
VELA
VIENTO
Dorchester Collection
DUBAI
OMNIYAT



*Embodying the Latin meaning for 'sail' and 'wind',*
VELA Viento represents the spirited dance of the wind; the invisible force
that breathes life into sails and carries us ever forward.


*A* realm
*above*
the ordinary

With a bold vision for Marasi Bay, OMNIYAT introduces VELA Viento, ascending to celestial heights of magnificence in the Burj Khalifa District.

VELA Viento builds on the uplifting legacy of its sister property, VELA, in a powerfully transformative setting of waterfront living that shines with boundless possibilities.

Towering at 180 metres tall, with 41 floors, a ground level, and three podium levels, this masterpiece offers an exclusive selection of 95 residences, each with Burj Khalifa views.




*Where the winds of change breathe vivid life*
into a new destination for Dubai

# Set within a destination *of distinction*

VELA Viento stands at the heart of OMNIYAT's visionary transformation of Marasi Bay into an ultra-luxury waterfront ecosystem. A landscaped waterfront promensde offers seamless access to a world of curated experiences, from the The Lana Hotel and Marasi Bay Island, to the Yacht Club, and Sunset Park, ensuring a life of beauty, leisure, and distinction.



# *In the heart*
## of the city

*The Lana, Dorchester Collection, Dubai*

- Region's first Dior Spa
- Jara by Martín Berasategui
- Riviera by Jean Imbert
- High Society
- Bonbon Café by Angelo Musa

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*The Lana Promenade, Dorchester Collection, Dubai*

- Dragonfly
- China Tang

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*Sights & Attractions:*

- Burj Khalifa - 12 mins
- Dubai Fountain - 12 mins
- Dubai Opera - 10 mins
- Museum of the Future - 15 mins
- Dubai Canal - 5 mins
- Burj Al Arab - 20 mins

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*Dining & Shopping:*

- Dubai Mall - 10 mins
- Souk Al Bahar - 10 mins
- Time Out Market - 10 mins
- City Walk - 15 mins
- DIFC (Dubai International Finance Center) - 18 mins
- Ras Al Khor Wildlife Sanctuary - 10 mins

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*Connectivity:*

- Marasi Drive
- Sheikh Zayed Road
- Al Khail Road
- DXB Dubai Airport



*Where land and water converge into a lifestyle*
beyond compare, the possibilities unfold

# *Ethereal* visions

VELA Viento is thoughtfully positioned to deliver incredible views of Marasi Bay, the iconic Burj Khalifa, Downtown Dubai, and a whole new angle on the city itself.



# *Revealing unseen* wonders

Continuing OMNIYAT's commitment to imagining the extraordinary and building it into reality, VELA Viento was conceived by the finest designers who push boundaries to create global masterpieces.

Award-winning practice Foster + Partners crafted VELA Viento's horizontal lines and smooth curves into a fascinating rhythm that dances across OMNIYAT's properties, from VELA to The Lana and beyond.

Parisian designer duo Gilles & Boissier have once again brought their signature style to an OMNIYAT property in an exquisite illustration of luxury interior design.



*A timeless vision ascends,*
carving the air with celestial splendour

# *Architecture by*
## Foster + Partners

Foster + Partners have used space and form with imagination at their heart to bring VELA Viento's ethereal beauty to life.

In the design of VELA Viento, the power of space is as relevant as the structures around it. Spaces contain multitudes, revealing the past and present.

