



LIVING LIFE
EXCEPTIONALLY
live

OLVIA

RESIDENCES - PALM JUMEIRAH



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 Palm Gardens 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.



OLAYO

PALM
JUMEIRAH

THE LOCATION

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.



Beach Clubs



Leisure Parks



Marinas



360° Observation Deck



Hotels & Resorts



Restaurants & Cafés



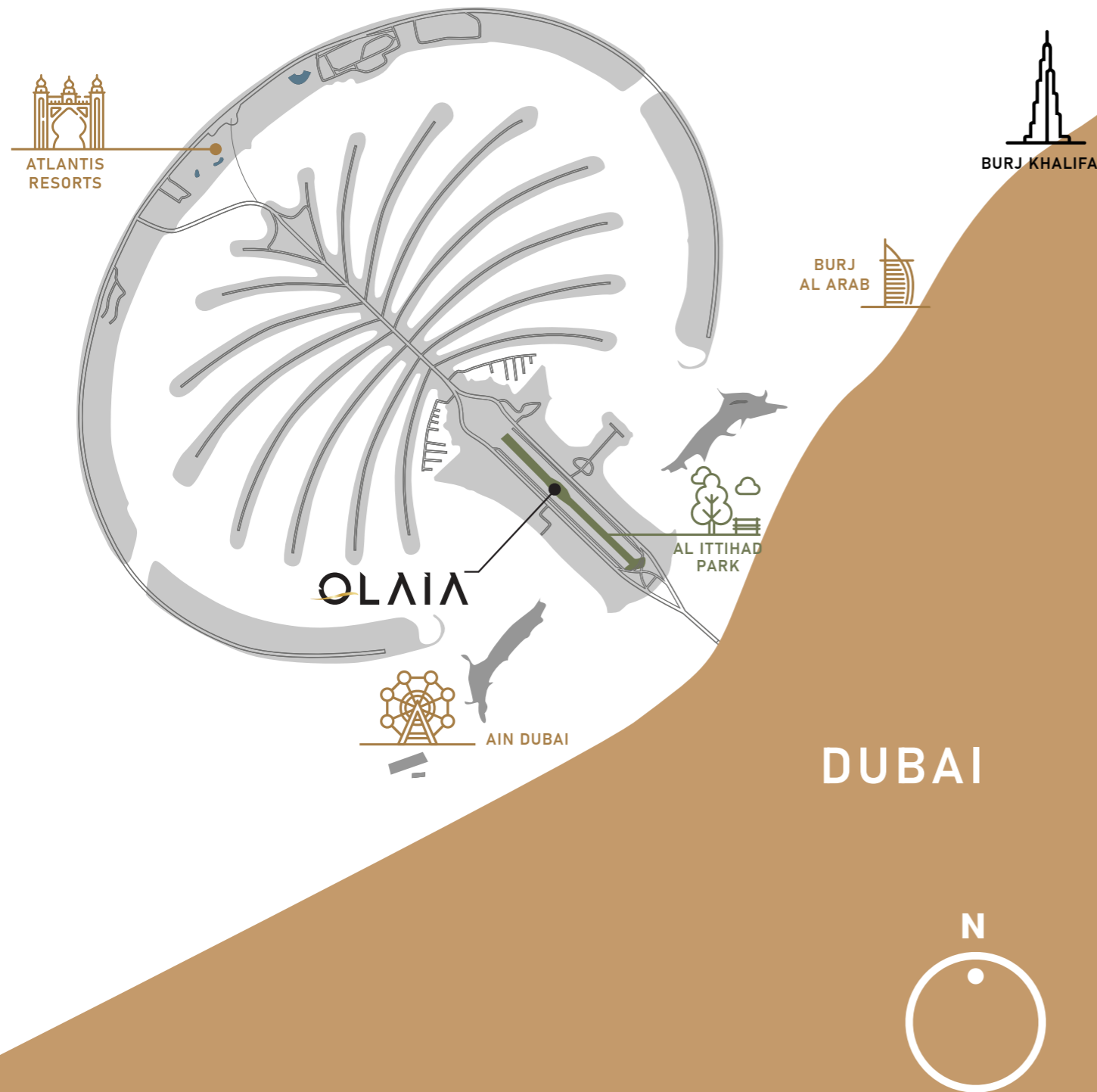
Lifestyle Malls



Sub-sea Tunnel



PALM JUMEIRAH



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.

