LUMENA

BY OMNIYAT



Since 2020, Dubai has emerged as the Middle East's leading commercial hub, driven by record foreign investment, business-friendly reforms, and a surge in new company formations across the tech, finance and legal sectors. As global firms, hedge funds, and high-growth start-ups establish regional headquarters, demand for premium commercial space is rising rapidly.

Dubai's skyline is evolving — not just in height, but in prestige. A new wave of luxury commercial real estate is rising to meet the needs of global occupiers seeking architectural icons, elite amenities, and strategic access. Bold landmarks are emerging as beacons of innovation for the world's most influential businesses.



Light is the silent muse that awakens creation: revealing, shaping, igniting. It breaks through shadow not just to illuminate, but to inspire vision beyond the visible. In its glow, ideas take flight, and the ordinary transforms into the extraordinary.


Hilton
AL HABTOOR CITY


Hilton



OMNIYAT’s boldest commercial vision yet is rising soon.
A sculptural form merging light, clarity, and vertical ambition, it delivers panoramic views, intelligent design, and curated amenities for the world’s most influential leaders.

LUMENA

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Every line draws upward; every space is designed to inspire clarity, confidence, and command. This is a place where influence gathers, decisions accelerate, and legacy is forged.




OMNIYAT

LUMENA is born of light and grace, standing tall as a beacon, illuminating brilliance 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.

Designed for those who define what's next, LUMENA's sculpted, 260-metre aerodynamic form reflects both architectural mastery and the effortless flow of ideas, ambition, and enterprise.





With panoramic views, world-class amenities, and intelligent design superbly woven into every level, LUMENA by OMNIYAT fuses monumental presence with cutting-edge innovation. Its silhouette commands attention – pure, vertical, and powerful – while its interiors unfold with the grace and fluidity of modern luxury: carefully curated spaces, advanced infrastructure, and expansive vistas that place the city, and the future, at your feet.

Inside, surreal experiences and refined workspaces define a new dimension of working life. Outside, its architectural clarity and radiant silhouette will stand as an icon in its own right.

BUILT TO INSPIRE

Set at the western edge of Dubai's business district - a critical urban threshold - the 260-metre tower emerges not simply as a building, but as a symbolic and spatial transition. It marks the moment where the organic texture of the desert meets the crystalline skyline of Dubai's ambition. In form, placement, and in spirit, the tower becomes a gesture of growth, change, and celebration of place.



