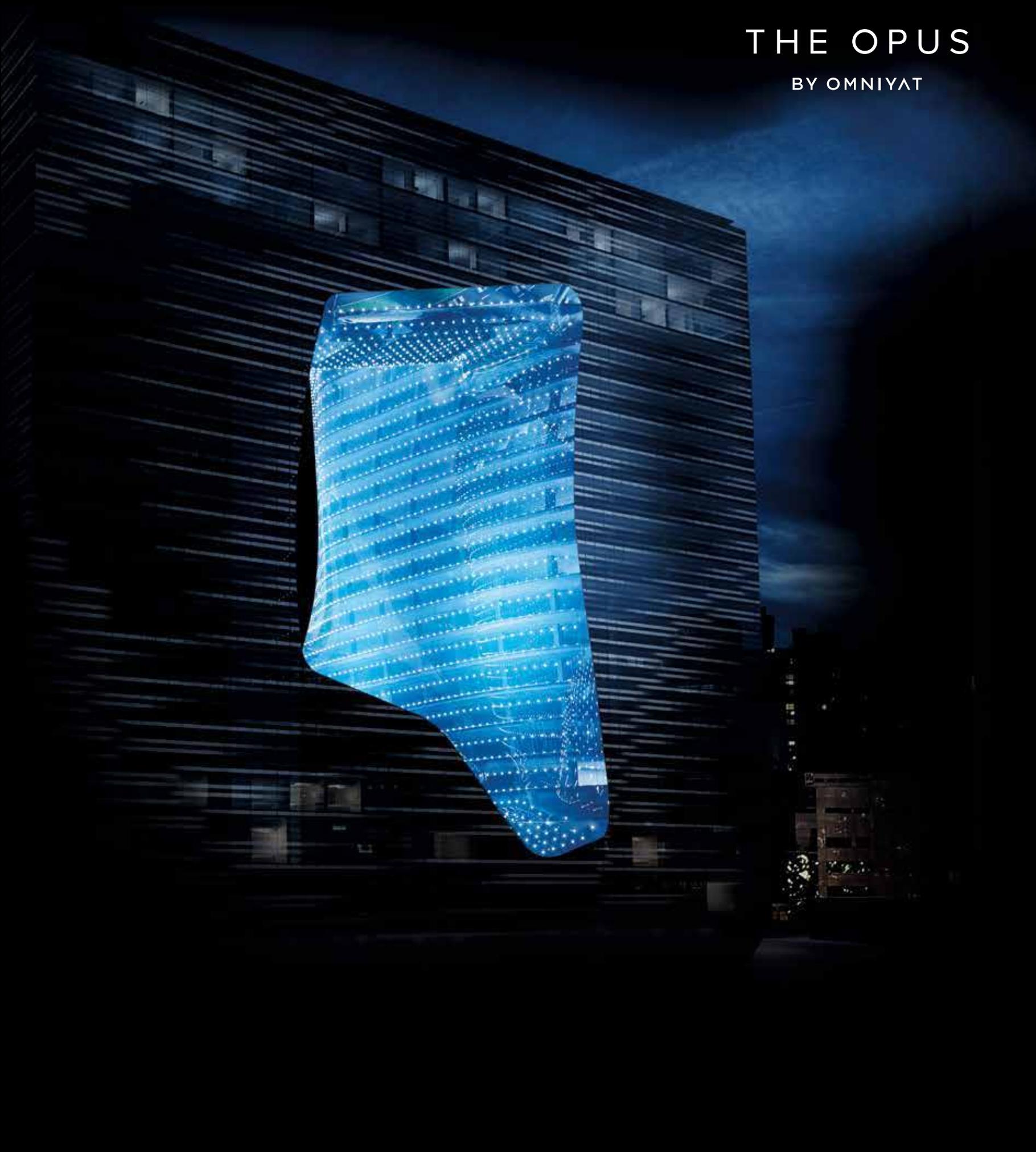
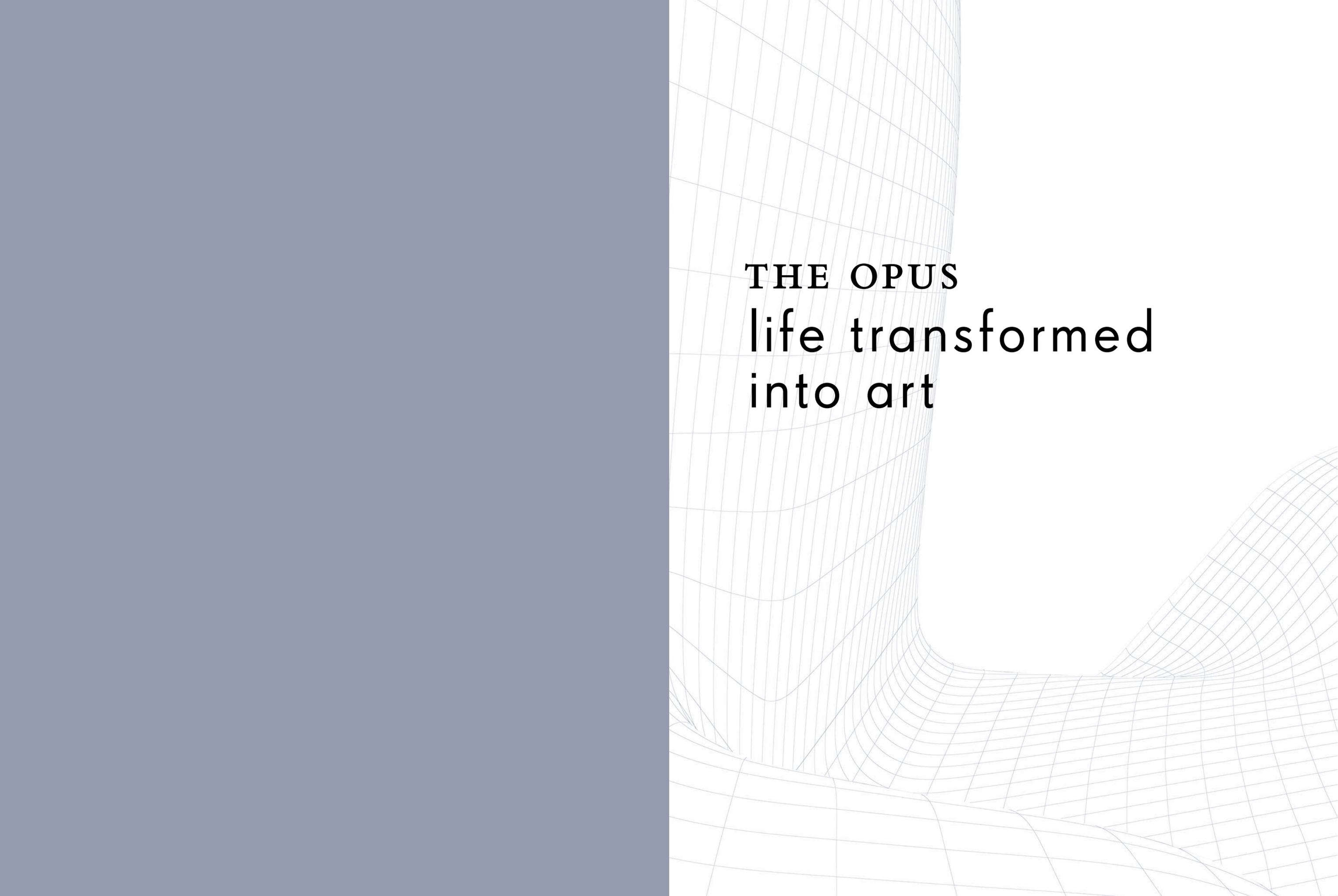




# THE OPUS

BY OMNIYAT





THE OPUS  
life transformed  
into art



# THE ART OF the opus

Dubai is a constantly evolving, 24/7 city that is itself a unique concept. The Emirate is a living example of HH Sheikh Mohammed bin Rashid Al Maktoum's vision, energy and inspiration to create an urban model of excellence. This is reflected in every fiber of the city's personality, from the diversity of its nationalities, to its progressive attitude towards business and lifestyle. The most evident manifestation of Dubai's vitality and ambition is the real estate landscape. We are proud to be a part of that panorama and play our role in turning the leadership's vision into tangible products of great value.

Omniyat's real estate concepts do not merely provide interesting real estate spaces.

Our projects invent the future, define lifestyles in the region and create exciting opportunities for our customers. We drive to invent a new level of expectation and deliver on that seamlessly. Our significant market knowledge, experience and intuition have qualified us to push the boundaries of what is possible in the real estate sphere. Differentiation is everything, and we deliver that because intelligent innovation is part of our genetic structure.

