

THE OPUS

by ZAHA HADID

OMNIYAT®

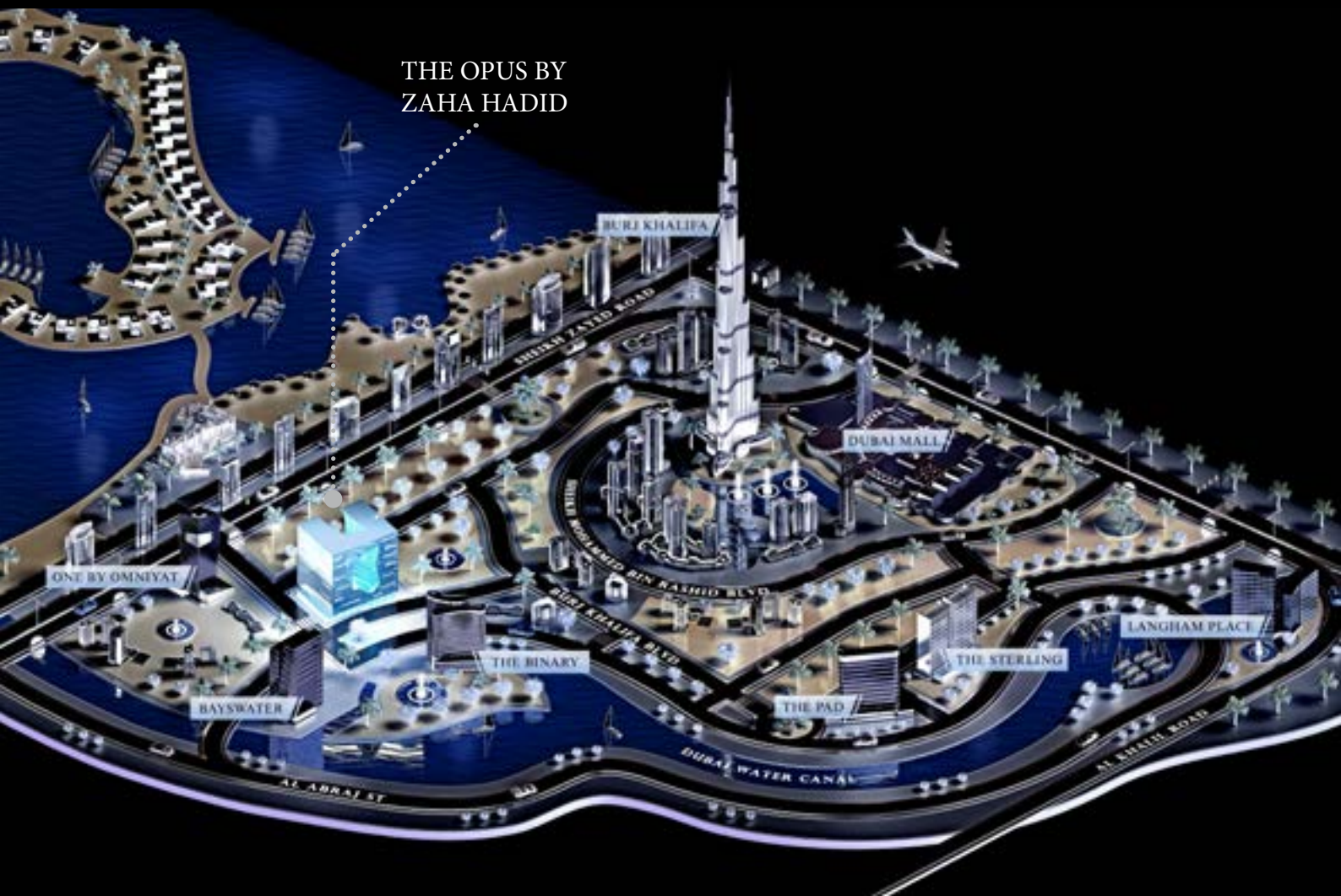


THE OPUS BY ZAHA HADID

The Opus by Zaha Hadid for Omniyat is a mixed-use development, a destination, a buzzing hub for the commercial, residential, hospitality, dining and entertainment. Designed by the Late Dame Zaha Hadid, The Opus is an eclectic combination of Grade A offices, furnished and serviced residences designed by Zaha Hadid and and a unique design hotel, ME by Meliá.

