

STERLING

THE

by OMNIYAT



THE EXPRESSION OF INFINITUDE

The Sterling by OMNIYAT is a stunning residential project in the heart of Dubai, nestled between the Burj Khalifa District and the breath-taking Dubai Water Canal.

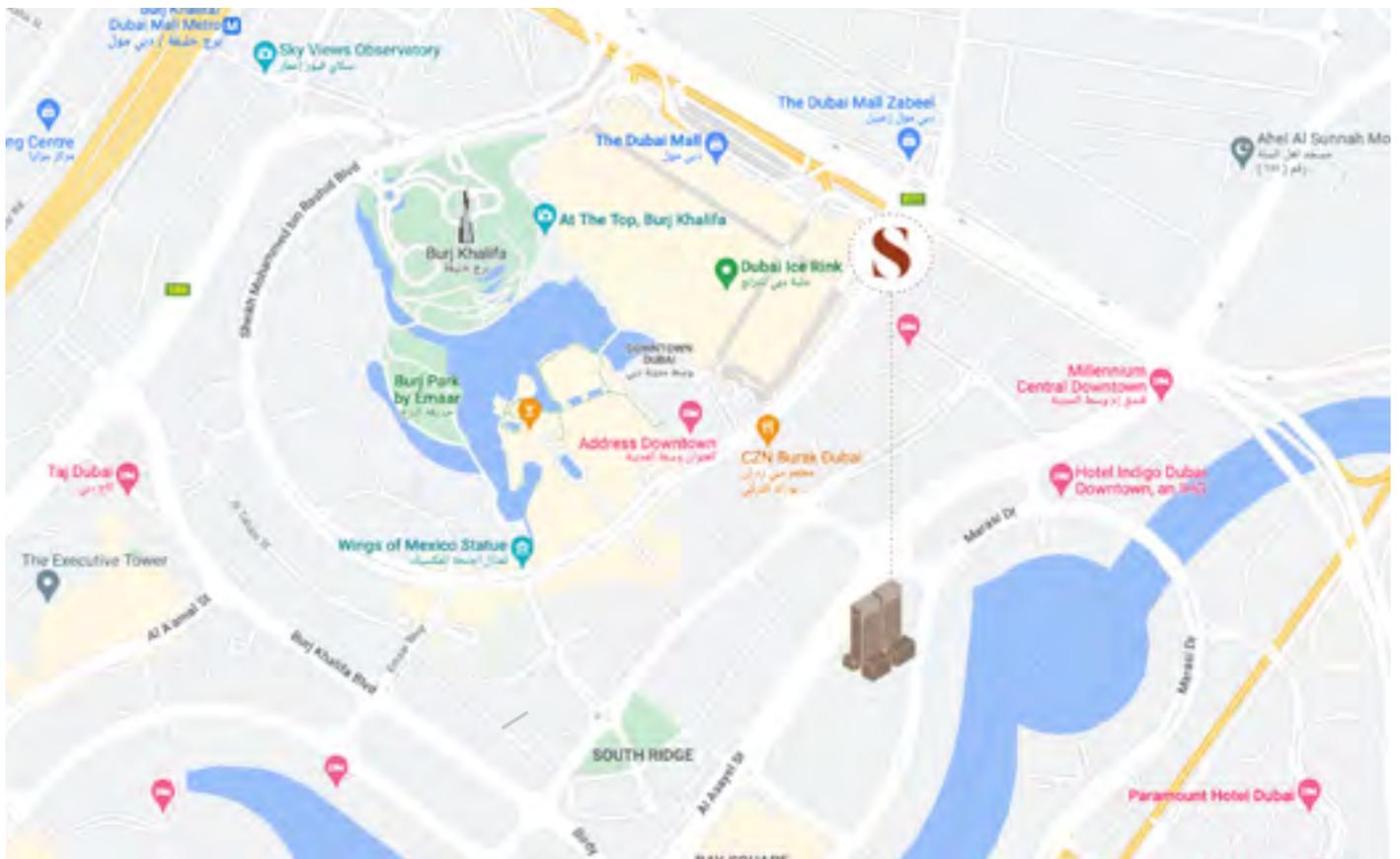
With a façade featuring a chrome finish, The Sterling's platinum twin towers stand out as the gems of Dubai, mirroring the life of the city and glistening with its lights and stars in the darkness of night.

OWNERSHIP

Freehold

THE STERLING LOCATION

The Sterling is perfectly located in the heart of The Burj Khalifa District, at the dazzling Dubai Water Canal and adjacent to the bustling Downtown Dubai.





