

SPIRITUAL

OMNIYAT®



THE

STERLING



A PARABLE FOR
CONVERSATION
THE EXPERIMENT

S





THE STERLING EXTERIOR DUSK

THE EXPRESSION OF INFINITUDE

The Sterling by Ommiyat is a stunning residential project in the heart of Dubai, nestled between the Burj Khalifa District and the amazing Dubai Water Canal.

With a facade 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.





THE STERLING EXTERIOR DAYTIME

THROUGH THE LOOKING GLASS

Enter a fantastical world of perfection, a wonderland of architectural expression, functional design, sparkling beauty and endless possibilities.

Look within and experience the intricacies that

is Omniyat's guarantee. From the minute to the

grand, each detail is carefully designed and selected to

impress and dazzle the discerning perfectionist in you.

Look beyond and behold the most amazing city at

your fingertips, the city of wonders, brilliance,

glamour and extravagant sophistication.



The centre of **EVERYTHING**

DUBAI HAS BECOME ONE OF THE MOST PROGRESSIVE AND IMPRESSIVE GLOBAL CITIES. IT'S WHERE BUSINESS, LUXURY SHOPPING AND AMAZING ARCHITECTURE CONVERGE WITH A MYRIAD OF CULTURES AND A BUOYANT NIGHT-LIFE.



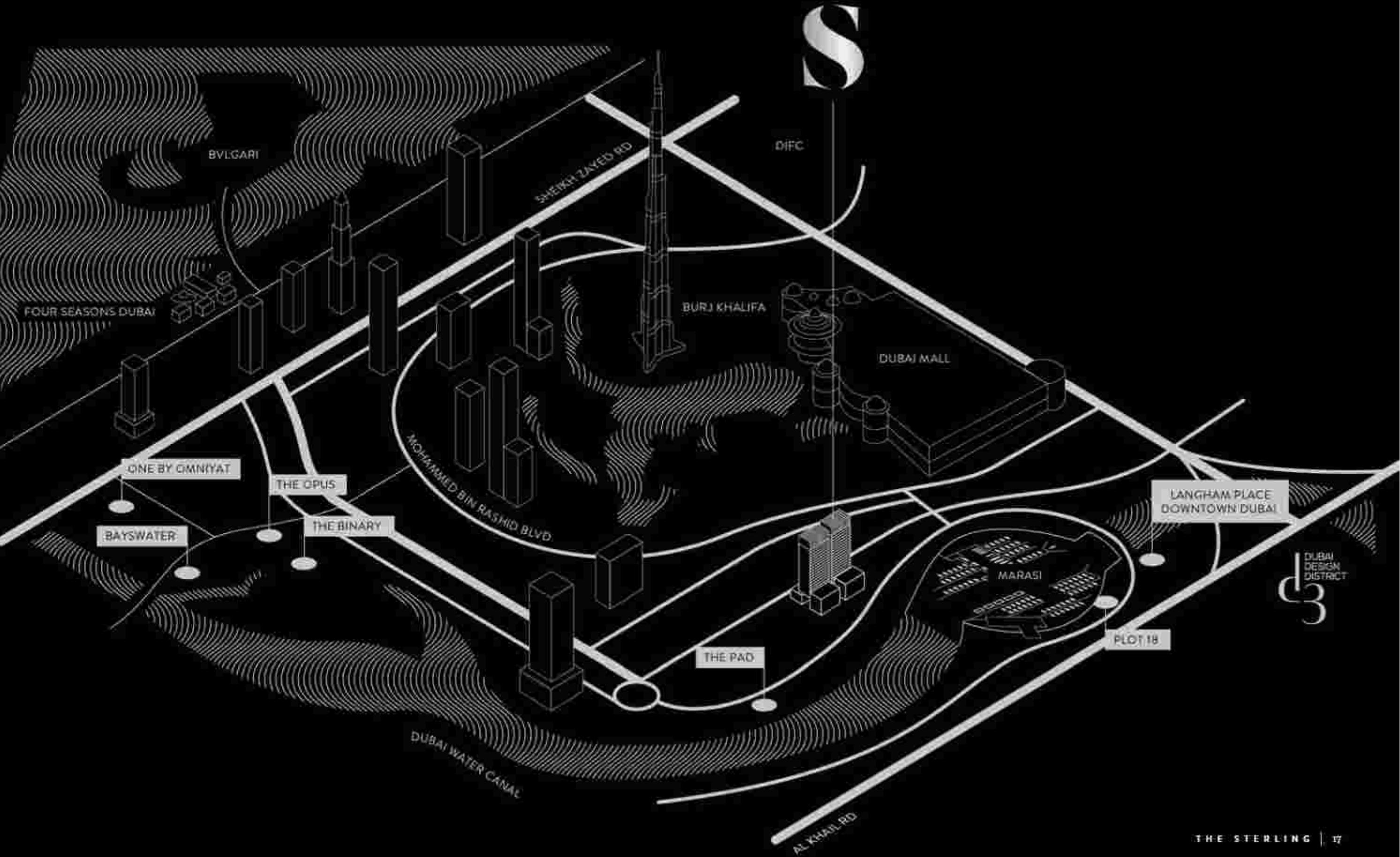
The Sterling LOCATION

THE STERLING OFFERS THE MOST MOMENTOUS DESIGN AND LIFESTYLE EXPRESSIONS OF THE CITY. IT'S PERFECTLY LOCATED IN THE HEART OF BURJ KHALIFA DISTRICT, AT THE DAZZLING DUBAI WATER CANAL, AND ADJACENT TO BUSTLING DOWNTOWN DUBAI.

