

THE BINARY
BY OMNIYAT

PODIUM
FIVE





DESIGNED TO INSPIRE

The Binary by OMNIYAT is located in the Burj Khalifa District, just off Dubai's commercial corridor; Sheikh Zayed Road and in the heart of Business Bay, Dubai's business capital.

Comprised of two connected 21-storey and 24-storey towers, The Binary by OMNIYAT offers unique amenities and prestigious neighbours, including the Dubai International Financial Centre, World Trade & Convention Centre, Emirates Towers and The Opus by OMNIYAT, designed by Zaha Hadid.

Designed by Dubarch for optimum efficiency, the exterior façade, inspired by the binary code is a striking blend of steel and glass. Taking advantage of the excellent location, the bi-tower structure maximizes the waterside view.

A STRATEGIC LOCATION

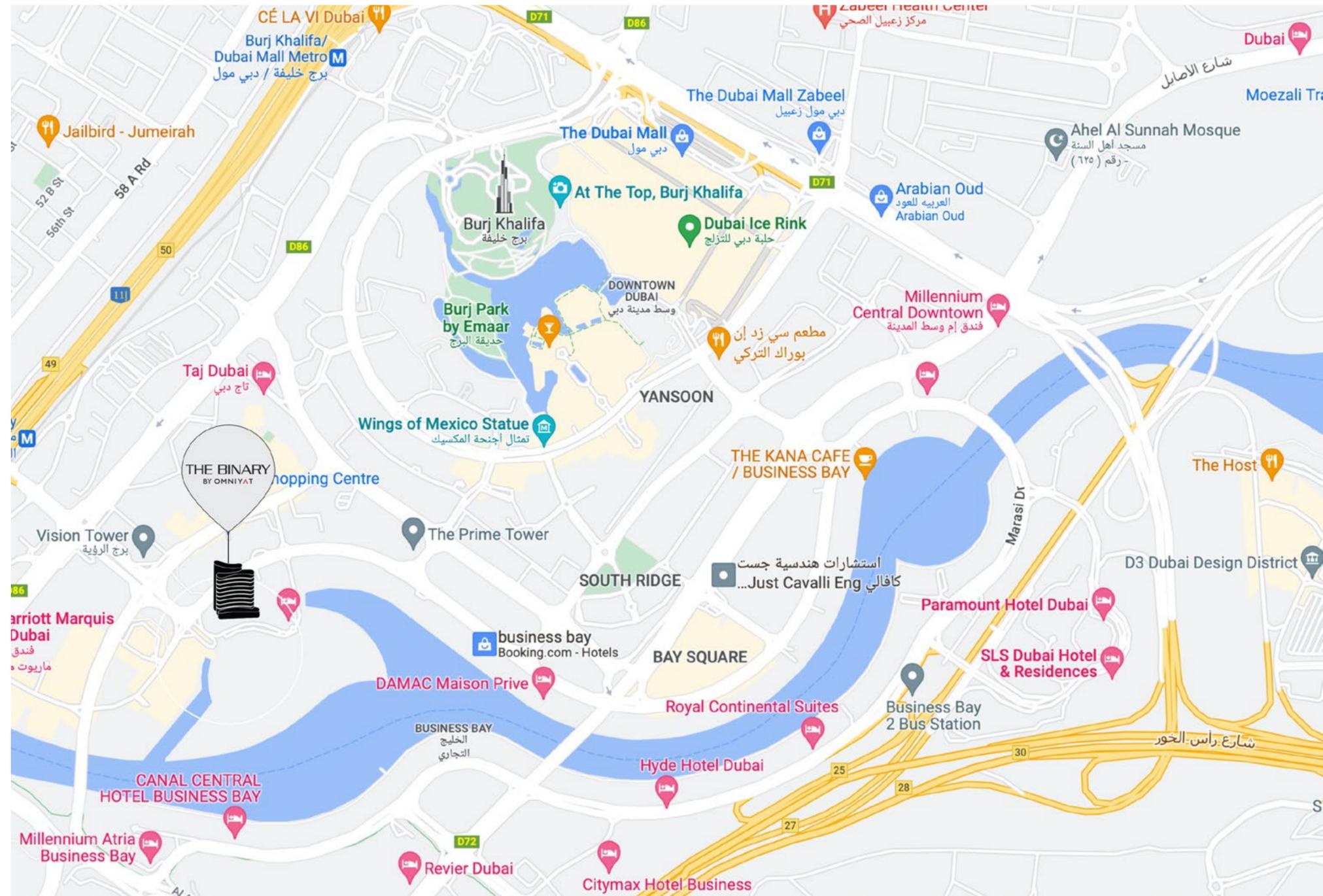
Burj Khalifa District is Dubai's busy tourism hub, minutes from the towering Burj Khalifa skyscraper, the mesmerizing Dubai Fountain and the sprawling Dubai Mall with its global fashion brands and diverse eateries.

