

OMORIA

PRIVATE RESIDENCES
DUBAI ISLANDS

INNOVATE
LIVING

This is
OMORIA

CRAFTING LUXURY LIVING,
INSPIRING HOLISTIC WELL-BEING.



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.

Boutique COASTAL CHARM

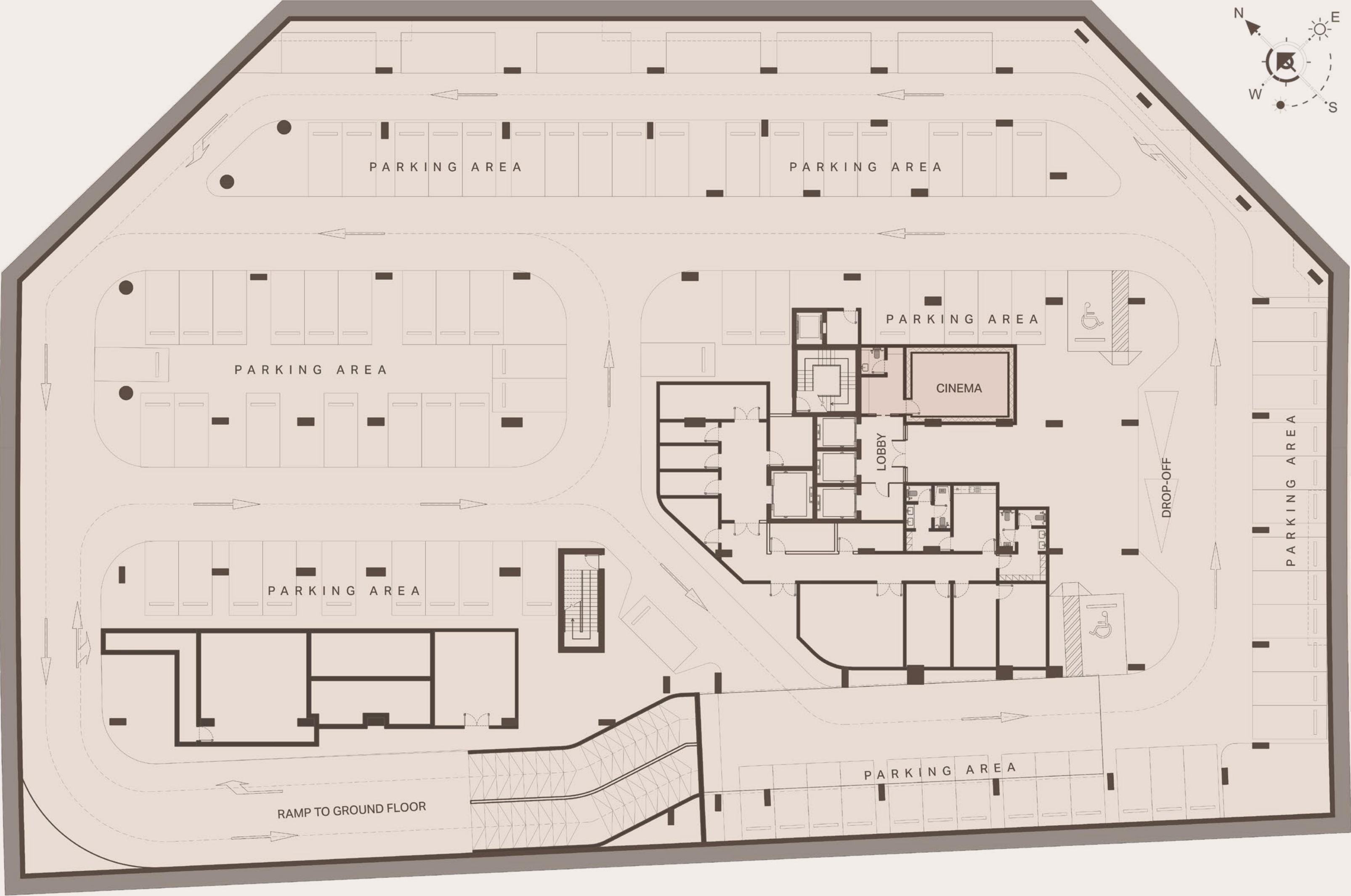
EXPERIENCE MESMERIZING VIEWS OF THE SEA ALLROUND AND
UNPARALLELED PRIVACY IN THIS COASTAL SANCTUARY.

