

VELA
VIENTO

Dorchester Collection

DUBAI

Horizon Residences

Banda Design Studio

OMNIYAT



A realm
above
the ordinary

Rising over 100 metres high, VELA Viento Horizon Residences offer a towering retreat to embrace elevated living, touched by light breezes from private terraces and surrounded by breathtaking vistas.

The three- to four-bedroom simplexes and duplexes feature luxuriously large terraces, some with private pools. The airy connection between indoor and outdoor spaces enhances the elegance of the expansive layouts and showcases unparalleled views of Dubai's most dazzling treasures.

A capsule collection

- Limited collection of 8 residences within the Horizon Residences
- Three-and four-bedroom simplexes and duplexes
- Rising 100 metres and higher above the ground for unmatched vistas
- Expansive terraces, with select units featuring private pools
- Captivating views of Marasi Bay, the canal and Downtown Dubai

Celestial Penthouses

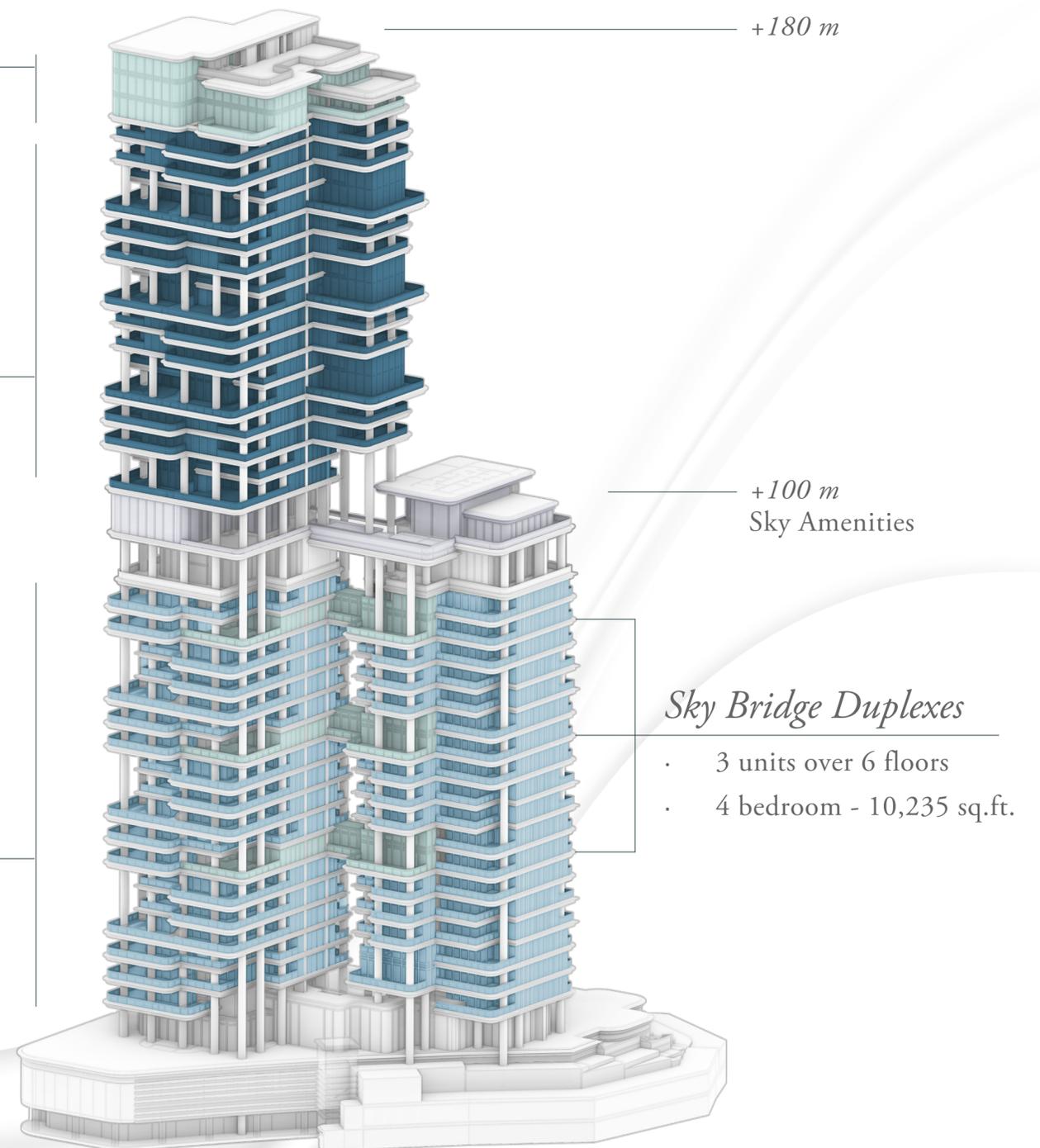
- 2 duplex penthouses over 3 floors
- 4 bedroom - 13,822 – 15,759 sq.ft.

Horizon Residences

- 29 units over 15 floors
- 3 bedroom - 3,511 – 4,582 sq.ft.
- 4 bedroom - 6,090 – 8,295 sq.ft.

Viento Residences

- 61 units over 18 floors
- 2 bedroom - 2,780 – 3,920 sq.ft.
- 3 bedroom - 3,902 – 5,846 sq.ft.



Interior design by **BANDA** STUDIO

Multi-award-winning global design practice, Banda Studio, are renowned for creating exceptional residences and hospitality projects around the world, from New York and Switzerland to Australia and Paris.