The city's latest landmark, Dubai Water Canal, stretches for 3.2 kms with waterways that have transformed parts of the city into an island. Three beautiful pedestrian bridges allow visitors to cross at key points and take in the stunning vistas.

Standing proudly at 122 metres high between the Burj Khalifa District and the Dubai Water Canal, The Binary by OMNIYAT is a commercial and global hub boasting a prestigious location in the heart of Dubai with staggering views and seamless access.

With a population of over 300,000, the area is a prime hub for residential living, global and local businesses, financial institutions, retail and hospitality.

-  6 MINUTES FROM DUBAI MALL
-  8 MINUTES FROM DIFC
-  20 MINUTES FROM DUBAI INTERNATIONAL AIRPORT
-  2 MINUTES FROM DUBAI WATER CANAL





INSIDE THE BINARY BY OMNIYAT

The interiors of The Binary by OMNIYAT compliment the contemporary exterior with an awe inspiring 4-storey lobby, bustling public areas, private alcoves and state-of-the-art offices. Public areas are finished with high quality materials and completed with state-of-the-art lighting systems.

- Total Gross Floor Area: 486,038 square feet
- Type: Mixed use (Commercial and Retail)
- Floors: 24
- Height: 122 Meters
- Method of sale: Freehold
- Zoning: Controlled by Dubai Technology Media Free Zone Authority

BUILDING AMENITIES

The Binary by OMNIYAT is a rare jewel in Dubai with a wide offering of amenities for all times of the day to suit your commercial and personal needs.

- 1,223 Parking spaces
- Guest parking
- Extensive landscaped areas
- Large variety of restaurants and retail units
- Spacious lobby
- Valet parking
- Business Lounge and recreational room
- 24/7 Security
- Salon, Pharmacy and Coffee shop
- Nearby shopping district Bay Avenue within walking distance





PODIUM FIVE

Podium Five at The Binary by OMNIYAT offers 70,553 square feet of performance enhancing and culture enriching workplaces that will inspire your team to aspire more and achieve more.

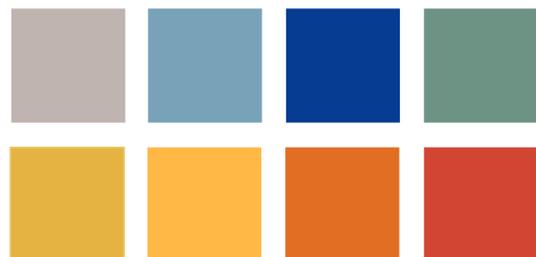
Boasting the largest outdoor office terrace in Dubai sprawling 59,527 sq. ft. overlooking The Opus by OMNIYAT, this unique unit is the ultimate commercial space, specializing in flexible and dynamic workspaces.

- 70,553 sq. ft. Total Area
- 14 Offices
- 165 Workstations
- 6 Elevators with direct access to the office
- 11,026 sq. ft. Indoor area
- 59,527 sq. ft. Outdoor terrace
- 150 to 175 Employee capacity
- 7 Meeting rooms
- 1 Boardroom
- 1 Pantry with outdoor seating

CRAFTED INTERIORS

Embracing OMNIYAT's approach to creating living canvases that are a work of art, Podium Five draws its inspiration from the designs of modern museums, making it the ideal backdrop for ambitious corporations to broaden strategies and build success.