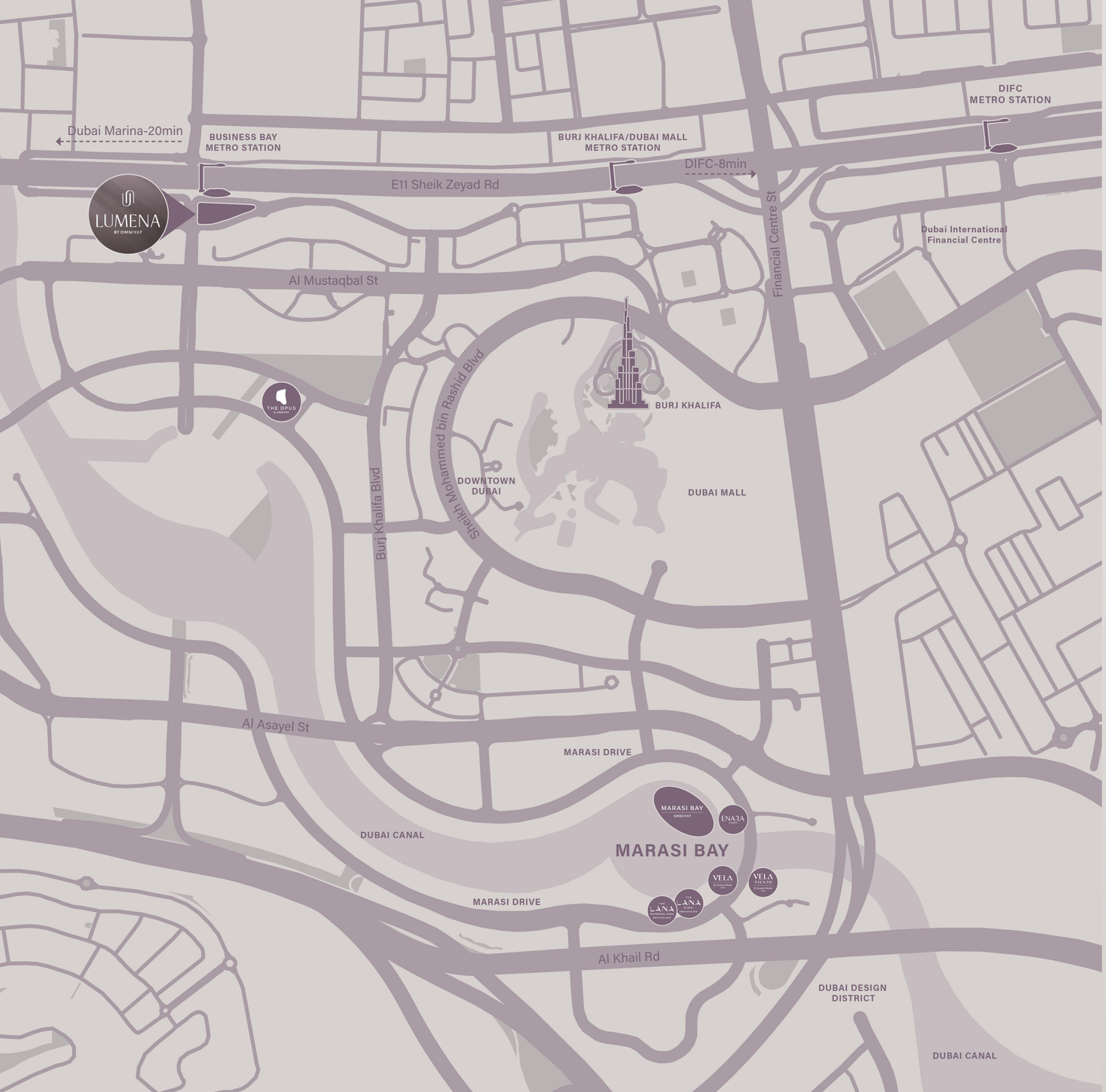




The tower’s ascending form was envisioned as an expression of vertical evolution – not only architectural, but also urban and cultural. Its silhouette is fluid yet intentional, rising in a sequence of dynamic shifts that suggest progress rather than perfection. Each tiered segment and cantilevered platform represents a moment of emergence, as internal programmes extend outward, breaking the uniform shaft with terraces dedicated to wellness, business, and social connection.

This notion of growth is evident in the way the form transforms as it rises – becoming lighter, more open, and increasingly attuned to the horizon. The gesture is one of becoming, mirroring Dubai’s own rapid yet graceful trajectory from desert outpost to a global hub of innovation and luxury.



