



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.





# 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



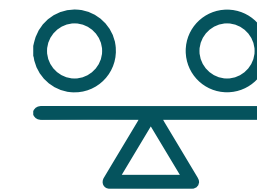
Investor's Visa /  
Golden Visa



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

GREEN  
COMMUNITY  
VILLAS

DUBAI INVESTMENT  
PARK

DAMAC  
HILLS

MINA JEBEL ALI

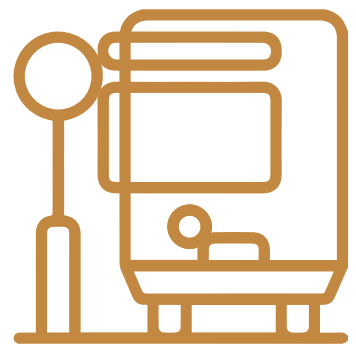
EXPO CITY DUBAI

THE OASIS  
BY EMAAR



# 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



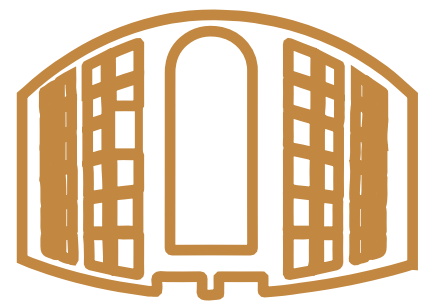
BURJ KHALIFA  
20 MINS



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



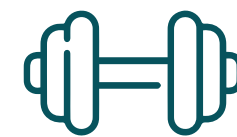
INFINITY POOL



MEDITATION AREA



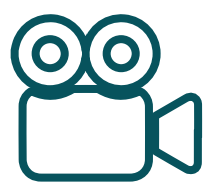
ZEN GARDEN



PANORAMIC INDOOR  
GYMNASIUM



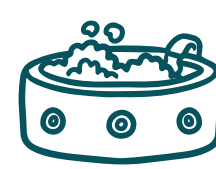
SAUNA



OUTDOOR CINEMA



KIDS PLAY AREA  
WITH WATER FEATURES



JACUZZI



MULTIPLE WATER  
FEATURES



COVERED CAR  
PARKING



INSTAGRAM SPOT



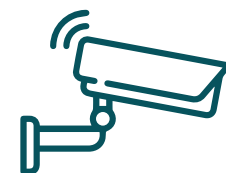
OUTDOOR SITTING AREA



YOGA



NANNY SERVICES FOR  
KIDS IN OUTDOOR AREA



24/7 SECURITY &  
CCTV CAMERAS



CHANGING ROOM





INFINITY POOL





ZEN GARDEN AND INSTAGRAM SPOT





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OUTDOOR SITTING





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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





# WELCOMING GRANDEUR





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# A PRELUDE TO LUXURY





# EXPERIENCE LUXURY LIVING





# EMBRACE THE ART OF LIVING





# DREAM ON LITTLE LONGER





# STEP INTO SPLENDOR





# VANITY CRAFTED FOR YOU





A close-up of an olive branch with several green olives and two dark, ripe olives. The branch is positioned on the left side of the frame. The background is a blurred landscape of rolling hills or mountains under a clear sky. The text "Enter the Realm of Relaxation" is overlaid on the right side of the image.

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

DI THE UNOUT



THE BEACH HOUSE  
PALM JUMEIRAH ,DUBAI



GARDENIA LIVINGS  
ARJAN, DUBAI



CASA LUXO  
JUMEIRAH VILLAGE CIRCLE,DUBAI



CENTURION STAR  
PORT SAEED, DEIRA



# DEVELOPMENTS

DI THE UNKNOWN



CENTURION ONYX  
MEYDAN AVENUE



CENTURION RESIDENCE  
DUBAI INVESTMENT PARK -2



GRANDBELL PROPERTIES  
HOUNSLOW, UK



SHEPHERD BUSH  
LONDON UK



# DEVELOPMENTS

DI THE UNOUT



RADFORD GATE  
LONDON UK



THE PLAIDES VILLAS  
CYPRUS



ALMYRA RESORT  
CYPRUS



MALAMA  
CYPRUS



# DEVELOPMENTS

DI THE UNOOF



HESTIA  
CYPRUS



AL MARIA  
CYPRUS



OLIVIA  
CYPRUS



NISSI RESIDENCE  
CYPRUS



A Tale of Luxury and  
**Sophistication**

