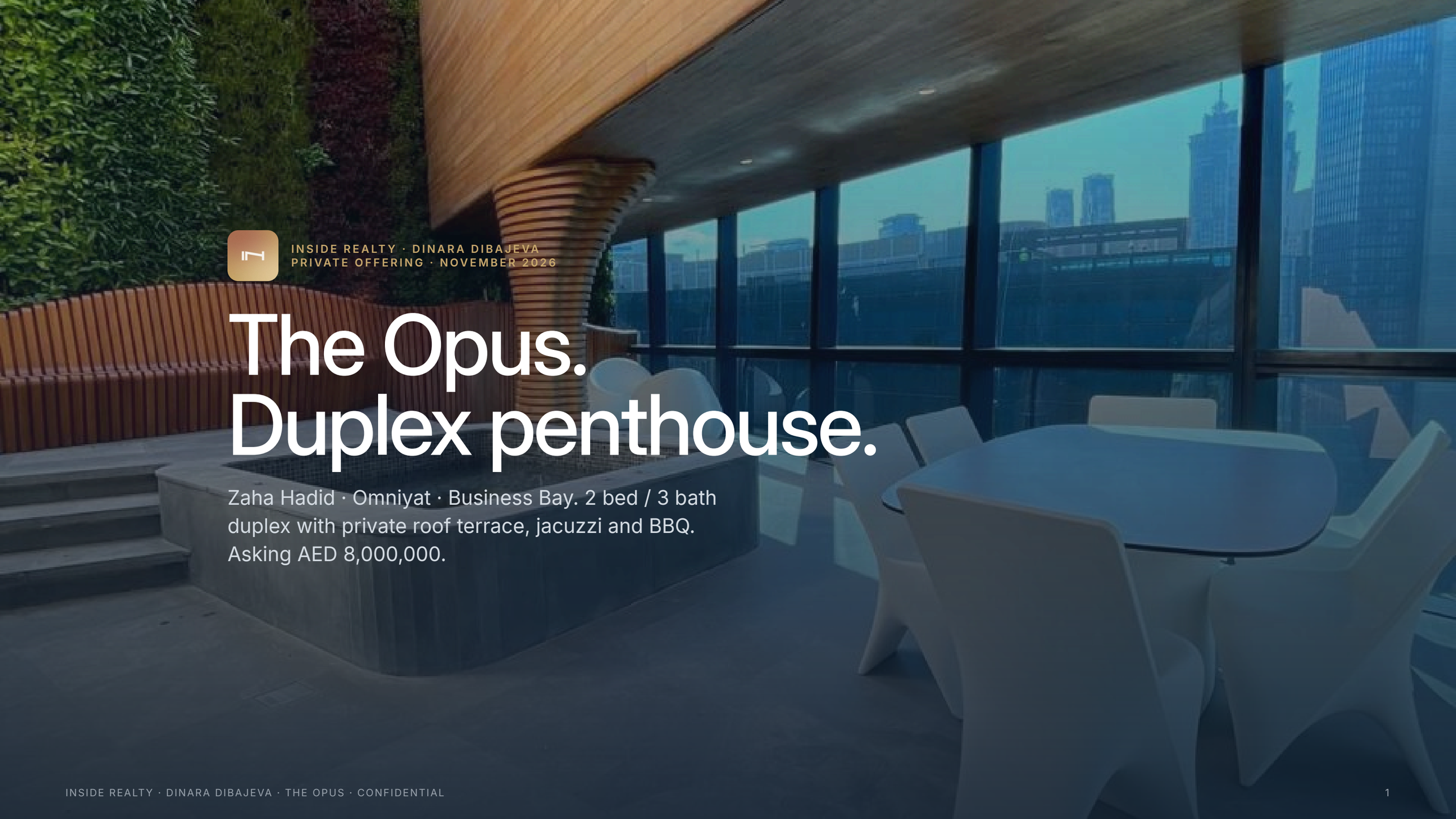


INSIDE REALTY · DINARA DIBAJEVA
PRIVATE OFFERING · NOVEMBER 2026

The Opus. Duplex penthouse.

Zaha Hadid · Omniyat · Business Bay. 2 bed / 3 bath duplex with private roof terrace, jacuzzi and BBQ. Asking AED 8,000,000.

01 · AT A GLANCE

The opportunity.

Cash / manager’s cheque close. Fully furnished duplex with outdoor living level.

