



ONE  
PALM



# THE ULTIMATE ADDRESS

Completed in 2006, Palm Jumeirah is unquestionably Dubai's most spectacular location and a world icon. A marvel of man-made engineering, this island boasts pristine beaches surrounded by the crystal blue waters of the Arabian Gulf – a prime destination for those who can appreciate an unrivaled, ultra-exclusive lifestyle. Now, this one-of-a-kind setting will feature a remarkable collection of stunning residences at its most prime position. Omniyat is proud to present ONE PALM.

THE PINNACLE  
OF AFFLUENCE  
HAS ARRIVED  
IN DUBAI





ONE  
PALM

## ONE PALM: A LANDMARK RESIDENCE ON DUBAI'S MOST ICONIC LANDMARK

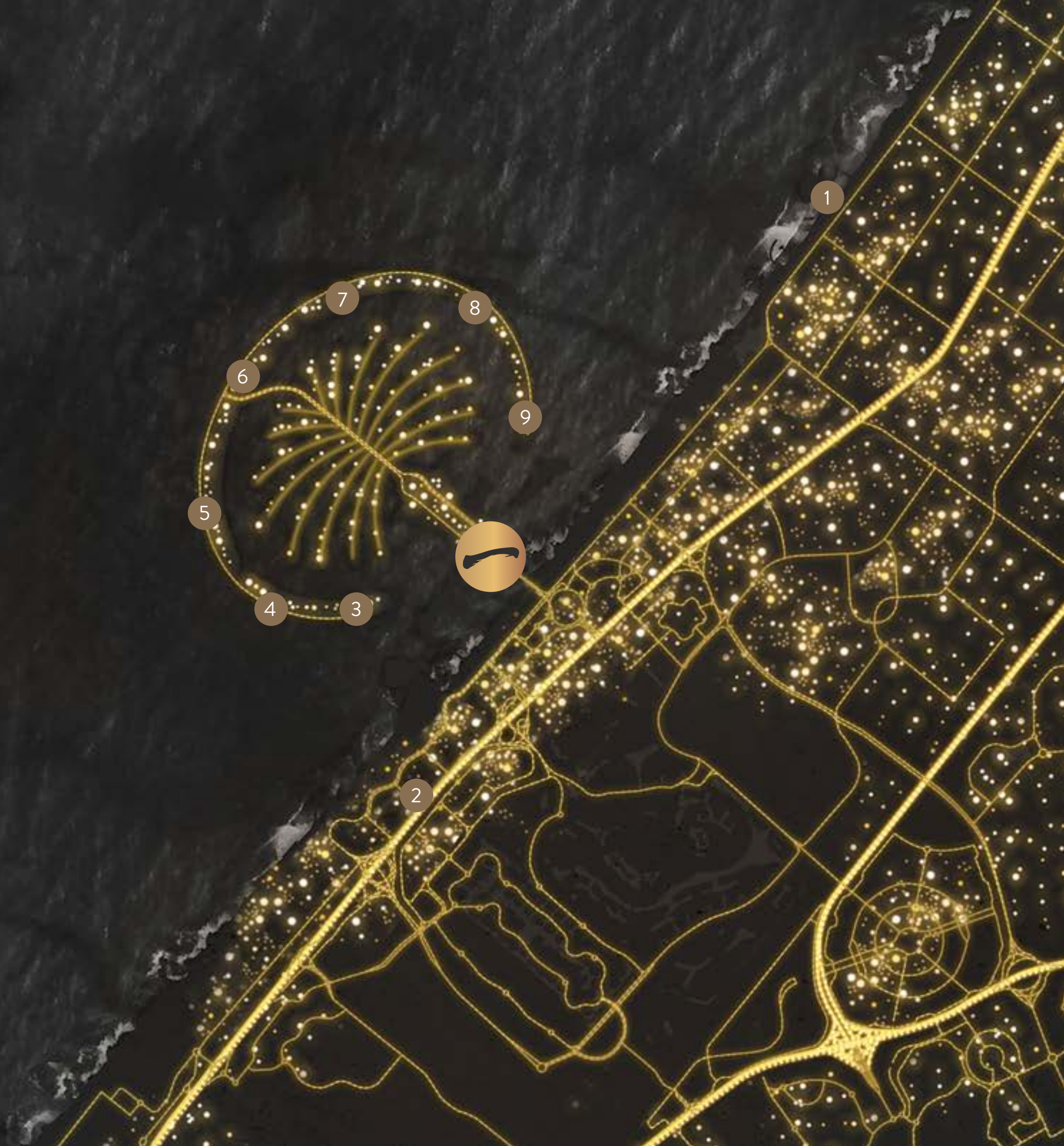
Renowned for ultra-modern architecture, the finest in high-end retail and a vibrant, exciting nightlife, Dubai is the world's premier locale for lavishness and grandeur. At its heart, Palm Jumeirah represents the absolute best this pearl of a city has to offer. With its prime position on the Arabian Gulf, already home to some of the world's most renowned five-star hotels, Palm Jumeirah is one of this metropolis' most coveted destinations. And from this international landmark's number one plot, ONE PALM presents pristine beachfront living that perfectly captures the essence of Dubai's cosmopolitan allure.



# AT THE CENTRE OF THE VERY BEST OF DUBAI

## References

- |                         |                         |
|-------------------------|-------------------------|
| 1 Burj Al Arab          | 5 Kempinski Hotel       |
| 2 Dubai Marina          | 6 Atlantis, The Palm    |
| 3 One & Only The Palm   | 7 Hotel Sofitel         |
| 4 Jumeirah Zabeel Saray | 8 Waldorf Astoria Dubai |
|                         | 9 Rixos The Palm Dubai  |







A LIMITED COLLECTION  
OF 90 ULTRA-EXCLUSIVE  
HOMES, DESIGNED FOR  
LIFE LIVED IN  
UNCOMPROMISING  
ABUNDANCE



**A Striking Edifice Befitting  
a World-Famous Landmark**

With a stunning city skyline and the unmistakable Palm Jumeirah set upon a glimmering Arabian Gulf as a backdrop, this is your home at the world's most thrilling location. Each spectacular, light-filled residence evokes inspiration around every corner. ONE PALM offers a new level of uncompromising indulgence, for those who can appreciate nothing less than perfection.



# UNLIKE ANYTHING BEFORE IT

Welcome to your home, where minimalist beauty meets an exquisite, staggered layout. The strikingly consonant design of ONE PALM gives you both privacy and interaction. With three separate cores making up the structure, each elevator leads to no more than two residences.

Working in conjunction with the natural environment, ONE PALM will use the brilliant natural light of Dubai along with transcendent green spaces to offer you a home unsurpassed by anything else in the world.



VIEWS TO INSPIRE




The timeless elegance of your home at ONE PALM deserves a backdrop that sets it off like a precious jewel in an elegant setting. Floor-to-ceiling glass enables you to look out over sweeping, 360-degree vistas of the Gulf and the exciting Dubai skyline in an inspiring, ever-changing display of sea, sky and light.



# PREMIER SERVICES

Beyond its rarefied atmosphere of sophistication and splendour, its unparalleled level of world-class design and absolute comfort, ONE PALM is managed by a 5-star hotel operator that manages a portfolio of the world's foremost luxury hotels in Europe and the USA. It will offer residents an amenity like no other – the total convenience of its Premier Services, an exclusive concierge ready to meet your every need, to make everyday living effortless.

