

STERLING

by OMNIYAT



THE EXPRESSION OF INFINITUDE

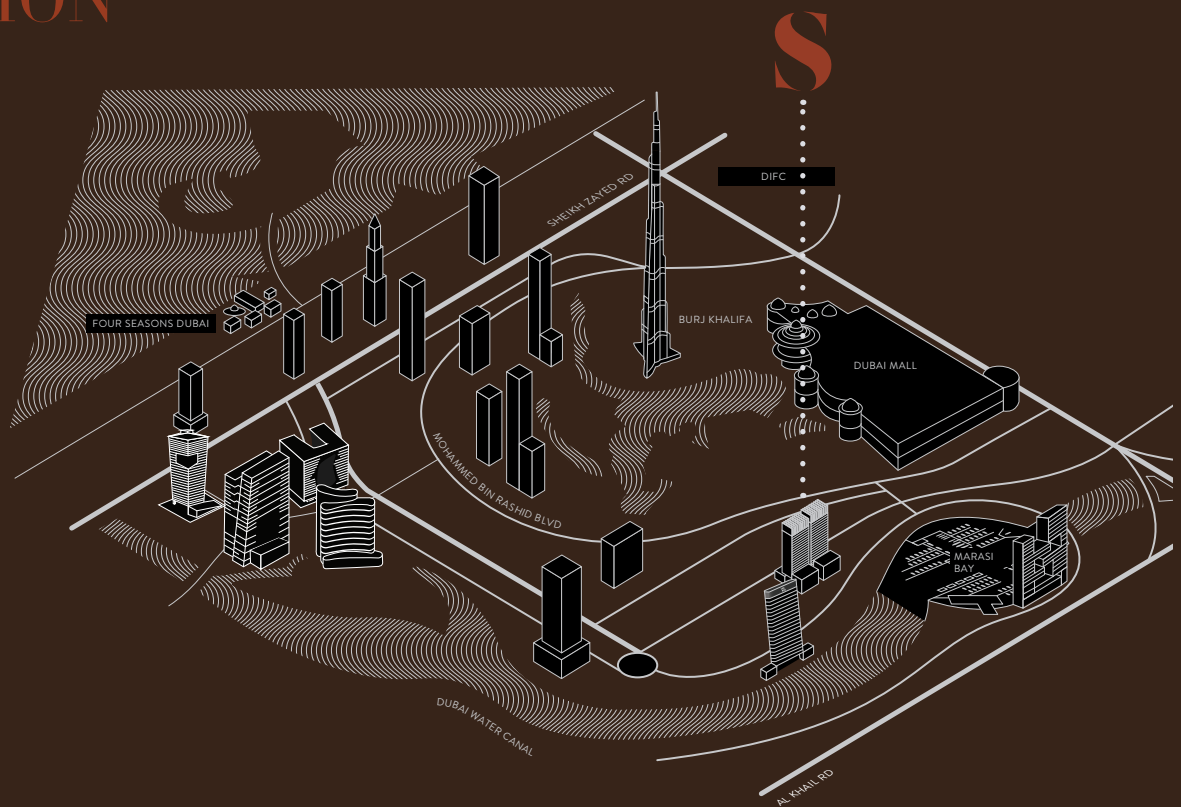
The Sterling by OMNIYAT is a luxury residential development consisting of 2 stunning twin towers located in the heart of Dubai, nestled between the Burj Khalifa District and the Dubai Water Canal.

With a façade featuring a matte silver finish, the Sterling's platinum twin towers stand out as the gems of Dubai, mirroring the life of the city and glistening with its lights and stars in the darkness of night.