PROJECT HIGHLIGHTS

- Located in the heart of Burj Khalifa district
- Fantastic views of Burj Khalifa, the Arabian Gulf and Dubai Water Canal
- Convenient access to Sheikh Zayed Road and Al Khail Road
- Few minute drive from Dubai International Financial Centre (DIFC), Trade Centre, The Dubai Mall and Dubai Design District



THE OPUS BY
ZAHA HADID

ONE ADDRESS
MANY POSSIBILITIES

LIVE WORK STAY EAT/ PLAY

SERVICED
RESIDENCES

OFFICE
SPACE

ME DUBAI
HOTEL

FOOD & BEVERAGE
ENTERTAINMENT
BARS & RESTAURANTS



96

Serviced Residences

175

Offices

90,000 sq.ft.

Restaurants and Bars

210,000 sq.ft.

Entertainment Zone

151,303 sq.ft.

Plot Size

2 Million sq.ft.

Total Built Up Area

6 Basements, G + 21

Levels



ZAHAHADID

Pritzker Architecture Prize (2004) winner, Late Dame Zaha Hadid is an acclaimed architect with progressive designs that push the boundaries of architecture and urban design. She was awarded the Dame Commander of the Order of the British Empire for services to architecture in 2012.

She has been recognized as a visionary thinker and gained fame from all over the globe. Her worldwide fame has allowed her to work on projects as monumental as Olympic stadiums, the Iraqi Parliament Building in Baghdad, the Japan National Stadium, and the Qatar 2022 FIFA world cup stadium.

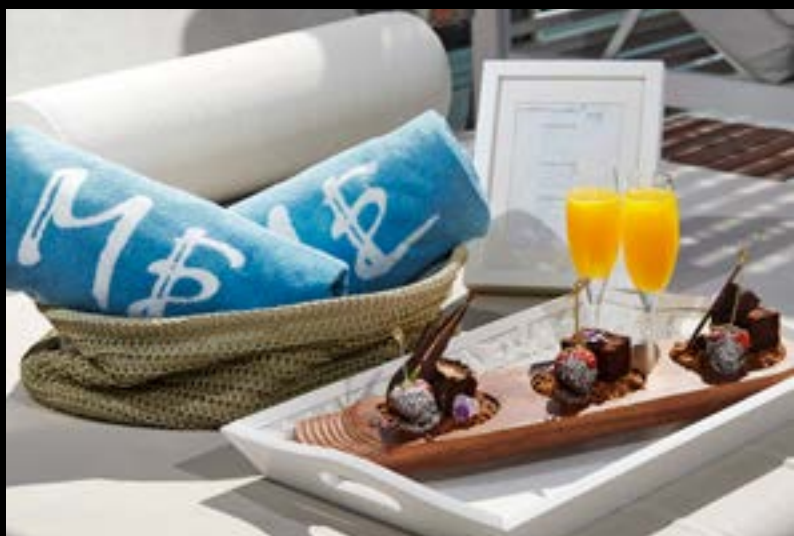
MEBYMELIÁ

ME is a contemporary interpretation of the Melia experience. Melia Group of Hotels is a leading global hotel chain with over 350 properties and 90,000 rooms in 39 countries on 4 continents.

This brand of experience, personality hotel fuses innovative style with local flavors to captivate travelers with a decisive taste for cutting-age art

and design, international cuisine and world music. The ME philosophy is to ignite a passion in each guest while appealing to their senses and emotions.

There are currently ME Hotels in London, Madrid, Cancun and Cabo, Mallorca, Ibiza, Milan and Miami. ME Dubai is one of the most awaited hotels and will open its doors in Q4 2019.



FACILITIES

- Spa facilities
- Temperature controlled swimming pool
- Gymnasium
- Hotel lobby lounge
- Restaurants and lounge bars
- Conference facilities
- Business centre facilities

SERVICES

- 24-hour security
- 24-hour valet service
- Round the clock concierge
- Secure basement parking
- Valet parking for visitors
- Available service packages that cover basic, not so basic and complete service requirements of residents and guests





THE OPUS RESIDENCES

The Opus Residences by Zaha Hadid are designed for those with a discerning eye, a taste for the extraordinary, a habit of acquiring only the best. The limited collection of 96 residences will be serviced by ME Dubai and offer a range of sizes, from one and two bedroom to the extraordinary duplex and triplex apartments.