General View

F L O O R P L A N S

FLOOR PLANS

BASEMENT OVERVIEW

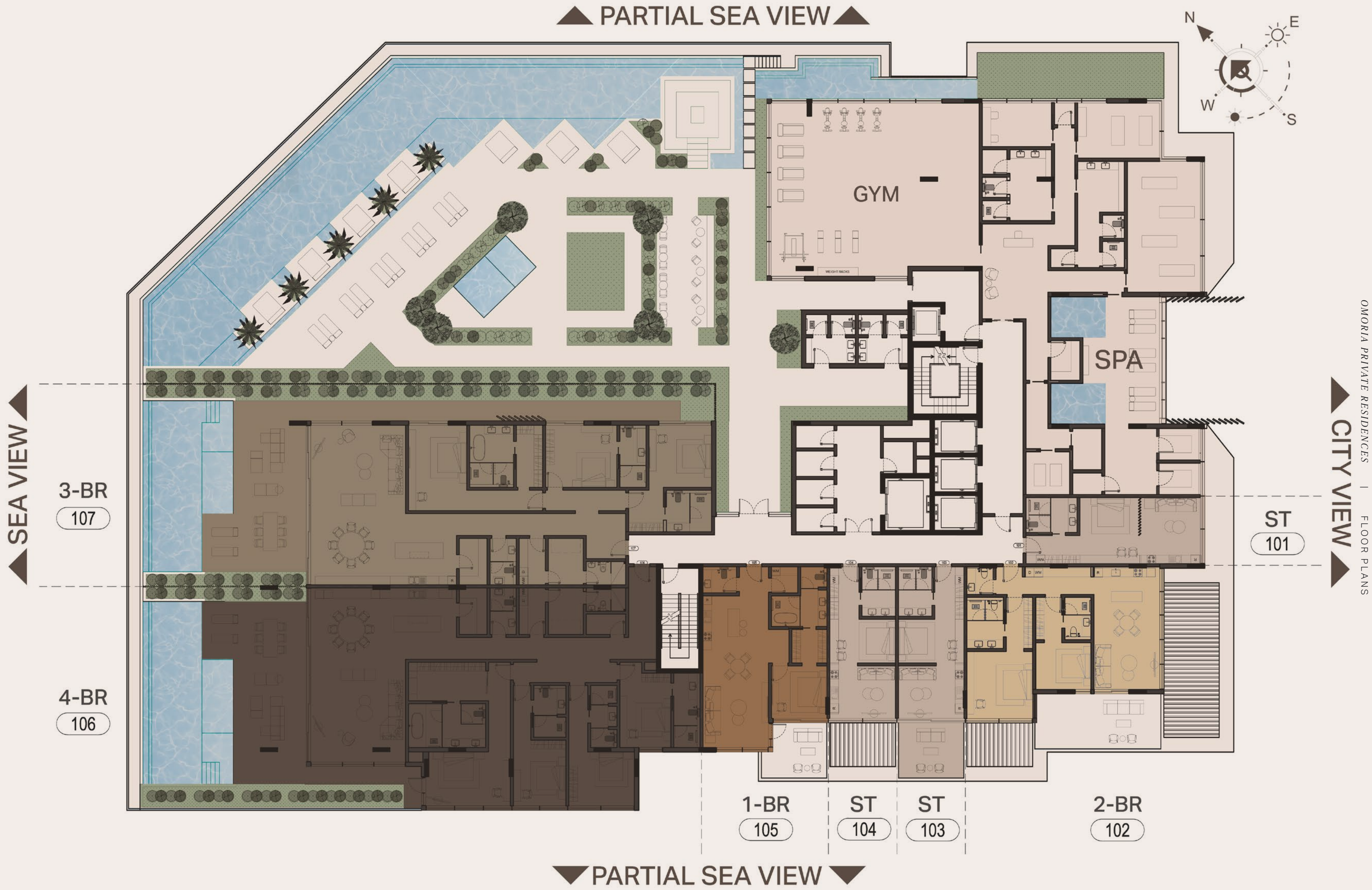


GROUND FLOOR OVERVIEW



LEVEL 1 OVERVIEW

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



2 BEDROOM SUITE

LEVEL ONE

Area	125 sqm
External Terrace Area	34 sqm
Total	159 sqm



Unit no. 102



▲ CITY VIEW ▼

▼ PARTIAL SEA VIEW ▼

4 BEDROOM SIGNATURE SUITE

LEVEL ONE

Area	351 sqm
External Terrace Area	198 sqm
Total	549 sqm



Unit no. 106

▲ SEA VIEW ▼



LEVEL 2 OVERVIEW

