LUMENA

BY OMNIYAT



Since 2020, Dubai has emerged as the Middle East's leading commercial hub, driven by record foreign investment, business friendly reforms, and a surge in new company formations across tech, finance, and legal sectors. As global firms, hedge funds, and high-growth startups establish regional headquarters, demand for premium commercial space is rising rapidly.

Dubai's skyline is evolving, driven not just by height, but by prestige. A new wave of luxury commercial real estate is rising to meet the needs of global occupiers seeking architectural icons, elite amenities, and strategic access. Bold landmarks are emerging as beacons of innovation for the world's most influential businesses.



*Light* is the silent muse that awakens creation, revealing, shaping, igniting. It breaks through shadow not just to illuminate, but to inspire vision beyond the visible. In its glow, ideas take flight, and the ordinary transforms into the extraordinary.


Hilton


Hilton



OMNIYAT’s boldest commercial vision yet is rising soon.
A sculpture merging light, clarity, and vertical ambition,
it delivers panoramic views, intelligent design, and curated
amenities for the world’s most influential leaders.

# LUMENA

BY OMNIYAT

Every line draws upward, every space designed to inspire clarity, confidence, and command. It is a place where influence gathers, decisions accelerate, and legacy is forged.





“LUMENA” is born of light and grace, standing tall as a beacon, illuminating light and driving innovation.

Drawn from Lumen, the Latin word for illumination, and Ena, a Japanese name that whispers of blessings, together, they conjure an image of radiant serenity, a name that glows with quiet power and luminous beauty.

Designed for those who define what’s next, LUMENA’s sculpted, 260m aerodynamic form reflects both architectural mastery and the effortless flow of ideas, ambition, and enterprise.





With panoramic views, world class amenities, and intelligent design superbly woven into every level, Lumena by OMNIYAT fuses monumental presence with cutting-edge design. Its silhouette commands attention, pure, vertical, and powerful, while its interiors unfold with the grace and fluidity of modern luxury: carefully curated spaces, intelligent infrastructure, and panoramic vistas that place the city, and the future, at your feet.

Inside, surreal experiences, curated workspaces, and panoramic views define a new dimension of working life. Outside, its architectural clarity and radiant silhouette will become an icon in its own right.

# BUILT TO INSPIRE

Set at the western edge of Dubai’s business district - a critical urban threshold - the 260m tower emerges not simply as a building, but as a symbolic and spatial transition. It marks the moment where the organic texture of the desert meets the crystalline skyline of Dubai’s ambition. In form, placement, and in spirit, this tower becomes a gesture of growth, change, and a celebration of place.



