

ANWA

by OMNIYAT





Nothing between  
you and the sea





# A sea of possibilities.

**WHERE THE MAGICAL BEAUTY AND SERENITY OF THE SEA BLENDS PERFECTLY WITH REFINED LUXURY LIVING AND THE EXCITEMENT OF DUBAI**

ANWA is the first and tallest tower in Dubai Maritime City, with 44 dazzling floors and 225 elegant residences - all with magnificent views of the Arabian sea and Dubai. Its unique location and splendid design make it the perfect home - a place where you can truly relax and enjoy life, to a spectacular soundtrack of waves, with an ever-inspiring interplay of sea and sun, in absolute tranquility - yet just a step away from exciting and amazing dining, entertainment and cultural possibilities.



E N D L E S S   H O R I Z O N S





Nothing between  
you and the sea





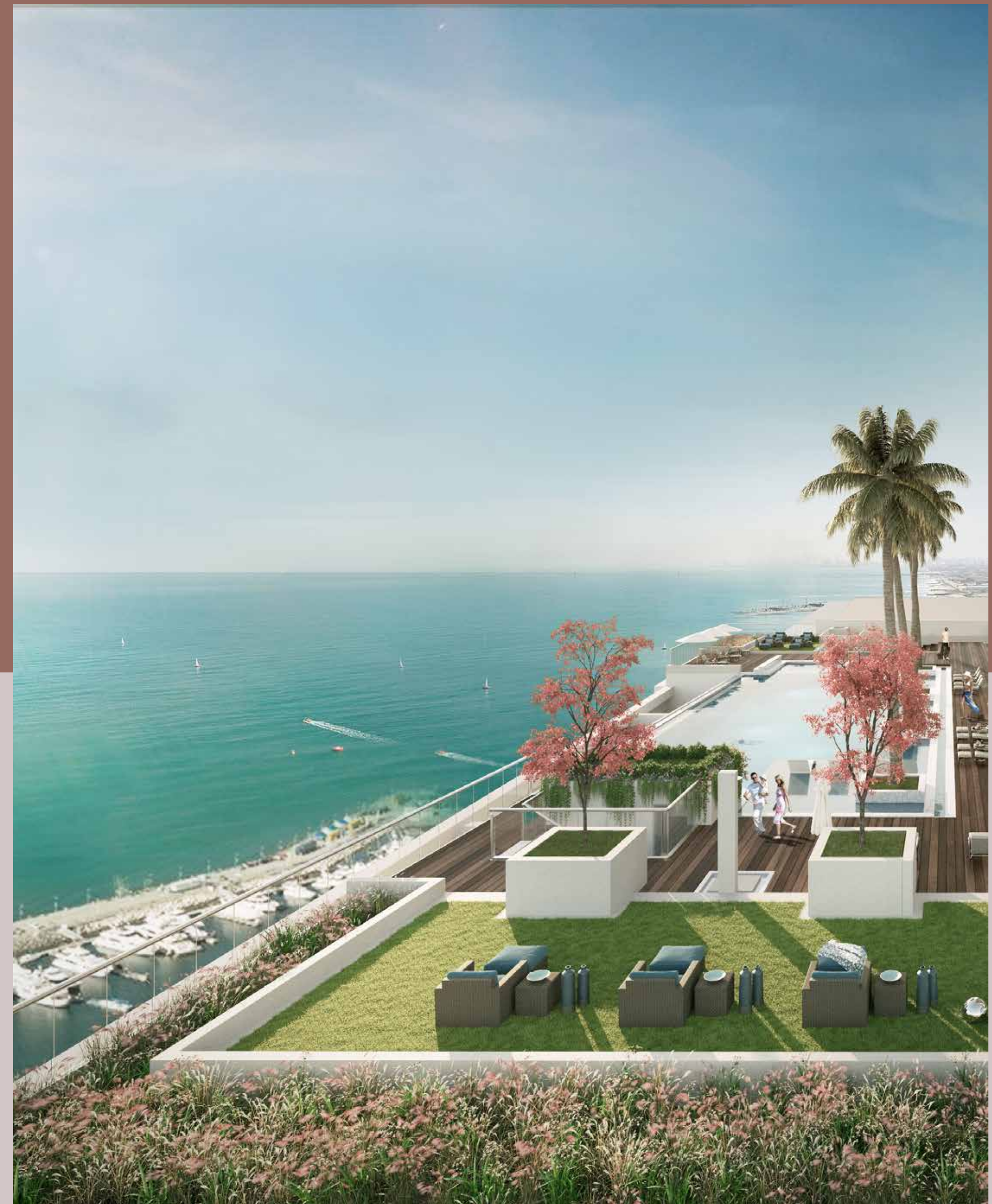


Beautifully designed  
seafront apartments with  
magnificent views and  
infinite possibilities.





Enjoy a unique sense of well-being and freedom, with nothing between you and the sea.









ANWA's unique position  
and design guarantees  
complete tranquility  
and unobstructed  
views of the sea from  
every residence.

