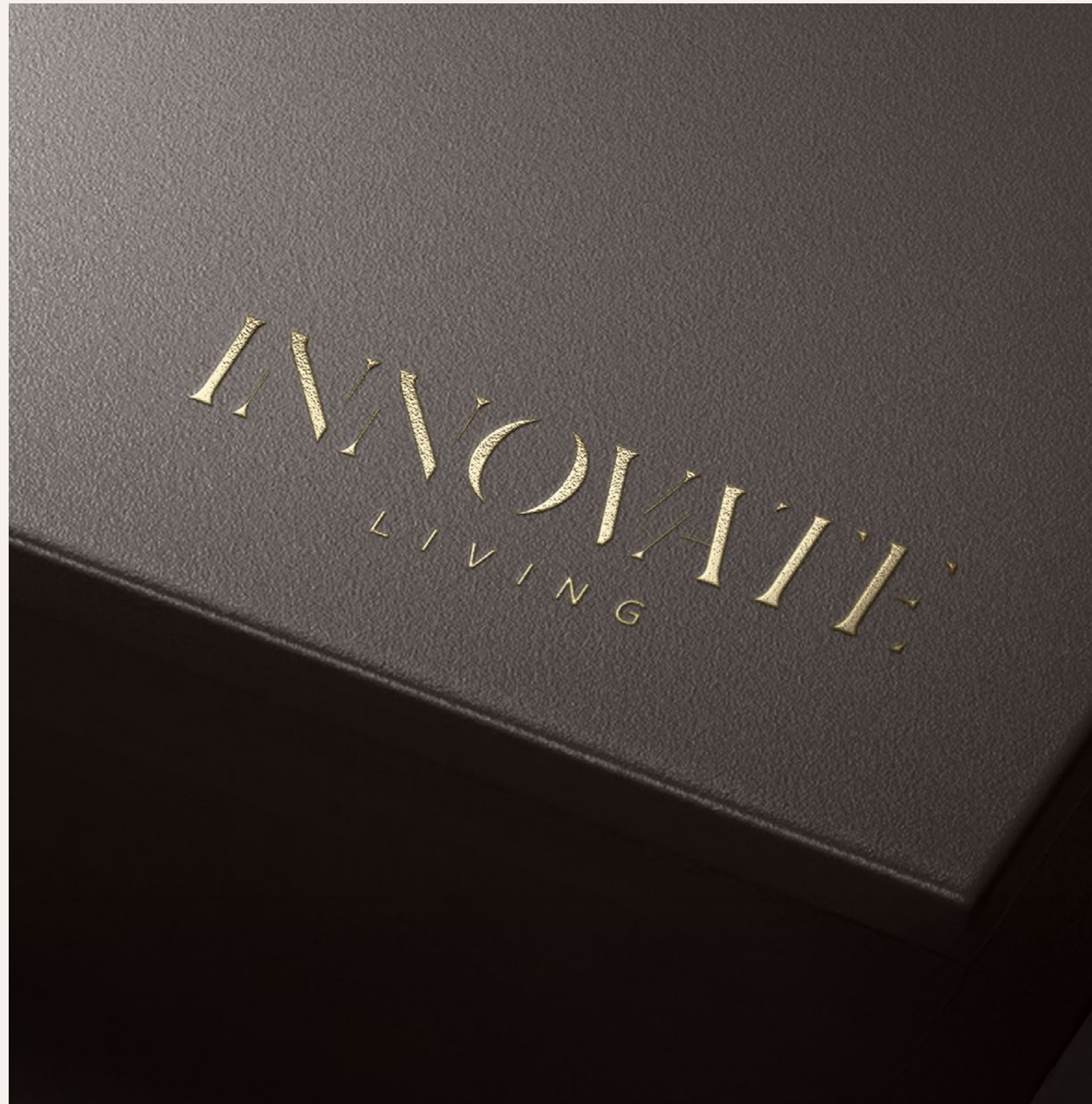


OMORIA

PRIVATE RESIDENCES
DUBAI ISLANDS

INNOVATE
LIVING





WWW.INNOVATELIVING.AE

A life ENRICHED

Innovate Living is a UAE-based ultra-luxury real estate developer, bringing a refined sense of sophistication and timeless elegance to properties through bespoke designs and Italian craftsmanship. Founded in 2008 by **Kareem Fahmy**, the company is built on the ethos of enriching lives with end-to-end, in-house real estate solutions that reflect the individuality and aspirations of discerning global clients.