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

▲ SEA VIEW ▼

3-BR
210

3-BR
209

▲ PARTIAL SEA VIEW ▲

3-BR
202

1-BR
201

1-BR
203

ST
204

▲ CITY VIEW ▼

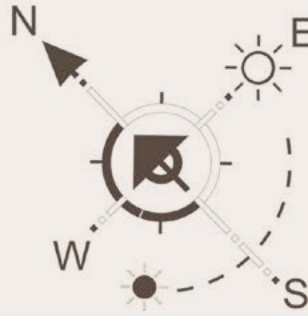
1-BR
208

ST
207

ST
206

2-BR
205

▼ PARTIAL SEA VIEW ▼



1 BEDROOM SUITE

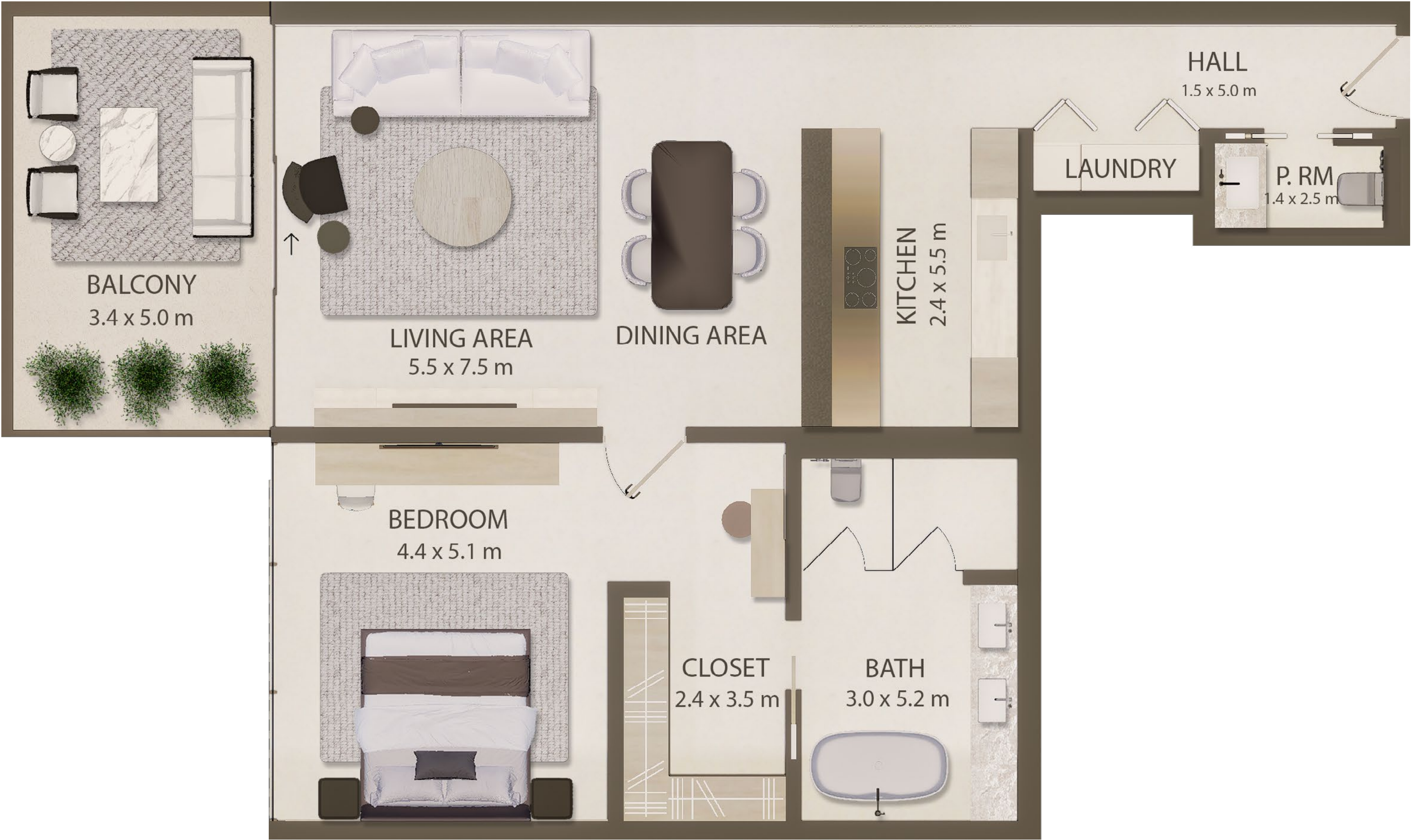
LEVEL TWO

Area	116 sqm
External Terrace Area	17 sqm
Total	133 sqm



Unit no. 201

▲ SEA VIEW ▲



3 BEDROOM SIGNATURE SUITE

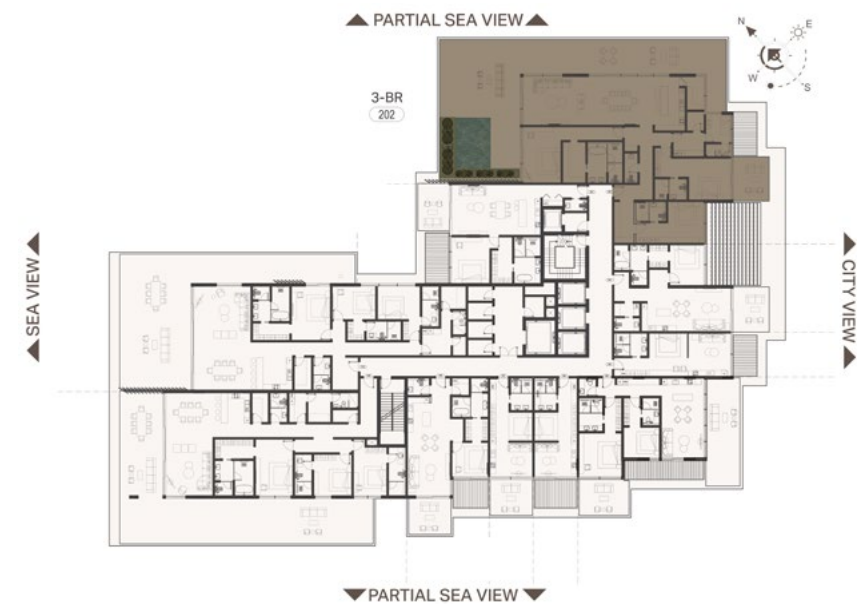
LEVEL TWO

Area	309 sqm