**AN AMAZING VIEWPOINT FOR  
A COMPLETELY SERENE OUTLOOK  
ON LIFE AND THE LITTLE THINGS  
THAT MAKE IT MAGICAL**

ANWA is the perfect place to come home to after a long day at work. Forget about traffic, noise, the hustle and bustle of an ever-growing fast-paced city. Get comfy on your couch and gaze at the horizon. Take a dip in the cool waters of the infinity pool. Splash around with loved ones in the kids pool. Or simply breathe in the fresh air, take in the myriad colors of the sea, the vivid green of the curated landscape - relax, disconnect, and just enjoy life.

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# Dream in colours borrowed from the ocean.

ANWA IS THE TALLEST TOWER IN  
DUBAI MARITIME CITY, MASTERFULLY  
DESIGNED AND POSITIONED TO  
CAPTURE THE BREATHTAKING VIEWS  
OF THE SEA AND LIGHT UP THE  
ELEGANT APARTMENTS WITH THE  
GLORIOUS DUBAI SUN











A prestigious location, with absolute freedom to disconnect or connect, whenever you want.



ANWA



-  DUBAI INTERNATIONAL AIRPORT  
20 MINS
-  MINA RASHID  
5 MINS
-  THE DUBAI MALL  
20 MINS
-  NEAREST HOSPITAL  
10 MINS
-  NEAREST SCHOOL  
10 MINS
-  THE GOLD SOUK  
15 MINS
-  JUMEIRAH BEACH  
COASTAL LINE  
10 MINS



N E I G H B O U R H O O D

Perfectly positioned  
at the heart of a vibrant  
waterfront community  
and connected to  
exciting and innovative  
living experiences.





ANWA is surrounded by some of the most iconic destinations in Dubai, such as the Queen Elizabeth II, the ocean liner is now a wondrous 13 deck hotel, dining, and events venue, docked a few minutes away from your home at ANWA.

**FROM LAID-BACK TO GLAMOROUS, ANWA'S NEIGHBORHOOD IS RICH IN HOTEL AND BEACH FRONT DESTINATIONS THAT INDULGE, ENTERTAIN AND INSPIRE**

Within five minutes from your peaceful home at ANWA you can find a premium selection of thrilling destinations in Jumeirah, such as the famously cool Nikki Beach club or the stunningly extravagant Bulgari Resort Dubai and the exclusive Four Seasons Resort. If you're craving laid-back or action-packed fun, La Mer is the perfect playground, with a vast array of entertainment offers for the family.

