

LIVIA

RESIDENCES

BARCO

## CONTENT

05	THE PRELUDE: THE LOCATION	29	THE FINALE: PROJECT DETAILS
11	THE TEMPO: THE OPPORTUNITY	35	THE PRELUDE
19	THE MELODY: THE LIVIA LIFE	45	THE LOCATION
25	THE COMPOSER: THE DEVELOPER	55	DUBAI SOUTH



---

## LIFE IN PERFECT HARMONY

Harmony is born when different forces come together in balance... The interplay of elements in nature, the blend of notes in music, the weaving of contrasts into completeness

Livia captures this truth, shaping a living experience where space, setting, and community align to create a life that feels complete, connected, and beautifully in tune..



---

## AN INVESTOR'S GUIDE TO DUBAI SOUTH

Dubai South is one of the city's most forward-looking districts, powered by long-term infrastructure projects and Dubai's vision for urban expansion.

With proximity to Al Maktoum International Airport, logistics hubs, and business zones, it is gaining momentum as a destination where connectivity, value, and future potential align for residents and investors.



---

## WHY INVEST IN DUBAI

Dubai continues to strengthen its role as a world capital for enterprise and investment. Ranked among the world's safest and cleanest cities, it brings together modern infrastructure, access to beaches and leisure, and global connectivity in business and tourism, creating an environment where residents and investors find long-term value.

---

Future home of the world's largest airport, a key driver of growth

---

Planned Blue Line Metro and Etihad Rail to enhance connectivity

---

Vision to host 1M+ residents and 500,000 jobs by 2030 (Dubai Urban Master Plan 2040)

---

Consistent growth in real estate transactions, with an 11% increase in H1 2024 compared to H1 2023

---

AED 15 billion in transactions recorded in the first five months of 2025

---

Average rents in Dubai South have risen 20% in 2025 to date

---

Homes priced lower than central Dubai, with healthy rental yields of 6–8%

---





THE PRELUDE  
THE LOCATION

---

## A RISING DISTRICT BESIDES THE WORLD'S BIGGEST AIRPORT IN THE MAKING

Dubai South is a master-planned city built around the future Al Maktoum International Airport. It brings together residential, commercial, and leisure spaces in planned neighborhoods, supported by expanding infrastructure and strong investor demand.

---

Future home of the world's largest airport

---

Direct access to Sheikh Mohammed Bin Zayed Road, Emirates Road, and Sheikh Zayed Road

---

Parks, schools, and retail within easy reach

---

One of Dubai's fastest-growing districts for residents and investors

---





## LOCATION

### WELL-CONNECTED TRANSPORT

Dubai South benefits from excellent connectivity, including the Route 2020 Metro extension and F55 bus service. Ample parking spaces make getting around easy for residents and visitors alike.

#### Family-Friendly Community

Families have access to a range of schools offering British, American, Indian, and Canadian curricula. Higher education hubs like Dubai International Academic City are also within reach.

#### Everyday Essentials and Leisure

The community is self-sufficient with supermarkets, shops, gyms, and salons. It is also close to Dubai Parks and Resorts, the largest entertainment destination of its kind in the Middle East.

### LIFE IN DUBAI SOUTH

**1 Min**

Central Park

**4 Min**

Al Maktoum Airport

**4 Min**

Dubai South Metro  
Station

**5 Min**

E611 & E311  
Intersection

**5 Min**

School

**10 Min**

Expo City & DIP

**11 Min**

Jebel Ali Free zone

**19 Min**

JBR Beach & Marina

**20 Min**

Palm Jebel Ali

**19 Min**

Ibn Battuta Mall, Festival  
Plaza & Outlet Mall



JBR Beach

Palm Jebel Ali

Ibn Battuta Mall

Palm Jebel Ali

E611 & E311  
Intersection

Festival Plaza

LIVIA  
RESIDENCES

Expo City  
and DIP

Jebel Ali  
Freezone

GEMS Founder's  
School

Central  
Park

Rashid Al Maktoum Airport



THE TEMPO

THE OPPORTUNITY

Investor-friendly policies, tax-free economy, 100% foreign ownership

in free zones

One of the world's most visited cities, with rising year-on-year tour-

ism growth

A strong and diversified economy driving consistent growth

Connected to 240+ destinations worldwide

Mature real estate market regulated by RERA

Rental yields of 5–9% (up to 11% in prime areas)

Off-plan appreciation of 20–30% in 3–5 years

Golden Visa opportunities for investors



THE MELODY

THE LIVIA LIFE



---

## THE LIVIA LIFE

LIVIA is a boutique development in Dubai South, offering well-planned residences, generous layouts, fully equipped kitchens, and over 20 premium amenities.

It embodies the balance between smart design, modern comfort, and community living, creating a setting made for everyday ease and long-term value.





---

LA-INSPIRED DESIGN.  
DUBAI-BUILT QUALITY.

Livia's interiors follow a design approach that draws from Los Angeles living while responding to the pace of Dubai. The spaces balance open layouts, natural light, and indoor-outdoor flow with features that support comfort and modern daily life.

