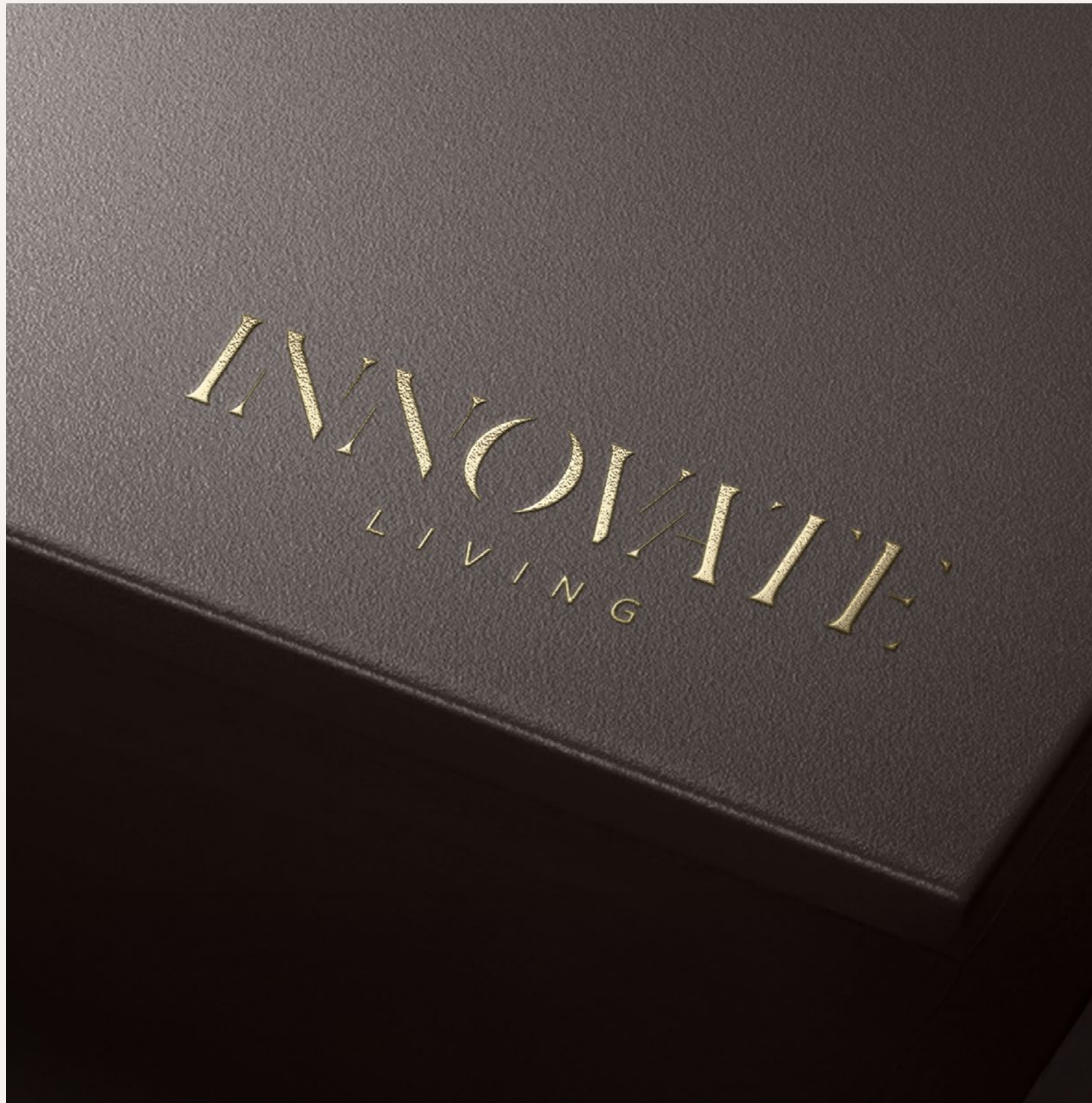


OMORIA

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.