Specialising in exclusive luxury properties, **Innovate Living** delivers projects that transcend spaces, creating holistic lifestyles where artistry and ingenuity converge. With a focus on architectural mastery, contemporary minimalism and prime locations, the company caters to a clientele that values privacy and excellence. Every property is meticulously designed, integrating state-of-the-art technology, world-class amenities and innovative concepts to surpass expectations.

From iconic landmarks like the **Palme Couture** Residences to serene retreats such as the **N Collection & G-Frond Allegra** on the Palm Jumeirah, **Innovate Living's** diverse portfolio stands as a testament to its strong vision for creating one-of-a-kind properties that elevate well-being and celebrate self-expression.

OMORIA

OMORIA is the world's first ultra-luxury hospitality residential brand, developed by **Innovate Living**, designed for those who appreciate curated living experiences that are both welcoming and world-class. With an emphasis on thoughtful design, personalized service, and understated luxury, OMORIA redefines the meaning of home for a new generation of global travelers and residents.

THE NAME

The name combines "Omo" a nod to the Japanese concept of home and hospitality, and "Ria" reflects Italian refinement and elegance. Signaling the sophisticated experience OMORIA is committed to deliver. Together, OMORIA stands for a unique balance of comfort and sophistication, offering guests and residents a high-end retreat that feels personal, intimate, and deeply luxurious.