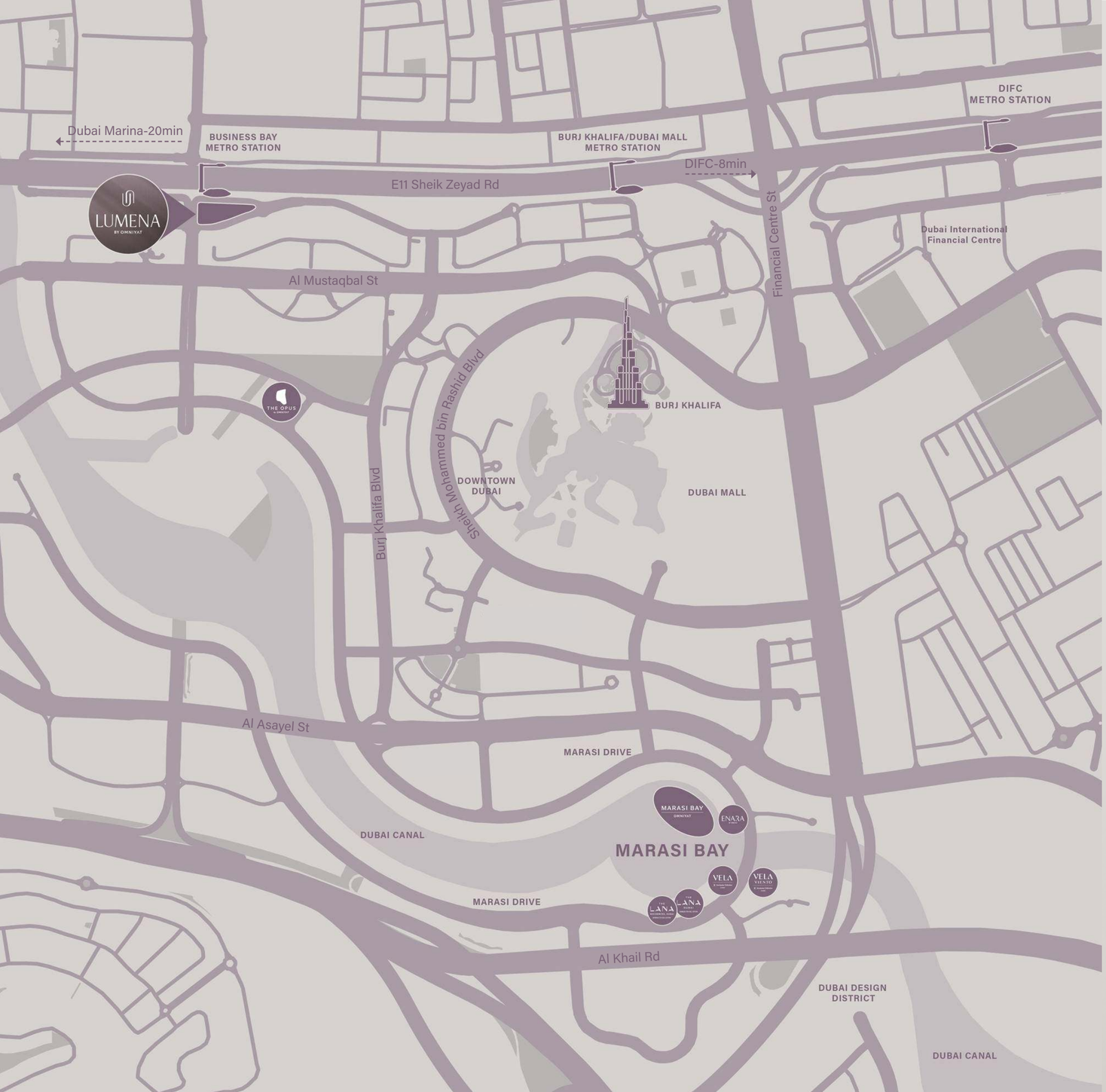




The tower’s ascending form was envisioned as an expression of vertical evolution - not just architectural, but urban and cultural. Its silhouette is fluid yet intentional, rising in a sequence of dynamic shifts that suggest progress rather than perfection. Each tiered segment and cantilevered platform represents a moment of emergence, where internal programs burst outward, breaking the uniform shaft with terraces for wellness, business, and social connection.

This concept of growth is evident in the way the form transforms as it rises, becoming lighter, more open, and more connected to the horizon. The gesture is one of becoming - reflecting Dubai’s own rapid yet graceful trajectory from a desert trading outpost to a global hub of innovation and luxury.



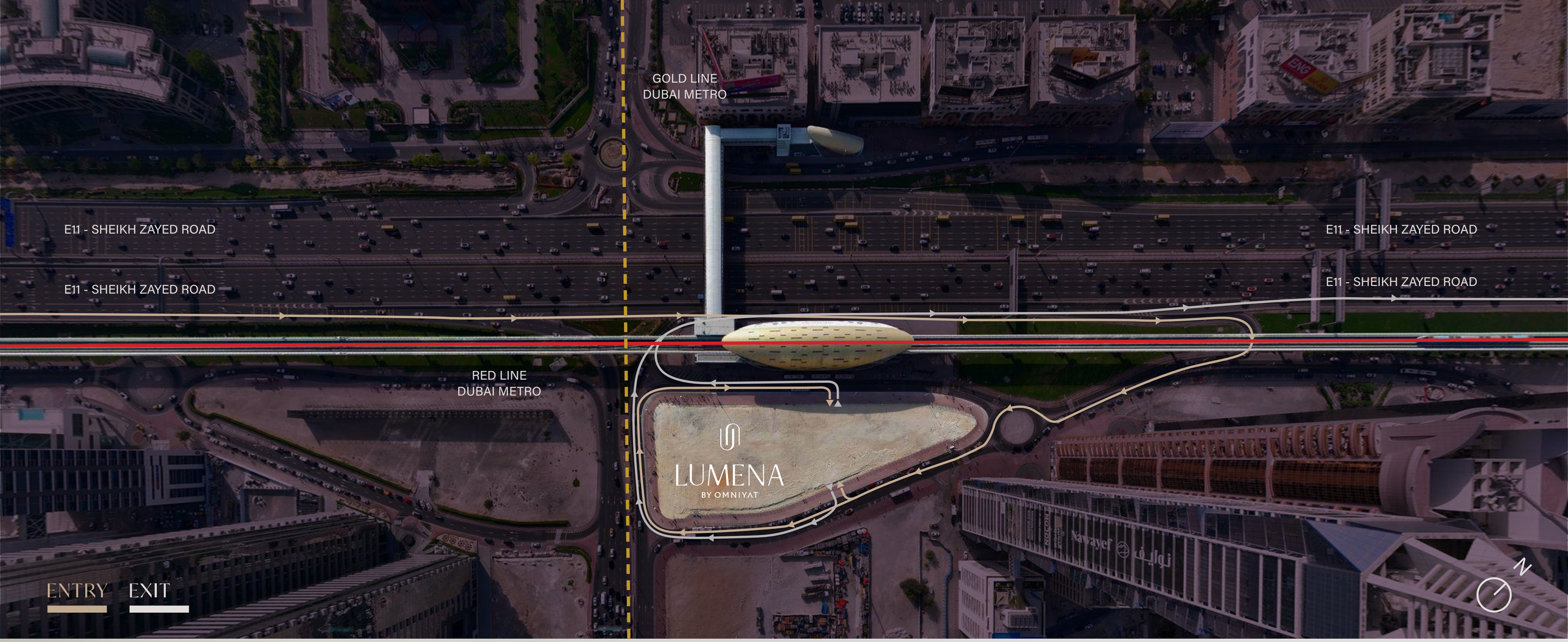



# LOCATION

LUMENA is strategically positioned at the gateway of Business Bay, a place where vision accelerates, connections elevate, and leadership soars. Delivering an atmosphere where business flows and ideas expand, LUMENA rises with quiet authority, standing as a symbol of vision, momentum and enduring presence.

