



THE OPUS
PENTHOUSE

OMNIYAT



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 mesmerising 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.



ZAHA HADID LARGER THAN LIFE VISIONARY

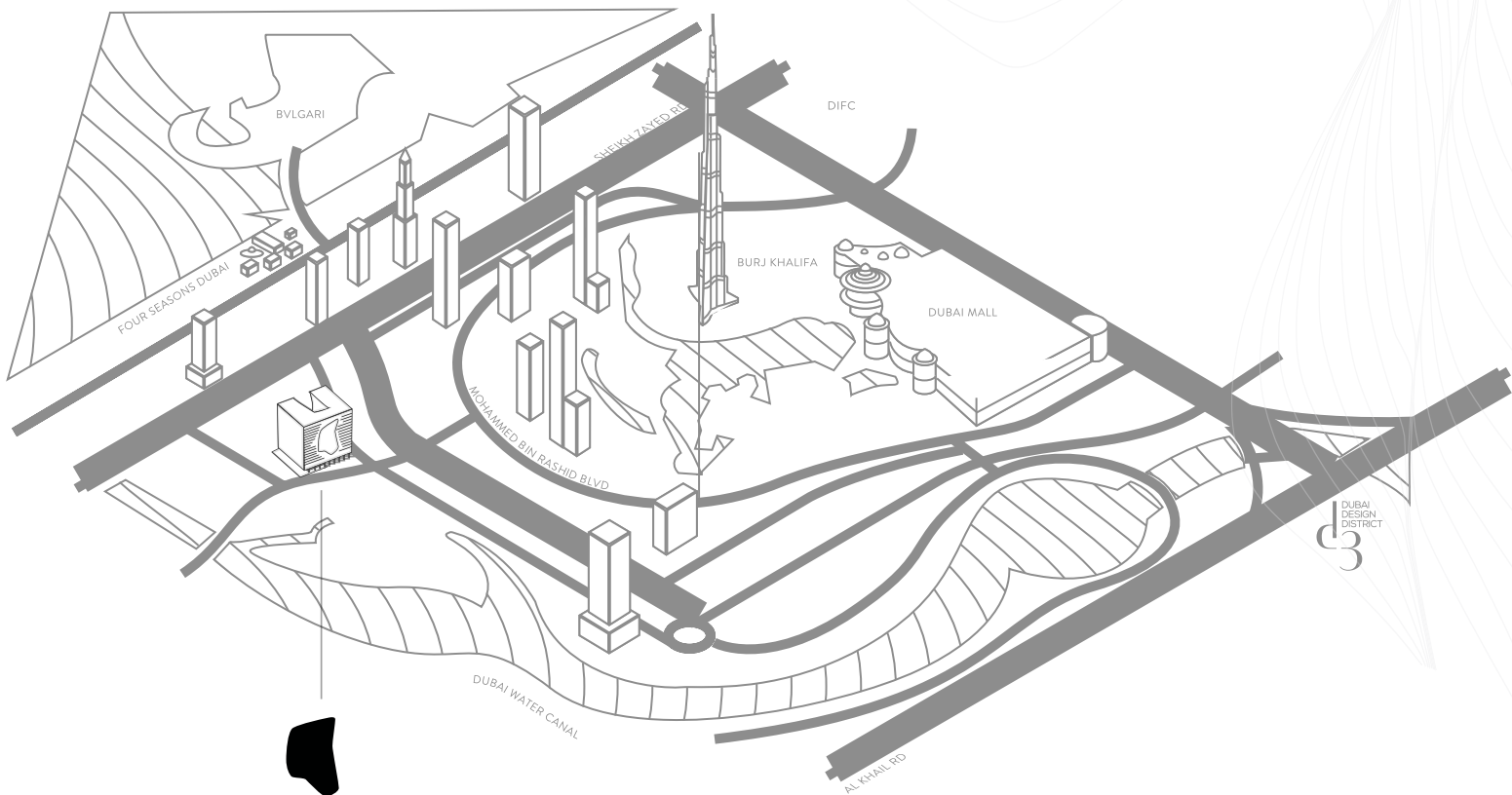
HER LEGACY/ LIVES ON

The Opus by OMNIYAT is a magnificent tribute to the starchitect's magnum opus, as Dame Zaha Hadid lives on through the work she loved and nurtured, the landscape she helped shape, and the new worldview of freedom and fluidity that she bestowed.

Through numerous prestigious awards, she has been recognised as a visionary thinker, determined to push the limits of structural engineering and material science. In 2004 she became the first woman to win the Pritzker Prize, architecture's Nobel. She was awarded the Dame Commander of the Order of the British Empire for services to architecture in 2012. Her awards also include the Republic of France's Commandeur de l'Ordre des Arts et des Lettres, and Japan's Praemium Imperiale. Twice winner of the Stirling prize, in 2016 she also became the first woman to receive the RIBA's gold medal.

Shortly after, the great architect died, at the age of 65, leaving a tremendous legacy.

