

PALM JUMEIRAH

ORLA, Dorchester Collection by OMNIYAT on Palm Jumeirah

Expected handover

Q1 2027

By Omniyat | Dubai

2 Bedroom Apartment / 3 Bedroom Apartment / 4 Bedroom Apartment / 4 Bedroom Duplex / Sky Palace / Signature Mansion

Prepared 8 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

ORLA is a collection of 86 residences by OMNIYAT at the apex of Palm Jumeirah, designed by Foster + Partners and managed by Dorchester Collection. Apartments, duplexes, Sky Palaces and one mansion share private beachfront facilities.

Expected handover
Q1 2027

Status
Under construction

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Under construction | Palm Jumeirah, Dubai

Explore the project online

Watch the project video

PROJECT AT A GLANCE

Project at a glance

A limited 86-home collection at Palm Jumeirah’s crescent, designed by Foster + Partners, managed by Dorchester Collection and due Q1 2027.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
2 Bedroom Apartment	3,344-4,163 sq ft	TBA
3 Bedroom Apartment	3,479-4,478 sq ft	TBA
4 Bedroom Apartment	6,319-7,675 sq ft	TBA
4 Bedroom Duplex	7,416-11,145 sq ft	TBA

Request a current unit shortlist



Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
Sky Palace	Confirm current size	TBA
Signature Mansion	Confirm current size	TBA

Request a current unit shortlist

Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation.

PAYMENT STRUCTURE

A clear plan for your purchase.

Payment	Milestone	Timing
5%	Booking	On reservation
20%	Sale and purchase agreement	On signing
10%	Instalment	12 months after booking
15%	Instalment	24 months after booking
50%	Completion	Q1 2027

Expected handover

Q1 2027

Payment dates and construction milestones remain subject to the developer's current reservation documents.

Before you reserve

Request the current unit quote, complete instalment schedule, reservation conditions and itemised purchase costs.

PAYMENT & COMMERCIAL TERMS

Payment & commercial terms

ORLA is limited to 86 homes and combines Foster + Partners architecture with Dorchester Collection management at Palm Jumeirah’s crescent. Published apartment and duplex sizes and a five-stage payment plan allow detailed comparison. Confirm current availability, price, completion progress, service charges and the signed payment schedule before proceeding.

LIFESTYLE & AMENITIES

A place for everyday living.



- Resident-only beach club
- Cigar lounge
- Fitness and yoga studios
- Concierge and valet
- Private beach access
- Private cinema
- Wellness spa
- Cycle studio
- Doorman and porter services
- Smart-home systems

Illustrative project amenities. Final specifications are subject to the developer's sales documents.

LOCATION & COMMUNITY

Connected to Palm Jumeirah.

Palm Jumeirah, Dubai

Three interconnected towers sit on a 29,000 sq m beachfront plot. The residences include broad terraces, ceilings up to 6.5 metres and 270-degree views, supported by Dorchester Collection concierge, valet, doorman and porter services. ORLA is at the apex of Palm Jumeirah's crescent, with private beach access and proximity to Atlantis The Royal, Nakheel Mall and The Pointe. The live page notes road

Indicative driving times. Actual journeys depend on traffic and route.



LOCATION & CONNECTIVITY

Location & connectivity

connections to Sheikh Zayed Road, Downtown Dubai and Dubai International Airport.

PROJECT GALLERY

See the project in detail.



Orla - Dorchester Collection - Remington Properties - 7



Orla - Dorchester Collection - Remington Properties



Orla - Dorchester Collection - Remington Properties - 1



Orla - Dorchester Collection - Remington Properties - 2

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Orla - Dorchester Collection - Remington Properties - 3



Orla - Dorchester Collection - Remington Properties - 5



Orla - Dorchester Collection - Remington Properties - 6



Orla - Dorchester Collection - Remington Properties - 4

Illustrative project images. Open an image to view it in full.

ABOUT THE DEVELOPER

The team behind the project.

Omniyat

Established in 2005

Founded in 2005, OMNIYAT is a design-led luxury developer known for collaborations with internationally recognised architects, designers and hospitality brands.

Selected projects

- The Opus
- The Lana
- One at Palm Jumeirah

Visit the developer website

GLOBAL INTRODUCTIONS

Introduce an investor.

Introduce a prospective UAE property buyer, with their permission. We handle advice and the transaction. Referral eligibility and signed agreement terms apply; fees are paid after completion of an eligible purchase.

Explore Global Introductions

Introduction programme

YOUR REMINGTON ADVISER

Anahita Zamanian

Senior Property Consultant | BRN 1805

Discuss your preferred home, budget and timeline. We will guide you through the available options and the next steps.



Enquire on WhatsApp

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