

Unravel the Secrets of Exquisite  
**LIVING SPACES**

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# WHY IS DUBAI AN INVESTMENT HAVEN

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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

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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.



# DU BAI 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

GREEN COMMUNITY VILLAS

DAMAC HILLS

MINA JEBEL ALI

DUBAI INVESTMENT PARK

THE OASIS BY EMAAR

EXPO CITY DUBAI

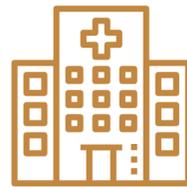
# LANDMARKS



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**



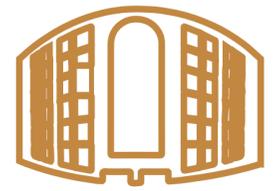
BURJ KHALIFA  
**20 MINS**



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

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



## PANORAMIC INDOOR GYM

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



## CHANGING ROOM AND SAUNA

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



## JACUZZI

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



## WATER FEATURES

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



## COVERED CAR PARKING

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



## INSTAGRAM SPOT

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



## OUTDOOR SITTING AREA

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



## NANNY SERVICE

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



## 24/7 SECURITY

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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



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# WELCOMING GRANDEUR



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# A PRELUDE TO LUXURY



# EXPERIENCE LUXURY LIVING



# EMBRACE THE ART OF LIVING



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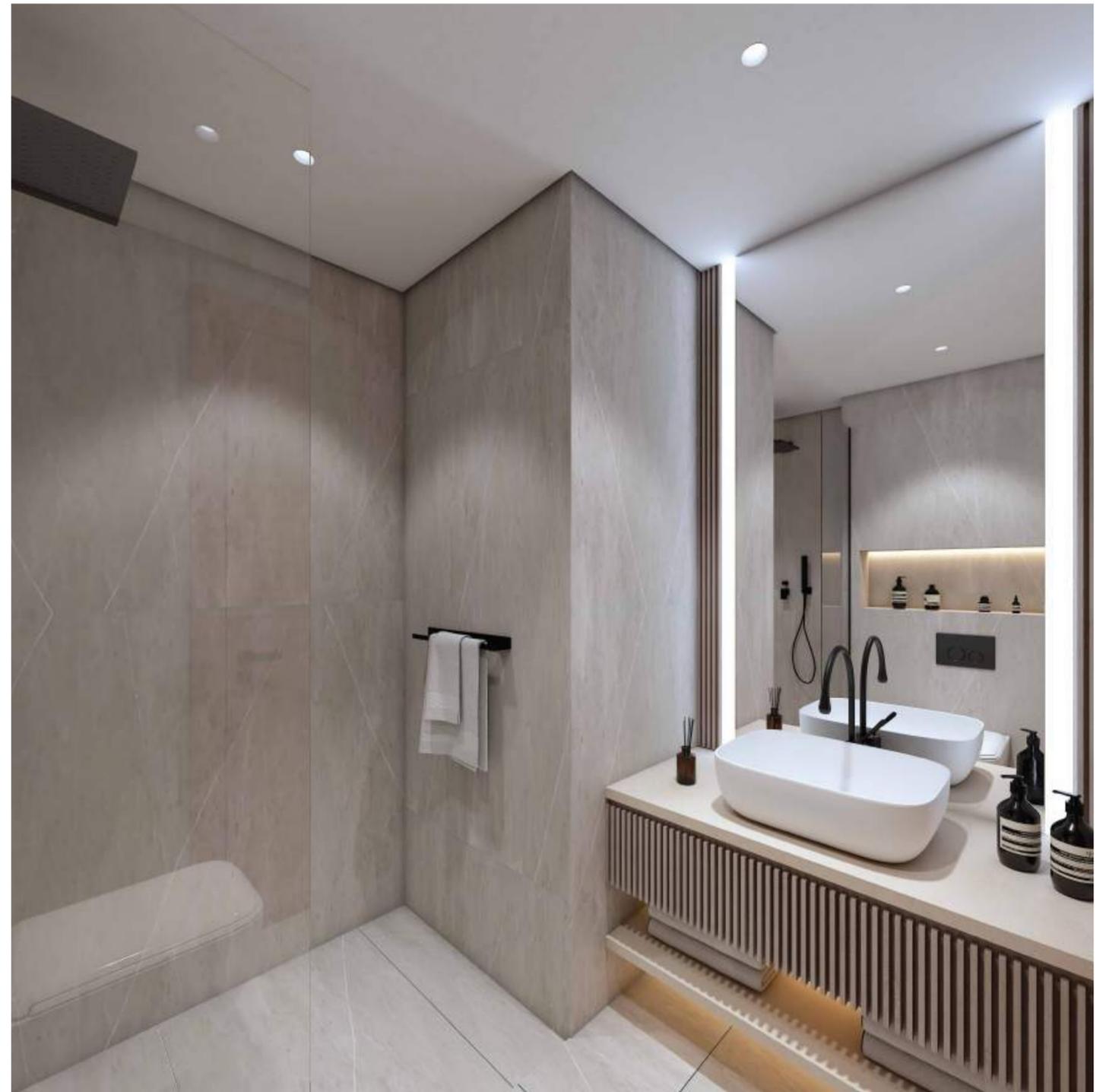
# DREAM ON LITTLE LONGER



# STEP INTO SPLENDOR



# VANITY CRAFTED FOR YOU





Enter the Realm of  
**Relaxation**





# A B O U T THE GROUP

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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  
HOUSLOW, UK



SHEPHERD BUSH  
LONDON UK

DEVELOPMENTS  
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RADFORD GATE  
LONDON UK



THE PLAIDES VILLAS  
CYPRUS



ALMYRA RESORT  
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MALAMA  
CYPRUS

DEVELOPMENTS  
BY THE GROUP



HESTIA  
CYPRUS



AL MARIA  
CYPRUS



OLIVIA  
CYPRUS



NISSI RESIDENCE  
CYPRUS

A Tale of Luxury and  
**Sophistication**