*Prominent Projects:*

Millau Viaduct, France

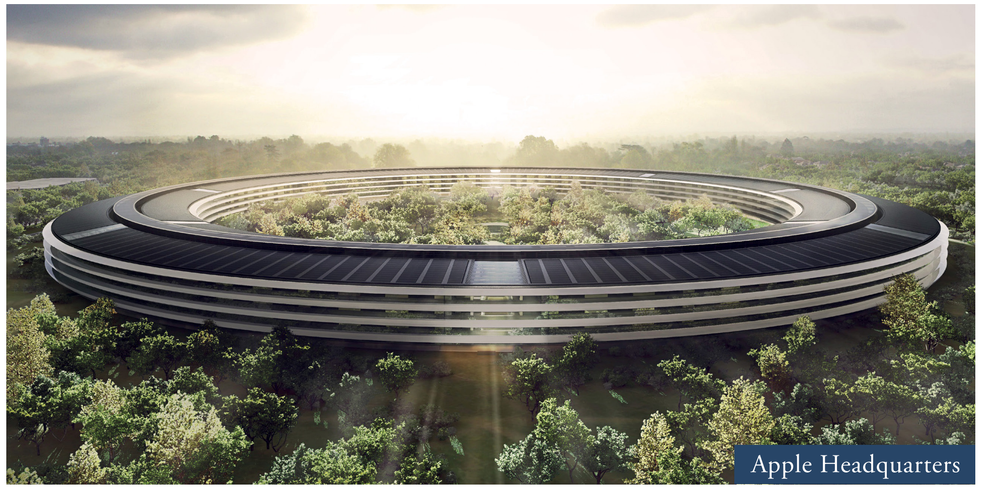
Gherkin tower, London

VELA, Dorchester Collection, Dubai

The Lana, Dorchester Collection, Dubai

ORLA, Dorchester Collection, Dubai


VELA Viento


Apple Headquarters


ICD, Brookfield Place


Reichstag Building



Voids are the soul of VELA Viento,
connecting the interior and exterior realms
in an interplay of light, shadow, and space.

*They frame the future*
and fill it with possibilities.

# *Interior design by*

## GILLES & BOISSIER

Distilling the essence of elegance and singularity into an art form, Gilles & Boissier seamlessly blend modernity with timeless allure in VELA Viento's captivating spaces. The result is a harmonious juxtaposition of contemporary elements and classical features in a design concept that transcends trends and embodies everlasting beauty.

### *Prominent Projects:*

Mandarin Oriental, Paris

Mandarin Oriental Ritz, Madrid

Hakkasan restaurants in Dubai and USA

The Lana, Dorchester Collection, Dubai

VELA, Dorchester Collection, Dubai



Mandarin Oriental Ritz, Madrid



VELA, Dorchestor Collection, Dubai



*A gateway to horizons that*
transcend and inspire



# A sublime *arrival*

Surrounded by lush landscaping and majestic layers of water, the grand, ramping approach leads you to an elevated lobby. Here, the Burj Khalifa is framed as a perfect view between the airy elevations of VELA Viento.

Step into the warm welcome of Dorchester Collection's exceptional care, where your valet and doorman await you. The double-height entrance lounge, designed by Gilles & Bossier, provides a wonderful first impression and luxurious meeting place for residents and visitors. Beyond the glass, the views are wonderful in every direction.




*In a shining beacon of luxury and sophistication,*
celestial beauty awaits



# *An alchemy of* ***beauty*** and possibility

The 95 residences range from two to four-bedroom apartments and is crowned by an extraordinary penthouse.

Exemplifying the delights of indoor-outdoor living, select residences feature private terrace pools and double-height spaces. The glorious proportions create a sense of vast scale and majesty in which to relax, entertain and watch the ever-changing panorama of the city that surrounds you.

The spaces and bridges between the towers form ‘hanging’ living and dining rooms – an outstanding feature of three unique residences that turn a daily experience into a transcendent moment that blurs glass with sky, the earthly with the celestial.

# VELA VIENTO

Dorchester *Collection*

DUBAI

- 94 fully-furnished residences and 1 shell & core penthouse
- Fully-furnished and designed by Gilles & Boissier
- Glorious terraces and floor-to-ceiling windows
- Select residences enjoy private pools and double-height spaces
- Panoramic views of Marasi Bay, Downtown Dubai and Burj Khalifa