MAIN ROADS

WATER

THE STERLING



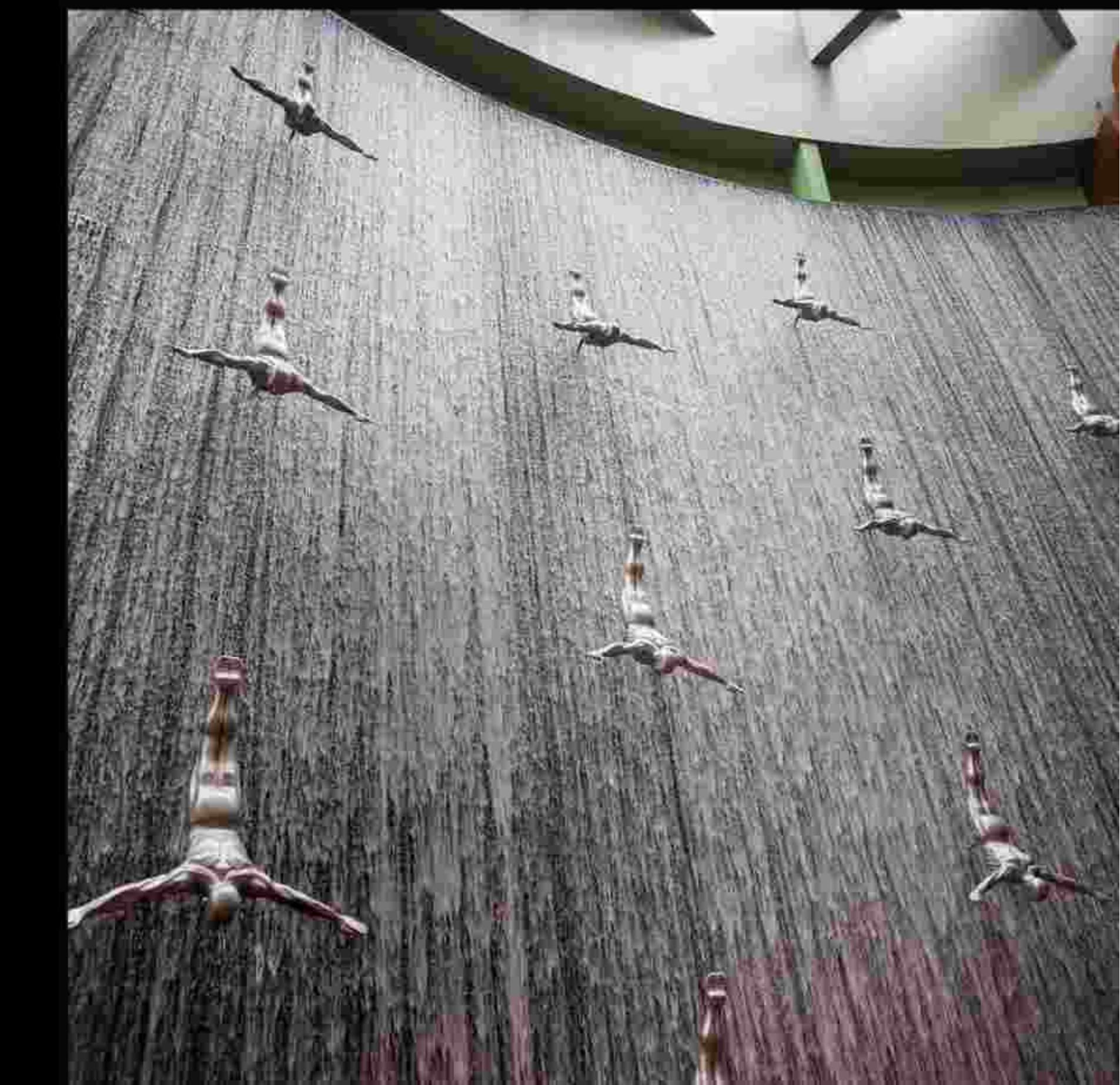


FASHION CAPITAL AND ENTERTAINMENT CENTRAL

Just across the street from The Sterling is the world's largest shopping centre, the Dubai Mall, with more than 1,200 shops, over 80 of the most coveted luxury brands and a myriad of restaurants and cafes. The number of visitors per year exceeds 80 million.

The Sterling is superbly located close to the world's most visited boulevard, the Sheikh Mohammed Bin Rashid Boulevard, curving through the heart of Downtown Dubai. It circles the world's tallest building with the highest outdoor observation deck, the Burj Khalifa with its lake, park and the world famous Dubai fountain. The exotic promenade is lined with chic restaurants and cafes, adorned with works of art and hosts spectacular events and extravaganzas.

Within the most prestigious square kilometer in the world is the Dubai Opera, a radiant centre that brings culture, art and music to life, as well as a plethora of brilliant luxury hotels, like The Palace and Armani Hotel, offering the finest dining experiences, celebrity-style nightlife and endless entertainment options in a magical setting.





FASHION
—
FASHION IS ART, YOU ARE
THE CANVAS, AND DUBAI IS
YOUR STUDIO
HIGH END RETAIL



STYLE IS A STATEMENT,
AND SHOPPING IS AN
ART FORM.

When you're at The Sterling, you're a part of the members-only club where you can express and perfect your style and shopping skills every day.

The Sterling's location, in between Chanel and Hermès, right next to Cartier and Bvlgari, just around the corner from Louboutin, La Perla and Prada, a step from Vuitton and Ferrari, is essential for indulging in the platinum Dubai lifestyle where shopping is a way of life.

The choices are infinite and always within your reach in the city that has become the global fashion capital. Here Fashion Week lasts all year long.



DELICIOUS MARVELS FROM AROUND THE WORLD AND DRAMATIC NIGHTLIFE.

Your choices are limitless, as are the culinary styles, delicacies and breath-taking settings, such as the world's highest restaurant, the At.mosphere, at the pinnacle not only of the legendary Burj Khalifa but also of gourmet indulgence, ultra sophisticated nightlife enjoyment and celebrity VIP events.

In the neighboring Dubai International Financial Centre you can sample innovative gastronomy at Zuma, culinary art Italian-style at the prestigious Roberto's or go for a French flavour explosion at La Petite Maison.

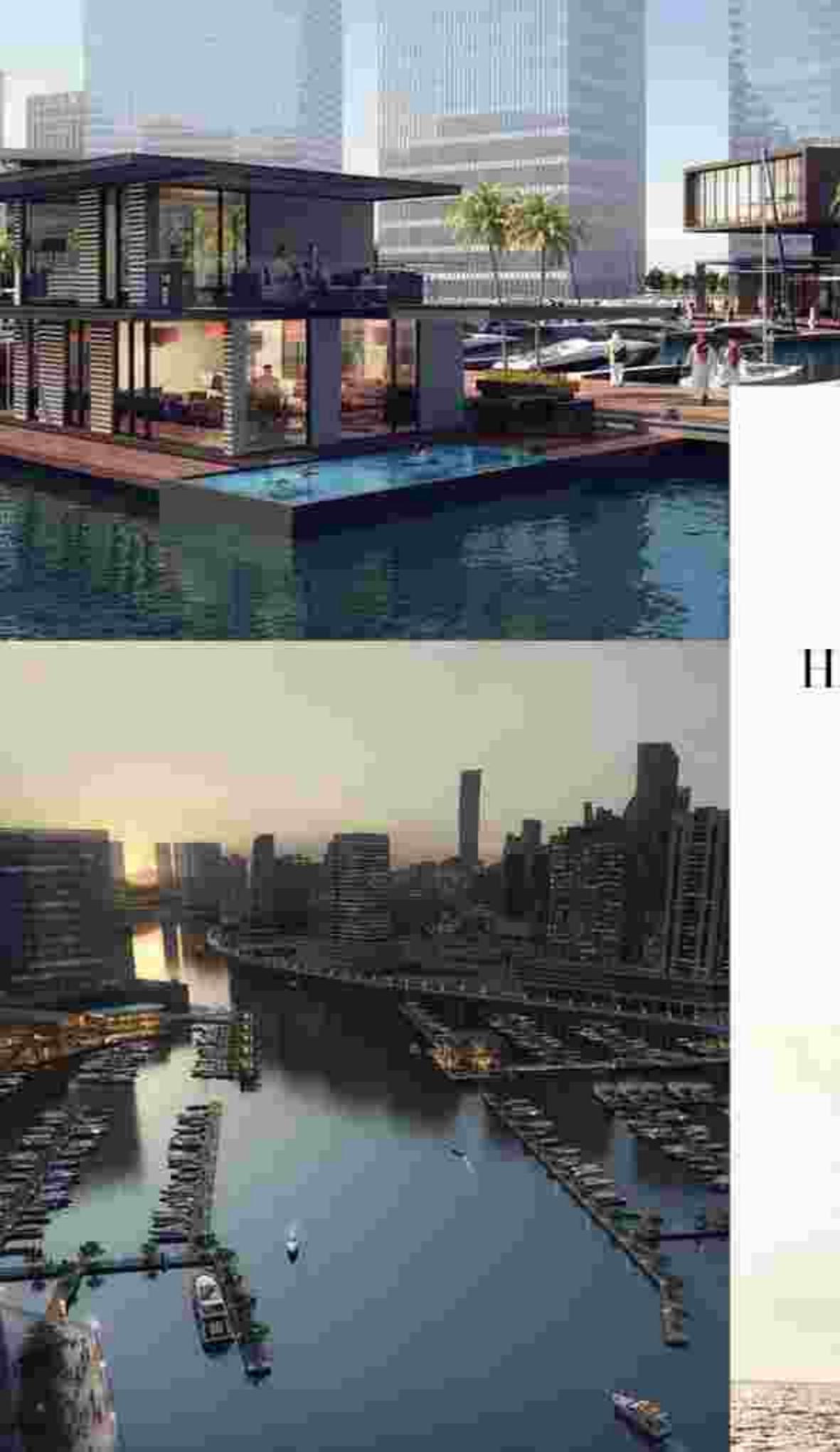
After you've indulged your inner gourmand, head out for some awe-inspiring cosmopolitan nightlife that is Dubai's signature style.