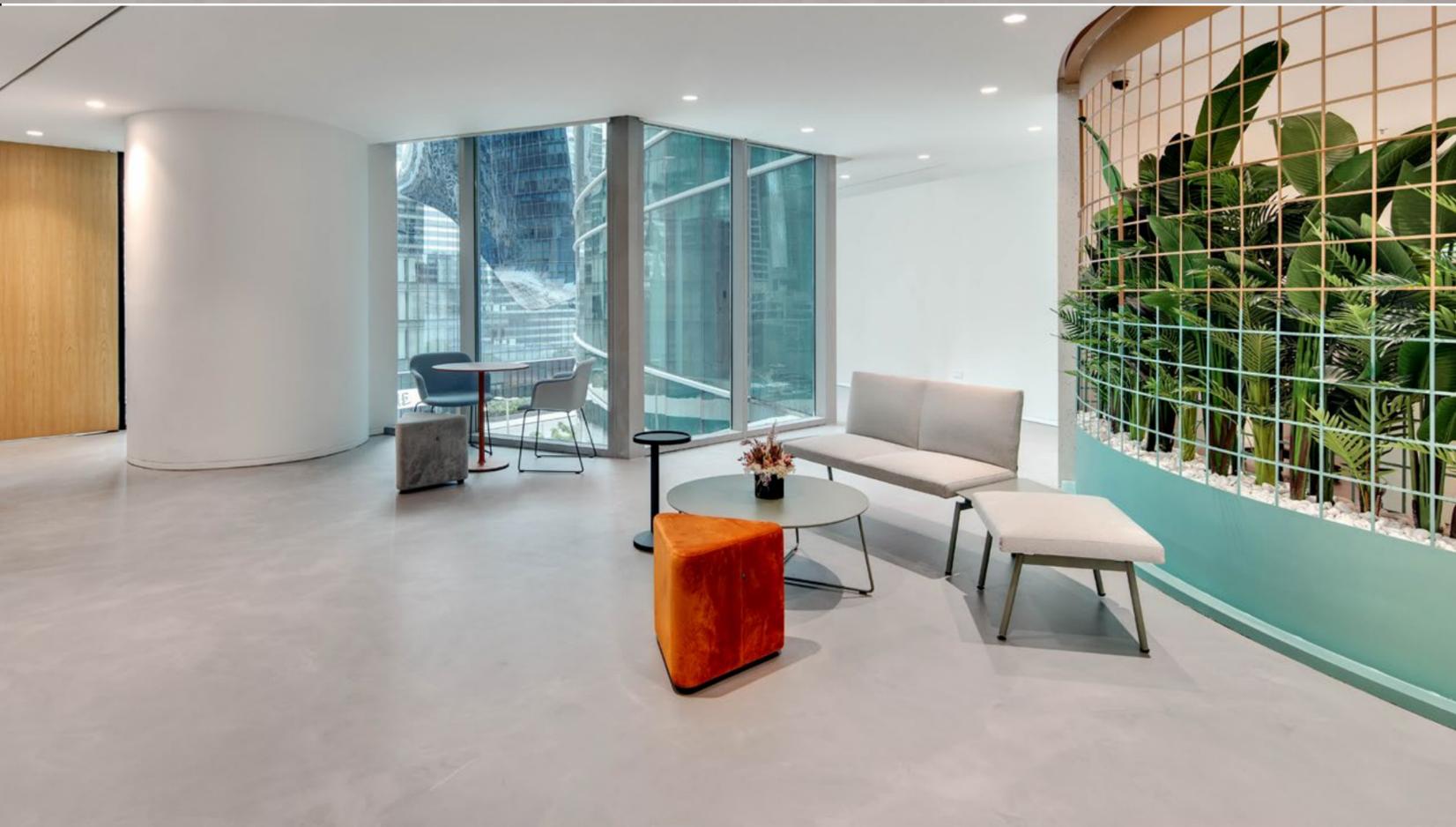
Light concrete flooring and exposed ceilings paired with vibrant colours create a relaxing yet energetic atmosphere. The floor-to-ceiling windows flood the working areas with natural daylight and skyline views of Dubai, stimulating the senses and inspiring the intellect.