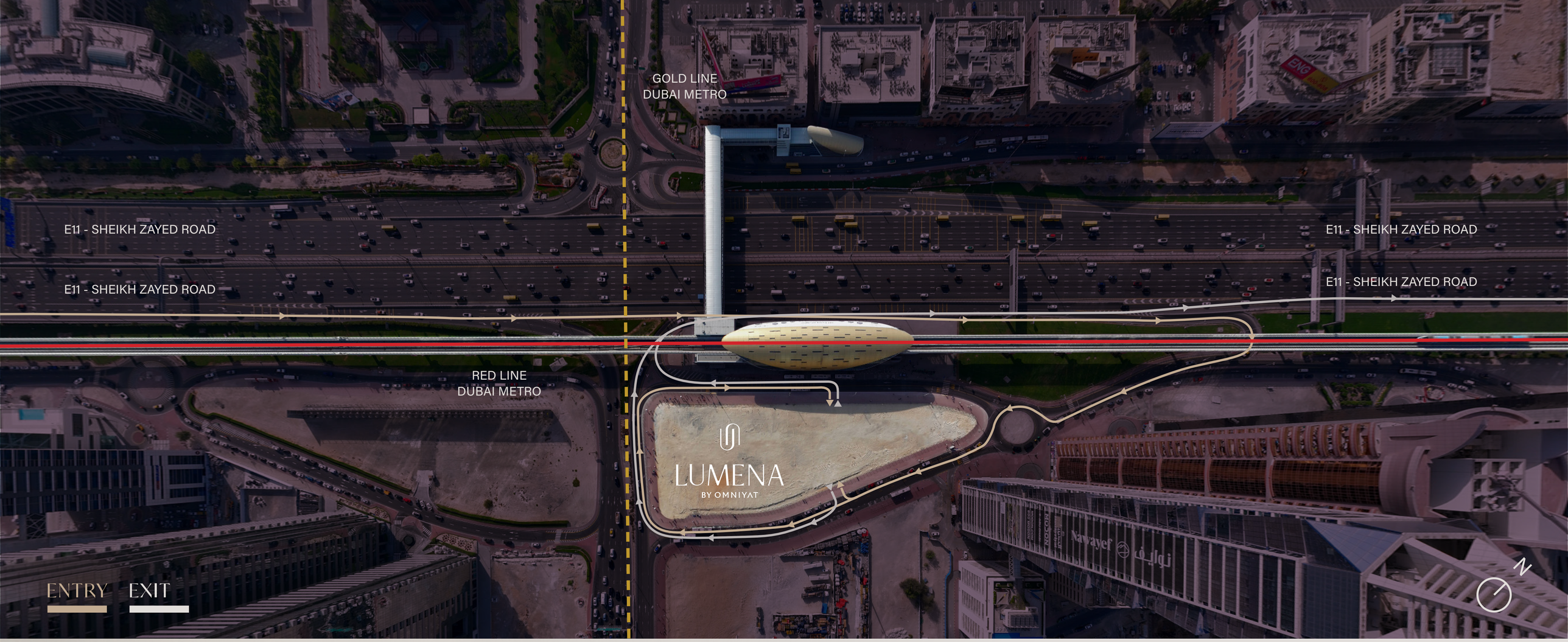


LOCATION

LUMENA is strategically positioned at the gateway to Business Bay, a place where vision accelerates, connections elevate, and leadership soars. Designed to foster an atmosphere where business flows and ideas expand, LUMENA rises with quiet authority, standing as a symbol of vision, momentum and enduring presence.

Carefully carved openings and overflowing sky terraces are oriented to capture unobstructed vistas of the Burj Khalifa and the World Islands, while the shifting geometry of the façade plays with the desert sun, casting patterns that evolve throughout the day.

▪ E11 Sheikh Zayed Road	1 minute
▪ E44 Al Khail Road	6 minutes
▪ DIFC	8 minutes
▪ Downtown Burj Khalifa	10 minutes
▪ Dubai International Airport	13 minutes
▪ Dubai Marina	20 minutes
▪ Al Maktoum Airport	43 minutes



Rising at the crossroads of connectivity and commerce, LUMENA is seamlessly linked to the Business Bay Metro Station, placing the entire city within effortless reach. From DIFC to Dubai International Airport, from Downtown to Dubai South, every major business district is just minutes away. This direct access to the city's most vital artery ensures that tenants are not only at the heart of Business Bay, but at the centre of Dubai's entire commercial landscape. It is a location engineered for global ambition.

VIEWS


North: Burj Khalifa and City Views
East: Burj Khalifa and Business Bay
West: Bvglari and Jumeirah Beach
South: Jumeirah Beach and Burj Al Arab

SOUTH

JUMEIRAH & OCEAN VIEWS



NORTH

BURJ KHALIFA & JUMEIRAH BEACH



SPATIAL STORYTELLING AT ITS MOST REFINED

Step inside a world where innovation meets elegance – where every surface, every material, every line is considered, curated, and commanding. LUMENA is not merely designed; it is composed with purpose, precision, and poetry.

Behind the aesthetic brilliance lies future-forward intelligence: adaptive layouts, integrated smart systems, and concealed innovation that anticipates every need without distraction. Here, luxury evolves to support the way leaders think, move, and shape the world.





BUILDING FEATURES

- Iconic architectural statement
- Purpose-driven, future-forward design
- 99 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 future gold line metro station
- Flexible office spaces with shell & core offerings
- Double-deck passenger lifts for efficient vertical transport
- Sustainability at the forefront: targeting LEED Platinum, WiredScore and SmartScore Platinum pre-certifications
- 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