From having your luggage whisked up to your home, to reservations in the city's finest restaurants, catering a barbecue for family and friends, or valet and butler for impeccable personal service, ONE PALM's professional team are on call to see to any need imaginable. The ONE PALM concierge prides itself on understanding individual residents to such an extent that it can anticipate needs and rise above all expectations.


A luxury car is driving on a paved road towards a modern building. The road is lined with palm trees and a large reflection pool. In the background, a city skyline is visible under a sunset sky.

### Arrive in Majesty

Every trip home to ONE PALM is an occasion of unparalleled exhilaration, as the automated gates open to reveal a stunning layout featuring reflection pools and waterfalls.

Drive up to your residence in style along a pristine courtyard aligned with signature artistic centrepieces from the world famous landscape architect, Vladimir Djurovic. The panorama of beauty leads straight to the upper ground floor where a valet drop-off area is ready for your arrival.



A woman in a white top and dark skirt stands in a modern, dark lobby. The space features a large, multi-tiered waterfall on the right, a prominent concrete pillar in the center, and a dark stone wall on the left with a curved, light-colored decorative element. The floor is paved with dark, textured tiles.

As you make your way up to the spectacular lobby of ONE PALM, your car is taken down to its spacious parking place. In a building of 90 exclusive units, ONE PALM features over 400 car parks.

Supersized spots ensure your high performance machine or vintage beauty has ample space. The parking area also carries thoughtful zones clearly marked for charging batteries and car grooming.



ONE PALM'S ideal position at the trunk of Palm Jumeirah provides residents convenient, immediate access by land from the heart of Dubai, and a private jetty for arrival by sea directly from the Gulf.

# A SCENIC MASTERPIECE

World-renowned master landscape architect Vladimir Djurovic has brought his groundbreaking vision to ONE PALM to make your home truly special. Light and mist dance throughout green gardens, offering a flawless balance of sustainability, beauty and serenity. With tranquil horticulture decorating the grounds and the terraces of each immaculate home, a sense of relaxation can be felt throughout. This is a true, holistic outdoor living experience and a unique new way to integrate sleek design with nature. Double-height vertical terraces through the middle of the structure add to the stunning natural beauty and create a world of exhilaration.



“OUR GUIDING  
DESIGN PHILOSOPHY  
IS TO PUT NATURE  
AT CENTER STAGE”

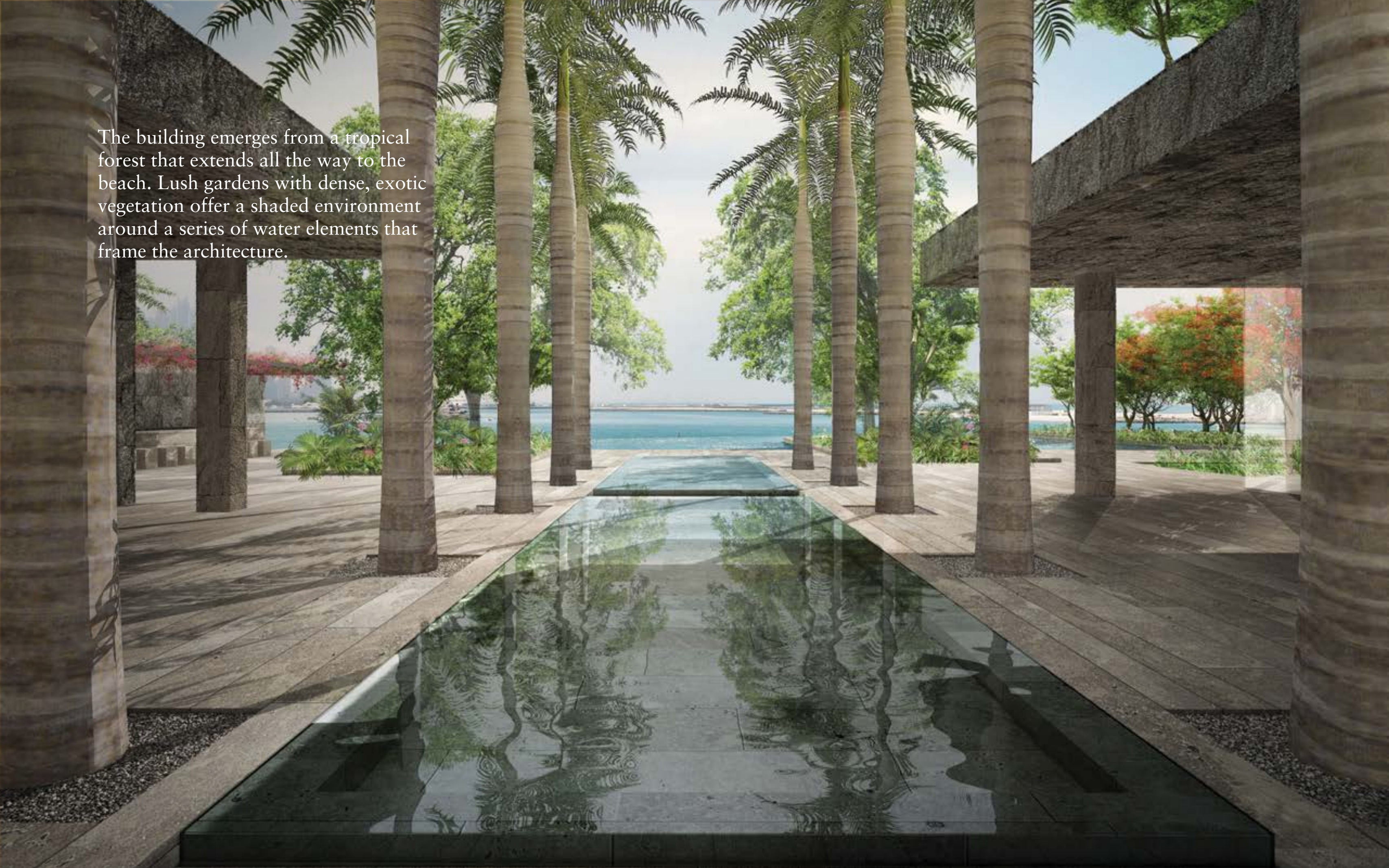
*Vladimir Djurovic.*

Moving up through the building from the lower ground floor through to the exquisite penthouse gardens, the character of the landscape changes from shaded, earthy and textured to open, airy and luminous. Water is also a constant feature throughout this unprecedented residence. With water mirrors in the main lobby, and glistening and soothing elements throughout, you'll get the feeling of being in a modern oasis of luxury.

The grand, cobblestone drive of ONE PALM is set off by, and contrasts with, the clean lines and angularity of a stunning, modern water feature. Punctuated by shade trees, plantings and stone slab bridges that invite interaction, the drive makes a memorable first impression for visitors and residents alike.



The building emerges from a tropical forest that extends all the way to the beach. Lush gardens with dense, exotic vegetation offer a shaded environment around a series of water elements that frame the architecture.