Map

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

Island (A)

Island D

Island C

Dubai Islands
Golf Course

Oasis Park

Jumeirah Peninsula

Mina Rashid

Island A

Island B

Island E

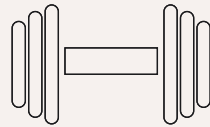
Infinity Bridge

Island Bridge



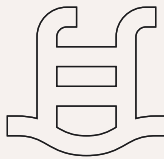
Spa

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



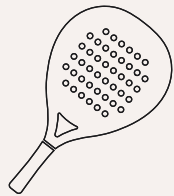
Fitness Centre

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.



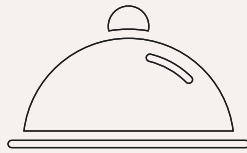
Panoramic Sea-view Padel Court

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.



Kitchen brands
Poliform **Miele**

Technical brands
BARAUSSE **FLOS** **antoniolupi** **CEA**

Fixtures - Lighting Brands
HENGE **baxter**
MADE IN ITALY
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



General View

Boutique COASTAL CHARM

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



GROUND FLOOR OVERVIEW





Lobby











SAMSUNG

Decorating with White
WHITE LINE FEVER
Lennard J. Davis
Young House
1100 Decorative Designs
Janet Fitch
White Oleander
Jan L. McHarg
Design with Nature

