

# STERLING

THE

by OMNIYAT

TOWNHOUSES

# 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 breathtaking 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.

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# THE STERLING LOCATION

The Sterling offers the most momentous design and lifestyle expressions of the city. It is perfectly located in the heart of The Burj Khalifa District, at the dazzling Dubai Water Canal and adjacent to the bustling Downtown Dubai.

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# LIVE IN THE CENTRE OF EVERYTHING



## ENTERTAINMENT & FASHION CENTRAL

Across the street, you will find the world's largest shopping centre, the Dubai Mall, with more than 1,200 shops, renowned brands and a myriad of restaurants and cafes. This is in addition to the world's most visited boulevard, the Sheikh Mohammed Bin Rashid, the iconic Burj Khalifa and Dubai Fountain.

Within this prestigious neighbourhood, you will also find the Dubai Opera and a plethora of luxury hotels, fine dining, nightlife and endless entertainment options.

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## GOURMET MARVELS & DRAMATIC NIGHTLIFE

Your nearby choices are limitless, as are the culinary styles, delicacies and breath-taking settings, such as the world's highest restaurant, Atmosphere at the legendary Burj Khalifa.

In the neighbouring Dubai International Financial Centre, you can enjoy refined gastronomy with at the likes of Zuma, Roberto's and La Petite Maison, followed by an evening of cosmopolitan nightlife that is Dubai's signature style.

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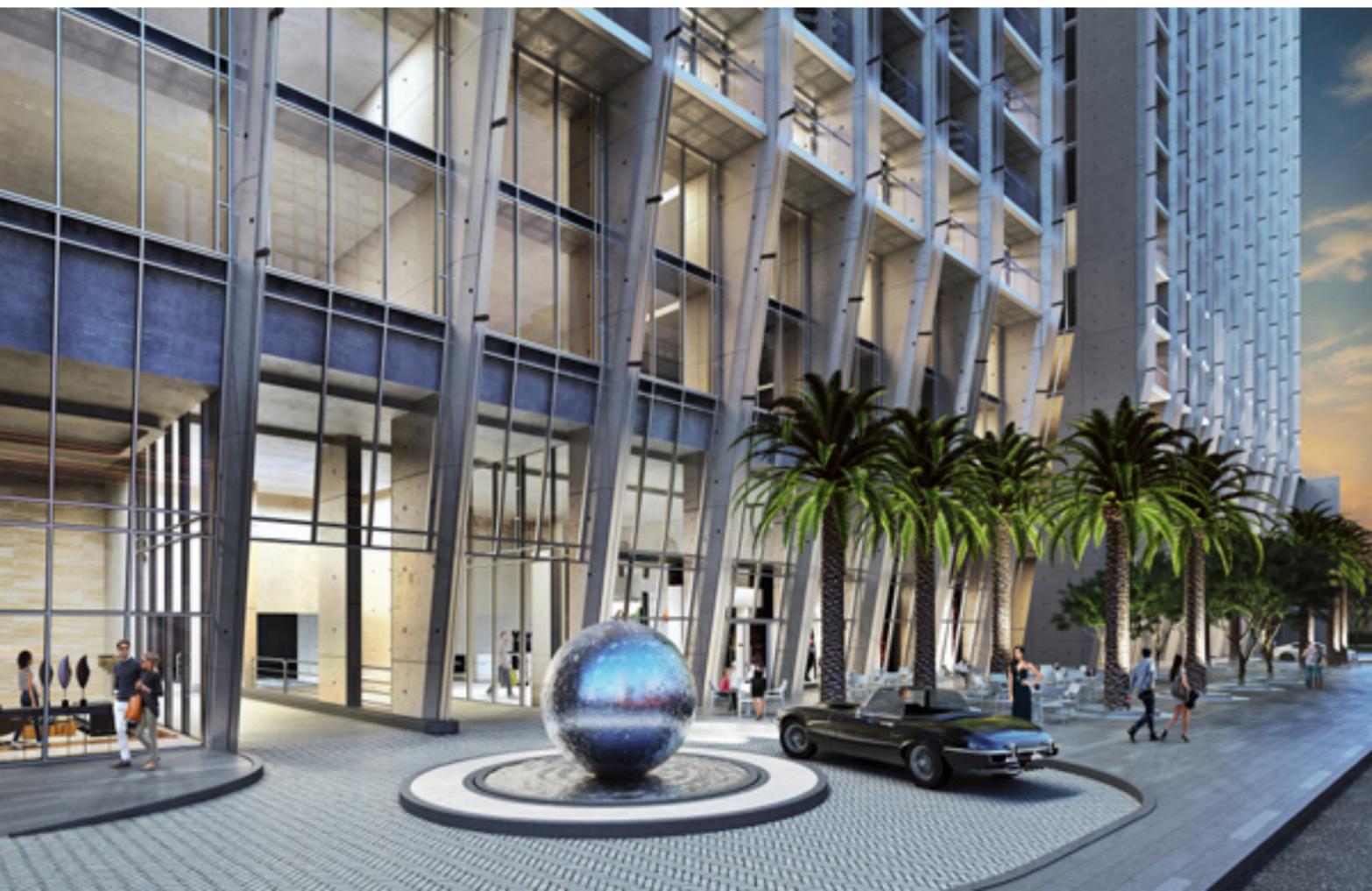
## A WATERSIDE NEIGHBORHOOD

Marasi Bay is a waterfront marvel designed around entertainment and leisure. It embraces the longest promenade in the Emirates, spanning across 12 kms, featuring floating restaurants, luxury retail and five marinas with 1,250 berths.