Highly textured, natural materials characterize the ground level gardens, providing a solid base that anchors the entire project. These gardens cater to diverse uses and experiences, from big gatherings to more intimate and contemplative moments.



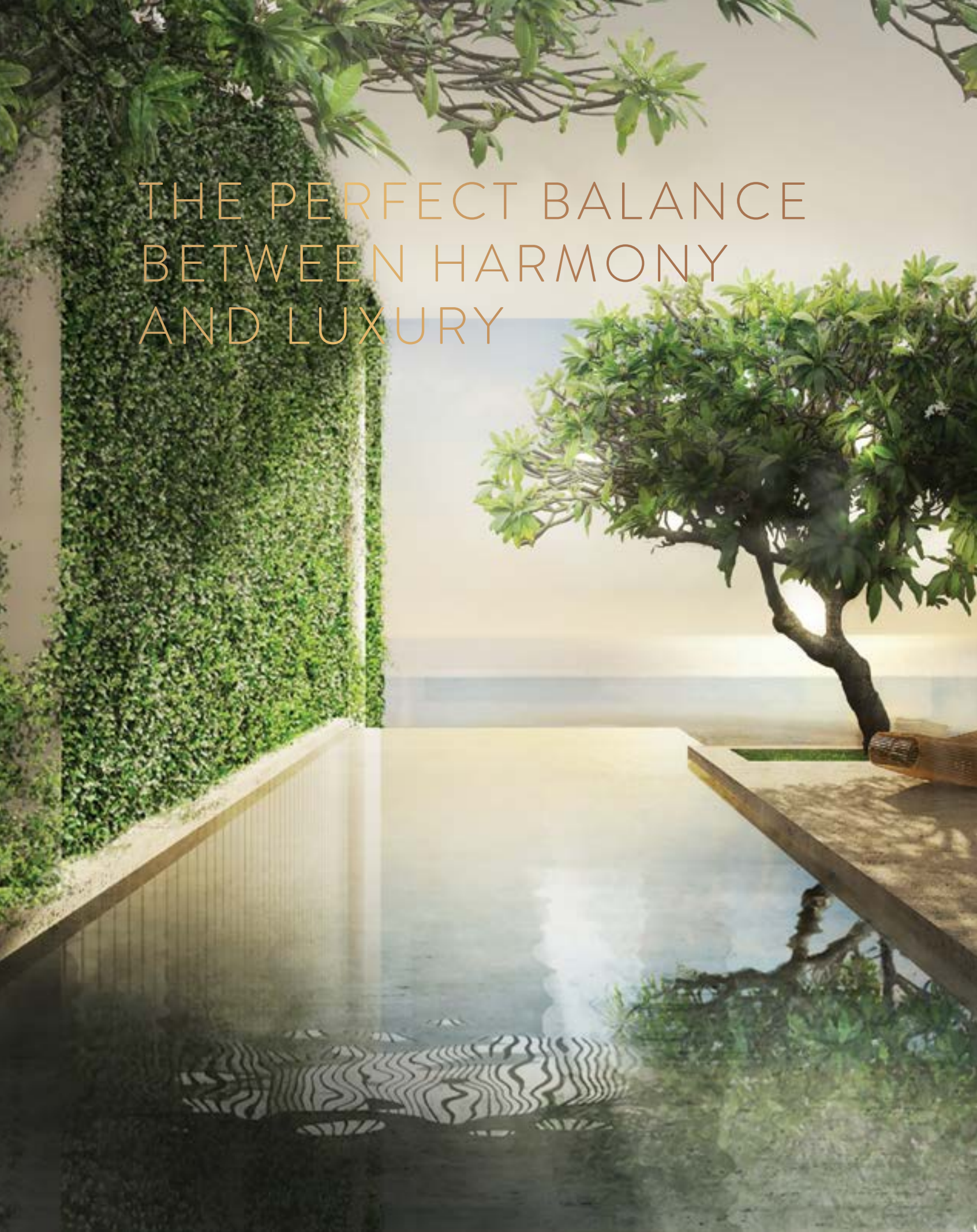
Once we move up to the apartment terraces, the textures and materiality turn more architectural following those of the interior.

The building offers gardens for luxurious outdoor living to its residents in their own private terraces. Vegetation, green screens and water elements enrich the outdoor living experience of these spaces.





THE PERFECT BALANCE  
BETWEEN HARMONY  
AND LUXURY



Framed by inspiring views to the Gulf and to the city beyond, the outdoor terraces in each home, replete with refreshing plunge pools and ample space in which to entertain and unwind, offer an extraordinary sense of intimacy and relaxation.



# BRILLIANTLY HANDCRAFTED

The residences at ONE PALM are crafted, carefully considered environments, melding the energy at the heart of one of the world's most dynamic, young cities with the tranquility and solitude of a unique, inspiring sanctuary. Two of the world's most forward-thinking firms, Super Potato and Elicyon, have brought to life their own unique, yet symbiotic visions – each a masterpiece of interior design. Each space takes its cues by looking both outward to reflect the vibrant spirit of Dubai, while looking inward at the unique character of those who will find their refuge here, creating extraordinary homes that are a celebration of life lived to the fullest.

“The original inspiration for ONE PALM comes from the use of stone, wood, metal and glass to create the feeling of living in the air and living amongst nature. We restructured the visual and physical attributes of materials found from legendary Japanese architecture and tearooms – iron, timber, natural stone, and bricks – to incorporate into our design to enhance the beauty of the space. I believe this is a new method of expressing natural forms. Furthermore, the importance of our design is the feeling of natural changes around us such as water, clouds, wind and light and how to express these feelings through design.”

