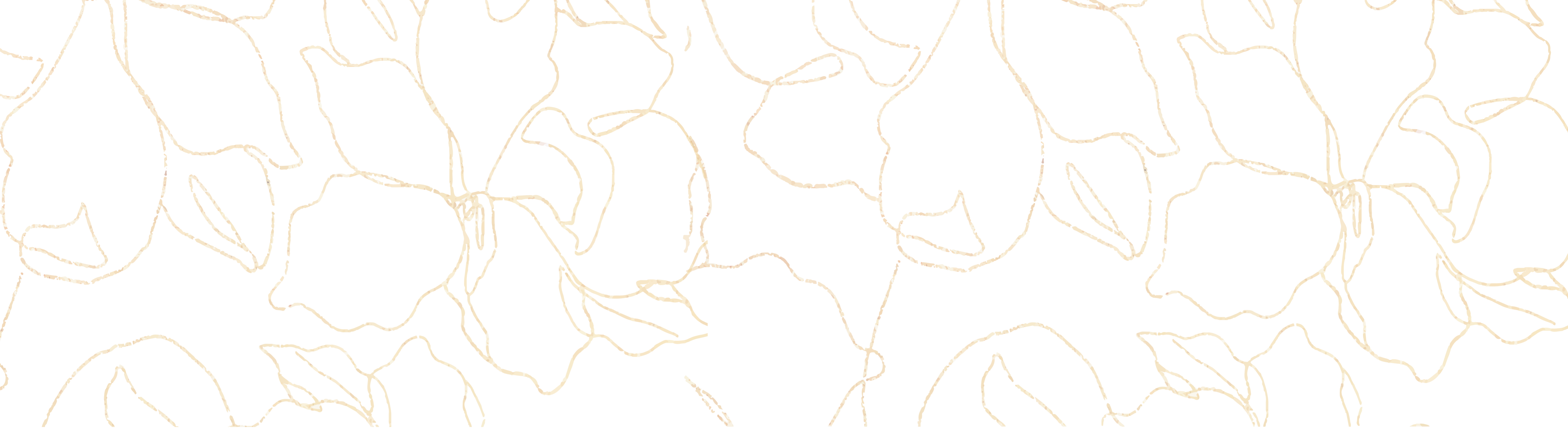


YOU ARE A GUIDE TO THE
WORLD OF LUXURY



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.



FOREIGN INVESTMENT IN THE UAE



UAE'S GDP

UNITED ARAB EMIRATES FULL YEAR GDP GROWTH IS PROJECTED TO TREND AROUND 4.30% IN 2024.



FOREIGN DIRECT INVESTMENT

HIGHEST FDI AMONG ARAB COUNTRIES AND RANKED 16TH IN THE WORLD



TOURISM

DUBAI RECEIVED 15 MILLION INTERNATIONAL VISITORS IN 2022. EXCEPTIONAL GROWTH IN VISITATION ENABLES CITY TO SURPASS GLOBAL AND REGIONAL TOURISM RECOVERY LEVELS.



POPULATION

AS OF AUGUST 2023, THE UAE'S POPULATION STANDS AT 10 MILLION ACCORDING TO THE OFFICIAL STATISTICS BY THE DUBAI GOVERNMENT.

#1

COUNTRY WHERE PEOPLE
FEEL SAFE



400

OUT OF 500
FORTUNE COMPANIES



0%

PERSONAL TAX



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.