Carefully carved openings and over flowing sky terraces are positioned to capture unobstructed vistas of the Burj Khalifa and the World Islands, while the shifting façade geometry plays with the desert sun, casting patterns that evolve throughout the day.

| | |
|---|---|
| ▪ E11 Sheikh Zayed Road | 1 minute |
| ▪ E44 Al Khail Road | 6 minutes |
| ▪ DIFC | 8 minutes |
| ▪ Downtown Burj Khalifa | 10 minutes |
| ▪ Dubai International Airport | 13 minutes |
| ▪ Dubai Marina | 20 minutes |
| ▪ Al Maktoum Airport | 43 minutes |




Rising at the crossroads of connectivity and commerce, Lumena is seamlessly linked to the Business Bay Metro Station, placing the entire city within effortless reach. From DIFC to Dubai International Airport, from Downtown to Dubai South, every major business district is just minutes away. This direct access to the city's most vital artery ensures that tenants are not only at the heart of Business Bay, but at the center of Dubai's entire commercial landscape. It's a location engineered for global ambition.

# VIEWS


North: Burj Khalifa and City Views
East: Burj Khalifa and Business Bay
West: Bvglari and Jumeirah Beach
South: Jumeirah Beach and Burj Al Arab

SOUTH

# JUMEIRAH & OCEAN VIEWS



NORTH

# BURJ KHALIFA & JUMEIRAH BEACH



# SPATIAL STORYTELLING AT ITS MOST REFINED

Step inside a world where innovation meets elegance, where every surface, every material, every line is considered, curated, and quietly commanding. Lumena is not merely designed, Lumena is composed with purpose, precision, and poetry.

Behind the aesthetic brilliance lies future-forward intelligence, adaptive layouts, integrated smart systems, and concealed innovation that anticipates every need without distraction. Here, luxury is not static, it evolves to support the way leaders think, move, and shape the world.





# BUILDING FEATURES

- Iconic architectural statement
- Purpose-driven, future-forward design
- 91 offices within a 260-metre commercial tower
- Strategically located at the gateway of Business Bay, minutes from Downtown Dubai and DIFC
- Landmark views of Burj Khalifa, Burj Al Arab, and the Arabian Gulf
- Direct connectivity to all of Dubai, with proximity to future gold line metro station
- Flexible office spaces with shell & core offerings
- Double-deck passenger lifts for efficient vertical transport
- Sustainability at the forefront: targeting LEED Platinum, WiredScore and SmartScore Platinum pre-certifications
- Lifestyle podium with curated retail and dining experiences
- Private terraces and landscaped sky gardens
- Executive Wellness Suite with high performance gym and sky pool
- Executive Business Club with Conference Facilities, Co-working and events space
- Owners' Club
- The region's first Sky Theatre for grand meetings, showcases, launches, and high-impact presentations
- Services managed by OMNIYAT
- Smart Building Management Systems (BMS)
- 1,000+ parking spaces