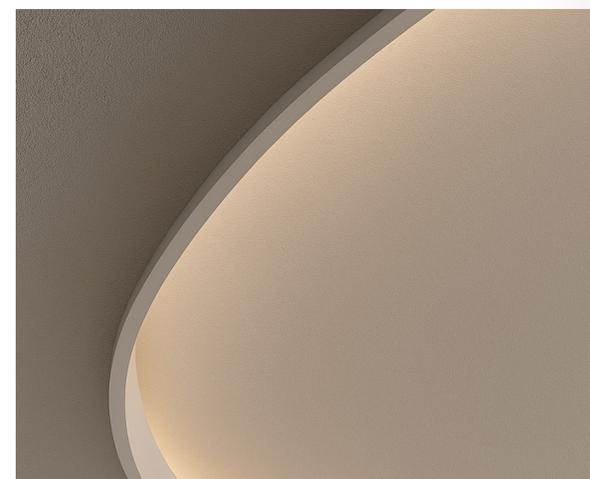
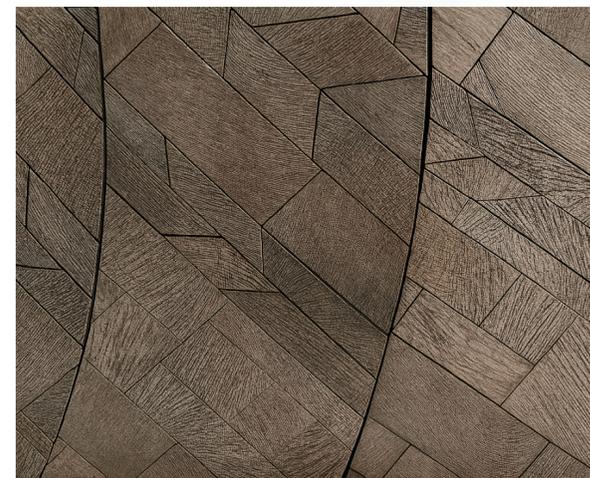
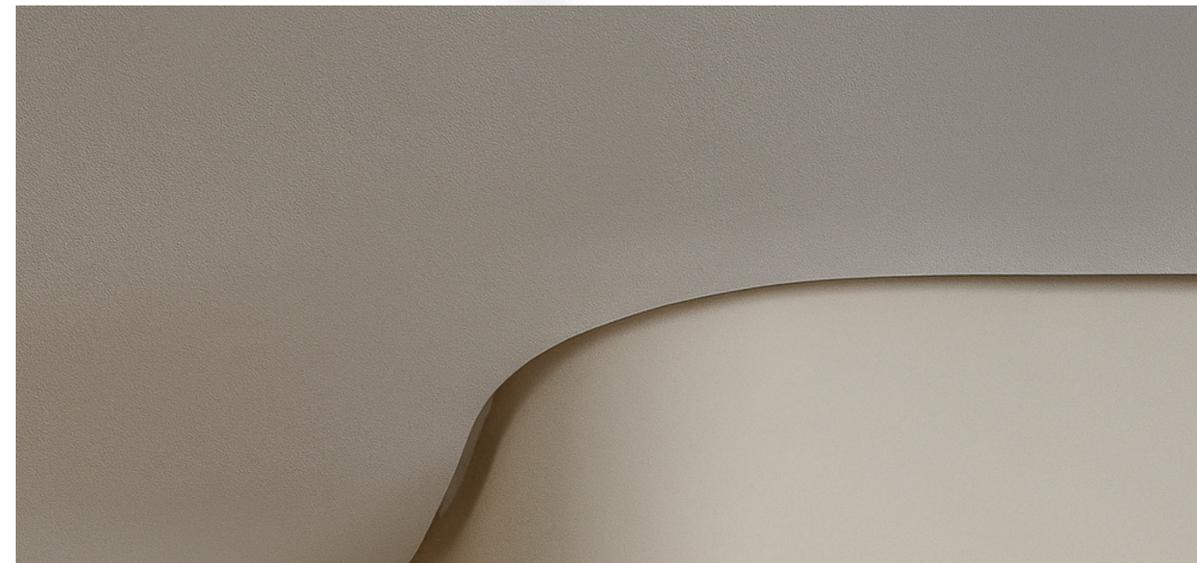
Led by Edoardo Mapelli Mozzi, Banda brings to Dubai its celebrated design ethos for the first time. Inspired by the building's name – "sail" and "wind" – Banda Studio's design for VELA Viento echoes the desert's windswept landscapes.

Architectural elements, such as flowing staircases and curved forms, are inspired by the contemporary details of the iconic building and its distinctive silhouette. Polished plaster, carved stone, and tactile metal, embody the textures and colours of nature.

The interiors feature a curated mix of modern pieces and sourced collectables, creating a rich contrast with the sleek, minimalistic spaces.



Edoardo Mapelli Mozzi



The design ethos

Drawing inspiration from Dubai's landscapes and the ethereal quality of the wind, VELA Viento interiors are shaped by movement. Every element flows organically, drawn from the forms and textures of the desert.

The architecture's strength is reflected in the interiors, softened through curvature, tone, and restraint. Materials were selected not just for finish, but for feeling: polished plasters that catch light; dark-stained woods that absorb it; hand-carved stones and timber that carry the memory of touch. The spaces are light, fresh, inviting, and warm - defining a true sense of place and evoking the feeling of a home meant to be lived in for many years to come.

Single-floor residences

Formal living room

The formal living room introduces a relaxed atmosphere with furniture that is neutral and softly curved: elegant sofas, armchairs, coffee tables, side tables, and a rug that adds softness and tactility. A bespoke timber console appears behind the main sofa, a custom reinterpretation of a sculptural console, precisely curved to mirror the sofa's sculpted back.

The space enjoys a corner view toward the water. From here, the view opens fully to Marasi Bay, with the terrace conceived as a natural extension of the interior, framing sky, light, and water in one continuous gesture.



Kitchen

The kitchen is anchored by a sculptural island, its hammered bronze base and silver travertine top forming a piece of functional artistry. The cabinetry, backsplash, and shelving are clad in silver travertine, creating a seamless, monolithic presence. To the left, the wine cellar is integrated into the back wall with layered shelving and depth.

Overhead, a sculptural pendant casts gentle light, while the oak parquet flooring grounds the space with warmth and texture. Refined stools offer elegant seating.



Formal living room

As a prelude to the family living room, you are welcomed into a lounge area, with a low table and seating, imitating the atmosphere of a private-club. Two refined armchairs, crafted in oak and upholstered in a creamy wool and linen blend, complement a titanium travertine table.



Family living room

The main family living space is anchored by a U-shaped sofa in deep brown cotton velvet. The coffee table features a round stone top with a brass base, flanked by two sculptural stools. A carefully chosen artwork adds visual rhythm and tonal depth.

Walls are wrapped in sandblasted oak paneling with finger-joint detailing as subtle markers of craftsmanship, framing a bespoke liquid-metal TV unit. The space is grounded by a luxurious rug in creamy bamboo, silk, and wool.



Bedrooms

The guest bedrooms continue the narrative of sculptural elegance and material depth. A custom headboard with curved timber detailing, framed in dark fumed oak and upholstered in deep green velvet, anchors the space. The end tables are topped with soft linen table lights. A handwoven rug grounds the composition beneath the bed, while a pair of vintage armchairs with marble side tables are perfectly positioned to take in views across the terrace.

Every element is designed to offer comfort, elegance, and a timeless presence. Wide-plank oak parquet adds warmth and texture, while artwork brings the room to life.