FOOD

NO PLACE FOR
BOREDOM AND ROUTINE
IN THIS CITY

CULINARY DELIGHTS



CANAL

HAPPINESS IS A JOURNEY...
THE JOURNEY IS THE
DESTINATION

WATERFRONT LIFESTYLE



EVERY DAY IS SPECIAL
WHEN YOUR HOME IS
ON THE WATER CANAL

Dubai's stunning yacht club and parkland development link Business Bay with the Arabian Gulf. The possibilities are endless... as is your freedom to explore all the wonders that life brings you.

A marvel to delve into is the Marasi Business Bay, a new waterfront development, designed around entertainment and leisure experiences, which embraces the longest promenade in the Emirates, spanning 12 kilometers; unique water homes, floating restaurants, luxury retail options and five splendid marinas with 1,250 berths.

Exquisite LIVING

THE MEMBERS-ONLY RESIDENTIAL
DEVELOPMENT. THE STERLING MIRRORS.
THE DETERMINED PERSONALITY, THE
DIGNIFIED SUCCESS AND THE REACH-FOR-
THE-STARS ATTITUDE OF ITS RESIDENTS.





You've ARRIVED

TAKE PRIDE IN HOW FAR YOU'VE COME AND HAVE FAITH IN HOW FAR YOU CAN GO. THE STERLING EMBODIES THE SUPERSTAR SPIRIT OF DUBAI, THE CITY WHERE EVERYTHING IS POSSIBLE, WHERE FANTASY BECOMES REALITY.



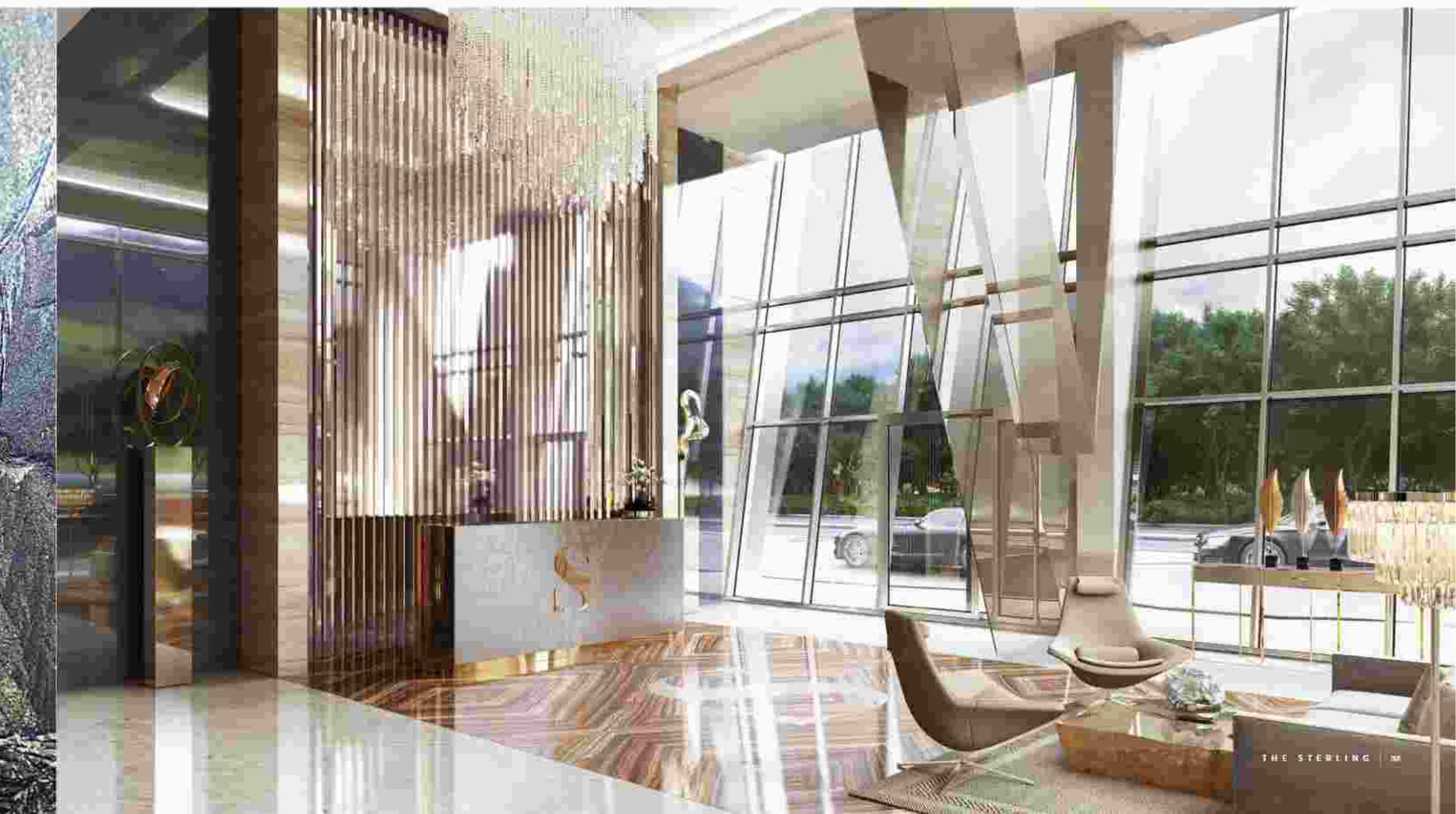
PERMANENT RED CARPET ARRIVAL

We roll out the red carpet for you, every day and night. Because 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 membership and special welcome-home reception.



THE DIFFERENCE BETWEEN ORDINARY AND EXTRA-ORDINARY IS JUST THAT LITTLE "EXTRA".

Our special effort will make a great first impression and an indelible effect. 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.





Spellbinding DESIGN

CREATE THE IDEAL RESIDENCE. THIS IS WHERE EMBLEMATIC
INTERIOR DESIGN AND THE FINEST MATERIALS MEET
CAPACIOUS ROOMS AND MODERN TECHNOLOGY.

