

Stay Connected The Location

The Pad will be located at the waterfront of Dubai Creek enjoying panoramic views of the picturesque creek on one side and the centrepiece of Dubai, the Burj Dubai, on the other. Living at The Pad would put you on the pulse of downtown Dubai - right in the heart of Business Bay.

Business Bay is Located just off the commercial corridor of Sheikh Zayed Road between

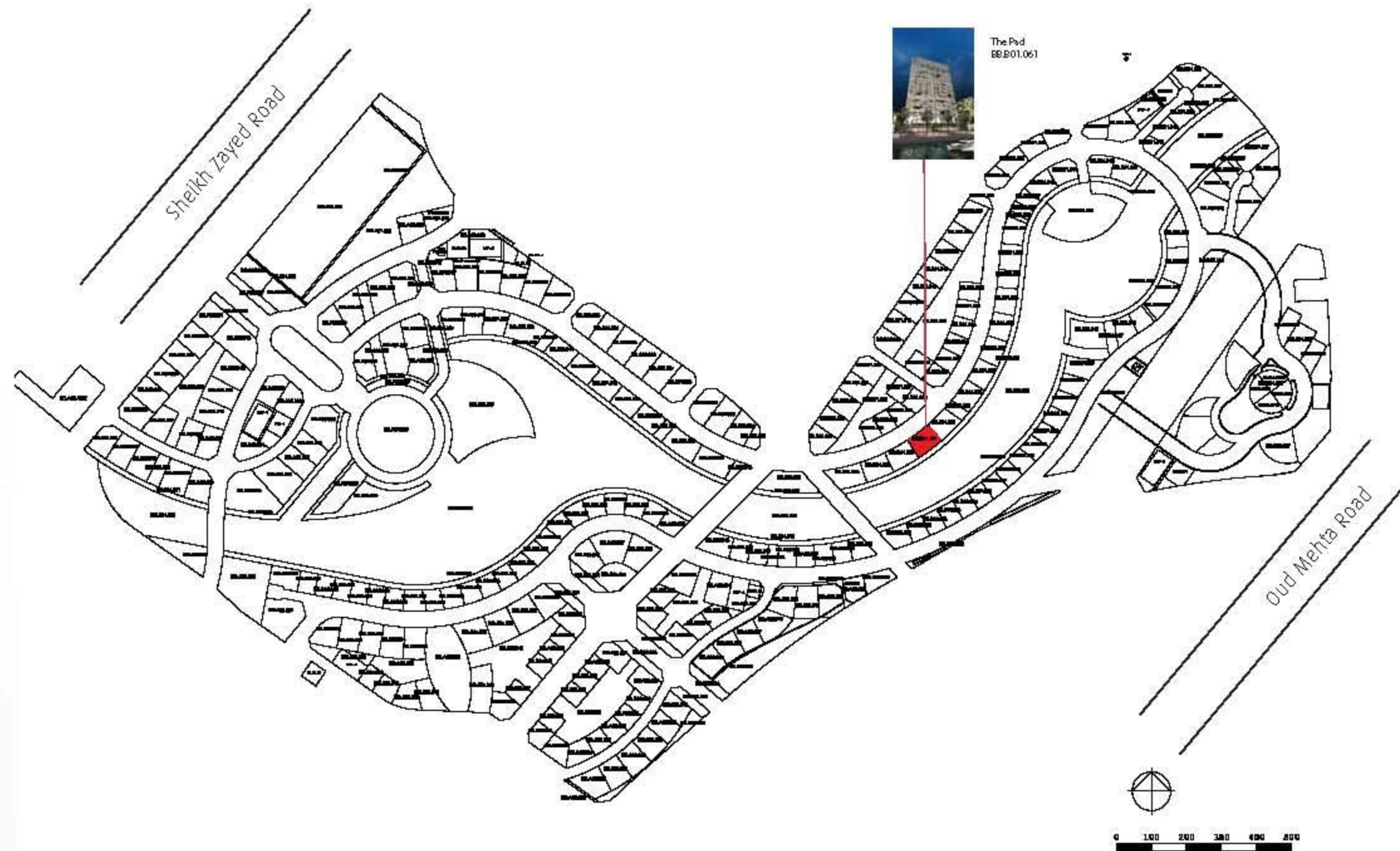
interchanges 1 & 2, and encompasses an area of 64 million square feet. Settled among landscaped gardens and a network of roads and waterways, the residences and commercial enterprises at Business Bay feature high-tech working spaces, comfortable and luxurious residential units and modern facilities and amenities.