DUBAI AT A GLANCE



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

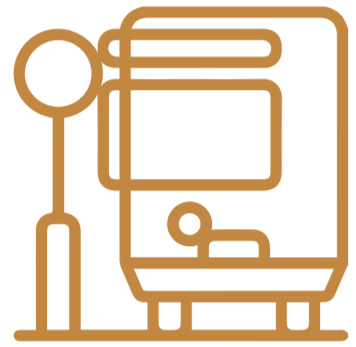


Tax-Free



LOCATION

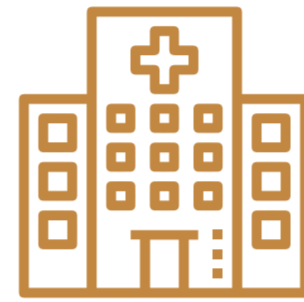
LANDMARKS



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



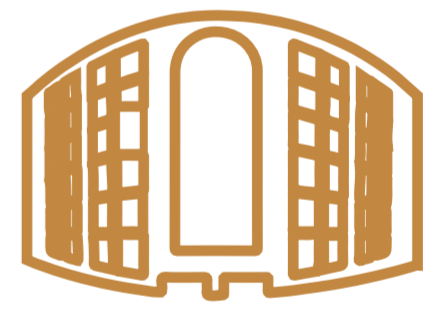
BURJ KHALIFA
20 MINS



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 for residents and businesses, complemented by a growing number of residential developments for a dynamic Dubai lifestyle.

