

The background is an abstract composition of organic, marbled shapes. On the left, there are vibrant green and olive tones. These transition into a central area of pale, off-white and light blue. On the right, the colors shift into deeper, more saturated blues and teals. The overall effect is fluid and layered, resembling natural stone or watercolor washes.

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PARKVIEW RESIDENCES



A Softer Life
Shaped by Sea and Serenity



Inspired by lush greenery and open landscapes, layered with organic textures and subtle hints of the coast.

A Residential Retreat on Dubai Islands

Oceara Park Views is a mid-rise residential development comprising 63 residences, offering a curated mix of 1-3 bedroom apartments and 3-4 bedroom townhouses designed for modern living.

The architecture emphasises openness and natural light, while expansive terraces create a strong connection to the surrounding coastal environment.

The result is a residential setting that balances contemporary design with the tranquillity of park-side living, surrounded by greenery, open space and a stronger connection to nature.







Positioned between
City Energy And Green Landscape

Nestled within the green heart of Dubai Islands, Oceara Park Views enjoys a unique setting surrounded by expansive parkland, open green spaces and the natural beauty of the coastline. While offering a quieter, nature-led lifestyle, the development remains seamlessly connected to Dubai's key business districts, leisure destinations and everyday conveniences, creating a balance between tranquillity and accessibility.



Living Spaces, Elevated Through Architecture

Inspired by the coastal edge and expansive park views of Dubai Islands, Oceara Park Views is shaped through a series of purposeful architectural principles.

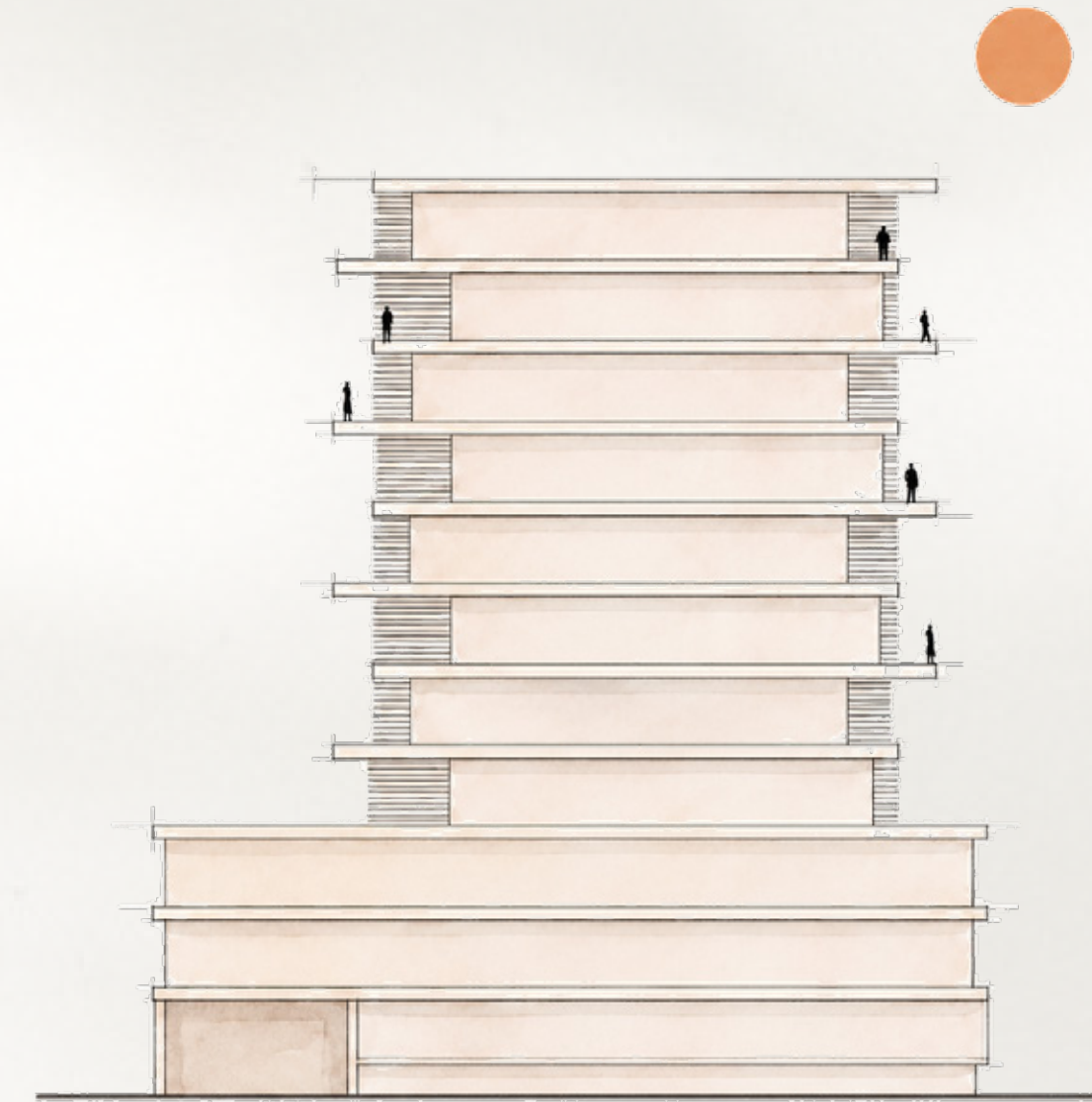
Every element works together to enhance light, privacy, outdoor living and the relationship between architecture and nature.



