

LIVIA

RESIDENCES



PRESENTED BY





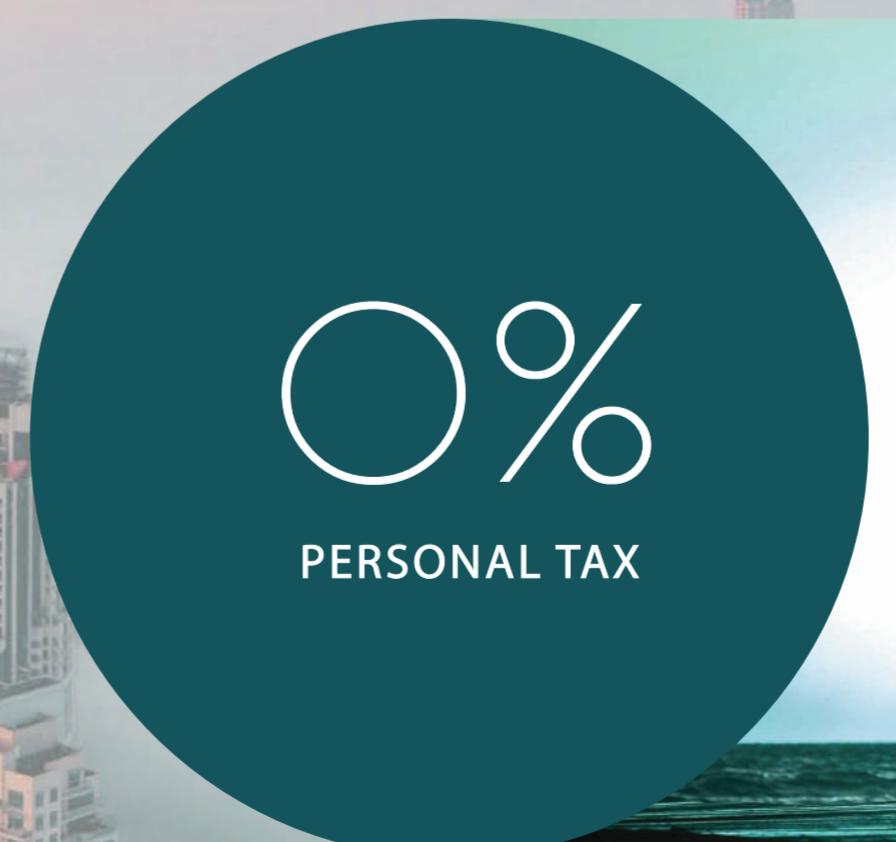
Unravel the Secrets of Exquisite

LIVING SPACES

WHY IS DUBAI AN INVESTMENT HAVEN

Dubai has earned widespread recognition for its unwavering financial stability and investor-friendly policies, crowning it as a premier destination for investors from all over the world. With the core focus to diversify its economy, Dubai offers a world of unmatched possibilities for innovation, growth, and prosperity. Embracing individuals from diverse cultures and backgrounds, this city fosters a thriving and inclusive community, making it an irresistible investment haven worldwide.





BENEFITS OF GOLDEN VISA

UAE's Golden Visa grants foreign investors and families long-term residency through substantial economic investments.

- A long-term, renewable residence visa for 10 years.
- Investment of AED 2 M in real estate will entitle investor for a renewable residence visa valid for 10 years.
- A self-sponsored visa.
- Ability to stay outside of the UAE for any time without nullifying visa.
- Sponsoring their family members for a 10-year residency without the need to pay additional deposits.
- Sponsoring an unlimited number of domestic helpers.
- Allowing family to stay in the UAE until the end of their permit duration in the event the primary holder of the Golden Visa passes away.



