

THE
LANA
RESIDENCES, DUBAI

DORCHESTER COLLECTION



A LIFE LESS ORDINARY

Iconic elegance and an extraordinary legacy converge with glamour and modern opulence at The LANA Residences, Dorchester Collection, Dubai.

With only 39 exquisite apartments, managed exclusively by Dorchester Collection, this elite waterfront development in the Burj Khalifa District is the perfect embodiment of the legendary Dorchester Collection experience, the iconic architecture of Foster + Partners, and the timeless design of Gilles & Boissier.

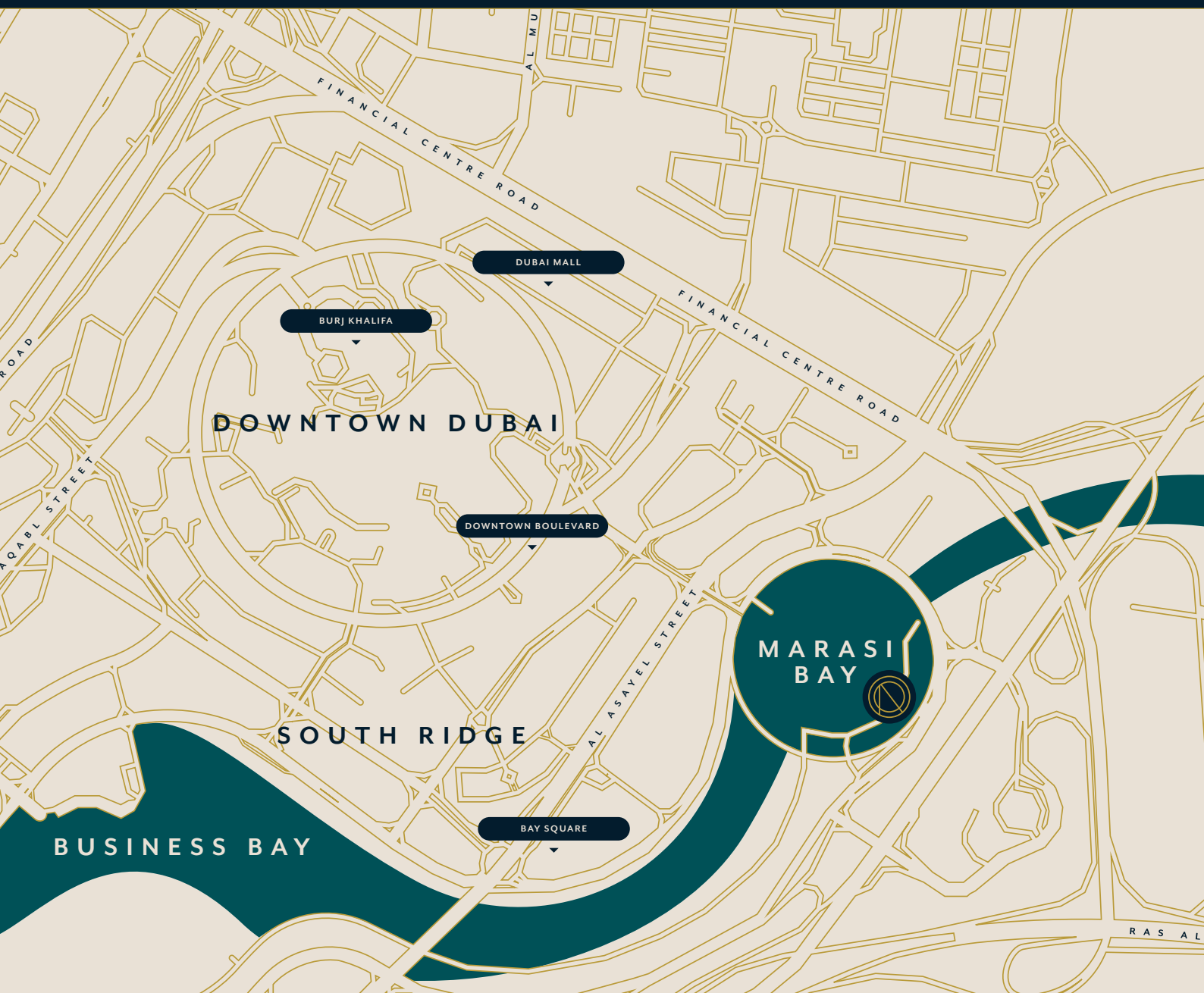
It is simply the most exclusive living experience in the world.