OMORIA

PRIVATE RESIDENCES
DUBAI ISLANDS



⊕ *The World Islands*

Palm Jumeirah

Atlantis The Palm

Ain Dubai
Dubai Marina

Jumeirah Burj Al Arab
Jumeirah Marsa Al Arab
Jumeirah Beach Hotel

Jumeirah 3

Jumeirah 2
Jumeirah Beach Coast

Jumeirah Bay

Business Bay
Burj Khalifa
Downtown Dubai
Dubai Mall

Jumeirah Peninsula
Pearl Jumeirah
Mina Rashid

La Mer Beach
J1 Beach
Jumeirah 1

Emirates Towers
DIFC
DIFC Gate

Zabeel Park
Dubai Frame

Burjuman

Marina
Infinity Bridge

Retail Shopping Mall
School
Art & Cultural District
Island Bridge

The Elite English School

Dubai Islands Golf Course
Oasis Park

Sheikh Zayed Road

Jumeirah

Dubai

Dubai Creek

Al Khail Road

Dubai Hills Mall

Dubai International Airport

Dubai Festival City

Dubai Creek Harbour

Ras AlKhor

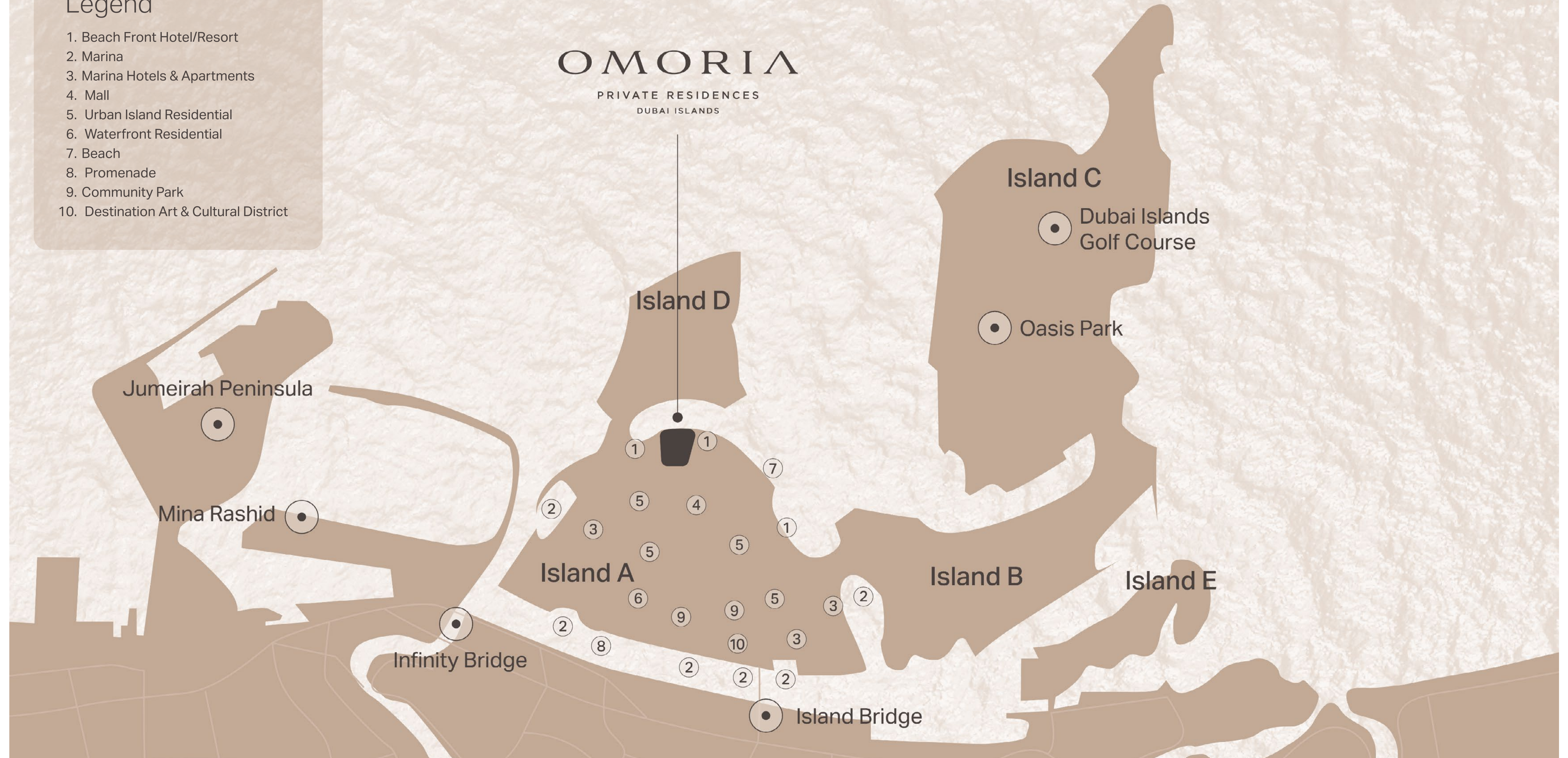
Island (A)

Legend

- 1. Beach Front Hotel/Resort
- 2. Marina
- 3. Marina Hotels & Apartments
- 4. Mall
- 5. Urban Island Residential
- 6. Waterfront Residential
- 7. Beach
- 8. Promenade
- 9. Community Park
- 10. Destination Art & Cultural District

OMORIA

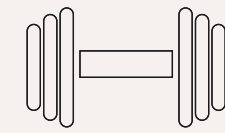
PRIVATE RESIDENCES
DUBAI ISLANDS





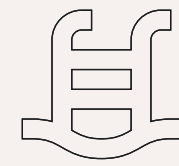
Spa

Massage Treatments - Salt room - infrared sauna - oxygen room - ice & hot plunges



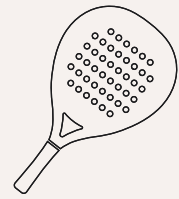
Fitness Centre

State-of-the-art facility with a dedicated Reformer Pilates room.



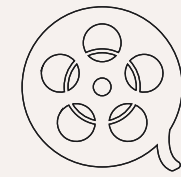
Infinity Pool

Adults' infinity pool with sea and sky views; separate safe children's pool.



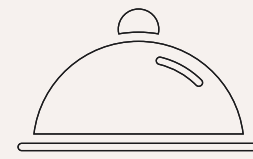
Panoramic Sea-view Padel Court

Unique padel court overlooking the sea in a serene setting.