Layered Terraces

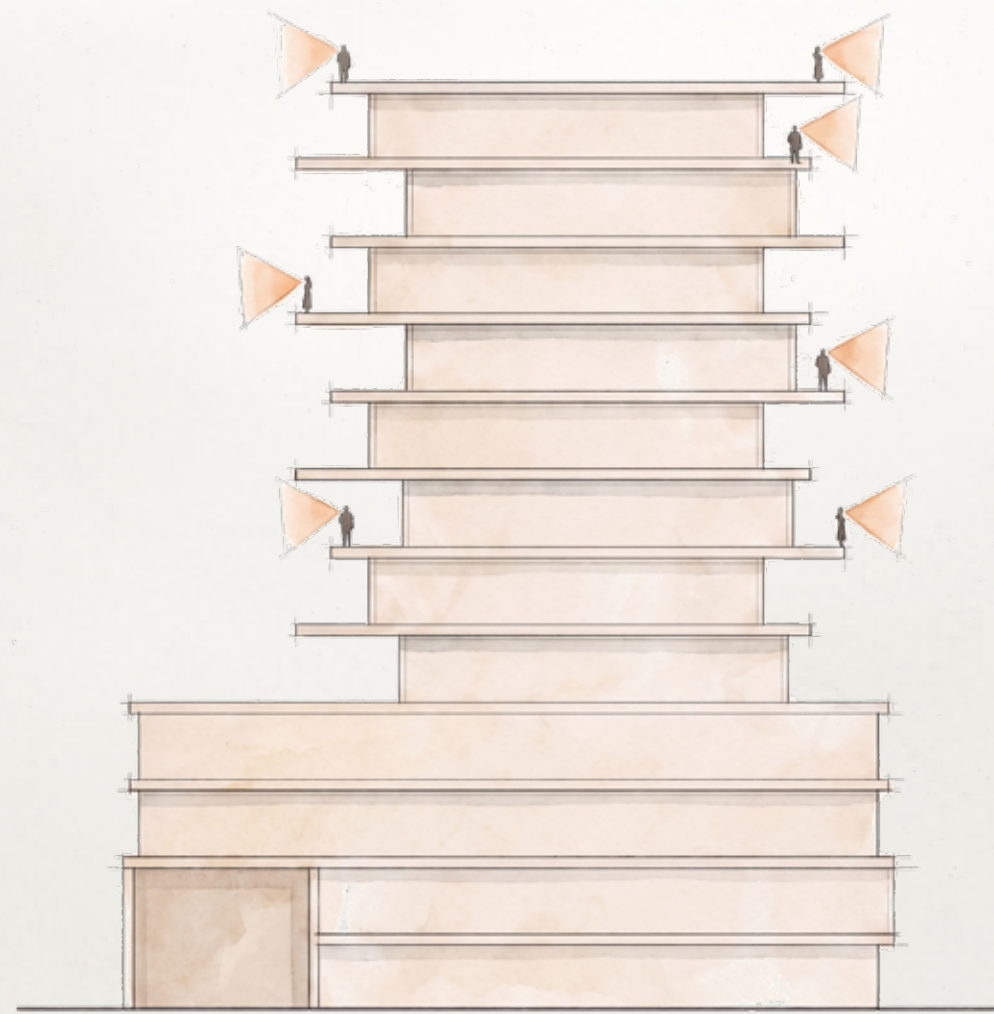
Stepped floor plates create expansive terraces that extend living beyond the interiors.