In the future, we'd like to see ourselves as bespoke experience builders in the hospitality industry, crafting inventive solutions for global trendsetters. Our journey to that end started in 2005, and The Opus is a significant landmark in our passage to excellence.

Mahdi Amjad  
Executive Chairman  
& CEO, Omniyat

# THE ART OF architecture

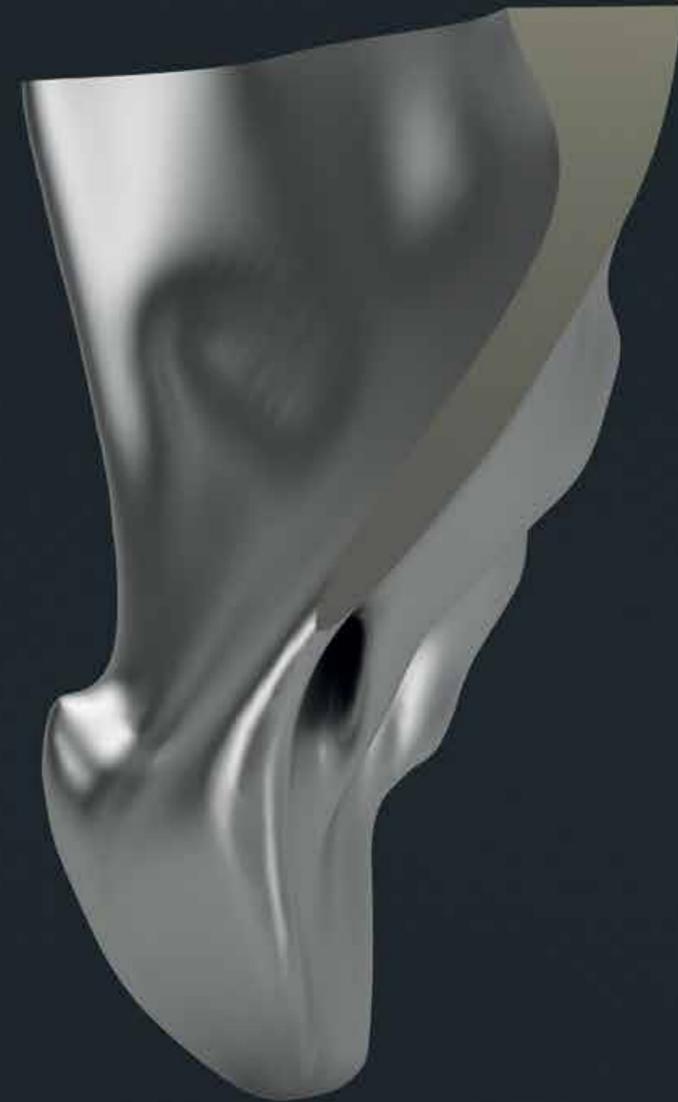
The Opus. An extraordinary work of art, created by one of the world's most brilliant minds, thinkers and visionaries in tempo with the ambitious, the daring, and those with no limits. An icon of architectural distinction in downtown Dubai and a destination in its own right within the recently minted Burj Khalifa district, dubbed 'a city within a city'. An imprint, a lasting legacy for future generations, and the first foray into Dubai by the world-famous architect Dame Zaha Hadid DBE.

The epitome of the artistry of architecture, it's where luxury, indulgence and vision converge. Infused with state-of-the-art technology and local idioms, the cube structure – 'eroded' by a sensuous curvilinear void which is flooded with light by night – is a cosmopolitan draw-card

for all ages and cultures: the international traveller and local residents, the highly mobile, the knowledgeable, the discerning, and both multinational and national enterprises.

Liveable, workable and playable 24 hours, 'the building that never sleeps' represents a premium lifestyle, the inspiring and surprising offer, and cosmopolitan encounters afforded by its location.

It ensures a perfect balance between multicultural service, allure for both local and global visitors, business opportunities, relaxation and one-of-a-kind accommodation, accentuated by a 'depth' of experience like no other, thanks to a carefully sculptured perception of morning, noon and night activity.





the art of  
*revolutionary  
exploration*

Dame Zaha Hadid DBE, one of the most respected and lauded architects of our time, was born in Baghdad in 1950 into a bourgeois intellectual family. After completing her studies in Switzerland and Beirut, she moved to London where she graduated from the venerable Architectural Association School of Architecture in 1977. In 1980, after working with former professor Rem Koolhaas at The Office for Metropolitan Architecture in Rotterdam in the Netherlands, she established the London-based Zaha Hadid Architects.

A visionary architect, her futuristic sculptural creations run the gamut of design – from large-scale urban architecture to interiors, furniture and exhibition spaces – winning her a plethora of awards. In 2004, she became the first woman recipient of the prestigious Pritzker Prize, often referred to as ‘the Nobel Prize of Architecture’. In addition to her architectural and design work, Hadid is a gifted artist and has exhibited at New York’s Guggenheim and MoMA. She was also recently named UNESCO Artist for Peace and honoured as a ‘Thinker’ in TIME magazine’s annual list, The 100 Most Influential People in the World.

ZAHA

HADID

i believe

in the

fantastic

# Projects by Zaha Hadid

## MAXXI: Museum of XXI Century Arts

MAXXI supercedes the notion of the museum as 'object' or – presenting a field of buildings accessible to all, with no firm boundary between what is 'within' and what is 'without'. Central to this new reality are confluent lines – walls intersecting and separating to create interior and exterior spaces.



# Projects by Zaha Hadid

## Galaxy Soho, Beijing

Galaxy Soho, Beijing by Zaha Hadid Architects has been shortlisted for this year's Lubetkin Prize by the Royal Institute of British Architects. SOHO China's Galaxy SOHO is a large development comprising a compelling mix of office and retail space. With a total gross floor area of 328,204 square meters, the development is located on a 50,000 square meters lot in central Beijing. The lower three levels of Galaxy SOHO house public facilities for retail and entertainment. The levels immediately above provide work spaces for clusters of innovative businesses. The top of the building is dedicated to bars, restaurants and cafés that offer views along one of the greatest avenues of the city.

## Heydar Aliyev Cultural Centre, Azerbaijan

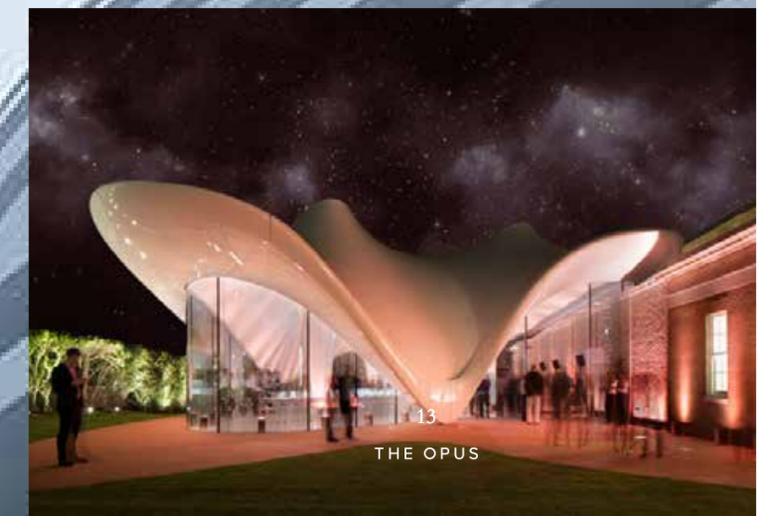
The Heydar Aliyev Cultural Center is a 619,000-square-foot building complex in Baku, Azerbaijan and noted for its distinctive architecture and flowing, curved style that eschews sharp angles. The Heydar Aliyev Center represents a fluid form which emerges by the folding of the landscape's natural topography and by the wrapping of individual functions of the Center. An internationally recognized architectural work, the building of the Heydar Aliyev Center has become a signature landmark of modern Baku due to its innovative and cutting-edge design. The building was nominated for awards in 2013 at both the World Architecture Festival and the biennial Inside Festival, and won the award in 2014 for the Design of the Year by London's Design Museum.

## City of Dreams Hotel Tower, Macau

A 40-story luxury hotel for Macau's premier leisure and entertainment destination known as "City of Dreams." The design combines dramatic public spaces and generous guest rooms with innovative engineering and formal cohesion. Development of the new hotel at City of Dreams commenced in 2013. The project is expected to open in early 2017.

## Serpentine Sackler Gallery, London

Zaha Hadid Serpentine Sackler Gallery in London's Hyde Park, offers a vivid, architectural antidote. The headline feature of Hadid's renovation and extension of the 215-year-old building is the languid lily-white roof of the new gallery's café and social space. The Serpentine Sackler Gallery consists of two distinct parts, namely the conversion of a classical 19th century brick structure – The Magazine – and a 21st century tensile structure. Built from a glass-fibre textile, the new tensile structure forms a free-flowing white canopy that is supported by five tapered steel columns and outlined by a frameless glass wall.