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
- Featuring the only townhouses in Downtown Dubai, in addition to a limited collection of lofts and garden view apartments
- 3 passenger elevators and 1 service elevator per tower
- Dedicated amenities for each tower



SIZE RANGE PER UNIT TYPE

| Apartments | Sq. ft. | Number of units |
|------------|---------------|-----------------|
| Studio | 393 - 712 | 68 |
| 1 Bedroom | 716 - 1,475 | 170 |
| 2 Bedroom | 1,124 - 1,803 | 78 |
| 3 Bedroom | 1,685 - 2,205 | 15 |
| 4 Bedroom | 2,574 - 2,646 | 3 |
| Penthouse | 2,324 - 6,602 | 6 |

| Lofts | Sq. ft. | Number of units |
|-----------|-------------|-----------------|
| 1 Bedroom | 882 - 1,418 | 13 |

| Townhouses | Sq. ft. | Number of units |
|------------|---------------|-----------------|
| 4 Bedroom | 2,990 - 3,450 | 7 |

| Garden Units | Sq. ft. | Number of units |
|--------------|-------------|-----------------|
| Studio | 303 - 628 | 27 |
| 1 Bedroom | 648 - 828 | 6 |
| 2 Bedroom | 799 - 1,069 | 14 |



UNIT FEATURES

- Spacious units with high ceilings of 3-meters throughout
- Stylish Omani Beige stone flooring throughout with feature marble wall in the kitchen and travertine wall finishes in the bathrooms
- 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
- High quality European appliances - Siemens gas cooktop, Siemens gas oven, SMEG integrated fridge / freezer, SMEG integrated dishwasher, SMEG integrated rangehood
- Contemporary Italian kitchen with quartz benchtops and breakfast bar
- Bathrooms equipped with vanity counter and Bagno Design sanitary ware
- Spa-inspired master bathroom 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
- Elevators are located in the corner to maintain privacy and serenity is maintained



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
- Fully-equipped gym & changing room

PARKING

- Studio - 1 parking space
- 1 bedroom - 1 parking space
- 2 bedrooms - 1 parking space
- 3 bedrooms - 2-3 parking spaces*
- 4 bedrooms - 2-3 parking spaces*
- Penthouse - 4-6 parking spaces*
- Garden units - 1 parking space
- Lofts - 1 parking space
- Townhouses - 2-3 parking spaces*

* Subject to apartment size



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

Home to a staggering 200 nationalities, Dubai is one of the most cosmopolitan cities in the world, a leading business hub and tourism hotspot. Dubai has thrived in the past two decades due to its high-income economy, its tax-efficient environment, progressive leadership, and its status as a leading business destination.

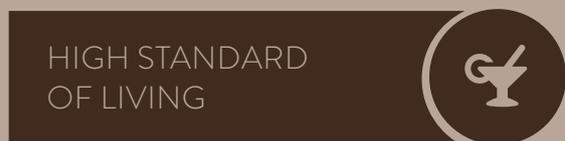
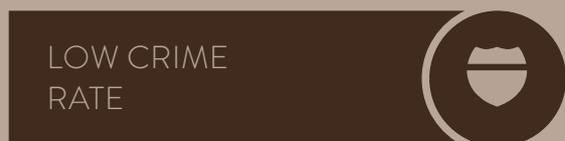
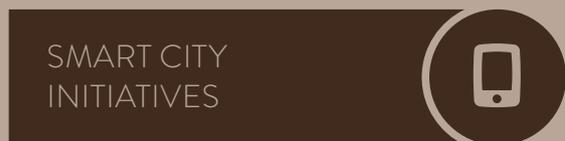
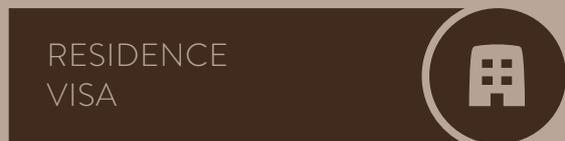
It has become easier than ever for expats to make Dubai their second home thanks to many recent government initiatives, such as the ten-year golden visa and the six-month remote working visa for investors and professionals.

Combining all these factors together, Dubai has established itself as one of the best cities in the world to invest and live in.

FINANCIAL FACTORS



SOCIAL FACTORS





ONE AT PALM JUMEIRAH,
DORCHESTER COLLECTION, DUBAI



AVA AT PALM JUMEIRAH,
DORCHESTER COLLECTION DUBAI



THE OPUS
BY OMNIYAT



THE RESIDENCES,
DORCHESTER COLLECTION, DUBAI

A global leader in luxury lifestyle, OMNIYAT is one of the most visionary privately held real estate development and service groups in the Gulf Region. Since 2005, OMNIYAT has created living canvases of residential, commercial, hospitality and retail spaces for a one-of-a-kind premium experience.

Each OMNIYAT project is distinct, designed to create a superior return on investment and to give every owner the OMNIYAT guarantee of living in a bespoke elevated space that reflects their personality, achievements, and harmony for their future.

FOR MORE INFORMATION

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OMNIYAT SALES GALLERY

The Opus by OMNIYAT

Business Bay, Dubai, UAE