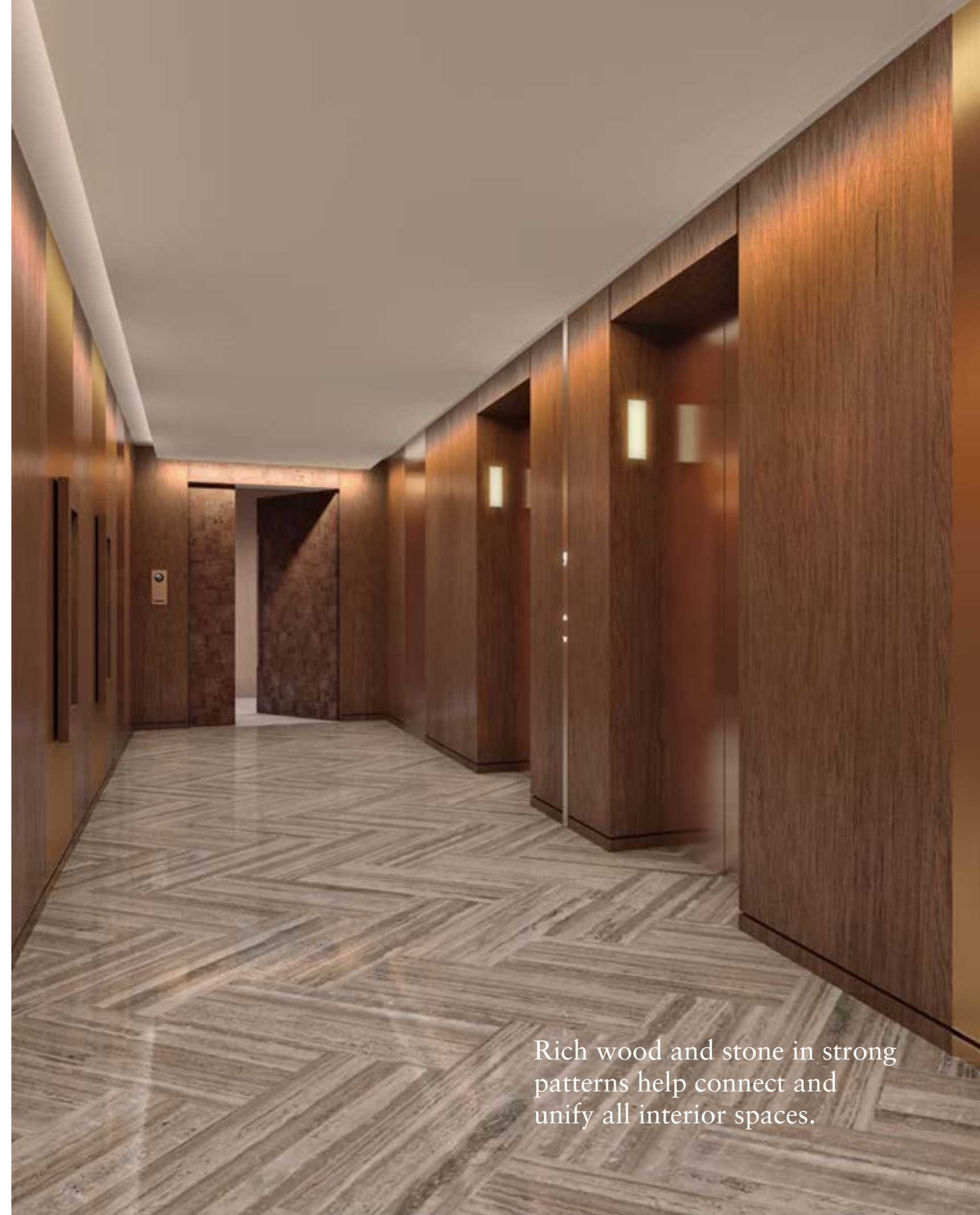
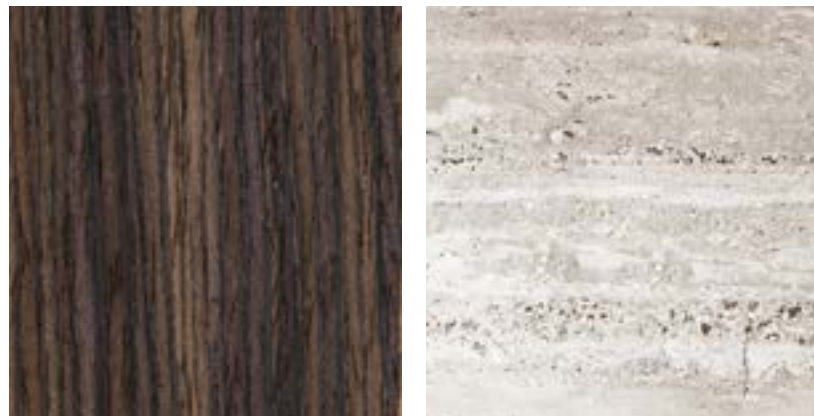


Takashi Sugimoto  
President  
SUPER POTATO CO., LTD.



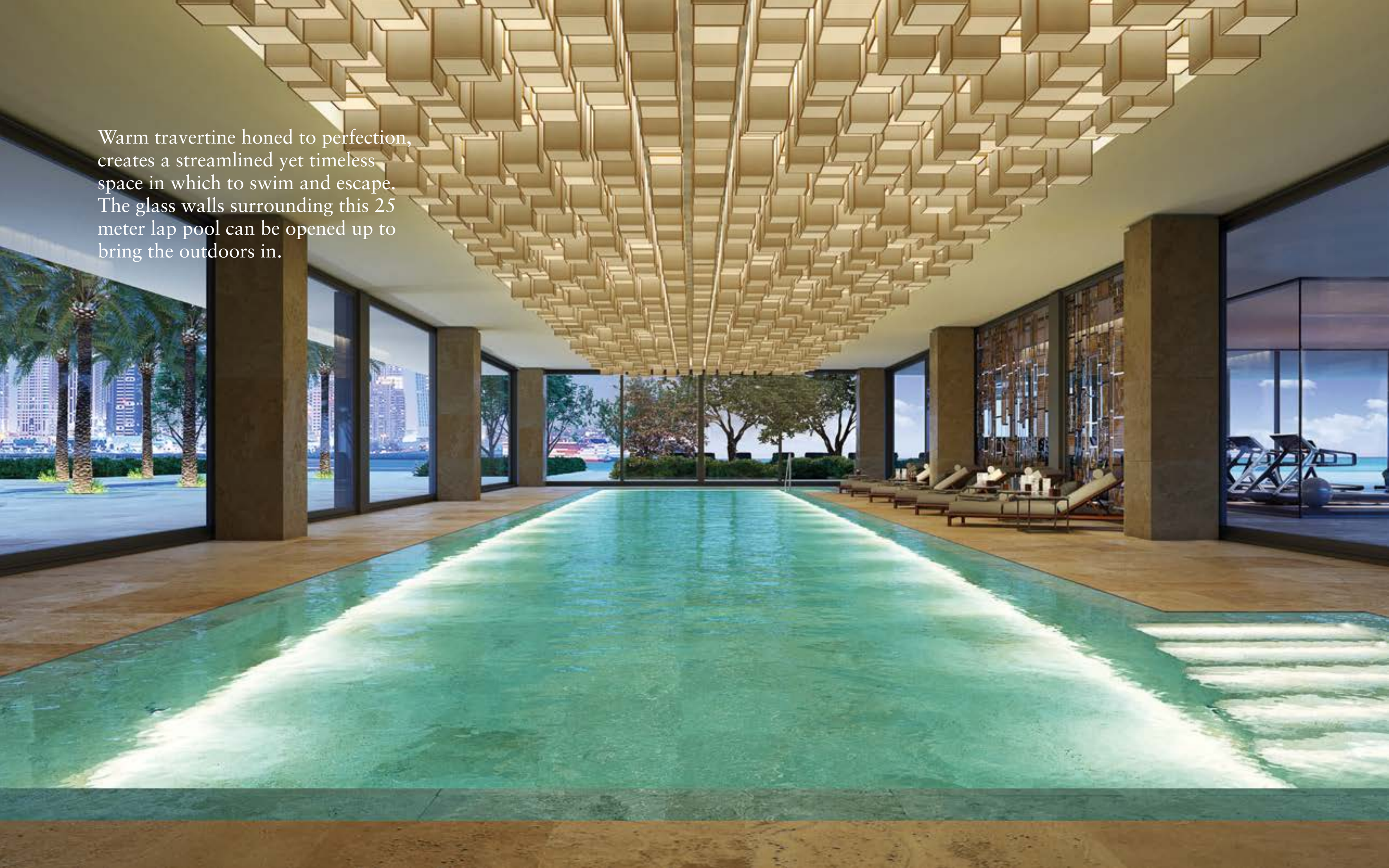
## Common Areas by Super Potato

The striking architectural edifice of ONE PALM belies the surprising tranquility enveloping the inviting, expansive interior spaces of its common areas. Their calming, minimalist yet elegant feel has been meticulously planned by famed interior firm Super Potato. From its lobby and corridors to the fitness centre, spa and business centre, residents are treated to a palette of natural, organic materials that are a feast for the senses – floors in grey and silver travertine, crown marble, woods of walnut, solid white oak and smoked eucalyptus, with accents of stainless steel hairline finishes to name only a few.