AED 8.0m
asking price

2,201
sq ft · 204 sq m

3,635
AED per sq ft

2 / 3
bedrooms / baths

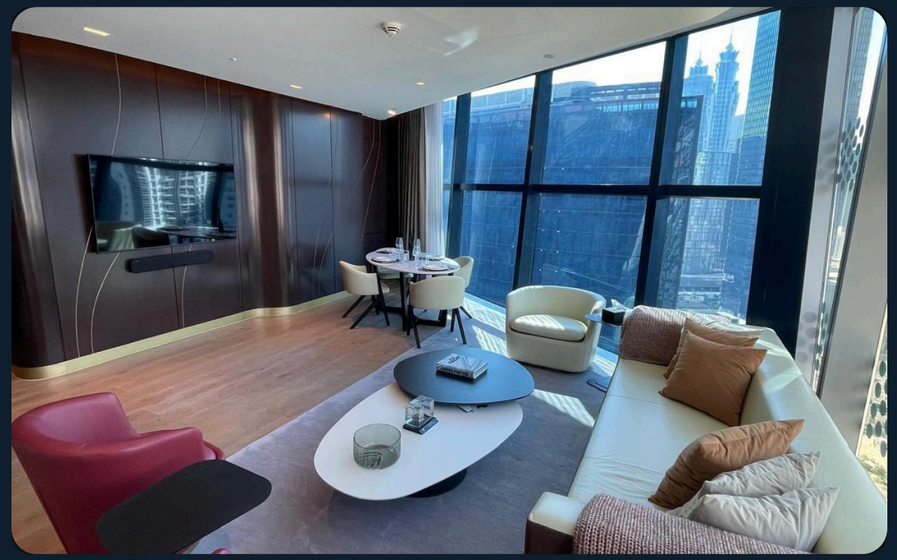
Duplex
private roof terrace

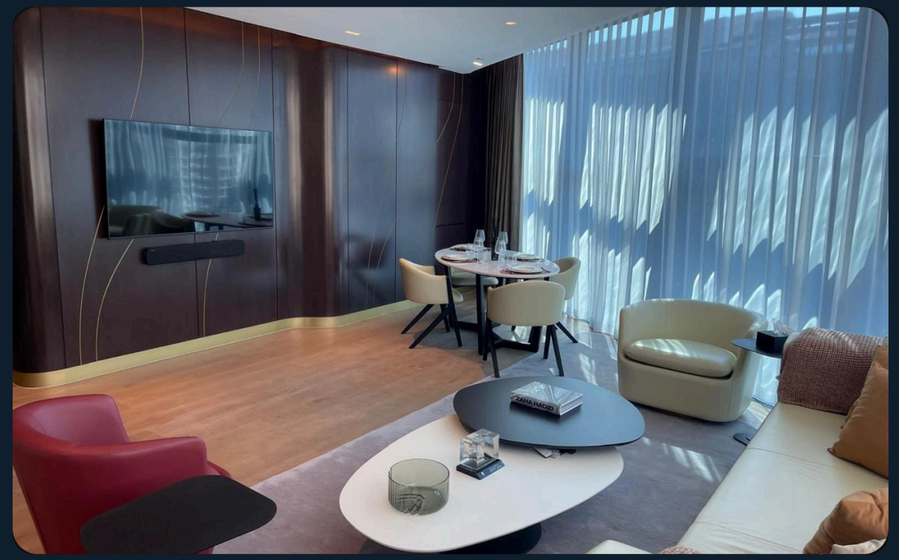
4
parking spots

Size from developer floor plan (duplex with roof terrace). Price as of 9 Nov 2026. Parking and title details confirmed on deed / SPA before booking.

Open plan. Full city light.

Curved Zaha Hadid interiors, designer furniture, floor-to-ceiling Business Bay views.



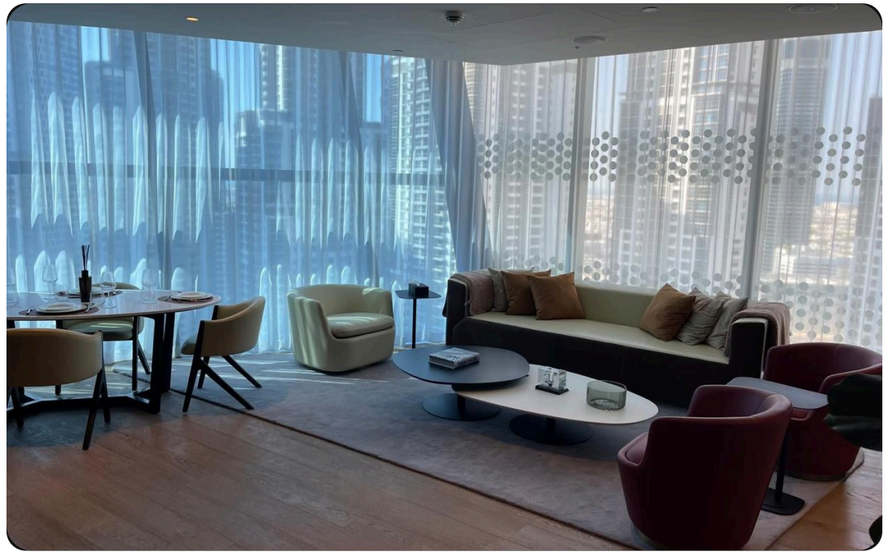






03 · LIVING & KITCHEN

Fully furnished. Ready to live.





Kitchen still from a viewing walkthrough. All stills are of the subject unit.