## *Celestial Penthouse*

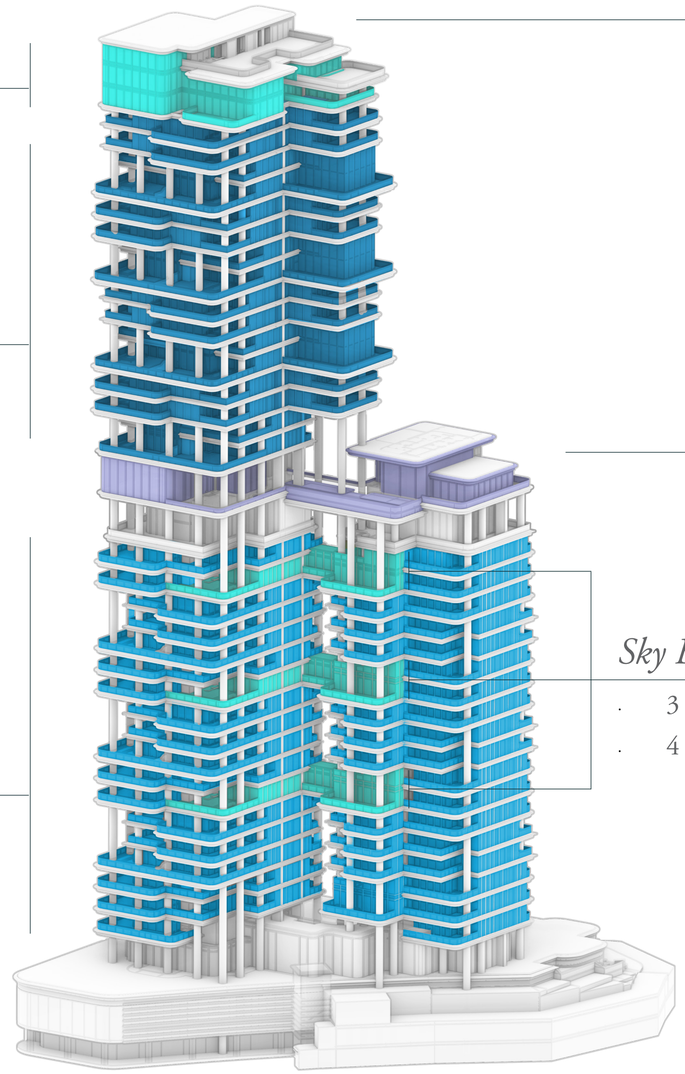
- Exlcusive triplex penthouse over 3 floors
- 4 bedroom – 20,841 sq.ft.

## *Horizon Residences*

- 31 units over 18 floors
- 3 bedroom - 3,511 to 4,582 sq.ft.
- 4 bedroom - 5,023 to 8,252 sq.ft.

## *Viento Residences*

- 60 units over 18 floors
- 2 bedroom – 2,792 to 3,779 sq.ft.
- 3 bedroom – 3,875 to 5,380 sq.ft.




## *Sky Bridge Duplexes*

- 3 units over 6 floors
- 4 bedroom – 10,235 sq.ft.


Viento
Residences





Occupying the floors nearest the water, the Viento Residences draw their energy and inspiration from the eternal motion of the bay, with an open-plan aesthetic and optimisation of light, all curated with thoughtful precision.

Ranging from two to three bedrooms, the Viento Residences feature grand terraces, with private pools in select residences.

Click to view
2-Bedroom Residences
Virtual Tour

Click to view
3-Bedroom Residences
Virtual Tour




Horizon
residences




Situated above 100m high, the Horizon Residences present a towering retreat in which to embrace elevated living, washed by the light breeze from private terraces and surrounded by breathtaking vistas. The three to four bedroom simplexes and duplexes boast luxuriously large terraces, some with private pools. The airy connection between indoor and outdoor living highlights the absolute elegance of the spacious layouts and the outstanding, private views of Dubai's most dazzling treasures.


BALENCIAGA



# *Skybridge*
duplexes



Suspended in the rarefied air, the three 4-bedroom Skybridge Duplexes, each adorned with two private pools, feature a particularly ethereal space that perfectly illuminates the notion of ‘living in the sky’. Built in apparent weightlessness, creating the impression of floating between earth and sky, these ‘hanging’ living/dining rooms remove the boundaries between you and the world beyond. Here, the sky is, indeed, the limit, and the connection to the open air, vast surroundings, and the entire scene of Dubai is felt in every sense.