OFFICES

Total 99 Units over 561,100 sq.ft GSA

81 Offices | 18 Half Floor

COMPONENT BREAKDOWN

CO WORKING AND BUSINESS FACILITIES

Internal: 15,263 sq.ft

External: 3,531 sq.ft

Total: 18,794 sq.ft

GYM, POOL AND WELLNESS

Internal: 27,459 sq.ft

External: 8,191 sq.ft

Total: 35,650 sq.ft

SKY THEATRE AND EVENT SPACE

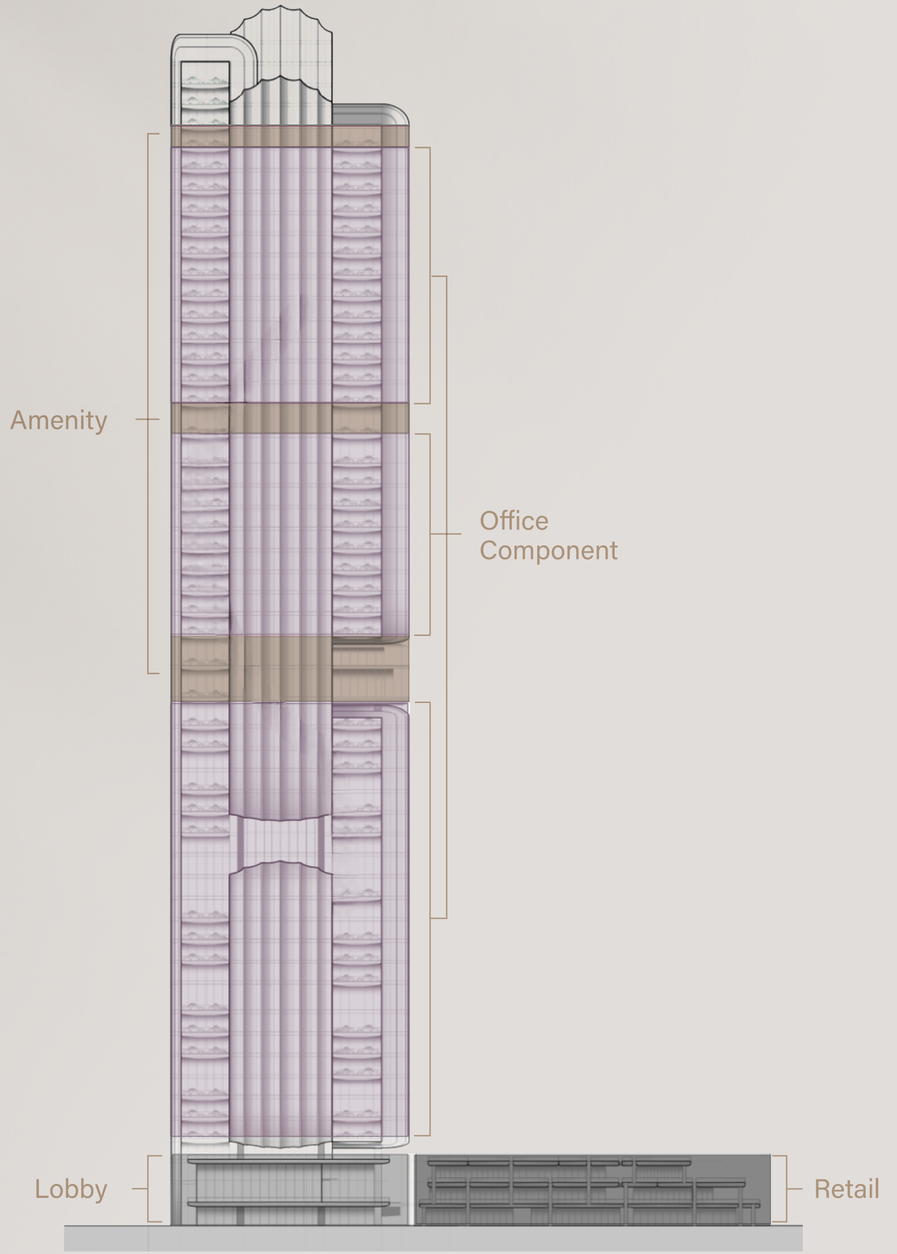
Internal: 6,123 sq.ft

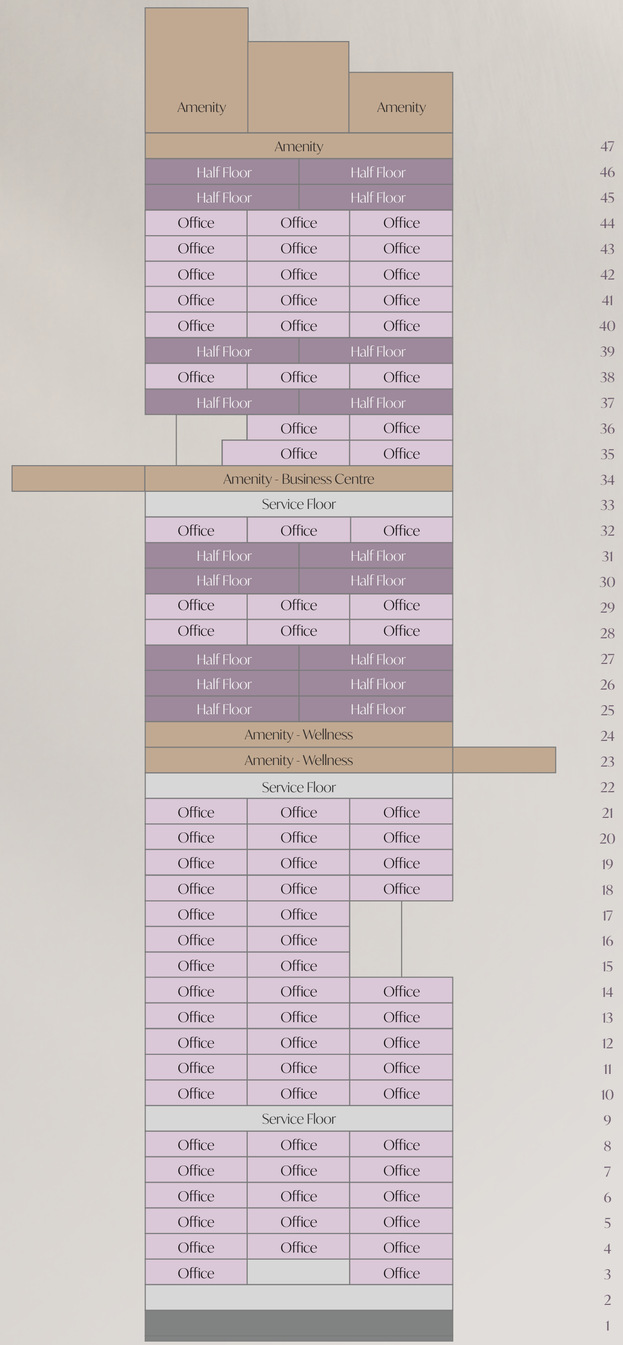
External: 15,337 sq.ft

Total: 21,463 sq.ft

RETAIL

25,618 sq.ft total leasable retail area across 6 tenancies





OFFICES BREAKDOWN