Private Cinema

Immersive and luxurious private cinema experience.



Fine-Dining Restaurants

Authentic Japanese and Italian cuisine by world-class chefs.



Luxury Retail Store

Personalized shopping with high-end brands brand collections.



Lounge and Library

Exclusive resident-only lounge and library space with a special book collection.



Health Concierge

Personalized health services - Gut health analysis - Biohacking - Personalized meal plans

HOLISTIC WELL-BEING
Woven into
DAILY INDULGENCE



BESPOKE *Italian* FURNITURE

Our residences feature meticulously selected furnishings from the finest Italian brands, blending elegance, comfort, and craftsmanship to create a refined living experience.

Minotti



**B&B
ITALIA**

Emmemobili

Poliform

MAXALTO

FLEXFORM
MADE IN ITALY

Kitchen brands

Poliform

Miele

Technical brands

BARAUSSE

FLOS

antoniolupi

CEA

Fixtures - Lighting Brands

HENGE



BROKIS®

lomma



WORLD CLASS *à la carte* HOSPITALITY SERVICES

OMORIA elevates everyday life with world-class hospitality services, ensuring seamless comfort and sophistication.

- In-home dining
- Personalized meal plans by renowned chefs
- Car rental service with chauffeur
- Tailored wellness and spa treatments
- Private event planning and catering
- Personal shopping and wardrobe management
- Bespoke travel arrangements and VIP access
- Dedicated security and privacy management
- Personal training and fitness programs
- Padel tennis trainer
- Car service scheduling / booking
- Well-being concierge
- In-house landscaping and plant care
- Grocery shopping
- Meal planning
- Away-from-home care service

P R O J E C T W A L K T H R O U G H

EVERY DETAIL MATTERS

EXTERIOR *finishes*



**GREY CONCRETE
TEXTURED**



**NATURAL WHITE
TRAVERTINE**



**GLACIER WHITE
PORCELANIC TILE**



**BURNISHED
BRONZE METAL**



GREY CONCRETE TEXTURED

General View

Boutique COASTAL CHARM

EXPERIENCE MESMERIZING VIEWS OF THE SEA ALLROUND AND
UNPARALLELED PRIVACY IN THIS COASTAL SANCTUARY.







Lobby











SAMSUNG

Decorating with White
WHITE LINE FEVER
Lennard J. Davis
Janet Fitch
JAN L. MGHARG