Rich wood and stone in strong patterns help connect and unify all interior spaces.

Warm travertine honed to perfection, creates a streamlined yet timeless space in which to swim and escape. The glass walls surrounding this 25 meter lap pool can be opened up to bring the outdoors in.



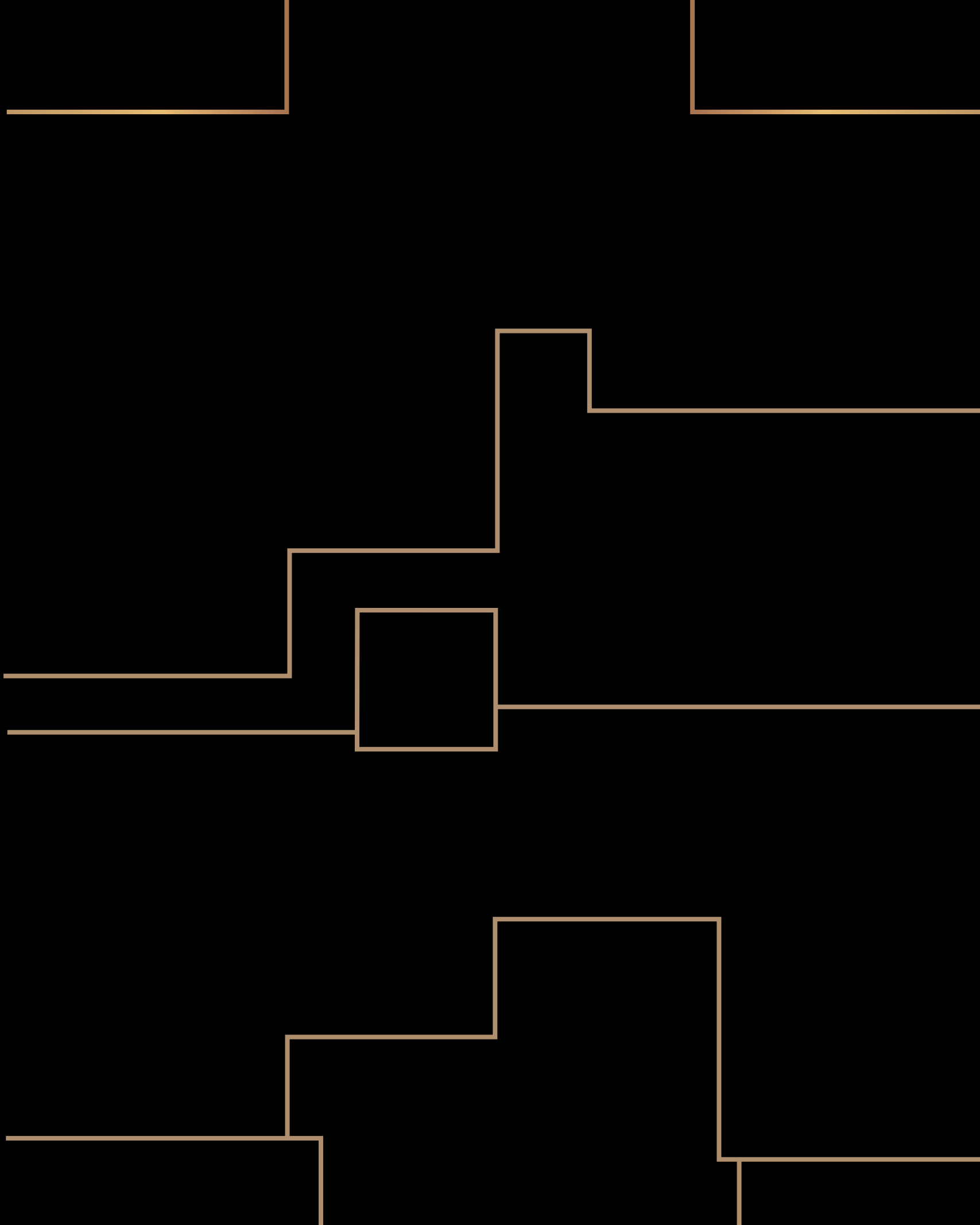
## Your Unique Residence

Welcome home to a world within a world. Your world, that's both emblematic of the excitement and energy of an international city on the rise, and your own personal statement of how you envision yourself within it. It's a home bearing your distinctive signature of elegance and exclusivity, while offering peace and security to all who enter and live here.

Conceived to allow for easy access and interaction within the development or complete privacy for those seeking solitude, ONE PALM's three separate cores include private and semi-private lift lobbies leading to no more than two residences. From the moment you alight onto your personal lift lobby, your senses are treated to a feast of details, brilliantly handcrafted into forms that are familiar, calming and pleasing to the soul. Each piece of fine furniture, each objet d'art is custom curated by you, with the careful eye and guidance of true masters of interior design.

Two distinct, brilliant styles are on offer at ONE PALM for its base home options, envisioned by leading designers Super Potato and Elicyon.





**Natural Design**  
by Super Potato



Based in Japan, the internationally acclaimed design firm Super Potato is renowned for fashioning spaces that blend an Asian sensibility while celebrating the unique character of each project's location. For their design, they use natural stone and woods with glass and steel to craft a minimalist environment that is surprisingly warm and inviting. Rounded, highly tactile forms that harken back to George Nakashima, Isamu Noguchi and other mid-century modern classics can be found in the furniture and fittings, with top-of-the-line appliances and fixtures from Gaggenau and Toto.



Floor to ceiling windows flood the living area with light by day, as well as truly awe-inspiring views by night. The feeling is expansive and impressive, yet completely comfortable and inviting.