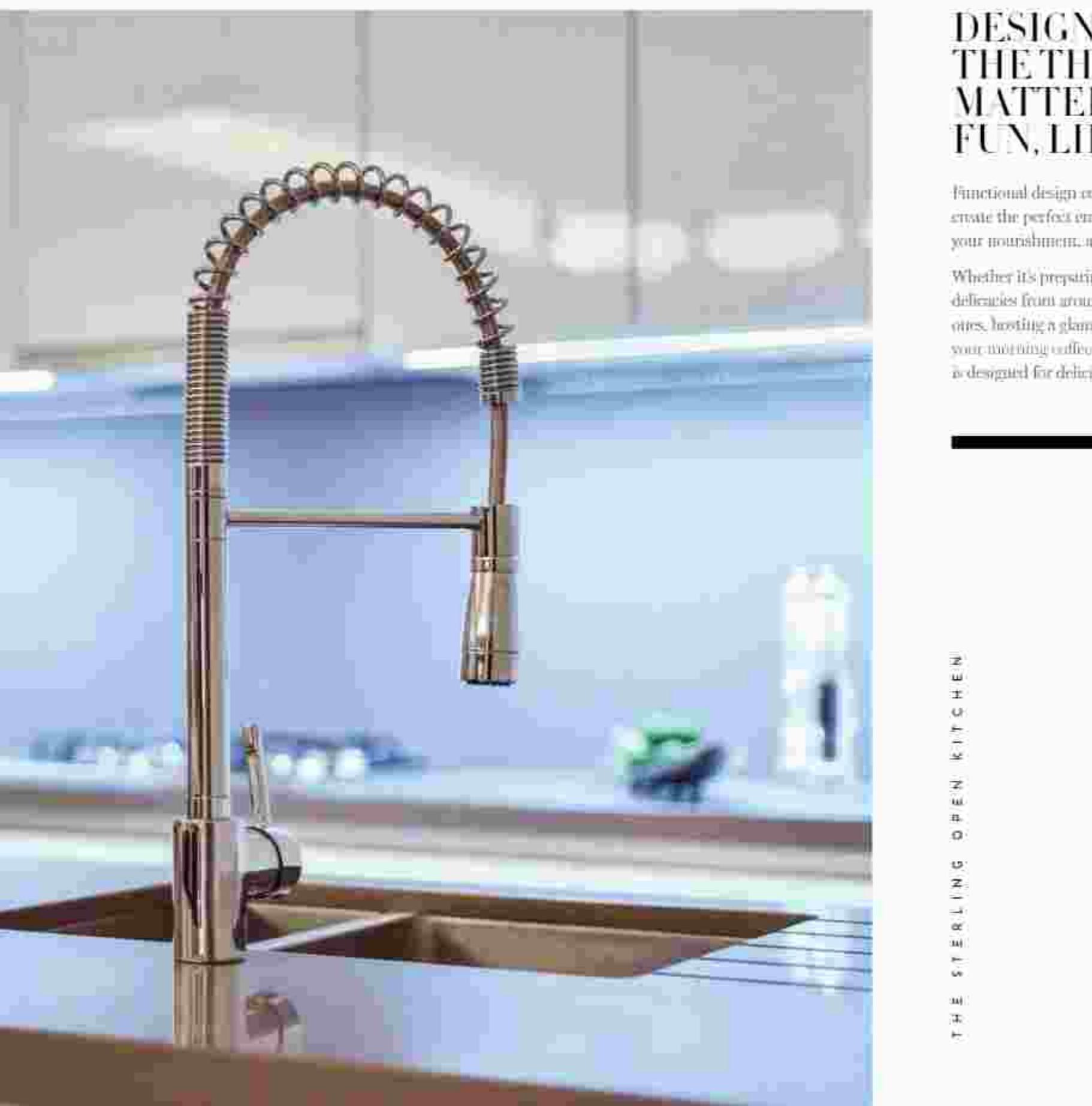


ELEGANCE IS BEAUTY THAT NEVER FADES

At The Sterling you can expect only perfection ... always.

All aspects of this landmark development exude the grandeur that is OMRYAT's guarantee. From minute to mighty, each detail reflects unmatched beauty, sophisticated elegance and the refined style of its residents.





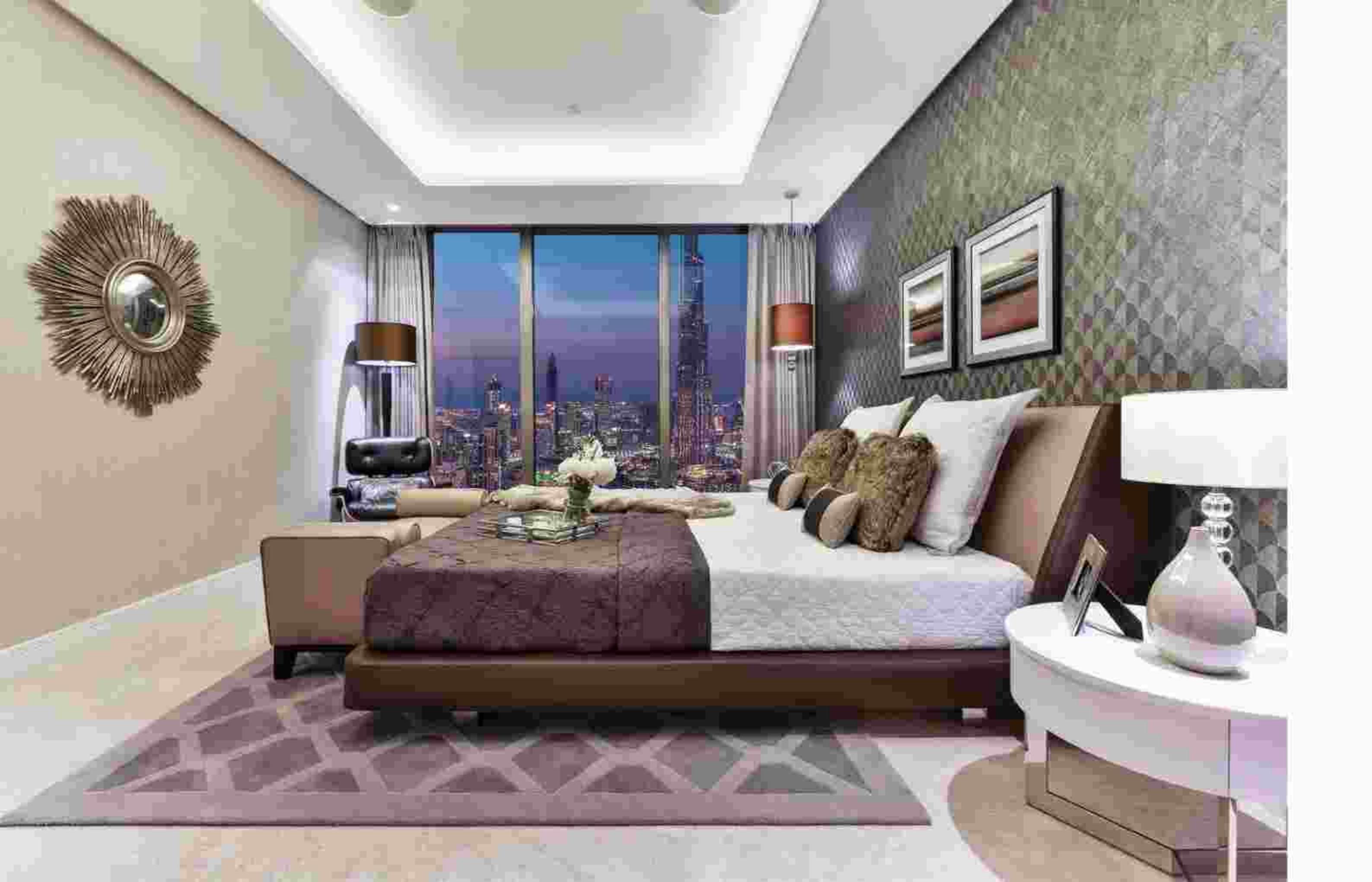
THE STERLING OPEN KITCHEN

DESIGNED AROUND THE THINGS THAT MATTER... FOOD, FUN, LIFE

Functional design combines with superb material to create the perfect environment for you to indulge all your nourishment, aesthetic and celebration needs.