Light & Shadows

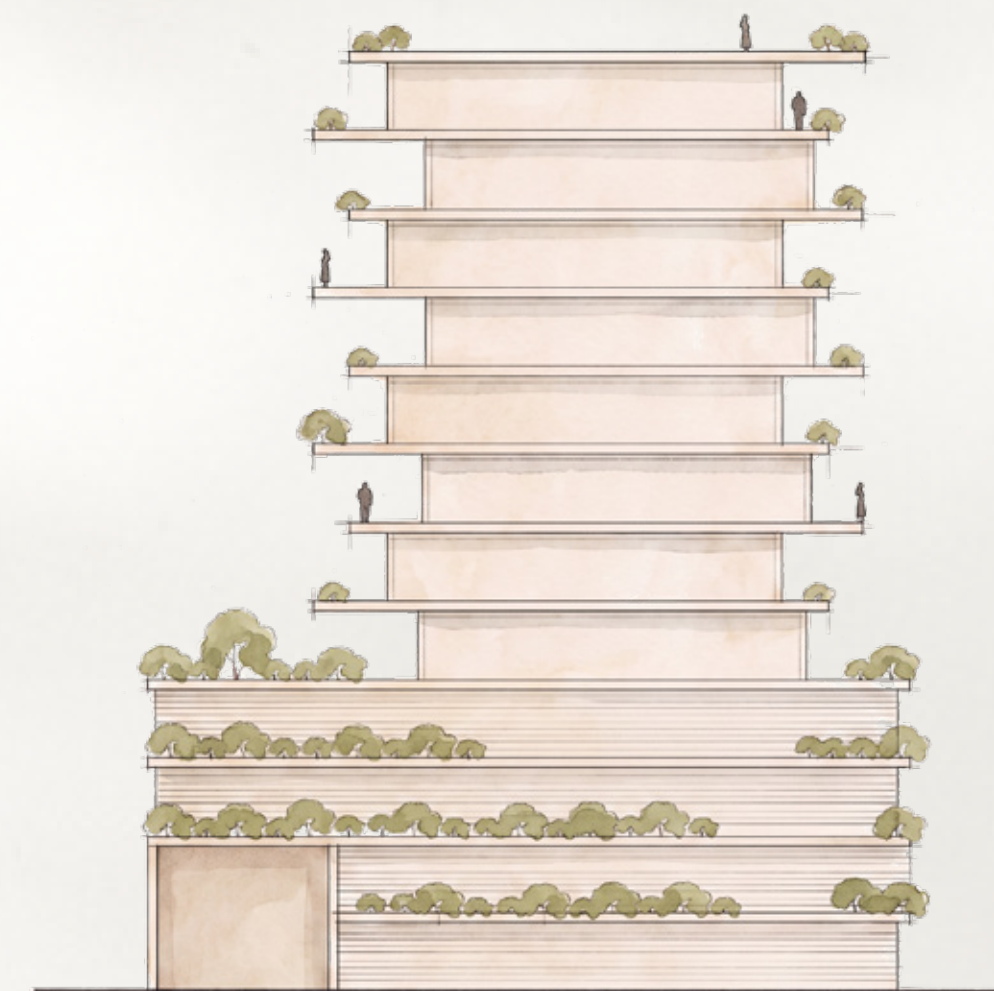
Layered terraces optimise daylight and create natural shade for more comfortable indoor and outdoor living.