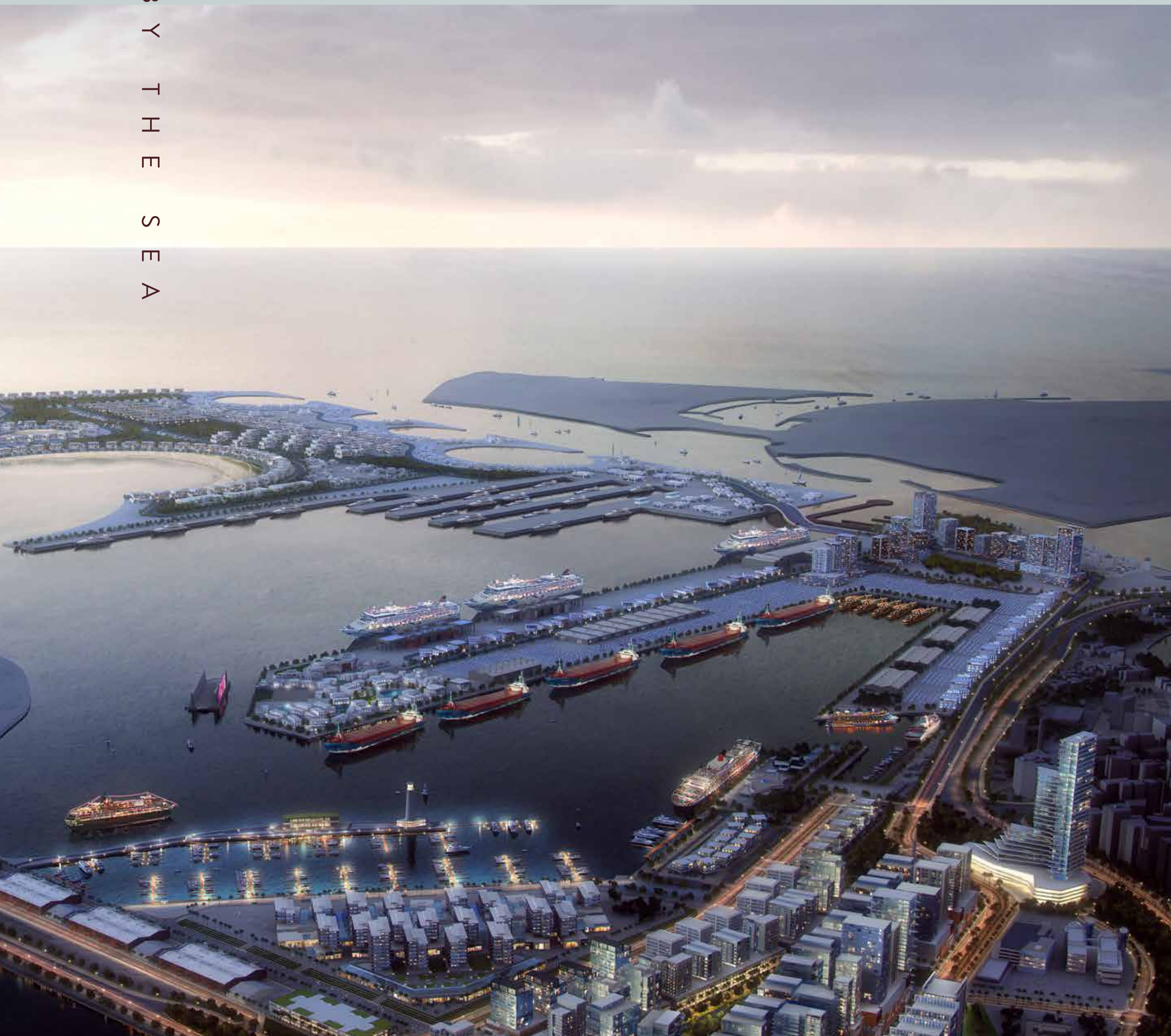




**MINA RASHID, AN EXCLUSIVE  
SAILING AND CRUISE DESTINATION**

Connected to ANWA with a beautiful promenade and features numerous shopping and amusement attractions including “The Dubai Mall by Sea”, floating yacht club and waterfront dining, an enormous sandy beach, Dubai’s longest swimming pool, a private beach club, a Venetian piazza with glamorous retail and art galleries, as well as a theatre and a museum.

A stunning boardwalk  
connects ANWA to  
thrilling socializing,  
entertainment,  
cultural, retail and  
culinary experiences.





# Towering above Dubai Maritime City.

## PROUD TO BE THE TALLEST.

ANWA is the tallest tower in Dubai Maritime City, masterfully designed and positioned to capture the breathtaking views of the sea and light up elegant apartments with the glorious Dubai sun.







DMC is masterfully designed to deliver a dynamic urban lifestyle and vibrant community hub for waterside living.

**SURROUNDED BY THE ARABIAN GULF, AIRPORT, PUBLIC TRANSPORTATION AND DUBAI'S LANDMARKS**

Dubai Maritime City, established according to the vision of his Highness Sheikh Mohammed Bin Rashid Al Maktoum, is the most comprehensive maritime development in the world. It is located on a man-made peninsula, between Port Rashid and Dubai Dry Docks, surrounded by the Arabian Gulf. The development has an impressive size, as the sea peninsula covers over 2.16 million m<sup>2</sup>, with open sea access, making it a spectacular location.





**FIRST-CLASS COMMERCIAL AND RESIDENTIAL DISTRICT AIMED AT CAPTURING THE SPLENDOR OF WATERFRONT LIVING AND PROVIDING A WORK-LIFE BALANCE**

The well respected international consultancy KEO, will be the lead designers and engineers of Dubai Maritime City. Dubai Maritime City has numerous dedicated areas, such as the main business center for local and global maritime companies - The Maritime Centre. It also has Harbor Offices and a Harbor residence area, as well as the Academic Quarter - an advanced studies center for naval science, engineering and transportation. The marina district boasts dazzling entertainment and recreational services, with swanky restaurants, shopping centres, as well as a range of premium amenities and a breathtaking promenade.







**CREATING A FUTURE-READY URBAN  
PARADISE FOR THOSE WHO SEEK  
LUXURY WATERFRONT LIVING**

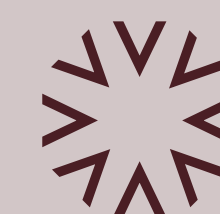
Connected to Dubai Maritime City with a stunning boardwalk is the commercial port Mina Rashid - one of the largest ports in the region and a Riviera style coastal destination catering to the needs

of super yacht owners and operators, watersport and sailing enthusiasts, beach lovers, and tourists from all over the world.





Welcome to your beautiful and serene sanctuary. A home infused with the beauty of the sea, and the refinement of luxury living.











