olivia

RESIDENCES

KARMA

DEVELOPERS

PRESENTED BY

DECA

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

$527B
GDP

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

FOREIGN DIRECT INVESTMENT

$23B
FOREIGN INVESTMENT

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

TOURISM

15M
TOTAL INTERNATIONAL VISITORS

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

POPULATION

10M
PEOPLE

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


DUBAI INTL.
AIRPORT (DXB)
DOWNTOWN
BURJ KHALIFA
PALM
JUMEIRAH
BURJ
AL ARAB
BARSHA
HEIGHTS
MALL OF
THE EMIRATES
DUBAI
MARINA
JUMEIRAH
LAKE TOWERS
EMIRATES
HILLS
AL BARSHA
DUBAI HILLS
MALL
PALM
JEBEL ALI
BLUE
WATERS
JUMEIRAH
VILLAGE CIRCLE
MIRACLE BUTTERFLY
GARDEN
GLOBAL
VILLAGE
DOWNTOWN
JEBEL ALI
AL FURJAN
DUBAI
SPORT CITY
JUMEIRAH
GOLF ESTATE
MOTOR
CITY
ARABIAN
RANCHES
ARABIAN
RANCHES II
JUMEIRAH
GOLF ESTATES
NIBRAS INTL.
SCHOOL
MINA JEBEL ALI
GREEN
COMMUNITY
VILLAS
DAMAC
HILLS
DUBAI INVESTMENT
PARK
THE OASIS
BY EMAAR
EXPO CITY DUBAI

