

OMNIYAT

THE
ALBA

DUBAI

DORCHESTER COLLECTION

The background is a deep green with a complex, organic texture. It features large, overlapping, concentric circular patterns that resemble ripples in water or the growth of a tree. The colors range from a dark, almost black green to a slightly lighter, more vibrant green, creating a sense of depth and movement.

A WELL-LIVING DESTINATION
WHERE PRESENCE REWRITES TIME

WHERE LIFE DEEPENS BEING

The Alba introduces a new chapter in residential living, one shaped by architectural clarity, with regenerative rhythm, and an enduring approach to wellbeing.

Developed by OMNIYAT and set on Palm Jumeirah, The Alba is composed for longevity at every level: spatial, material, and experiential. From the way light moves through a room to the way materials meet the skin, each detail is shaped to support presence over time.







This vision reflects OMNIYAT's forward evolution. Known for singular projects such as The Opus by OMNIYAT, One at Palm Jumeirah, AVA at Palm Jumeirah, and The Lana, Dorchester Collection, Dubai, OMNIYAT has continuously redefined the visual and emotional identity of Dubai. With The Alba, that ambition turns inward towards a deeper model of wellbeing, where alignment defines true luxury.



ABOVE THE CURVE

At The Alba, longevity is embedded in how residents move, rest, and recover, with the experience composed across disciplines. Curved architecture by Zaha Hadid Architects defines the spatial tone, while Vladimir Djurovic's landscaping introduces calm across 26,000 square metres of gardens, terraces, and water. Life is further supported by select service from Dorchester Collection, ensuring privacy, precision, and care.

WHERE
VITALITY
RESIDES

Designed as a complete environment, The Alba harmonises the balance between architecture, atmosphere and service. Light slips easily from room to room and gardens soften the edge between inside and out. With service handled precisely, rest and recovery are carried seamlessly through the day.

It is a calibrated ecosystem where architecture, science, nature, service, and gastronomy converge to enhance human potential, a place where presence becomes power.