Whether it's preparing a delectable meal, sampling delicacies from around the world with your loved ones, hosting a glamorous dinner or just enjoying your morning coffee in peace, this part of your home is designed for delicious home-made happiness.





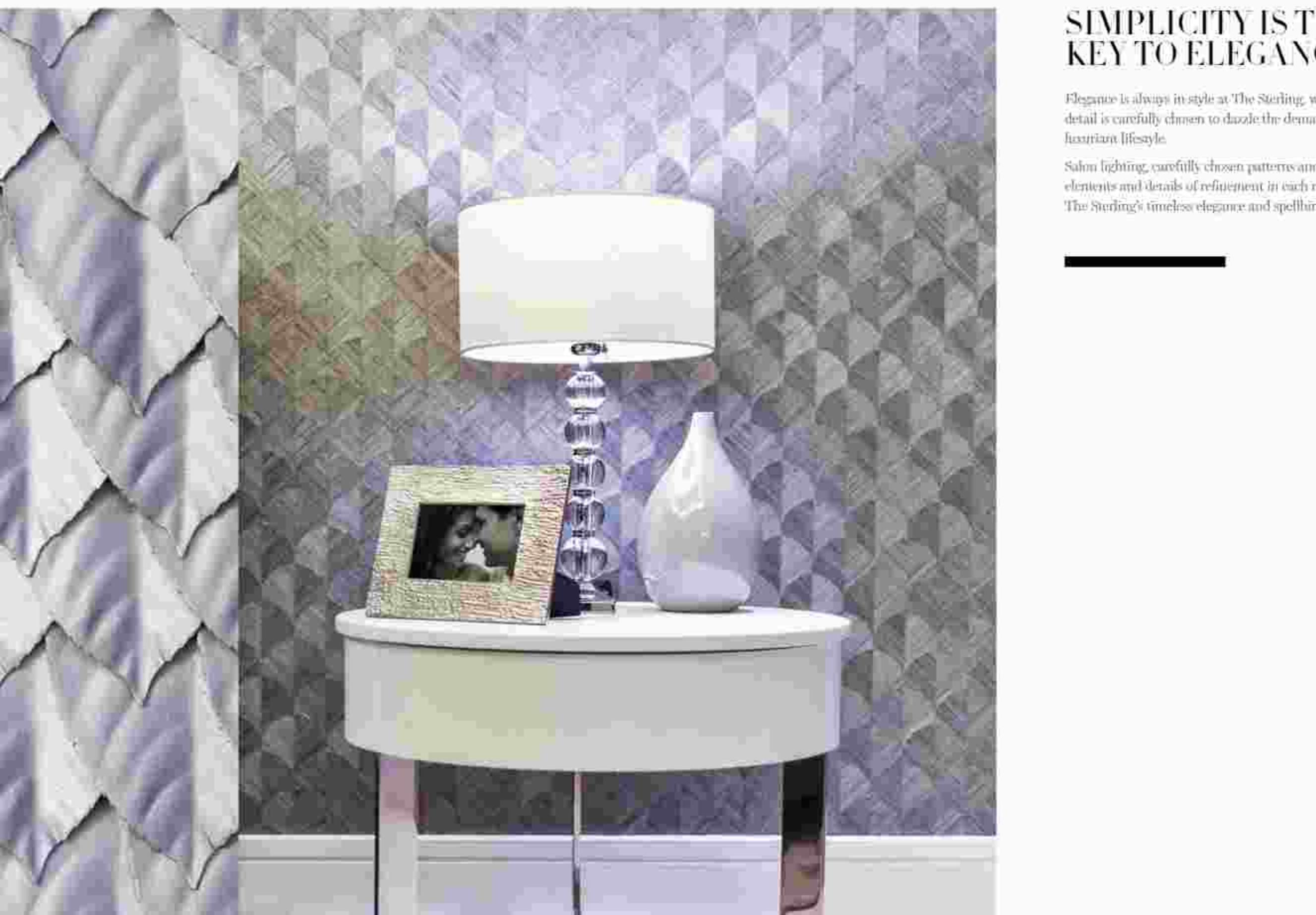
THE LAND OF REVERIE

WALK-IN HIS AND HER CLOSETS

Disconnect from the world outside and enter an opulent sanctuary, with plush beds, his and hers spotlit walk-in wardrobes and dreamy views.

The luxuriant design of The Sterling bedroom creates an oasis for your reverie and the perfect repose ambience. It will lull you gently to sleep with the lights of Dubai gleaming through the windows and provide serenity when the sun rises on the horizon above the shimmering waters of Dubai Water Canal.

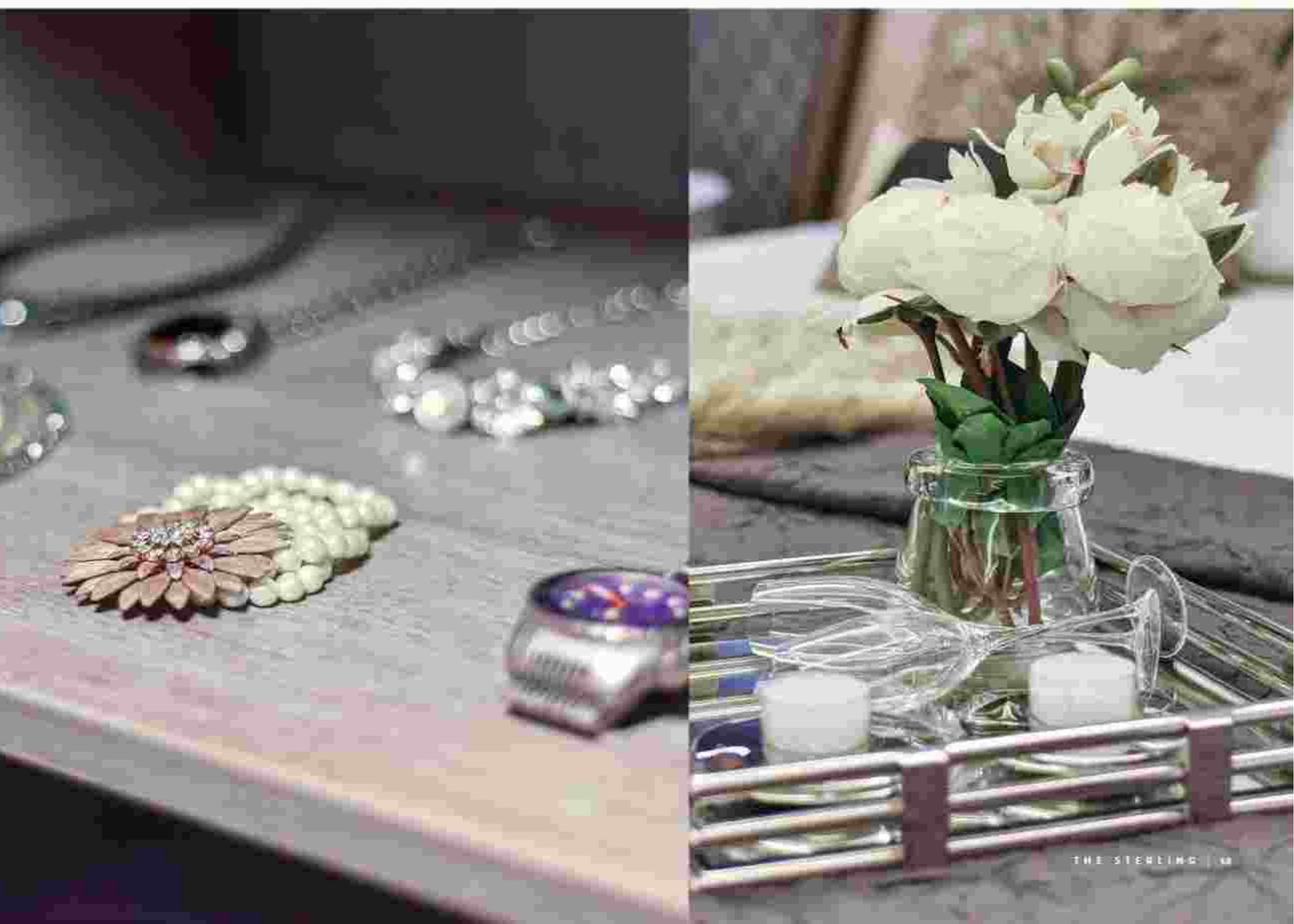




SIMPLICITY IS THE KEY TO ELEGANCE

Elegance is always in style at The Sterling, where each detail is carefully chosen to dazzle the demanding aesthete's luxurious lifestyle.