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



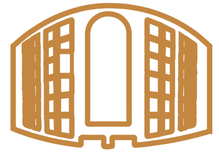
CARREFOUR

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



01
BEDROOM
96 UNITS

02
BEDROOM
115 UNITS

03
BEDROOM
18 UNITS

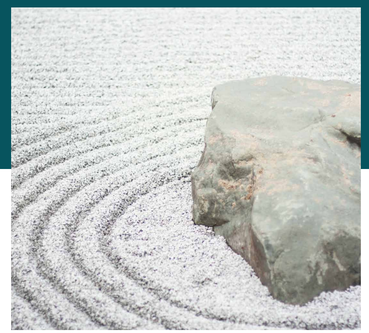
Curating
Luxury Experiences

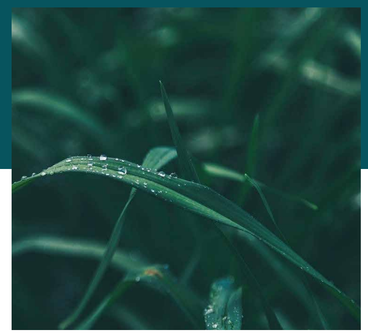
AMENITIES

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

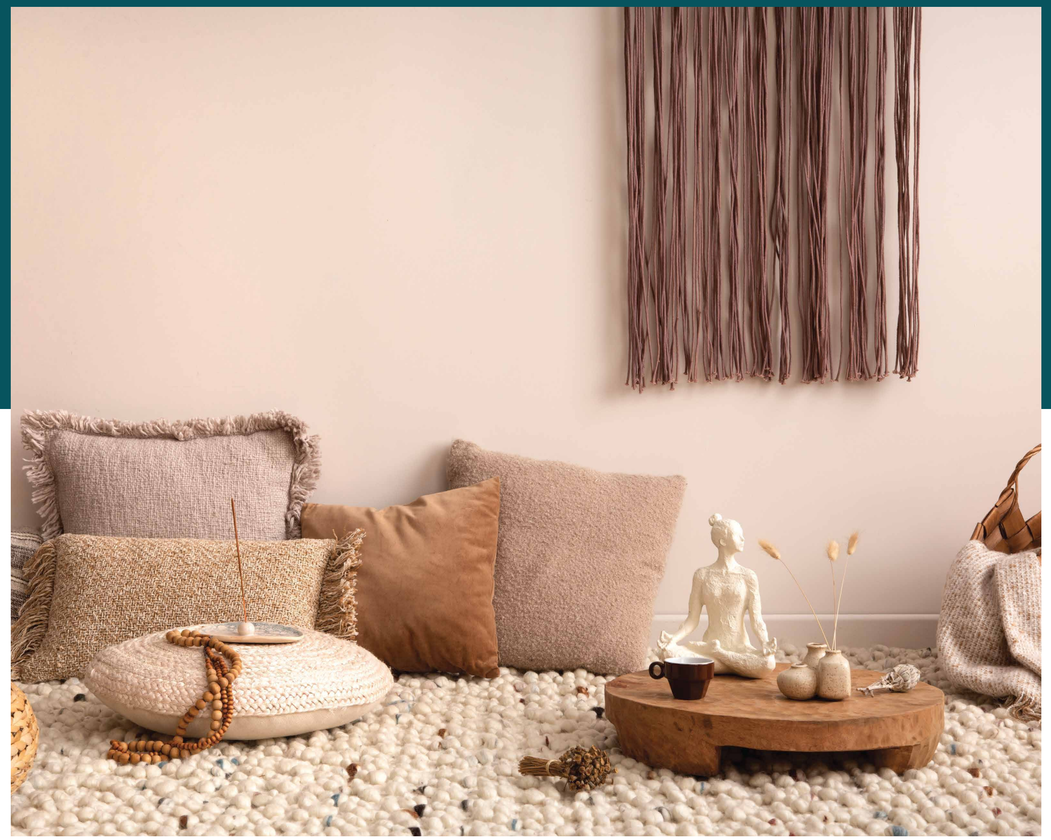
ZEN GARDEN AND INSTAGRAM SPOT

OUTDOOR SITTING



OUTDOOR CINEMA

KIDS PLAY AREA WITH WATER FEATURES



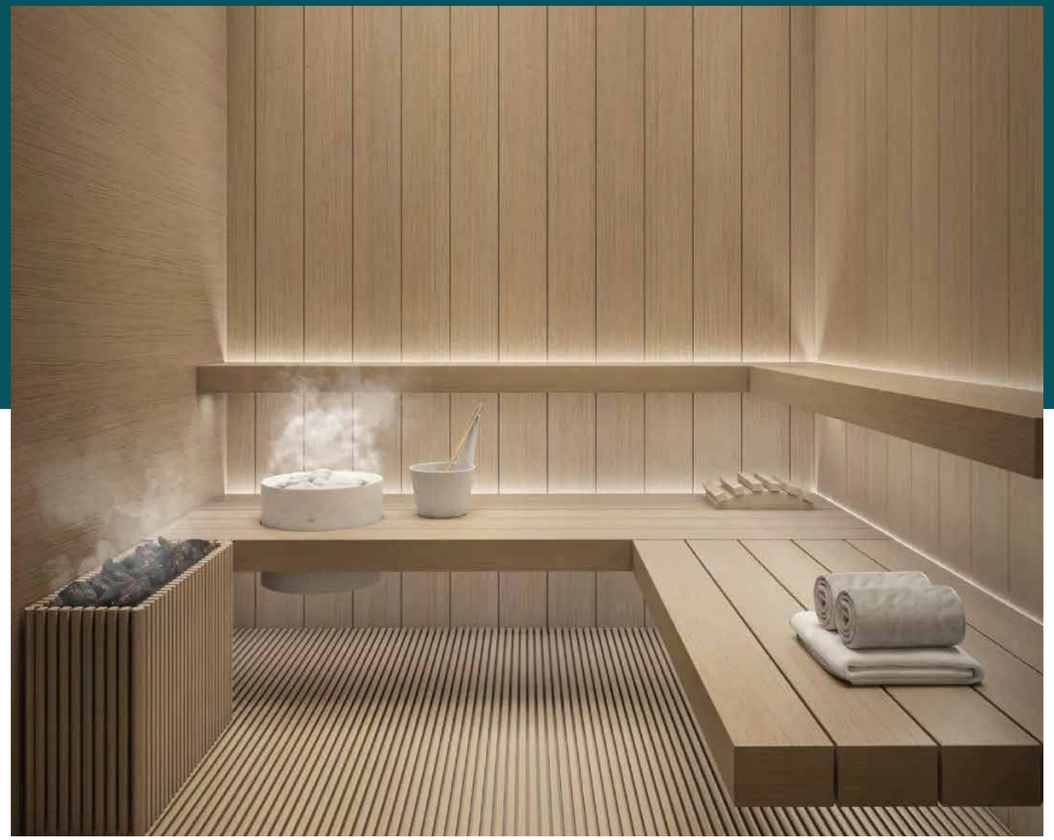
YOGA AND MEDITATION AREA

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 rejuvination 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.



