

# OLIA

PALM JUMEIRAH RESIDENCES



WE ARE AT THE FOREFRONT  
OF DESIGNING PROPERTIES  
THAT PUSH THE LIMITS  
OF ARCHITECTURAL  
INNOVATION

At the heart of our philosophy is the belief that true luxury is found in creating bespoke homes that reflect the unique tastes and aspirations of each client. Through close collaboration with renowned architects and interior designers, we are reshaping the luxury real estate landscape.

Our dedication to excellence is evident in the extraordinary Oiaia Residences duplexes and residences, each offering one-of-a-kind features that set them apart from conventional developments. From cutting-edge architecture to stunning views, these properties are the very embodiment of luxury.

Beyond architectural mastery, we recognize that exceptional living is also about personalized service.

We go the extra mile to ensure every client's individual needs and desires are met, leaving no detail unattended and creating a living experience that is truly unparalleled.

# THE LOCATION PALM JUMEIRAH

OLAIA



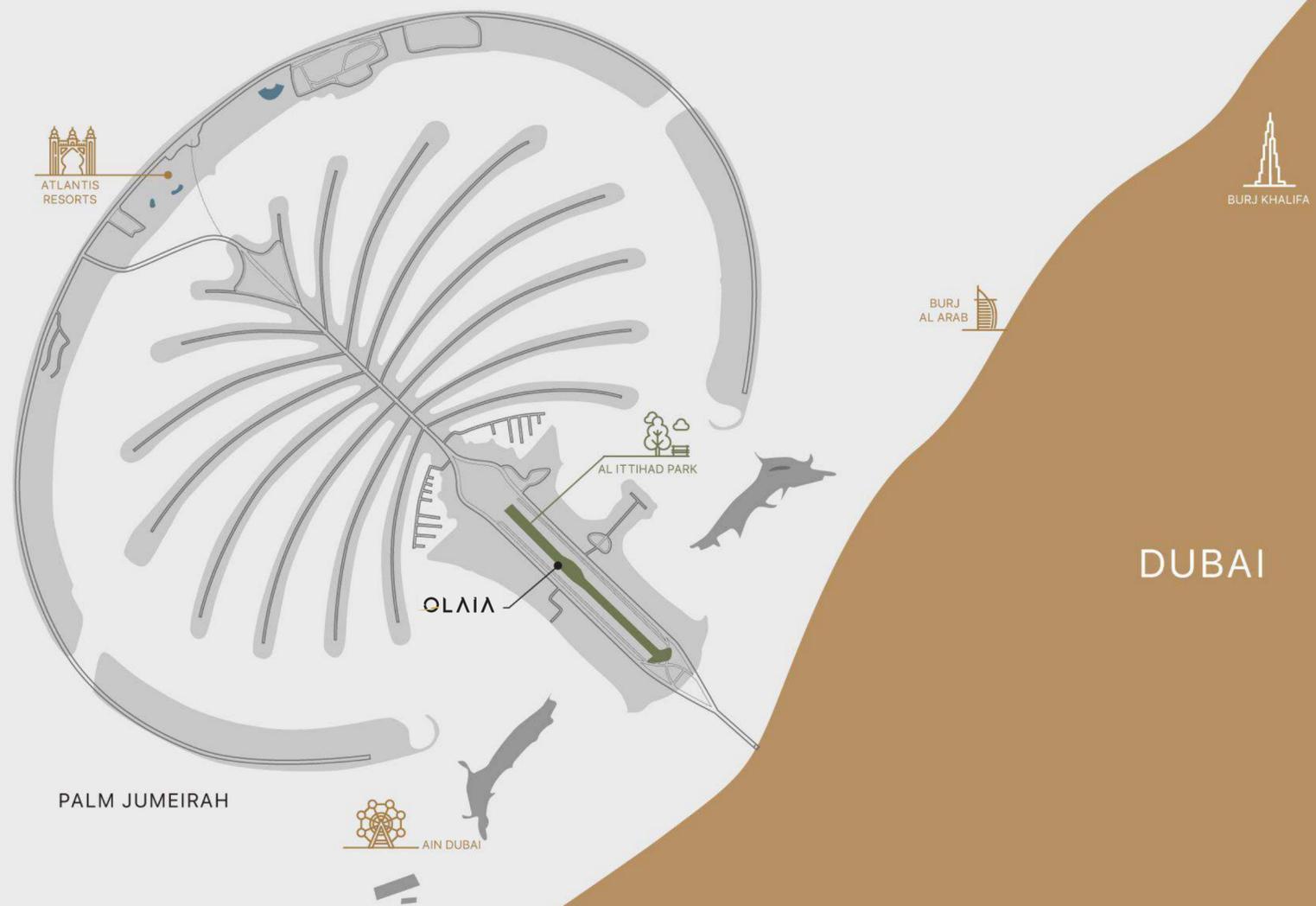
# PALM JUMEIRAH

Palm Jumeirah is one of Dubai's most iconic and prestigious addresses, known for its luxury beachfront living, world-class resorts, and stunning skyline views.