THE ALBA ESTATE



THE ALBA
DORCHESTER COLLECTION, DUBAI

1

ORLA
DORCHESTER COLLECTION, DUBAI

2

ORLA INFINITY
DORCHESTER COLLECTION, DUBAI

3

AVA AT PALM JUMEIRAH
DORCHESTER COLLECTION, DUBAI

4

ONE AT PALM JUMEIRAH
DORCHESTER COLLECTION, DUBAI

5

ATLANTIS THE PALM

6

THE ROYAL ATLANTIS



THE DESTINATION

Dubai's first fully-integrated
well-living destination

Architecture by Zaha Hadid
Architects

Service by Dorchester Collection

Expansive resort-style
landscaping by Vladimir Djurovic

137 luxury residences

2, 3 and 4 bedroom residences

A diverse mix of duplex units and
dual-aspect layouts

Full suite of private amenities
exclusive to residents

250 metres of private beachfront

Sunlight graces residences, amenities,
and gardens

State-of-the-art longevity
& wellness centre

Breathtaking views of the Arabian Gulf,
Burj Al Arab and Burj Khalifa





THE ALBA RESIDENCES

20 serene 3 bedroom simplex and duplex residences

3 sweeping sanctuaries as super penthouses

Private plunge pools for every residence

Expansive outdoor terraces for entertaining guests

49 spacious 4 bedroom simplex and duplex residences

Outdoor jacuzzis on master-wing balconies for selected units

Juliette balconies for each bedroom

Dual balconies in selected simplex and duplex residences





UNIT TYPES

3 Bed Simplex	5
3 Bed Duplex	15
4 Bed Simplex	15
4 Bed Duplex	34
Penthouse	3
TOTAL	72





THE ALBA RESORT RESIDENCES

32 exquisite 2 bedroom residences

33 refined 3 bedroom residences

A variety of layouts and sizes
ranging from 140-450m²

A combination of Burj Al Arab and
Palm Jumeirah views

Fully furnished G+11 floors

Selected furniture from Europe's
most prestigious brands

Exclusive Sunset Lounge for
residents

Home automation technology for
user convenience





UNIT TYPES

2 Bed Simplex	32
3 Bed Simplex	29
3 Bed Simplex (Double-Height)	2
3 Bed Duplex	2
TOTAL	65



LANDSCAPING

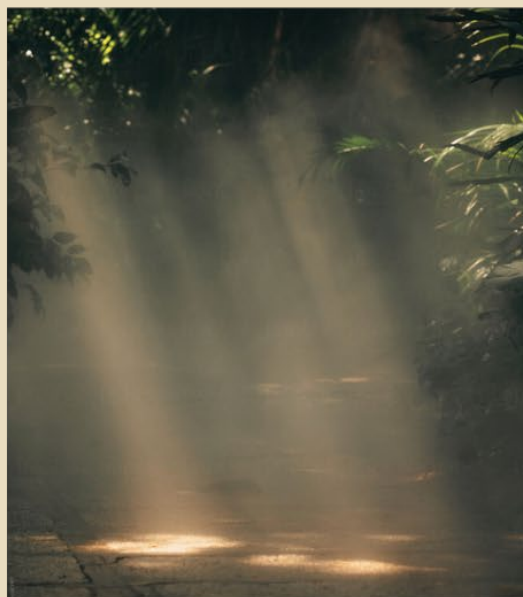
World-renowned landscape architect Vladimir Djurovic crafted a fine balance of serenity and beauty, integrating the natural world with the architectural splendour and elevated lifestyle of The Alba, Dorchester Collection, Dubai.

The buildings arced shapes emerge from a tropical forest, with abundant planting accentuating the architecture, fashioning shaded paths and walkways that wind down to the golden waterfront.

THE CENTRAL OASIS

Set within 26,000 square metres of forested grounds, layered gardens, wellness lawns, water features, and shaded walkways, the landscape forms a tranquil setting for restoration.

Vladimir Djurovic's design moves between open and secluded spaces, from cabanas and lounges to a raised wellness courtyard and lagoon-facing decks.







At the heart of The Alba is a commitment to well-living, anchored in longevity and sustainability.

Across 3,000 square metres, an advanced longevity programme brings together therapies, diagnostics, and restorative spaces that support every dimension of health.

Precision diagnostics & predictive health

Regenerative & cellular medicine

Revitalising medicine & IV therapy

Performance, recovery & physical optimisation

Brain health & emotional wellbeing

Women's and men's longevity programs

Holistic therapies & restorative spa

Dermo-aesthetic medicine

RESIDENTIAL CARE

Dorchester Collection,
celebrated for its precision and
service at the highest level,
brings its legacy of excellence
to The Alba.

Residents experience the
same standards that define
the Dorchester Collection's
iconic hotels worldwide, where
every detail is managed with
discretion and care.



CLASSIC

24/7 Security services

24/7 Residence concierge

Doorman and porter services

Valet parking and car grooming services

Lifeguard and gym service

Common areas maintenance and cleaning

Spa and wellness coordination

À LA CARTE

Housekeepign and maintenance

Laundry

Floristry

Bespoke in-residence catering

One-off dining events and functions

Bookings, reservations and appointments

Travel planning, yacht charters and cultural itineraries



SUSTAINABILITY

The Alba integrates health, performance, and environmental responsibility at every scale, targeting LEED and WELL Gold certification. Low-emission materials combine with design that maximises daylight, improves airflow, and regulates temperature, ensuring comfort without heavy reliance on mechanical systems.

The Alba sets a new benchmark for sustainable luxury on Palm Jumeirah, elevating the wellbeing and lifestyle of its residents while ensuring lasting value.

Sustainable Architecture for Modern Living

Advanced Insulation & Engineered Facades

Responsible Landscaping & Water Neutrality

Natural Lighting & Water Purity

Energy performance & Acoustic Excellence



PAYMENT PLAN

5%

Booking Fee
Effective Date

20%

On SPA
Effective Date

10%

On Substantial
Completion of
Residential Tower
Enabling works

5%

On Substantial
Completion of
Residential Tower
Ground Floor

10%

On Substantial
Completion of
Residential Tower
Super Structure

10%

On Substantial
Completion of
Residential Tower
Window Glazing
Installation

40%

On Project
Completion Date

THE ALBA UNIT TYPES

2 Bed Simplex	32
3 Bed Simplex	34
3 Bed Simplex (Double-Height)	2
3 Bed Duplex	17
4 Bed Simplex	15
4 Bed Duplex	34
Penthouse	3
TOTAL	137

OMNIYAT
20
YEARS
OF IMAGINING
THE IMPOSSIBLE