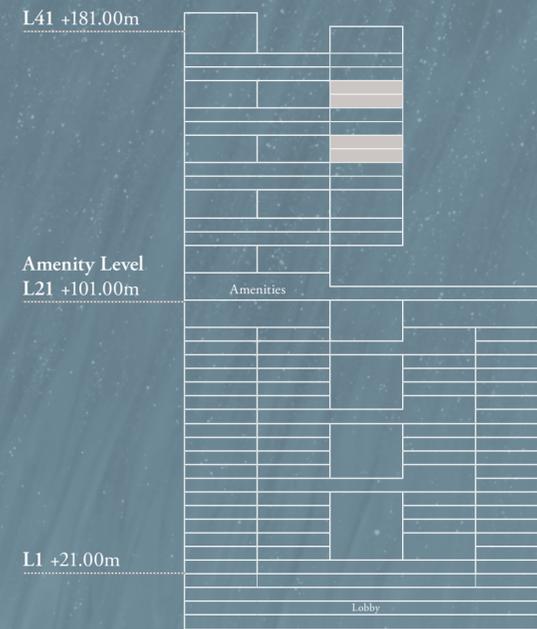
3-Bedroom Simplexes

Bedrooms 3 | Bathroom 4 | Parking 3

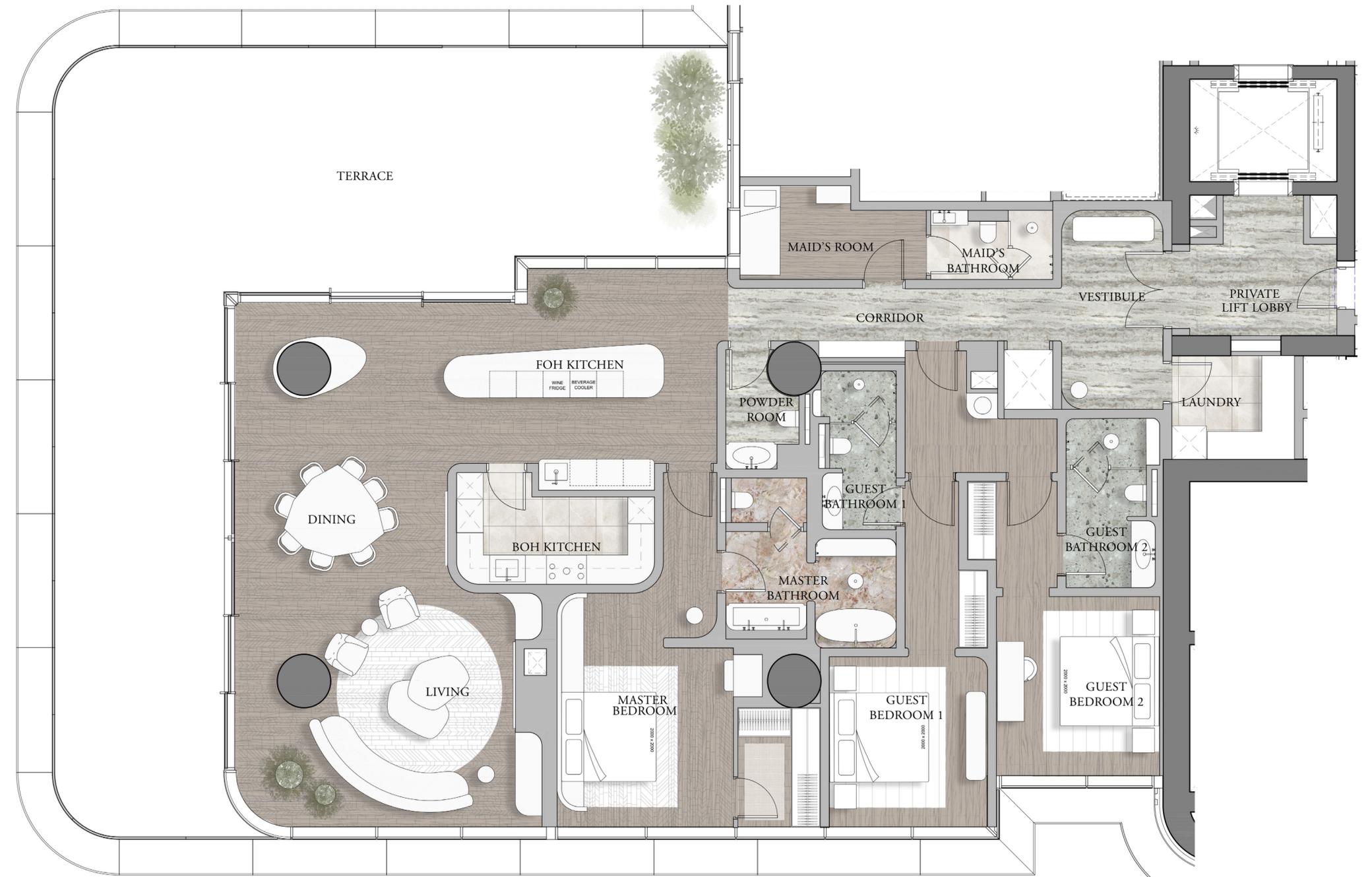
Internal: 3,162 sq. ft.

External: 1,019 sq. ft.

Total: 4,171 sq. ft.



3 Bedroom Type-D



The dimensions and square footages provided represent average sizes for the respective unit types and are subject to change without prior notice. Actual unit sizes may vary.

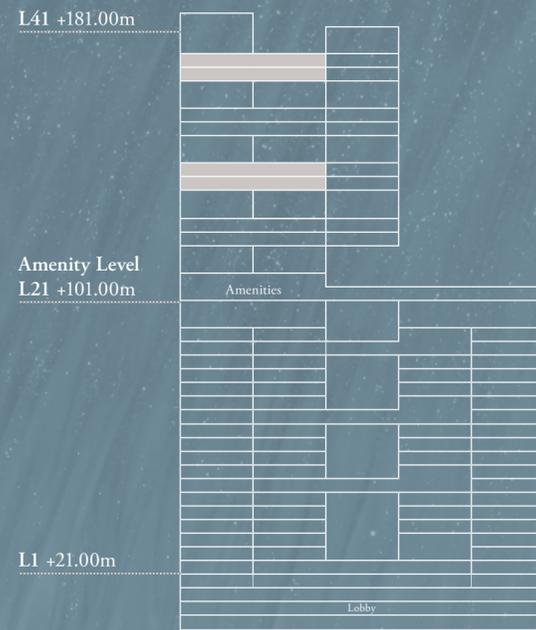
4-Bedroom Simplexes

Bedrooms 4 | Bathroom 6 | Parking 4

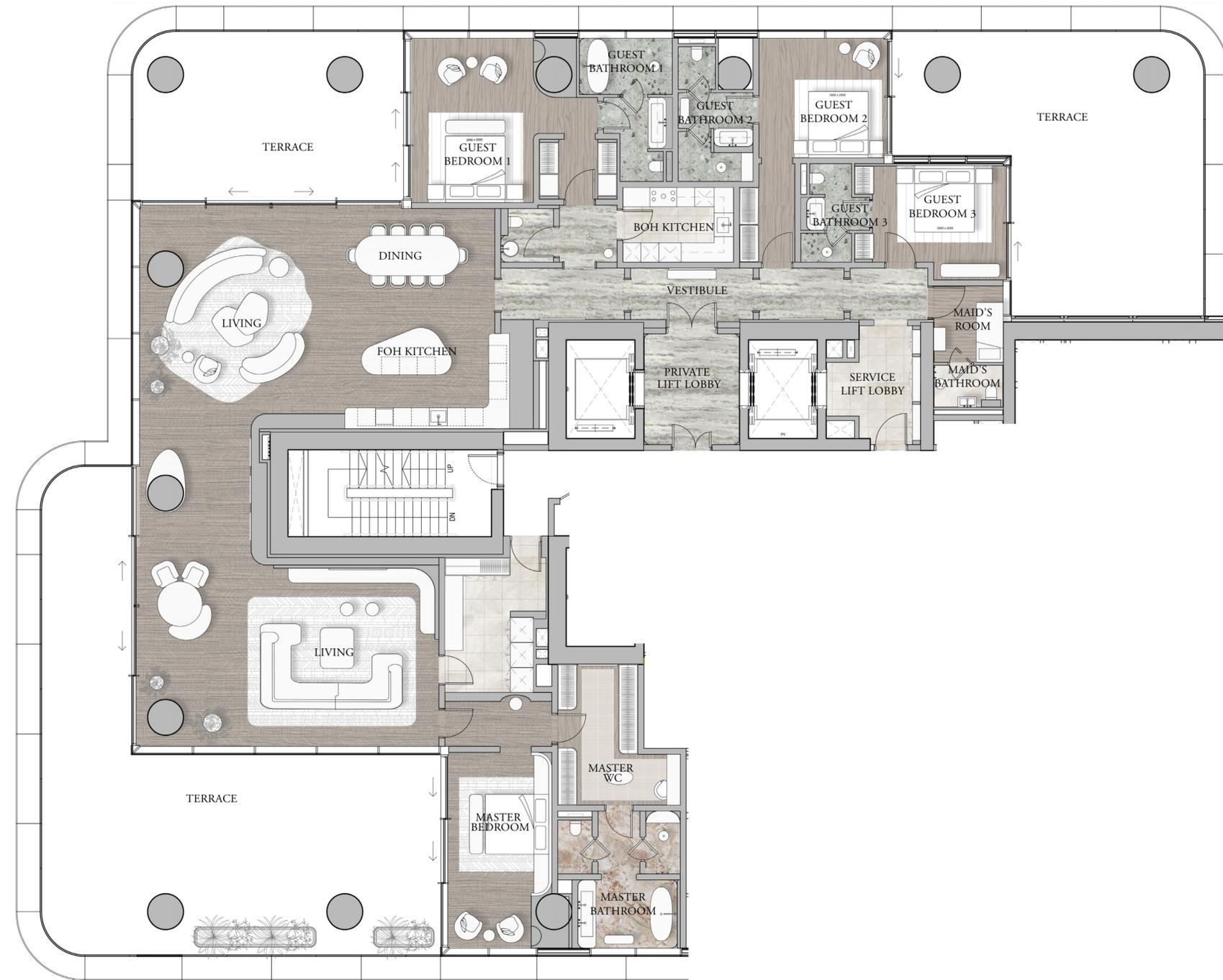
Internal: 5,176 sq. ft.

