



LUMENA

BY OMNIYAT



WHAT COMES NEXT CHANGES EVERYTHING.

LUMENA is born of light and grace, standing tall as a beacon, illuminating light and driving innovation. Drawn from Lumen, the Latin word for illumination, and Ena, a Japanese name that whispers of blessings, together, they conjure an image of radiant serenity, a name that glows with quiet power and luminous beauty.



INTRODUCING LUMENA

Rising at the gateway of Business Bay, LUMENA by OMNIYAT is a 260-metre architectural statement, a symbol of purposeful design and future-focused ambition. Its sculpted form reflects clarity, flow, and the momentum of visionary enterprise.



From its sculptural architecture to its thoughtfully curated spaces, every aspect of LUMENA has been meticulously designed to create a workplace of exceptional distinction, elegance, and intent.

582,184 SQ. FT.
TOTAL OFFICE SPACE

63,155 SQ. FT.
AMENITIES

40,605 SQ. FT.
TOTAL RETAIL SPACE

91
OFFICES

19
DOUBLE DECK
OFFICE ELEVATORS

1,000+
PARKING SPACES



Dubai Marina-20min

BUSINESS BAY
METRO STATION

BURJ KHALIFA/DUBAI MALL
METRO STATION

DIFC-8min

E11 Sheikh Zeyad Rd



Al Mustaqbal St



Burj Khalifa Blvd

Sheikh Mohammed bin Rashid Blvd

DOWNTOWN
DUBAI



BURJ KHALIFA

DUBAI MALL

Al Asayel St

MARASI DRIVE

DUBAI CANAL

MARASI DRIVE

MARASI BAY

MARASI BAY
OMNIYAT

ENARA

VELA

VELA
VIENTO

THE LANA

THE LANA

Al Khail Rd

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

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

Connectivity

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



PROJECT FEATURES

- Iconic architectural statement
- Purpose-driven, future-forward design
- 91 offices within a 260-metre commercial 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 Business Bay Metro Station and future gold line metro station
- Flexible office spaces with shell & core offerings
- Double-deck passenger lifts for efficient vertical transport
- Sustainability and future-readiness are at the forefront of the project, aiming to achieve Platinum-level certification in WiredScore, SmartScore, WELL, and LEED
- Lifestyle podium with curated retail and dining experiences
- Private terraces and landscaped sky gardens
- Executive Wellness Suite with high performance gym and sky pool
- Executive Business Club with Conference Facilities, Co-working and events space
- Owners' Club
- The region's first Sky Theatre for grand meetings, showcases, launches and high-impact presentations
- Services managed by OMNIYAT
- Smart Building Management Systems (BMS)
- 1,000+ parking spaces





AMENITIES & SERVICES

- First-of-its-kind Sky Theatre
- Exclusive Owners' Club
- Executive Wellness Suite with swimming pool and High performance gym
- Outdoor Rejuvenation Terrace
- Executive Business Club with Co-Working space and conference facilities
- Retail podium featuring curated lifestyle experiences and high-end dining