**ANWA**  
BY OMNIYAT



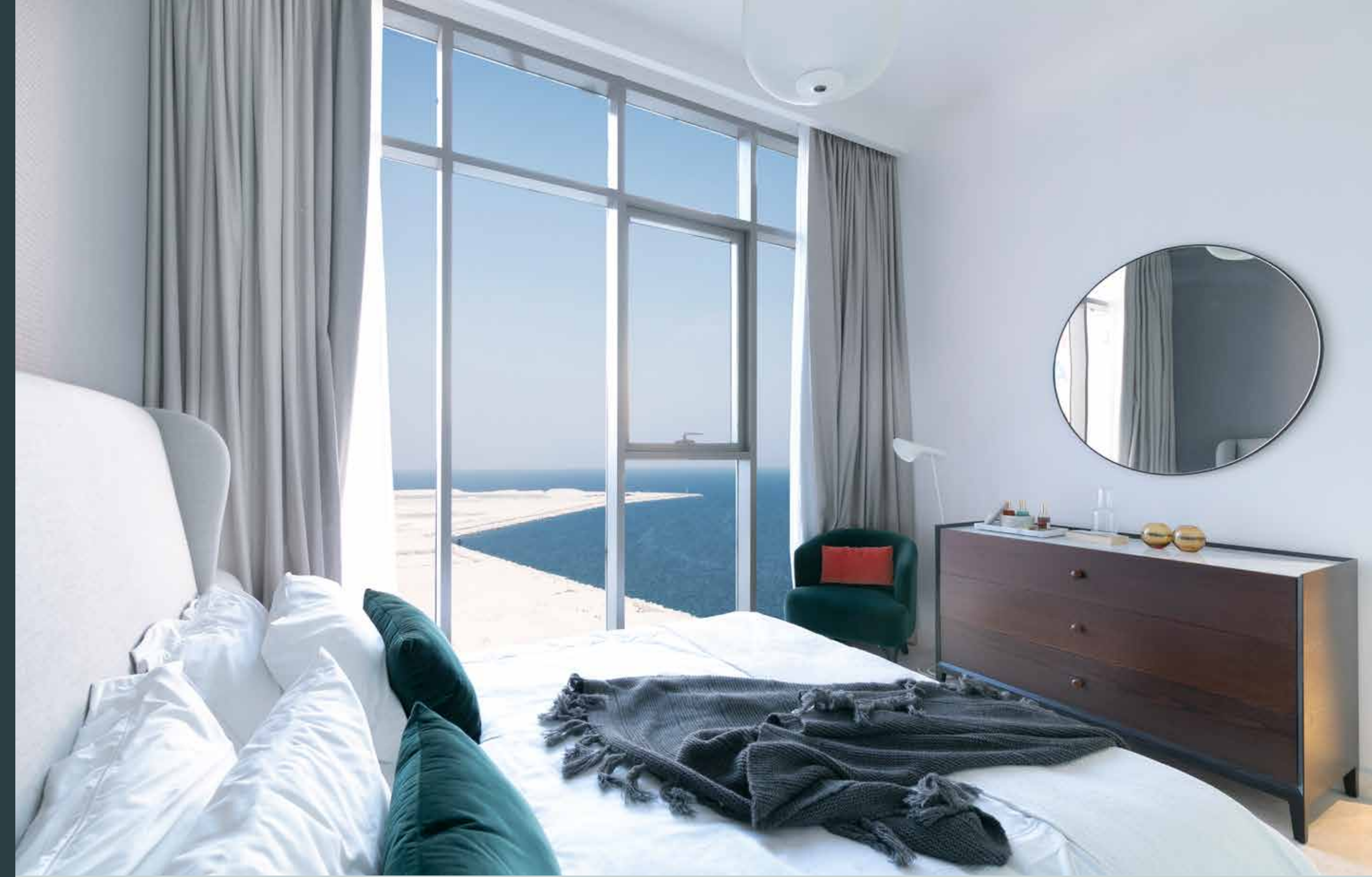
**THE LOBBY EXPERIENCE AT ANWA EXUDES ELEGANCE AND STYLE, WITH CONTRASTS OF GEOMETRIC PATTERNS AND COLOUR**

From the moment you come home to ANWA breaking free from the noise of the city is clear - the pure lines, simple shapes and natural colours create a calming environment, where order and balance are restored. Your private and tranquil sanctuary, where true happiness resides.





D I S T I N C T I V E  
S P A C E S



Imaginative design ideas  
blended with a practical use  
of space to create distinctive  
spaces - breezy, light  
and beautifully modern.



# A sea of inspiration for stylish and refined luxury waterfront living.

## CREATED WITH THE HIGHEST STANDARDS, FOR AN ELEVATED LIFESTYLE

Omiyat has an impressive track record as a developer and an impeccable reputation because of the extraordinary quality of design and materials used, as well as superb attention to detail. Therefore, you can expect nothing but the best in your ANWA home, such as premium natural marble stone flooring throughout all living areas, Italian Travertino ceramic tiles and Bagno Design tapware in the bathrooms and Alico system glazing. A particular feature of each ANWA home is the 3.2 meter floor-to-ceiling walls and in double height areas an impressive 6.3 meters providing maximum natural light, uninterrupted and breathtaking views of the sea.