External: 2,768 sq. ft.

Total: 7,944 sq. ft.



4 Bedroom Type-K



The dimensions and square footages provided represent average sizes for the respective unit types and are subject to change without prior notice. Actual unit sizes may vary.

Duplex residences

Vestibule

A quiet prelude to the home, the vestibule is a space of stillness and intention. Each duplex residence is entered through a private lift lobby with a ceiling that features a minimal coffer, finished in rough plaster with visible grain and softly lit to enhance its texture. High-gloss polished plaster walls meet silver travertine flooring, creating an elegant contrast.

Dark timber doors, with a rippled, almost wrinkled texture, evoke the undulations of desert dunes and the hand of the maker. These are framed by bold travertine portals that define both the entrance and lift. A plinth and sculptural vase anchor that introduce crafted elements to the residences.



Hallway

A sculptural staircase is the centerpiece of the entrance hallway, a poetic nod to the flowing lines of the desert. Silver travertine flooring continues upward like a carved stone carpet, enclosed within a sandblasted smoked oak shell that adds warmth and depth.

The handrail is smooth and organic, echoing the stair's natural curvature. A liquid metal plinth grounds the vertical volume, while a striking pendant floats above. Every element is intentional, with bespoke cabinetry, sculptural sconces, and curated artwork completing the space. All architectural lighting has been thoughtfully selected to enhance the design.



Dining & kitchen

Revealed through the entry hall, the kitchen is sculptural and free-formed, anchored by a central island with engraved bronze detailing. Framed by a silver travertine portal and curved plaster walls, the cabinetry features an open display that elevates a functional space into a crafted focal point.

The dining area flows seamlessly from it, centered around an organic timber table and dark timber chairs that bring depth and contrast. A soft textured rug grounds the setting, while sculptural pendants hover above, subtly linking the two spaces.



Living room & terrace

The living room unfolds beneath a soaring double-height ceiling, grounded by sandblasted oak paneling with finger joints that highlight the craftsmanship. This tactile backdrop frames a bespoke liquid metal TV unit, while fluid, sculptural furnishings echo the space's organic composition. A soft rug adds a note of warmth and depth.

Framing skyline views, olive trees bring a Mediterranean spirit into the room, and sheer curtains diffuse light with elegance. The terraces extend the living space outdoors, with a dining area aligned with the main table and a lounge zone mirroring the interiors, creating an open-air continuation of the room.



Master bedroom

A sanctuary in layers. The master bedroom is anchored by a bespoke burl walnut headboard, paired with freestanding bedside tables in the same rich veneer. At the foot of the bed, a sculptural bench adds presence, while a gracefully curved armchair is positioned to take in skyline views from the private terrace. A textured rug grounds the space in wool and softness.

Base materials are intentionally pared back, neutral, quiet, and understated, creating a canvas for the strength and quality of the furniture selection. Every piece is thoughtfully placed to express the identity of the home. The result is a space that feels light, fresh, and precisely balanced.



Powder room

A quiet retreat of stone and shadow, the powder room is defined by a rounded silver travertine backsplash that wraps the entire frontal elevation, embracing the space with softness and continuity. Deep-toned plaster walls add a sense of weight and intimacy, while a curved, monolithic vanity in silver travertine stands freely at the centre, sculptural and deliberate. Light moves gently across the materials, carving out a moment of stillness that feels both composed and complete.



Dressing room

The dressing room is defined by softness. Meticulously crafted joinery anchors the space, with wardrobe doors framed in rounded eucalyptus timber and infill panels lined in abacá, a silk-like natural fibre that is luxurious and sustainably sourced.

Internally, the wardrobes are designed to feel weightless, with floating shelves and drawers that never touch the internal partitions, suspended on concealed tracks and hinges. This detailing allows soft light to graze the curved ceiling element, heightening the room's serene ambiance. A floating vanity introduces a warm, ambient glow, while a sculptural stool balances elegance with everyday function.

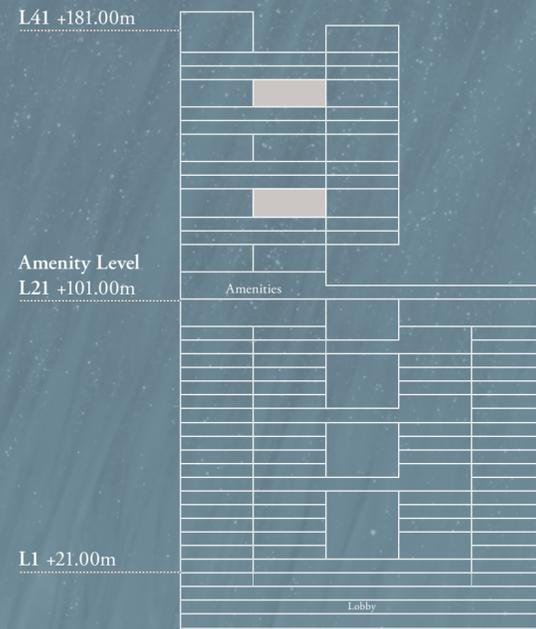
4-Bedroom Duplexes

Bedrooms 4 | Bathroom 5 | Parking 4

Internal: 4,781 sq. ft.

External: 1,309 sq. ft.

Total: 6,090 sq. ft.



The dimensions and square footages provided represent average sizes for the respective unit types and are subject to change without prior notice. Actual unit sizes may vary.

