafted as havens of balance, designed for those who lead with intensity yet require moments of restoration.

Within these walls, the pursuit of health is elevated to the same stature as work, creating equilibrium at the highest level, whilst a 25-metre indoor pool and vitality pool are designed to offer an experience of effortless calm, restoration and sensory rejuvenation.







EXECUTIVE BUSINESS CENTRE

Designed for seamless productivity and prestige, the Executive Business Centre is home to private boardrooms, sky-level lounges, and bespoke conference facilities framed by panoramic city views.

Here, global leaders meet, collaborate, and shape opportunity in an environment that fuses refined hospitality with cutting-edge technology. The club serves as a catalyst for ideas and partnerships, where ambition rises as high as LUMENA ALTA itself.

SERVICES MANAGED BY OMNIYAT

A LEGACY OF SERVICE

As part of OMNIYAT's portfolio of unparalleled residential and hotel developments, superior service is quite simply an integral part of every masterpiece. As such, here are just some of the services you can depend upon.

CURATED OFFERINGS

The Office Concierge is equipped to assist with bespoke requests, including organising floral arrangements, catering services, private shopping experiences, event management, and travel arrangements via private boat or plane.

WELLNESS CONCIERGE

Arranges access to performance training coaching and mental health sessions, together with spa and wellness bookings.

PERSONAL SERVICES

Manages car cleaning, dry cleaning and tailoring services, as well as scheduling salon and hairdressing appointments.

OFFICE CONCIERGE

Handles all aspects of client interactions, including reception and greetings, as well as managing conference room bookings, and providing printing, binding, and laminating services.

LIFESTYLE CONCIERGE

Coordinates ticketing and event arrangements, as well as organises transportation and dining reservations for clients.









A NEW CHAPTER IN COMMERCIAL MASTERY

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, and Enara by OMNIYAT, OMNIYAT now presents LUMENA 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

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