

LANGHAM PLACE

RESIDENCES

DOWNTOWN DUBAI

FACTSHEET



OMNIYAT®

LANGHAM PLACE

RESIDENCES

DOWNTOWN DUBAI

Langham Place Residences Downtown Dubai is a modern embodiment of the trusted Langham philosophy, elegance in design, excellence in hospitality and unsurpassed luxury services. The development will span a built up area of circa 740,000 square feet, and will encompass a five-star hotel and residences, offering a signature modern luxury lifestyle experience and adding a total of 430 units to the hospitality sector in Dubai upon completion. The residential tower has 257 fully serviced luxurious residences, from deluxe rooms to lavish three bedroom penthouses, while the hotel has 173 refined hotel rooms and suites - all created with the finest materials, stylish art, the latest technical innovations, and offering inclusive services.



LANGHAM PLACE
RESIDENCES
DOWNTOWN DUBAI

THE LANGHAM
DOWNTOWN DUBAI

BURJ KHALIFA

DUBAI MALL

THE STERLING

MARASI

THE PAD

THE BINARY

THE OPUS

ONE BY OMNIYAT

BAYSWATER

SHEIKH MOHAMMED BIN RASHID BIN SAUD AL MUMTAZ ROAD

AL ABRAJ ST

DUBAI CREEK



FEATURES

- Located in the Burj Khalifa district, at the heart of Downtown Dubai
- Stunning views Burj Khalifa, Dubai Creek and Dubai Design District
- A five minute drive or a leisurely walk from the largest shopping mall, The Dubai Mall and the world's tallest tower, Burj Khalifa
- Less than 10 minutes drive to Dubai International Financial Centre (DIFC), Marasi, Trade Centre and Jumeirah Beach
- Convenient access to Sheikh Zayed Road and Al Khail Road
- Only 13 kilometers from the Dubai International Airport
- Fully furnished serviced residences with fully equipped kitchen and private terraces
- Direct access to hotel amenities, gymnasium, swimming pool, kids club and kids pool
- Langham signature high tea at the Salon, conference facilities, meeting rooms, Chuan Body + Soul spa, restaurants and roof top bar are all available to the Residences

ABOUT

LANGHAM HOSPITALITY GROUP

The Langham Group enjoys a legendary heritage, dating back to 1865, with the opening of The Langham in London - Europe's Original Grand

Hotel. The Langham Group manages over 30 luxury properties worldwide under "The Langham" and "Langham Place" brands, with a room count of over 11,000. They have garnered an impressive array of awards and recognitions for excellence in the field of luxury hospitality.

In 2015 the Langham in Chicago was voted No.1 Hotel in the United States, according to Travelers' Choice Awards, while also in 2015 their hotel in London made it onto the Top Hotels in the World Gold List.

In its continued efforts to strengthen Dubai's status as a global tourist destination and to create livable art, Omniyat has strategically partnered with this renowned international hotel operator, to create the prestigious

Langham Place Residences Downtown Dubai.



LANGHAM PLACE RESIDENCES DOWNTOWN DUBAI

TYPE	UNITS	AREA RANGES (SQ. FT.)
Studio	51	392 - 618
1 Bedroom Suite	129	651 - 1,157
2 Bedroom Suite	40	1,161 - 1,296



FINISHES

LIVING ROOM AND BEDROOM

CEILING

Plaster board with paint finish

WALLS

Paint finish

Timber veneer wall panelling

FLOORING

Engineered natural timber flooring

Rug as bed surround

BED

Upholstered headboard with bed base

LIGHTING

Feature light fittings

General ambient lighting

Table lamp(s)