External Terrace Area	241 sqm
Total	550 sqm

▲ SEA VIEW ▼



▲ CITY VIEW ▼

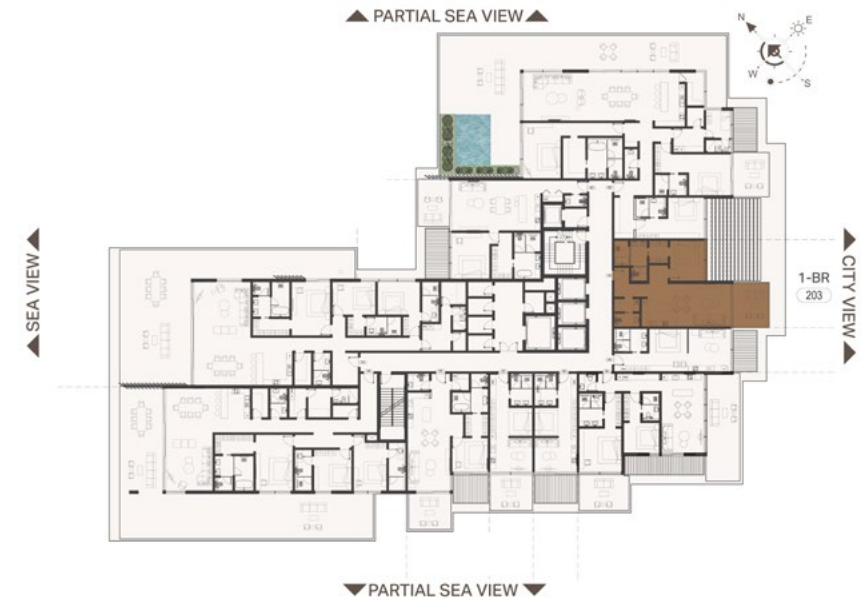


Unit no. 202

1 BEDROOM SUITE

LEVEL TWO

Area	103 sqm
External Terrace Area	19 sqm
Total	122 sqm



Unit no. 203



1 BEDROOM SUITE

LEVEL TWO

Area	101 sqm
External Terrace Area	18 sqm
Total	119 sqm



Unit no. 208



▼ PARTIAL SEA VIEW ▼

3 BEDROOM SUITE

LEVEL TWO

Area	268 sqm
External Terrace Area	185 sqm
Total	453 sqm



Unit no. 209

▲ SEA VIEW ▲

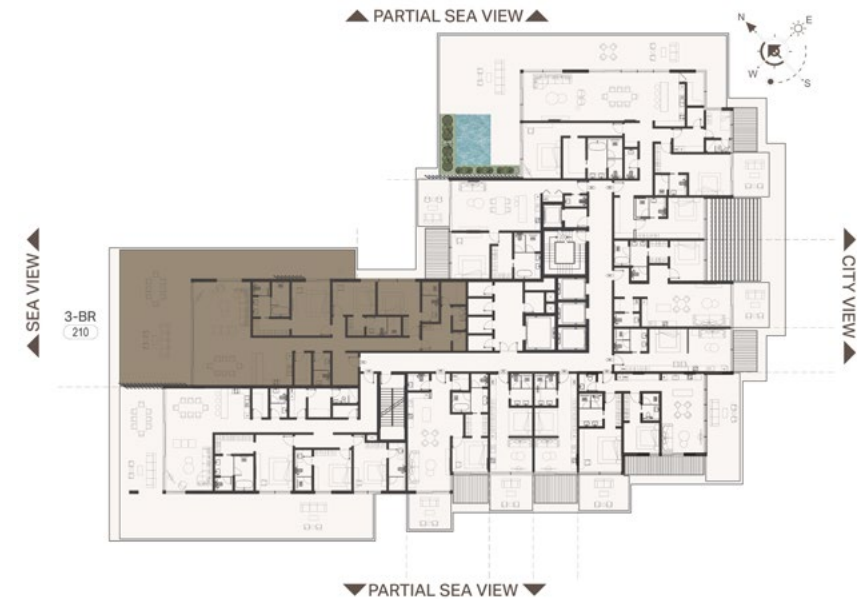