# OFFICES

Total 91 Units over 582,184 sq.ft GSA

59 Offices | 30 Half Floor | 2 Full Floor

# COMPONENT BREAKDOWN

### CO WORKING AND BUSINESS FACILITIES

Internal: 13,090 sq.ft

External: 3,742 sq.ft

Total: 16,832 sq.ft

### GYM, POOL AND WELLNESS

Internal: 29,384 sq.ft

External: 7,133 sq.ft

Total: 36,518 sq.ft

### SKY THEATRE AND EVENT SPACE

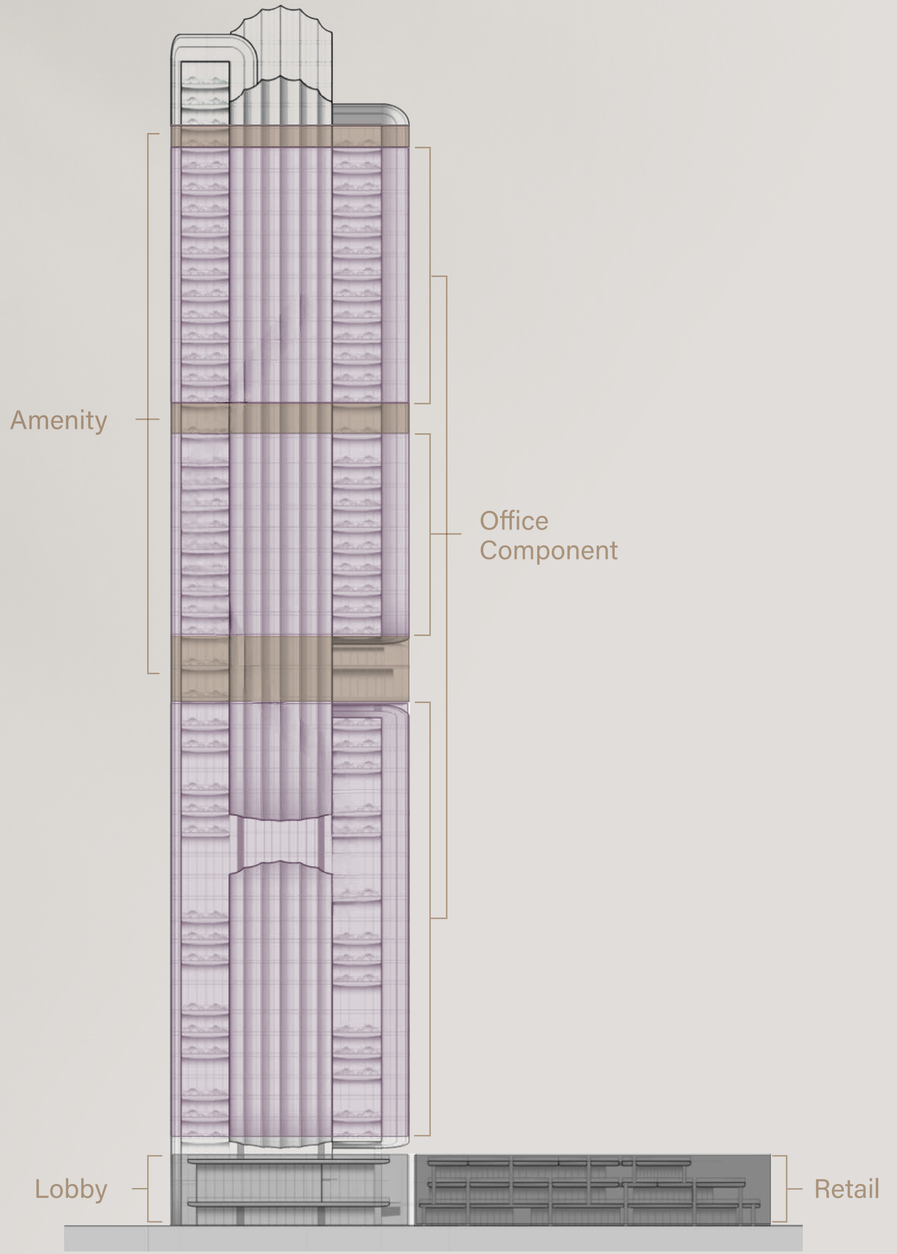
Internal: 7,188 sq.ft

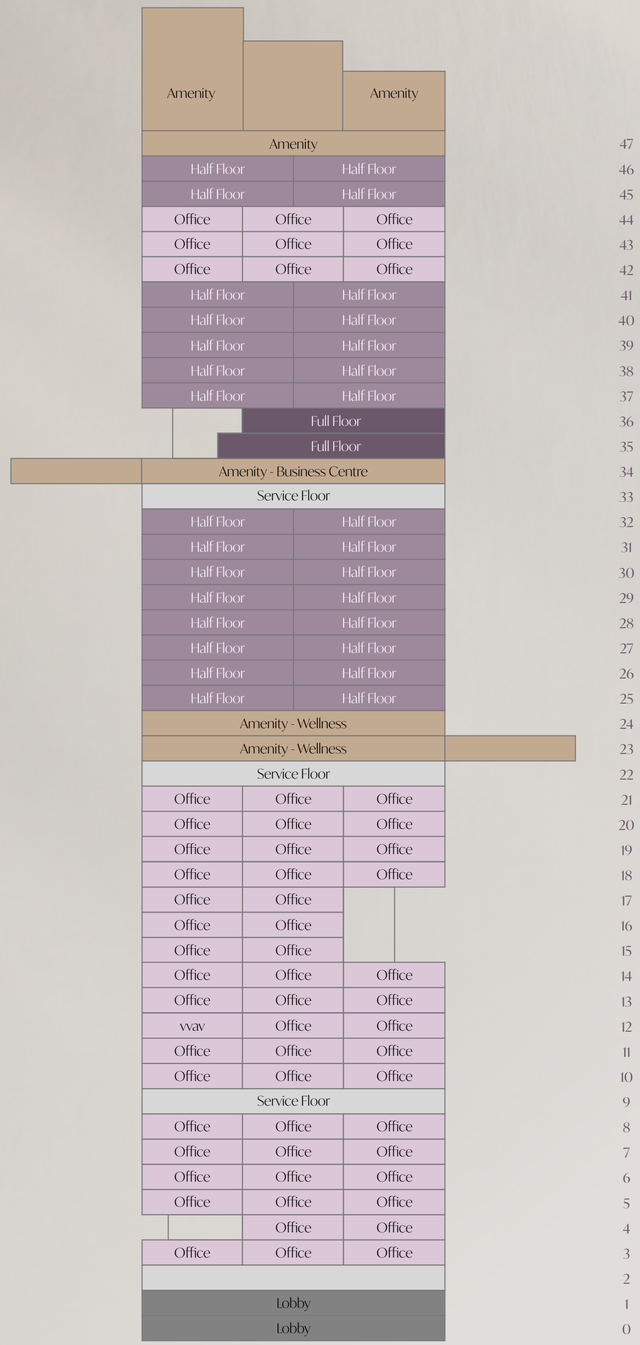
External: 2,617 sq.ft

Total: 9,805 sq.ft

# RETAIL

40,605 sq.ft total leasable retail area across 6 tenancies






# OFFICES BREAKDOWN

## OFFICE

59 Units
Average NSA: 377 sq.m | 4,056 sq.ft
Average GSA: 461 sq.m | 4,966 sq.ft

## HALF FLOOR

30 Units
Average NSA: 664 sq.m | 7,143 sq.ft
Average GSA: 785 sq.m | 8,451 sq.ft

## FULL FLOOR

2 Units
Average NSA: 1,201 sq.m | 12,924 sq.ft
Average GSA: 1,573 sq.m | 16,937 sq.ft

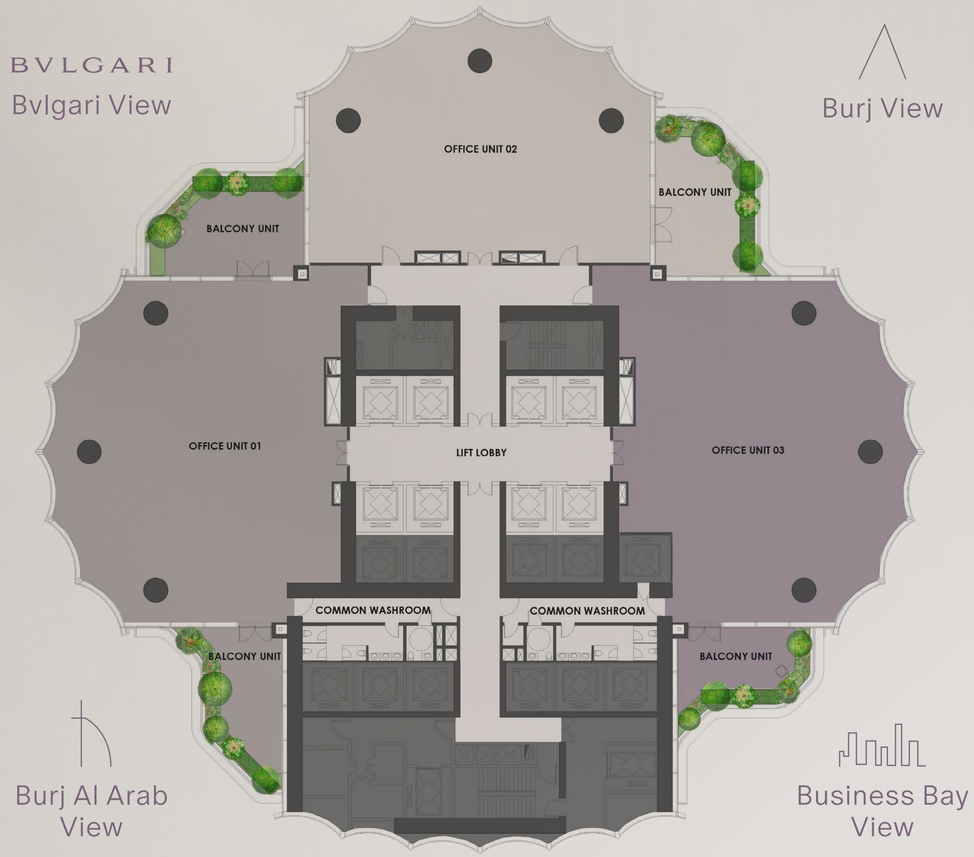