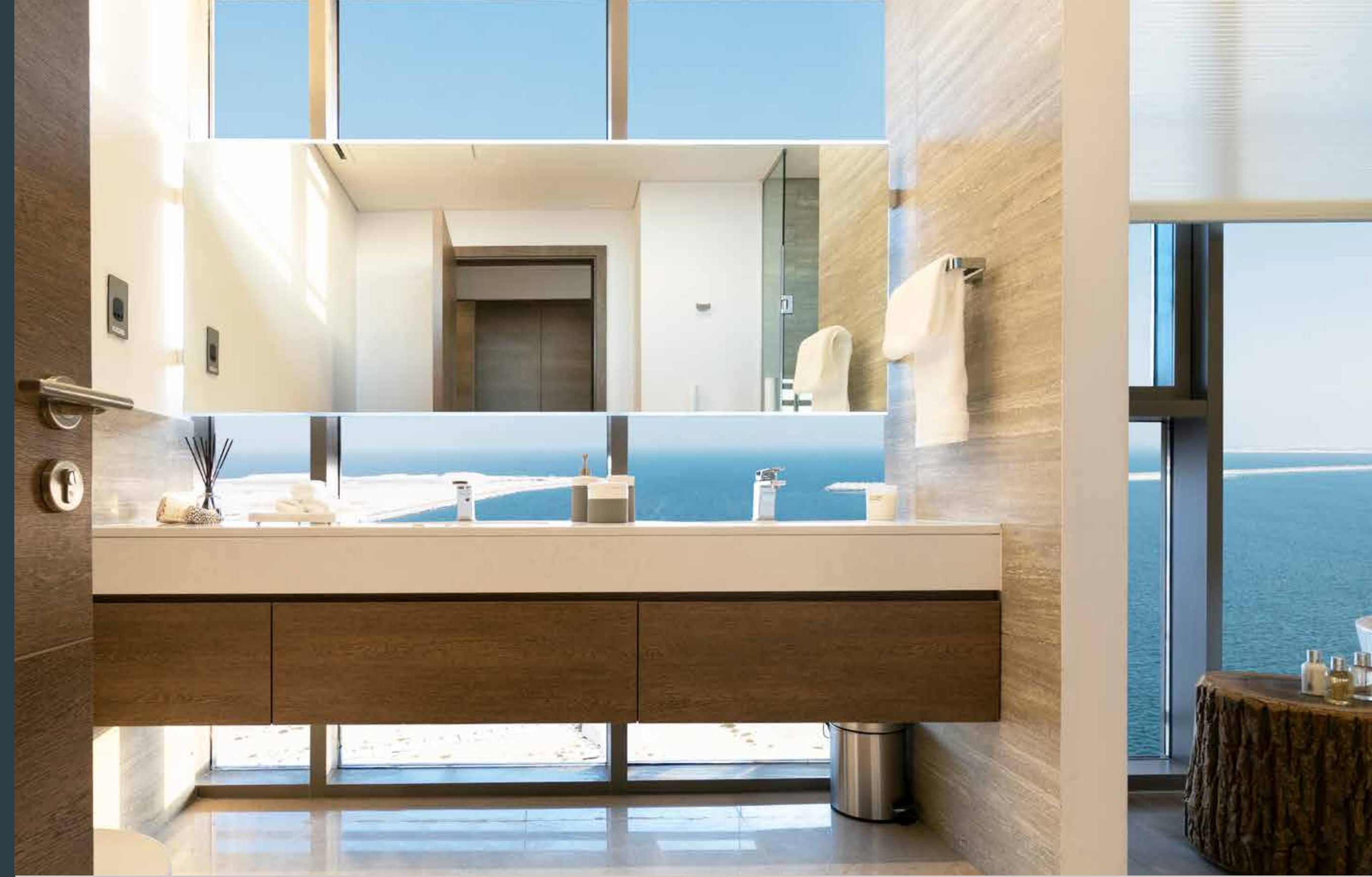
**SOFT PASTEL COLOURS  
ARE OFFSET BY VIVID,  
IMAGINATIVE ACCENTS**

Naga architects drew inspiration for their modern design of the residences from the colors dominating the surroundings at ANWA - the magnificent and different shades of the sea, sun and sand - creating elegant, breezy, and tranquil spaces that mirror the beauty of the outside world within the privacy of your own home.