The residents have full access to all hotel facilities and amazing amenities and an eclectic variety of innovative F&B experiences at The Opus.

THE FEATURES

- Fully designed by the world-famous star-architect Dame Zaha Hadid
- Serviced by ME Dubai
- Fully furnished with exclusive furniture and fixtures hand-picked by Zaha Hadid
- Penthouse residences include a private rooftop garden
- Fully equipped kitchen with premium quality appliances
- Private access for serviced residences and separate entrance for hotel





APARTMENT MIX

VIEW	QUANTITY	MIN OF SALEABLE AREA FT.	MIN OF SALEABLE AREA FT.
RESIDENTIAL			
One Bed	44	802	1,155
Two Bed	9	1,399	2,569
Two Bed Duplex with roof terrace	1	2,209	2,209
Three Bed Duplex with roof terrace	1	3,587	3,587
Three Bed Triplex with roof terrace	2	6,068	6,071
TOTAL	57		
SERVICED APARTMENT			
One Bed	31	811	1,533
Two Bed	6	1,645	2,774
Three Bed Duplex with roof terrace	2	3,352	3,358
TOTAL	39		
GRAND TOTAL	96		



THE OPUS OFFICES

Offices at The Opus are a glorious union of outstanding aesthetics and engineering brilliance. Setting new standards in workplace design, not only in Business Bay, or in Dubai, but across the world, offices at The Opus seek to break free from the predictable.

An office at The Opus is not only an address; it is a whole new world of inspired thinking. The Opus offices form an environment designed to inspire and nurture productivity, while pairing your business with the most desired work place in town.

THE FEATURES

- 15 floors of office space
- AAA rated offices
- 87% efficiency
- High Level security system
- Business centre at ME Dubai
- Views of Burj Khalifa, Downtown Dubai, The Opus void and Dubai Water Canal
- Offices ranging from 1,700 sq.ft. - 8,400 sq.ft.





OFFICES MIX

TYPE	VIEW	QUANTITY	MIN OF SALEABLE AREA FT.	MIN OF SALEABLE AREA FT.
A01	Burj Khalifa / Dubai Water Canal	14	1,792	2,928
A02	Burj Khalifa / Opus Void	14	3,424	4,187
A03	Opus Void	14	2,669	6,610
A04	Dubai Water Canal	14	2,916	3,162
A05	Dubai Water Canal	14	2,568	3,132
A06	Dubai Water Canal	14	2,710	3,007
B01	Burj Khalifa / Dubai Water Canal	15	3,367	3,796
B02	Dubai Water Canal / Opus Void	15	2,700	3,177
B03	Opus Void	15	2,043	3,141
C01	Burj Khalifa / Opus Void	14	3,408	8,402
C01A	Burj Khalifa / Opus Void	1	2,097	2,097
C01B	Opus Void	1	1,297	1,297
C02	Burj Khalifa	15	2,575	3,151
C03	Burj Khalifa	15	2,329	3,170

PAYMENT PLAN

OFFICES

Handover
Ongoing

Service Charges
AED 16.25 - 17.25 /sq.ft.

50%

SIGNING OF
RESERVATION CONTRACT

50%

SIGNING OF
SPA

RESIDENCES

Handover
Q1 2020

Estimated Service Charges
AED 24 - 28 /sq.ft.

5%

SIGNING OF
RESERVATION CONTRACT

25%

SIGNING OF
SPA

20%

COMPLETION
DATE

25%

ONE YEAR FROM
COMPLETION DATE

25%

TWO YEARS FROM
COMPLETION DATE

ESCROW DETAILS

ACCOUNT NAME

The Opus

ADDRESS

PO Box 48926

BANK DETAILS

Abu Dhabi Commercial Bank Dubai
United Arab Emirates

BANK ACCOUNT

10078681159001

IBAN

AE460030010078681159001

SWIFT CODE

ADCB AEAA