A WELCOMING RECEPTION

The spacious reception provides a welcoming first impression with its direct elevator access, modern furniture and neutral tones. The various seating areas provide functional spaces to rest, meet and socialize setting the tone for a dynamic and collaborative environment.





A FUNCTIONAL SPACE

Adapting to today's evolving work modes, the unit has been planned and fully furnished by OMNIYAT's expert designers to provide a forward-thinking and functional environment.

Diverse working zones maximize space efficiency and promote a healthy working atmosphere, allowing employees to work in the ways that they see best. Whether through dedicated focus areas, a fully-equipped boardroom, open-space workstations, or outdoor lounges, the space adapts to your team's individual and collective needs.



MULTIFUNCTIONAL MEETING ROOMS

Modern design and the latest technologies blend to form inclusive and interactive spaces to meet with co-workers and guests. A fully-equipped boardroom, seven meeting rooms, individual cubicles and lounge areas provide various spaces to connect and collaborate, whether it is in-person or remote.

Polycom Video Conference System:

- Wireless connectivity to devices through Clickshare or Apple Play
- Automatic embedment for any platform, such as Zoom, Teams or Google Meet
- Large high-resolution displays
- Support to present from mobile phones

Room Booking System:

- Seamless booking that syncs with teams calendars,
- External notification screens for each room displays booking details