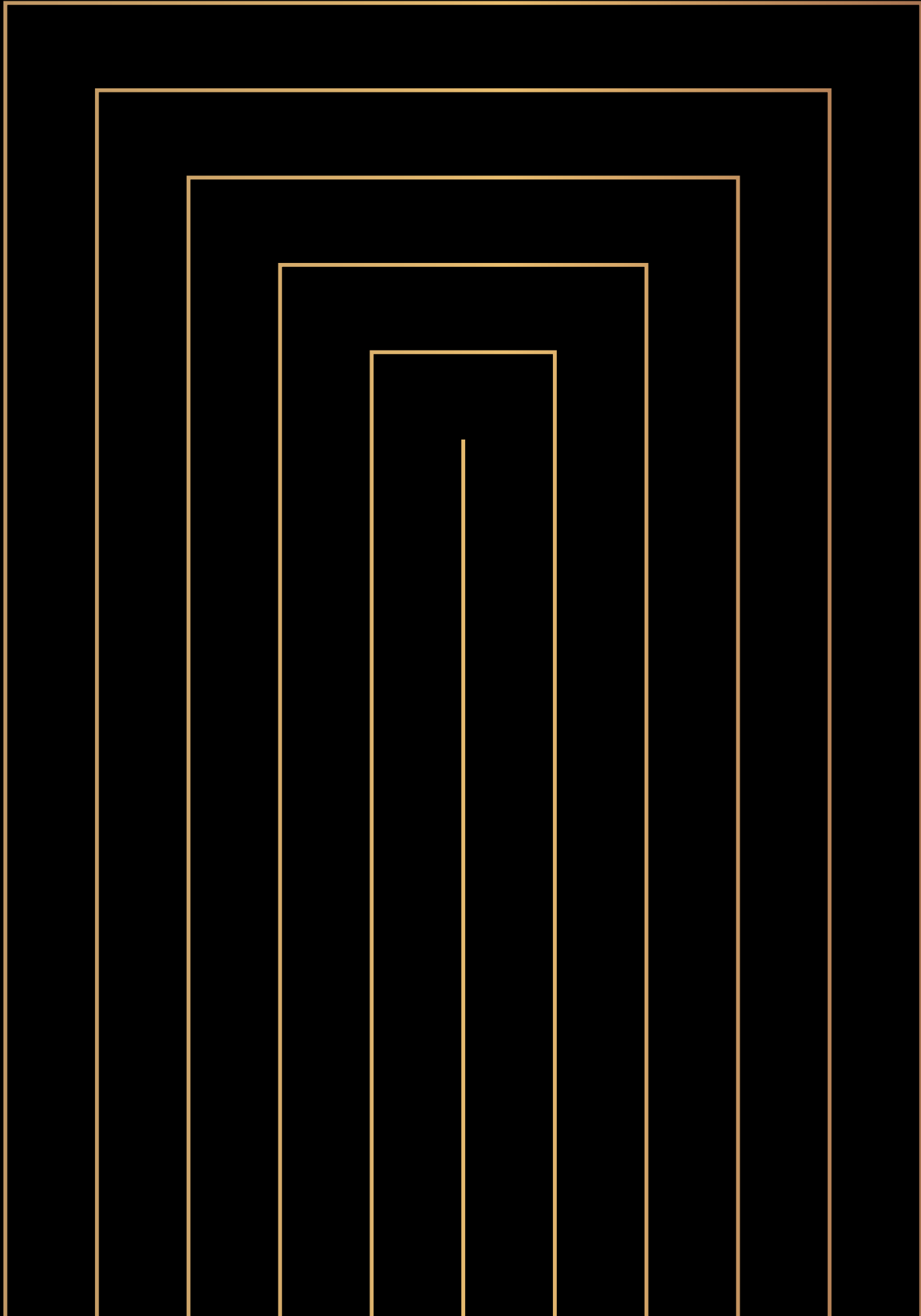
A thoroughly intimate space, replete with furnishings and a colour palette that induce a perfect sense of calm and serenity.



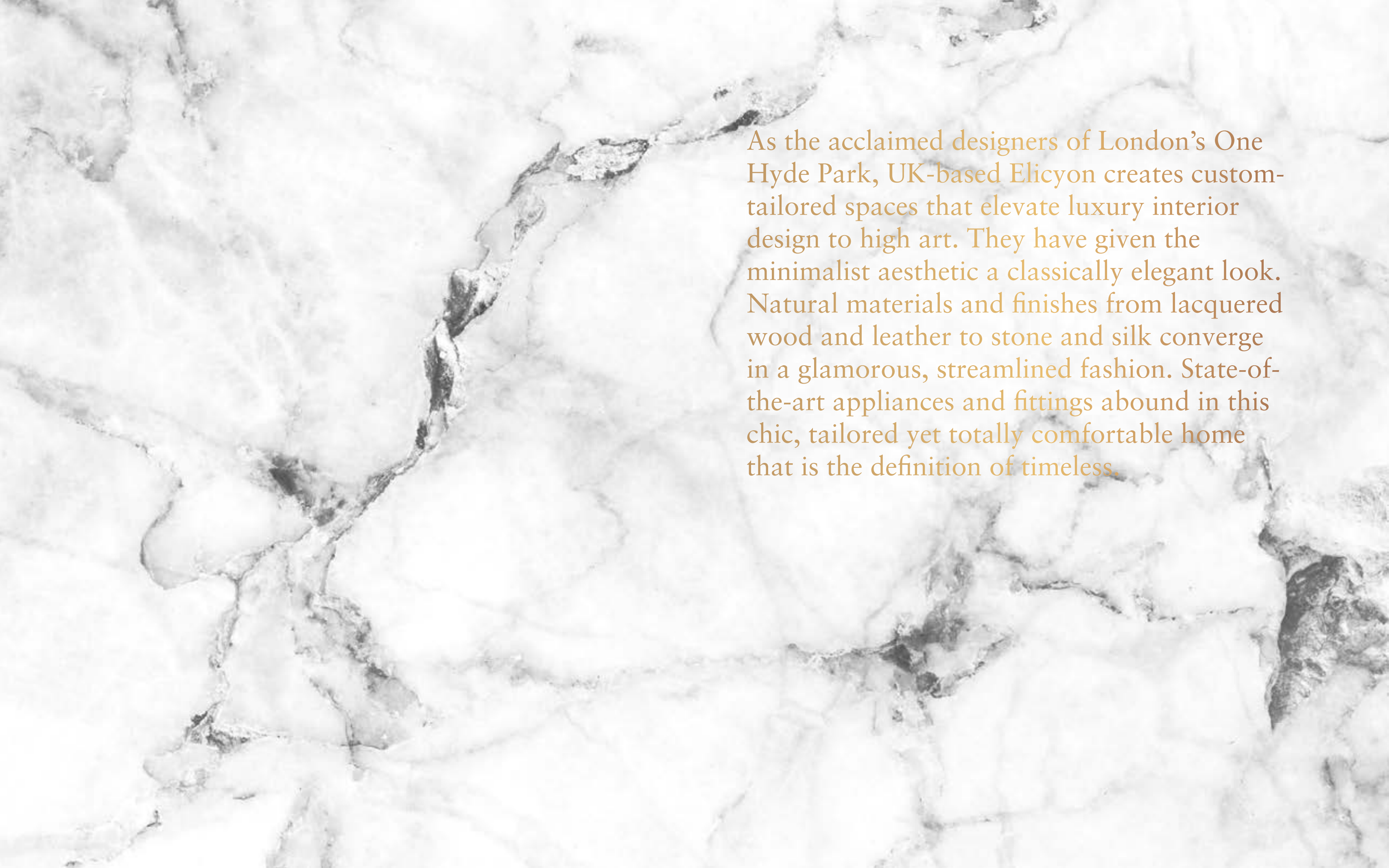
The understated elegance of the master bath melds a Zen-like, minimalist feel with the warmth of wood and stone elements.



Beyond ample storage for your wardrobe, the generous walk-in closets have views that rival many homes.



**Tailored Environments**  
**by Elicyon**

The background of the image is a close-up of a marble surface. It features a complex pattern of light beige, cream, and off-white tones, interspersed with dark grey and black veins. The veins are irregular and organic in shape, creating a classic, elegant marble texture. The lighting is soft, highlighting the natural grain and subtle variations in color across the surface.