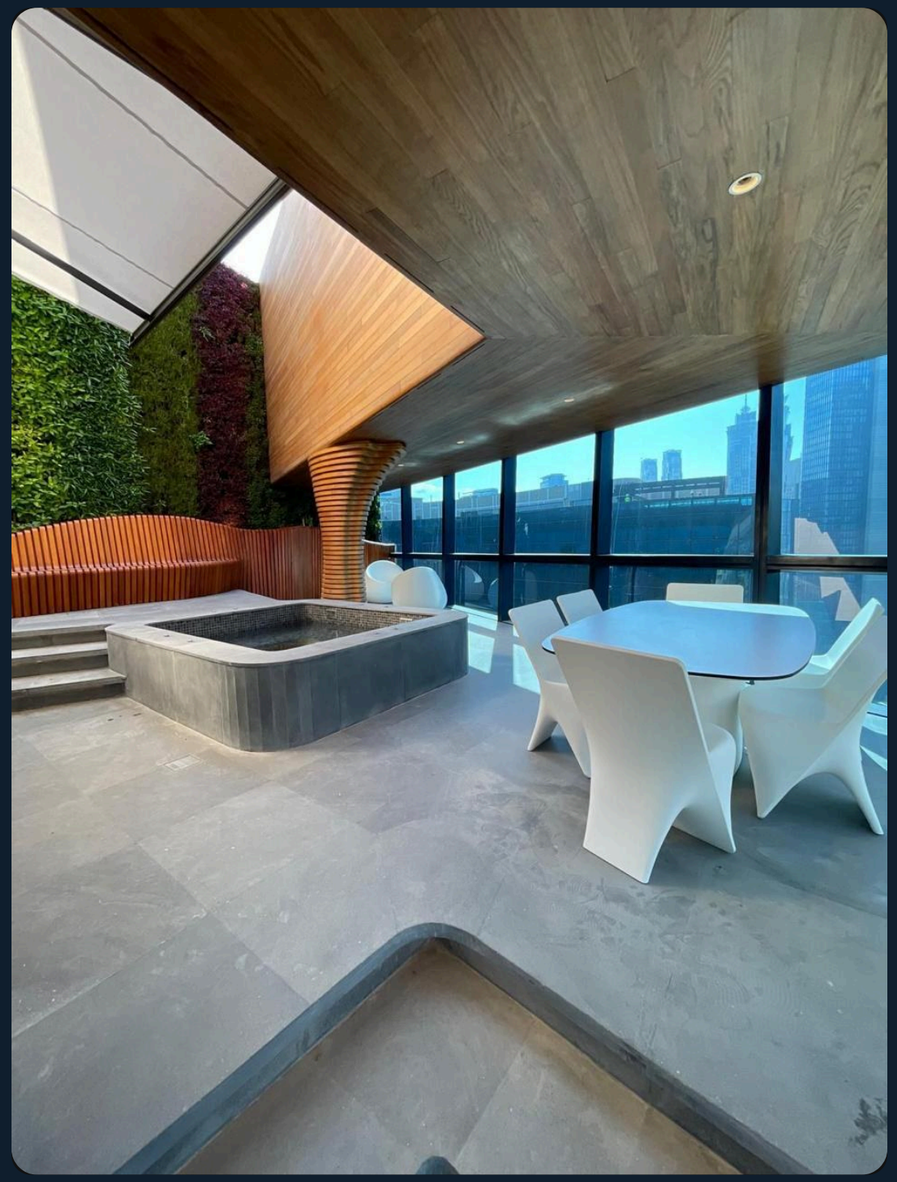


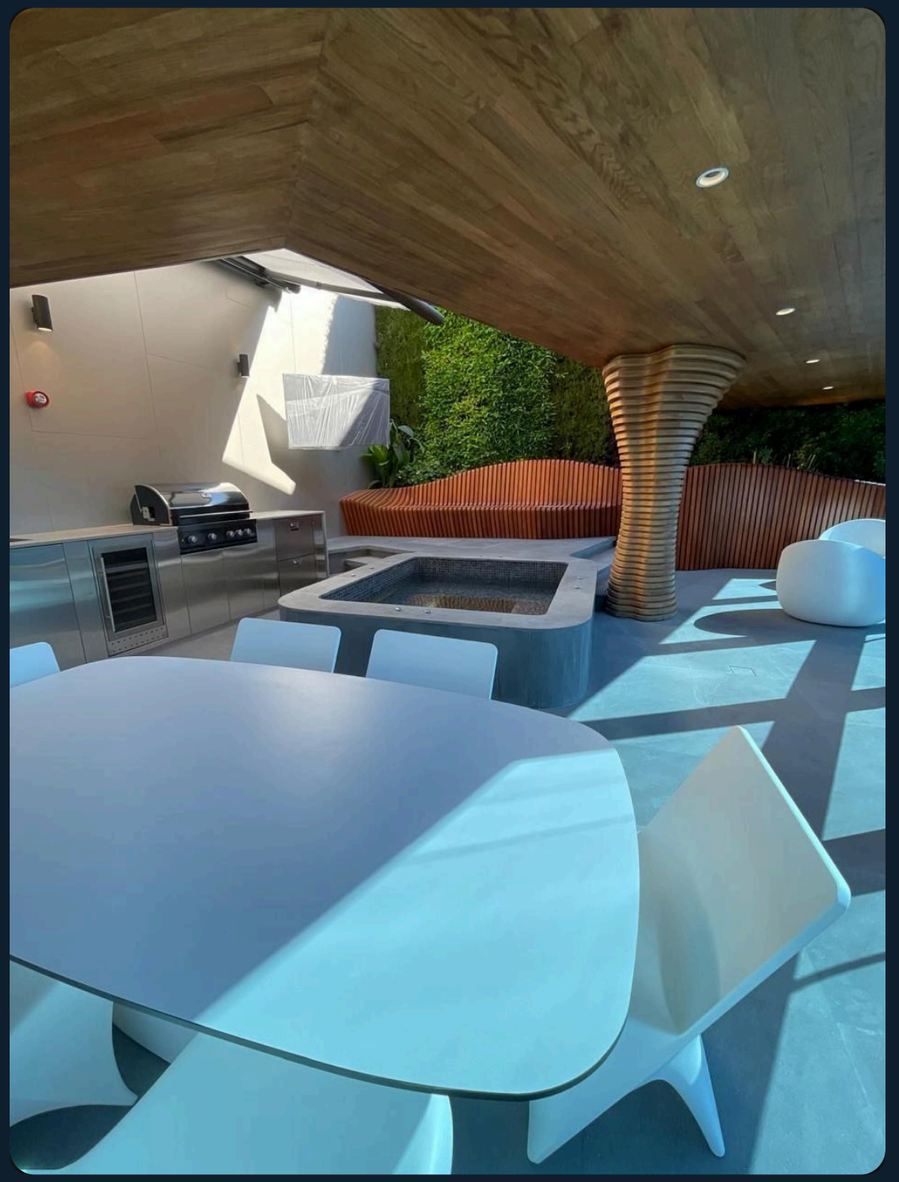
04 · ROOF TERRACE

Jacuzzi. BBQ. Outdoor dining.

The upper level is outdoor living — private terrace with jacuzzi, outdoor kitchen and dining under a sculpted timber canopy.

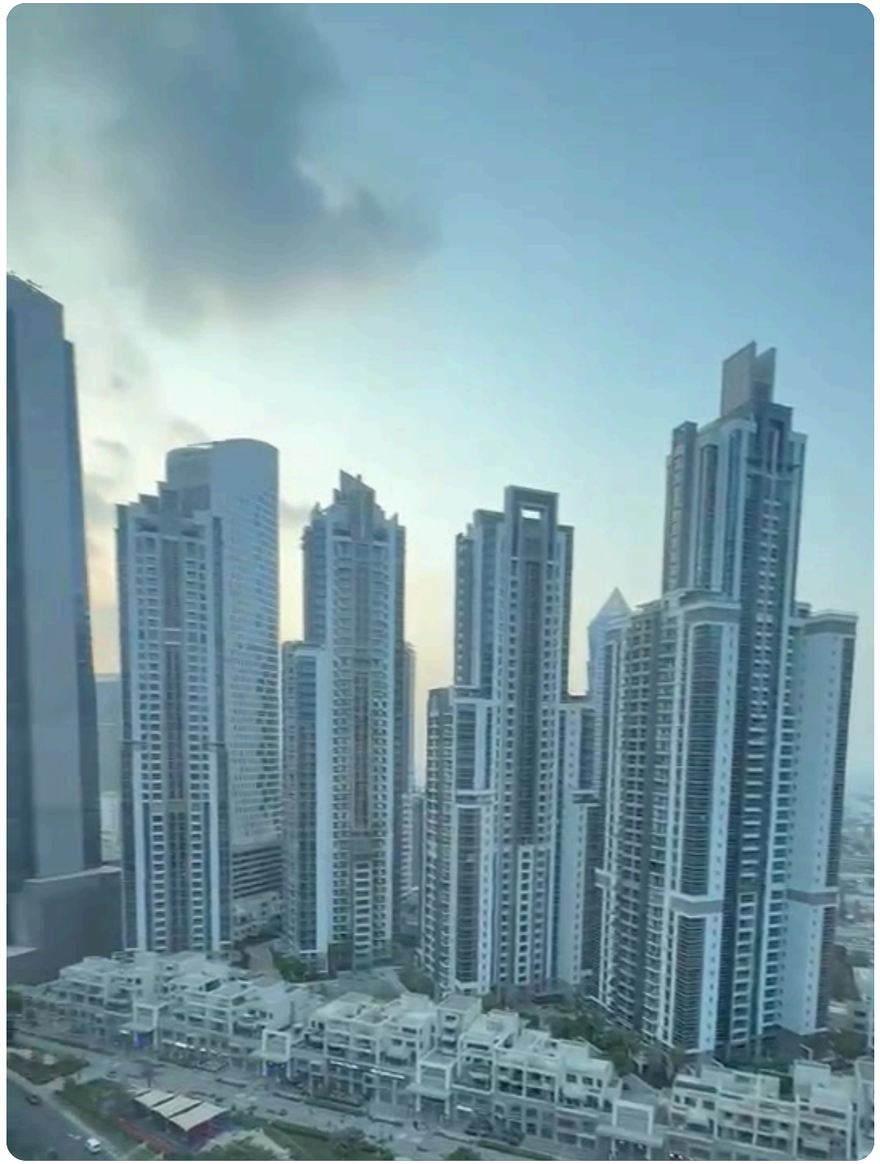
A second home upstairs.