OFFICE

81 Units
Average NSA: 403 sq.m | 4,346 sq.ft
Average GSA: 487 sq.m | 5,242 sq.ft

HALF FLOOR

18 Units
Average NSA: 637 sq.m | 6,858 sq.ft
Average GSA: 758 sq.m | 8,166 sq.ft

TOTAL

99 Units



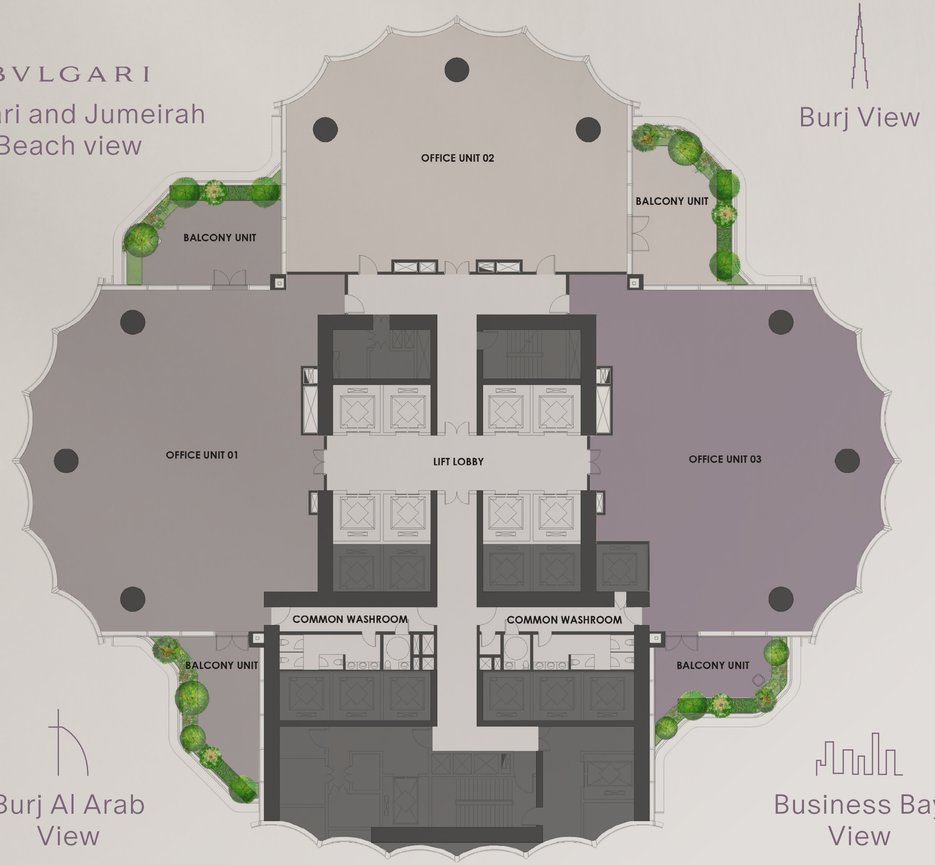
OFFICE

81-Units

BVLGARI

Bvlgari and Jumeirah Beach view

Burj View



Burj Al Arab View

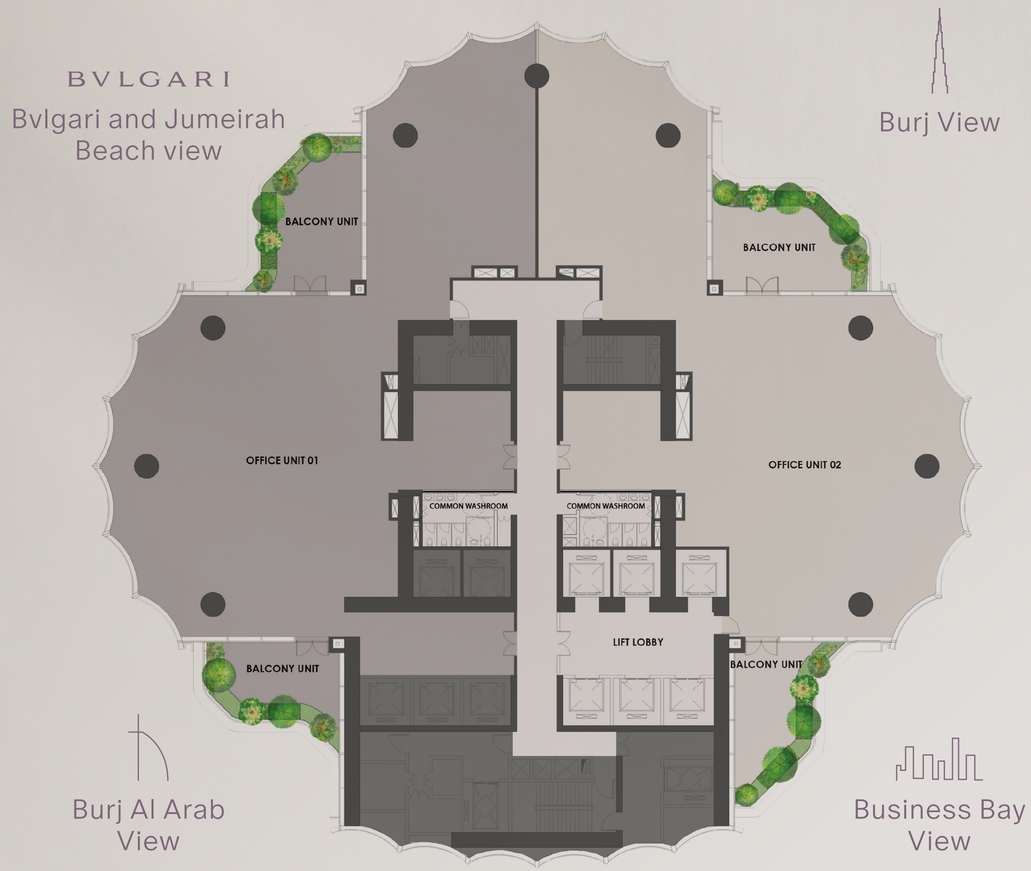
Business Bay View

UNIT TYPE	UNIT 01	UNIT 02	UNIT 03
Approx Unit Areas:	Internal: 4,716 sq.ft External: 1,283 sq.ft Total: 5,999 sq.ft	Internal: 3,682 sq.ft External: 707 sq.ft Total: 4,389 sq.ft	Internal: 4,752 sq.ft External: 622 sq.ft Total: 5,374 sq.ft
Internal Dimensions:	Northwest Unit: 23m x 21m	North Unit: 22m x 17m	Northeast Unit: 23m x 21m
Floor to Ceiling Height	3.0m	3.0m	3.0m
Density @ 1in10	40 pax	33 pax	40 pax
Views:	Burj Al Arab and Jumeriah Beach	Burj Khalifa, Burj Al Arab and Jumeriah Beach	Burj Khalifa, Dubai Canal and Business Bay
Developer Washrooms:	Included		
Finishes	Internal Office Shell and Core. Office Terrace: General Stone (granite/ travertine/ limestone) or similar, with soft landscaping		
Parking Spaces	7	5	7