Subtle lighting, carefully chosen patterns and colors, singular elements and details of refinement in each residence reflect The Sterling's timeless elegance and spellbinding design.





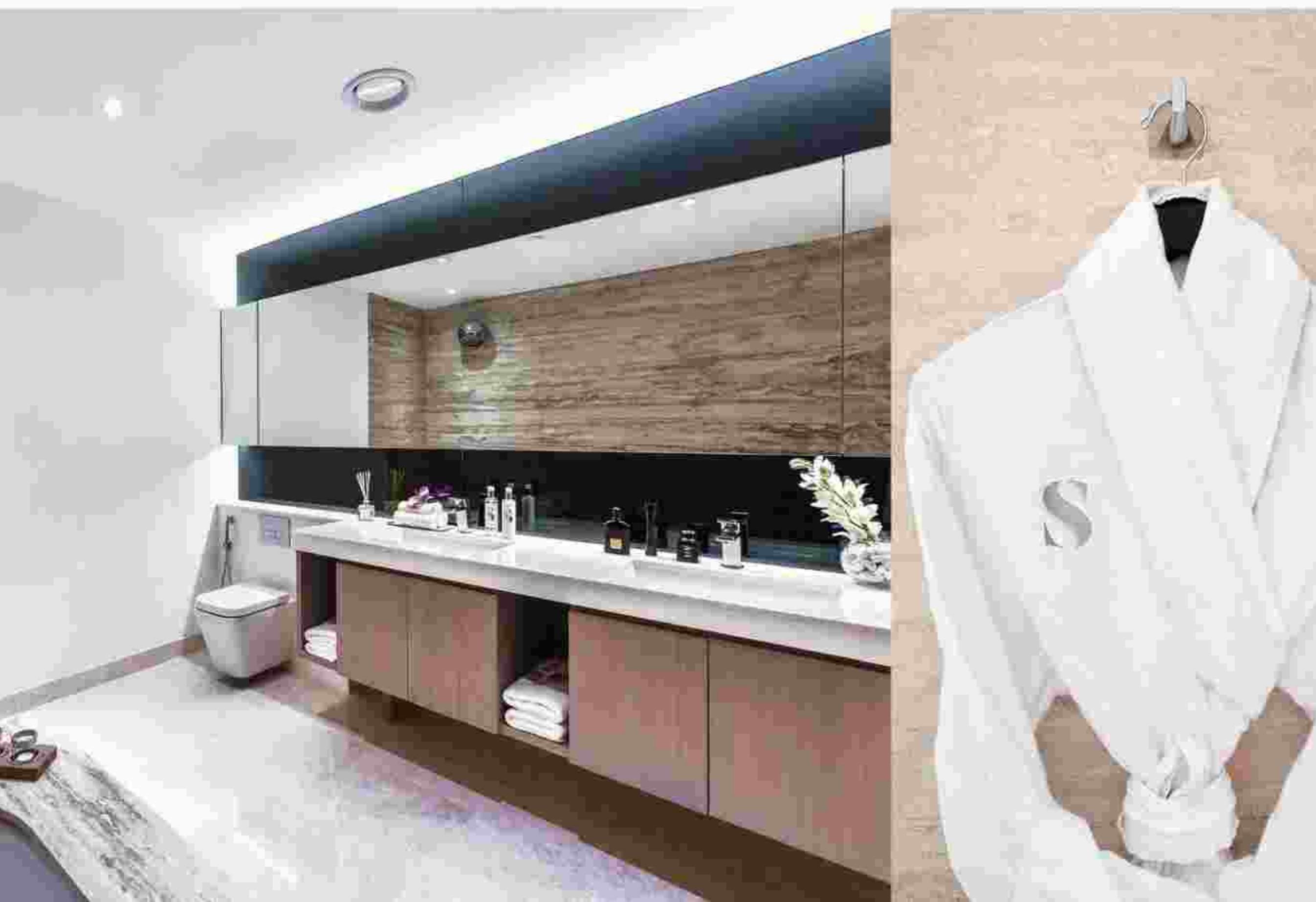
SPACIOUS BATH AND SHOWER

RELAX, IT DOESN'T GET MUCH BETTER THAN THIS

Lush materials, intelligent components and a healthy dose of ostentatious ingredients combine to create a blissful elimate to unwind, rejuvenate and refresh yourself in the utmost comfort and peace of mind.

Achieve your physical and spiritual dimensions through daily rituals in a clean, clear and pure environment that will wash the world away, pamper your body and relax your mind.