From an ancient trading port with a prosperous pearl industry, whose golden shores were dotted with *dhow*s returning from the Far East, laden with silk and porcelain, to the cosmopolitan metropolis it is today, Dubai is where the opulence of Arabia converges with a western sensibility and 21st-century affluence, creating an extraordinary ambience unlike anywhere else on earth.

One of the fastest-growing cities in the world, the emirate state grew from little more than a dusty desert town to the 'Manhattan of the Middle East' in just 50 years. An architect's playground, with a 'bigger, better, bolder' attitude, its

iconic state-of-the-art structures and ambitious waterfront developments constantly break records. From the world's most luxurious hotel, the Burj Al Arab to the world's largest artificial archipelago, The Palm Islands, visible from the moon.

It boasts tax-free shopping; the world's largest shopping mall; a burgeoning arts scene; vibrant nightlife; world-class restaurants; white-sand beaches with crystal-clear blue waters; an enormous indoor ski-facility; and, annually, it plays host to the richest horse race in the world. Dubai isn't just a city – it's a lifestyle. And there's never been a more exciting time to grab on and enjoy the ride.

# DUBAI an introduction

# WELCOME

# TO

# DUBAI

# the art

# of

# building

The rapidly emerging, recently minted Burj Khalifa district in the heart of Dubai is the city's new Central Business District (CBD). This considerable project is inspired by the vision of His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice-President and Prime Minister of the UAE, and Ruler of Dubai.

Located between Ras Al Khor and Sheikh Zayed Road within

Downtown Dubai, the 'city within a city' that lies below the tallest man-made structure in the world – the remarkable Burj Khalifa skyscraper – is distinguished by state-of-the-art technology, inherent throughout.

The mixed-use district, composed of commercial, residential, hotels, entertainment, shopping and leisure elements, is set in open green spaces dotted with

landscaped gardens, paths and canals. Excellent transport links include a sophisticated metro system – automated and driverless – with dedicated stops on the Red Line. The line runs from Al Rashidiya to Jebel Ali and provides a direct line to Terminals 1 and 3 of Dubai International Airport.

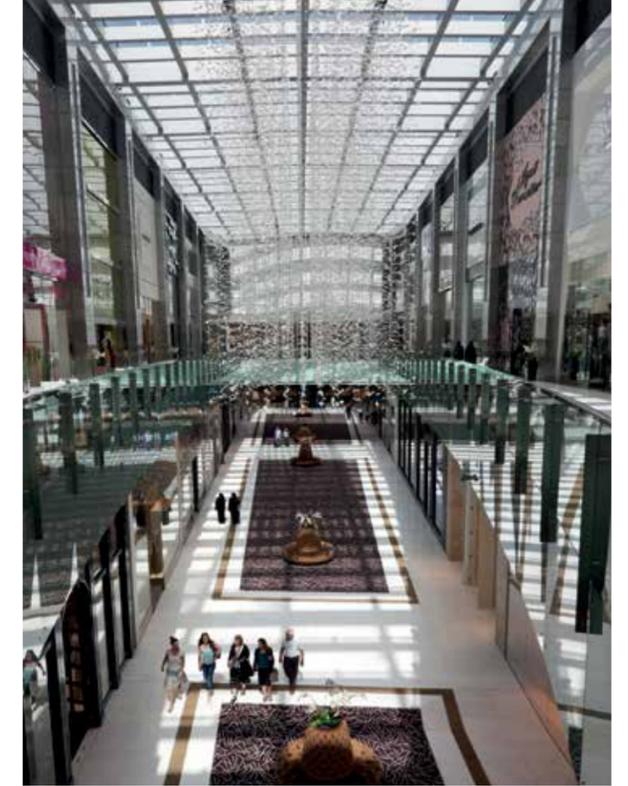
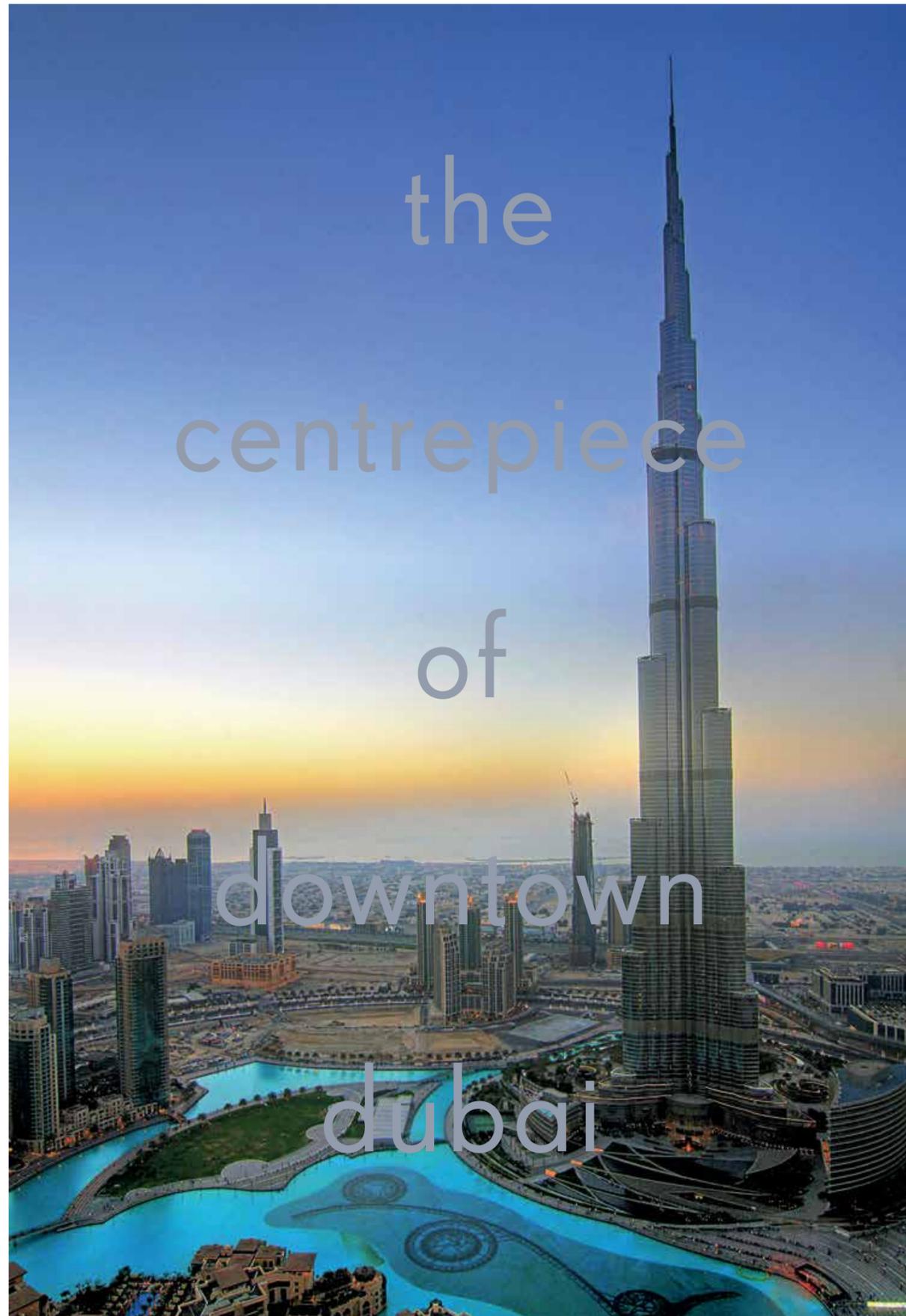
# BURJ KHALIFA DISTRICT

the  
heart

of

the city

## THE LOCATION burj khalifa district



THE BURJ KHALIFA (PREVIOUS PAGE) IS THE CENTREPIECE OF DOWNTOWN DUBAI. AT 828 M (2,717 FT), IT IS THE TALLEST BUILDING IN THE WORLD AND THE TALLEST MAN-MADE STRUCTURE EVER BUILT.

THE DUBAI MALL (TOP) IS THE WORLD'S LARGEST SHOPPING MALL BY TOTAL AREA. IT IS HOME TO 1,200 SHOPS IN ADDITION TO NUMEROUS ATTRACTIONS, INCLUDING AN OLYMPIC-SIZED ICE RINK, AN AQUARIUM AND A UNDERWATER ZOO.

THE DUBAI FOUNTAIN (BOTTOM) IS THE WORLD'S LARGEST CHOREOGRAPHED FOUNTAIN SYSTEM SET ON THE 30-ACRE MANMADE BURJ KHALIFA LAKE, AT THE CENTRE OF THE BURJ KHALIFA DISTRICT.