DATUA GBANCE



The cleanest city
in the world



15 Million Total
International Visitors
in 2022



4th Most visited
city in the World



World's 3rd Busiest
Airport



7.08 Million Visitor
Growth



Investor's Visa /
Golden Visa



Capital gains &
lucrative yields



Ease of investment



Political & Economic
Stability



World-class Infrastructure
& Service sector



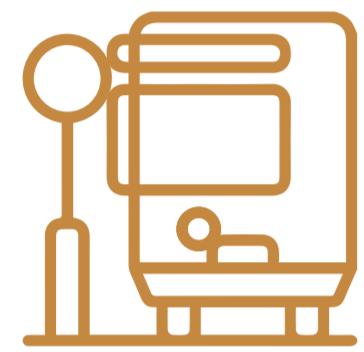
Exponential Rise in
Dubai's Population



Tax-Free



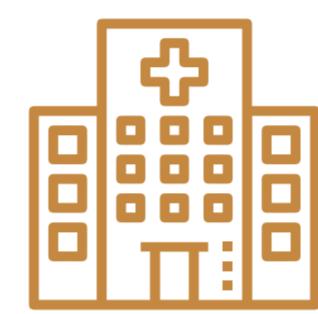
LANDMARKS



DIP METRO
3 MINS



DIP SCHOOLS
3 MINS



DIP HOSPITALS
3 MINS



DUBAI EXPO CITY
10 MINS



MALL OF EMIRATES
15 MINS



DWC AIRPORT
20 MINS



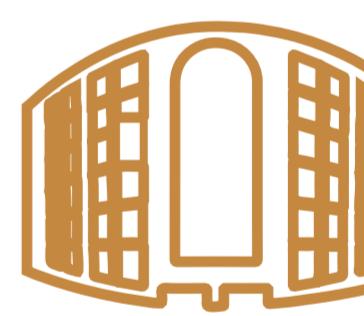
BURJ KHALIFA
20 MINS



CARREFOUR
2 MINS



DUBAI MALL
20 MINS



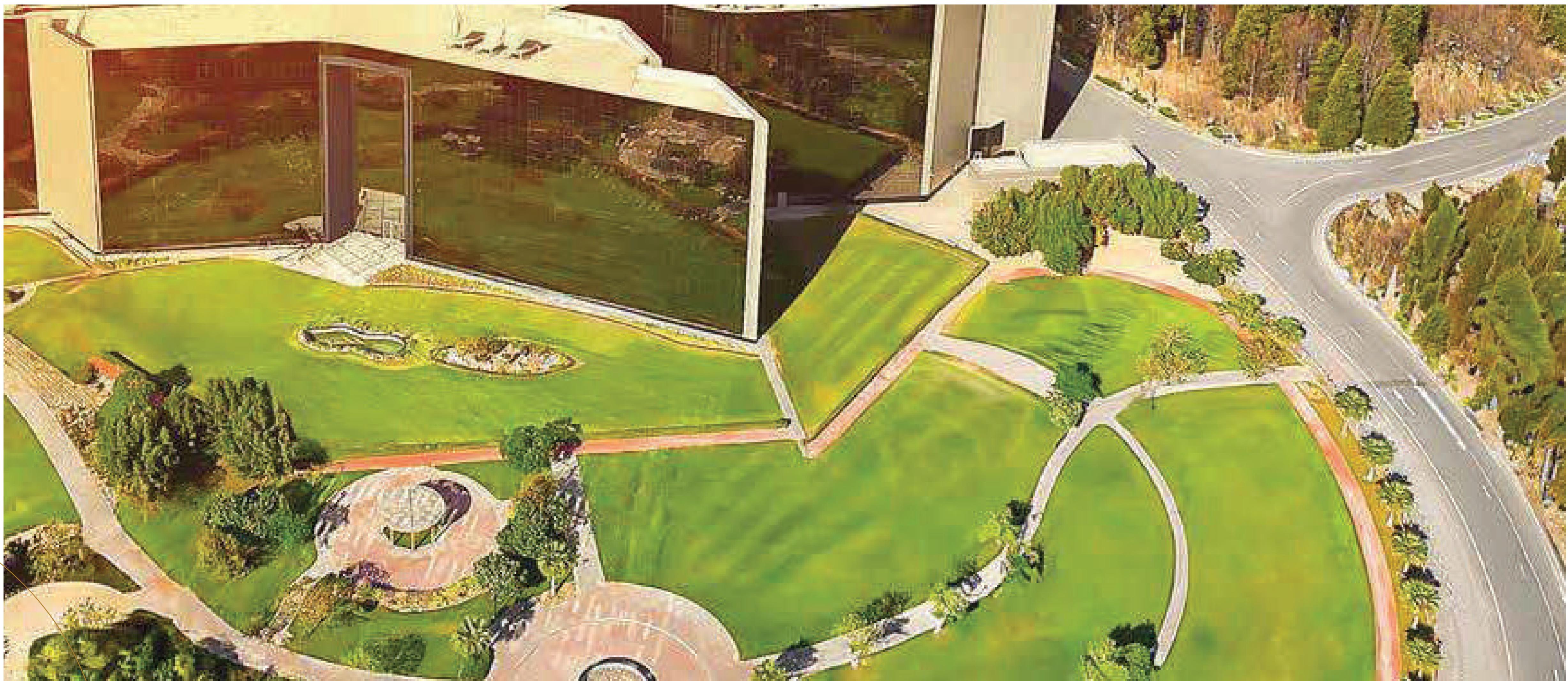
GLOBAL VILLAGE
15 MINS



DXB AIRPORT
25 MINS



BURJ AL ARAB
20 MINS



DUBAI INVESTMENT PARK

