

THE PAD

by OMNIVAT



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PROJECT SUMMARY

The Pad by Omniyat brings South Beach to Dubai. Tilted at a 6.5° angle, enveloped in LED lighting, the chic and sophisticated Pad is the pinnacle of super-glamorous condo living, the most striking building on the Creek, presiding over the Burj Khalifa and the sea. It's the most desirable location for investment as it is central

to both an ever-expanding business hub, as well as growing residential district in pace with the essential Creek extension project. With 253 sumptuously designed and furnished residences, a sparkling pool and gym, luxuriant gardens, the Pad is the most coveted address in Dubai.

LOCATION

- Located in the heart of the Burj Khalifa District
- Fantastic views of the Burj Khalifa, Mohammed Bin Rashid City and the Creek
- The building includes duplex lofts and garden apartments
- Convenient access to the Sheikh Zayed Road and Al Khail Road
- Few minutes drive from the Dubai International Financial Centre (DIFC), Trade Centre, Dubai Mall and Dubai Design District

FAÇADE LIGHTING

The façade design involves 2,000 specially designed LED panels that are fully programmable and enable the façade to come alive with colour and movement. The façade will be

clearly visible and memorable feature from Al Khail Road.

INTERIOR FIT-OUT

Plafond is one of the UAE's market leading multi-disciplinary Fitout and MEP contractors specializing in hotel, commercial, residential, retail and airport projects with 20 years of

experience in delivering quality projects They have been appointed and have mobilized on The Pad site. The fit-out and MEP work is progressing on schedule.

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PROJECT FACT SHEET

PROJECT NAME	THE PAD		
PROJECT PARTICULARS	Plot	BB.B01.B061	
	Location	Business Bay, Dubai, UAE	
PROJECT DETAILS	Plot Areas	50,182 sq. ft.	
	Total built up area	430,000 sq. ft.	
	Total Height	103 M	
	Basements	3	
	Levels	G + M + P + 24	
	Podium	Gym & Pool Deck	
		20 simplex floors 2 duplex floors 1 floor with private garden terraces	
TYPE	Residential (Furnished Apartments)		
UNIT MIX	APARTMENT	AREA (Sq. Ft.)	MIX
	Studio	580	11
	1 Bedroom	680	178
	2 Bedroom	1,285	42
	1 Bedroom Loft	1,185	18
	2 Bedroom Loft	2,435	4
	Ave. area of typical units shown		
VIEWS	Burj Khalifa, Downtown Dubai & Dubai Creek		
AMENITIES	Landscaped gardens, gymnasium and swimming pool		
FINISHES PUBLIC SPACES (MIN. SPECIFICATION)	<ul style="list-style-type: none">Entrance lobby and corridors: Stone floors, stone/ painted gypsum/ feature walls, painted gypsum ceilingsLandscaping: Paving and planted areas		
	<ul style="list-style-type: none">Kitchens: Quality Ceramic floors tiles, painted gypsum walls, feature stone/ glass splashbacks, painted gypsum ceilings, timber veneer cabinets, stone benchtops, whitegoods incl. gas oven, fridge and washing machine		
FINISHES - UNITS (MIN. SPECIFICATION)	<ul style="list-style-type: none">Bathrooms: ceramic floor tile, stone floors and walls, painted gypsum ceilings, stone vanity tops and Flaminia sanitary wareLiving Areas and Bedrooms: Quality ceramic floors tiles, painted gypsum walls and ceilings, built in wardrobes, full and cutting-edge home automation package and TVDoors & Windows: Solid timber door frames, timber veneer doors, aluminium-framed double glazed and openable windowsLight Fixtures: A mixture of dimmable down lights and mood lighting		

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HOME AUTOMATION

55" TV
IPAD mini (control pad)
Crestron processor
Wifi
Router
AV receiver (multiple source)
Soundbar
Crestron HVAC sensors/controls
Wired control keypads and switches enabling centralized
A/C, Lighting, audio and AV

FURNITURE PACKAGE

STUDIO/ONE BEDROOM

Bed and bedside tables
Built-in wardrobe
TV unit with built-in TV
Kitchen bar and stools
Two seater sofa
2 arm chairs
Side table
Coffee table
Freestanding lamp

TWO BEDROOM

Bed and bedside tables in each bedroom
Built-in wardrobe in each bedroom
TV
Dining table with 4 chairs
Three-seater sofa
2 arm chairs
Side table
Coffee table
Freestanding lamp

LOFTS

As above except:

2 bedroom loft will include a dining table with 6 chairs
2 bedroom loft will include 2 three-seater sofas and 4 arm chairs
2 bedroom loft will include 2 coffee tables