One  
by Omniyat

Bayswater  
by Omniyat

  
THE OPUS  
BY OMNIYAT

Burj Khalifa

Burj Park

The Dubai Fountain

The Address  
Dubai Mall

# THE LOCATION a perfect entrance

Old Town

The Address  
Downtown Dubai

The Dubai Mall



A SINGLE

CUBE

eroded

by a

free-form

void

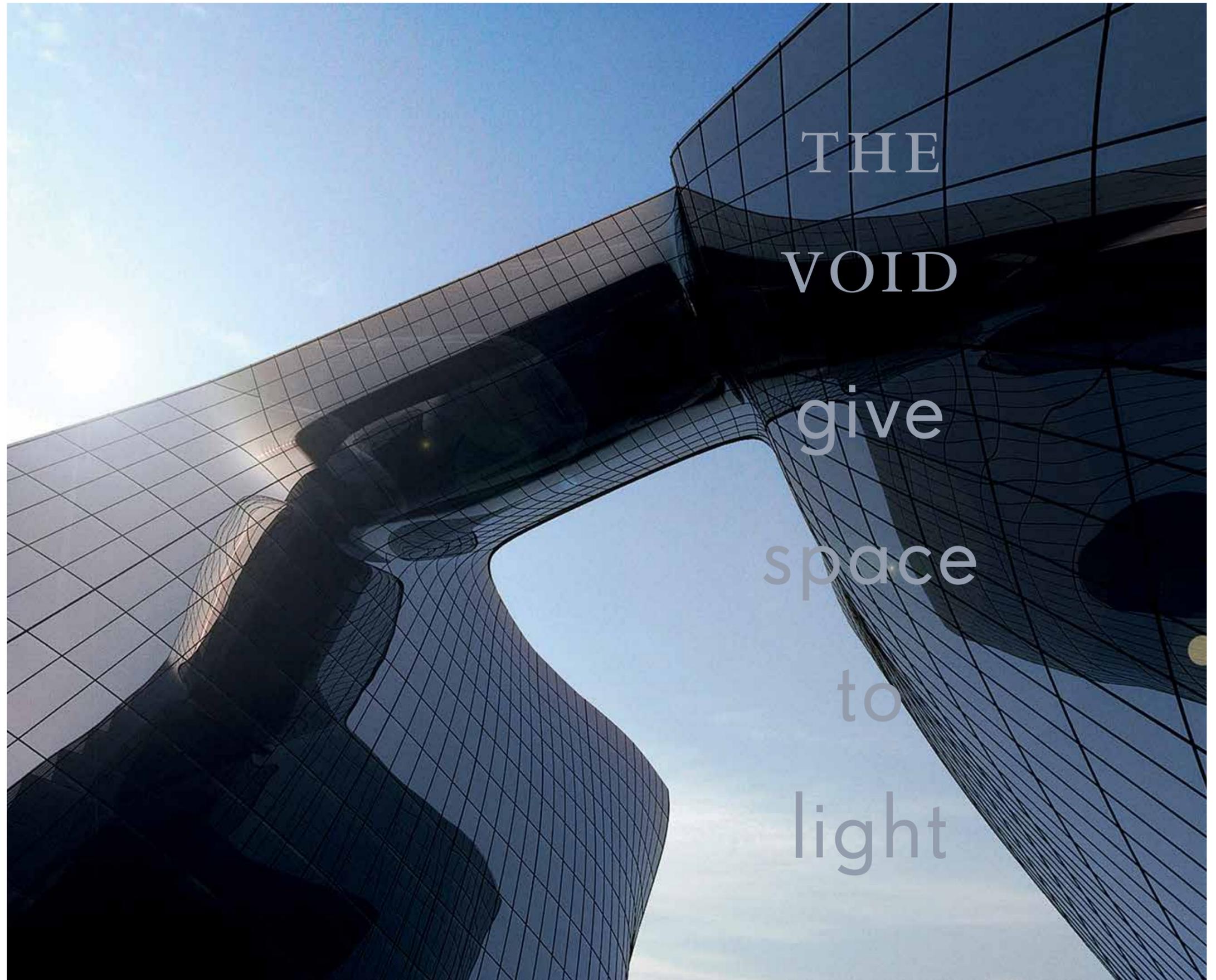


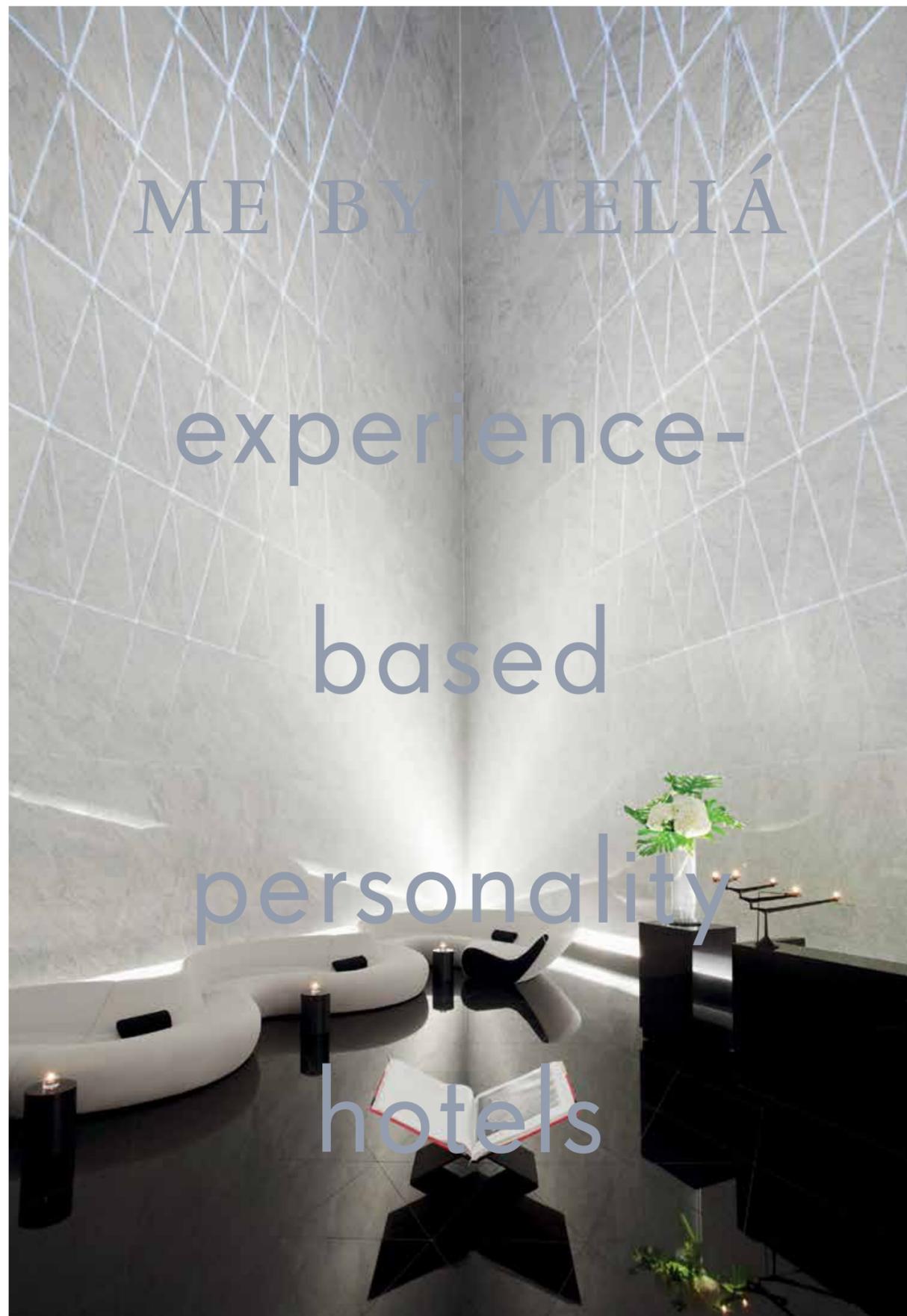
A masterwork of design whose repertoire gravitates towards interconnectedness and originality, The Opus comprises two structures that form a single cube which appears to ‘hover’ above the ground, eroded by a fluid void.



## the art of *the void*

The Opus captures the void during the day and illuminates it at night bringing to life the distinct character of the building. The peculiar, reflective façade of the void is the centrepiece of architectural creativity and cultural art form that defines the Opus.





ME BY MELIÁ

experience-

based

personality

hotels

# ME for you

# ME

BY MELIÁ

PREVIOUS PAGE: THE RECEPTION  
OF THE ME LONDON HOTEL.