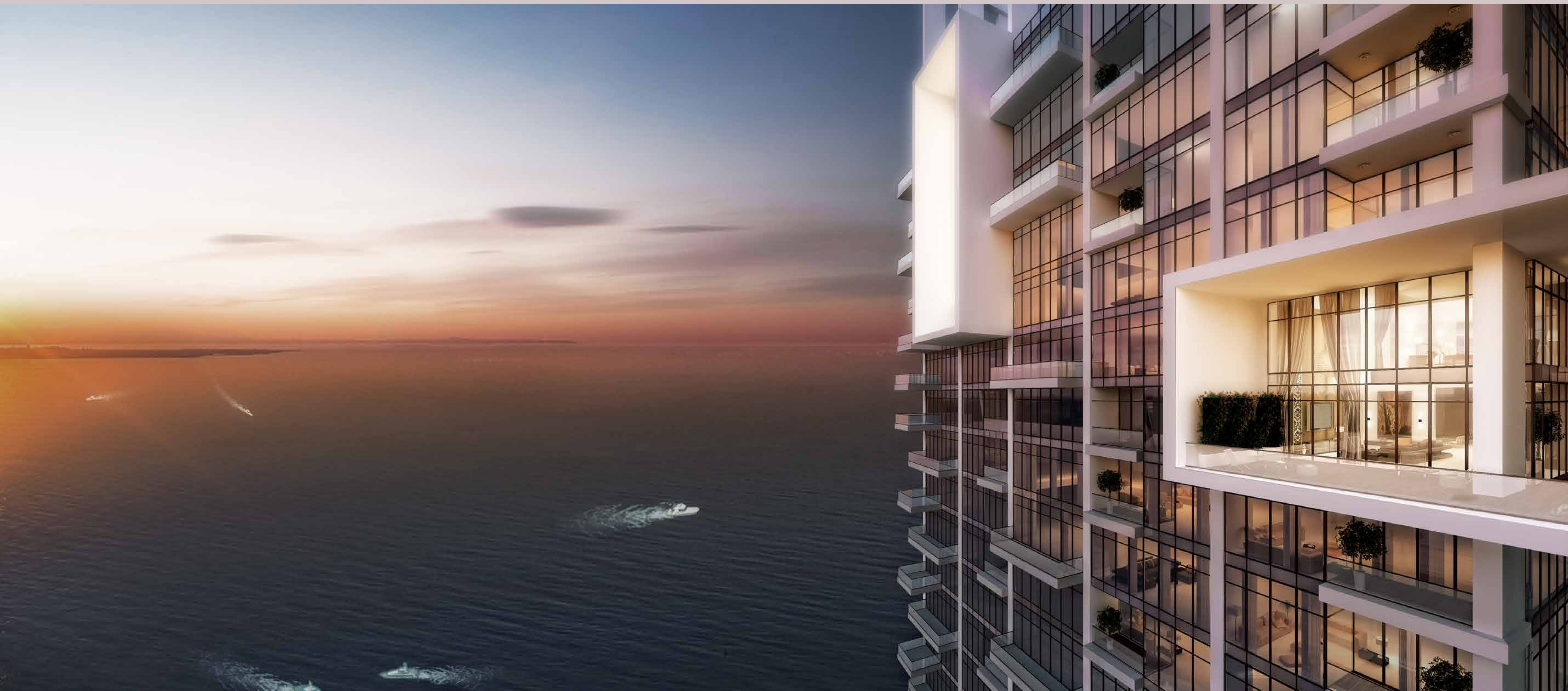


V I E W S



The magic of ANWA  
a profound connection  
to the beauty of the sea.







3 . 2 M E T E R F L O O R T O C E I L I N G H E I G H T



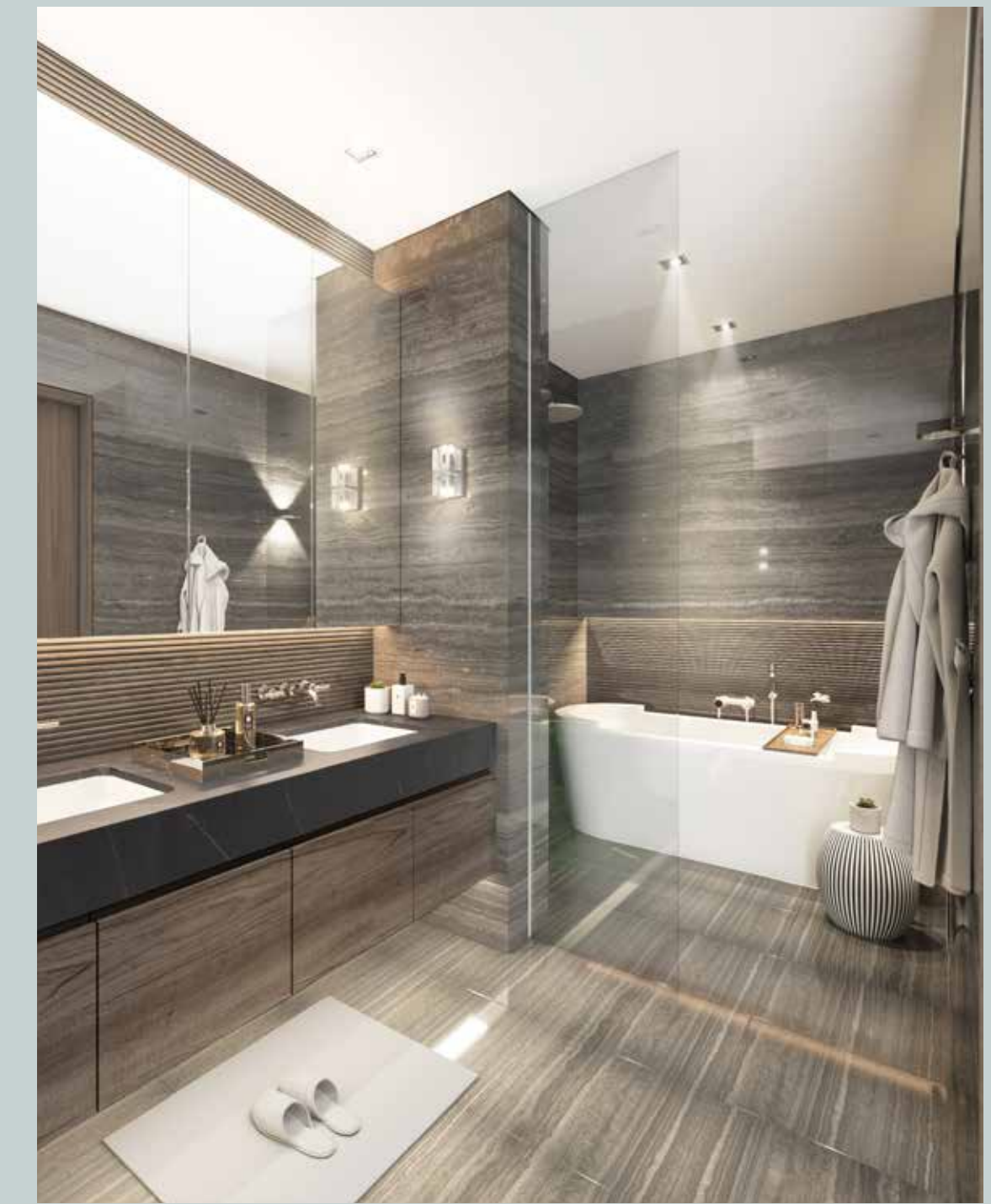


A T G L O R I O U S  
H E I G H T S



The ANWA four-bedroom duplex penthouses are the pinnacle of luxury waterfront living, providing a heightened sense of style, space and freedom





The ANWA  
penthouse collection  
is the epitome of  
refinement and grace.