2 minutes walk to:

-  Jogging Track
-  Cycling Track
-  Dog Park
-  Al Ittihad Park
-  Golden Mile Galleria
-  Hotels & Resorts
-  Restaurants & Cafés
-  Beach Access

LIVING HERE IS NOT JUST ABOUT OWNING A PROPERTY.

IT'S ABOUT EMBRACING A LIFESTYLE OF UNPARALLELED LUXURY AND SOPHISTICATION.

INVESTMENT ON PALM JUMEIRAH



In 2026, investing in Palm Jumeirah remains a premier luxury choice, characterized by high capital appreciation, scarcity, and gross rental yields of 4.5%–7%.



With prices ranging from AED 3,000–5,500 per sq. ft., the market is driven by HNWIs, with short-term holiday homes offering up to 9% returns.



The market is maturing, with growth moderating to 5–8% amid high demand.

CURRENT FACTS

- Strong mid-to-high single-digit growth entering 2026
- Palm Jumeirah continues to have among the highest price per square foot in Dubai's residential sector, supported by its scarcity and beachfront appeal.
- 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.



PALM
JUMEIRAH



AL ITTIHAD PARK

A GREEN OASIS

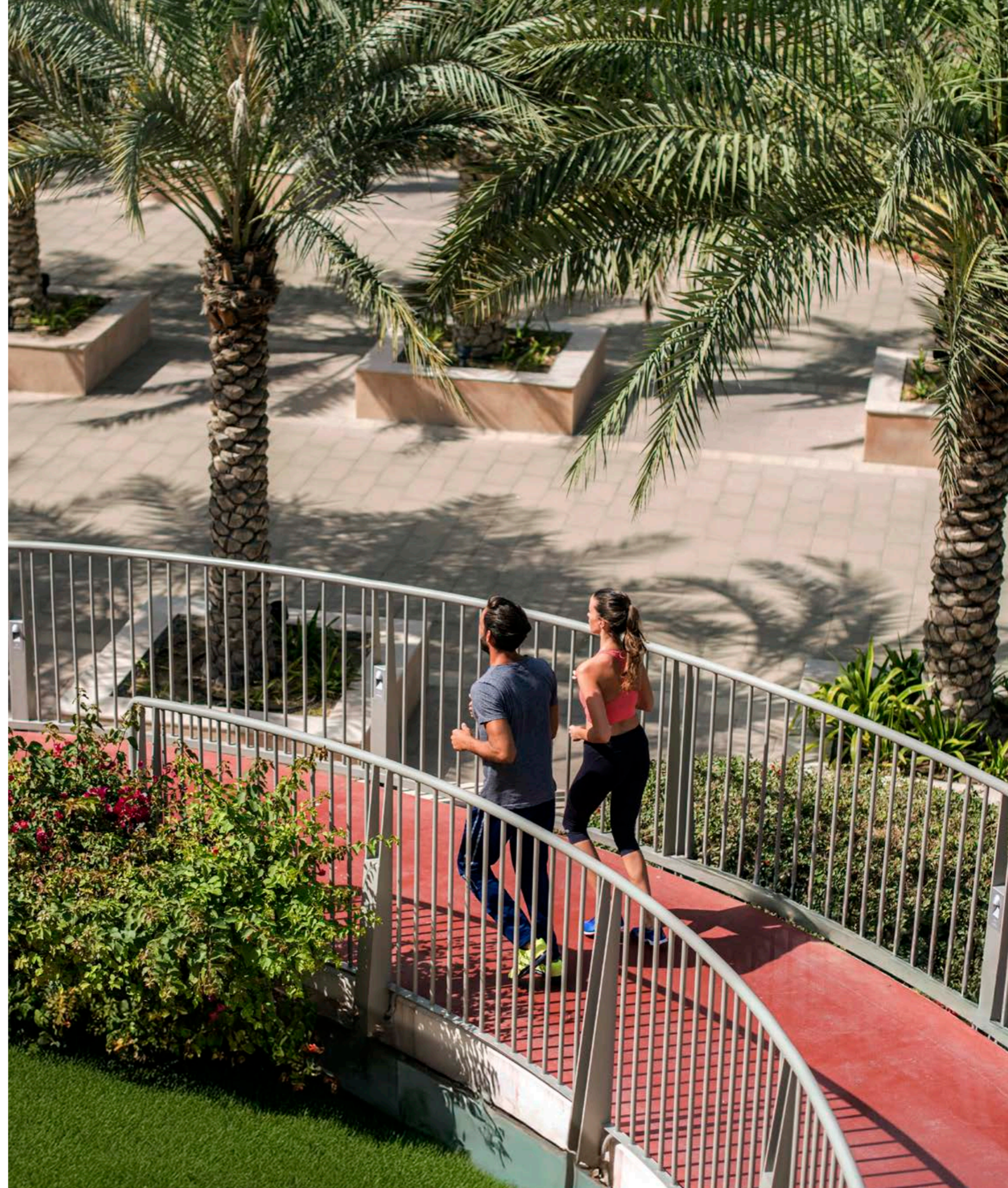
Directly located on Al Ittihad Park, this real estate project benefits from access to Dubai's largest landscaped green space. The park offers peaceful walking trails, picnic areas, and recreational spaces, offering a natural retreat amidst the urban vibrancy of Palm Jumeirah, perfect for relaxation and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