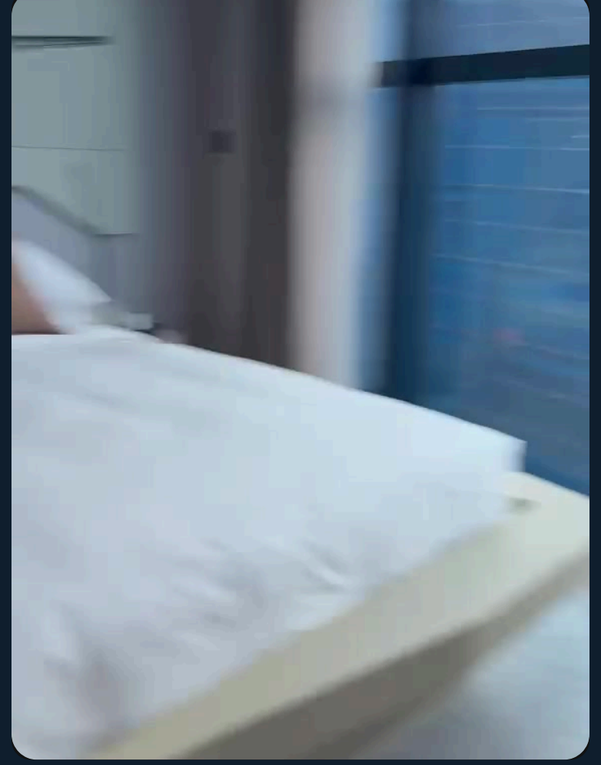
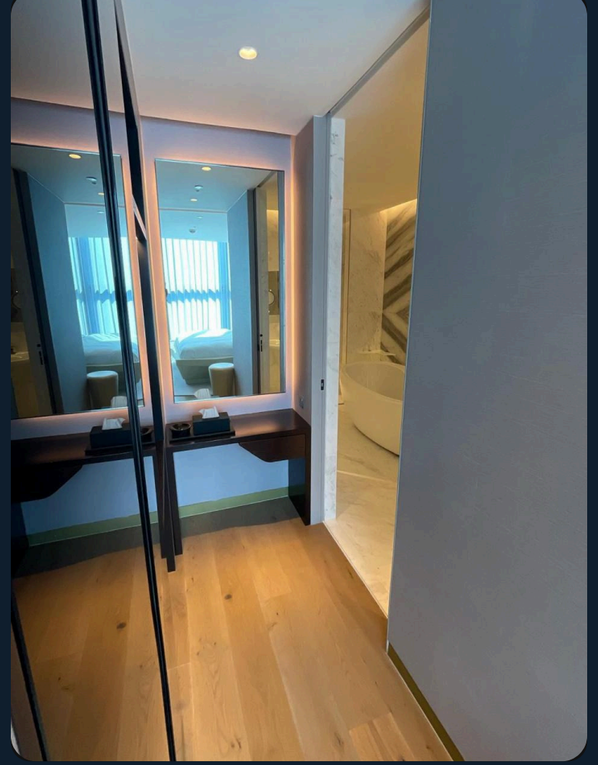
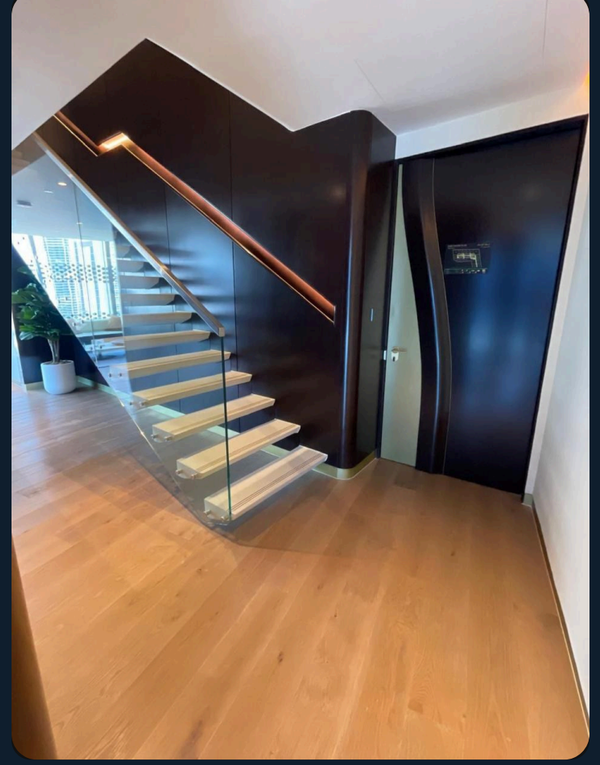
Living wall, built-in jacuzzi, stainless outdoor kitchen with grill and fridge, white outdoor dining set.

