

LIFE IN PERFECT HARMONY

LIVIA

RESIDENCES

DUBAI SOUTH

by

BARCO

FACTSHEET

LIFE IN PERFECT HARMONY

LIVIA Residences, a boutique development in Dubai South by BARCO, offers well-planned residences, generous layouts, fully-equipped kitchens, lifestyle features, and 20+ premium amenities. Located near Al Maktoum International Airport, it is built for strong rental yields, and long-term value growth.



LOCATION - DUBAI SOUTH

Dubai South, home to the future world's largest airport, offers an integrated community with parks, schools, and retail. Its strategic location provides easy access to major roads, ensuring shorter commutes and a well connected setting for residential and commercial life.

1 MIN Central Park, Dubai South	4 MINS Al Maktoum International Airport	4 MINS Dubai South Metro Station	5 MINS E611 and E311 intersection	5 MINS School
10 MINS Expo City and DIP	11 MINS Jebel Ali Free Zone	19 MINS JBR Beach & Marina	19 MINS Ibn Battuta Mall, Festival Plaza, Outlet Mall	20 MINS Palm Jebel Ali

LIVABILITY - THE LIVIA LIFE

LIVIA Residences offers spacious, contemporary homes with thoughtfully designed layouts and high ceilings, blending bright interiors with carefully curated indoor and outdoor spaces for comfortable, connected living.

- A fusion of Los Angeles style and Dubai practicality.
- Fully fitted kitchens with Siemens (or equivalent) appliances.
- Spacious layouts, from 393 sq. ft. studios to 1,320 sq. ft. two-bedroom units.
- Integrated smart home systems for lighting, curtains, and climate control.
- Floor-to-ceiling windows offering natural light and community views.

PROJECT OVERVIEW

G+6+R Building	Excellent Road Links	Premium Location
Smart Home Features	20+ Lifestyle Amenities	Equipped Kitchens
Spacious Layouts	Strong Investment Potential	



20+ AMENITIES CURATED FOR EVERY MOOD AND MOMENT

Active Living Zones

- Gymnasium
- Calisthenics
- Jogging track
- Yoga deck
- Swimming pool

Leisure Spaces

- Sunken seating
- Outdoor cinema
- BBQ area
- Open seating area
- Terrace garden
- Residents' lounge

Family Nooks

- Kids pool
- Kids play area
- Rock climbing wall
- Pets corner
- Splash pad



Co-working
Space



Golf Turf



Wi-Fi-Enabled
Common Areas



24/7 Smart
Security



Well-being
Design

PROJECT DETAILS

Project Name _____ LIVIA Residences
 Project Status _____ Off-plan
 Location _____ Dubai South
 Total Units _____ 71 (G+6+R)

Studios _____ Starting from AED 555,000
 One-Bedroom _____ Starting from AED 983,000
 Two-Bedroom &
 Two-Bedroom + Maid's _____ Starting from AED 1,459,000



PAYMENT PLAN

Completion: Q4 2027

30% During Construction	70% On Completion	2-Bedroom & 2-Bedroom + Maid's
50% During Construction	50% On Completion	Studios & 1-Bedroom Apartments

THE DEVELOPER

BARCO

- More than 50 years of business presence in the UAE through the group's portfolio.
- Founders with proven track records across the UAE, Europe and North America.
- Multi-sector expertise in real estate, finance, consulting, F&B, and manufacturing.
- Full-cycle developer, from land acquisition to post-handover care.
- Over 2 million sq. ft. in the current development pipeline.
- Disciplined, execution-first approach focused on quality and long-term value.