HALF FLOOR

18-Units

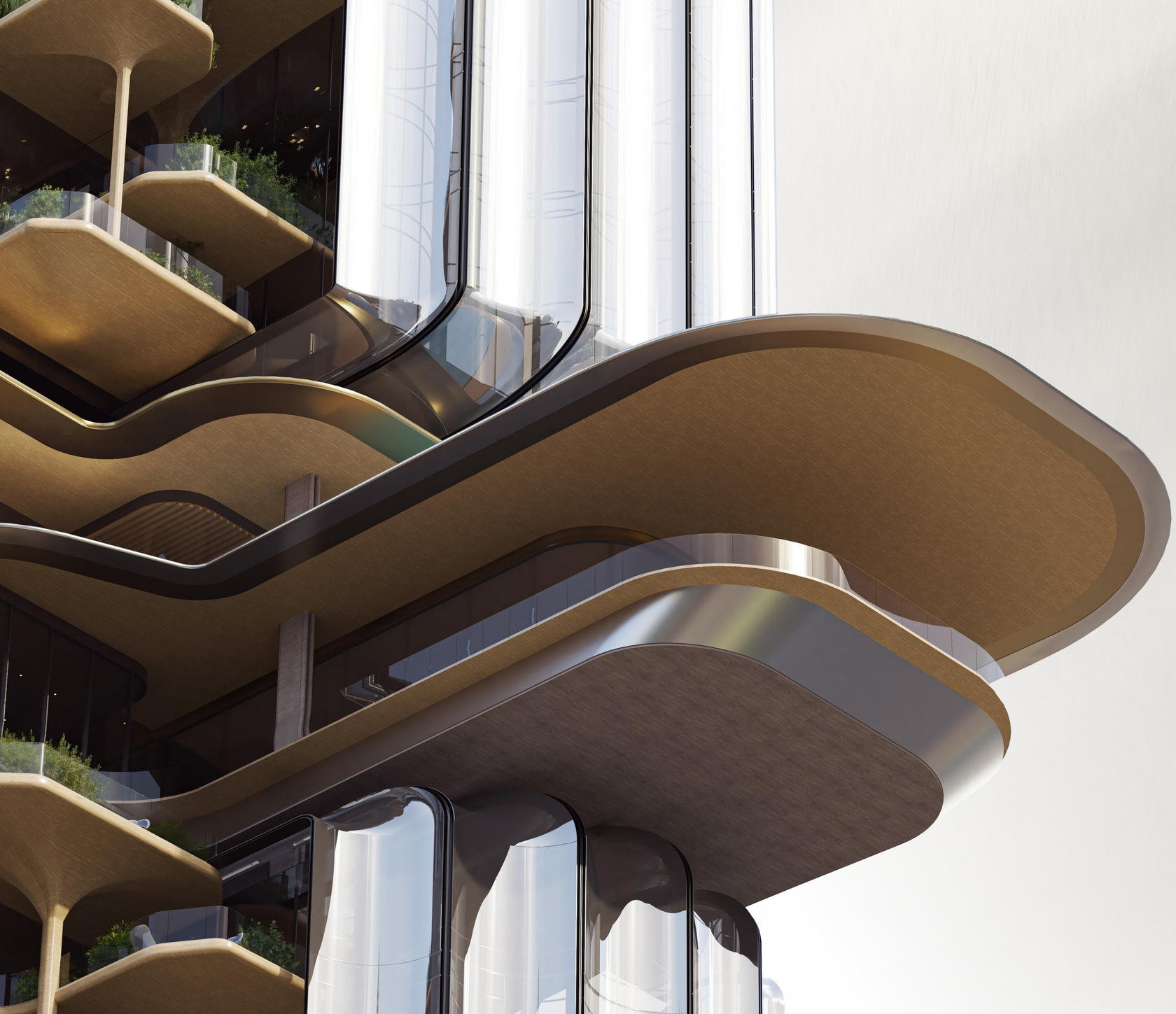


UNIT TYPE	UNIT 01	UNIT02
Approx Unit Areas:	Internal: 7,030 sq.ft External: 1,320 sq.ft Total: 8,350 sq.ft	Internal: 6,686 sq.ft External: 1,296 sq.ft Total: 7,982 sq.ft
Internal Dimensions:	Northwest Unit: 20m x 31m	Northeast Unit: 20m x 31m
Floor to Ceiling Height	3.0m	3.0m
Density @ 1in10	65 pax	62 pax
Views:	Northwest Unit: Bvlgari, Jumeriah Beach and Burj Al Arab	Northeast Unit:Burj Khalifa, Dubai Canal and Business Bay
Developer Washrooms:	Included. Option to purchase area and fit out with full floor purchase	
Finishes	Internal Office Shell and Core. Office Terrace: General Stone (granite/ travertine/ limestone) or similar, with soft landscaping	
Parking Spaces	11	10









