ENARA

BY OMNIYAT

WORK.
LIFE.
MASTERED.

Illuminating the journey to an unparalleled level of corporate prestige and sophistication, ENARA is a beacon on the Dubai skyline. Inspired by the Arabic word for ‘enlightenment’ or ‘light’, ENARA is the ultimate embodiment of light, drawing entrepreneurs, CEOs and other business luminaries to inspire, innovate and dream.

MAG

ENARA IN NUMBERS

120 Metres high | 21 Levels | 595 Parking spaces

Sustainability:

UAE highest commercial Grade LEED Platinum (Envisioned)

Wellbeing:

WELL Platinum

Technology:

WiredScore Platinum Pre-Certified
SmartScore Platinum Pre-Certified

Total Office Space:

Internal: 260,648 sq. ft.
External: 57,291 sq. ft.
Total: 317,939 sq. ft.

Private Members' Club on Levels 1 to 4:

Internal: 45,693 sq. ft.
External: 22,755 sq. ft.
Total: 68,488 sq. ft.

Total Retail Space:

Internal: 8,208 sq. ft.
External: 3,981 sq. ft.
Total: 12,189 sq. ft.

12 office lifts including 4 VIP lifts

3 Shuttle lifts from basement car parking to Ground Floor
4 Pedestrian lifts between Promenade and Level 4 Business Centre
2 Pedestrian lifts between Promenade and Level 1 Private Members' Club

A DESTINATION OF DISTINCTION

In a completely re-imagined approach to urban living, OMNIYAT is transforming Dubai's Marasi Bay into an exclusive, ultra-luxury waterfront destination in the heart of the city. With a collection of architectural masterpieces, Marasi Bay embodies OMNIYAT's artistry and elevated lifestyle curation, from single properties to a sophisticated and entirely exclusive enclave.

Building upon the uplifting legacy of The Lana, Dorchester Collection, Dubai; The Lana Residences, Dorchester Collection, Dubai; and VELA and VELA Viento, Dorchester Collection, Dubai, OMNIYAT introduces ENARA.

ENARA embodies the brand's philosophy of empowering lifestyles by merging ultra-luxury services with bespoke workspaces for the global business elite. With a vision to curate an incomparable ecosystem for those who seek to elevate their lifestyles and experiences, Marasi Bay exemplifies OMNIYAT's philosophy of empowering lifestyles by merging ultra-luxury with curated living.

MAG

IN THE HEART OF THE CITY

The Lana, Dorchester Collection, Dubai

- Regions' first Dior Spa
- Jara by Martín Berasategui
- Riviera by Jean Imbert
- High Society
- Bonbon Café Angelo Musa
- The Lana Promenade

Sights & Attractions:

- Burj Khalifa
- Dubai Fountain
- Dubai Opera
- Museum of the Future
- Dubai Canal

Dining & Shopping:

- Dubai Design District
- Dubai Mall
- Souk Al Bahar
- Time Out Market
- City Walk
- DIFC (Dubai International Finance Center)

Connectivity:

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

AN AURA OF BRILLIANCE

ENARA seamlessly combines all the service and refinement of a five-star hotel with the prestige of a sustainable, future-proof and state-of-the-art office environment with dedicated ground-floor lobbies.

ENARA is more than a place: it is a vision where ambition and innovation are free to take flight.

VISIONARY SPACES FOR VISIONARY MINDS

ENARA offers generous, well-proportioned office spaces that are flexible enough to accommodate different layouts, designs and occupancies.

A palatial use of space, including **high ceilings and full-height windows**, fill the rooms with openness and light. **Generous landscaped terraces** for each office provide direct access to nature and create alternative welcome spaces for introspection and collaboration, while there are single-tenancy floorplates that benefit from **direct lift access** to ensure a feeling of absolute exclusivity.

ENARA is more than a place for business. It is a haven to help business leaders inspire the world.