As the acclaimed designers of London's One Hyde Park, UK-based Elicyon creates custom-tailored spaces that elevate luxury interior design to high art. They have given the minimalist aesthetic a classically elegant look. Natural materials and finishes from lacquered wood and leather to stone and silk converge in a glamorous, streamlined fashion. State-of-the-art appliances and fittings abound in this chic, tailored yet totally comfortable home that is the definition of timeless.

















# TRULY BREATH TAKING HOMES

Starting with absolute comfort and privacy, your home at ONE PALM is built around you – minimalist in approach yet ready to be custom-tailored into a highly personalized statement of sanctuary, relaxation and inspiration.

The remarkable sense of expansiveness inside each home at ONE PALM lends an air of palatial splendour. Yet the sweeping, open floor plans have been ingeniously designed to seamlessly accommodate areas of complete privacy. Bedrooms, bathrooms and other personal areas are cleverly separated from public spaces, providing a perfect balance of openness and seclusion.





Fully automated with cutting-edge technology, ONE PALM is a home that recognizes you. From the concierge to your personal elevator to your apartment's lighting and air conditioning systems, everything is set to give you a warm welcome home.

Just beyond each door, a world of magnificence awaits. Every detail is a testament to craftsmanship, with the absolute finest materials, fit and finishes wherever one turns. From the incredible in-home appliances to a stunning, top-of-the-line kitchen, each "flow-through" home at ONE PALM is a unique masterpiece in its own right.



A TRULY  
SMART HOME

Every home at ONE PALM will be outfitted with state-of-the-art appliances from industry leaders including Gaggenau and TOTO. Challenging the established while breaking the mold to pave the way for new, innovative ideas, these appliances offer premier performance with a sleek aesthetic. From the steam oven to the warming drawer and everything in between, your in-home appliances will be the absolute best.







# AMENITIES THAT EXCEED LUXURY

The residences at ONE PALM are the most opulent in a city acclaimed for extravagance. Destined to change both the landscape of Dubai and modern luxury living forever, this is your membership to the world's most exclusive club.

With unique benefits to residents, ONE PALM offers a haven of luxury. Residents will be able to experience a full array of personalised services and amenities; nourishing treatments at the ONE PALM spa and salon, a night at the movies at the state-of-the-art outdoor cinema, meeting facilities, lounges, library, swimming pools, children's areas, and many more.

Unparalleled amenities, cutting-edge architecture and exclusive interiors make your incredible home a true work of art - a statement of refinement and opulence where dreams are made real.

## Amenities and Facilities

### Spa

Massage, grooming and facial treatment services are at your beckoned call from the ONE PALM Spa.

### Lap Pool

Hit the lanes at the 25-meter lap pool. Situated in the lower level of ONE PALM, the indoor pool area can be opened up to let in the glorious natural backdrop of the grounds.

### Vitality Pool

The ultimate in relaxation and rejuvenation.



### **Indoor Cinema**

A sumptuously-appointed, state-of-the-art indoor cinema lets residents enjoy all sorts of films and programs in absolute comfort.

### **Outdoor Pool**

Enjoy extraordinary refreshment relaxing by ONE PALM's grand 800 square meter pool.

### **Outdoor Cinema and Barbecue Area**

A versatile outdoor area offers residents a truly special gathering space. Enjoy a weekend barbecue or a night under the stars - all while your favourite movie plays on the outdoor cinema.



**Outdoor Cinema and Barbecue Area**



### **Fitness Centre**

State-of-the-art fitness equipment for residents to enjoy.

### **Business Centre, Library and Meeting Rooms**

Everything you need for work, research and enjoyment.

### **Playroom**

The ideal place to bring your little ones to play and socialize.

### **Yacht Club and Private Jetty**

The glistening tranquility of the Gulf is mere steps outside the door at ONE PALM's ultra-exclusive members-only Yacht Club. With access by land via road or from the sea at its own private jetty, the Yacht Club is a hub of activity with superb offerings, amenities and facilities. Relax and enjoy a gourmet meal at its fine restaurant, or have a party catered on your vessel dockside. The cocktail bar is the perfect place to watch a sunset while a jazz combo provides an easy soundtrack and an air of elegance. Life on the water is quintessentially Dubai, and the Yacht Club at ONE PALM is the place to experience it.



Fitness Centre



Library



Playroom



## Amenities Plan Lower Level

### References

- |                  |                 |
|------------------|-----------------|
| 1 Outdoor Pool   | 5 Gymnasium     |
| 2 Outdoor Cinema | 6 Vitality Pool |
| 3 Playroom       | 7 Lap Pool      |
| 4 Spa            | 8 Indoor Cinema |
|                  | 9 Beach Club    |
|                  | 10 Jetty        |



## Amenities Plan Upper Level

### References

- 1 Business Centre & Library
- 2 Main Lobby/Reception
- 3 Meeting Room



# OMNIYAT

With an approach that treats each of its properties as if it were a unique work of art, OMNIYAT has grown into one of the most visionary, premium real estate development and service groups in the Gulf Region. Executive Chairman and CEO Mahdi Amjad retains and works closely with the world's leading architects, designers and engineers to create beautiful, inspiring environments that bear the company's unmistakable signature – residential, commercial, hospitality and retail spaces that provide an inimitable, premium experience.

Along with ONE PALM, OMNIYAT'S impressive portfolio, with a combined gross realization of over AED 14 Billion, includes Opus, the Sterling, Anwa and The Pad.



## The Opus

This is the building that never sleeps. The Opus by Omniyat is the first foray into Dubai by the world-famous architect Dame Zaha Hadid and a destination in its own right. With an organic void right at the heart of the building it is an architectural wonder made of engineering at its most impressive. Located in Dubai's Burj Khalifa district, The Opus combines a variety of residences and a design hotel operated by the leading hotelier group ME by Melia Hotels International.

[omniyat.com/theopus](https://omniyat.com/theopus)



### The Sterling

A Paradise For The Exceptional. The Sterling by Omniyat is a stunning residential project in the heart of Dubai, nestled between the Burj Khalifa District and the amazing 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.

[www.thesterling.ae](http://www.thesterling.ae)



### Anwa

A shining new star is rising in Dubai Maritime City and it's called ANWA. More than just a residential development, ANWA is the idol in the making that provides a variety of living areas.