# *Celestial*
penthouse





Above and beyond, Celestial Penthouse is an exquisite example of sublime elegance with a bold attitude, and just a touch of the spectacular.

Spacious, bright and alluring, this exclusive four-bedroom penthouse spans three floors, featuring expansive balconies and a private roof terrace, with a magnificent living space of 20,841 sq. ft. Framed with impeccable details, their heavenly rooms stretch out onto expansive terraces with private pools that deliver unparalleled views of Dubai's most famous landmarks.


HERMÈS


THE MOON




*Enchanting spaces that beckon*
with the promise of grand serenity



# *The pinnacle* of wellbeing

At VELA Viento, wellness is woven into every detail. Thoughtfully designed spaces inspire relaxation and renewal, creating an environment where self-care becomes second nature in a setting of refined luxury.

Touching the sky at over 100 metres high, the ‘Sky Amenities Deck’ is an architectural and experiential feature with a lavish infinity pool, double-height gym, yoga studio and lounge areas, all overlooking the stunning vistas that surround.

These are complemented by additional amenities on the podium levels, including indoor pools, spa and meeting rooms, as well as direct access to VELA and The Lana Hotel, Dorchester Collection, Dubai, amenities via the Marasi Bay Promenade. This walkway invites residents to explore fine-dining restaurants, and high-end boutiques, or simply enjoy a stroll along the water’s edge.





## *Sky* amenities

- Full-floor amenity deck on Level 21 (100m high)
- Stunning infinity-edge pool
- Sun decks and lounges
- Double height gym
- Dedicated yoga studio

## *Podium* amenities

- Indoor lap pool & children's pool
- Private spa & zen garden
- Executive meeting suites
- Residents Lounge
- Cinema Room
- Children's room
- Cafe
- Golf car service to VELA & The Lana

# *Infinity* sky pool

At the pinnacle of VELA Viento, an expansive 26 x 11 metre infinity pool crowns the Sky Deck, featuring a seamless edge design that blurs the boundary between water and sky. Temperature-controlled for year-round enjoyment, it is complemented by a generous sun shelf, a spacious lounging deck, luxurious loungers, and private cabanas-offering residents a serene retreat suspended above the city.





# *Fitness* centre

VELA Viento's 2,468 sq. ft. fitness centre is a cutting-edge wellness destination, thoughtfully zoned for cardio, strength, performance, and functional training. It includes a specialised area for free weights and fitness assessments, along with virtual personal training capabilities for a tailored workout experience. Towering 6-metre floor-to-ceiling windows flood the space with natural light, offering sweeping views of Marasi Bay, the Burj Khalifa, and the Ras Al Khor Wildlife Sanctuary-bringing inspiration and energy to every session.



# *Yoga* studio

The 1,200 sq. ft. indoor yoga studio is a serene retreat bathed in natural light, with 6-metre floor-to-ceiling windows that open up to panoramic views of Marasi Bay. Complementing the indoor space is a 1,600 sq. ft. and a 750 sq. ft. terrace, providing different spaces for mindful movement, day or night.


TECHNOGYM
TECHNOGYM
TECHNOGYM



# *Indoor* lap pool

The 23 x 6 metre indoor lap pool offers a serene, temperature-controlled environment with an elegant infinity edge. Adjacent to it, a 5 x 3-metre kids' pool provides direct access to the main pool, allowing for shared family moments. Comfortable loungers invite relaxation, while dedicated changing facilities ensure convenience and ease.



# *Private*
## spa

The private spa features a dedicated treatment room, along with a sauna and steam room, offering a refined space for relaxation and renewal. Designed to rejuvenate mind, body, and soul, it provides a discreet haven for personalised wellness and indulgent self-care.