It offers a unique blend of privacy, exclusivity, and convenience, with close proximity to the city's top lifestyle destinations.

Palm Jumeirah remains a highly sought-after location with strong capital appreciation and rental demand. Its limited land availability and ongoing luxury developments make it a prime opportunity for long-term value and return on investment.





## LIVE IN THE HEART OF PALM JUMEIRAH

Olaia Residences enjoys a prime location on Palm Jumeirah's trunk, directly opposite the Fairmont The Palm hotel. This central spot offers the perfect balance of serene waterfront living and immediate access to top-tier amenities.

Residents are just steps away from Golden Mile Galleria, Nakheel Mall, West Beach, and iconic luxury resorts like Atlantis The Royal and One&Only The Palm.

From an investment perspective, this area is one of the most stable and high-performing in Dubai, offering:

- Limited availability of new luxury projects on Palm Jumeirah
- Strong rental demand from high-net-worth tenants
- High resale value due to its central location and premium surroundings

LIVING HERE IS NOT JUST  
ABOUT OWNING A PROPERTY.  
IT'S ABOUT EMBRACING A LIFESTYLE  
OF UNPARALLELED LUXURY  
AND SOPHISTICATION



## ETIHAD PARK A GREEN OASIS

Directly located on Etihad Park, this real estate project benefits from access to Dubai's largest landscaped green space. The park offers peaceful walking trails, picnic areas, and recreational spaces, offering a natural retreat amidst the urban vibrancy of Palm Jumeirah, perfect for relaxation and outdoor activities.

## WELNESS AND LEISURE

Palm Jumeirah is dedicated to wellness, with top-tier gyms, spas, and yoga studios available to promote health and relaxation. Whether it's a rejuvenating massage at a luxury spa or an invigorating workout session, residents can prioritize their well-being while enjoying stunning views and serene surroundings.





## WATERFRONT DINING & LEISURE

The Palm is home to an array of waterfront dining options, from gourmet restaurants to trendy cafes. Residents can enjoy sunset views while savoring international cuisine at the finest establishments.

## LUXURY LIVING ON PALM JUMEIRAH

Luxury defines every aspect of life on Palm Jumeirah. From grand villas to sleek modern apartments, each residence offers world-class finishes, panoramic views, and state-of-the-art amenities.

# RECREATIONAL ACTIVITIES AND WATER SPORTS

## THRILLING WATER ADVENTURES AND SERENE BEACH ESCAPES

The island offers an endless array of water-based activities, including jet skiing, parasailing, and yachting. With access to private beaches and crystal-clear waters, residents can enjoy adrenaline-filled adventures or unwind with serene beach walks, making Palm Jumeirah a haven for water sports enthusiasts.





## EXCLUSIVE SHOPPING EXPERIENCES

Palm Jumeirah features exclusive luxury boutiques and high-end retail outlets, providing access to the world's most prestigious brands.