[omniyat.com/anwa](http://omniyat.com/anwa)



### The Pad

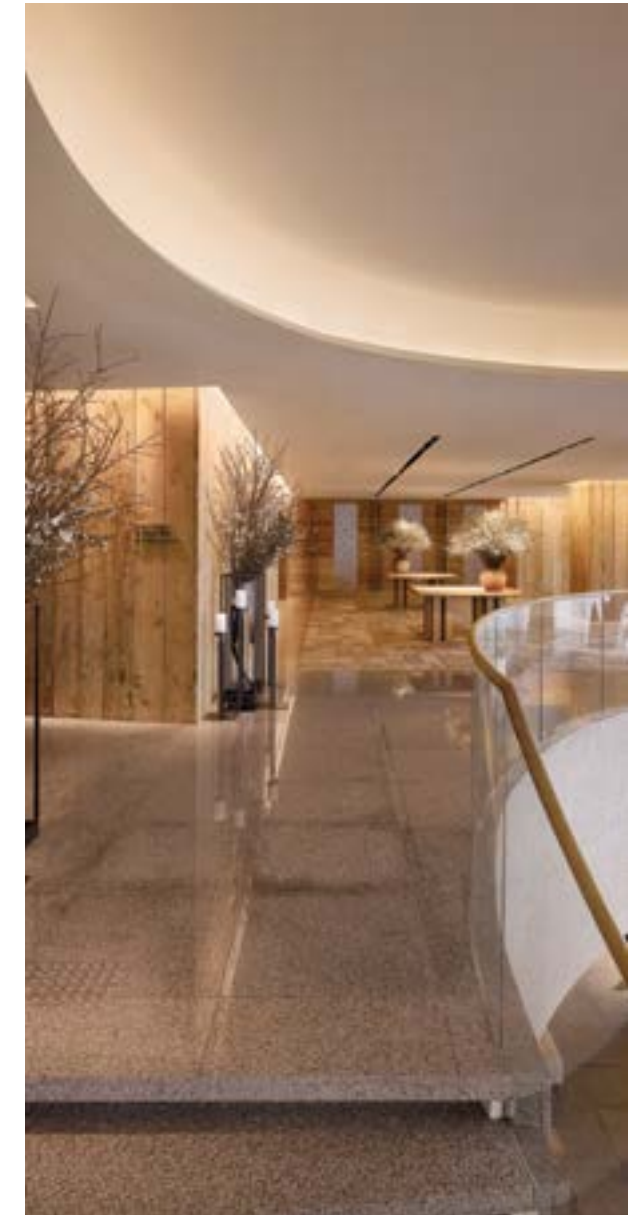
Built with a unique slant angle of 6.5 degree, and coupled with a stunning façade to illuminate the Burj Khalifa district, The Pad is home to one of Dubai's most luxurious furnished apartments, for those who want to live, work and play Miami-style.

[omniyat.com/thepad](http://omniyat.com/thepad)

# Super Potato

With an ethic that celebrates and reinterprets Japanese principles of design in a manner that is in perfect harmony with a project's surroundings, Super Potato has garnered an enviable international reputation for creating interior environments that are powerful, yet exude understated beauty. In crafting the spaces for ONE PALM, Super Potato founder Takashi Sugimoto fervently believes in utilizing materials found in nature to reflect the specific location, as well as the natural world and the ever changing elements of water, air and light to enhance the beauty of the space.

Notable projects brought to fruition by Sugimoto and his team include Straits Kitchen at the Grand Hyatt Singapore, Maison Boulud restaurant at the Ritz Carlton, Montreal, Zuma Restaurant in London and numerous hotels, restaurants and residences throughout Asia, Europe and North America.



# Elicyon

Based in London, Elicyon creates unique and exclusive environments tailored to the individual requirements of clients, crafted with precision and care, in some of the most desirable, prominent locations in the UK and internationally. As a multidisciplinary studio, Elicyon provides a comprehensive, diverse and extensive service, allowing them to fulfill clients' dreams and expectations. The key team members are highly qualified, accomplished and competent at working on prestigious projects such as apartments within One Hyde Park, townhouses in Belgravia, villas in the Middle East alongside developments in New York and Los Angeles.

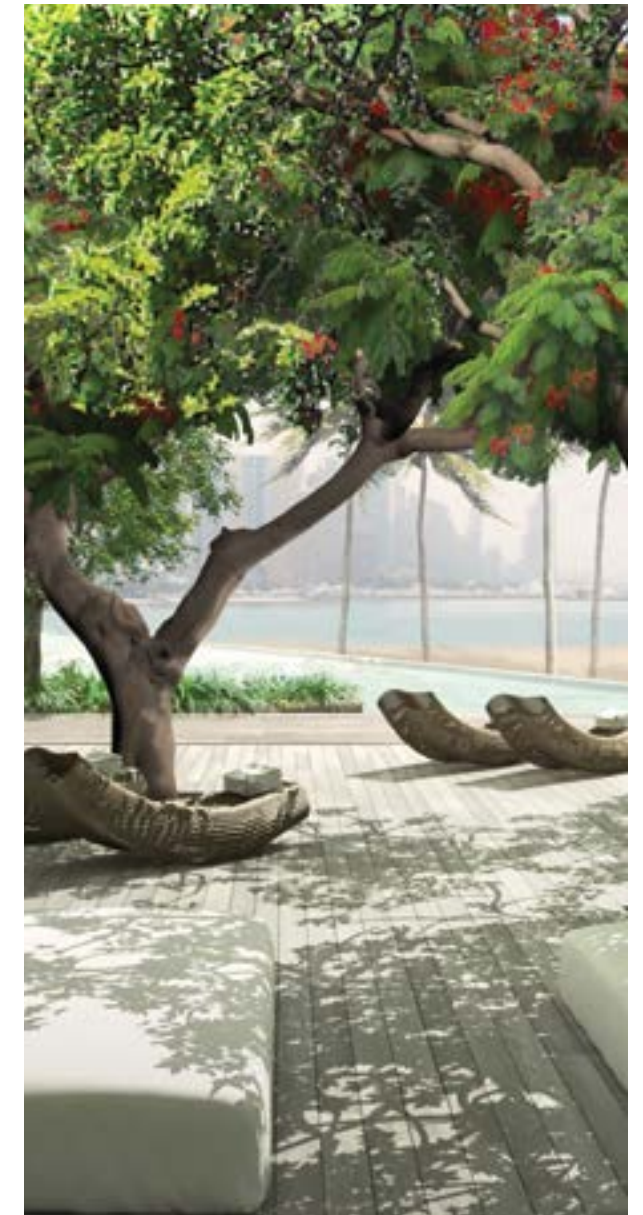
Charu Gandhi, the founder and director of Elicyon is a fully registered ARB Architect and has been working in the field of architecture and interior design for over a decade. Together with her hand-picked and highly skilled team she provides a personal, accomplished service to all her clients, characterised by her natural charm, professional approach, extensive knowledge and insistence on scrupulous attention to detail.





# Vladimir Djurovic

The office of Vladimir Djurovic Landscape Architecture is engaged in the creation of timeless landscapes through its commitment to drawing out the uniqueness of an environment with a simplicity of gestures that gives nature the stage. Their expertise extends from escapist retreats and private residences, to the planning and development of boutique hotels, resorts, and public urban spaces. Aga Khan Museum and Ismaili Center in Toronto (Canada), Beirut Marina, Solidere (Lebanon), and Beit El Sharq in Dubai (UAE) are only some of Vladimir's most prominent works around the globe.



# SOMA

SOMA, which has been in the vanguard of New York City architecture since its 2003 inception, is the lead architecture firm. At the cutting-edge of architectural practice, SOMA is an international amalgamation of a young and highly developed workforce spanning 13 nationalities, led by the Principal Michel Abboud. SOMA constantly attempts to extend the boundaries of architectural design while incorporating craft, digital technologies, and environmental responsibility. Some of SOMA's most significant projects include Park 51 situated in New York (USA), The Dream Midtown right in the middle of Manhattan, New York City (USA) and the KH Headquarters in Dora (Lebanon).





OMNIYAT®