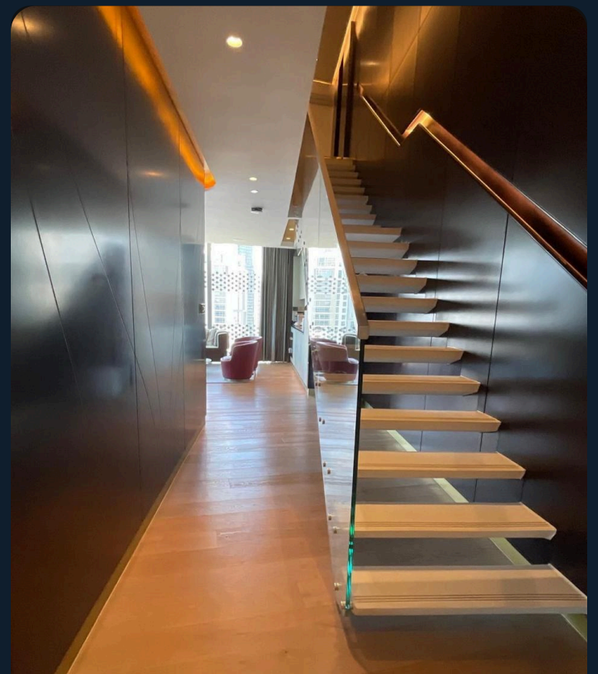
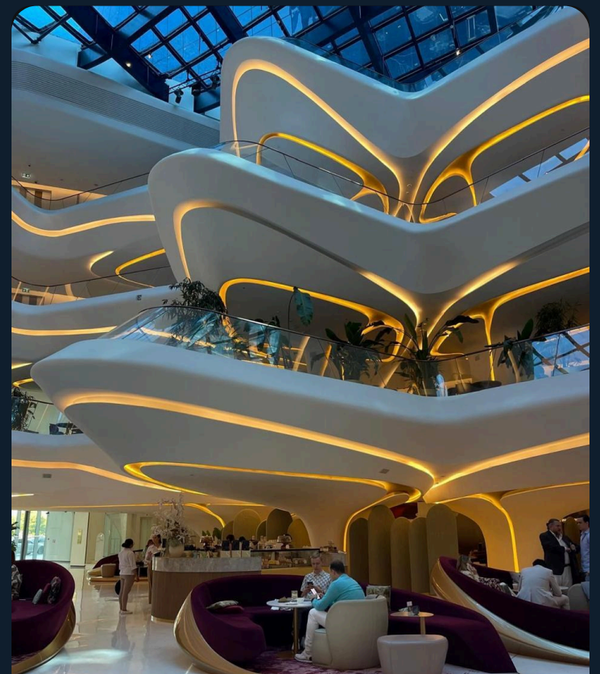
Business Bay. Burj on the skyline.



High-floor outlook over Business Bay with the Burj Khalifa visible between towers. Canal and Downtown minutes away.

- Business Bay waterfront district
- Short drive to Downtown Dubai & Dubai Mall
- Dubai Water Canal and Sheikh Zayed Road access