PRESTIGIOUS LOCATION

The LANA Residences, Dorchester Collection, Dubai are spectacularly positioned on Marasi Drive in the Burj Khalifa District, with easy access to Sheikh Zayed Road and Financial Centre Road connecting to Al Khail Road. They are the focal point of the Marasi Marina, with iconic locations such as The Dubai Mall and Downtown Dubai simply minutes away.

HANDOVER

Q4 2022





PROJECT FEATURES

- Waterfront living in the Burj Khalifa District
- 20 dedicated berths on Dubai Water Canal
- 187 metre-long waterfront promenade
- Dorchester Collection's first presence in the Middle East and 10th hotel worldwide
- Pioneering architecture by Foster + Partners
- Timeless interiors by world-renowned Gilles & Boissier
- Limited collection of 39 exclusive residences
- Dorchester Collection bespoke services
- Double height spaces with floor to ceiling glass
- Expansive terraces and stunning views of Downtown Dubai and Marasi Bay
- Luxurious finishing, exquisite details and sumptuous material palette





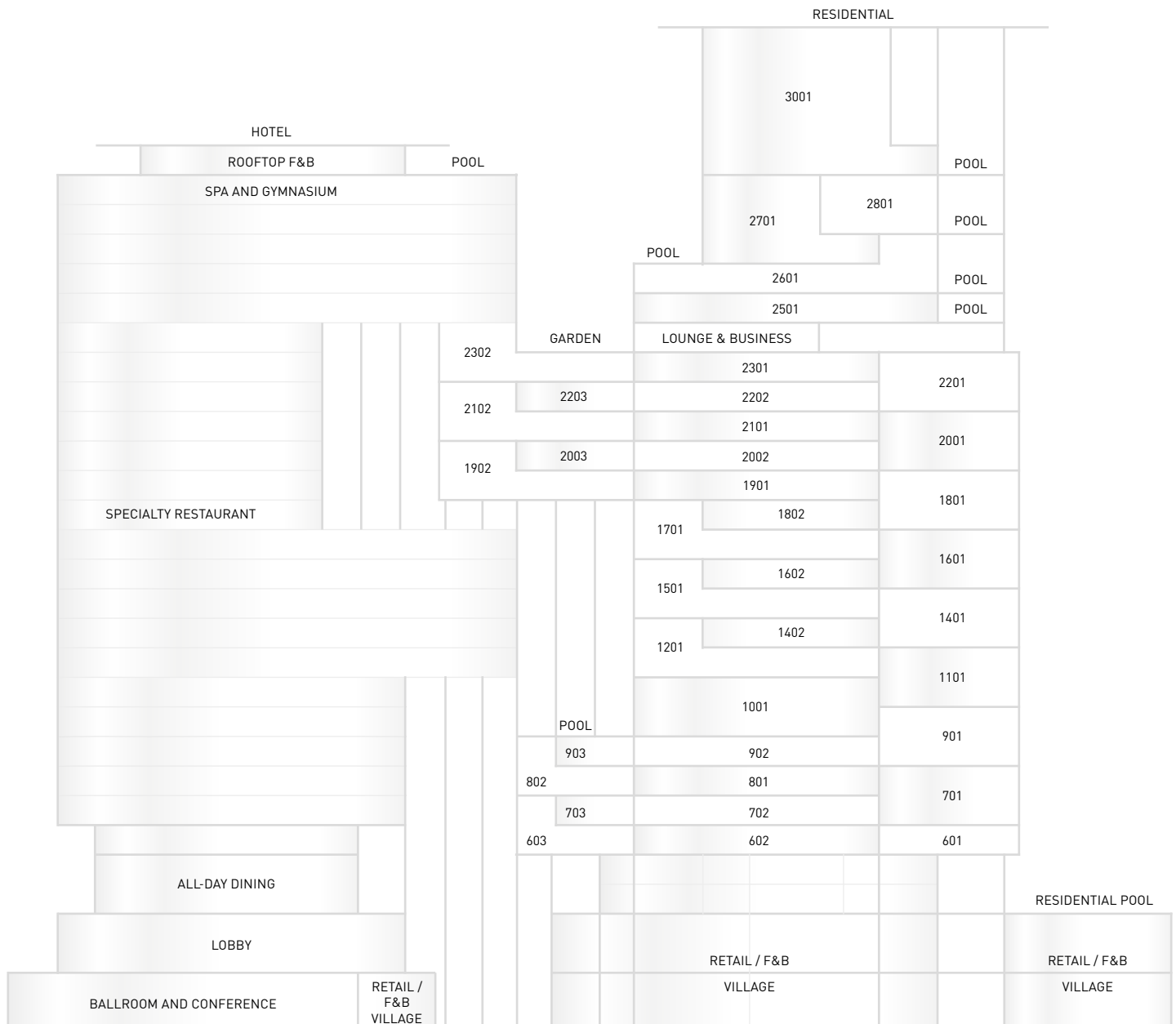
ONLY 39 UNIQUE RESIDENCES

TYPE	NUMBER	BEDROOMS	AREAS SQ.FT.
2 Bedroom + Study	9	2/3	3,900 - 4,000
3 Bedroom	6	3	4,900 - 6,500
4 Bedroom	2	4	7,700 - 7,800
4 Bedroom Duplexes	8	4	6,200 - 7,900
4 Bedroom Double Height Living	8	4	6,200 - 10,000
Penthouse with Swimming Pools	6	Penthouse	9,400 - 17,700

IMAGINE YOURSELF COMPLETELY AT PEACE

Indulge in The LANA Residences' dedicated amenities featuring a spacious outdoor swimming pool, private gym and yoga studio. Entertain guests in the exclusive meeting rooms with a luxurious lounge opening onto the skyline members' garden.

Enjoy the exclusive benefits of Dorchester Collection with access to the hotel spa, rooftop pool, gym and an array of world-class culinary food and beverage venues all through a private residential