The stunning yacht club and parkland links Business Bay with mesmerizing Arabian Gulf.

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# THE ART OF MAKING AN ENTRANCE



Coming home to The Sterling is always a memorable affair, a delightful reprieve from the clamor and tumult of the world. The landscaped arrival, the valet parking and 24 hour security are just a small part of your exclusive Sterling lifestyle and special welcome-home reception.

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The Sterling  
TOWNHOUSES



# ONLY SEVEN RESIDENCES RESERVED FOR THOSE WHO SEEK MORE

- 4-Bedrooms with ensuite bathrooms
- 2,295 - 3,320 sq.ft. of luxury living space
- 3 floors and mezzanine level
- Full access to The Sterling dedicated amenities
- Generous terraces overlooking community garden
- Moments away from Dubai's vibrant leisure, shopping and entertainment landmarks.

Delivering Q1 2023

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# THE SERENITY OF SUBURBAN LIVING IN DOWNTOWN DUBAI

Designed to be your ideal urban retreat without compromise, the seven Sterling Townhouses offer up to 3,290 sq.ft. of luxurious indoor and outdoor living, with spaces that can be enjoyed in private or with friends and family.

Each townhouse includes four bedrooms with ensuite bathrooms, a luxuriant open kitchen and generous balconies spread over three floors and a mezzanine level.

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## YOUR IDEAL URBAN RETREAT

You will cherish the rare commodity of generous balconies overlooking lush greenery in the heart of Downtown Dubai.

Blissfully enjoy a morning espresso on your bedroom balcony or admire the golden hour with a gathering of friends on your spacious terrace at sunset.



# A DESIGN THAT CATERS TO YOU

All details of The Sterling Townhouses reflects the refined lifestyle needs and taste of its residents.

Select residences have been designed with an additional mezzanine level in one of the bedrooms to provide you with extra space that you can use as a secluded study area or private lounge.

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- Stylish Omani Beige stone flooring throughout with feature marble wall in the kitchen and travertine wall finishes to the bathrooms
- Bespoke fitted wardrobes and walk-in closets with integrated lighting
- Contemporary Italian kitchen with Quartz benchtops and breakfast bar
- European appliances from Siemens and SMEG
- Spa-inspired master bathroom with rain shower, bath, vanity counter and Bagno Design sanitary ware
- No columns or obstructive structures in the interiors

## TIMELESS BEAUTY IN EVERY DETAIL

At The Sterling, impeccable design combines with superb material to create the perfect environment for you to indulge in the utmost comfort and luxury, both functionally and aesthetically.

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# A-list Amenities

## POOLSIDE PARADISE

Whether it's cooling off in ultra-marine waters, revelling with family and friends, swaying to music or meditating underneath the setting desert sun, The Sterling's two beguiling pools are the perfect scene.

Each of The Sterling's towers has its own pool platform, with everything you need to feel heavenly. Enjoy spacious cabanas, limpid waters, impeccable service, relaxing music and a stunning Dubai belvedere.

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# FIND YOUR TRANQUILITY

Lay the groundwork for happiness and maintain your most priceless possession in The Sterling's luxurious wellness center.

We provide everything you need to restore your balance, nourish your body and feed your soul, in a setting that contextualizes peace of mind, and services that guarantee phenomenal pampering.

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# FIND YOUR ENERGY

Build your strength and stamina, enhance your wellbeing and challenge your limits in the gym fitted with state-of-the-art equipment.

Whether you favour the dynamics of cardio training, the arduousness of weight-lifting, the elasticity that comes with floor exercises or the benefits of yoga practice, The Sterling's gym caters to every preference.

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# GOING BEYOND THE ORDINARY

Designer furniture, natural light and rich material welcome you to your splendid home. Controlled access and concierge service means you never have to worry about anything and everything is possible.

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# Creating Landmarks

## ABOUT OMNIYAT

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.

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**ONE AT PALM JUMEIRAH**  
DORCHESTER COLLECTION, DUBAI



**THE RESIDENCES**  
DORCHESTER COLLECTION, DUBAI



**THE OPUS**  
BY OMNIYAT



**AVA AT PALM JUMEIRAH**  
DORCHESTER COLLECTION, DUBAI

# FOR MORE INFORMATION

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## OMNIYAT