---

KEY FEATURES

Spacious layouts from 393 sq. ft. to 1,320 sq. ft.

Three-metre-high ceilings

Open-plan layouts with abundant natural light

Smart home systems for lighting, curtains, and temperature control

# PROJECT DETAILS

## PROJECT DETAILS

### PROJECT NAME

LIVIA RESIDENCES

### PROJECT TYPE

RESIDENTIAL APARTMENTS

### LOCATION

DUBAI SOUTH, DUBAI

### TOTAL UNITS

71

### BUILDING CONFIGURATION

G+6+R

### UNIT TYPES

8 STUDIOS

27 ONE-BEDROOM APARTMENTS

24 TWO-BEDROOM APARTMENTS

12 TWO-BEDROOM APARTMENTS

(+ MAID ROOM)

### UNITS AREA

STUDIO: 393 SQM

1BHK: 782 - 824 SQM

2BHK: 1209 - 1320 SQM

2BHK (+ MAID ROOM): 1230 SQM

### PAYMENT PLAN

0/70 FOR 2-BEDROOM & 2-BEDROOM + MAID

50/50 FOR STUDIOS & 1-BEDROOM APARTMENTS



DESIGNED TO  
DELIGHT

LOBBY

Walk into Livia's lobby, where high ceilings, marble finishes, and warm lighting welcome you, while natural tones and sculptural details create a refined and polished atmosphere.



---

STUDIO

Studios at Livia feature efficient layouts, high ceilings, full-height windows, and integrated, fully-equipped kitchens with built-in storage.



## DESIGN

### ONE-BEDROOM APARTMENTS

1-bedroom apartments at Livia feature open-plan living areas with high ceilings and full-height windows, echoing the light-filled layouts of Los Angeles living.

### ONE-BEDROOM APARTMENTS

Kitchens are fully equipped with built-in storage and are paired with adjoining dining areas for practical daily use.



# AMENITIES



---

## CURATED LIVING @LIVIA

Livia offers over 20 premium amenities, spread across shared and rooftop levels. This is the idea behind 'Curated Living at Livia', an approach where every feature is designed to support entertainment, activity, and community living throughout the day.



Reception Area

Active Living Zones

Gymnasium

Calisthenics

Jogging track

Yoga deck

Golf turf

Swimming pool with pool deck

Pool shower

Leisure Spaces

Sunken seating

Outdoor cinema

Steam/Sauna

BBQ area



Kids Play Area

Roof Garden

Shaded seating area (with gazebo)

Open seating area

Reading nook

Terrace garden on the second floor

Family Nooks

Kids pool

Splash pad

Shaded kids play area

Open kids play area

Rock climbing wall

Pets corner

Productive Corners & Common Areas



Co-working space (with a gazebo)

---

Wi-Fi -Enabled Common Areas

---

24/7 Smart Security

---

Sunken seating

---

Kids' Play and Water Zone

---

Open & Shaded Kids' Play Areas

---

Sunken Seating

---

Yoga Deck

---

Shaded seating area (with gazebo)





INTERIOR



dream



## DESIGN

### TWO-BEDROOM APARTMENTS

The 2-bedroom living area is designed with larger layouts, offering more space for seating and daily use.

### TWO-BEDROOM APARTMENTS

The kitchens in two-bedroom apartments include extended counter space and storage, with a dining area planned for family use.

### TWO-BEDROOM APARTMENTS

Bedrooms in the 2-bedroom layouts include built-in wardrobes and access to natural light through full-height windows.

### TWO-BEDROOM + MAID'S ROOM APARTMENTS

Two-bedroom + maid's room layouts include a dedicated study space designed for work or home office use.

### TWO-BEDROOM + MAID'S ROOM APARTMENTS

Bathrooms feature walk-in showers, wall-mounted fittings, and built-in storage with clean finishes.











## FLOOR PLAN

---

### PAYMENT PLAN

Livia's market-leading payment plan is designed to make your investment work harder, sooner. By keeping most of your capital in hand until completion, you reduce upfront outlay.

Once your property is complete and ownership is transferred, you can quickly enter the rental market, putting your asset to work and accelerating your path to a return on investment.

30% during construction / 70% on handover  
2-Bedroom & 2-Bedroom + Maid

50% during construction / 50% on handover  
Studios & 1-Bedroom Apartments

THE COMPOSER

THE DEVELOPER

# BARCO

Barco Developers is built on a foundation of over 50 years of business success in the UAE, backed by a holding group and founders with deep expertise across real estate, finance, and operations.

This legacy of disciplined execution and long-term value creation shapes our approach today, combining international experience with a commitment to building lasting communities.

At a Glance

50+ years of business presence in the UAE through the group's portfolio

Founders with proven track records across the UAE, UK, Canada, and the US

Expertise spanning real estate, capital markets, finance, consulting, F&B, and manufacturing

Full-cycle developer – from land acquisition to post-handover care

2 million+ sq. ft. in the current development pipeline

Disciplined, execution-first approach focused on quality and long-term value

LIVIA

RESIDENCES

BARCO