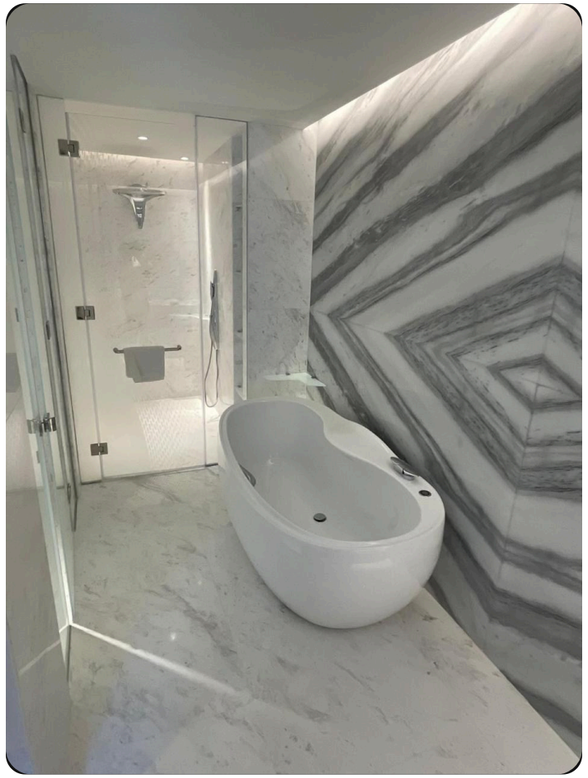




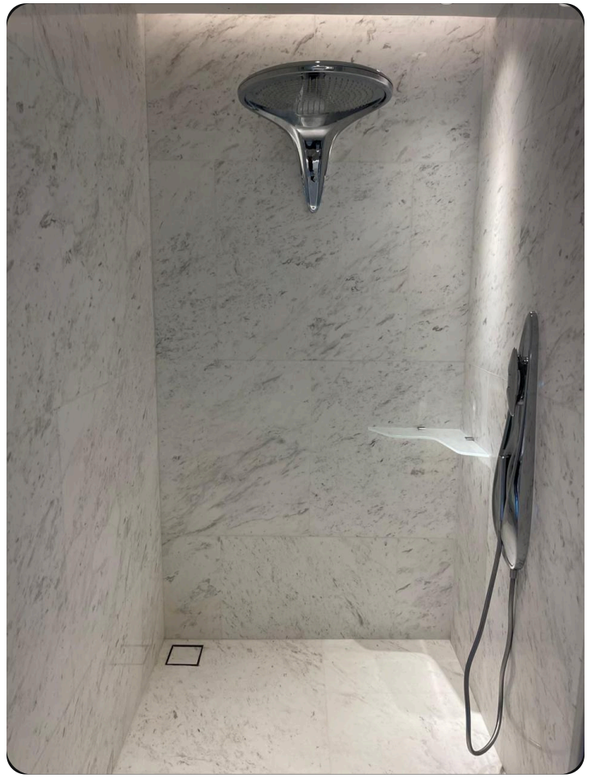



08 · BATHROOMS

Marble. Rain shower. Freestanding tub.







Duplex with roof terrace.



Developer plan: Two Bed — Lower Level. Duplex with roof terrace. 204 sq m / 2,201 sq ft.

- Open living, dining and kitchen
- Master with dressing + en-suite bath
- Second bedroom + bathroom + powder room
- Private roof terrace above

Unit identifier redacted on the copy provided. Confirm unit number, exact floor and parking allocation before booking.

10 · THE BUILDING

Opus by Zaha Hadid.

Developed by Omniyat. Architecture and interiors by Zaha Hadid Architects. Home to ME Dubai by Meliá.

Omniyat	ZHA	ME Dubai	2023
developer	architect & interiors	Meliá hotel in-building	residences handover (Omniyat)

- Heated outdoor pool with skyline views
- Spa, wellness and state-of-the-art gym
- 24-hour concierge / hotel services for residents
- On-site dining (incl. ROKA, Maine and hotel F&B)

Sources: Omniyat, Zaha Hadid Architects, Meliá / ME Dubai. Building facts are public; this unit's hotel-service package should be confirmed with the OA / ME Dubai.

Price per sq ft vs Opus 2-beds.

Subject: AED 3,635 / sq ft at AED 8.0m. Recent Opus 2-bed sales (DLD via public aggregators):

May 2026 · 2,569 sq ft	**AED 11.83m · 4,606 / sq ft**
Dec 2025 · 2,231 sq ft	**AED 9.80m · 4,393 / sq ft**
Mar 2025 · 2,240 sq ft	**AED 8.20m · 3,660 / sq ft**
Nov 2025 · 1,997 sq ft	**AED 5.30m · 2,652 / sq ft**
This duplex · 2,201 sq ft	**AED 8.00m · 3,635 / sq ft**



Sources: Property Finder / homesearch / yallavalue aggregations of DLD. Typical recent Opus 2-bed median ~AED 4,393 / sq ft (yallavalue, 12 months to Jul 2026). Comps are not all duplex-terrace units; treat as building-level context.

Market rents and yield.

~4.4%

typical Opus 2-bed gross yield

200–650k

reported 2-bed annual rents

At AED 8.0m, a market rent of AED 450–550k implies about **5.6–6.9% gross**.

Use market rents for underwriting — not optimistic asking figures.

yallavalue (to Jul 2026): median yield ~4.4% before service charges. Overit median 2-bed rent ~AED 455k.

Service charge (2025 residential)	**AED 38.85 / sq ft / yr**
Estimate on 2,201 sq ft	**~AED 85,500 / yr**

Service charge: Dubai Land Department owners' association 2025 approved residential budget (published aggregators). Confirm the unit's Mollak invoice and any arrears.

13 · PURCHASE COSTS

Cash close breakdown.

Purchase price	**AED 8,000,000**
DLD transfer fee (4%)	**AED 320,000**
Agency commission (2%)	**AED 160,000**
Trustee / admin (typical)	**~AED 4,000–5,000 · TBC**
Indicative total	**~AED 8.48–8.49m**

- Seller wants a fast cash close; manager’s cheque acceptable
- NOC, service-charge clearance and furniture inventory — confirm before SPA
- Pay only via Dubai Land Department trustee / manager’s cheque in the seller’s name