Decorating with White
Young House
1100 Decorative Designs

LEVEL 1 OVERVIEW

OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

- 1-BEDROOM SUITE
- 2-BEDROOM SUITE
- 3-BEDROOM SUITE
- 4-BEDROOM SUITE



OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

4 BEDROOM SIGNATURE SUITE

LEVEL ONE

Area	3, 775 sq.ft
External Terrace Area	2, 138 sq.ft
Total	5, 913 sq.ft



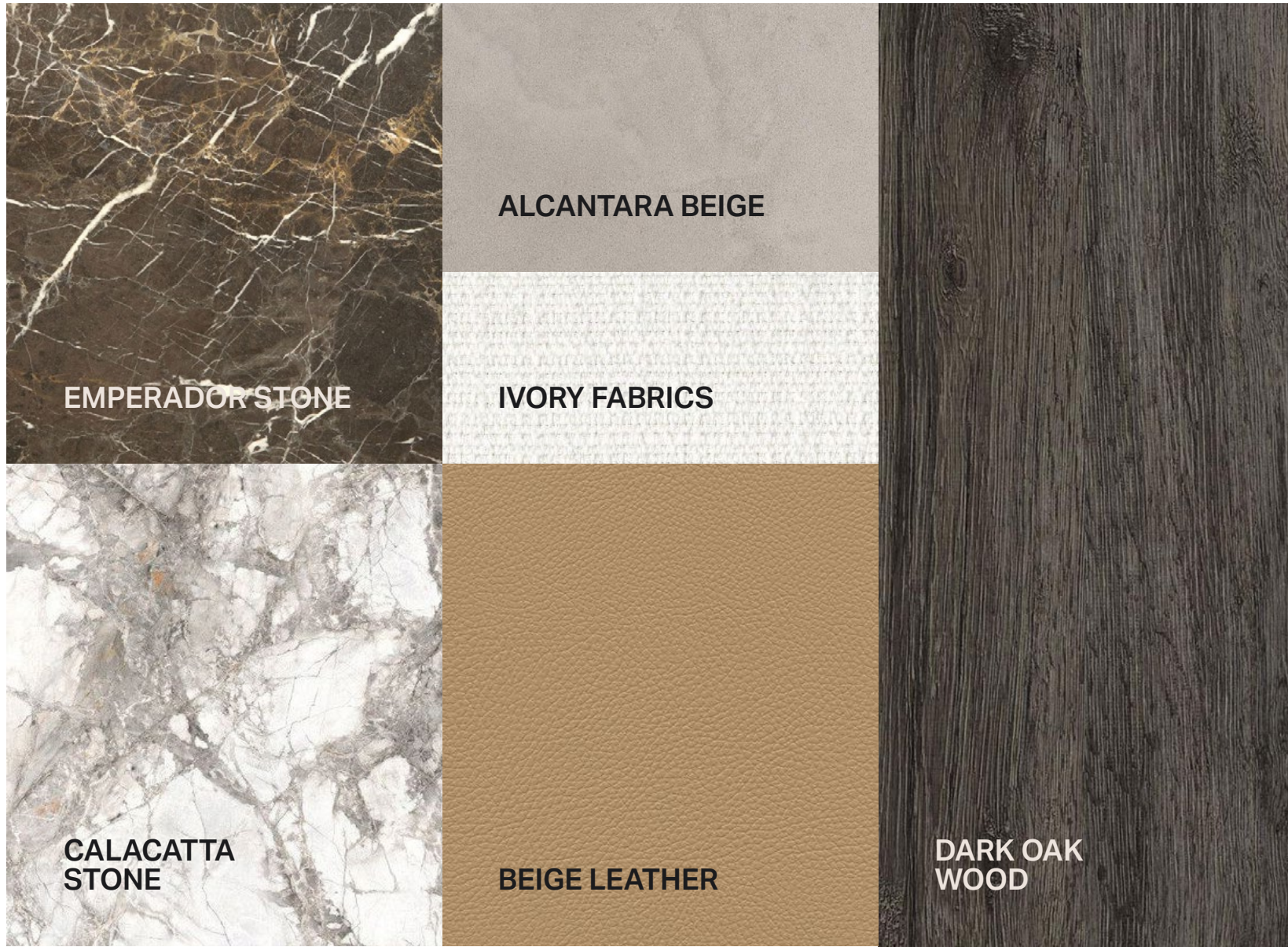
Unit no. 106

▲ SEA VIEW ▼



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

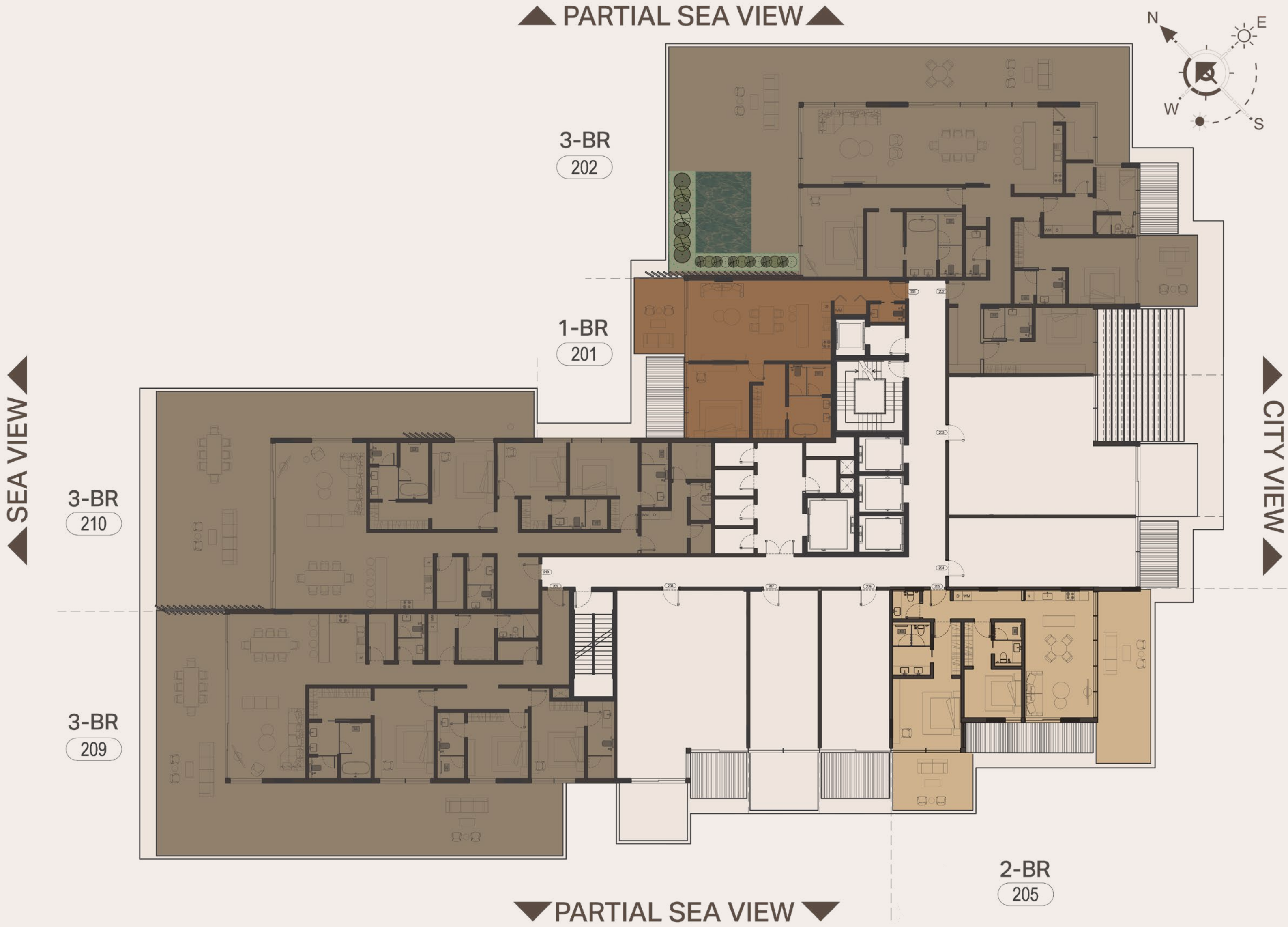


- Massage Treatments
- Salt room
- Infrared sauna
- Oxygen room
- Ice & hot plunges