ONE ADDRESS/ MANY POSSIBILITIES



THE OPUS
by OMNIYAT

The Opus by OMNIYAT enjoys a prime location, perfectly positioned near the Burj Khalifa and The Dubai Mall. A landmark in its own right, this architectural masterpiece is celebrated for its striking design and cultural significance. Beyond its iconic structure, The Opus serves as a vibrant cultural and artistic hub, offering a dynamic nightlife scene, eclectic dining options, and close proximity to the Dubai Opera, Marasi Business Bay, and Dubai Water Canal.





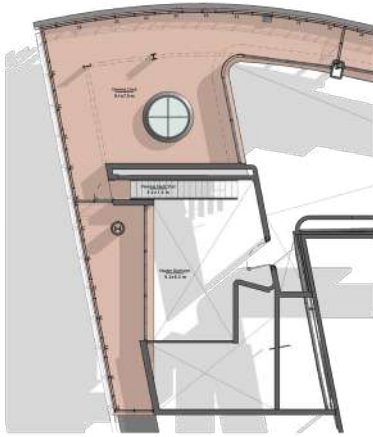
A ONE-OF-A-KIND FOUR-BEDROOM PENTHOUSE

- Total GSA of 12,788 sq. ft. ultra-luxury living space, including 8,540 sq. ft. of internal space, and 4,248 sq. ft. of external
- Exclusive use of 2,500 sq. ft. of common area integrated into the design
- Located at the apex of The Opus by OMNIYAT
- Integrates seamlessly with Zaha Hadid's architectural design
- Preserved original trusses and beams, exposed as striking features
- Ceiling heights exceed 5 metres
- Master bedroom, living room, and formal reception feature expansive spaces
- Clerestory glass panes provide open and well-illuminated interiors
- Purposeful design ensures natural flow between interiors and outdoor spaces



THE OPUS

PENTHOUSE



② Catwalk Colored Plan
1:100



R

FLOOR LEVEL

4

BEDROOMS

8

PARKING

Interior Spaces

793 sq. m.

8,540 sq. ft.

Exterior Spaces

395 sq. m.

4,248 sq. ft.

Total

1,188 sq. m.

12,788 sq. ft.

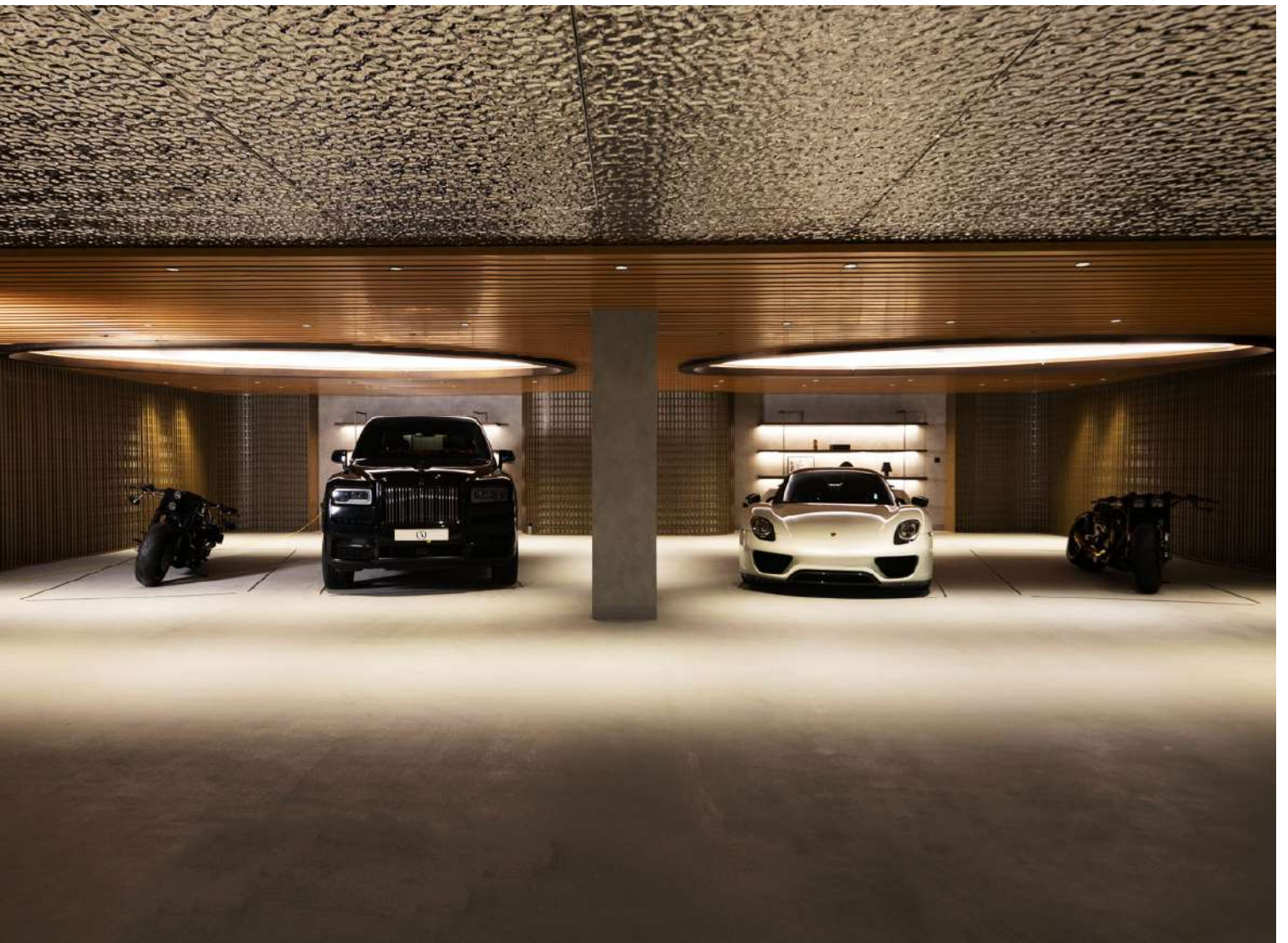
The layout representations and interior and exterior decorations in this document are provided for illustrative purposes only.