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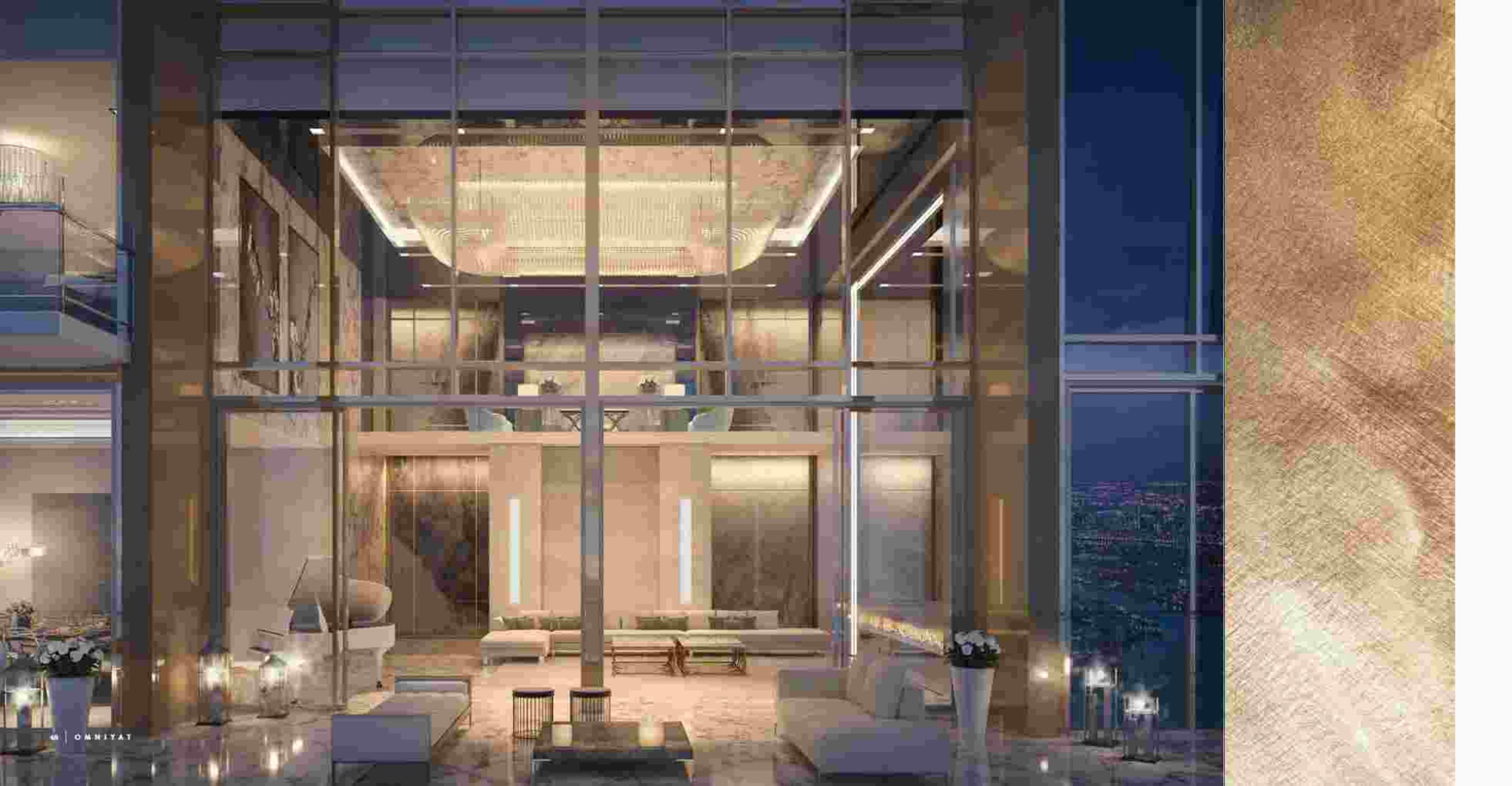
YOU ARE EXACTLY WHERE YOU'RE SUPPOSED TO BE

The palatial penthouses exude high-altitude attitude, and include four luxuriant bedrooms, double-height living room ceilings, grandioses ornate terraces and thrilling views of the Burj Khalifa, the Dubai Mall, Dubai Water Canal and the Marasi Business Bay.

From up here you can contemplate the radiance of Dubai, survey the sumptuousness around you and enjoy the fruit of your success.