UNPARALLELED POSSIBILITIES

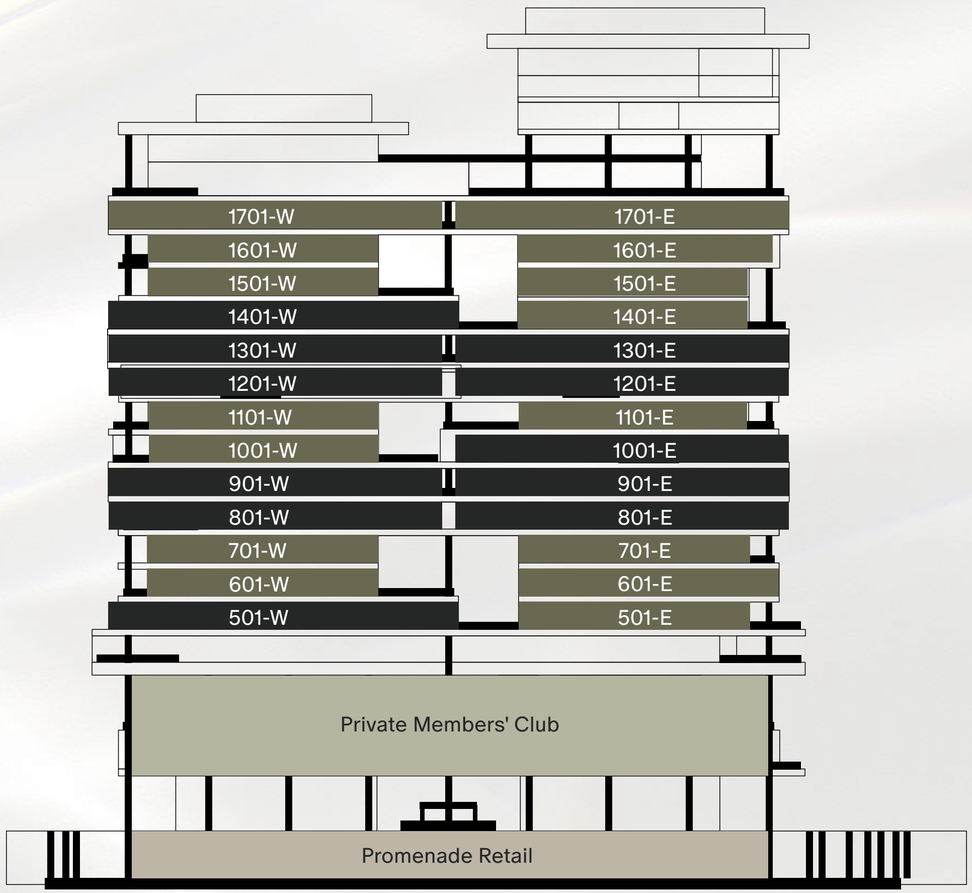
Maximum efficiency is achieved through **flexible floor plates** on a large 40 ft. x 30 ft. column grid, with a compact core to the rear providing a large open volume for flexible space planning.

Designed to exceed BCO standards, floor plates comfortably achieve the new guidance of 1 person per 108 sq. ft., giving employees ample space to work comfortably.

Creating a new standard for ultra-premium office space, the interior can be further enhanced by increasing the person-to-space ratio to 1:20 or 1:30, rising to 1:80 for the most luxurious senior executive offices.

Flexibility is key to the variety of unit types within ENARA. Opportunities exist to **expand spaces by opening staircases and voids**, allowing businesses to create stunning duplex and triplex offices.

UNIT MIX



Private Members' Club	15 Grand Offices	11 Ultra-Grand Offices	Promenade Retail
68,448 sq. ft.	From 8.321 sq. ft.	From 11,829 sq. ft.	12,189 sq. ft.

TEST FIT - SIMPLEX

GRAND OFFICE

TOTAL HEADCOUNT: 62

(W/O Meeting Rooms)

AMENITIES

1 Reception
2 Terraces

OFFICES

1 Large Office
1 Medium Office

WORKSTATIONS (LEFT TO RIGHT)

Zone 1. Workstations 16pax
Zone 2. Workstations 16pax
Zone 3. Workstations 16pax
1 Phone Room

MEETING SPACES

1 Boardroom
1 Private Collaboration Room

SUPPORT SPACES

1 Female Toilet
1 Male Toilet
1 Guest Toilet
1 Private Toilet
1 Coffee Point
1 Print Point
1 Pantry
1 Guest Pantry
1 Storage Room
1 IT Room
1 Waste Room

48 Workstations 03 Offices and Reception 11 Hot Desks

AREA CALCULATIONS

Usable Area: (W/O Toilet Rooms, IT Room)

TOTAL: 676 SQM
Density: 1 : 10 SQM/Person

TEST FIT - SIMPLEX

ULTRA-
GRAND OFFICES

TOTAL HEADCOUNT: 70
(W/O Meeting Rooms)

