

# Omniyat Ava

World Trade Centre, Dubai

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AVA Palm Jumeirah by Omniyat is the latest addition to Dubai's ultra-luxury real estate landscape, located on the iconic Palm Jumeirah. Renowned for its creative vision, Omniyat has once again pushed the boundaries of architectural excellence with this groundbreaking project. AVA Palm Jumeirah is set to become a marvel of engineering and design, featuring 17 exclusive hanging palaces that redefine luxury living in Dubai. As Omniyat's second prestigious project on Palm Jumeirah, following the success of One at Palm Jumeirah Dorchester Collection, AVA Palm Jumeirah is poised to make a significant impact on the luxury real estate market.

## Key Features and Highlights

- **Architectural Innovation:** 17 unique hanging palaces with an avant-garde design, showcasing the pinnacle of luxury and engineering.
- **Prime Location:** Situated at the entrance of Palm Jumeirah, providing unmatched connectivity and access to Dubai's most iconic destinations.
- **High-Profile Investment:** A key part of OMNIYAT Group's AED 15 billion investment portfolio, underscoring its significance in the luxury market.
- **Record-Breaking Sales:** Fully sold to international investors, setting a new benchmark in Dubai's luxury real estate sector with sales exceeding AED 260 million.
- **World-First 3D Drone Show:** A mesmerizing 3D architectural display managed by Dorchester Collection, featuring 500 drones, captivated the city skyline and highlighted the project's unique character.

## Key Amenities

- **Exclusive Dining:** Seven Seeds all-day dining and The Pantry offer gourmet experiences within the development.
- **Seamless Connectivity:** Linked to Dubai Tram and The Palm Monorail, with easy access to JBR Beach and major airports.

- **Convenience:** Complimentary shuttle service available from the hotel, ensuring effortless mobility for residents.
- **Proximity to Key Destinations:** 17 minutes drive to JBR Beach, 27 minutes to Dubai International Airport, and 24 minutes to Expo 2020.

AVA Palm Jumeirah is more than just a residential project; it is a statement of luxury, innovation, and architectural brilliance. With its unmatched location, innovative design, and world-class amenities, it offers a lifestyle experience like no other. Whether you're looking for an iconic home or a lucrative investment, AVA Palm Jumeirah stands as a testament to Omniyat's commitment to excellence in Dubai's luxury real estate market.

## Overview

Listing Type: Newly Launched Properties	Property Type: Apartment	Possession Date: Q4 – 2025
County: United Arab Emirates	City: Dubai	Super Built-up Area: 6,400 – 8,800sq.ft
Configuration (BHK): 3, 4	Sale price: ₹157 Cr Onwards	UAE Sale Prices: AED78 M Onwards

REDEFINING HOME BUYING EXPERIENCE

## Amenities

- ✓ Pool
- ✓ Gymnasium
- ✓ Intercom Facility
- ✓ Power Backup
- ✓ Park/Garden
- ✓ Security
- ✓ Play Area

## Distances

Metro 6.8km      Healthcare 2.1km      Restaurant 0.9km      School 1.0km  
Mall 2.5km





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