4 Bedroom Type-F



Level 01



Level 02

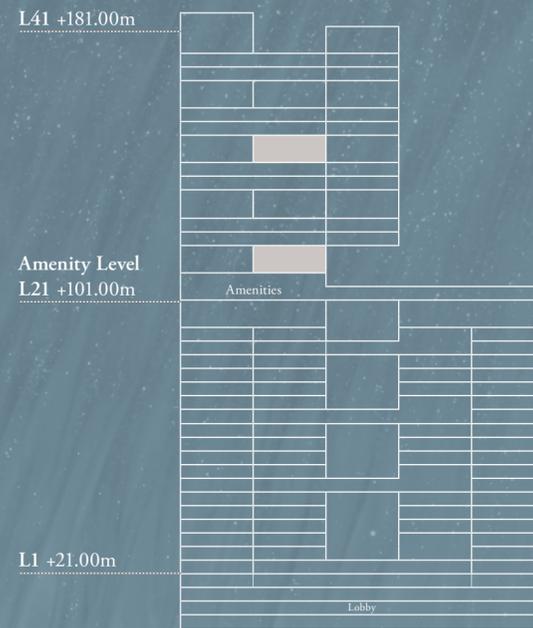
4-Bedroom Duplexes with Private Pools

Bedrooms 4 | Bathroom 5 | Parking 4

Internal: 3,708 sq. ft.

External: 2,409 sq. ft.

Total: 6,116 sq. ft.



The dimensions and square footages provided represent average sizes for the respective unit types and are subject to change without prior notice. Actual unit sizes may vary.

4 Bedroom Type-C



Level 01



Level 02

4-Bedroom Duplexes

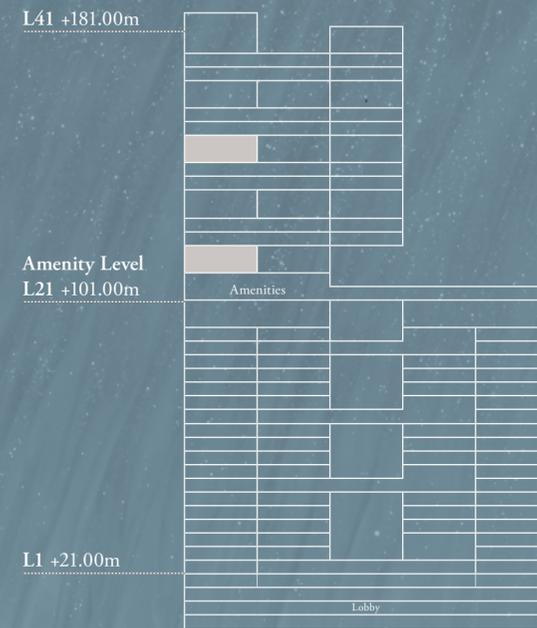
with Private Pools

Bedrooms 4 | Bathroom 6 | Parking 4

Internal: 4,190 sq. ft.

External: 2,944 sq. ft.

Total: 7,134 sq. ft.

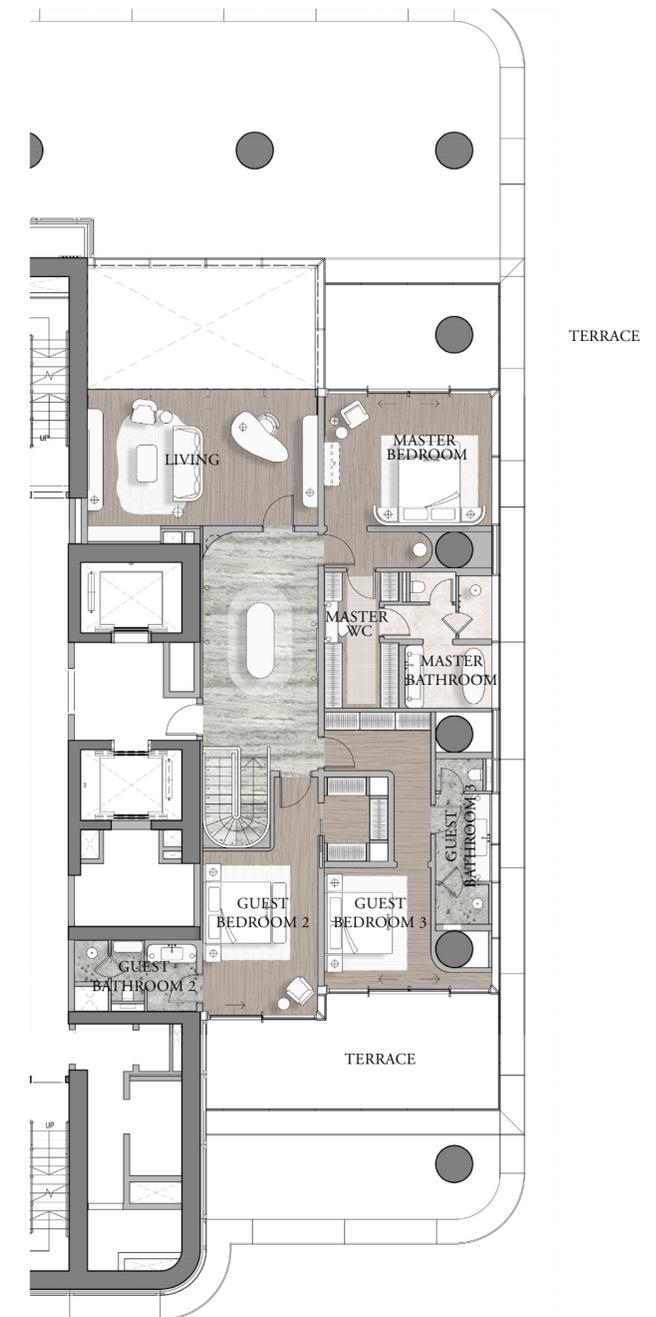


The dimensions and square footages provided represent average sizes for the respective unit types and are subject to change without prior notice. Actual unit sizes may vary.

4 Bedroom Type-D



Level 01



Level 02

Architectural excellence

Foster + Partners

Globally renowned studio, Foster + Partners, brings VELA Viento's ethereal beauty to life through a masterful interplay of space, form, and imagination.

Their design philosophy gives space a presence as powerful as the structures themselves, spaces that hold meaning, revealing the past and present.

Foster + Partners are the visionary architects behind Apple's California headquarters and have received numerous international accolades, including the prestigious Pritzker Prize.

Prominent Projects:

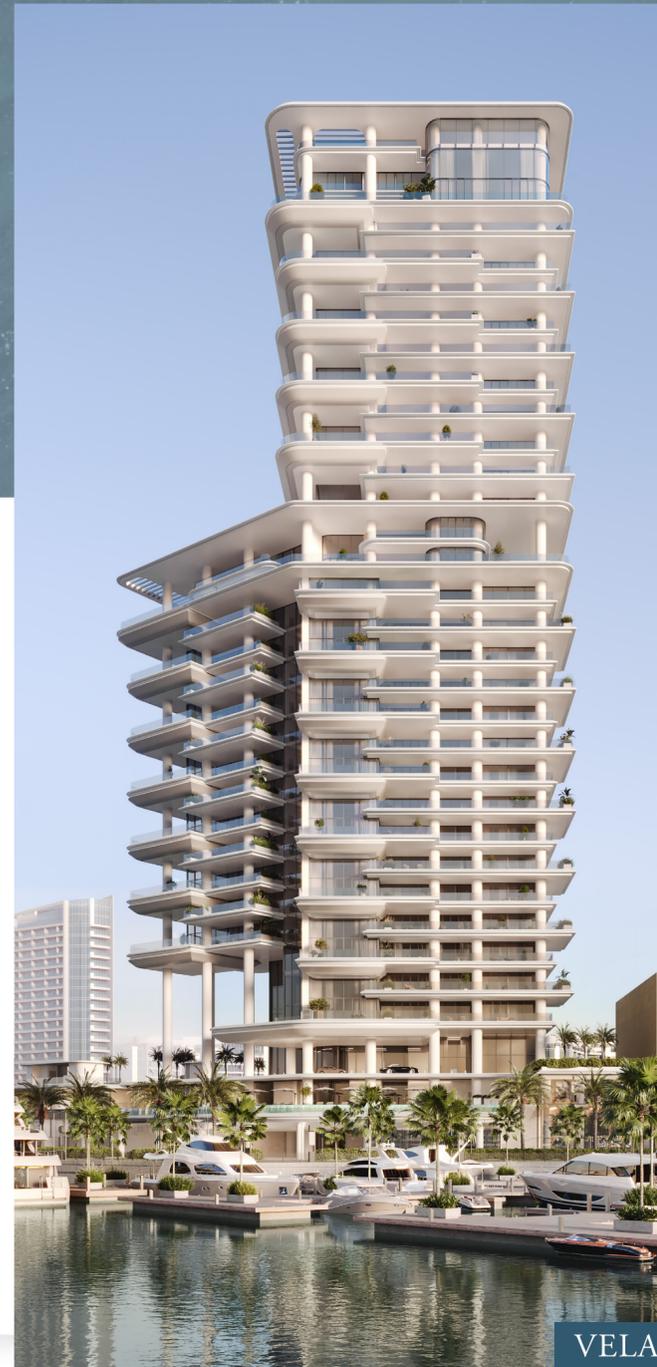
Millau Viaduct, France

Gherkin tower, London

VELA, Dorchester Collection, Dubai

The Lana, Dorchester Collection, Dubai

ORLA, Dorchester Collection, Dubai



VELA



Apple Headquarters



ICD, Brookfield Place



Reichstag Building

A seamless connection

- Easy entry and exit via Marasi Drive, gracefully guiding you to your destination
- A dedicated link to Downtown Dubai over the Marasi Drive bridge, offering an effortless connection to the city's heartbeat
- Pedestrian access along a landscaped promenade links VELA Viento to Sunset Park, VELA, and The Lana, creating a calm, connected waterfront experience.





A sublime *arrival*

Surrounded by lush landscaping and majestic layers of water, the grand, ramping approach leads you to an elevated lobby. Here, the Burj Khalifa is framed as a perfect view between the airy elevations of VELA Viento.

Step into the warm welcome of Dorchester Collection's exceptional care, where your valet and doorman await you. The double-height entrance lounge, designed by Gilles & Bossier, provides a wonderful first impression and luxurious meeting place for residents and visitors. Through the glass, the views are wonderful in every direction.

The pinnacle of wellbeing

At VELA Viento, wellness is woven into every detail. Thoughtfully designed spaces inspire relaxation and renewal, creating an environment where self-care becomes second nature in a setting of refined luxury.

Touching the sky at over 100 metres high, the 'Sky Amenities Deck' is an architectural and experiential feature with a lavish infinity pool, double-height gym, yoga studio and lounge areas, all overlooking the stunning vistas that surround.

These are complemented by additional amenities on the podium levels, including indoor pools, spa and meeting rooms, as well as direct access to Sunset Park and the amenities of VELA and The Lana Hotel, Dorchester Collection, Dubai, via the landscaped promenade.. This walkway invites residents to explore fine-dining restaurants, and high-end boutiques, or simply enjoy a stroll along the water's edge.





Sky amenities

- Full-floor amenity deck on Level 21 (100m high)
- Stunning infinity-edge pool
- Sun decks & lounges
- Double height gym
- Dedicated yoga studio

Podium amenities

- Indoor lap pool & children's pool
- Private spa & zen garden
- Executive meeting suite
- Cinema
- Golf car service to VELA & The Lana
- Children's room



Infinity pool



Waterfront cafe



Meeting suites



Indoor lap pool



Fitness centre



Private spa



Cinema room



Zen garden



Yoga studio

Set within a destination *of distinction*

VELA Viento stands at the heart of OMNIYAT's visionary transformation of Marasi Bay into an ultra-luxury waterfront ecosystem. A landscaped waterfront promenade offers seamless access to a world of curated experiences, from the The Lana Hotel and Marasi Bay Island, to the Yacht Club, and Sunset Park, ensuring a life of beauty, leisure, and distinction.



MARASI BAY
OMNIYAT

In the heart of the city

The Lana, Dorchester Collection, Dubai

- Region's first Dior Spa
- Jara by Martín Berasategui
- Riviera by Jean Imbert
- High Society
- Bonbon Café by Angelo Musa

The Lana Promenade, Dorchester Collection, Dubai

- Dragonfly
- China Tang

Sights & Attractions:

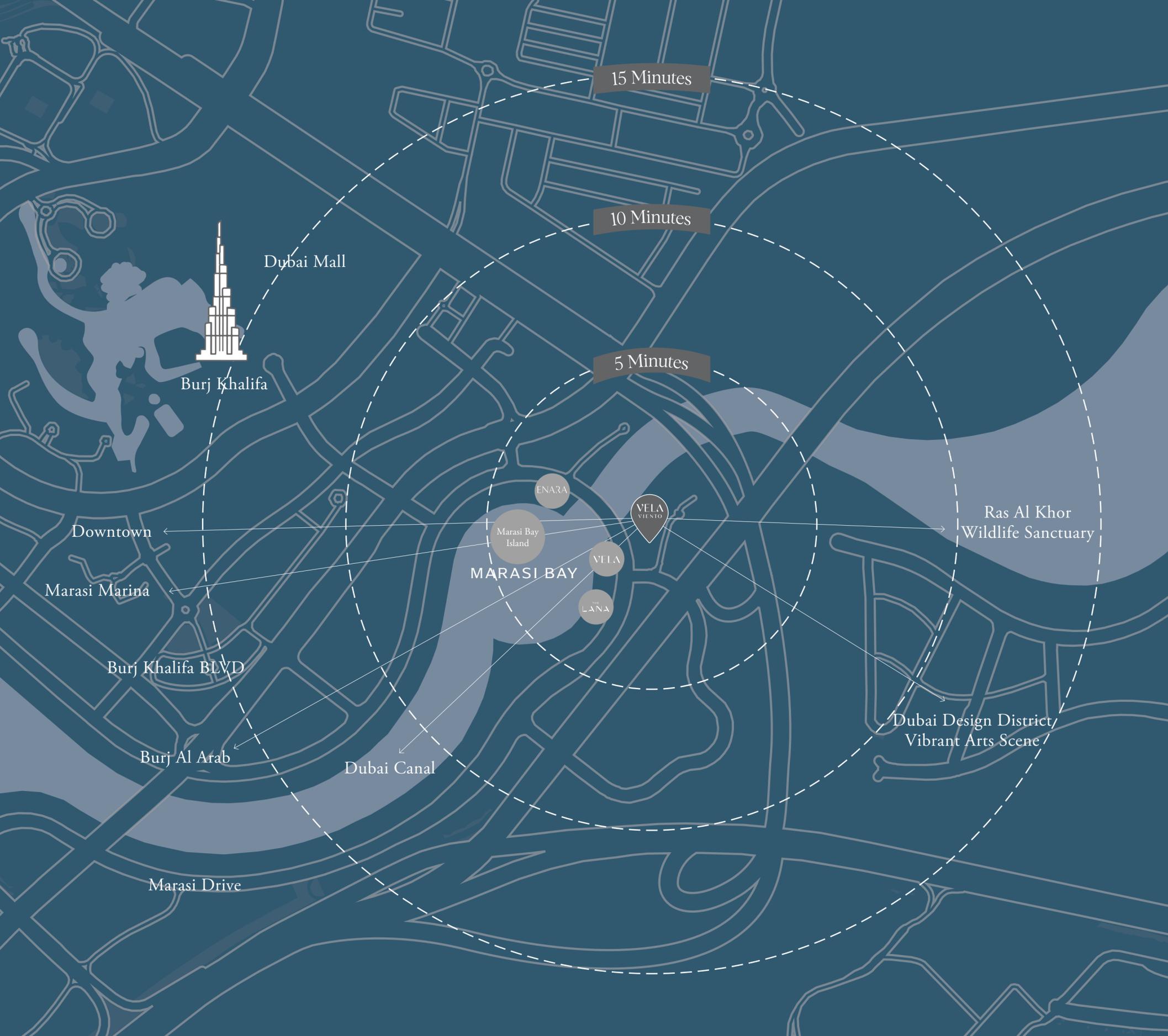
- Burj Khalifa - 12 mins
- Dubai Fountain - 12 mins
- Dubai Opera - 10 mins
- Museum of the Future - 15 mins
- Dubai Canal - 5 mins
- Burj Al Arab - 20 mins