ME by Meliá is a brand of experienced-based personality hotels; the brainchild of Gabriel Escarrer who founded Meliá Hotels International (formerly Sol Meliá) in Spain in 1956. With more than 400 hotels and resorts worldwide, operating under seven brands, Meliá Hotels International is one of the world's leading hotel companies. The vision for ME by Meliá germinated from Escarrer's passion for service and his desire to offer guests the best

possible hotel experience: not all travellers are the same, so why should hotels try to treat them the same? Now the most avant-garde of the company's hotel brands, ME by Meliá pervades the world's global capitals of culture and cool with its design-driven, experience-centric establishments. The stunning interior of ME Dubai is the first ME hotel to have been designed by Zaha Hadid; her inaugural hotel commission.

# ME by meliá

With more than 400 hotels and resorts worldwide, operating under seven brands, Meliá Hotels International is one of the world's leading hotel companies.



*Nikki Beach Resort, Cabo San Lucas, Mexico*



*STK Restaurant, London, UK*



*Radio Rooftop Terrace at the ME London Hotel*



*The Roof Restaurant at the ME Madrid Hotel in Spain*



*ME Hotel, Ibiza*

# ME Hotel arrival

Be welcomed by the spatial flow of the vertical  
cafés and lounge surroundings.

# ME Hotel atrium

The aboveground, fine dining area overhanging the atrium, allows guests to mix and mingle in this vertically stacked, place-to-see-and-be-seen café.

# ME Hotel reception

Make a super quick check-in to the ultimate hotel experience only provided by ME Hotels.



# restaurant

The fine dining experience from a variety of cuisines awaits the discerning visitor.



# lounge and bar

This 3rd level bar showcases views of Downtown Dubai and Business Bay, providing a sensational lookout point during the day, and at night when the void is brilliantly lit up.

# an eclectic choice of f&b spaces

The Opus houses a Michelin 3 star signature restaurant, an international night club, an urban beach club and restaurant, lounge and bar, signature restaurants and cafes.





# serviced residences

The limited collection of The Opus serviced residences create a truly unique experience combining stylish interiors through dramatic fusion of the indulgence, coziness and privacy.

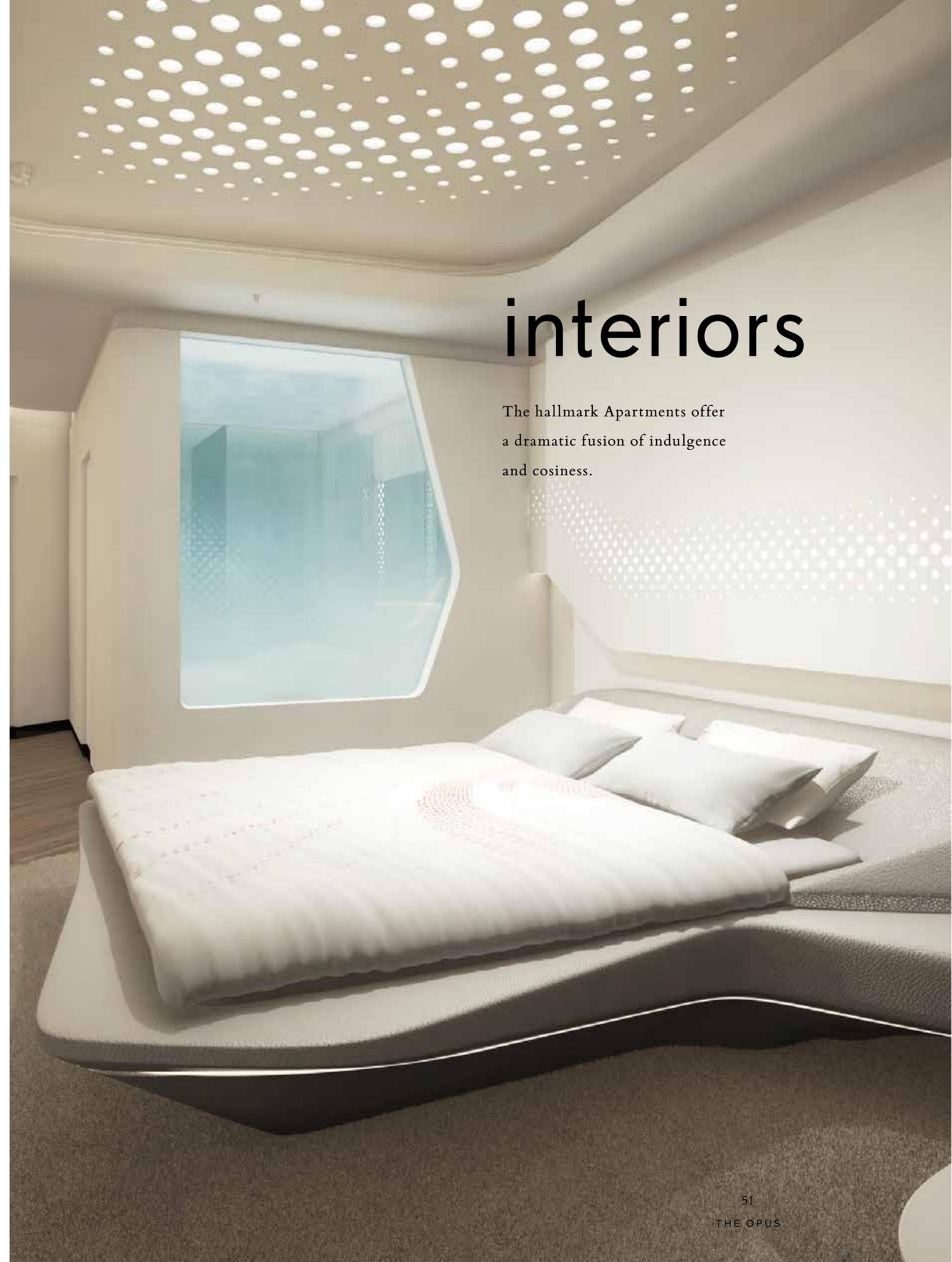
# interiors

The Opus apartments epitomise a genuinely incomparable experience of infusing stylish interiors with a home-away-from-home sensibility.

16 «13-20 // 01-12»

# interiors

The embodiment of the ultimate urban lifestyle... beyond expectations in luxury, style, service and privacy.



# interiors

The hallmark Apartments offer a dramatic fusion of indulgence and cosiness.

# interiors

Designed interiors – finished in impeccable detail – represent elegance and grandeur, with each piece of furniture designed or chosen by Zaha Hadid.

# interiors

Controls appear and disappear as needed, sliding and pivoting panels physically transform the apartment.



# interiors

The seamless integration of furniture and objects throughout the design form a unique ambiance in the apartment, complementing the amazing views.





# interiors

Through state-of-the-art technology, each apartment creates experiences that blend personal preferences with elements of surprise.

The image shows a modern, multi-level interior space. The ceiling is a prominent feature, with a large, curved, perforated section that allows light to filter through, creating a pattern of light and shadow. The space is furnished with a large, white, curved table and a brown sofa. In the background, there is a dining area with white chairs and a table, and a staircase. The overall design is clean, minimalist, and futuristic.

# interiors

Technology unifies with architectural design in an aesthetically unique way, creating stylish and personalised living spaces.

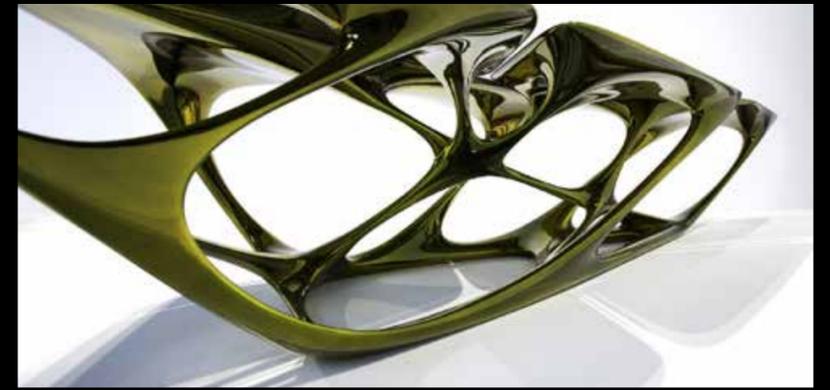
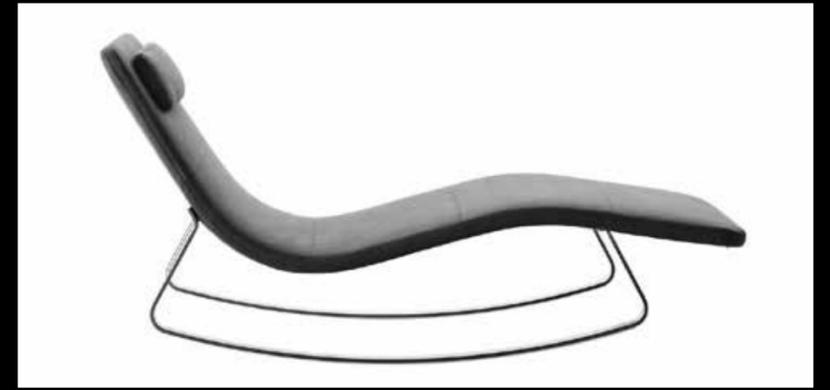
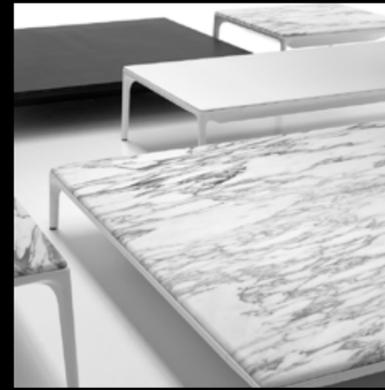
# roof terrace

The duplex penthouse with roof terrace is a tranquil space for me-time.