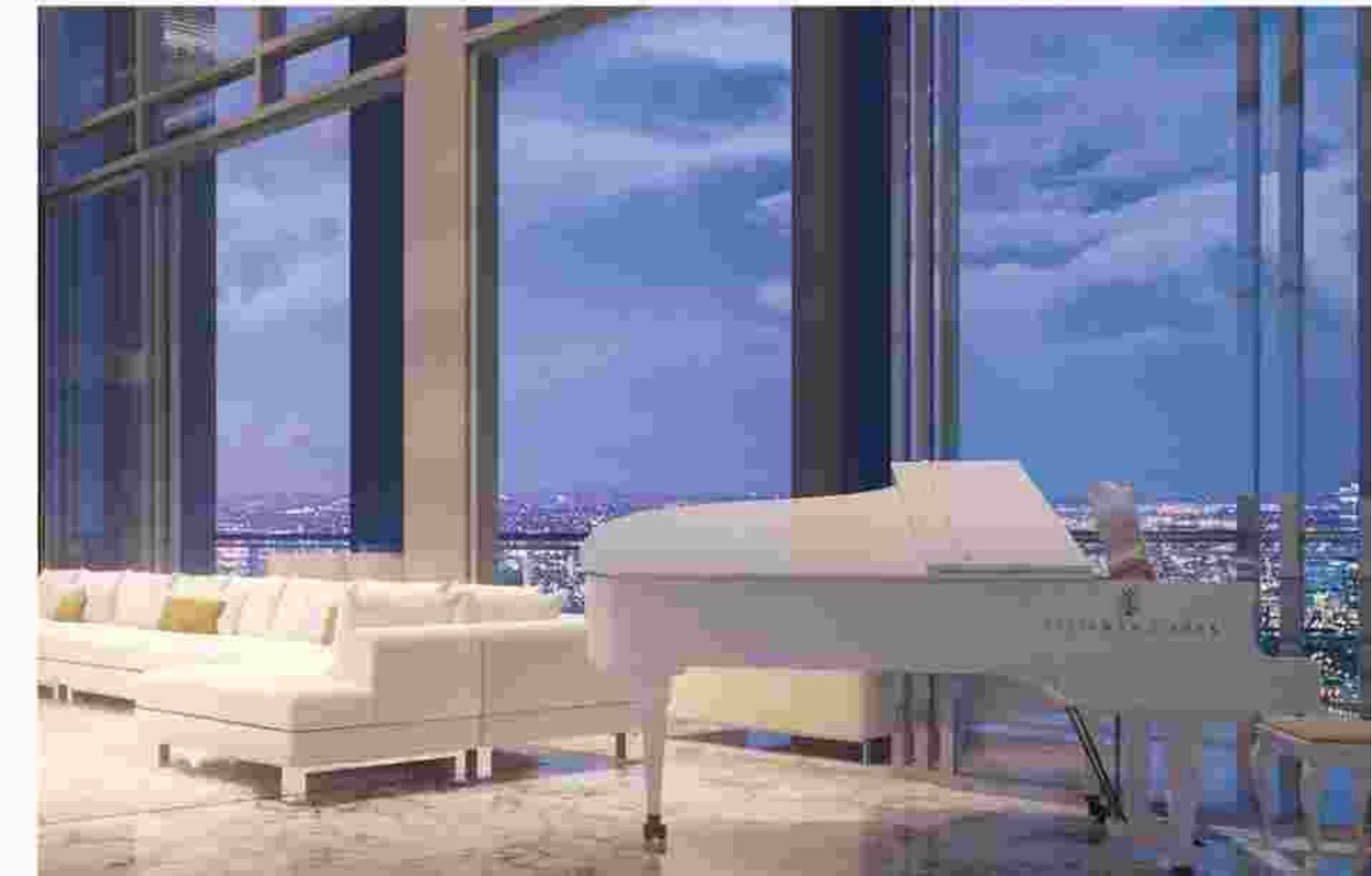
PENTHOUSE DINING AREA





EMINENCE AND DISTINCTION

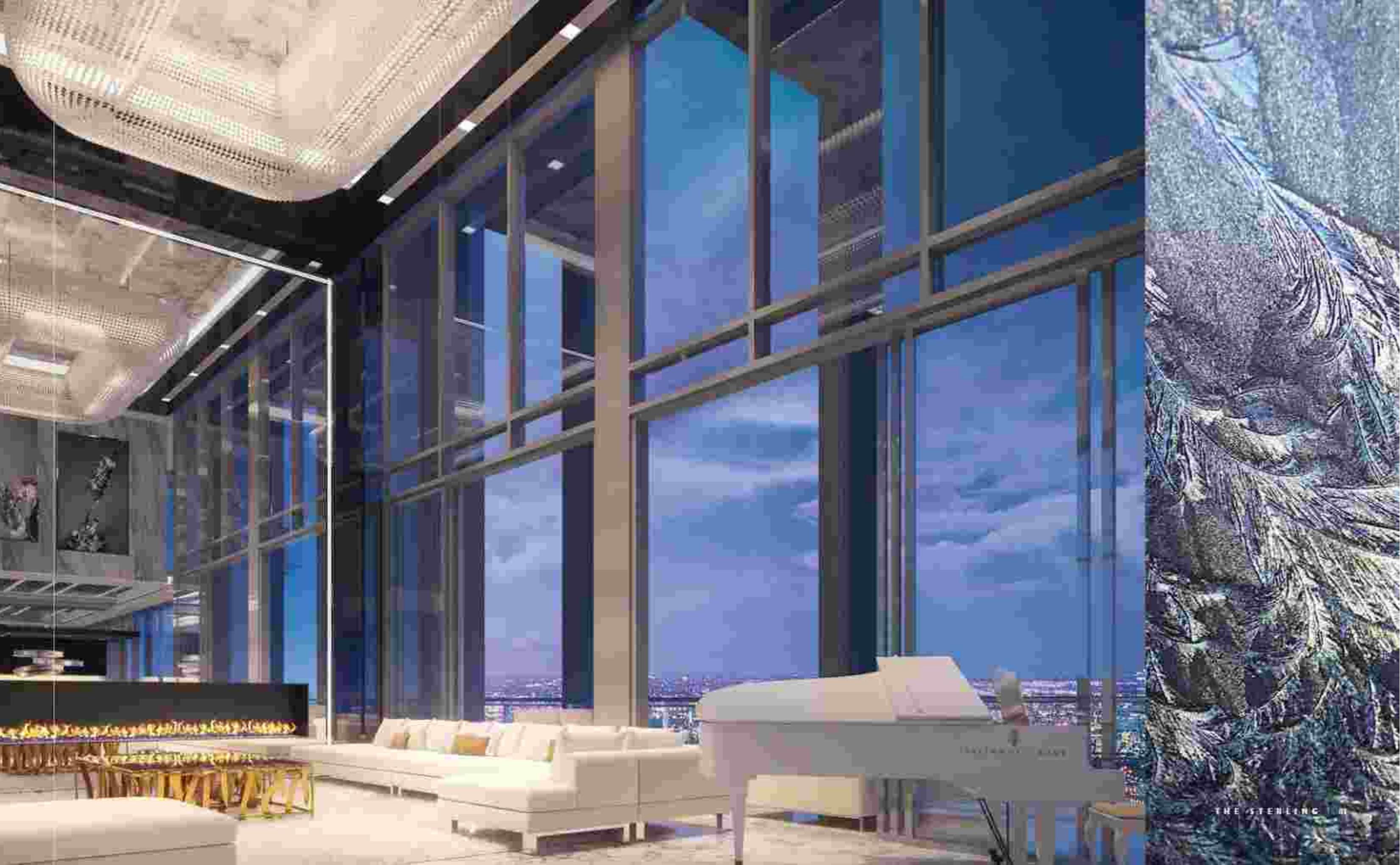
Relax like royalty or entertain with majesty in the formidable living room, with sky-high ceilings, full measure glass doors and windows, affording you and your guests a sensational view over the enchanting Dubai Canal.

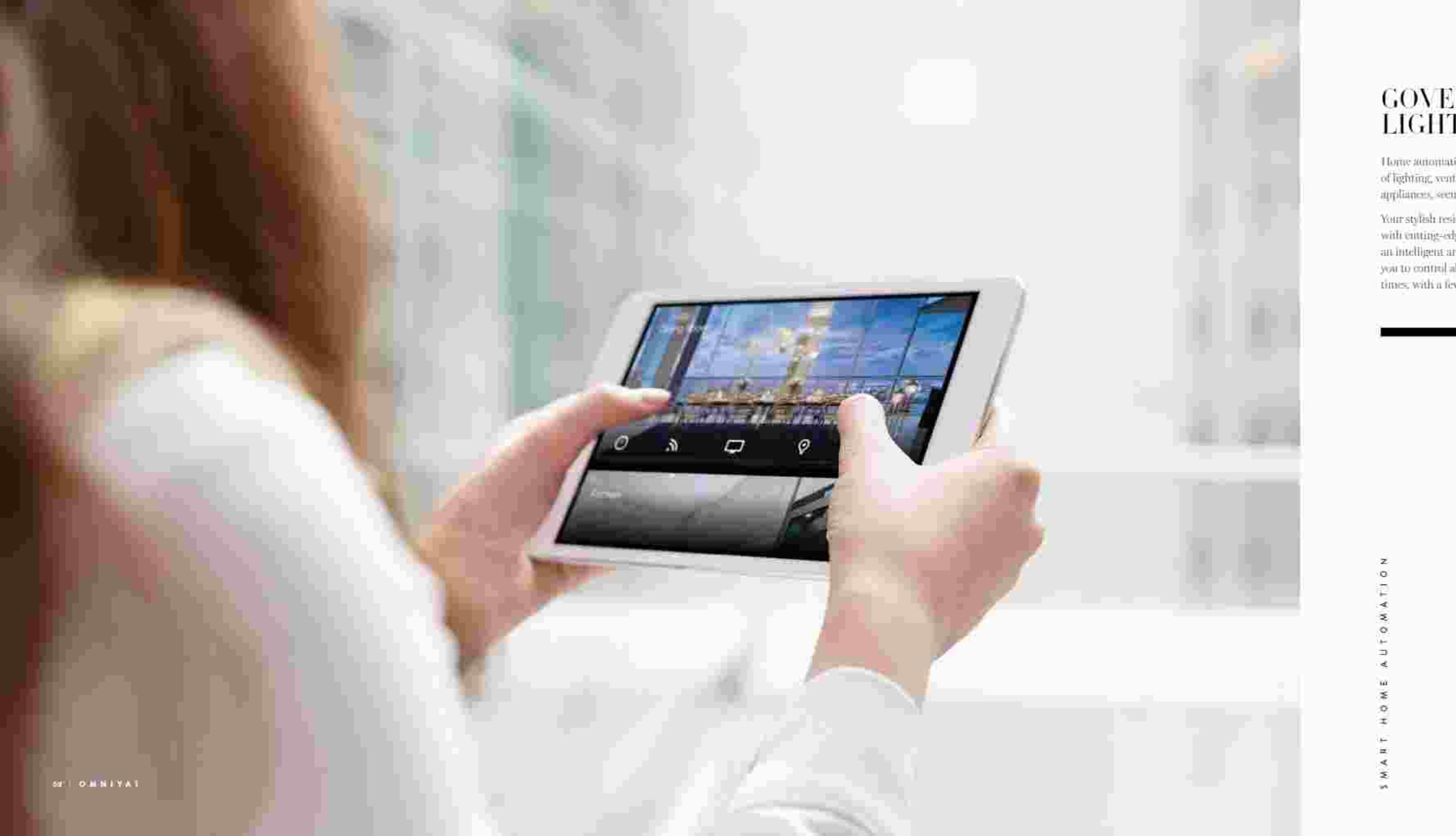


STIRRING AND MAGNIFICENT

The sprawling city of Dubai sprawls beneath the penthouse balcony, so you can joyously celebrate the morning sun rising from this top-of-the-world spot or enjoy the golden hour at dusk while sipping an ambrosial cocktail in your private ultra-refined rooftop lounge.

PENTHOUSE LIVING ROOM





GOVERN WITH A LIGHT TOUCH

Home automation involves control and automation of lighting, ventilation, air-conditioning, curtains, appliances, security and technology.

Your stylish residence at The Sterling comes equipped with cutting-edge sensors and switches connected to an intelligent and intuitive central hub that allows you to control all aspects of your environment, at all times, with a few touches and swipes.

SMART HOME AUTOMATION