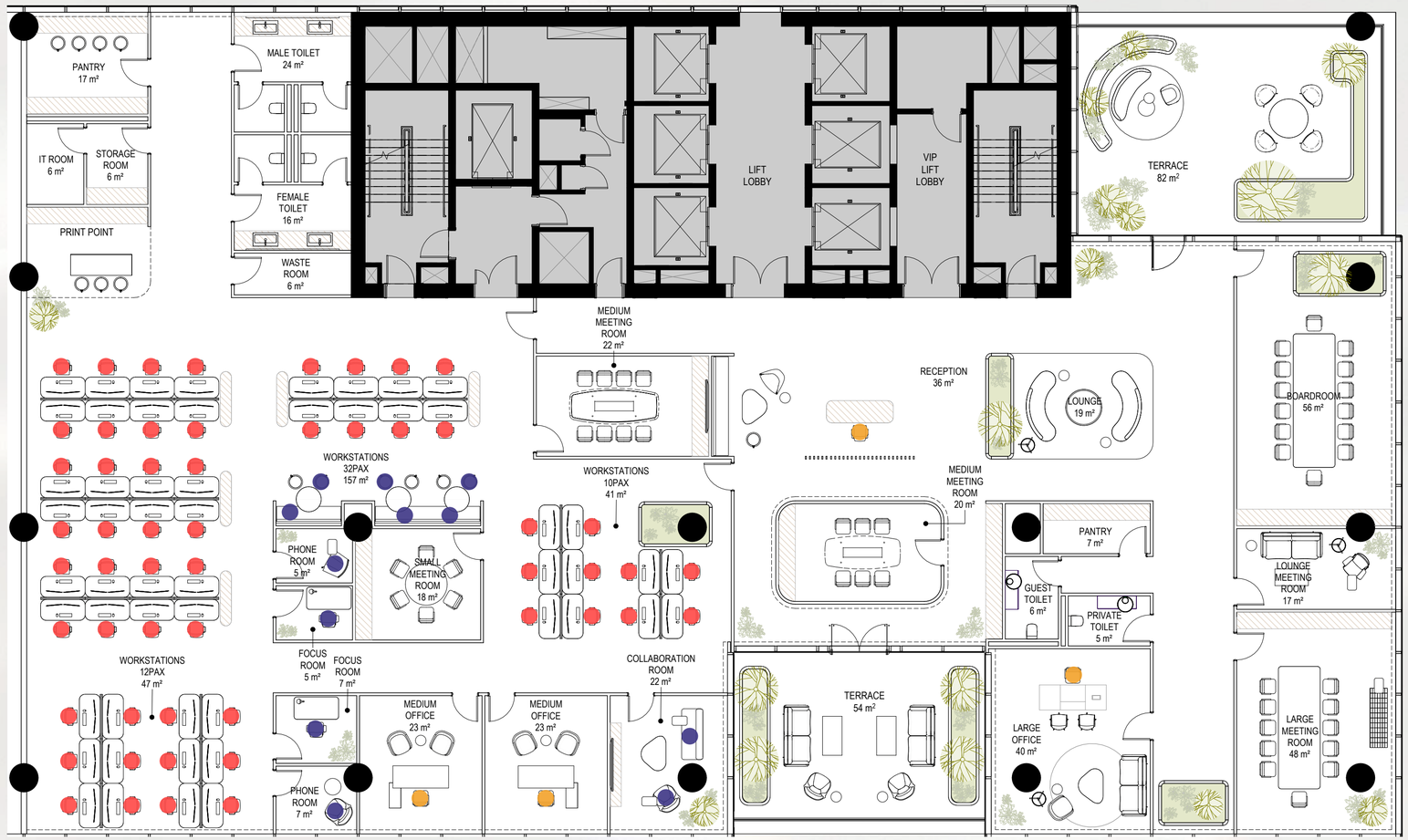
AMENITIES
1 Reception
1 Lounges
2 Terraces

OFFICES
1 Large Office
2 Medium Offices

WORKSTATIONS (LEFT TO RIGHT)
Zone 1. Workstations 44pax
Zone 2. Workstations 10pax
2 Phone Rooms
2 Focus Rooms

MEETING SPACES
1 Boardroom
1 Large Meeting Room
2 Medium Meeting Rooms
1 Small Meeting Room
1 Collaboration Room
1 Lounge Meeting Room

SUPPORT SPACES
1 Female Washroom
1 Male Washroom
1 Guets Toilet
1 Private Toilet
1 Print Point
1 Coffee Point
2 Pantries
1 Storage Room
1 IT Room
1 Waster Room



54 Workstations 04 Offices and Reception 12 Hot Desks

AREA CALCULATIONS
Usable Area: (W/O Toilet Rooms, IT Room)

TOTAL: 950 SQM
Density: 1:13.5 SQM/Person

THE PRIVATE MEMBERS' CLUB

All owners and tenants receive an invitation to join and benefit from access to the exclusive private members' club, brought to you by OMNIYAT.