Fringed by the Burj Dubai development and

neighboured by the Dubai International Financial Centre, World Trade and Convention Center and the Emirates Towers Hotel; Business Bay - offers an exclusive, prestigious location and a strategic address attractive to local, regional and international businesses and residents alike. Its proximity to the bay also affords residents access to water taxis among other modes of transportation including The Metro that will transport you across the city in minutes.



The Pad Location in Business Bay



All images, plans and information contained herein are subject to change without notice and will be at the discretion of the developer who reserves the right to make revisions.

Stay Distinguished The Exterior

Tilting at a 7-degree angle, The Pad is an amazing feat of engineering and design. The building's exterior is a truly unique proposition, targeted to be the trendiest iconic residential building in Dubai. It truly embodies the vision of Omniyat Properties where "Living the Future" is actualised. Flaunting convention from its very inception, The Pad personifies 21st century living, through its innovative use of technology and design, and offers its inhabitants the best of convenient, safe, entertaining, trendy and healthy living spaces.

The Pad is sure to turn heads as the unique tilt and illuminated façade present a stunning vision.



Stay Comfortable The Pads

The Pad will contain 231 intelligent apartments varying in sizes - ranging from studio apartments, 1 & 2 bedroom apartments, and different sizes and types of lofts. Every apartment will be intelligent and have its own cyberecture which offers many technologically advanced features to provide a unique "Living the Future" experience. Everything from communications, entertainment, health and shopping is covered by the cyberecture of the apartment.

Like the rest of the building the interiors of The Pad will be stunning, futuristic and unmatched. The interiors will be intelligently designed with extra storage capacity in designated rooms at each floor, and will be fitted with high quality fittings and appliances specially chosen and designed for this project. All finishes within the building and apartments will be of premium quality. The technologies and functions melt into the home and the entire building to give residents control, convenience and excitement. The technologies are there to enhance the inhabitants' quality of life, to facilitate and not to complicate.



Stay Pampered Facilities and Amenities

The Pad will contain amenities to make the lives of its inhabitants more luxurious, convenient and much more exciting. Some of these amenities will include a vibrant retail area with al fresco dining venues, a parking area and best of all, an iClub – all of which will contribute to the life of the Business Bay along the creek, as a promenade-style entertainment strip.

Retail Area:

The ground floor is punctuated with shops, cafés and restaurants and will be the bustling heart of The Pad. Several facilities, shops and restaurants will be linked via the building's own network to provide services and deliveries to the apartments.

Parking:

The Pad will have three levels of basement parking with ample parking berths that will ensure that residents' vehicles are easily and safely parked. A unique feature of the building will be its key-less security system whereby the entire building is fitted with RDIF access all around.



Stay Pampered Facilities and Amenities

iClub

The podium of The Pad tower includes a truly unique and inspirational clubhouse space for the exclusive use of residents. The iClub is designed around the theme of digital water, real water and digital projections that create a stunning setting for this complex of communal facilities.

Swimming Deck

Suspended over the promenade of Business Bay, is the Swimming Deck. Due to its location in The Pad, this Swimming Deck will provide you with a view over the creek, which you can enjoy while swimming.

Media Jacuzzi

Relax in a Jacuzzi and be simultaneously entertained or informed. The Jacuzzis are equipped with water proof touch screens on which you can watch a movie or the news.

Underwater Concert

Relax and stay fit at the same time. Experience a new, unique and exciting form of swimming under water with the iUnderwater Concert allowing you to play your own choice of music.

Media Deck Chairs

Just choose the music you like and enjoy it without disturbing others. Thanks to ultrasonic speakers, you can listen to music from a deck chair without having to use headphones.

Aerobics Section

Stay fit and flexible with one of the many courses at the outdoor Aerobics Section. A variety of courses are available to keep you in shape.

Lap Pool

Lay next to the pool under the skies and enjoy the sun few minutes away from your apartment.

Half Basketball Court

Even playing basketball will be possible on a special '2 on 2' court.

Running Track

Why not start your own iCommunity running team to take part in a marathon. You can prepare yourself at home in The Pad on your own running track.

Barbeque & Gathering Area

At the outdoors section there will also be a gathering area where you can have barbecues with friends or other residents.