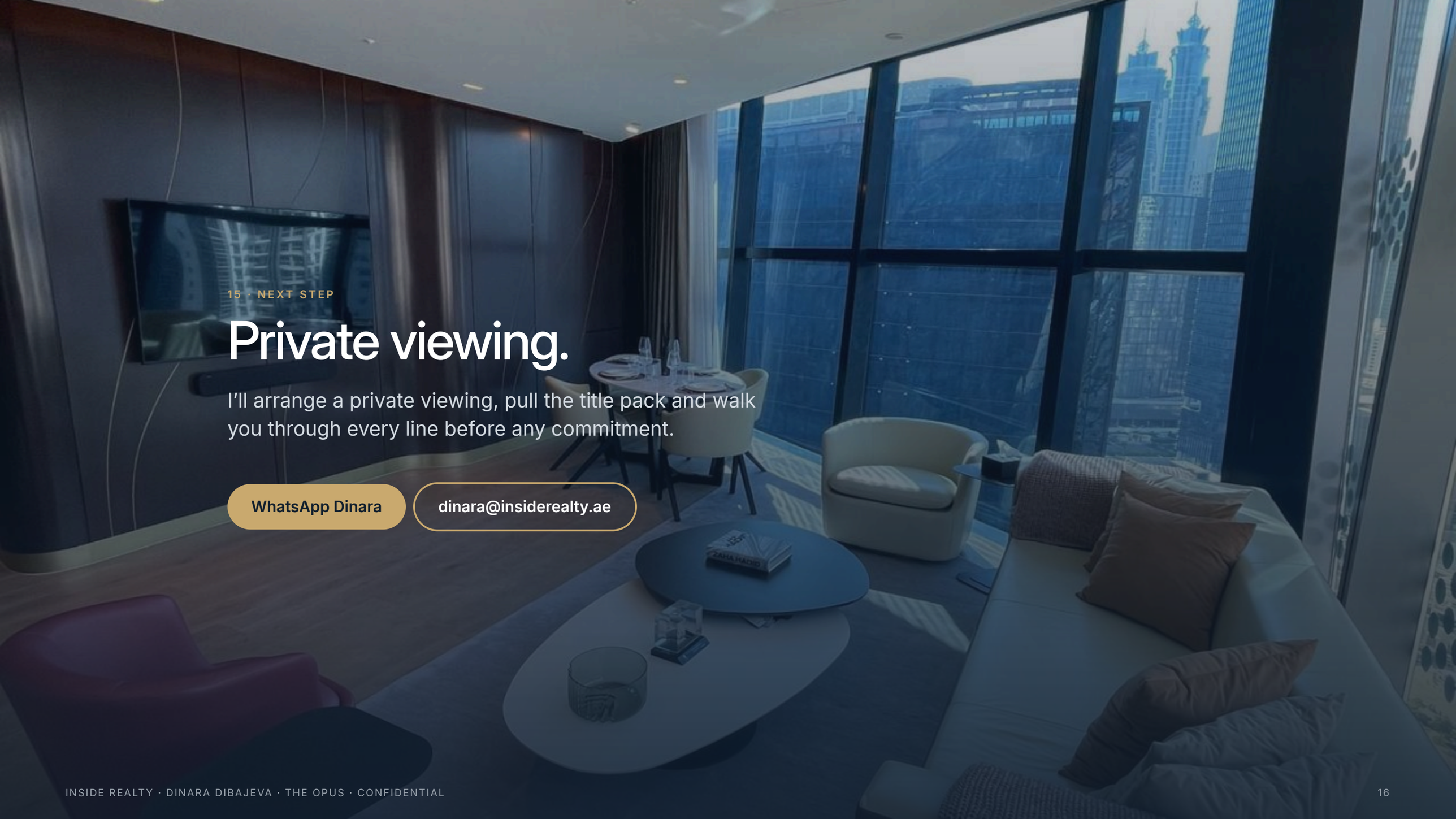
Fee lines as stated for this price on 9 Nov 2026. Agency commission is the standard buyer-side figure; exact invoice party to be agreed. Not a formal cost schedule.

14 · BEFORE BOOKING

Confirm these first.

- Exact unit number and floor
- BUA vs terrace split on the title deed
- Title deed, seller ID, mortgage / NOC status
- Service charges, Mollak statement and any arrears
- Parking allocation (4 spots)
- Furniture inventory list (fully furnished)
- Form A / Trakheesi listing authority for the broker
- Original purchase date and any Ejari / tenancy in place

Do not send any deposit or cheque until title, seller identity and listing authority are verified through a Dubai trustee office.



15 · NEXT STEP

Private viewing.

I’ll arrange a private viewing, pull the title pack and walk you through every line before any commitment.

WhatsApp Dinara

dinara@insiderealty.ae

INSIDE REALTY

Dinara Dibajeva
Property consultant · Dubai

The Opus duplex.

AED 8,000,000 · 2,201 sq ft · Business Bay. Happy to shortlist alternatives in the same pocket if this one doesn’t fit.

WhatsApp +971 50 138 9341

Email

Photos are of the subject unit as provided for this offering (Nov 2026). Market figures cite DLD data via Property Finder, homesearch and yallavalue, and the 2025 DLD OA service-charge register. This presentation is for information only and is not financial, legal or investment advice. Inside Realty · Dinara Dibajeva · under MYA International Real Estate. Contacts should be confirmed by Dinara before client send-out.