Welcome to the ultimate in luxury and convenience. This sanctuary of relaxation offers direct access from the offices on higher floors and features a club encompassing 68,488 sq. ft. of space, complete with exclusive amenities available at any time.

- Michelin-star fine-dining
- Bar lounge, coffee lounge
- Dedicated spa with pool, steam room, sauna and extensive treatments
- Fully-equipped fitness centre
- Landscaped sky deck with events space
- Business lounge with meeting and conference spaces

SCULPTED BY CORPORATE EXCELLENCE

Inspired by OMNIYAT's renowned residential and hotel portfolio, ENARA redefines corporate life with exceptional luxury. Featuring a beautifully designed pool, ENARA sets a new standard for integrating luxury with professional comfort.

TRANSCENDING BUSINESS

ENARA flows, inviting natural light from the adjacent water to play across interior surfaces, reflecting the dynamism and restless energy of the district. Warm, natural tones imbue each space with a serene ambience, while palatial levels of height and space emphasise the luxurious nature of the development.

This is more than a place to work; this is a place specially curated to energise, enrich and inspire.

CHOREOGRAPHY OF NATURE

Softened by an imaginative use of nature, ENARA changes the dynamic of corporate buildings, connecting those who use ENARA to the natural world.

Innovative landscape design encompasses 200,000 sq. ft., more than double the footprint of the site, while garden terraces ensure the rich rhythms of nature are never more than a casual glance or touch away.

STATE-OF-THE-ART TECHNOLOGY

- All offices meet or exceed the British Council of Offices (BCO) specifications.
- Smart Building Management Systems (BMS).
- Your number plate is read as you enter the parking garage, activating the air conditioning system in your office.
- WiredScore Pre-Certification, the global standard for digitally connected buildings.
- SmartScore Pre-Certification, for technologically advanced smart buildings.
- Extensive underground car parking and efficient heating, ventilation and air conditioning (HVAC) are complemented by exceptional levels of security.
- Certified through the WELL Building Standard v2 Platinum certification.

WiredScore PRE-CERTIFIED

SmartScore PRE-CERTIFIED

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.

Bespoke Services

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.

IN PROXIMITY TO THE LANA

Owners and tenants enjoy access to nearby amenities at The Lana, Dorchester Collection, Dubai, which include the region's first Dior Spa, rooftop bar, fine-dining restaurants and artisan cafes.

AN INCOMPARABLE PORTFOLIO

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, OMNIYAT now introduces ENARA 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.

A TRUE EMBODIMENT OF THE FUTURE

WELCOME TO THE OPUS BY OMNIYAT

The Opus by OMNIYAT designed by Dame Zaha Hadid houses unique furnished residences, office space, and a mix of boutique retail and culinary experiences.

The Opus was envisioned and designed in its entirety by architectural legend, Dame Zaha Hadid. From exterior to interior, each detail is a powerful testament of her unique aesthetics and vision of the future.

The mesmerizing building is a celebration of Hadid's work as an inspiring visionary, who reshaped the boundaries of architecture as art and fundamentally changed the way people imagine and experience buildings.

OMNIYAT

Atelier

ABOUT OMNIYAT ATELIER

Celebrated for elevating architecture to living art, OMNIYAT has expanded its exemplary offering to the world of interiors. For the connoisseurs of the exquisite who seek both the magnificent in design and the convenience of expert curation, OMNIYAT Atelier opens the door to a reimagined way of living, marked by opulence and ease. Our global network of specialist interior partners enables OMNIYAT Atelier to breathe life into the authentic and deeply personal narratives of distinguished spaces.

OMNIYAT Atelier extends its unparalleled expertise to the realm of corporate environments, offering bespoke interior design solutions and turnkey solutions tailored to the unique requirements of ultra-luxury office spaces. From conceptualization to implementation, OMNIYAT Atelier will seamlessly integrate sophisticated design with state-of-the-art technology and ergonomic principles, ensuring a workspace that embodies both functionality and aesthetic appeal.

Whether crafting collaborative hubs that will foster innovation or designing executive suites that will exude prestige, our commitment will remain unwavering: to elevate every environment with an air of bespoke refinement.

OMNIYAT

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