Views

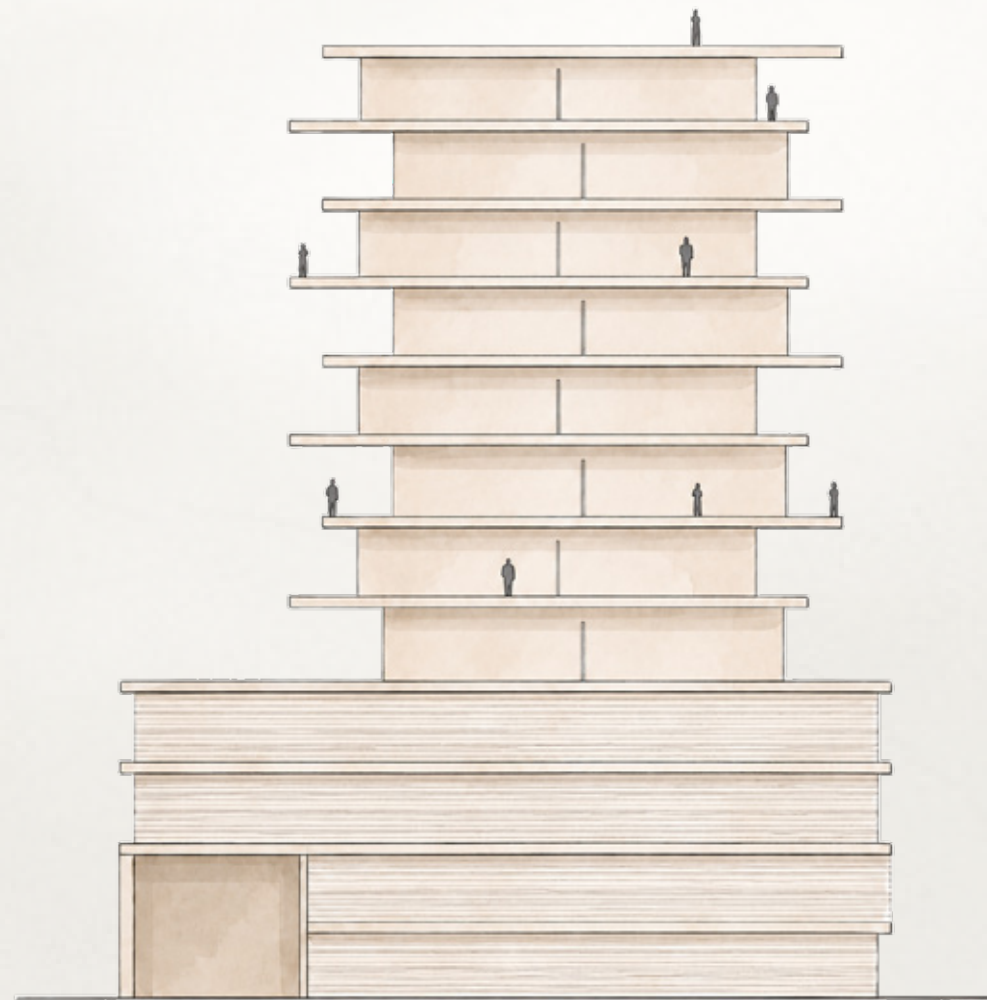
Generous balconies are positioned to frame uninterrupted park and coastal views.





Vegetation

Integrated greenery softens the architecture and strengthens its connection to nature.