# furniture

The Opus is furnished with select designs from Zaha Hadid's exclusive collections and recommendations. The eclectic style of furniture is laden with many ideas, and therefore, has no formal repertoire.



# me by meliá

Regard ME as your 'Lifestyle Concierge', delivering bespoke à la carte or pre-selected services within your personal space, tailored to your personality. ME realises that no two owners are alike. Instead, there exists a rich

mosaic of owners. With this in mind, it regards each owner as a singular individual and strives to exceed their expectations on both a personal and professional level, delivering exceptional experiences which

inspire. These will be arranged by your Aura Manager who is all things to all people, at all times: your personal assistant, advisor, concierge, secretary and lifestyle advocate.

# à la carte services

## groom

- Full cleaning
- Linen change (à la carte linen menu available)
- Laundry pick-up and delivery
- 24-hour maintenance
- After-a-party cleaning service

## vibe

- Sundown service by ME – light, music, candles, aroma, turndown
- Run your bath before you come home with your chosen skin care products
- Play your music
- Set your scene for your surprise

## ease

- Pick up and deliver your laundry
- Deliver your daily newspaper/weekly magazine
- Stock your fridge
- Receive/organise delivery of parcels
- Run your errands
- Pack and unpack your luggage
- Water your plants
- Attend any urgent services
- Pick up and drop off you and your guests
- Secretarial services

## social

- Arrange your social activities
- Book you theatre tickets, restaurant reservations, activities...
- Plan your events
- Organise, attend and wrap up your social gathering (catering, DJ, decoration, theme, invitations – event planning)
- Set up and serve your dinner party

## delicious

- In-room dining
- Food & beverages restaurant menu
- Specialised beverages and oyster menu
- Personalised bar set-up

All residents have private access to a world-class spa, gym and swimming pool.

# PRE-SELECTED services



## BASIC, YET ABSOLUTE

### grooming

- Full weekly-cleaning service
- Linen-changing

### ease

- Emergency repairs, 24/7

### delicious

- In-room dining service



## NOT SO BASIC...

### grooming

- Full-cleaning service twice a week
- Linen changing
- Emergency repairs, 24/7
- Laundry delivery and pick up
- After-a-party cleaning service

### ease

- 24-hour repair service
- Arrange your social activities
- Concierge service
- Pick up and drop off you and your guests
- Packing and unpacking

### vibe

- Set your scene
- Daily sundown service by ME in master bedroom
- Run your bath before you come home with your chosen skin care products

### delicious

- In-room dining service



## LIFE SAVER

### grooming

- Daily full-cleaning service
- Daily linen changing (provided by ME)
- Linen available à la carte
- Emergency repairs, 24/7
- Laundry delivery and pick up
- After-a-party cleaning service

### vibe

- Set your scene
- Daily sundown service by ME in all bedrooms & living areas
- Run your bath before you come home with your chosen skin care products
- Complete dinner set when ordering from our outlets, vibe included

### ease

- 24-hour repair service
- Arrange your social activities
- Concierge service
- Pick up and drop off you and your guests
- Packing and unpacking

### delicious

- In-room dining service

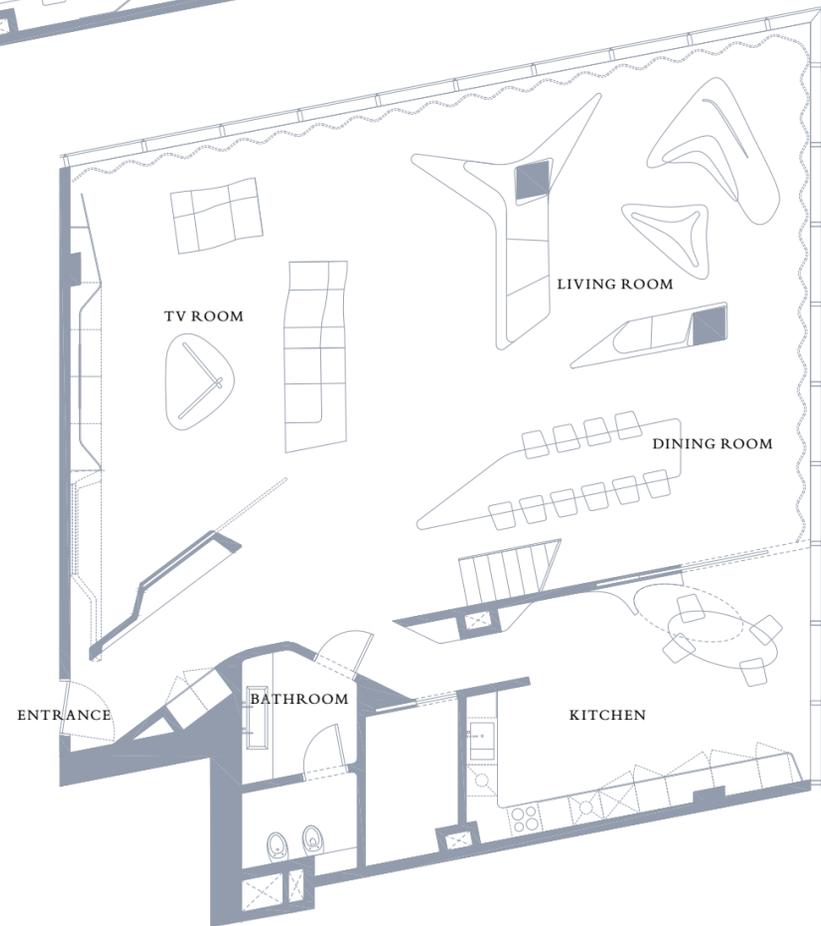
### restaurant menu

- Dinner set-up when ordering from hotel outlets
- Premium bar set up to your liking
- Serve your dinner party
- Organise, attend and wrap up your social gathering (catering, DJ, decoration, theme, invitations – event planning)

