

LUMENA ALTA

BY OMNIYAT



THE NEXT COMMERCIAL ICON

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.



THE POWER OF ASCENSION

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.



THE GATEWAY TO THE FUTURE

LUMENA ALTA stands alongside LUMENA, at the threshold of Business Bay, together forming a landmark gateway where vision accelerates and leadership soars. Purposefully positioned for enterprise and connectivity, LUMENA ALTA projects quiet authority and lasting presence while 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 rest of Dubai, affirming LUMENA and LUMENA ALTA at the centre of the city.


BUSINESS BAY METRO STATION
BURJ KHALIFA/DUBAI MALL METRO STATION
Dubai Marina-20min
DIFC-8min
E11 Sheikh Zayed Rd
LUMENA
LUMENA ALTA BY OMNIYAT
Al Khaleej Al Tejari St
Al Mustaqbal St
Financial Centre St
THE OPUS
Burj Khalifa Blvd
Sheikh Mohammed bin Rashid Blvd
BURJ KHALIFA
DUBAI MALL
DOWNTOWN DUBAI
Al Asayel St
MARASI DRIVE
MARASI BAY
ENARA
DUBAI CANAL
MARASI BAY
VELA
VELA VIENTO
THE LANA
MARASI DRIVE
Al Khail Rd



From its striking architectural form to its carefully curated environments, every element of LUMENA has been shaped with precision to deliver a workplace defined by elegance, purpose, and distinction.

723,545 sq. ft.
TOTAL OFFICE SPACE

50,967 sq. ft.
OFFICE AMENITIES

15,300 sq. ft.
TOTAL RETAIL SPACE

45,043 sq. ft.
HOTEL AND PUBLIC AMENITIES

45
FLOORS OF OFFICE SPACE

1,000+
PARKING SPACES

IN THE HEART OF THE CITY

The Opus by OMNIYAT

ME Dubai Hotel
The MAINE
ROKA
Sfumato
Soirée
Maison Dali
Centrale
Le Relais de l'Entrecôte Dubai
Revolver

Sights & Attractions

Burj Khalifa
Dubai Fountain
Dubai Opera
Museum of the Future
Dubai Canal

Dining & Shopping

City Walk
Dubai Design District
Dubai Mall
Souk Al Bahar
Time Out Market
DIFC (Dubai International Finance Centre)

Connectivity

Business Bay Metro Station
Future Gold Line Metro Station
Sheikh Zayed Road
DXB Dubai Airport
Al Khaleej Al Tejari Street
Financial Centre Street



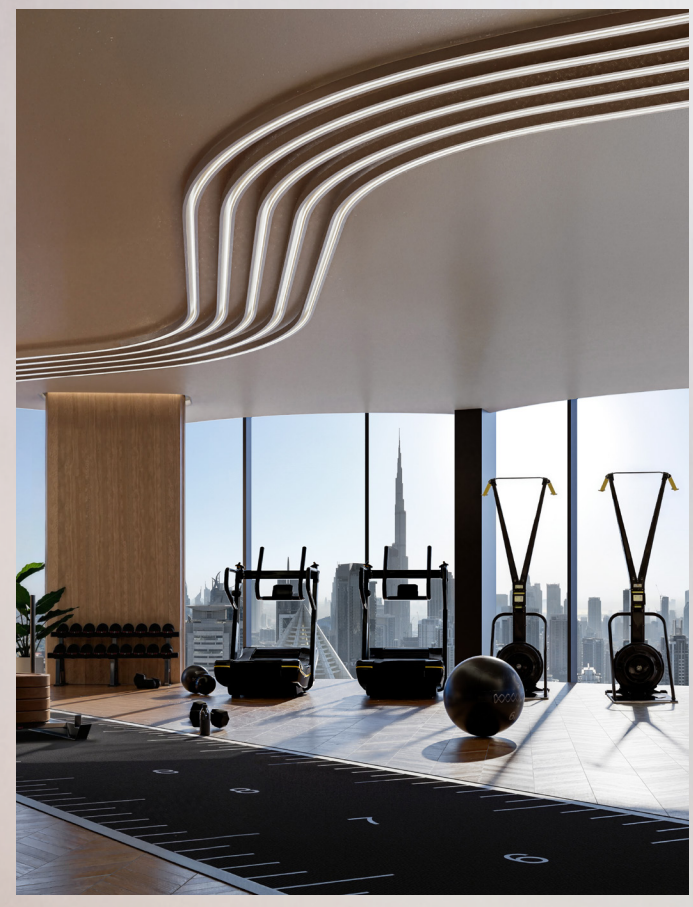
BUILDING FEATURES

- Purpose-driven, future-forward mixed-use building with twisted façade
- 45 floors of offices within a 380 metre mix-use tower
- Strategically located at the gateway of 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 future gold line metro station
- Flexible office spaces with shell & 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 & spa area with massage treatment rooms, hydrotherapy and specialised therapies
- Executive business centre with conference facilities, functional spaces, co-working and events space
- 5 star Lifestyle Hotel crowning the top of the tower
- Signature sky restaurant with 360 degree views
- Sky Pool at 335 metre with 270 degree views
- Services managed by OMNIYAT
- Smart Building Management Systems (BMS)
- 1,000 parking spaces including valet parking, guest parking and retail parking


Hilton

OFFICE AMENITIES

- 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

- Signature Restaurant
- Sky Pool and Bar
- Horizon Spa
- Meeting, Conference and Events Space
- High Performance Gym and Pool
- Sky Lobby and Deck
- Outdoor Rejuvenation Terraces











MANAGED BY OMNIYAT

CLASSIC

- 24/7 Security services
- 24/7 Office concierge
- Doorman and porter services
- 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
- Valet parking

50/50 PAYMENT PLAN

5% Booking Form	15% Sales and Purchase Agreement	5% 6 Months from Effective Date

5% 12 Months from Effective Date	10% 24 Months from Effective Date	10% 36 Months from Effective Date	50% Project Completion



OMNIYAT

THE ART OF ELEVATION

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