Decorating with White
YOUNG HOUSE
1100 Decorative Designs

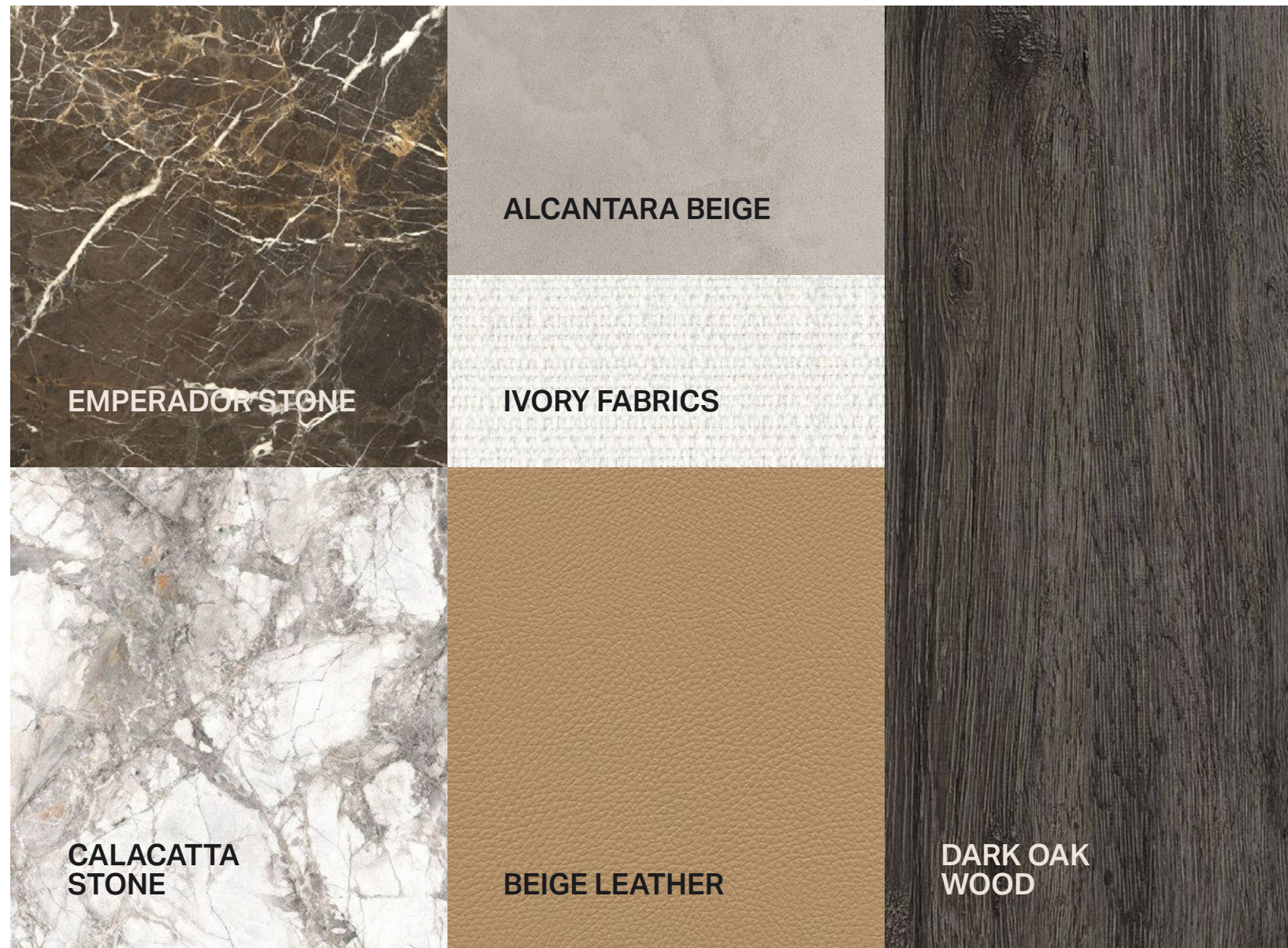
Decorative books on coffee table

Decorative books on coffee table

Cigar and lighter on coffee table

INTERIOR *finishes* RESIDENCES

INTERIOR FURNITURE FINISHES - FABRICS









*Townhouse Clean Kitchen
with concealed grease kitchen*



*Townhouse Clean Kitchen
with concealed grease kitchen*













Wellness Spa



COMPREHENSIVE *care at your* FINGERTIPS



- Massage Treatments
- Salt room
- Infrared sauna
- Oxygen room
- Ice & hot plunges

































Panoramic Sea-view Padel Court

Master Bedroom











Penthouse Living Room

























PAYMENT PLAN

Reservation Deposit	On execution of the Reservation Contract	10%
SPA	Signing the Agreement	10%
DLD Fee	Signing the Agreement	4%
First Installment	30% of Construction Completion	10%
Second Installment	40% of Construction Completion	10%
Third Installment	50% of Construction Completion	10%
Fourth Installment	60% of Construction Completion	10%
Final Installment	On Delivery Date	40%
Total	Total Amount (Including 5% VAT)	104%

OMORIA

PRIVATE RESIDENCES
DUBAI ISLANDS

*Crafting luxury living,
inspiring holistic well-being.*

This publication is for illustrative purposes only. Some of the images shown in the document were developed with computer graphics technology (photorealistic rendering), with reference to details of the façade and elevations, common areas, private areas and interiors of the apartments, for the sole purpose of presenting a plan for future realization and/or the various, potential solutions following user customization. All furniture and art are represented for marketing and rendering purposes only. For this reason, all information, descriptions and images are purely indicative and subject to change. This document has no contractual value and is not binding on the investment company that owns the rights and information reported.