Privacy

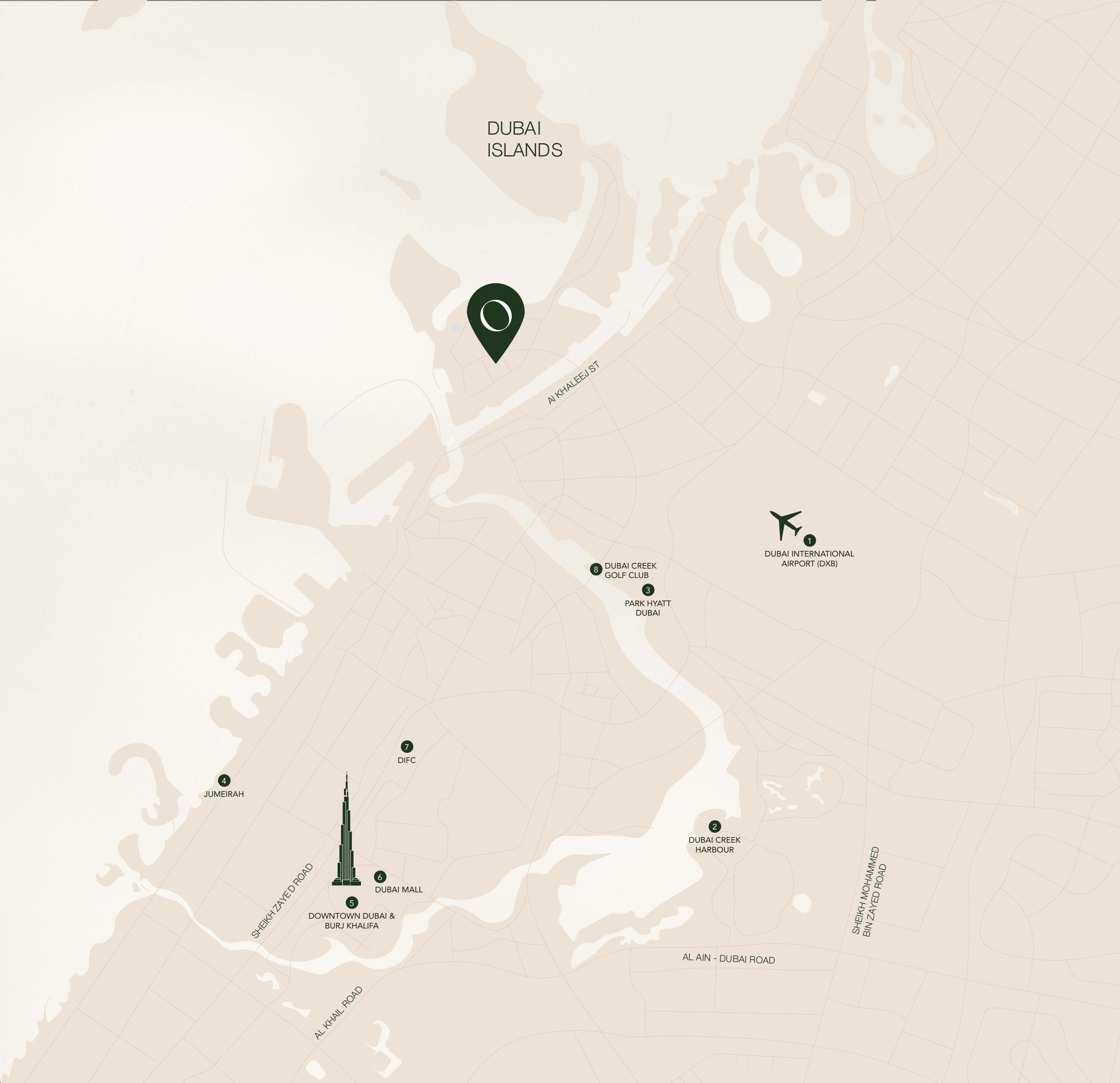
Carefully designed balcony screens provide privacy while preserving openness and views.



Connected to City

Grounded by Nature

- | | | |
|---|-----------------------------------|------------|
| 1 | DUBAI INTERNATIONAL AIRPORT (DXB) | 15 minutes |
| 2 | DUBAI CREEK HARBOUR | 15 minutes |
| 3 | PARK HYATT DUBAI | 20 minutes |
| 4 | JUMEIRAH | 20 minutes |
| 5 | DOWNTOWN DUBAI & BURJ KHALIFA | 20 minutes |
| 6 | DUBAI MALL | 20 minute |
| 7 | DIFC | 20 minutes |
| 8 | DUBAI CREEK GOLF CLUB | 20 minutes |







A New Wonder Beneath the Waves

Set to become one of Dubai's most remarkable environmental and lifestyle destinations, Dubai Reef is an ambitious marine regeneration project designed to enhance biodiversity, create thriving coral habitats and introduce new waterfront experiences.

