

STERLING

by OMNIYAT



PROJECT SUMMARY

A stunning residential project in the heart of Dubai, The Sterling by Omnyat is nestled between Burj Khalifa District and the amazing Dubai Canal. With a façade featuring silver chrome finish, The Sterling's platinum twin towers stand out as the gems of Dubai, mirroring during the day, glistening with the city's lights and the stars in the darkness of the night.

Spellbinding design; emblematic interior design, finest material, capacious rooms and modern technology converge to create the ideal residence for connoisseurs of the exceptional. Disconnect from the world outside and enter an opulent sanctuary, with plush beds, his and hers spot lit walk-in wardrobes and dreamy views.

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FEATURES

- Located in the heart of the Burj Khalifa District
- Fantastic views of the Burj Khalifa, Mohammed Bin Rashid City and the Canal
- Exclusive pool and recreational areas with elevated gardens
- Facing onto community gardens by the master developer
- Inclusive of A - list amenities
- Convenient access to the Sheikh Zayed Road, Al Asayel Street and Al Khail Road
- Few minutes drive from the Dubai International Financial Centre (DIFC), Trade Centre, Dubai Mall and the Dubai Design District
- Beautifully crafted interiors with the finest materials and fittings



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PROJECT FACT SHEET

PROJECT NAME

The Sterling East House

LOCATION

Plot BB.B01.015/346-711
Business Bay, Burj Khalifa District
Dubai, UAE

PROJECT DETAILS

Plot Areas	52,000 sq. ft.
Total Height	100m
Basements	2
Levels	Ground + 25
Level 4	Amenities & pool deck

TYPE

Residential

UNIT MIX AND AREAS

TYPE	NO. OF UNITS	Typical GSA [ave]
Studio	33	494 sq. ft.
1BR	83	From 1,000 sq. ft.
2BR	42	From 1,700 sq. ft.
3BR	4	2,600 sq. ft.
Penthouse	2	From 4,933 sq. ft.
Townhouse	7	From 5,020 sq. ft.
Residences	171	
Retail	1	1,850 sq. ft.

AMENITIES

Landscaped Gardens, Gymnasium, Swimming Pool, Mailboxes, Recreational Room, 24 hour concierge, Quite Garden, Convenience Retail

FINISHES PUBLIC SPACES (MIN. SPECIFICATION)

- Entrance Lobby and Corridors: stone floors ; stone painted gypsum and feature timber walls; painted gypsum ceilings
- Landscaping: paving and planted areas, outdoor furniture, swimming pool with wet deck lounge areas and swimming lanes

FINISHES - UNITS (MIN. SPECIFICATION)

- Kitchens: stone floor tiles; painted gypsum walls with feature stone walls; painted gypsum ceilings; built-in European kitchen cabinets, stone counter tops and splash back; sink with tapware. Seimens or equivalent integrated whitegoods including oven, cooktop, rangehood, fridge and dishwasher
- Bathrooms: stone floor tiles; feature stone and painted gypsum to walls; painted gypsum ceilings; built-in vanity counters; stone vanity tops; sanitaryware, bathtub and/or shower as per plans
- Living Areas & Bedrooms: stone floors; painted gypsum walls and ceilings; built-in wardrobes with LED lighting
- Doors & Windows: timber door sets; full height aluminium-framed glazed windows (openable in parts)
- Light Fixtures: down-lights and cove lighting
- Home Automation: Private wireless LAN, Basic light, curtain and AC control, ready and enabled for purchaser customization

FURNISHED

No

STERLING

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PROJECT FACT SHEET

PROJECT NAME

The Sterling West House

LOCATION

Plot BB.B01.016/346-712
Business Bay, Burj Khalifa District
Dubai, UAE

PROJECT DETAILS

Plot Areas	52,000 sq. ft.
Total Height	100m
Basements	2
Levels	Ground + 25
Level 4	Amenities & pool deck

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