LEVEL 2 OVERVIEW

- 1-BEDROOM SUITE
- 2-BEDROOM SUITE
- 3-BEDROOM SUITE
- 4-BEDROOM SUITE

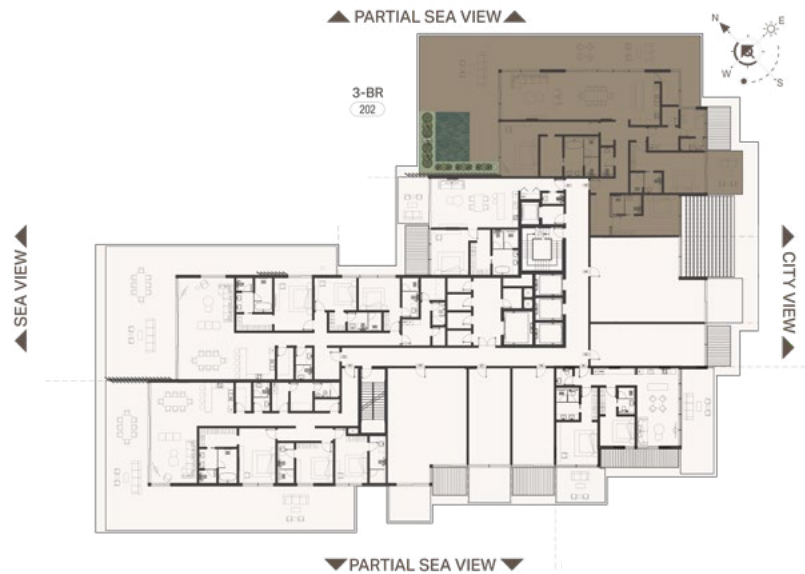


3 BEDROOM SIGNATURE SUITE

LEVEL TWO

Area	3, 327 sq.ft
External Terrace Area	2, 598 sq.ft
Total	5, 925 sq.ft

OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH



Unit no. 202

▲ SEA VIEW ▼



▲ CITY VIEW ▼

OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH















LEVEL 3 OVERVIEW



- 1-BEDROOM SUITE
- 2-BEDROOM SUITE
- 3-BEDROOM SUITE
- 4-BEDROOM SUITE