OWNERSHIP

Freehold

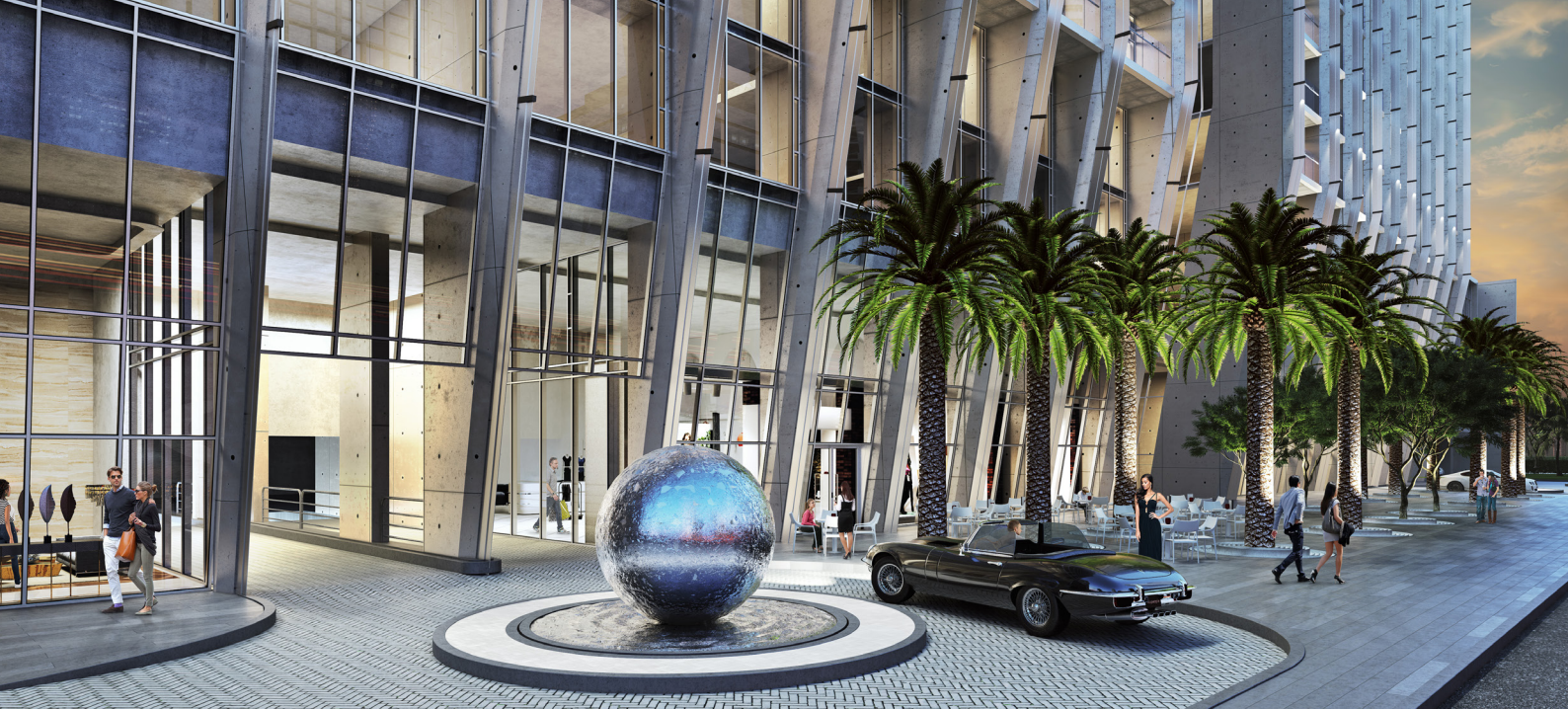
LOCATION



MAIN ROADS

WATER

THE STERLING



PROJECT FEATURES

- Twin towers called East House and West House
- 5 minutes walking distance from The Dubai Mall and 3 minutes from the Dubai Water Canal promenade
- 15 minutes from Dubai International Airport
- Easy access to Sheikh Zayed Road, Al Khail Road and Emirates Road
- Grand arrival experience
- High quality finishes in common areas and the internal areas
- Stunning views of the Burj Khalifa and Downtown Dubai
- A community development with twin towers, townhouses and lofts
- 3 passenger elevators and 1 service elevator per tower
- Dedicated amenities for each tower



SIZE RANGE PER UNIT TYPE

TYPE	EAST / WEST house square feet	EAST HOUSE no. of units	WEST HOUSE no. of units
Studio	393 – 578	40	33
1 Bedroom	716 – 1,475	87	83
2 Bedroom	1,126 – 2,205	42	34
3 Bedroom	1,685 – 2,205	5	10
4 Bedroom	2,646	0	3
Penthouse	2,230 – 7,146	3	3





UNIT FEATURES

- Elevators are located in the corner so privacy and serenity is maintained
- Spacious apartments
- High ceiling of 3m in the full apartment
- Marble flooring in the full apartment
- Feature marble walls in the kitchen and master bathroom
- Full height double glazing with German Wicona lift and slide façade system
- Large terraces with glass balustrades and direct access from living and bedrooms
- No columns or obstructive structures in the interiors
- Bespoke crafted and fitted wardrobes and walk-in closets with integrated lighting and full height mirrors
- High quality European appliances - Siemens gas cooktop, Siemens gas oven, SMEG integrated fridge / freezer, SMEG integrated dishwasher, SMEG integrated rangehood
- Contemporary Italian kitchen featuring Quartz benchtops with breakfast bar
- Bagno Design sanitaryware
- Vanity counter with double sinks
- Master bathroom equipped with rain shower and bath
- Home automation system enabled with lighting, air conditioning, curtains and AV
- Residences are fully pre-wired for high-speed internet and phone



AMENITIES PER TOWER

- 24-hour concierge, security, and valet services
- 30 metre outdoor swimming pool with wet deck lounge
- 2 beautifully landscaped gardens with seating and entertaining zones
- Multipurpose room opening onto the podium garden
- Full equipped gym & changing room

PARKING

- | | | |
|--------------|---|------------------|
| • Studio | - | 1 parking space |
| • 1 bedroom | - | 1 parking space |
| • 2 bedrooms | - | 1 parking space |
| • 3 bedrooms | - | 2 parking spaces |
| • 4 bedrooms | - | 3 parking spaces |
| • Penthouse | - | 6 parking spaces |