WELLNESS

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

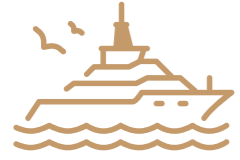
The Palm is home to an array of waterfront dining options, from gourmet restaurants to trendy cafes. Residents can enjoy sunset views while savoring international cuisine at the finest establishments.



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

A UNIQUE ARCHITECTURE

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



THE RESIDENCES

DESIGN EXCELLENCE

Step into a refined island lifestyle where every moment feels effortlessly elevated.





THE LOBBY



AMENITIES

24/7 SECURITY AND
CONCIERGE SERVICES

PRIVATE BALLROOM
AND CIGAR LOUNGE

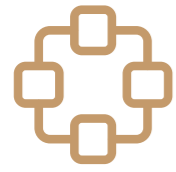
BUSINESS CENTER

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





EXECUTIVE
BUSINESS CENTER





THE SPA



INDOOR POOL



THE GYM

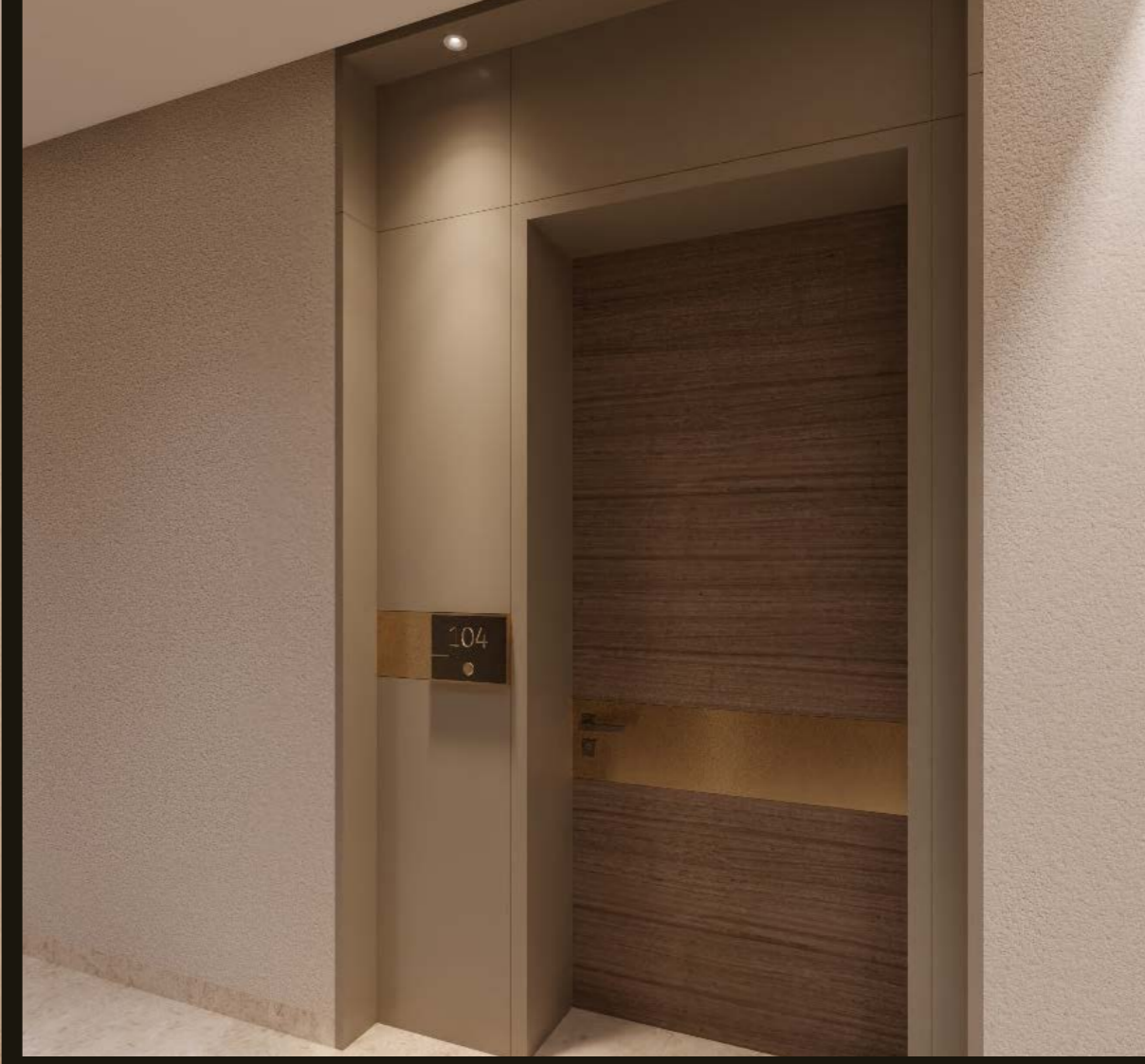


THE MINI-GOLF

INTERIORS



INTERIORS



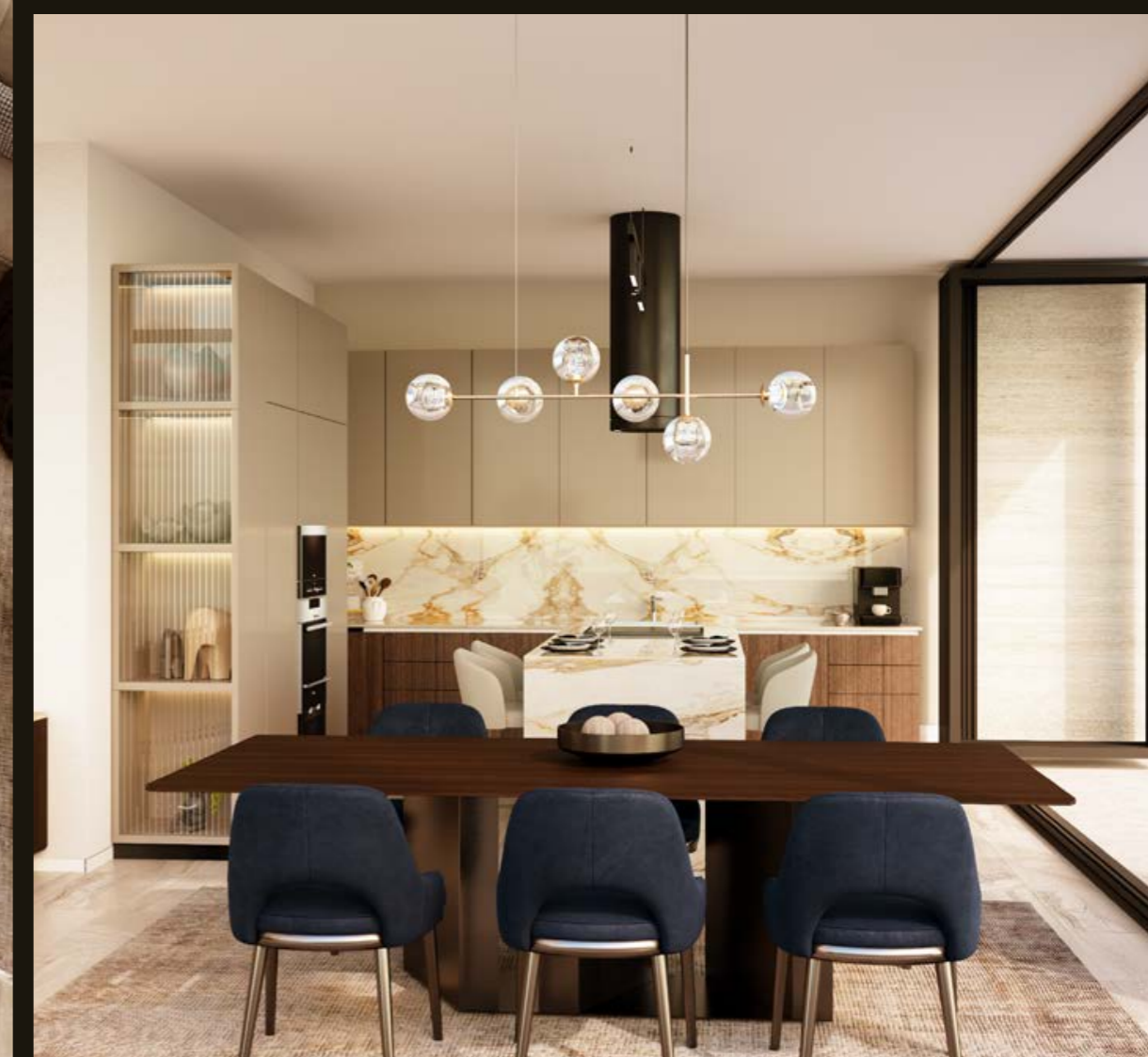
GF DUPLEXES





GF DUPLEXES

UPPER DUPLEXES



UPPER DUPLICES



BUILDING

2B+GF+10
FLOORS

HANDOVER
Q4 2027

UNIT TYPES

1 BR APARTMENT
from 851 sq.ft. / starting AED 3.2M

2 BR APARTMENT
from 1558 sq.ft. / starting AED 5.6M

3 BR APARTMENT
from 2163 sq.ft. / starting AED 8M

3 BR DUPLEX
from 2260 sq.ft. / starting AED 11M

4 BR DUPLEX
from 2999 sq.ft. / starting AED 14.3M

5 BR DUPLEX
from 4125 sq.ft. / starting AED 20.2M

PAYMENT PLAN

BOOKING	10%	UPON BOOKING
1 ST INSTALLMENT	10% + 4% DLD Fees + AED 5,500 Administration Fees	14 DAYS AFTER BOOKING Upon SPA Signing
2 ND INSTALLMENT	10%	14 DAYS AFTER SPA
3 RD INSTALLMENT	10%	JUN 2026
4 TH INSTALLMENT	10%	DEC 2026
5 TH INSTALLMENT	50%	Q4 2027



GULF HOUSE
REAL ESTATE
DEVELOPMENT