LEVEL 4 OVERVIEW

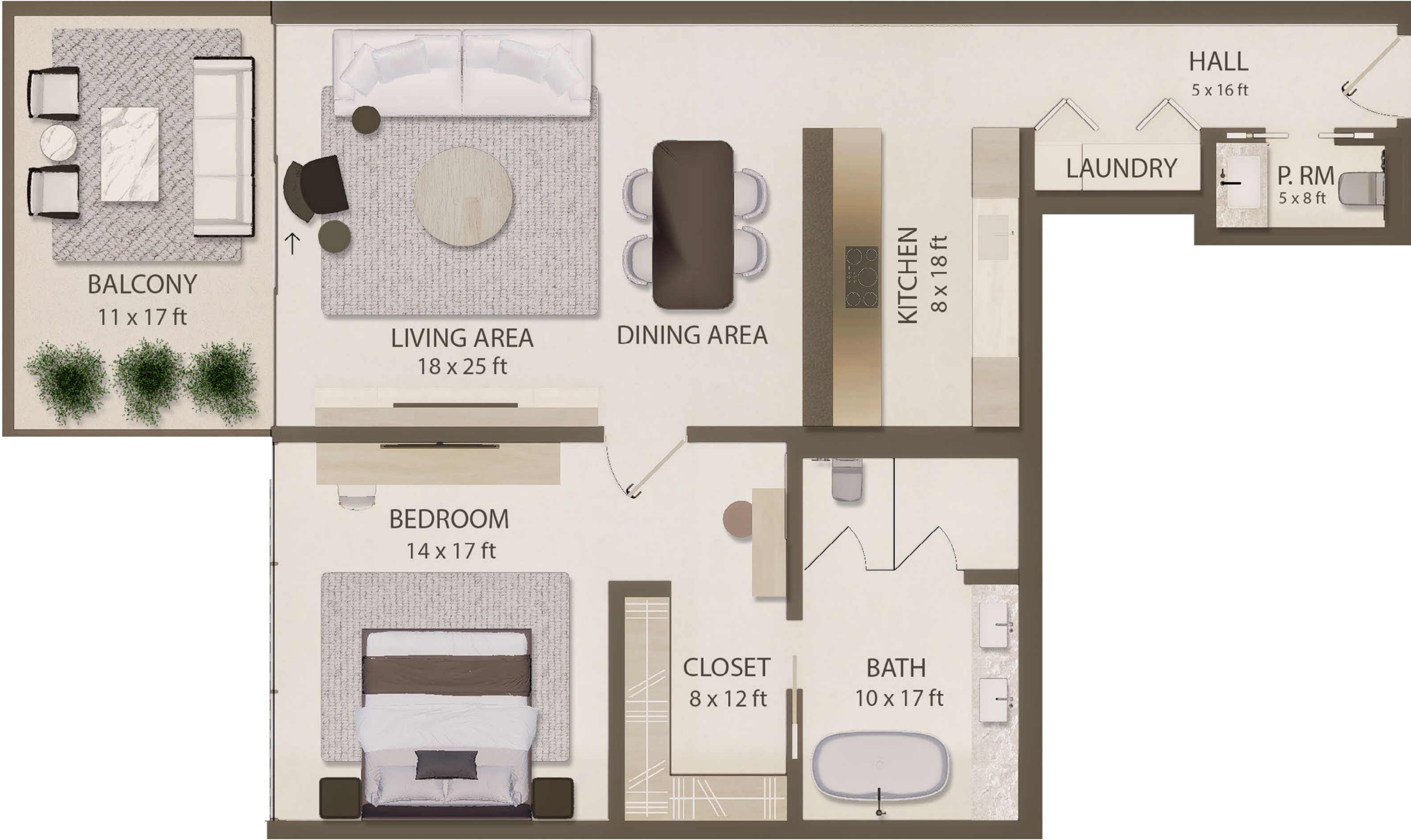


1 BEDROOM SUITE

LEVEL FOUR

Area	1, 250 sq.ft
External Terrace Area	190 sq.ft
Total	1, 440 sq.ft

▲ SEA VIEW ▼



Unit no. 401

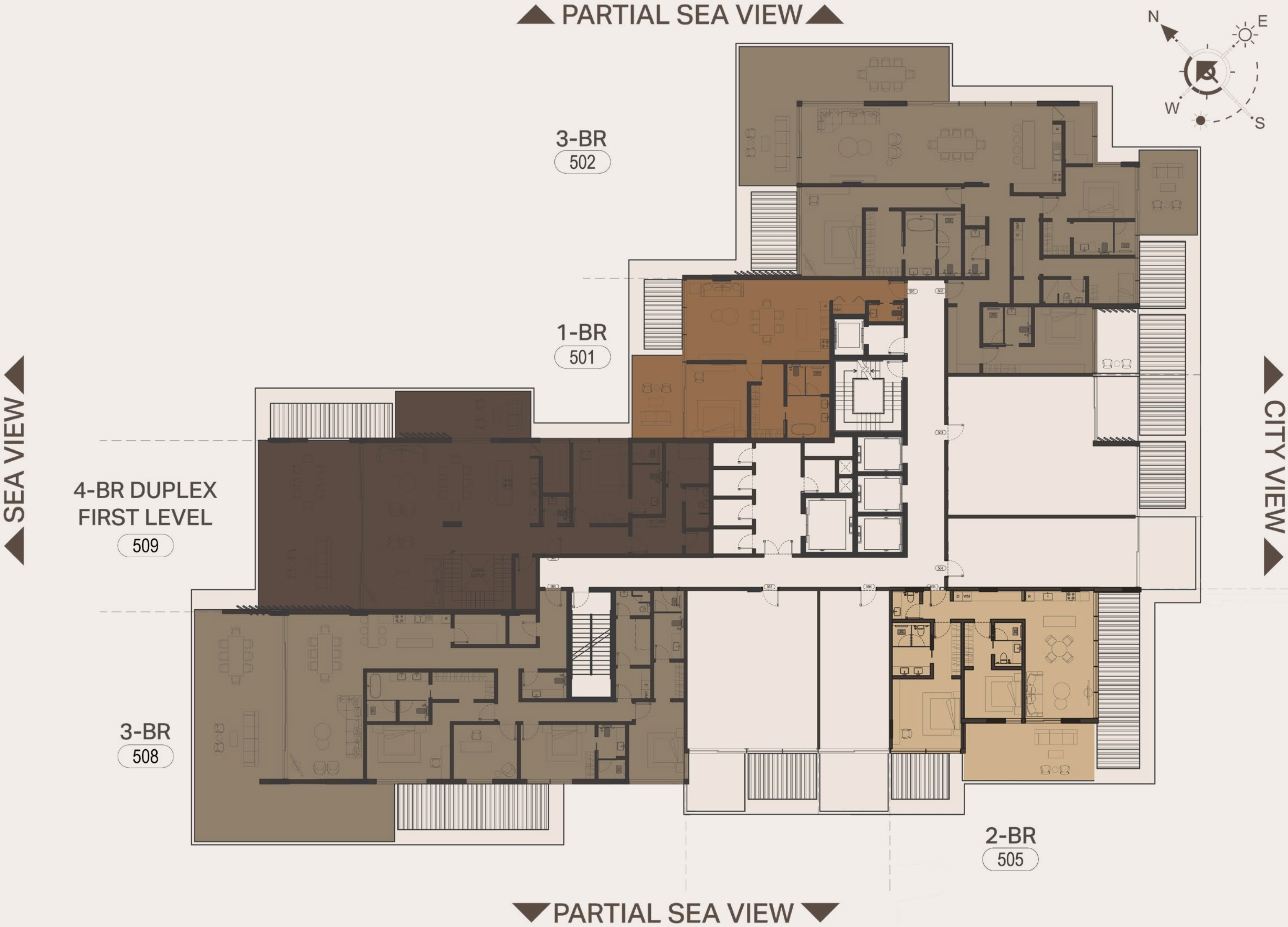




LEVEL 5 OVERVIEW

OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

- 1-BEDROOM SUITE
- 2-BEDROOM SUITE
- 3-BEDROOM SUITE
- 4-BEDROOM SUITE



OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

4 BEDROOM DUPLEX SUITE

LEVELS FIVE & SIX

Area	4,964 sq.ft
External Terrace Area	1,679 sq.ft