Dining & Shopping:

- Dubai Mall - 10 mins
- Souk Al Bahar - 10 mins
- Time Out Market - 10 mins
- City Walk - 15 mins
- DIFC (Dubai International Finance Center) - 18 mins
- Ras Al Khor Wildlife Sanctuary - 10 mins

Connectivity:

- Marasi Drive
- Sheikh Zayed Road
- Al Khail Road
- DXB Dubai Airport





Community amenities

At VELA Viento, everyday living unfolds within Marasi Bay. With direct access to the waterfront promenade, residents are effortlessly connected to a world shaped by distinction from private yacht berths and serene floating parks to curated dining, retail spaces, wellness sanctuaries, and immersive cultural moments.

Set within a destination of elevated experiences driven by the region's finest visionaries, VELA Viento is a gateway to a life defined by beauty, rhythm, and refinement on the edge of the water.



Art trail



Signature pavilion



Landscaped connectivity



Padel court



Outdoor dining spaces



Sunset park



Marasi Bay Island beach club



Private jetty



Kids' play area



Marina Yacht Club

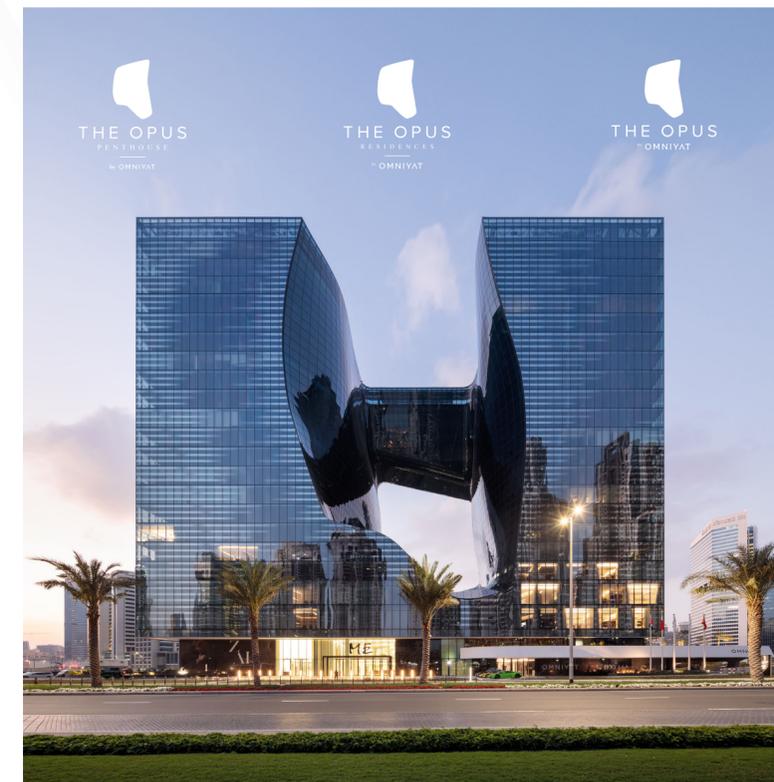
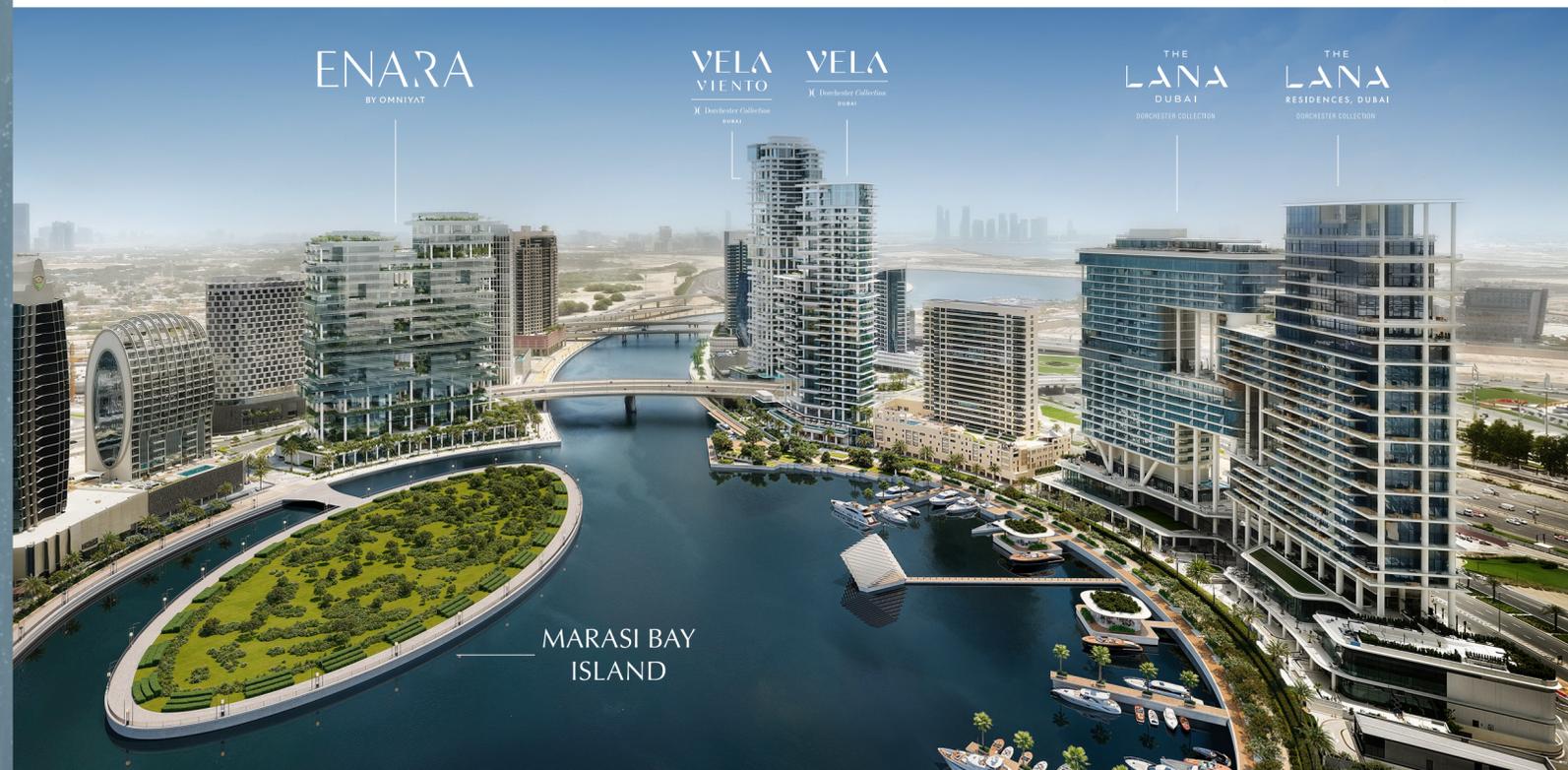
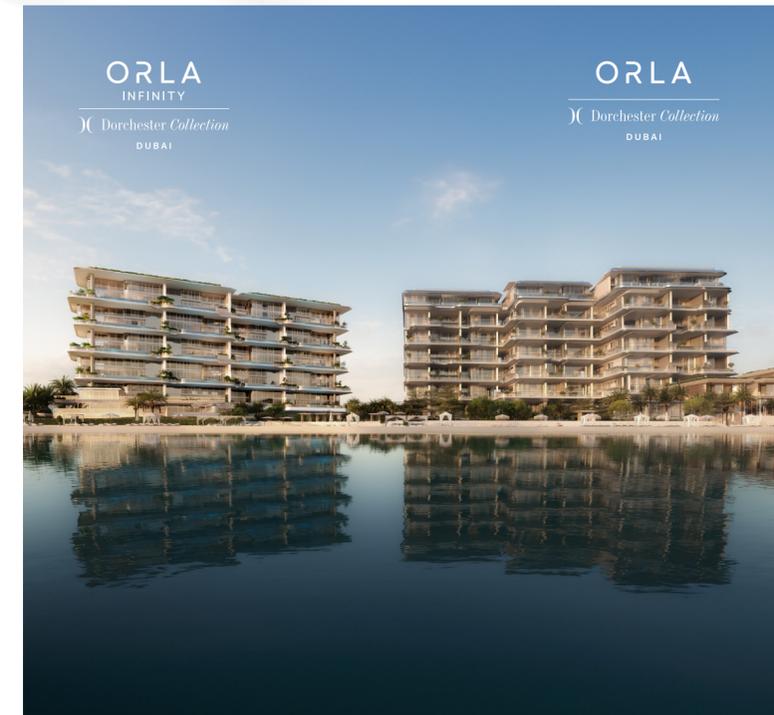
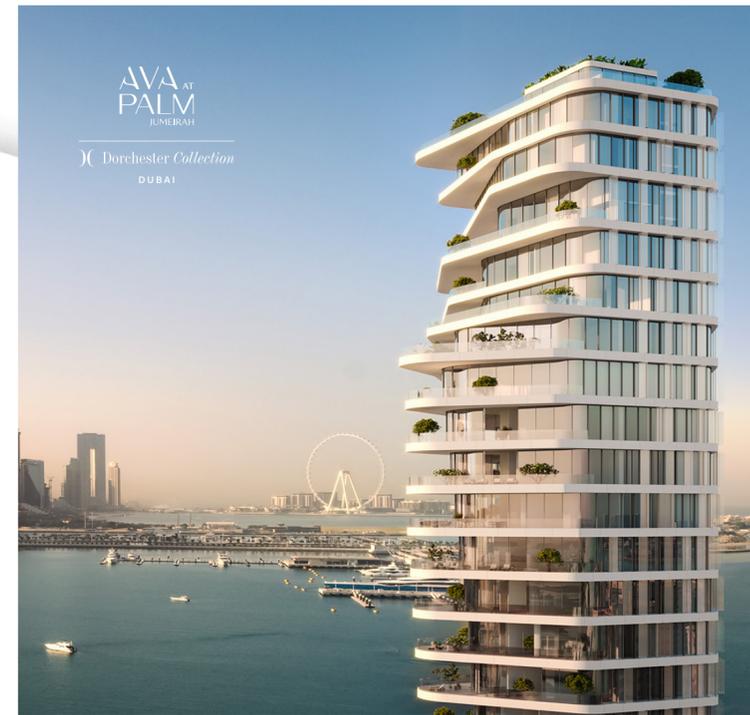
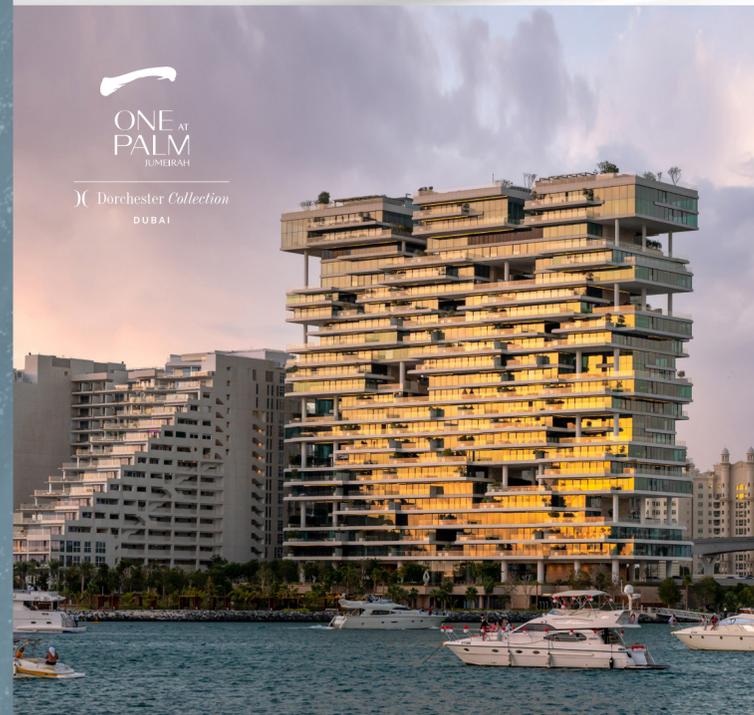
OMNIYAT

THE ART OF ELEVATION

OMNIYAT is a renowned developer of luxurious architectural masterpieces. The Art of Elevation embodies our dedication to imagining the extraordinary and building it into reality. We elevate the exceptional to create immersive living masterpieces framed by Dubai's iconic skylines.

Since our establishment in 2005, OMNIYAT has redefined each project as an extraordinary, rare piece of art, partnering with global pioneers such as Foster + Partners, Zaha Hadid, Gilles et Boissier, Dorchester Collection and more.

The OMNIYAT touch lies in our ability to enhance experiences and shape the future of luxury living.



OMNIYAT

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