Dubai Investment Park (DIP-1) is an investment hotspot due to its strategic location near key transportation routes, benefiting logistics and trading businesses. It features an integrated community with essential amenities, making it attractive complemented by a growing number a dynamic Dubai lifestyle.

FACTS ABOUT THE BUILDING

Olivia Residences is a modern project in Dubai Investment Park 1, with uninterrupted views overlooking the Green Community Park.



- G+6 Floor + Roof Top
 - Total Number of Units : 229
 - Unit Type : 1, 2 & 3 Bedroom Units
- Total Project Build-Up Area : 254,038 SQ.FT
 - Anticipated Completion Date : Q2 2026
 - Location : Dubai Investment Park 1, Dubai

01

BEDROOM
96 UNITS

Starting From

700,000 AED

02

BEDROOM
115 UNITS

Starting From

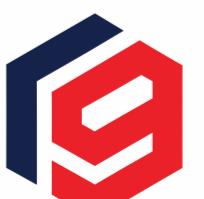
1,250,000 AED

03

BEDROOM
18 UNITS

Starting From

1,340,000 AED



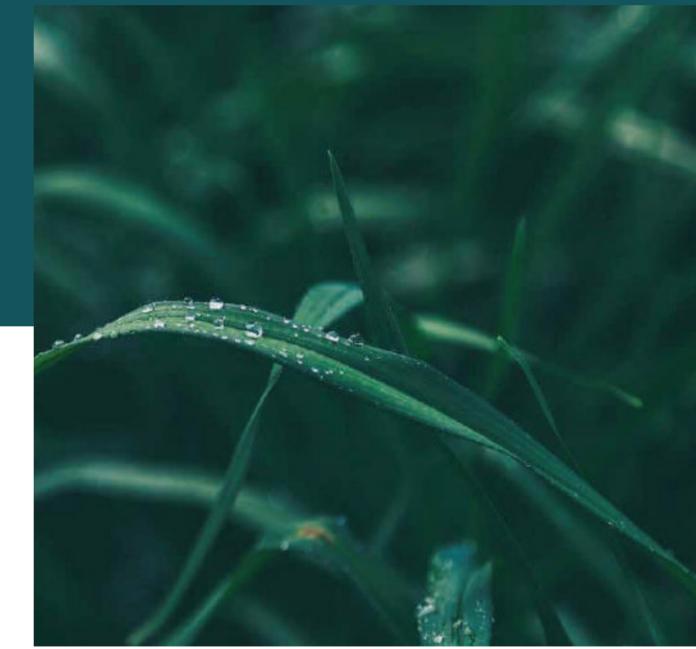
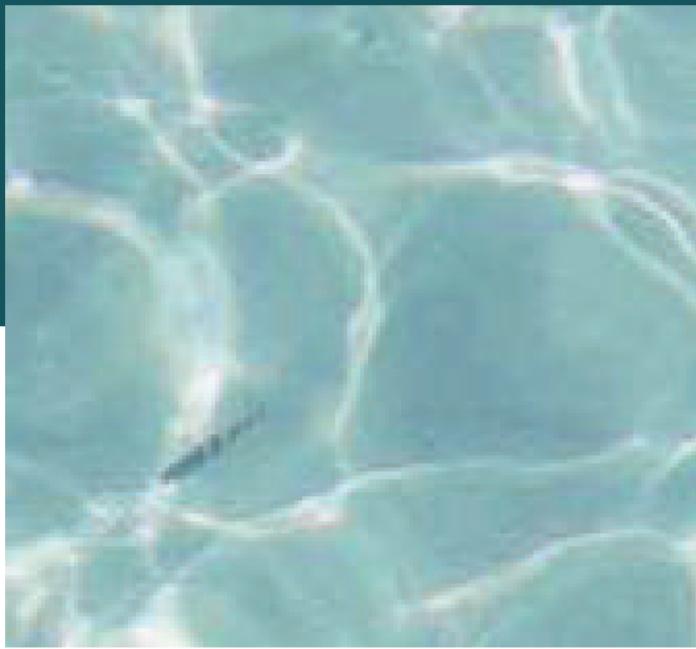
REALTOR 9