Total	6,643 sq.ft

OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

▲ SEA VIEW ▲



FIRST LEVEL

▲ SEA VIEW ▲



SECOND LEVEL

OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

Unit no. 509









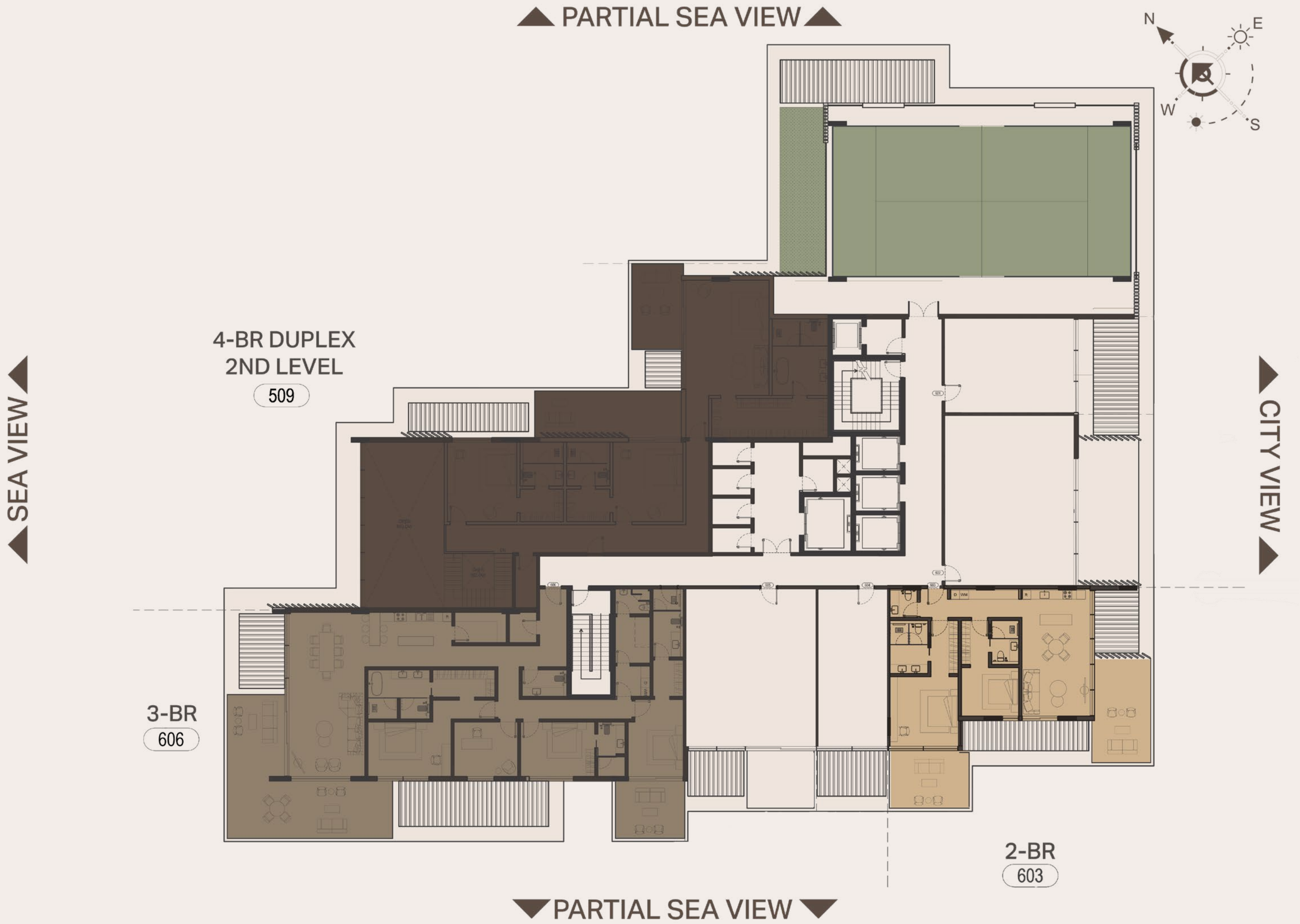




LEVEL 6 OVERVIEW

OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

- 1-BEDROOM SUITE
- 2-BEDROOM SUITE
- 3-BEDROOM SUITE
- 4-BEDROOM SUITE



OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH



Panoramic Sea-view Padel Court