UNIT MIX

OFFICE

59 Units

Average NSA: 377 sq.m | 4,056 sq.ft

Average GSA: 461 sq.m | 4,966 sq.ft

HALF FLOOR

30 Units

Average NSA: 664 sq.m | 7,143 sq.ft

Average GSA: 785 sq.m | 8,451 sq.ft

FULL FLOOR

2 Units

Average NSA: 1,201 sq.m | 12,924 sq.ft

Average GSA: 1,573 sq.m | 16,937 sq.ft

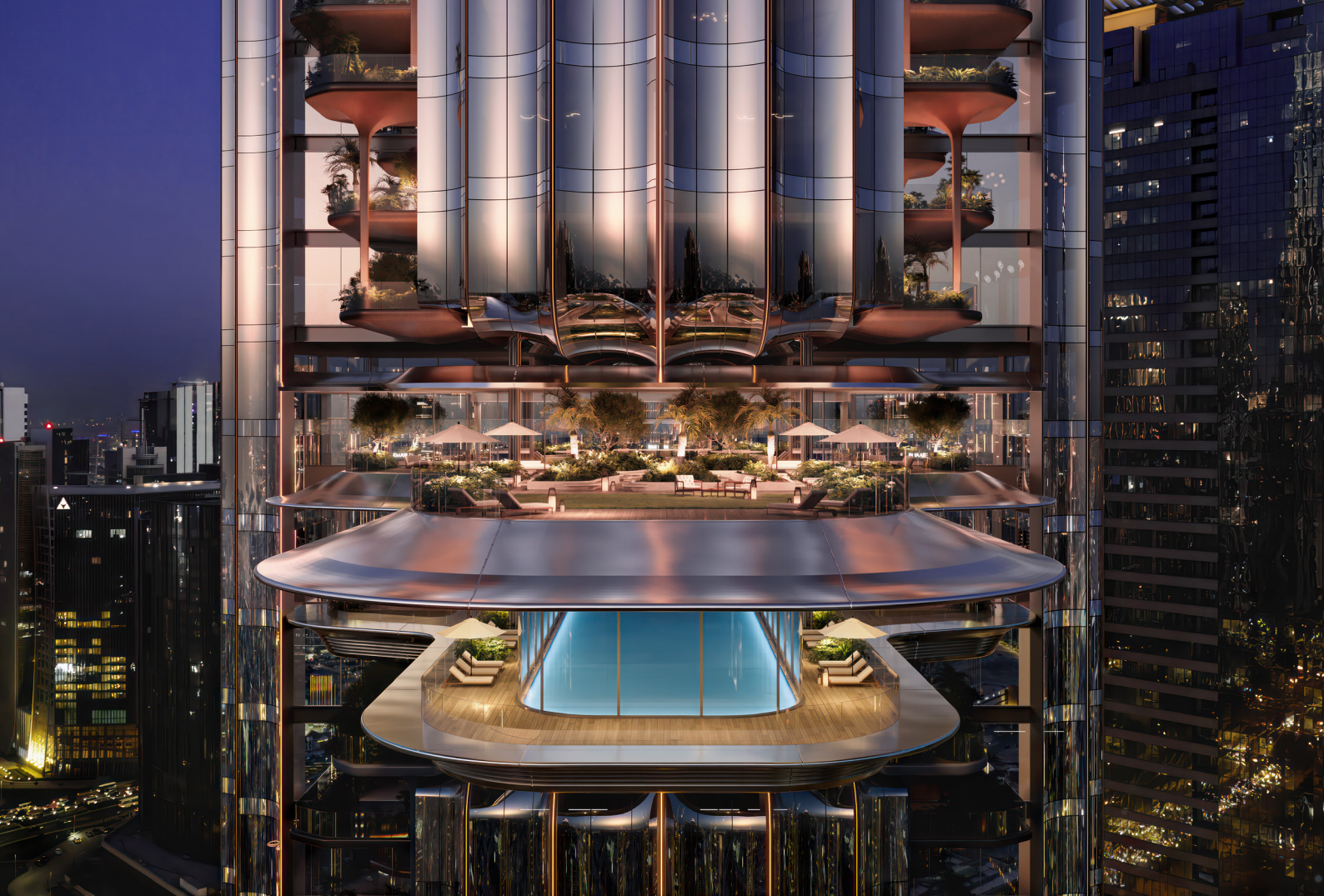
TOTAL

91 Units

Amenity		Amenity		Amenity			47		
						Amenity		46	
						Grand		Grand	45
						Grand		Grand	44
						Premium	Premium	Premium	43
						Premium	Premium	Premium	42
						Premium	Premium	Premium	41
						Grand		Grand	40
						Grand		Grand	39
						Grand		Grand	38
Grand		Grand	37						
		Ultra-Grand			36				
		Ultra-Grand			35				
		Amenity - Business Centre				34			
						33			
		Grand		Grand		32			
		Grand		Grand		31			
		Grand		Grand		30			
		Grand		Grand		29			
		Grand		Grand		28			
		Grand		Grand		27			
		Grand		Grand		26			
		Grand		Grand		25			
		Amenity - Wellness				24			
		Amenity - Wellness				23			
						22			
		Premium	Premium	Premium		21			
		Premium	Premium	Premium		20			
		Premium	Premium	Premium		19			
		Premium	Premium	Premium		18			
		Premium	Premium			17			
		Premium	Premium			16			
		Premium	Premium			15			
		Premium	Premium	Premium		14			
		Premium	Premium	Premium		13			
		Premium	Premium	Premium		12			
		Premium	Premium	Premium		11			
		Premium	Premium	Premium		10			
						9			
		Premium	Premium	Premium		8			
		Premium	Premium	Premium		7			
		Premium	Premium	Premium		6			
		Premium	Premium	Premium		5			
			Premium	Premium		4			
		Premium	Premium	Premium		3			
						2			
		Lobby				1			
		Lobby				0			

COMMERCIAL LANDSCAPE POSITIONING

Criteria	LUMENA by Omniyat	ENARA by OMNIYAT	The OPUS by OMNIYAT	ICD Brookfied Place	One Za'Beel	One Vanderbit, New York	30 St Mary Axe (The Gherkin), London
LEED Platinum	Target (v4 2023)	Target (V4 2023)	N/A	(v3 2009)	Gold (v3 2009)	Gold (v4)	(EPC B)
Wired Score Platinum	Target	Target					
Smart Score Platinum	Target	Target					