**DOUBLE HEIGHT (6.3M)  
GLASS WALLS AMPLIFY THE  
CONNECTION WITH  
THE BEAUTY OF NATURE**

The spectacular four-bedroom duplex penthouses, perched on top of the slender ANWA tower, rise proudly over Dubai Maritime City, with endless views of the sea and the city. The interior space is exquisitely stylish, furnished with luxurious designer furniture, artistic lighting and unique touches that exemplify

refined taste. The layouts are open and flowing, with elegant divisions that both separate and connect diverse areas. Complementing and amplifying the openness and grandeur of the interior are the sprawling terraces where you can enjoy the spectacle of the sea, sun and sand.

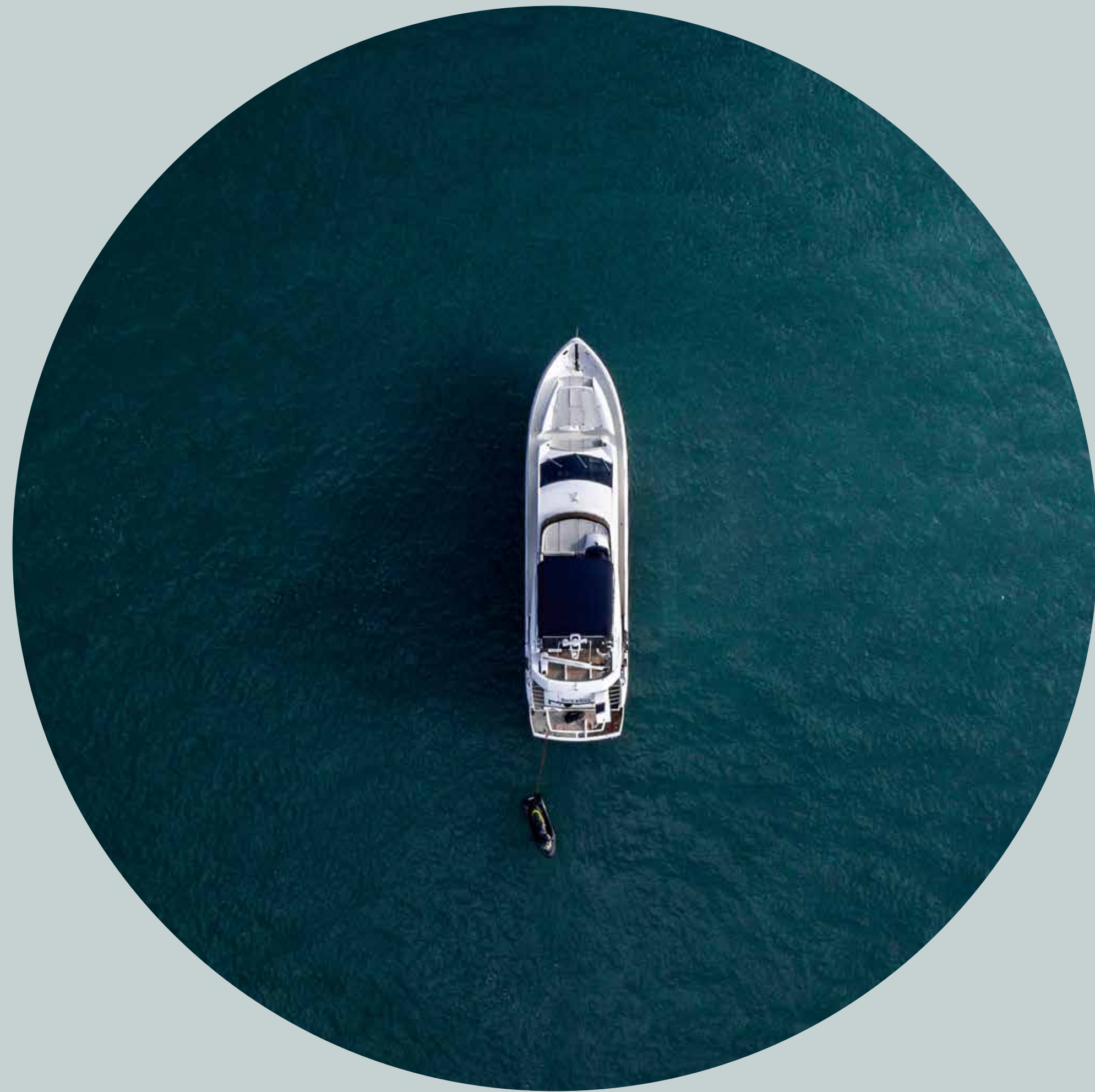




The bedrooms in ANWA's penthouse collection are created to enable total relaxation, a true sense of comfort and well-being.







# ANWA is the perfect setting for a healthy, active lifestyle.

AT ANWA AMENITIES, SUCH AS THE INFINITY POOL, THE WET DECK, AND THE LANDSCAPED GARDENS, ARE CREATED TO ENHANCE THE CONNECTION TO THE BEAUTY AND RICHNESS OF NATURE ON THE SHORES OF THE ARABIAN SEA.





A M E N I T I E S



A CONNECTION TO THE BEAUTY OF THE SEA



## A profound connection to the beauty of the sea.

ANWA amenities, such as the infinity pool, the wet deck, and the landscaped gardens, are created to enhance the connection to the beauty and richness of nature on the shores of the Arabian sea.