## CULTURAL AND ENTERTAINMENT VENUES

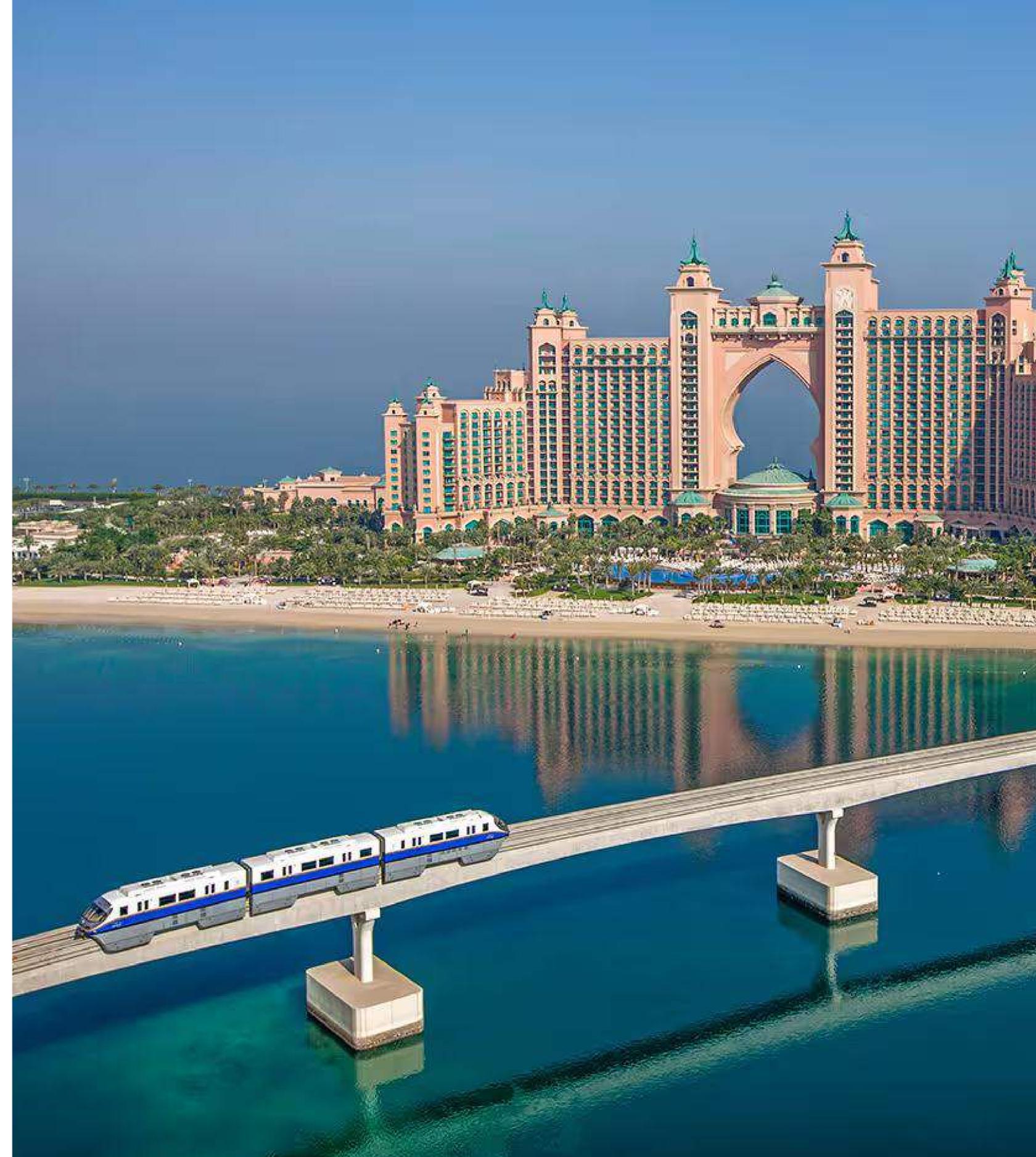
A short distance from the Palm, Dubai's cultural and entertainment venues await. From art galleries to world-class theaters, residents have access to cultural richness. Major attractions like Atlantis Aquaventure, the Lost Chambers Aquarium, and the Dubai Opera ensure there's never a dull moment on the Palm.

# CONNECTIVITY & ACCESSIBILITY

## SEAMLESS ACCESS TO THE HEART OF DUBAI

The Palm Jumeirah offers unparalleled connectivity with the rest of Dubai, including easy access to the city's top business districts, airports, and entertainment hubs. Whether traveling by car, boat, or the monorail, residents can effortlessly explore everything Dubai has to offer while enjoying a private, serene lifestyle.

10 min	Dubai Marina
20–25 min	Burj Khalifa, Dubai Mall
25 min	DIFC (Dubai International Financial Centre)
30 min	Dubai International Airport (DXB)
35 min	Al Maktoum International Airport (DWC)
3 min	Nakheel Mall
5 min	West Beach
5 min	Atlantis The Royal & Atlantis The Palm
15 min	Burj Al Arab



# THE RESIDENCES OLAIA

## A UNIQUE ARCHITECTURE

Soak up the serene atmosphere as you enjoy various activities from sunrise to sunset.