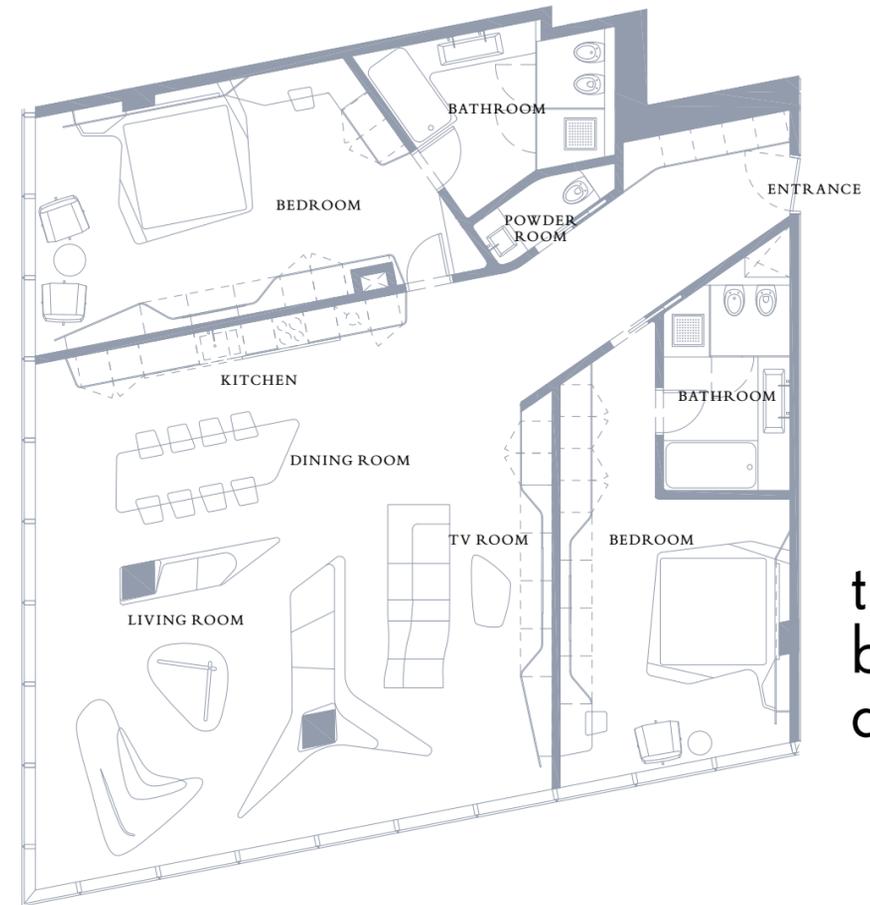
UPPER LEVEL



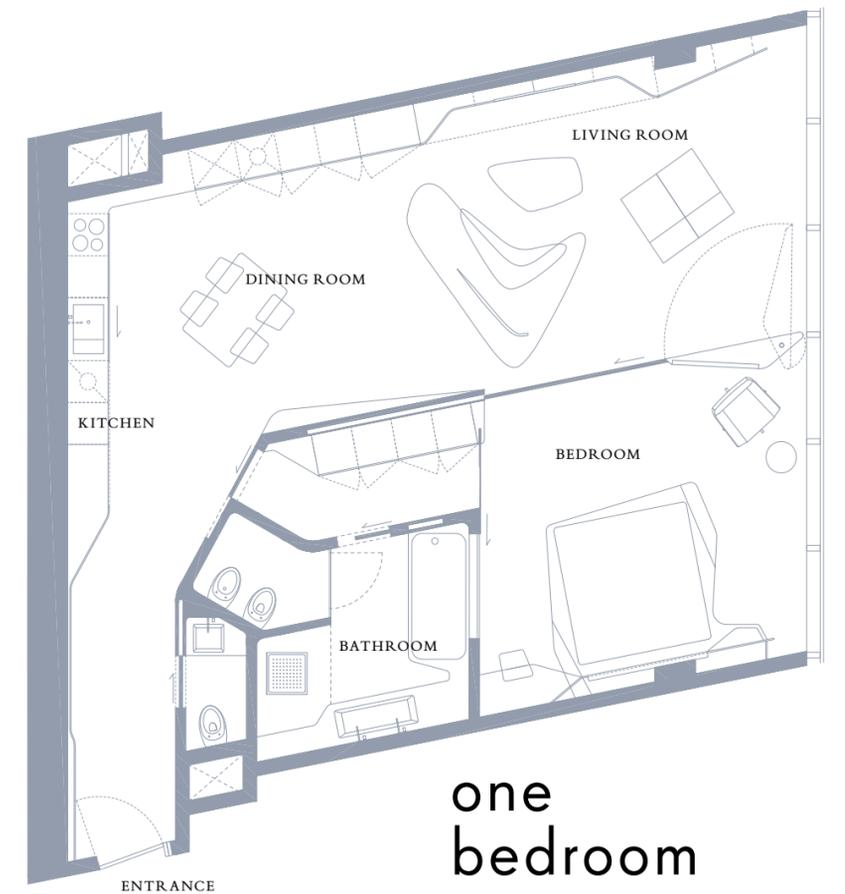
duplex penthouse with roof terrace



LOWER LEVEL



two bedroom apartment



one bedroom



# Fact Sheet

## The Project

Plot size: 151,303 sq. ft.

Total built up area: 2 million sq. ft.

Entertainment and F&B dedicated area: 250,000 sq. ft.

## Features

- Located in the heart of the Burj Khalifa District
- Fantastic views of the Burj Khalifa, Mohammed Bin Rashid City and the creek
- Fully furnished with exclusive furniture and fixtures selected by architect Zaha Hadid
- Serviced by ME Hotel
- Penthouse apartments include a private rooftop garden
- Fully equipped kitchen with premium quality appliances
- Private access for serviced residences and separate entrance for hotel
- Exclusive, luxury fine dining outlets and a leading international club
- Convenient access to the Sheikh Zayed Road and Al Khail Road
- Few minutes drive from the Dubai International Financial Centre (DIFC), Trade Centre, Dubai Mall and the upcoming Dubai Design District

Apartment	Average Size (ft²)	Mix
1 Bedroom	984	74
2 Bedrooms	2,180	17
3 bedrooms	2,626	1
2 bedroom Penthouses	3,162	1
3 bedroom Penthouses	4,436	2

## Facilities

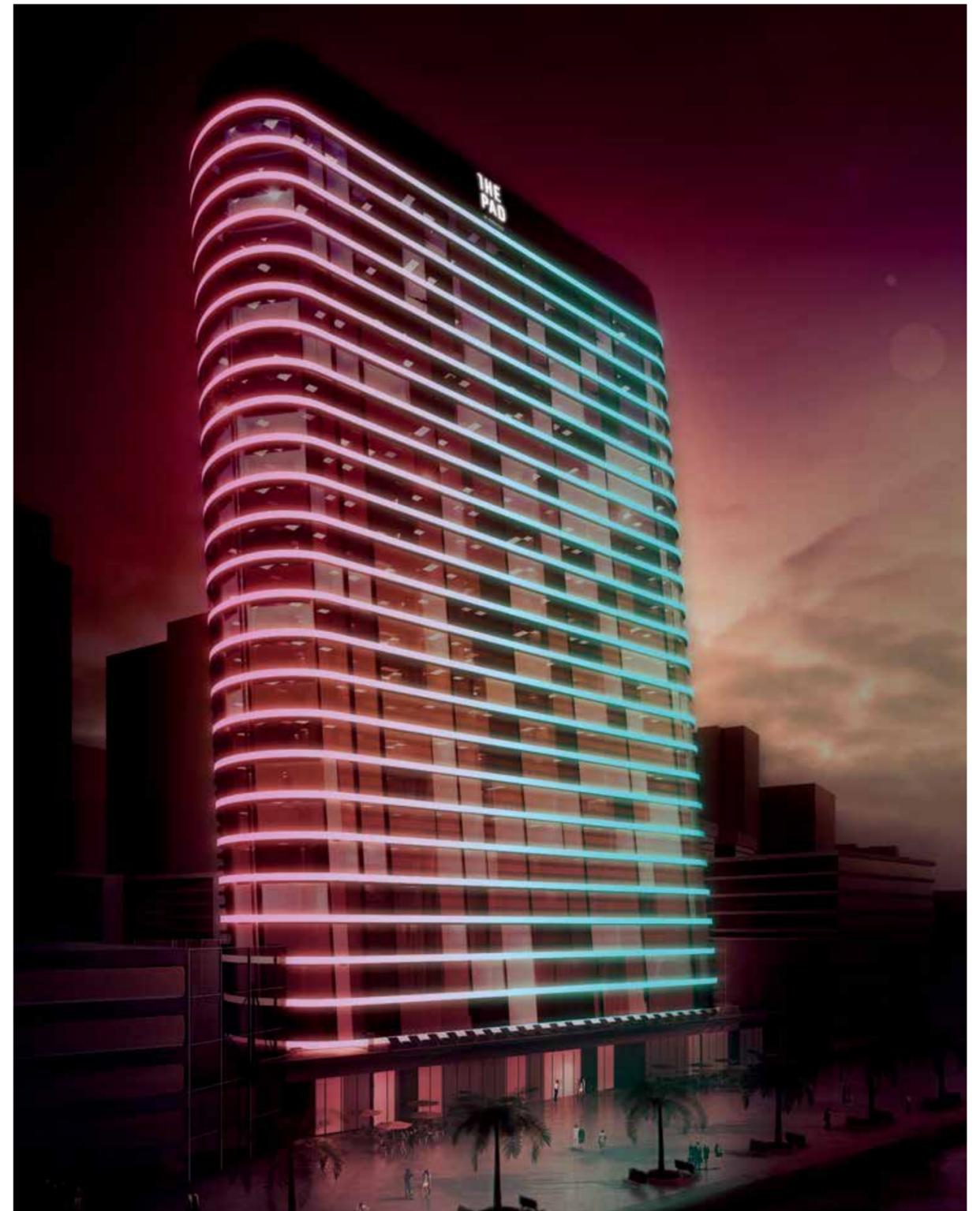
- Temperature controlled swimming pool, gymnasium and world-class spa
- Hotel lobby lounge
- Restaurants/ lounge bar
- Renowned international club
- Ballroom
- Business centre facilities