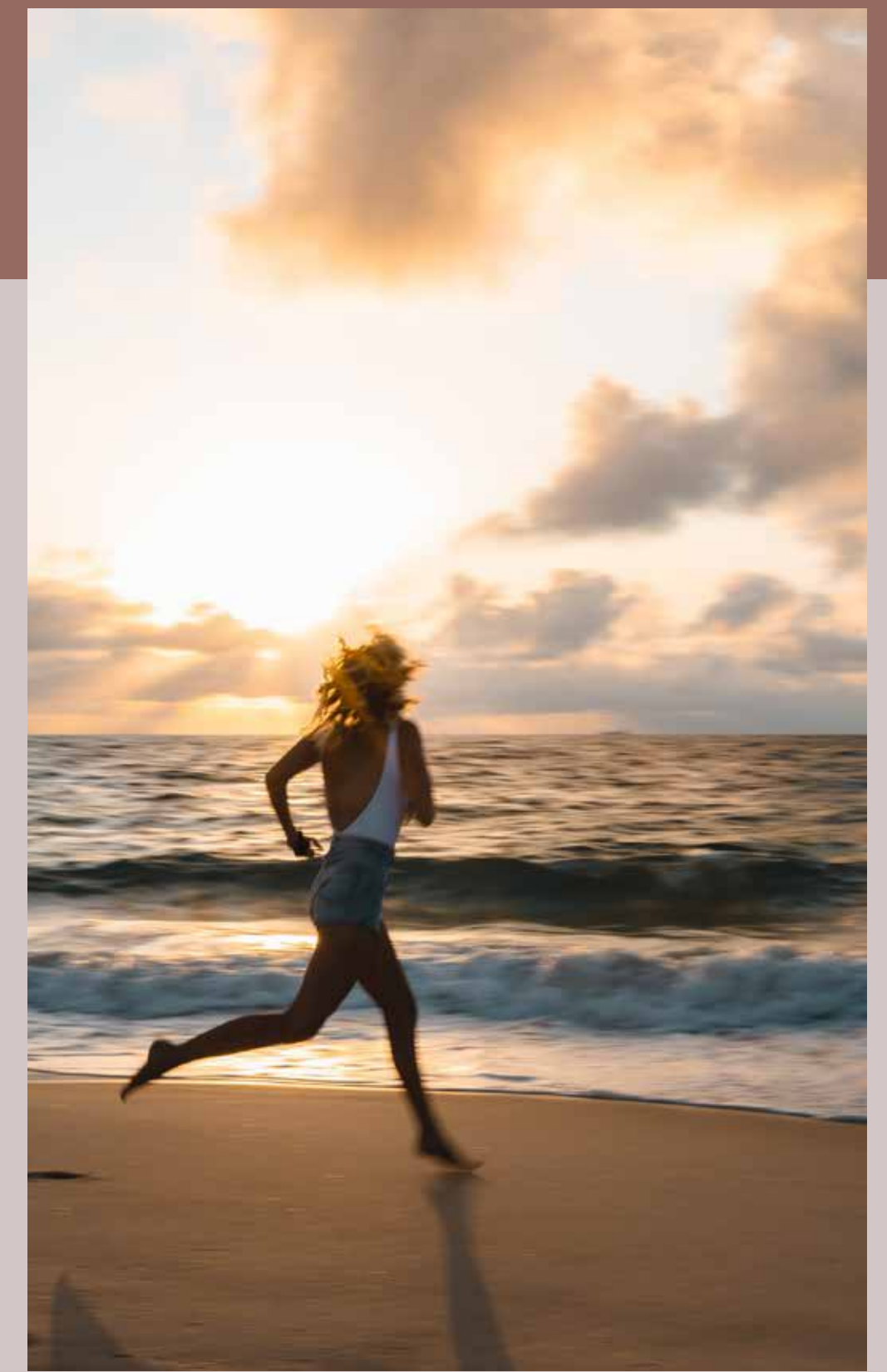


ANWA is the perfect setting for a healthy, active lifestyle.



At ANWA you'll lack neither motivation nor opportunity for maintaining a dynamic lifestyle. With amenities such as the gym, where transparent walls mean you feel as if you're running straight into the embrace of the sea, ANWA gives you that extra boost of energy, elation and inspiration. The yoga and pilates room is where you can come to restore your zen mode, while the indoor/ squash court is the perfect place to get that positive energy flowing and spend time having fun with friends.

The boardwalk and promenade are splendid either for an empowering run or a leisurely, relaxing stroll, while for serious fitness enthusiasts Michael Johnson's Performance Gym is just round the corner. For the young ones ANWA created lovely, imaginative spaces, such as the kids play area and pool, where they are free and safe to have fun and relax.







**TRY NEW AND EXCITING  
CULINARY EXPERIENCES AT ANWA**

For a great start to your day you'll find a lovely little bakery and cafe in ANWA on the ground floor. Serving a delectable selection of bread, cakes, pastries and the finest hot and cold beverages. You can either sit and sip in comfort, or take your order to the boardwalk, for a bite on the go or an impromptu picnic.

ANWA is connected to Mina Rashid's abundant and innovative dining venues, where you can find everything from traditional to new-age cuisine.