SUSTAINABILITY

Sustainability

- LEED Platinum (UAE Highest Commercial Grade)

Wellbeing

- WELL Building Standard v2 Core & Shell - Platinum Rating

Technology

- WiredScore Platinum
- SmartScore Platinum



LUMENA embodies a biophilic approach to office design, enhancing employee wellbeing, productivity and sustainability by integrating natural elements into the workspace. Greenery, natural light, and organic materials contribute to improved air quality, reduced stress, and heightened cognitive function.





AMENITIES

At LUMENA, amenities are not an afterthought, they are an integral expression of ambition, wellbeing, and prestige.

ARCHITECTURE MEETS EXPERIENCE

At the base of Dubai’s most visionary commercial tower lies a 4,550 sq.m destination that breathes a seamless fusion of high-end retail and culinary artistry, crafted to mirror the ambition of those who ascend its floors.

Sculpted façades double-height glass frontages, and immersive landscape features shape a destination that reveals an urban sanctuary. This is where business meets lifestyle with the utmost elegance.







RETAIL AS RITUAL

Explore a collection of concept boutiques and global brands curated for the discerning few, where design, fashion, and function intersect in striking harmony. From custom tailoring to rare finds, every space has been selected to complement a lifestyle of distinction.





CULINARY ELEVATION

From sunrise espresso bars to power-lunch enclaves and twilight fine dining, the podium's dining venues are destinations in their own right. Each outlet delivers atmosphere, architecture, and a taste of the exceptional.





THE SKY THEATRE

Perched at the summit of LUMENA, the Sky Theatre is a stage for the future. Suspended above the city's skyline, this elevated sanctuary is designed to inspire the minds of visionaries, leaders, and pioneers.

Set within a sculptural crown of glass and light, the Sky Theatre offers simply breathtaking views that stretch from the shimmering coastline to the desert beyond. Here, every gathering feels lifted – above distraction, above convention, above the ordinary.



The Sky Theatre is purpose-built for keynote addresses, C-suite roundtables, cinematic launches, and future-forward forums. It is where ideas are not just shared, they ascend.

Every material has been chosen for harmony, both aesthetic and experiential. Natural light floods the space by day, while celestial lighting takes over by night, creating a seamless interplay of elegance and energy.

Accessible only to an elite few, the Sky Theatre becomes a signature moment within the tower’s ultra-luxury ecosystem, a place where critical decisions are made, brands are unveiled, and legacies begin.





EXECUTIVE BUSINESS CLUB

All owners and tenants are invited to join and benefit from access to the exclusive Business Club, brought to you by OMNIYAT. This private retreat offers direct access from the upper office floors and features a club environment complete with exclusive amenities available throughout the day.



THE EXECUTIVE WELLNESS SUITE

A private wellness sanctuary curated for peak performance. Outfitted with the latest in precision fitness technology, the space features dedicated zones for strength, cardio, mobility, and recovery. Whether clearing your mind before a board meeting or closing the day with intention, this suite empowers focus, energy, and longevity.







THE SKY POOL

Suspended above the skyline, the Sky Pool offers a serene escape in the heart of the city. Encased in glass and framed by lush minimalism, it provides magnificent views and a rare sense of stillness, a place where business dissolves into clarity, and clarity transforms into vision.





ELEVATED SPACES. EXCLUSIVE ACCESS

Complemented by private lounges, tailored concierge services, and artfully designed communal zones, the tower's amenities are reserved for those who lead with purpose and live without compromise:

- Sky Theatre
- Exclusive Owners' Club
- Sky Pool
- Gym, Yoga and Pilates Studio
- Steam, Sauna and Ice baths
- Outdoor Rejuvenation Terrace
- Business Centre
- Co-working Facilities
- Conference and Events Space
- Barista Lounge

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.

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.

WELLNESS CONCIERGE

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

LIFESTYLE CONCIERGE

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

PERSONAL SERVICES

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

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.











THE BEGINNING OF COMMERCIAL ARTISTRY

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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