## TOTAL

91 Units



# OFFICE

## 59-Offices

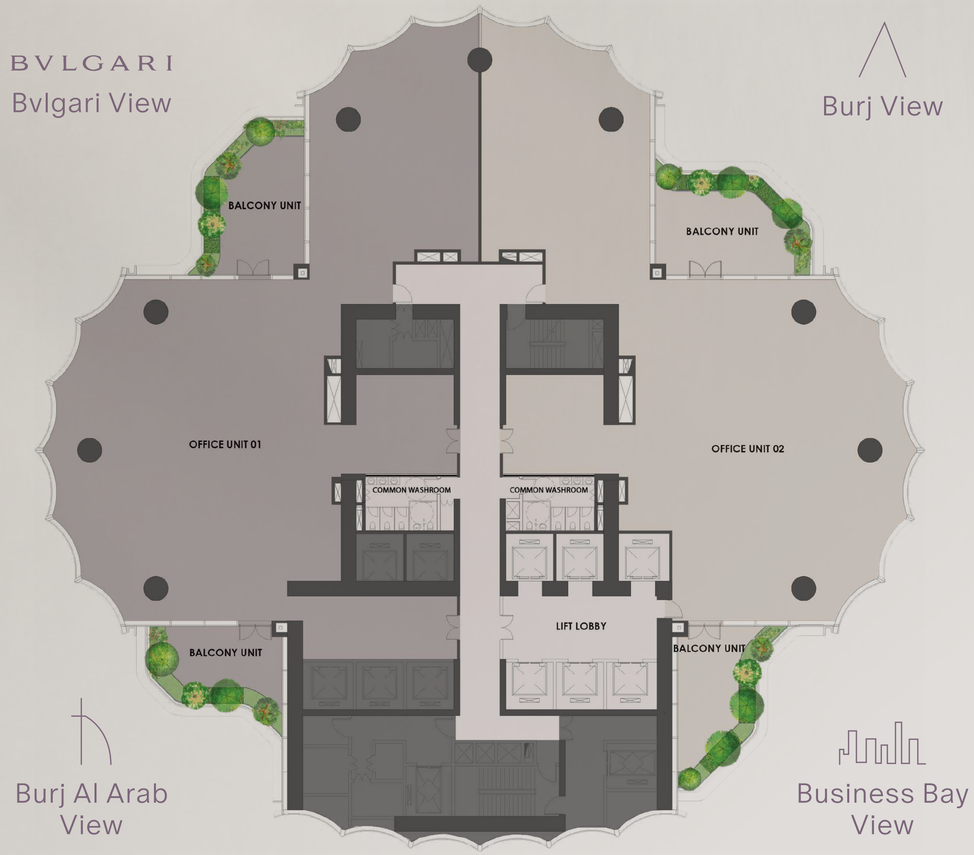



| UNIT TYPE | UNIT 01 | UNIT 02 | UNIT 03 |
|---|---|---|---|
| Approx Unit Areas: | Internal: 4,329 sq.ft<br>External: 1,308 sq.ft<br>Total: 5,636 sq.ft | Internal: 3,576 sq.ft<br>External: 690 sq.ft<br>Total: 4,268 sq.ft | Internal: 4,387 sq.ft<br>External: 619 sq.ft<br>Total: 5,005 sq.ft |
| Internal Dimensions: | Northwest Unit: 23m x 21m | North Unit: 22m x 17m | Northeast Unit: 23m x 21m |
| Floor to Ceiling Height | 3.0m | 3.0m | 3.0m |
| Density @ 1in10 | 40 pax | 33 pax | 40 pax |
| Views: | Burj Al Arab<br>and Jumeriah Beach | Burj Khalifa, Burj Al Arab<br>and Jumeriah Beach | Burj Khalifa and Dubai Canal |
| Developer Washrooms: | Included | | |
| Finishes | Internal Office Shell and Core.<br>Office Terrace: General Stone (granite/ travertine/ limestone) or similar, with soft landscaping | | |
| Parking Spaces | 7 | 5 | 7 |