PAYMENT PLAN (10/90)

PERCENTAGE	PAYMENT SCHEDULE
10%	DOWN PAYMENT
1%	30 MONTHS x 1% DURING CONSTRUCTION
1%	HANOVER APRIL 2026
1%	59 MONTHS X 1% POST HANOVER PAYMENT PLAN (5YRS)

AMENITIES

LEISURES OF LIFE



INFINITY POOL



MEDITATION AREA



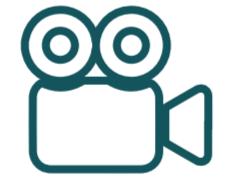
ZEN GARDEN



PANORAMIC INDOOR
GYMNASIUM



SAUNA



OUTDOOR CINEMA



KIDS PLAY AREA
WITH WATER FEATURES



JACUZZI



MULTIPLE WATER
FEATURES



COVERED CAR
PARKING



INSTAGRAM SPOT



OUTDOOR SITTING AREA



YOGA



NANNY SERVICES FOR
KIDS IN OUTDOOR AREA



24/7 SECURITY &
CCTV CAMERAS



CHANGING ROOM

WELCOMING GRANDEUR



EXPERIENCE LUXURY LIVING



EMBRACE THE ART OF LIVING



DREAM ON LITTLE LONGER



STEP INTO SPLENDOR



VANITY CRAFTED FOR YOU





A B O U T T H E G R O U P



The Group of Karma Developers has been an active development business for over 30 years. We have done several projects in India, Cyprus & UK under various brand names and now we have established ourselves in Dubai as a luxurious lifestyle developer. Every structure we have built and will build in the future has only one solid foundation. Trust.



DEVELOPMENTS BY THE GROUP

- THE BEACH HOUSE, PALM JUMEIRAH
- GARDENIA LIVINGS, ARJAN, DUBAI
- CASA LUXO, JUMEIRAH VILLAGE CIRCLE, DUBAI
- CENTURION STAR PORT SAEED, DEIRA
- CENTURION ONYX, MEYDAN AVENUE
- CENTURION RESIDENCE, DUBAI INVESTMENT PARK -2
- GRANDBELL PROPERTIES, HOUNSLOW, LONDON UK
- SHEPHERD BUSH, LONDON UK
- RADFORD GATE, LONDON UK
- THE PLAIDES VILLAS, CYPRUS
- ALMYRA RESORT, CYPRUS
- MALAMA, CYPRUS
- HESTIA, CYPRUS
- AL-MARIA, CYPRUS
- OLIVIA, CYPRUS
- NISSI RESIDENCES, CYPRUS