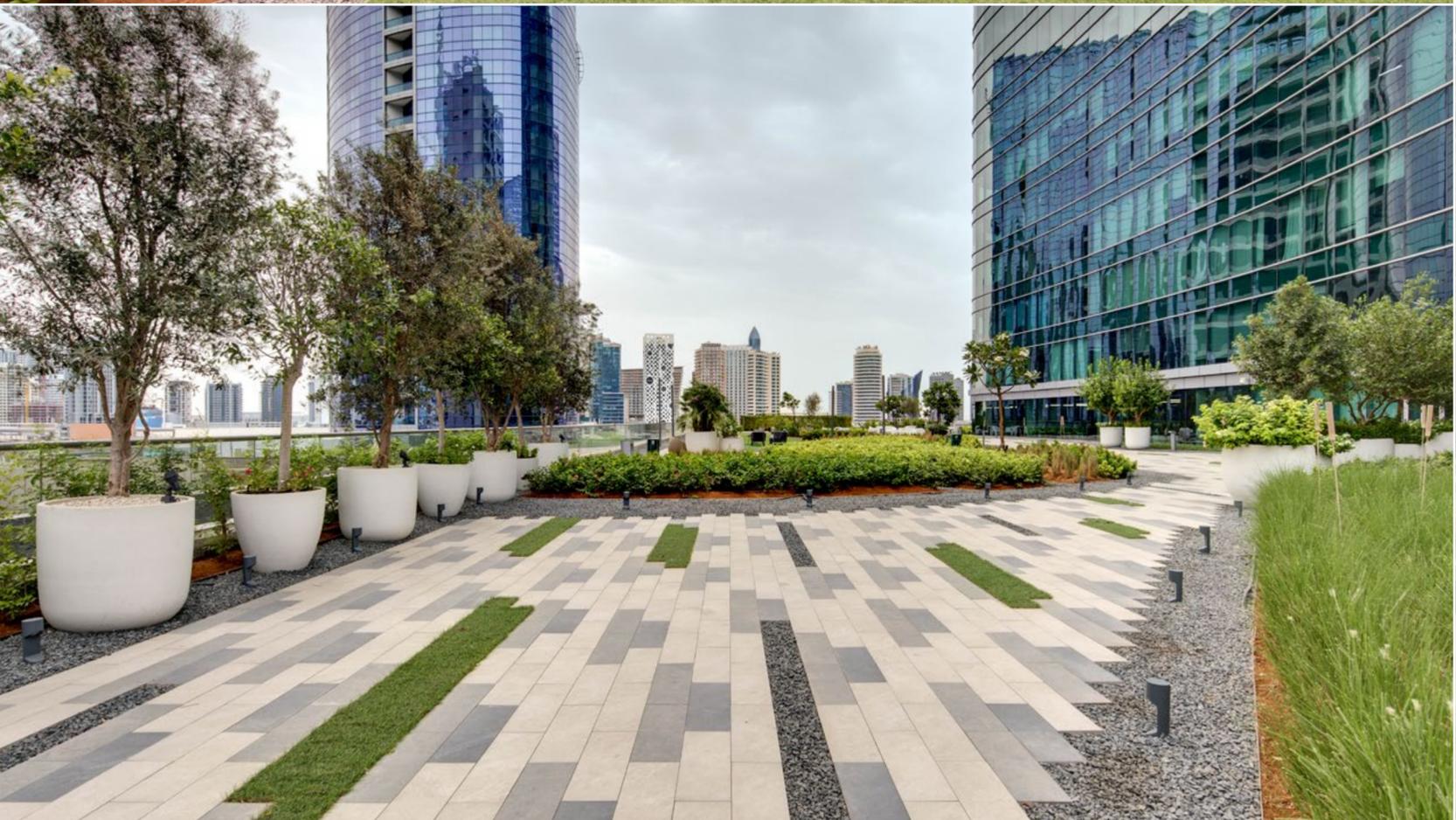


GARDEN TERRACE

A unique feature of Podium Five is the 59,527 s.q ft. garden terrace that surrounds the office in 270 degrees. This makes it the largest outdoor office space of its kind in Dubai.

Winding pathways and various seating areas nestled between landscaped gardens draw employees to the outdoors to work, collaborate or simply socialize in the sun. The garden terrace brings the out-of-office experience to your work, balancing productivity and retreat.







PLUG AND PLAY

With technology at the forefront, Podium Five has been designed and fitted out with the latest facilities and equipment that meet the connectivity requirements of today's always-on professionals.

- Network infrastructure built on three high speed lines, covering indoor and outdoor areas.
- Users' internet access managed by AI, automatically switching users to the best available bandwidth at all times.
- Smart office access system through face recognition
- Cabins accessed through digital codes on mobile phones
- Monitoring cameras with built-in face recognition
- Bose speakers in reception, lobby and pantry
- Hassle-free Wi-Fi access for guests through mobile OTP access
- Fresh air system embedded in the air-conditioning
- Automated fire exit system that deactivates door locks during fire alarms



VIEWS TO LOOK UP TO





THE WORLD AT YOUR DOOR

When you work at The Binary by OMNIYAT, you become part of a vibrant commercial, retail and hospitality hub with something for everyone. Steps away you will find The Opus by OMNIYAT designed by Dame Zaha Hadid housing a unique mix of boutique retail, culinary and nightlife experiences. The surrounding array of dining and retail outlets, hotels and services all come together to provide you with a fully realized business lifestyle in the heart of Dubai.

SERVICES

The Binary by OMNIYAT is managed by Clarity, one of the most experienced and premium service groups in the UAE.

All common areas in The Binary are well maintained to exacting standards, alongside highly trained reception staff, security, and valet personnel.

Six elevators lead directly to Podium Five providing smooth accessibility for your visitors.





SALES OFFER

PROJECT NAME:	The Binary by OMNIYAT	ASKING PRICE:	60,000,000 AED
UNIT OF INTEREST:	PODIUM FIVE	TOTAL SIZE:	70,553 SQ. FT.
FLOOR:	P5	VIEW:	BURJ VIEW

PAYMENT PLAN

INSTALLMENT NO.	PAYMENT MILESTONE	PAYMENT (%)
1	BOOKING FORM EFFECTIVE DATE - BOOKING FEE	20%
2	SALE & PURCHASE AGREEMENT EFFECTIVE DATE (WITHIN 14 DAYS FROM BOOKING FORM EFFECTIVE DATE)	80%
TOTAL		100%

RENTAL INCOME

Current tenancy contract is effective for 10 years and can be extended for another 10 years prior to expiry.

Rental yield for current tenancy contract:

- Year 1 to year 5: 6% yield.
- Year 6 to year 10: Yield to increase by 5%.

If the contract is renewed:

- Year 11 to year 15: Yield to increase by 10%.
- Year 16 to year 20: Yield to increase by 10%.

PODIUM FIVE FLOORPLAN



Internal: 11,026 sq. ft.

External: 59,527 sq. ft.

Total size: 70,553 sq. ft.



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.



OMNIYAT