Positioned close to Oceara Park Views, it will transform the surrounding coastline into a destination where nature, recreation and sustainability come together, creating long-term value for both residents and the wider community.

A World of
Experiences, Within Reach



Enjoy the tranquillity of island living while remaining effortlessly connected to Dubai Island's most important destinations, business districts, lifestyle hubs and leisure experiences.





Inspired by
Coast and Canopy

Surrounded by
Best of Dubai

- 1 BEACH RESORT (HOTEL)
- 2 WATER EDGE (HOTEL)
- 3 MALL / SHOPPING CENTRE / ENTERTAINMENT
- 4 COMMUNITY (MASJID)
- 5 EDUCATION (SCHOOL)
- 6 COMMUNITY FACILITIES
- 7 COMMUNITY (HOSPITAL)
- 8 COMMUNITY (MARINA FACILITIES)
- 9 COMMUNITY FACILITIES (BOARDWALK)
- 10 COMMUNITY FACILITIES (BEACH)
- 11 ROCK EDGE
- 12 PETROL STATION
- 13 CAR PARKING
- 14 OPEN SPACE / PARKS
- 15 UTILITY
- 16 FUTURE MIXED USE DEVELOPMENT



Nature Woven Into Every Corner

The expansive park views that define the surroundings have inspired a community where nature is woven into everyday life. Landscaped pathways, pocket gardens and thoughtfully designed outdoor spaces extend the sense of greenery beyond the horizon.











Made for slow mornings
by the Water and Golden
Afternoons in the Sun



INFINITY POOL



BBQ AREA

Wellness IN MOTION

A collection of modern fitness and wellness amenities designed to help you maintain balance, build strength and embrace a healthier way of living







INDOOR KIDS PLAY AREA





A Home Shaped by the Soul of the Sea

Inspired by the landscape that surrounds it, the interior palette is shaped by three defining elements of Dubai Islands.

Layers of blue capture the tranquillity of the waterfront, verdant greens reflect the **parkland**, while warm beige tones draw from the natural textures of the coastline. The result is a refined and balanced aesthetic that feels both contemporary and effortlessly connected to nature.

A Palette of Calm

The landscape doesn't end at the window. It continues through every material, texture and tone, creating interiors that feel calm, balanced and deeply connected to their surroundings.

Travertine-inspired surfaces, natural wood textures, elegant porcelain finishes and thoughtfully selected materials bring warmth, character and timeless refinement to every space.





LIVING ROOM



LIVING ROOM



LIVING ROOM







BEDROOM



WASHROOM

Rare Convenience
Thoughtfully
Built In

At Oceara Park Views, every residence is enhanced with a carefully curated collection of integrated features that elevate everyday wellbeing, simplify daily life and deliver comfort that lasts longer.

While architecture shapes the home, it is the carefully integrated details that shape the experience of living within.

Water SOFTENER

Designed to care for skin, hair and household finishes, softened water brings a gentler everyday living experience.



Fan Coil AIR PURIFICATION

Integrated air purification continuously improves indoor air quality, creating a fresher and healthier living environment.



Smart ENTRY SET

Keyless access, remote visitor management and multiple entry options bring security and convenience together in one seamless system.

Food WASTE DISPOSER

A cleaner, more hygienic kitchen experience by disposing of food waste instantly, reducing odours and everyday mess.



Centralised HOT WATER

A building-wide hot water system delivers instant comfort while freeing valuable storage space within every residence.



Branded TOUCH-UP KIT

A curated handover kit with matching finishes helps preserve the beauty of your home long after you move in.



PPS Properties is a boutique property developer focused on creating thoughtfully designed residential communities across Dubai. Led by a passionate and forward-thinking team, the company approaches every project with a strong design sensibility and a deep understanding of how people live, move and connect within a space.

Rather than building at scale, PPS prioritises quality and precision, crafting homes that feel personal, refined and enduring. Each development is shaped through careful collaboration, attention to detail and a commitment to timely delivery.

Through planning, intuitive layouts and an appreciation for natural light, space and flow, PPS Properties creates residences that bring together lifestyle, wellbeing and lasting value.

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PARKVIEW RESIDENCES

POWERED BY

[refine]
SHAPING TOMORROW