## Services

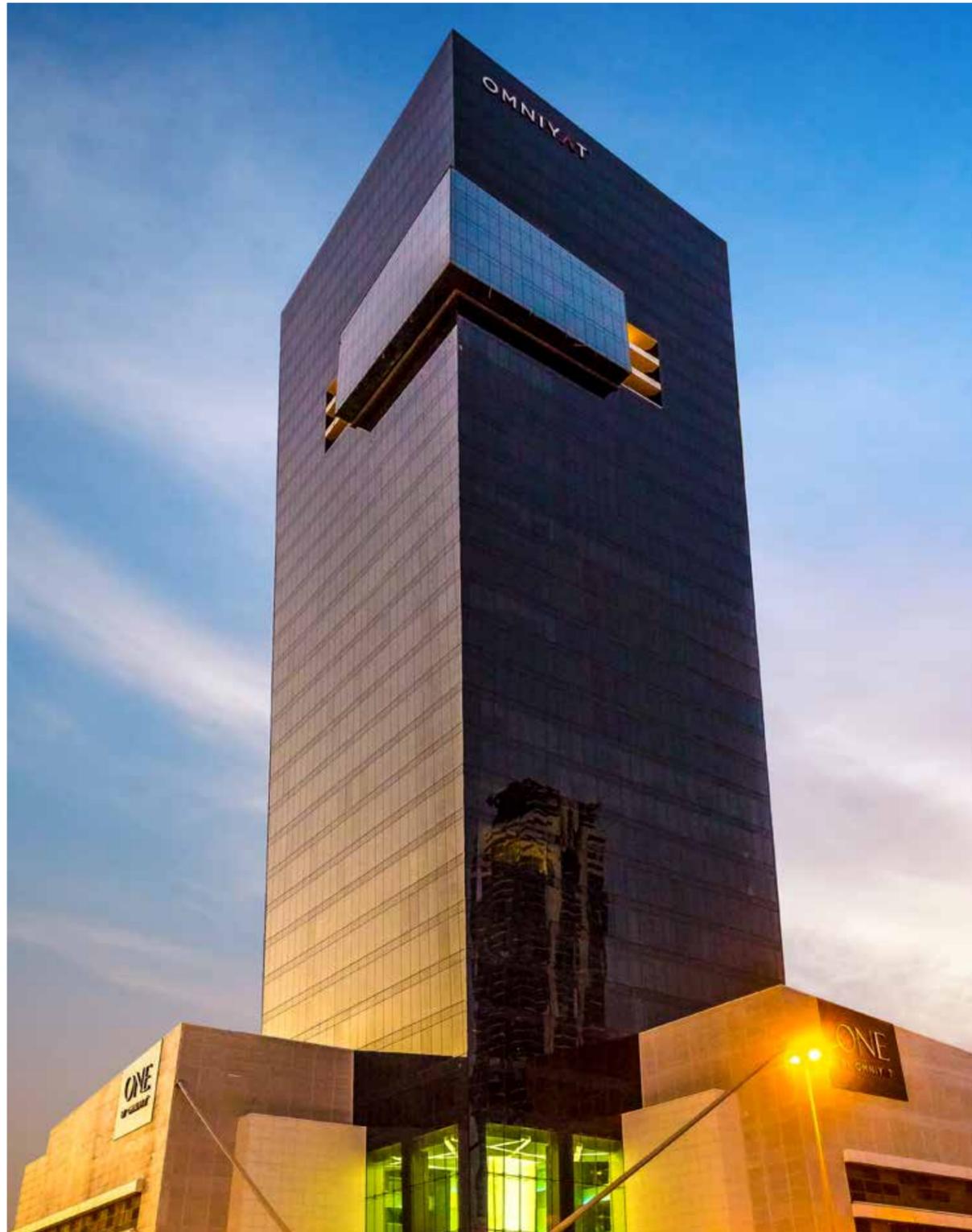
- 24 hours security
- 24 hours valet service
- Round the clock concierge
- Secure basement parking
- Valet parking for visitors
- Service packages available that cover basic, not so basic and complete service requirements of residents/ guests

# OMNIYAT vision

A veritable tour de force, Omniyat is regarded as one of the most visionary and innovative premium development brands in the Gulf region. Led by Mr. Mahdi Amjad, Executive Chairman and CEO, Omniyat works with the world's most respected architects, specialty consultants and contractors to create iconic properties – both commercial and residential – that push the limits of what is possible.

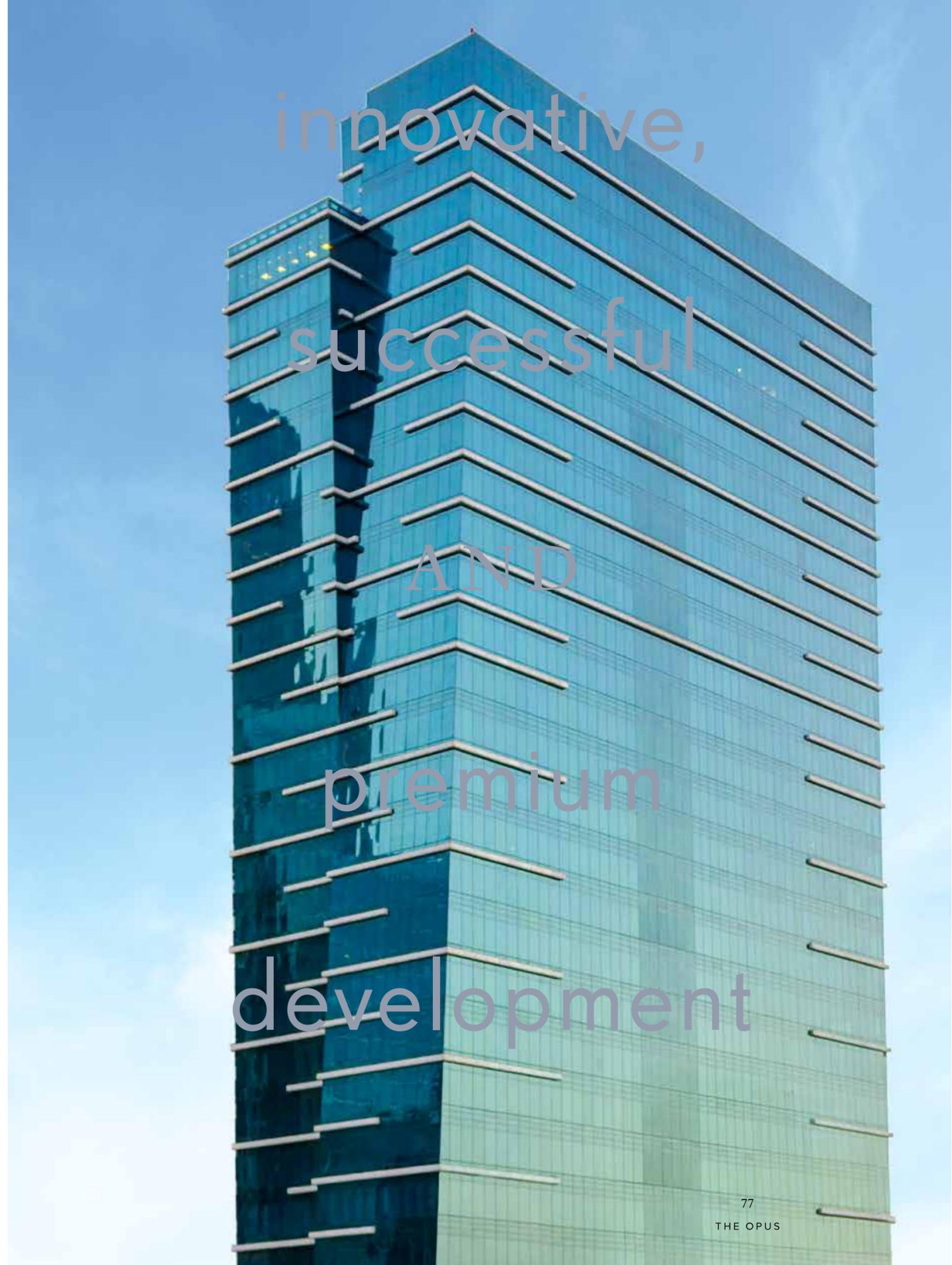


THE PAD BY OMNIYAT – UNDER CONSTRUCTION



ABOVE: ONE BY OMNIYAT, OMNIYAT'S NEW SIGNATURE COMMERCIAL TOWER, LOCATED JUST OFF SHEIKH ZAYED ROAD AT THE ENTRANCE TO THE BURJ KHALIFA DISTRICT.

NEXT PAGE: BAYSWATER BY OMNIYAT.



innovative,  
successful  
AND  
premium  
development



Toll Free: **800 326 800**

Email: [info@famproperties.com](mailto:info@famproperties.com)

Web: [www.famproperties.com](http://www.famproperties.com)