# HALF FLOOR

## 30-Offices




| UNIT TYPE | UNIT 01 | UNIT02 |
|---|---|---|
| Approx Unit Areas: | Internal: 7,278 sq.ft<br>External: 1,308 sq.ft<br>Total: 8,586 sq.ft | Internal: 7,008 sq.ft<br>External: 1,308 sq.ft<br>Total: 8,316 sq.ft |
| Internal Dimensions: | Northwest Unit: 20m x 31m | Northeast Unit: 20m x 31m |
| Floor to Ceiling Height | 3.0m | 3.0m |
| Density @ 1in10 | 65 pax | 62 pax |
| Views: | Northwest Unit: Jumeriah Beach and Burj Al Arab View | Northeast Unit: Burj Khalifa View |
| Developer Washrooms: | Included.<br>Option to purchase area and fit out with full floor purchase | |
| Finishes | Internal Office Shell and Core.<br>Office Terrace: General Stone (granite/ travertine/ limestone) or similar, with soft landscaping | |
| Parking Spaces | 14 | 12 |

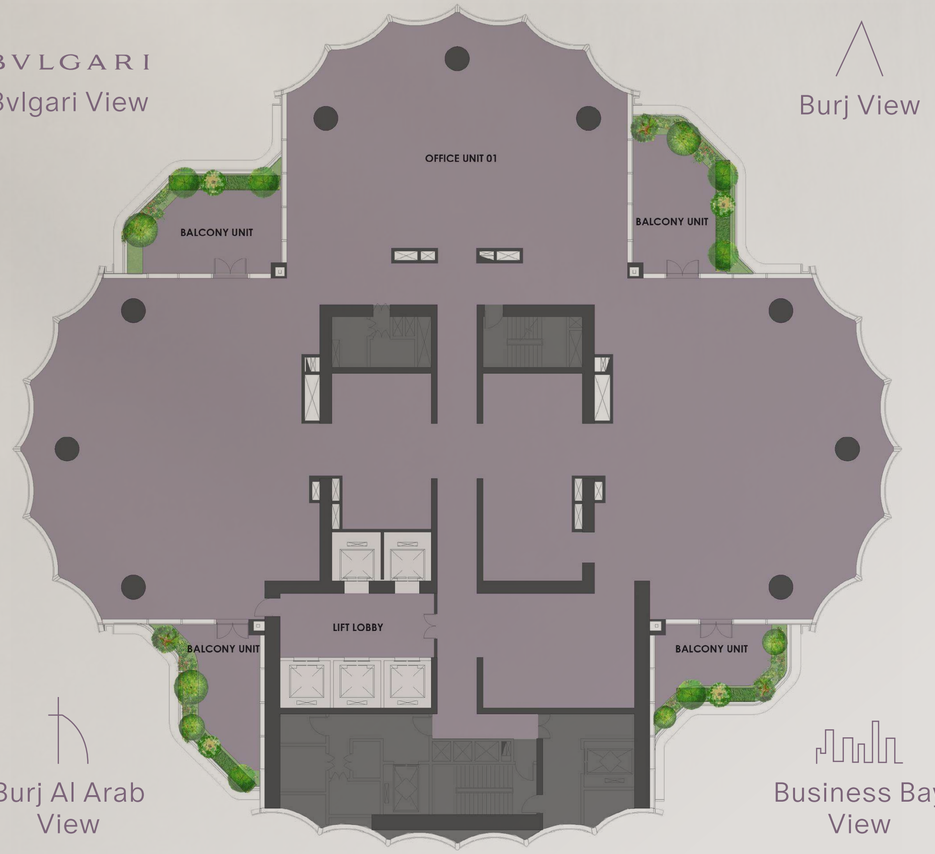


# FULL FLOOR

## 02-Offices

BVLGARI
Bvlgari View

Burj View




Burj Al Arab View

Business Bay View

| UNIT TYPE | UNIT 01 |
|---|---|
| Approx Unit Areas: | Internal: 7,167 sq.ft<br>External: 1,037 sq.ft<br>Total: 16,649 sq.ft |
| Internal Dimensions: | Unit: 56m x 34m |
| Floor to Ceiling Height | 3.0m |
| Density @ 1in10 | 126 - 114 pax |
| Views: | Burj Khalifa, Burj Al Arab and Jumeriah Beach |
| Developer Washrooms: | Not included |
| Finishes | Internal Office Shell and Core.<br>Office Terrace: General Stone (granite/ travertine/ limestone) or similar, with soft landscaping |
| Parking Spaces | 21-27 |







# SUSTAINABILITY

Sustainability:

- LEED Platinum
  (UAE Highest Commercial Grade)

Wellbeing:

- WELL Building Standard v2 Core
  & Shell - Platinum Rating

Technology:

- WiredScore Platinum
- SmartScore Platinum



LUMENA embodies a biophilic approach to its office design, enhancing employee wellbeing, productivity and sustainability by integrating natural elements into the workspace. Greenery, natural light, and organic materials contribute to improved air quality, reduced stress, and heightened cognitive function.