LOBBY



# AMENITIES

24/7 security  
and concierge services

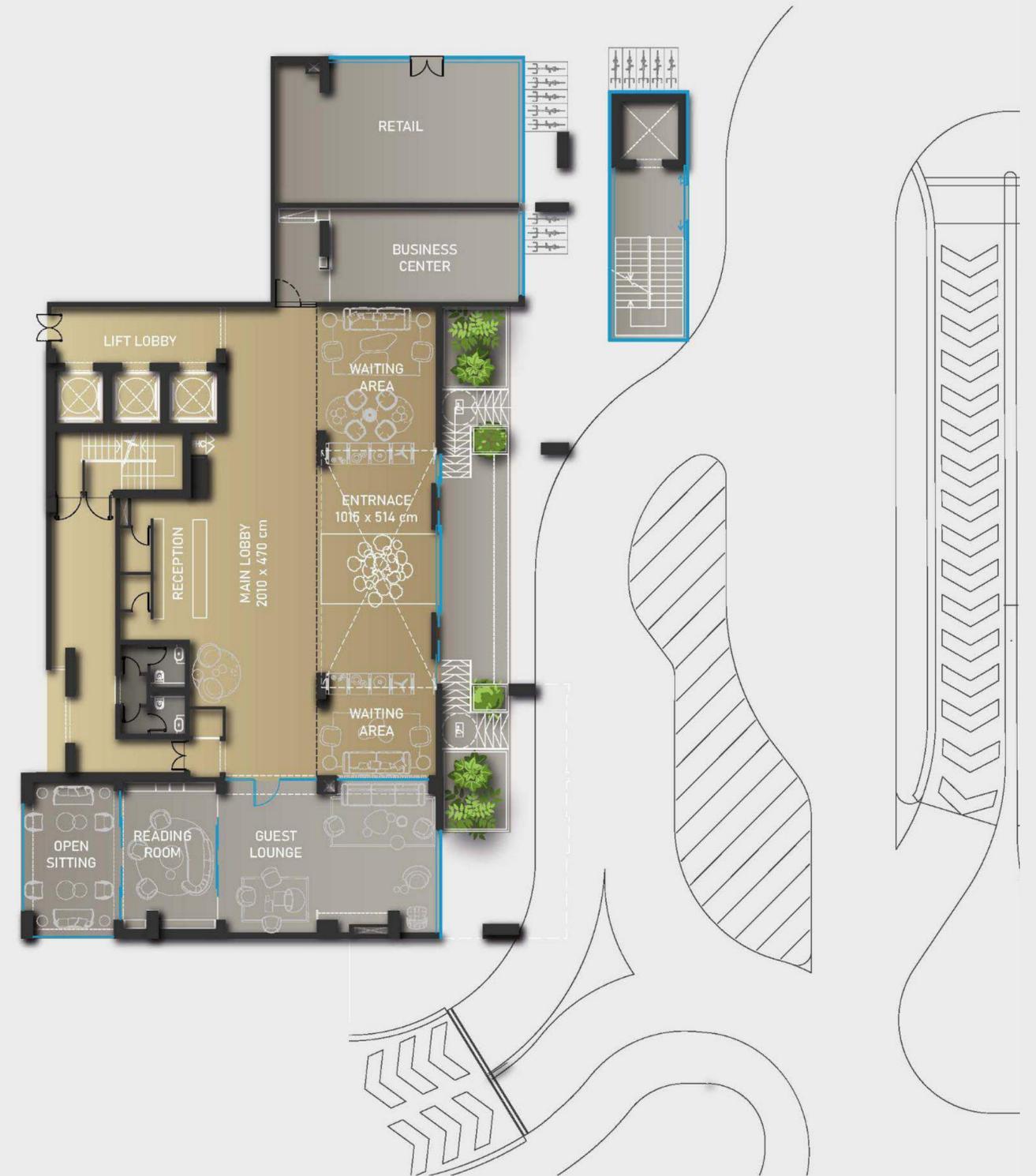
Private ballroom  
and cigar lounge

Business  
center

Mini golf

Valet parking

Furnished options  
available



# AMENITIES

Kids' area  
and BBQ space

Fitness center

SPA: Steam room and  
sauna, cold plunge pool,  
massage rooms

Yoga rooftop area

Rooftop lounge

Indoor and outdoor  
rooftop pools



THE LOUNGE



BUSINESS CENTER



SPA



INDOOR POOL



ROOFTOP POOL



GYM





THE MINI-GOLF

APARTMENTS  
INTERIORS



DUPLEXES  
INTERIORS



WALK-IN  
CLOSET



BATHROOM





## BUILDING

2B+GF+10  
FLOORS

HANDOVER  
Q4 2027

## UNIT TYPES

1 BR Apartment

from 851 sqft from AED 3.2M

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2 BR Apartment

from 1 558 sqft from AED 5.6M

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3 BR Apartment

from 2 163 sqft from AED 8M

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3 BR Duplex

from 2 260 sqft from AED 11M

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4 BR Duplex

from 2 999 sqft from AED 14.3M

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5 BR Duplex

from 4 125 sqft from AED 20.2M

## PAYMENT PLAN

Booking	10%   4% DLD fees AED 5500 administration fees	Upon booking
1st instalment	10%	14 days after booking Upon SPA signing
2nd instalment	10%	Dec-25
3rd instalment	10%	Jun-26
4th instalment	10%	Dec-26
5th instalment	50%	Q4 2027



GULF HOUSE  
REAL ESTATE  
DEVELOPMENT

# OLIVIA

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