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OFF PLAN

Lumena

Location: Business Bay, Dubai

Starting From: AED 19,000,000

Permit No: 2

Lumena

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Omniyat	**Offices**	**Q4 2029**	**50/50**	**Off Plan**

ABOUT THE PROJECT

LUMENA by OMNIYAT is an ultra-luxury commercial landmark at the gateway to Business Bay, created for global corporations, family offices, entrepreneurs and investors seeking an exceptional business address in central Dubai. Rising approximately 260 metres, the sculptural tower combines expansive Grade A offices with executive wellness, hospitality and business amenities, setting a new standard for premium commercial property in Dubai.

Designed by **GAD**, LUMENA has a distinctive aerodynamic form that brings a strong architectural identity to the entrance of Business Bay. Its panoramic glass façade maximizes natural light throughout the office environments while creating impressive views across Dubai's skyline. The building has been conceived not simply as a workplace, but as an integrated business destination where architecture, technology, wellness and hospitality come together.

The commercial collection comprises **individual offices, half-floor offices and full-floor workplaces**, providing flexibility for businesses with different operational requirements. OMNIYAT's current specifications show individual offices from approximately 4,346 sq. ft. and half floors from 6,858 sq. ft., while published full-floor configurations extend to approximately 16,937 sq. ft. The offices are designed around generous floor plates, natural light and adaptable layouts, allowing occupiers to create highly customized headquarters and executive environments.

A defining advantage of LUMENA is the scale of its business and lifestyle offering. OMNIYAT specifies approximately **561,100 sq. ft. of office space, 75,907 sq. ft. of amenities and 25,618 sq. ft. of**

retail space, making the tower substantially more than a conventional commercial building.

Executive wellness is integrated into the workplace experience through facilities designed for fitness, recovery and relaxation. The wider amenity concept includes an elevated swimming experience, high-performance fitness spaces and wellness facilities, alongside landscaped sky environments where executives can step away from the traditional office setting.

LUMENA also introduces business-focused amenities designed around collaboration, networking and presentations. Executive club environments, conference and co-working facilities and the distinctive **Sky Theatre** create spaces for meetings, events and corporate functions. Concierge, valet and hospitality-led services further reinforce the building's premium positioning.

Technology and sustainability are equally important to the project. LUMENA is targeting **Al Sa'fat Platinum and BREEAM Outstanding**, alongside Platinum pre-certifications for **LEED, WELL, WiredScore and SmartScore**. These targets reflect an ambition to create a workplace that combines environmental performance with connectivity, wellness and intelligent building systems.

The tower's **Business Bay location** is one of its strongest commercial advantages. Positioned at the gateway to the district with convenient access to Sheikh Zayed Road, LUMENA places businesses between Business Bay, Downtown Dubai and DIFC—three of the city's most important commercial and financial destinations. Dubai International Airport is also readily accessible, supporting companies with international executives, clients and partners.

Transport infrastructure has been planned for the scale of the project, with **19 double-deck office elevators and more than 1,000 parking spaces** specified by OMNIYAT.

For owner-occupiers, LUMENA provides an opportunity to establish a headquarters or flagship Dubai office within an architecturally distinctive, hospitality-driven commercial environment. Its larger floor plates can accommodate executive suites, boardrooms, collaborative workspaces and client-facing areas within a single premium address.

For investors seeking **offices for sale in Business Bay**, LUMENA offers exposure to Dubai's premium commercial segment at a time of significant demand for high-quality office space. OMNIYAT reported in August 2026 that its LUMENA towers and ENARA had collectively generated AED 5.7 billion across 205 transactions, demonstrating substantial market activity around its new generation of commercial developments.

Overall, **LUMENA by OMNIYAT** combines landmark architecture, expansive offices, executive amenities and a strategic gateway location, positioning it as a distinctive choice for businesses and investors seeking premium **off-plan commercial property in Dubai**.

Why Buy LUMENA by OMNIYAT Through A1 Properties?
Commercial property selection at LUMENA requires careful assessment of individual office characteristics. A1 Properties can help buyers compare available and resale opportunities according to layout, size, floor, orientation, views, price per square foot and remaining payment structure.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to both investors and owner-occupiers navigating Dubai's premium commercial property market. Investors can evaluate acquisition pricing, floor positioning, potential leasing considerations and future resale opportunities, while businesses can focus on usable space, corporate image, accessibility and long-term operational requirements.

Our advisors can provide end-to-end support covering property selection, negotiation, documentation, financing where applicable and ownership transfer. Following completion, A1 Properties can also assist commercial owners with leasing and future resale, providing continuity throughout the property's investment lifecycle.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

5%	**45%**	**50%**
Down Payment	During Construction	On Handover

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.