# *Zen*
## garden

A secluded Zen Garden offers a peaceful setting for meditation and quiet reflection, thoughtfully connected to the indoor lap pool and private spa-creating a harmonious flow between stillness, movement, and restoration.



# *Cinema* room

The 640 sq. ft. cinema offers an intimate viewing experience with 12 plush, reclining seats designed for exceptional comfort with state-of-the-art audiovisual technology, it sets the stage for private screenings, family movie nights, or exclusive events in a luxurious, cinematic setting.



# *Meeting* suites

Crafted for discretion and focus, the meeting suites at VELA Viento are defined by understated elegance. Whether hosting private discussions or working sessions, these spaces are equipped to support productivity with the utmost comfort.

# *Waterfront* café

Tucked along the promenade, the waterfront café at VELA Viento offers a natural pause in the rhythm of the day. Framed by soft greenery and views across the marina, the terrace is a setting for light dining, relaxed conversation, and a sense of connection to the elegant world beyond.





# Community *amenities*

At VELA Viento, everyday living unfolds within Marasi Bay. With direct access to the waterfront promenade, residents are effortlessly connected to a world shaped by distinction — from private yacht berths and serene floating parks to curated dining, retail spaces, wellness sanctuaries, and immersive cultural moments.

Set within a destination of elevated experiences driven by the region's finest visionaries VELA Viento is a gateway to a life defined by beauty, rhythm, and refinement on the edge of the water.

# *Sunset* park

A 30,000 sq. ft. central green space, Sunset Park brings together zones for wellness, leisure, and connection. A private floating island with exclusive access for residents of VELA, VELA Viento, and The Lana, it offers a truly elevated escape within Marasi Bay. From a pet-friendly area and picnic lawns to private dining spaces with a chef's kitchen, every detail supports a vibrant, community-focused lifestyle. With meditation gardens and yoga terraces-both thoughtfully designed to foster inner balance and holistic wellbeing-Sunset Park becomes a sanctuary for everyday renewal.





# *Marasi Bay*
## Island

Marasi Bay Island is the newest addition to this extraordinary destination, elevating the luxury ecosystem to an entirely new level with the introduction of a world class beach club and refined island amenities centered around waterfront leisure, wellbeing and elevated living.


Marasi Bay Island
Beach Club


Signature Pavilion


Art Trail


Landscaped Connectivity


Padel Court


Outdoor Dining Spaces


Marina Yacht Club


Private Jetty


Kids' Play Area



# *Your world* of privileges

As a VELA Viento homeowner, you are invited to immerse yourself in a world of unparalleled benefits, including access to a range of exceptional amenities across selected OMNIYAT properties.

Indulge in the convenience of access to the nearby VELA facilities, complemented by a membership program that grants entry to The Lana Hotel facilities, including the region's first Dior Spa. Golf-buggy service is available on hand for easy transportation along the promenade. For the ultimate voyage, a 'flying' yacht can be arranged to sail you away from Marasi Bay, directly arriving to the jetty.

# *Outstanding* hospitality

Managed by

Dorchester *Collection*

## *Classic*

- Common area maintenance
- 24/7 Residence concierge
- Doorman & porter services
- Valet parking
- Lifeguard & gym service
- 24/7 Security services

## *À La Carte*

- Housekeeping
- Laundry
- Maintenance
- Bespoke in-residence catering services
- One-off dining events & functions
- Floristry services
- Bookings, reservations & appointments
- Five-star experiences at home
- Tender boat service
- Marina berthing







# OMNIYAT

THE ART OF ELEVATION

OMNIYAT is a renowned developer of luxurious architectural masterpieces. The Art of Elevation embodies our dedication to imagining the extraordinary and building it into reality. We elevate the exceptional to create immersive living masterpieces framed by Dubai's iconic skylines.

Since our establishment in 2005, OMNIYAT has redefined each project as an extraordinary, rare piece of art, partnering with global pioneers such as Foster + Partners, Zaha Hadid, Gilles et Boissier, Dorchester Collection and more.

The OMNIYAT touch lies in our ability to enhance experiences and shape the future of luxury living.















# OMNIYAT

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