
THE STERLING

BY OMNIYAT



PROJECT SUMMARY

This is life a little ostentatious. A custom-tailored, single breasted, peak lapel suit paired with a bespoke pair of Becketts Oxfords. A members-only club for those who know how to make it big, and how to spend it well. Ample parking space for your antique car included.

Omnijat is proud to introduce The Sterling. A two-tower residential project at Burj Khalifa District to reflect the affluent living for the admirable gentlemen. The shiniest of desires. A precious possession. Everything tailor-made. Living made to order.

The Sterling by Omnijat is timeless luxury beyond all comparison.

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FEATURES

- Located in the heart of the Burj Khalifa District
- Interior public spaces designed by world-renowned interior designer and architect - Steve Leung
- Fantastic views of the Burj Khalifa, Mohammed Bin Rashid City and the Creek
- Exclusive Townhouses with elevated gardens
- 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 the upcoming Dubai Design District

ABOUT STEVE LEUNG

As a dedicated contemporary-style advocate, Steve's works reflect a strong and unique character of minimalism, with skilful adoption of Asian culture and arts. His works include architecture, interior design, as well as product design. Steve set up his own architectural and urban

planning consultancy in 1987 and restructured the company into Steve Leung Architects Ltd. and Steve Leung Designers Ltd. in 1997. The company works on a wide spectrum of design projects.

ABOUT FHSI ARCHITECTS

FHSI Architects is founded when Fariborz Hatam, an award-winning Australian architect and former Design Director at Aedas, teamed up with Australian practice Sasha Ivanovich and Associates in 1982. Masters of form,

concept and detail in the manipulation of space and light, FHSI Architects create projects around the world from their studios in Perth, Sydney and Dubai.

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PROJECT FACT SHEET

PROJECT NAME	The Sterling East House		
LOCATION	Plot BB.B01.015 Business Bay Dubai, UAE		
PROJECT DETAILS	Plot Areas	52,000 sq. ft.	
	Total Height	G+25	
	Basements	2	
	Levels	Ground + 25	
	Level 4	Amenities & pool deck	
TYPE	Residential		
UNIT MIX AND AREAS	TYPE	STOCK	Typical GSA [ave]
	Studio	22	494 sq. ft.
	1BR	74	1,002 / 1,241 sq. ft.
	2BR	34	1,741 / 1,803 sq. ft.
	Sky collection including luxurious 2 and 3 bedroom residences to be released		
	Penthouse	2	6,000 sq. ft.
	Townhouse	7	4,700 sq. ft.
	Residences	139	
	Retail	1	5,000 sq. ft.
AMENITIES	Landscaped Gardens, Gymnasium, Spa, Swimming Pool		
FINISHES PUBLIC SPACES (MIN. SPECIFICATION)	<ul style="list-style-type: none">• Entrance Lobby and Corridors: stone floors; stone, painted gypsum or feature timber walls and painted gypsum ceilings• Landscaping: paving and planted areas		
FINISHES - UNITS (MIN. SPECIFICATION)	<ul style="list-style-type: none">• Kitchens: fully finished floor and wall tiles, ceiling tiles, painted gypsum bulkheads, veneered cabinets and stone bench tops. Bosch white goods including built-in stove, oven, fridge and washing machine. Dishwashers to 2BR and 3BR units• Bathrooms: fully finished floor and wall tiles, painted plasterboard ceilings, veneered cabinets and stone vanity tops. Duravit and Grohe sanitaryware• Living Areas & Bedrooms: fully finished floor tiles, painted gypsum walls & ceilings• Doors & Windows: solid timber door frames, veneered MDF doors, aluminium-framed double-glazed windows• Light Fixtures: down-lights at particular places		
FURNISHED	No		

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PROJECT FACT SHEET

PROJECT NAME	The Sterling West House		
LOCATION	Plot BB.B01.016 Business Bay Dubai, UAE		
PROJECT DETAILS	Plot Areas	51,100 sq. ft.	
	Total Height	G+25	
	Basements	2	
	Levels	Ground + 25	
	Level 4	Amenities & pool deck	
TYPE	Residential		
UNIT MIX AND AREAS	TYPE	STOCK	Typical GSA [ave]
	Studio	22	494 sq. ft.
	1BR	76	1,002/ 1,241 sq. ft.
	2BR	30	1,741 / 1,803 sq. ft.
	Sky collection including luxurious 2 and 3 bedroom residences to be released		
	Penthouse	2	6,000 sq. ft.
	Townhouse	7	4,700 sq. ft.
	Residences	137	
	Retail	1	5,000 sq. ft.
AMENITIES	Landscaped Gardens, Gymnasium, Swimming Pool		
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