Smart Lighting Controls

JOINERY

Timber doors

Natural veneered wardrobe

Veneered case goods

BATHROOM

FLOOR

Marble tiling or similar

CEILING

Plasterboard with paint finish

WALLS

Marble tiling or similar

GENERAL

Walk in rainfall shower

BAGNO sanitary ware or equivalent

BAGNO bathtub or equivalent

Stone vanity top

KITCHEN FIXTURES

All cabinets
Sink with tap ware

Stone counter tops or equivalent

KITCHEN APPLIANCES

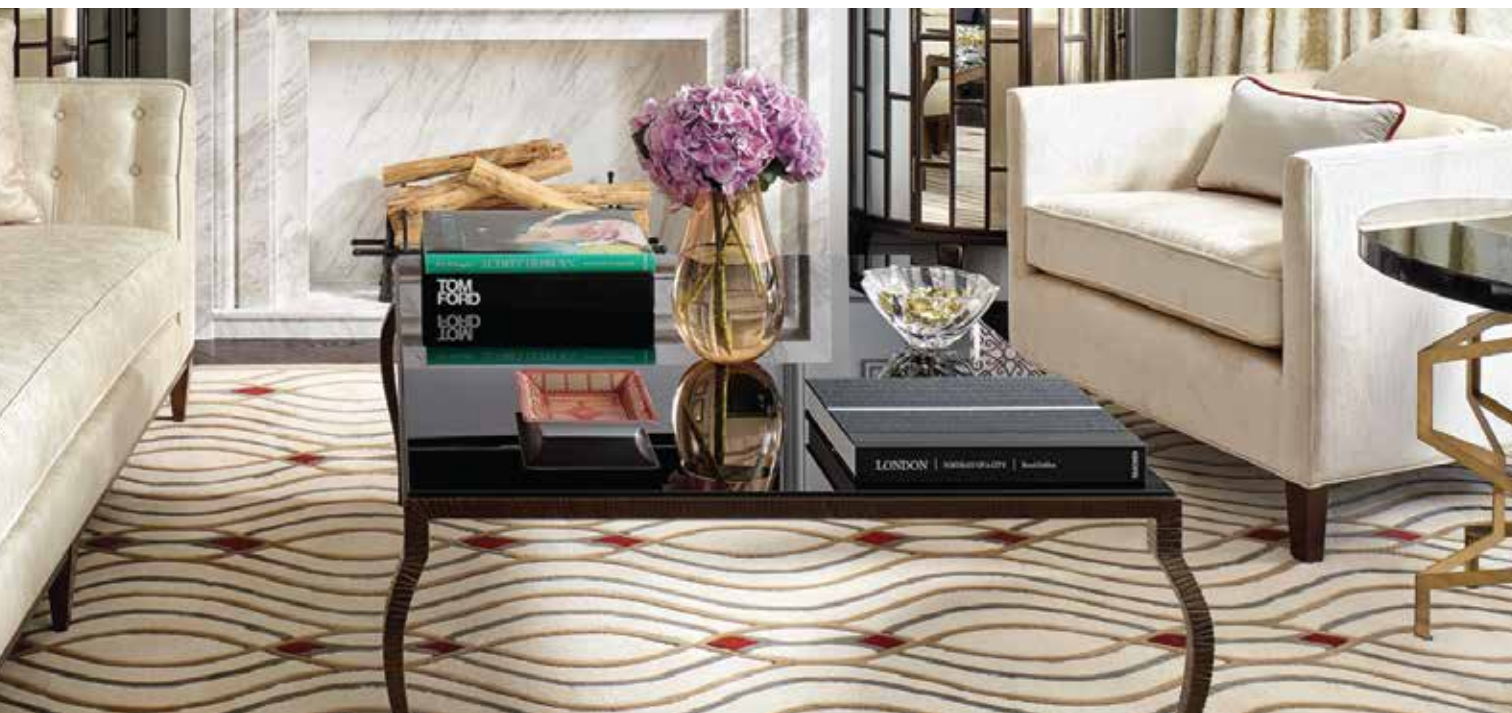
Washing machine
Fridge freezer
Gas oven

Gas cooker hob
Extract hood

FURNITURE AND SOFT FURNISHINGS

Dining area with dining chairs
Sofa
Desk and chair
Coffee table
Bedside tables
Bed mattress and base

Television in living room and bedrooms
Telephone sets
Linen and pillows
Decorative cushions
Curtains or blinds





AMENITIES

Basement car parking
Concierge
Residences dedicated lobby
All day dining facilities with a variety of restaurants, cafes and gourmet offering

Access to hotel swimming pool, gym and exercise areas, children's club and pool
Access to Hotel Rooftop Lounge
Chuan Body + Soul Spa facilities with a menu of award winning treatments

SERVICES

INCLUSIVE SERVICES (HOTEL POOL)

Reception
Service Stylist
Concierge
Valet parking
Housekeeping
Security
Sauna and steam facilities

Fitness Studio and gymnasium
Children's facilities
Children's swimming pool
Serviced swimming pool with life guards
Manicured landscape and water feature zones
Change of day Ritual

A LA CARTE SERVICES

Pay per view television and internet services
Food and beverage room service
In room à la carte chef services
Minibar
Business center services

Spa services
Dry cleaning services
Car cleaning
Baby sitting

FOR MORE INFORMATION
OMNIYAT GROUP SALES OFFICE

ONE by Omniyat Business Bay, Dubai

Toll Free (within UAE): 800 666

Outside UAE: +971 4 511 5004

sales@omniyat.com

www.omniyat.com

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