WELL Platinum	Target	Target		Rated (lowest score)			
BCO Guide Exceeded						N/A	N/A
Internal Air quality	ASHRAE + 30%	ASHRAE + 30%	Code compliant	ASHRAE + 30%	Code compliant	ASHRAE + 30%	Mixed Mode
Floor Plate Area (sqft)	4,000 – 10,000	7,000 – 13,000	18,000 (varies)	18,000	16,600	22,000 – 35,000	10,900 – 23,100
Ceiling Height (m)	3	3.7	2.8	3	2.8	3.2	2.8
Private Office Amenities	- Enhanced Concierge - Valet Parking - Events Space - Business / Conference Centre - Wellness Facilities	- Enhanced Concierge - Valet Parking - Events Space - Business / Conference Centre - Social and Community Hub - Wellness via Members Club	Shared with Hotel in-building Services	- Concierge - Valet Parking - Events Space - Social and Community Hub - Wellness via Health Club	- Shared with Hotel in-building Services - Wellness via Hotel Facility	- Concierge - Valet Parking - Events Space - Business / Conference Centre - Social and Community Hub	Concierge
Private Members Club	Owners Club and Access to Business and Conference Facilities	Private Member Club and Access to Business and Conference Facilities		The Arts Club	Health and Wellness Membership Available via One & Only Hotel		
F&B / Retail	Within Podium and Public realm			Best in Class	via One & Only Hotel		
Hotel on site / within 5min walk	JW Marriott Marquis Hotel Anantara Downtown Hotel	The LANA 250m	ME Hotel	Waldorf Astoria 200m	One & Only Hotel	Langham 0.5mi	Four Seasons 0.5mi



SERVICES MANAGED BY OMNIYAT

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

50/50 PAYMENT PLAN

5%

Booking Form
Effected Date

15%

on SPA Effective Date
(+ 4% DLD + VAT)

10%

6 months from SPA
Effective Date

5%

12 months from
SPA Effective Date

5%

18 months from
SPA Effective Date

5%

24 months from
SPA Effective Date

5%

30 months from
SPA Effective Date

50%

On Project
Completion Date



OMNIYAT

THE ART OF ELEVATION

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