Redefined Urban Living



AN ESSENCE OF PERFECTION

OLIVIA RESIDENCES



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





Curating
Luxury Experiences

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



INFINITY POOL



ZEN GARDEN AND INSTAGRAM SPOT



OUTDOOR SITTING



OUTDOOR CINEMA



KIDS PLAY AREA WITH WATER FEATURES



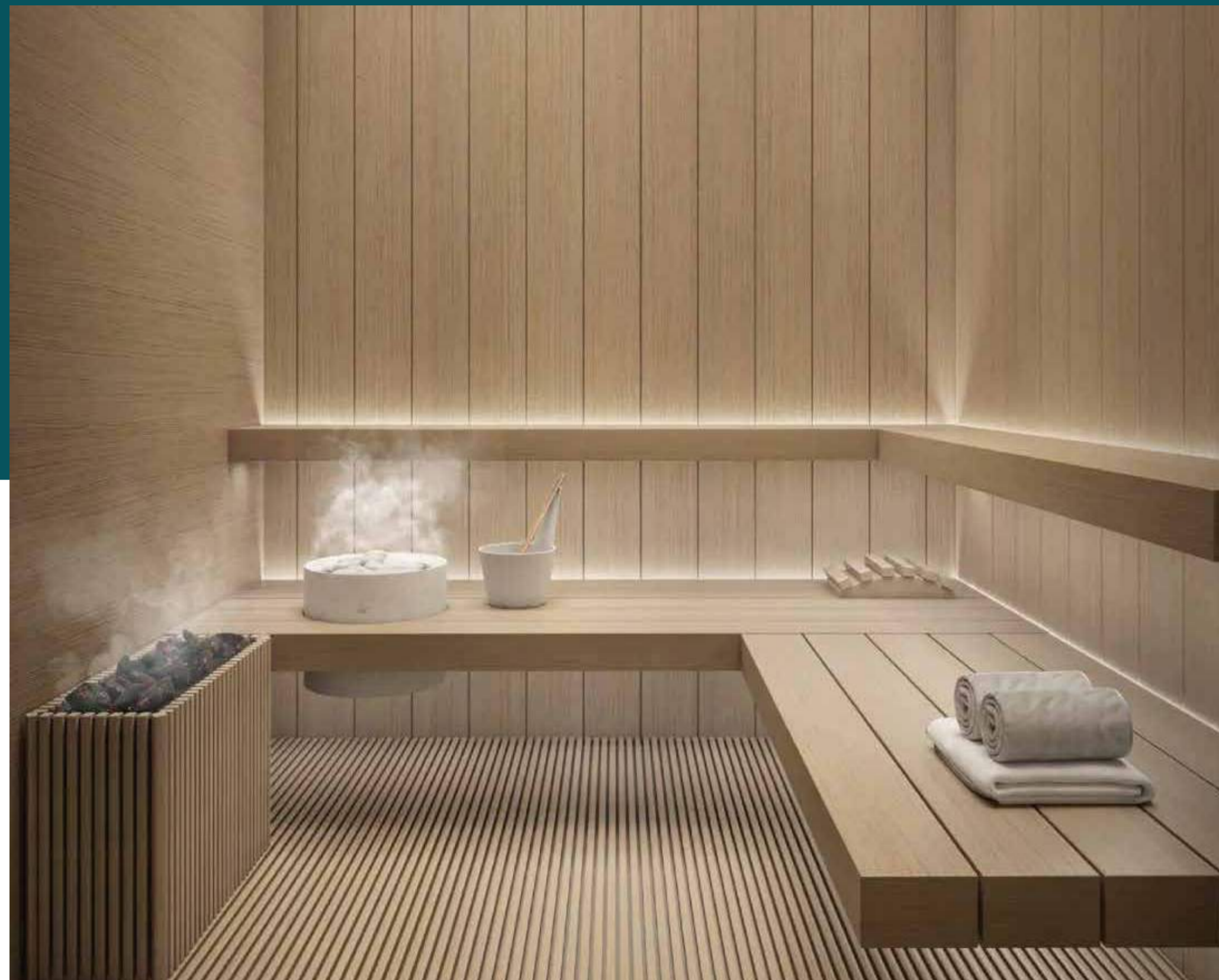
YOGA AND MEDITATION AREA

Discover serenity and embrace mindfulness in our dedicated yoga and meditation spaces.



PANORAMIC INDOOR GYM

Recharge your body and mind in our inviting fitness area, a space dedicated to rejuvenation and well-being.



CHANGING ROOM AND SAUNA

Indulge in ultimate relaxation and melt away your cares in our luxurious steam and sauna room.



JACUZZI

Immerse yourself in the soothing symphony of water, as our jacuzzi offers an oasis of tranquility and elegance.



WATER FEATURES

Delight in the soothing symphony of cascading water, where multiple features create an oasis of serenity and elegance.



COVERED CAR PARKING

Discover the convenience and protection of our covered parking space, in a secure and hassle-free environment.



INSTAGRAM SPOT

Step into the world of creativity and capture unforgettable moments with our scenic experiences.



OUTDOOR SITTING AREA

Embrace the outdoors and relish moments of togetherness our inviting outdoor sitting space.



NANNY SERVICE

Experience peace of mind as our trusted nanny services provide attentive care and a safe environment for your little ones.



24 / 7 SECURITY

Rest easy knowing that our 24/7 security surveillance keeps a vigilant watch and ensures peace of mind around the clock.