Stay Entertained iFeatures

The Pad integrates many technologies which will expand the boundaries of your home and provide a unique "Living the Future" experience. With the help of numerous iFeatures related to entertainment, communication and much more, your life at The Pad will be easy and convenient. The apartments are designed to nurture community living and yet protect privacy. Sustainable technology will ensure that The Pad will stay cutting edge. Do not wait for the future to arrive, live it now.



iEntertainment

As a resident you can choose from a large variety of music and karaoke as well as videos on demand from a central server allowing you to entertain yourself when you like.



iReality

Let yourself be fascinated by a virtual reality projection linking your apartment in real time to different locations around the world. iReality makes the physical confines and location of your apartment disappear. With this technology feature, it will be possible for example, to link the view from your apartment to the view of New York's skyline.



iFamily & Friends

Keep in touch with your family or friends – no matter where they are. In order to make life more exciting and convenient you will be provided with a device which you could give to your family or friends. This device will link your apartment with them and will let you stay in touch via video-conferencing.



iHealth

Several technologies in your home will make it easier to lead a healthy life. The bathroom of your apartment will include features which let you check your weight, blood pressure and temperature. This information can be stored and tracked for your healthy life at The Pad.



iCustomization

You are an individual and your apartment should mirror your taste and even your mood. Both lights and music in your apartment can do this. Additionally your apartment can respond to incoming calls by changing the colour of the lighting. The wall panels of the apartment in the common corridors can be individualised as well. That way it is possible to display personalised messages in the corridors.



iSecurity

A state-of-the-art security system will restrict non-residents from accessing certain areas of The Pad. You won't need keys anymore either! You will have RFID/proximity tags for your personal use, which will automatically lock and unlock doors.



iControl

Different features and technologies within the apartment can be influenced and controlled by you in a convenient manner. There will be no need to operate complicated buttons or programs. Certain functions of The Pad can be controlled with voice commands for your convenience.



iArt

The Pad has a server which allows you to update your apartment with digital art of your choice. That way you do not need to spend too much money on art anymore. Just subscribe to the iArt server and update your apartment with the digital art of your choice. If multiple pieces of digital art are purchased, it is possible to display a different piece of digital art every day - depending on how many pieces were bought.



Stay Entertained iFeatures

iAmbience

Let the colour of your apartment reflect your mood. The colour of your apartment can change according to the type of music you play. Your home can also respond to different communications without the typical ring tone of a phone. For example an incoming call can change the colour of the lighting.

iPod Dock

Dock your complimentary iPod or iPhone into your pad, and the music can be controlled by the home for your entertainment.

iMessaging

You can broadcast your own message on the outside of you apartment or around the common areas of The Pad.

iToggle

Your apartment will be controlled via a revolutionary iToggle that will make it simple to control most of the iFeatures and allows you to command your home to function for you.

iRotation Room

In the 2-bedroom apartments you will have the unique feature of a rotating living and dining room that will give a continuous and wonderful view of Dubai.



Stay Informed

FAQs

Why should I invest in The Pad?

The Pad is a unique project to the Middle East, a symbiotic mix of cyberecture and architecture and will become the trendiest, ultimate residential address in Dubai. On completion of the VIP launch, the price of these units will increase by 15%.

Where is The Pad located?

The Pad is superbly located alongside a new extension of the Dubai Creek within Business Bay, right in the heart of the city and in the same neighbourhood as The Burj Dubai, Downtown Dubai and the Dubai Financial Centre.

Can I sell my investment easily?

There are only 231 units in The Pad. The intrigue and interest in this project have exceeded all expectations with an excess of 25,000 inquiries via the Google search engine alone. Omniyat Properties has rewarded the VIP clients that have patiently waited for this launch with an opportunity to purchase 15% below the public launch price.

Is The Pad freehold or leasehold?

The Pad is 100% freehold as per the Property Law of Dubai.

Will I receive an induction course on the use of the apartment features?

Yes, Omniyat Properties have a department that will hand over your unit on completion. At this stage all features and technology will be explained.

Will there be technical support in case of system failure?

Yes, Omniyat Properties will provide the maintenance service and facilities for each of its projects for the first three years after completion. This service will include technical support.

How much are maintenance fees?

The maintenance fees will only be finalized on completion of the project. However, we anticipate these fees being in the region of AED 12 – 15 per sq. ft.

Will the technology be periodically updated as new releases become available?

All software technology will be updated where applicable and when available in the U.A.E. This will be discussed and decided by the maintenance provider and the corporate body (Owners' representative).

Omniyat Properties or its appointed party will also evaluate the latest trends in hardware technologies for The Pad, and on a periodic basis, recommend an upgrade. The choice to upgrade the technology with its associated costs will lie with the owner of the apartment. Omniyat Properties can facilitate the actual upgrade.

If so, will there be a cost attached to this?

Any additional costs for these updates will be for the owners account. This will become payable on a one off payment basis via the maintenance fees as and when required.

What guarantees are in place in case of breakdown with the features and technology?

All products installed to each unit will have a supplier's guarantee. Maintenance contracts will include repair or replacement of all systems within the building i.e. A/C, security and all technology items.