PENTHOUSE OVERVIEW

LEVEL SEVEN

Area	9, 850 sq.ft
External Terrace Area	5, 298 sq.ft
Total	15, 148 sq.ft

OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

▲ SEA VIEW ▼



OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

Unit no. 701



Master Bedroom









Penthouse Living Room















Master Bathroom



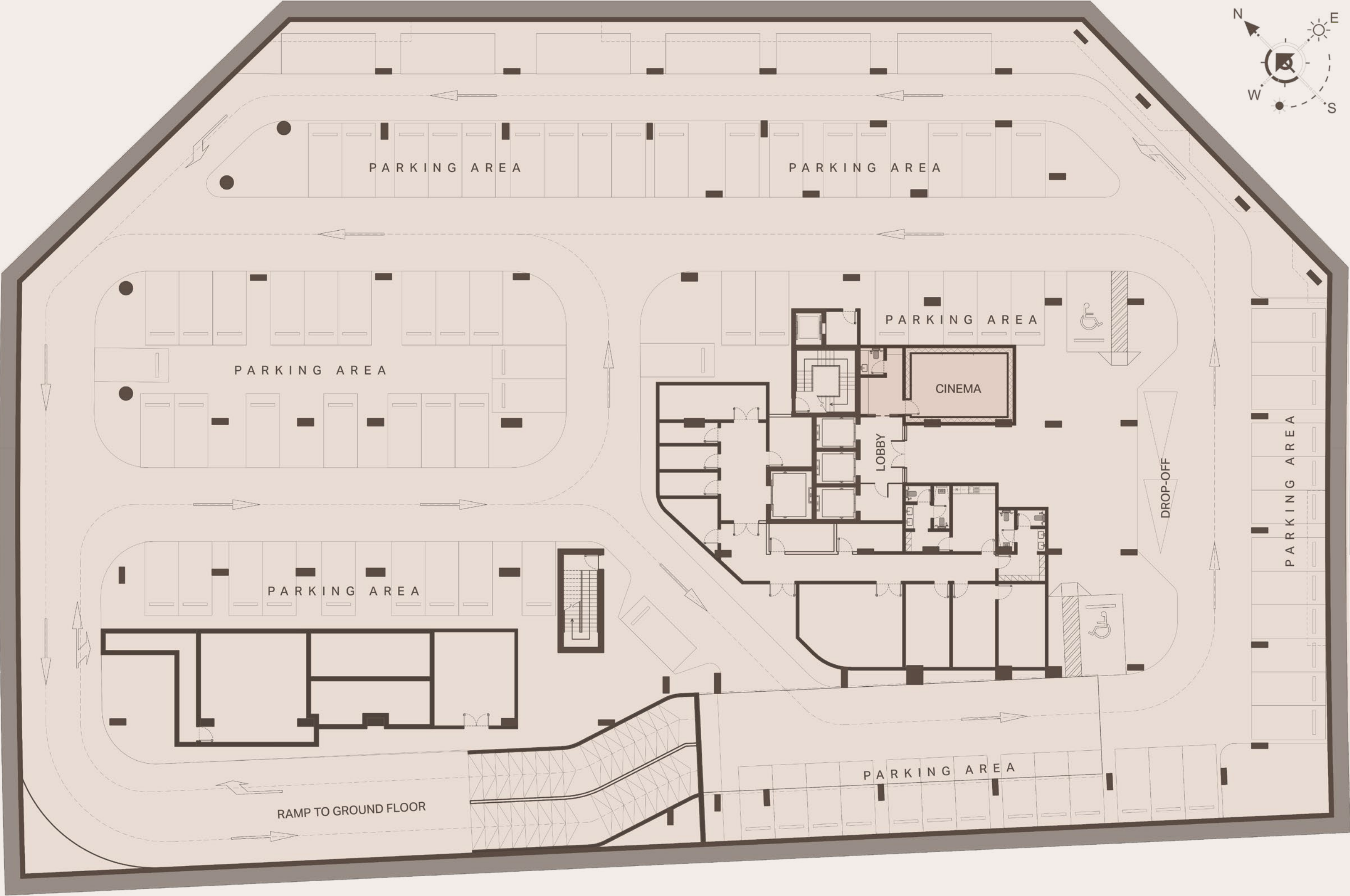
Master Bathroom







BASEMENT OVERVIEW





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.*

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