RESIDENCE FEATURES

- Bespoke interiors by world-renowned Gilles & Boissier
- Checkerboard marble entry foyers
- Oak flooring across living rooms and bedrooms
- Marble bathrooms with chevron stone flooring
- Italian branded show kitchens with integrated seating
- Furniture selections by Gilles and Boissier
- Custom AV solutions
- Flexible layout configurations
- Cooking and cleaning appliances by Gaggenau
- Beverage display and refrigeration by Sub Zero
- Expansive residences with double height living areas
- Floor to ceiling glazing, maximizing views
- Large back of house kitchens and laundries
- Choice of colour scheme for kitchens, bathrooms and general flooring
- Seamless home automation



A black and white photograph of a smiling man wearing a top hat and a suit, holding an umbrella. The text "Dorchester Collection" is overlaid on the image.

) (*Dorchester Collection*

MANAGED SERVICES

- Five-star experience at home
- Attentive, discreet and professional
- Residences manager on call
- Doorman and porter services
- Dedicated concierge
- Valet and car grooming
- Direct hotel access
- À la carte services on request



EXQUISTE LIVING AMENITIES

- Fully-equipped gym with yoga studio
- Dressing room facilities
- Beautifully landscaped gardens
- Outdoor pool overlooking the stunning Downtown skyline
- Members' dining / function room with conference facilities and lounge
- Access to all hotel facilities and rooftop infinity pool



PAYMENT PLAN

10% Booking fee	15% On signing SPA	25% 6 months after signing SPA	25% Residence completion	25% 12 months from completion
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ESCROW DETAILS

ACCOUNT NAME

Dorchester Collection Dubai

BANK ACCOUNT NO:

011098871018

ADDRESS

P.O.Box 48926, Dubai, UAE

IBAN

AE03 0570 0000 1109 8871 018

BANK DETAILS

Ajman Bank PJSC

SWIFT CODE

AJMNAEJ

DOCUMENTS REQUIRED TO BOOK A UNIT

- Passport copy
- Signature page copy
- UAE entry stamp if you have visited UAE before
- UAE visa and UAE national ID for UAE residents only
- Contact number
- Email address
- Home address
- PO Box

BENEFITS OF INVESTING IN DUBAI

The Emirate of Dubai is the second largest of the seven United Arab Emirates and has the biggest population at over three million inhabitants. Size has been synonymous with Dubai as it continues to build the first, largest and the biggest construction in the world. The emirate's scoring points lie in its entrepreneurial abilities to create the inconceivable found in its tourist attractions, landmarks,

shopping centres, parks, nightlife and hotels. With an amazing growth rate of 6.1% in 2014, Dubai has again become one of the fastest growing economies in the world. Dubai has trade relations with multiple countries in the world which aids its economy. By 2014, Dubai's largest trading partner was identified to be China followed by India and United States.

FINANCIAL FACTORS

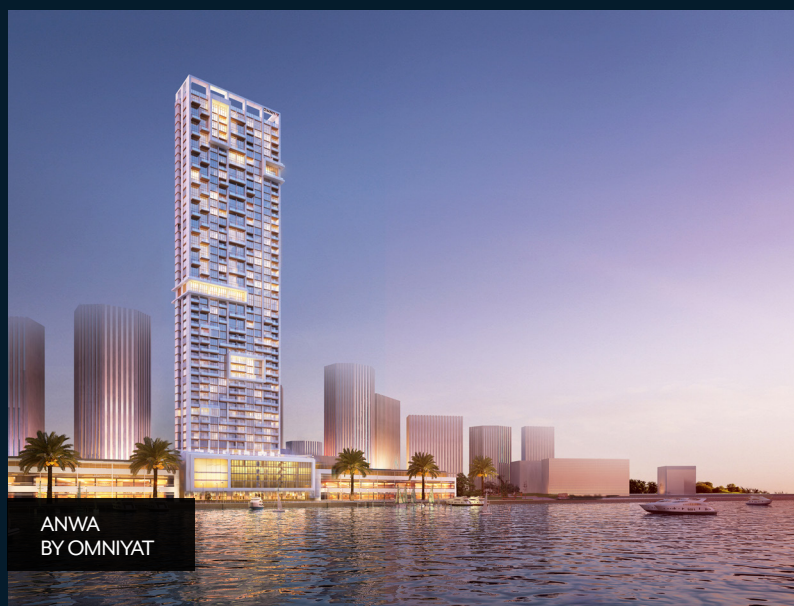
 Currency pegged to USD	 Safe haven	 Political stability
 Global financial hub	 Open economy	 No corporate or income tax

SOCIAL FACTORS

 Safe & healthy environment	 UNESCO's creative city of design	 Smart city initiatives
 Govt. focus on sustainability	 Low crime rate	 High standard of living



ONE AT PALM JUMEIRAH,
DORCHESTER COLLECTION, DUBAI



ANWA
BY OMNIYAT



THE OPUS
BY OMNIYAT



THE STERLING
BY OMNIYAT

One of the most visionary real-estate development and service groups in the Gulf Region, OMNIYAT creates living canvases of residential, commercial, hospitality and retail spaces – a one-of-a-kind premium experience. We approach the design, development and management of each OMNIYAT property as if it were a unique work of art. Just as there is no mistaking a Picasso or a Van Gogh, there is no mistaking that you are anywhere but in an OMNIYAT property.

We nurture and maintain close relationships with the world's leading architects, engineers, interior designers

and artists. Each project is unique, designed to create a superior return on investment and to give every home owner the OMNIYAT guarantee of living in a bespoke space that reflects their personality, achievements and ambitions.

OMNIYAT's impressive portfolio, with a combined gross realisation of over USD 6.4 billion, includes stars such as One at Palm Jumeirah, Dorchester Collection, Dubai, The Opus by OMNIYAT, The Sterling, ANWA and the crown jewel - The LANA Residences, Dorchester Collection, Dubai.

FOR MORE INFORMATION

OMNIYAT GROUP SALES OFFICE

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