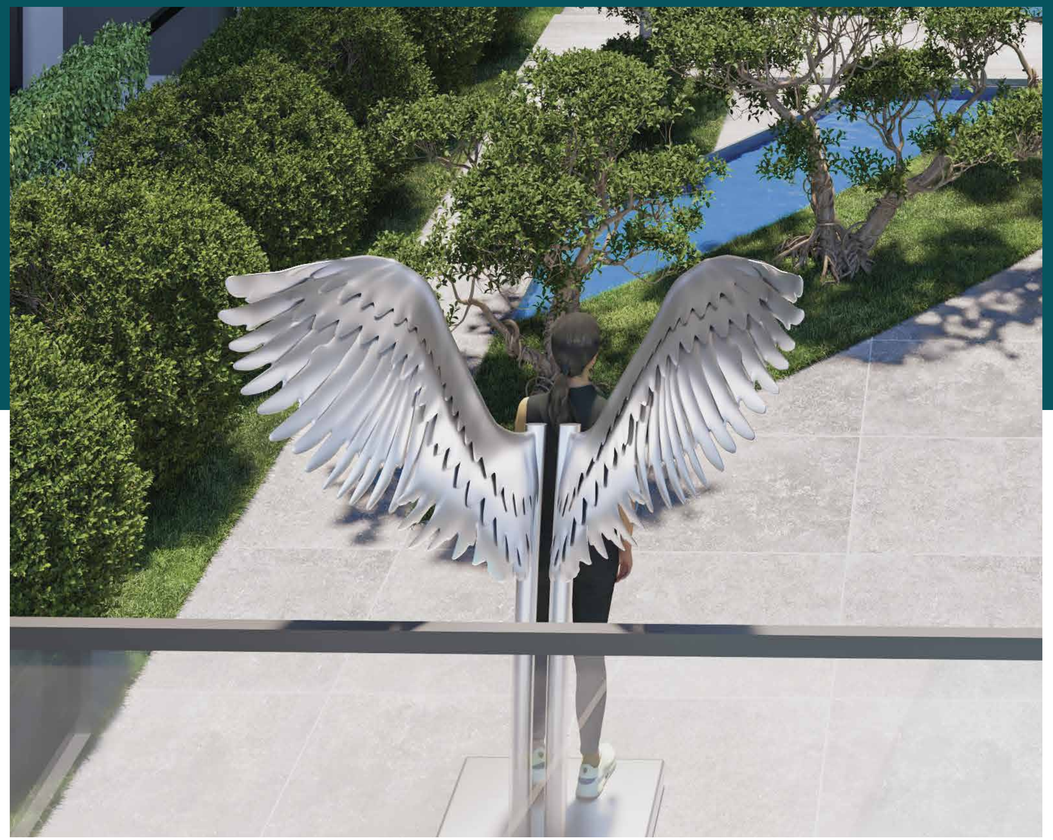
WATER FEATURES

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



ABOUT

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



CENTURION ONYX
MEYDAN AVENUE



CENTURION RESIDENCE
DUBAI INVESTMENT PARK -2

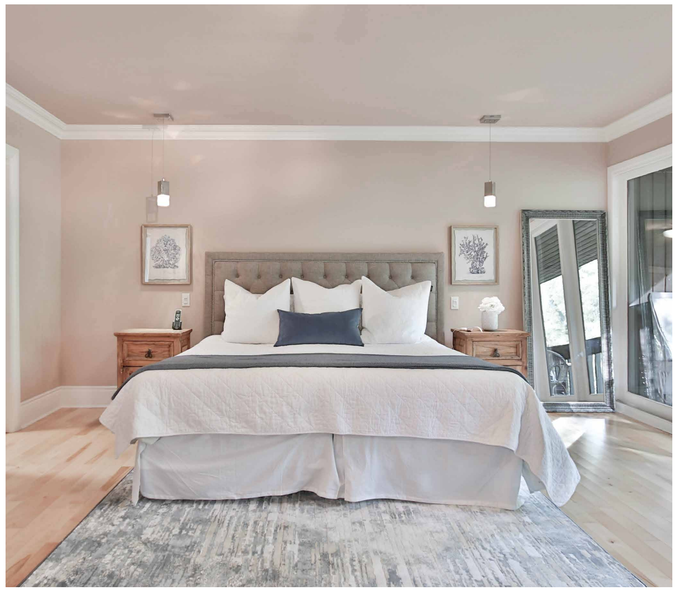


GRANDBELL PROPERTIES
HOUNSLOW, UK



SHEPHERD BUSH
LONDON UK

DEVELOPMENTS BY THE GROUP



RADFORD GATE
LONDON UK



THE PLAIDES VILLAS
CYPRUS



ALMYRA RESORT
CYPRUS

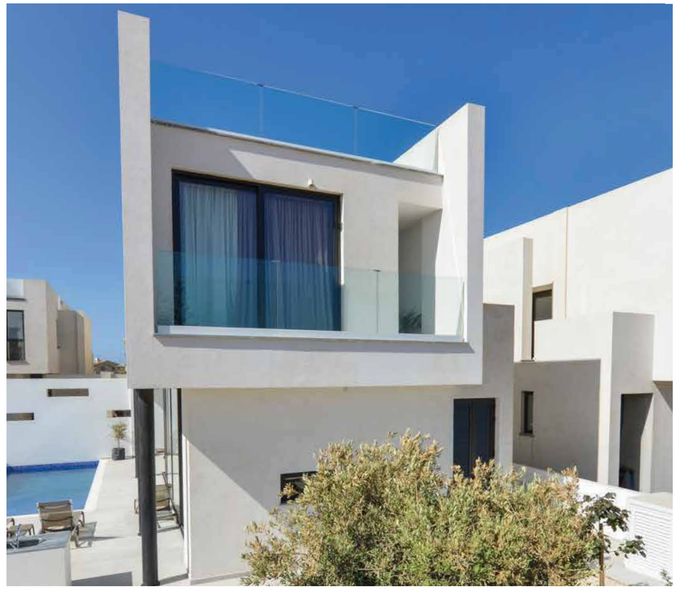


MALAMA
CYPRUS

DEVELOPMENTS BY THE GROUP



HESTIA
CYPRUS



AL MARIA
CYPRUS



OLIVIA
CYPRUS



NISSI RESIDENCE
CYPRUS

A Tale of Luxury and

Sophistication