All square footages and dimensions are approximate only and may be subject to change at any time without notice. The square footage indicated herein may exceed the usable floor area.

All furnishings, appliances and white goods and their designs, placement and details are subject to change without notice. Omniyat reserves the right to make any changes to the content of this document at any time without notice. Any reference to Omniyat is a reference to Omniyat Properties Six Limited and/or the Omniyat group of companies, as the context requires.

PRIVATE GARAGE & PARKING

- Includes 20 car bays on the title deed, located in Basement 3
- Private car garage spans 4,500 sq. ft., showcasing space for 8 vehicles
- Enclosed storage area within the garage covers 260 sq. ft.
- Garage access via remote-controlled rolling shutter doors
- Dedicated VIP parking space on the ground floor for convenience
- Ground floor space available for self-parking or as a waiting area for the owner's driver
- VIP parking provided through a license agreement at no additional annual cost to the owner



SPACE, FEATURES & INTELLIGENT DESIGN

HOME AUTOMATION

- IKON House Home Automation System that controls: Lights, AC, curtains, smart glass in living area and fireplace
- Three default mood settings: Day scene, night scene and relaxed scene
- Fully customisable to the owners preferences by four iPad's docked around the Penthouse

ACOUSTIC & FACADE TREATMENT

- All external windows are treated with a UV protectant film to reduce heat transfer from outside and help maintain indoor temperatures
- Air conditioning vents are positioned along the façade lines to further limit heat transfer and keep the internal temperature stable
- The unit is designed with high-quality acoustic treatments to reduce noise from outside and between internal spaces



SERVICES & AMENITIES/ MANAGED BY ME DUBAI

ME
DUBAI

- Temperature controlled swimming pool
- Spa access with treatment room
- State-of-the-art gym
- Fine dining outlets
- 24-hour security and valet parking
- Round the clock concierge
- Housekeeping and Laundry services
- Special resident discounts on F&B and leisure facilities





SERVICES & AMENITIES/ MANAGED BY ME DUBAI

To begin the day or to end it with a refreshing dip in the pool, means not only to lead a healthy lifestyle, but to live a dream of luxury and well-being.

To spend a whole day lounging on a luscious wet deck, dangling your feet in the pool, soaking in the vitamin D, listening to the soft ripples of the water, and watching the interplay of light on its ultramarine surface - well that is just paradise.



WELLNESS/ IS A STATE OF BEING

Set the highest standards for taking care of your well-being with everything needed for a lifestyle that is sensitive to body, mind, and spirit.

Give yourself that amazing feeling of achievement, strength, and positive energy that follow a vigorous workout at the gym.

Embrace the rejuvenating haven of our spa, where tranquility and wellness intertwine, offering you a sanctuary to unwind and restore.

A TASTE/ FOR CULTURE

A luxurious combination of entertainment and fine-dining delights to indulge the senses.



LE RELAIS DE L'ENTRECOTE



THE MAINE LAND BRASSERIE



SFUMATO



SALMON GURU



ROKA



SOIREE

OMNIYAT

THE ART OF ELEVATION

The images, artist representations, amenities and interior decorations, finishes, appliances and furnishings contained in this brochure are provided for illustrative purposes only. Nothing in this brochure and/or any accompanying document and/or communication from OMNIYAT (whether verbal or in writing) constitutes a promise, representation and/ or warranty in any form whatsoever. OMNIYAT reserves the right to substitute at any time without notice all or parts of the materials, appliances, equipment, fixtures and other construction and design details specified herein with similar materials, appliances, equipment and/or fixtures of equal or better quality, determined at the sole discretion of OMNIYAT. All square footages and dimensions are approximate only and may be subject to change at any time without notice.