ESCROW DETAILS

RERA PROJECT REGISTRATION NUMBER

Sterling East - 1309 | Sterling West – 621

Bank: Abu Dhabi Commercial Bank

THE STERLING EAST HOUSE

IBAN: AE540030010306076159001

Account name: The Sterling East House

Account Number: 10306076159001

SWIFT CODE: ADCBAEAAXXX

THE STERLING WEST HOUSE

IBAN: AE910030000770046159001

Account name: Sterling West House

Account Number: 770046159001

SWIFT CODE: ADCBAEAAXXX

DOCUMENTS REQUIRED TO BOOK A UNIT

- Passport copy
- Signature page copy
- UAE entry stamp if you have visited UAE before
- UAE visa and UAE national ID required for residents
- Contact number
- Email address
- Home address
- PO.BOX

BENEFITS OF INVESTING IN DUBAI

The Emirate of Dubai is the second largest of the seven United Arab Emirates and has the biggest population at over 3 million inhabitants. Size has been synonymous with Dubai as it continues to build the first, largest and the biggest constructions in the world.

The emirate's scoring points lie in its entrepreneurial abilities to create the inconceivable found in its tourist attractions, landmarks, shopping centers, parks, nightlife and hotels. With accelerating growth rates year on year, Dubai has again become one of the fastest growing economies in the world. Dubai has trade relations with multiple countries in the world which aids its economy. Dubai's largest trading partner is identified to be China followed by India and United States

FINANCIAL FACTORS



CURRENCY
PEGGED TO USD



SAFE
HAVEN



POLITICAL
STABILITY



GLOBAL
FINANCIAL HUB

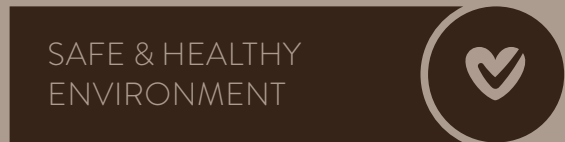


OPEN
ECONOMY

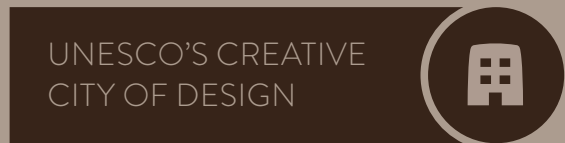


NO CORPORATE
OR INCOME TAX

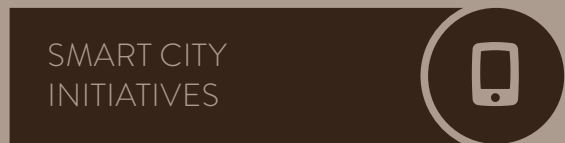
SOCIAL FACTORS



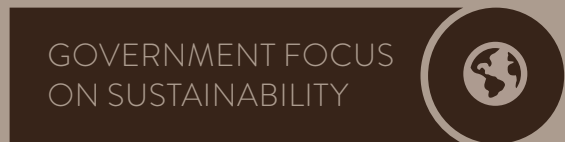
SAFE & HEALTHY
ENVIRONMENT



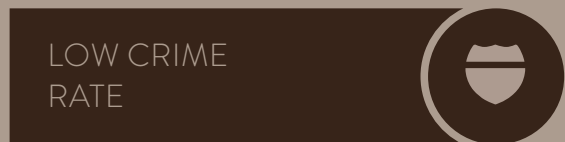
UNESCO'S CREATIVE
CITY OF DESIGN



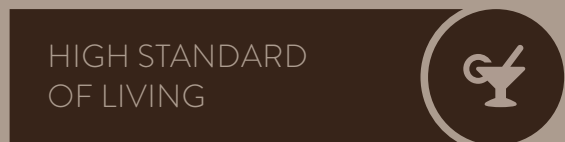
SMART CITY
INITIATIVES



GOVERNMENT FOCUS
ON SUSTAINABILITY



LOW CRIME
RATE



HIGH STANDARD
OF LIVING



ONE AT PALM JUMEIRAH,
DORCHESTER COLLECTION, DUBAI



THE PAD
BY OMNIYAT



THE OPUS
BY OMNIYAT



THE RESIDENCES,
DORCHESTER COLLECTION, DUBAI

One of the most visionary real-estate development and service groups in the Gulf Region, Omniyat creates living canvases of residential, commercial, hospitality and retail spaces – a one-of-a-kind premium experience. We approach the design, development and management of each Omniyat property as if it were a unique work of art. Just as there is no mistaking a Picasso or a Van Gogh, there is no mistaking that you are anywhere but in an Omniyat property.

We nurture and maintain close relationships with the world's leading architects, engineers, interior designers and artists. Each project is unique, designed to create a superior return on investment and to give every home owner the Omniyat guarantee of living in a bespoke space that reflects their personality, achievements and ambitions.

Omniyat's impressive portfolio, with a combined gross realization of over USD 6.4 billion, includes stars such as One at Palm Jumeirah , Dorchester Collection, Dubai; The Opus by Omniyat; The Sterling and The Residences, Dorchester Collection, Dubai.