Behind the aesthetic brilliance lies future-forward intelligence, adaptive layouts, integrated smart systems, and concealed innovation that anticipates every need without distraction. Here, luxury is not static, it evolves to support the way leaders think, move, and shape the world.





# AMENITIES

At LUMENA, amenities are not an afterthought, they are an integral expression of ambition, wellbeing, and prestige.

# ARCHITECTURE MEETS EXPERIENCE

At the base of Dubai’s most visionary commercial tower lies a 6,000 sq.m destination that breathes a seamless fusion of high-end retail and culinary artistry, crafted to mirror the ambition of those who ascend its floors.

Sculpted facades, double-height glass frontages, and immersive landscape features create a destination that reveals an urban sanctuary. This is where business meets lifestyle, with elegance.







# RETAIL AS RITUAL

Explore a collection of concept boutiques and global brands curated for the discerning few, where design, fashion, and function intersect in a striking harmony. From bespoke tailoring to rare finds, every space has been selected to complement a lifestyle of distinction.





# CULINARY ELEVATION

From sunrise espresso bars to power-lunch enclaves and twilight fine dining, the podium's dining venues are destinations in their own right. Each outlet delivers atmosphere, architecture, and a taste of the exceptional.





# THE SKY THEATRE

Perched at the summit of LUMENA, The Sky Theatre is a stage for the future. Suspended above the city’s skyline, this elevated sanctuary is designed to inspire the minds of visionaries, leaders, and pioneers.

Set within a sculptural crown of glass and light, The Sky Theatre offers panoramic views that stretch from the shimmering coastline to the desert beyond. Here, every gathering feels lifted, above distraction, above convention, above the ordinary.



The sky theatre is purpose-built for keynote addresses, C-suite roundtables, cinematic launches, and future-forward forums. It is where ideas are not just shared, they ascend.

Every material has been chosen for harmony, both aesthetic and experiential. Natural light floods the space by day, while celestial lighting takes over by night, creating a seamless interplay of elegance and energy.

Accessible only to an elite few, The Sky Theatre becomes a signature moment within the tower’s ultra-luxury ecosystem, a place where critical decisions are made, brands are unveiled, and legacies begin.





# EXECUTIVE BUSINESS CLUB

All owners and tenants receive an invitation to join and benefit from access to the exclusive business club, brought to you by OMNIYAT. Welcome to the ultimate in luxury and convenience. This sanctuary of relaxation offers direct access from the offices on higher floors and features a club complete with exclusive amenities available at any time.



# THE EXECUTIVE WELLNESS SUITE

A private wellness sanctuary curated for peak performance. Outfitted with the latest in precision fitness technology, the space features dedicated zones for strength, cardio, mobility, and recovery. Whether you're clearing your mind before a board meeting or closing your day with intention, this suite empowers focus, energy, and longevity.







# THE SKY POOL

Suspended above the skyline, the Sky Pool offers a serene escape in the heart of the city. Encased in glass and surrounded by lush minimalism, it provides breathtaking views and a rare sense of stillness, a place where business dissolves into clarity, and clarity transforms into vision.





# ELEVATED SPACES. EXCLUSIVE ACCESS

Complemented by private lounges, bespoke concierge services, and artfully designed communal zones, the tower's amenities are reserved for those who lead with purpose and live without compromise:

- Sky Theatre
- Exclusive Owners' Club
- Sky Pool
- Gym, Yoga, Pilates Studio
- Steam, Sauna & Ice baths
- Outdoor Rejuvenation Terrace
- Business Centre
- Co-Working Facilities
- Conference and Event
- Barista Lounge

# SERVICES MANAGED BY OMNIYAT

## A LEGACY OF SERVICE

As part of OMNIYAT's portfolio of unparalleled residential and hotel developments, superior service is quite simply an integral part of every masterpiece. As such, here are just some of the services you can depend upon.

## OFFICE CONCIERGE

Handles all aspects of client interactions, including reception and greetings, as well as managing conference room bookings, and providing printing, binding, and laminating services.

## WELLNESS CONCIERGE

Arranges access to performance training coaching and mental health sessions, together with spa and wellness bookings.