Witness the
Serenity



YOUR GRAND ENTRANCE AWAITS



WELCOMING GRANDEUR



A PRELUDE TO LUXURY



EXPERIENCE LUXURY LIVING



EMBRACE THE ART OF LIVING



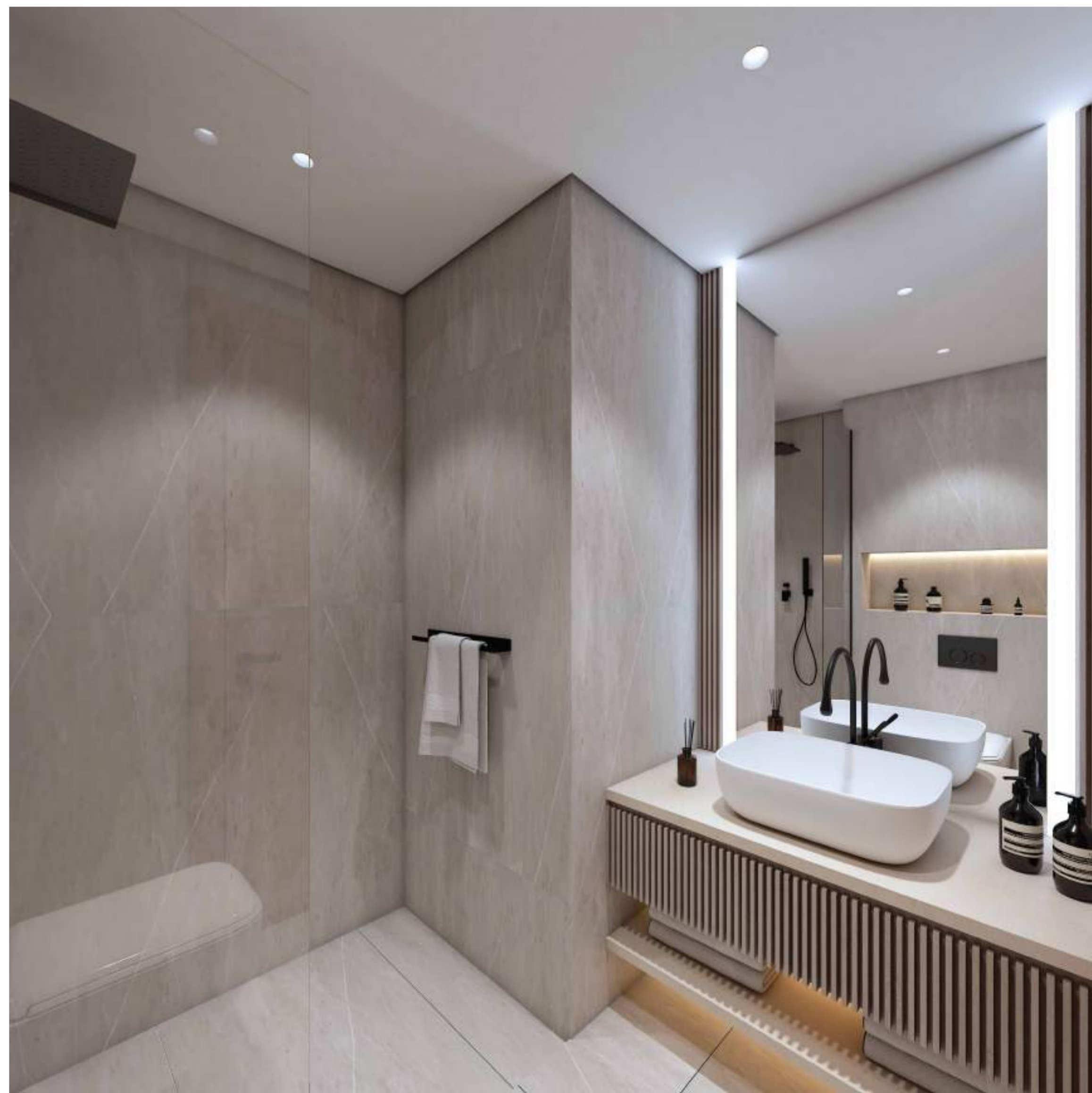
DREAM ON LITTLE LONGER



STEP INTO SPLENDOR



VANITY CRAFTED FOR YOU



Enter the Realm of
Relaxation





A B O U T THE GROUP

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

DEVELOPMENTS
BY THE GROUP



THE BEACH HOUSE
PALM JUMEIRAH ,DUBAI



GARDENIA LIVINGS
ARJAN, DUBAI



CASA LUXO
JUMEIRAH VILLAGE CIRCLE,DUBAI



CENTURION STAR
PORT SAEED, DEIRA

DEVELOPMENTS BY THE GROUP



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CYPRUS



ALMYRA RESORT
CYPRUS



MALAMA
CYPRUS

DEVELOPMENTS BY THE GROUP



HESTIA
CYPRUS



AL MARIA
CYPRUS



OLIVIA
CYPRUS



NISSI RESIDENCE
CYPRUS

A Tale of Luxury and
Sophistication





GET IN TOUCH



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oliviaresidences.ae



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PRESENTED BY
DECA





THANKS FOR WATCHING


CONTACT US FOR MORE INFORMATION

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