## LIFESTYLE CONCIERGE

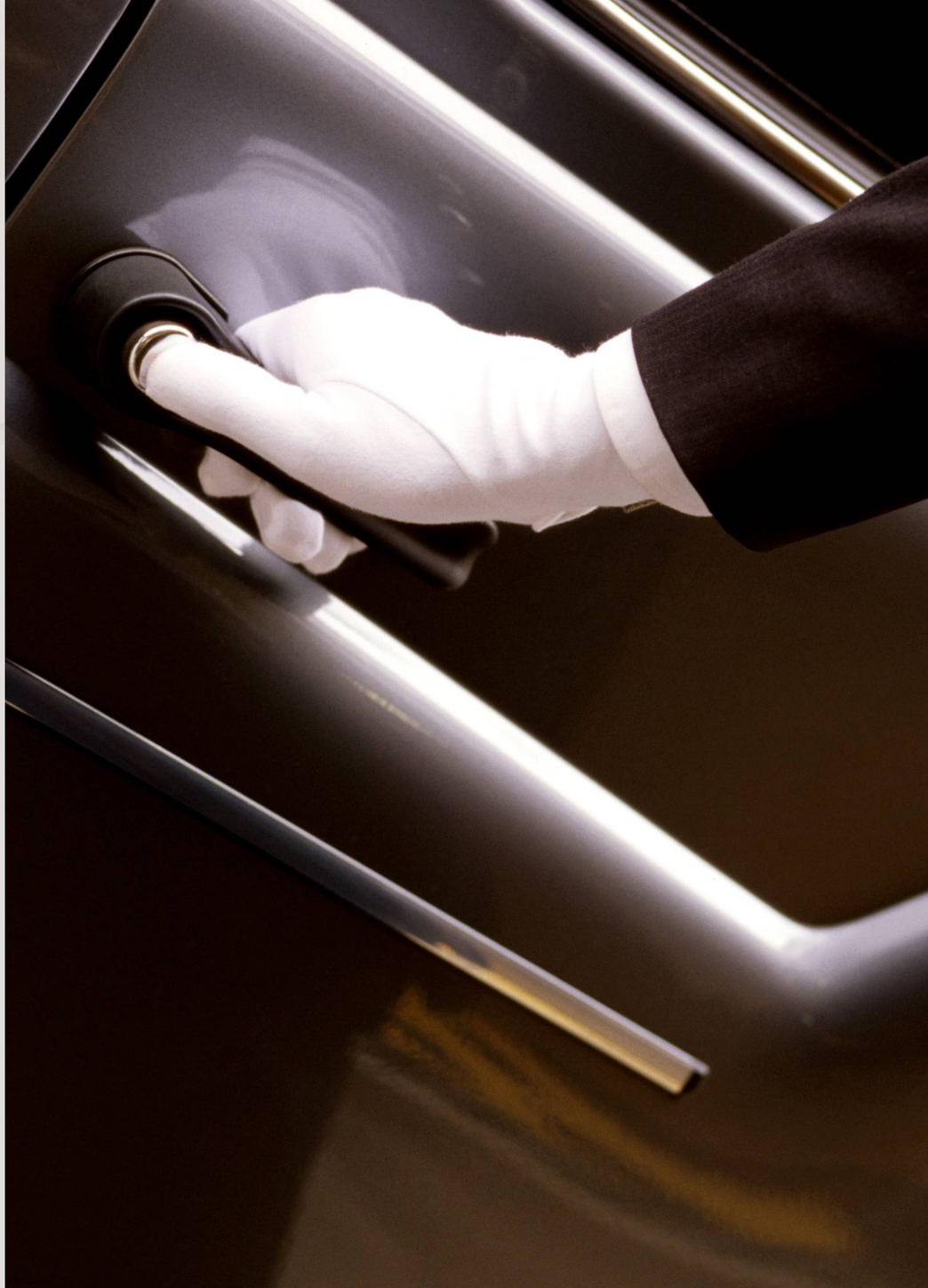
Coordinates ticketing and event arrangements, as well as organizes transportation and dining reservations for clients.

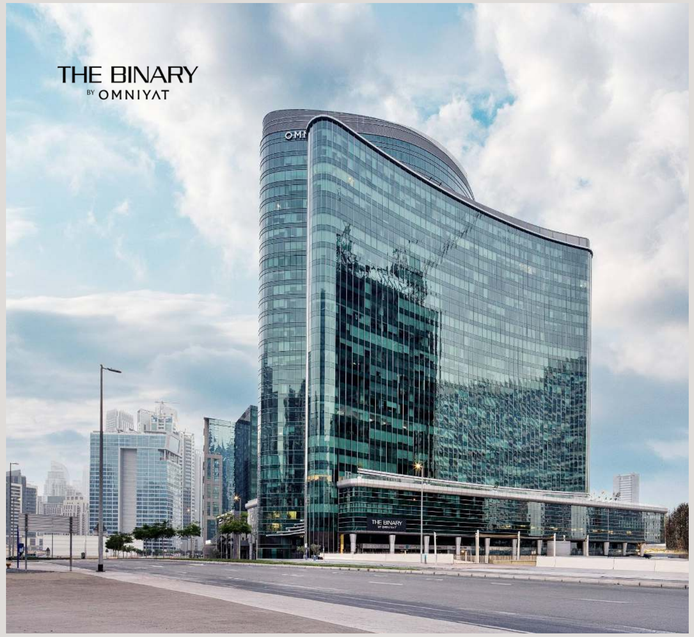
## PERSONAL SERVICES

Manages car cleaning, dry cleaning and tailoring services, as well as scheduling salon and hairdressing appointments.

## CURATED OFFERINGS

The Office Concierge is equipped to assist with bespoke requests, including organising floral arrangements, catering services, private shopping experiences, event management, and travel arrangements via private boat or plane.















# THE BEGINNING OF COMMERCIAL ARTISTRY

OMNIYAT has established a prestigious reputation for crafting masterpieces that leave a lasting legacy.

Renowned for iconic residential landmarks like The Lana, Dorchester Collection, Dubai, crafted in collaboration with Foster + Partners and Gilles & Boissier, OMNIYAT excels in executing projects that define and fulfil the wishes of the world's most discerning clientele.

In Dubai and across the globe, OMNIYAT has created refined works of art that effortlessly blend creativity, quality and rarity. Building on the success of The Opus by OMNIYAT, a commercial icon designed by legendary architect Zaha Hadid, and Enara by OMNIYAT, OMNIYAT now presents LUMENA to the world.

We imagine the extraordinary and build it into reality, elevating the exceptional to create immersive living experiences that redefine the concept of luxury living.

We call this The Art of Elevation.

# OMNIYAT

THE ART OF ELEVATION

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