3 BEDROOM SUITE

LEVEL TWO

Area	282 sqm
External Terrace Area	166 sqm
Total	448 sqm

▲ SEA VIEW ▼



Unit no. 210

LEVEL 3 OVERVIEW

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



3 BEDROOM SUITE

LEVEL THREE

Area	309 sqm
External Terrace Area	110 sqm
Total	419 sqm



Unit no. 302

SEA VIEW



CITY VIEW

2 BEDROOM SUITE

LEVEL THREE

Area	125 sqm
External Terrace Area	34 sqm
Total	159 sqm

OMORIA PRIVATE RESIDENCES | FLOORPLANS



Unit no. 305



OMORIA PRIVATE RESIDENCES | FLOOR PLANS

1 BEDROOM SUITE

LEVEL THREE

Area	101 sqm
External Terrace Area	16 sqm
Total	117 sqm



Unit no. 308



3 BEDROOM SUITE

LEVEL THREE

Area	265 sqm
External Terrace Area	108 sqm
Total	373 sqm



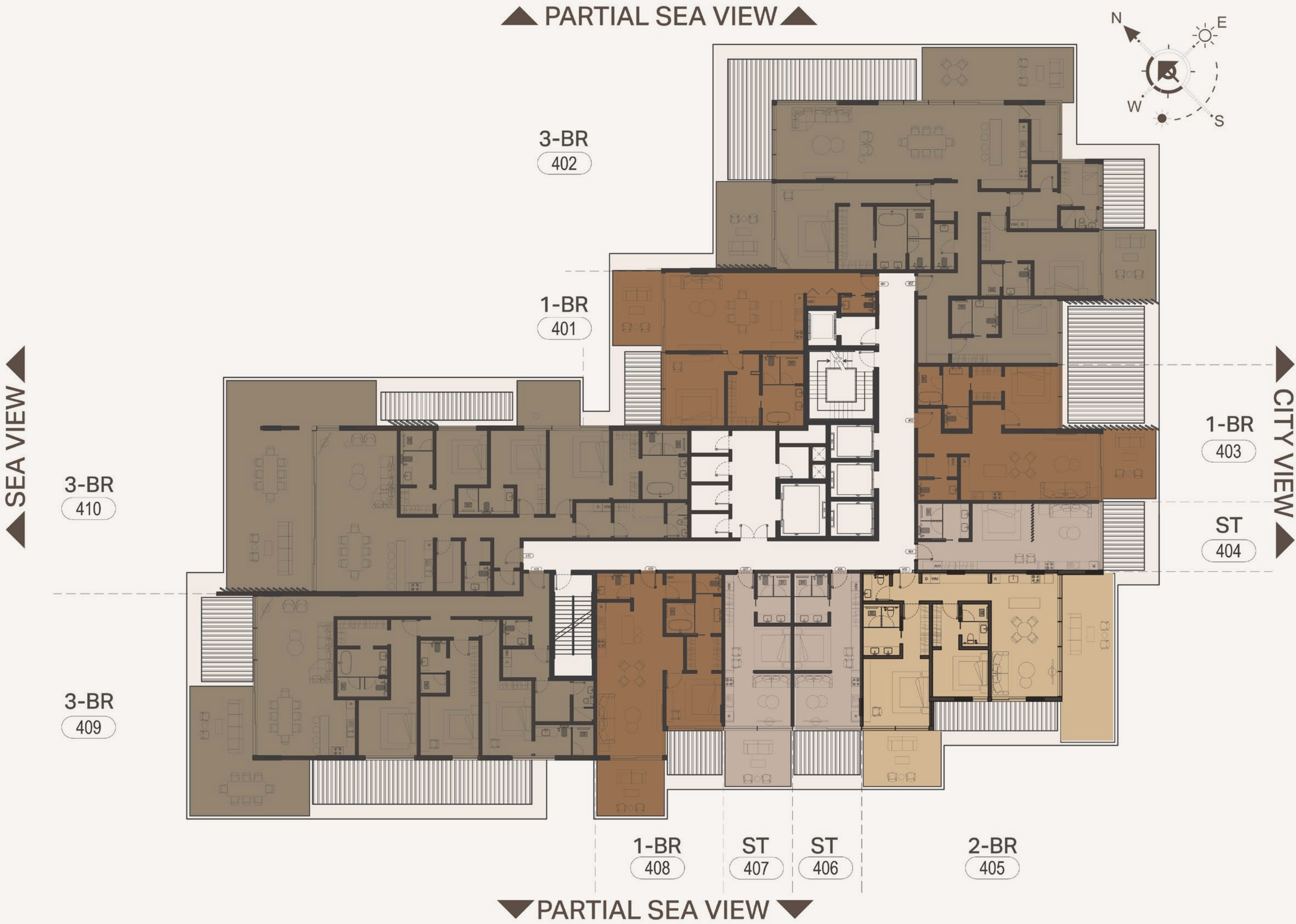
Unit no. 310

▲ SEA VIEW ▲



LEVEL 4 OVERVIEW

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



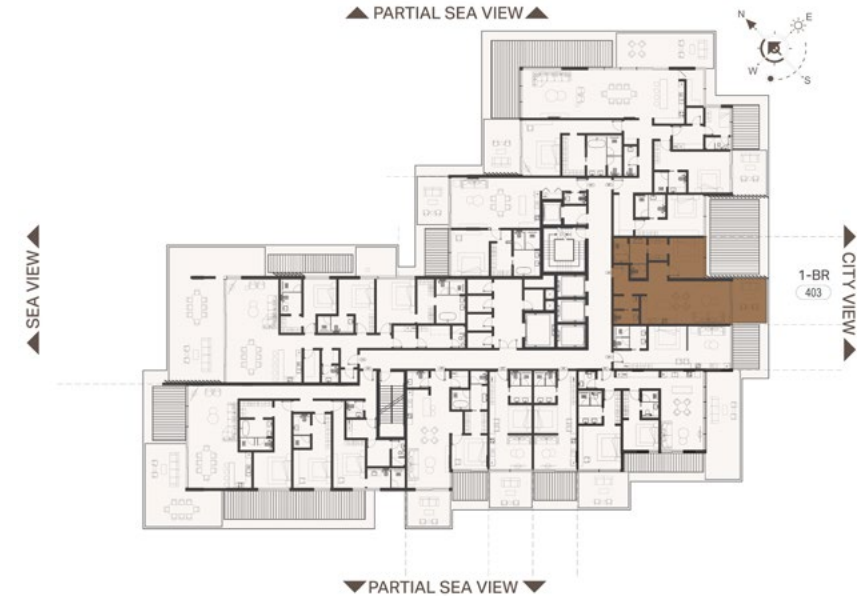
1 BEDROOM SUITE

LEVEL FOUR

Area	103 sqm
External Terrace Area	18 sqm
Total	121 sqm



▲ CITY VIEW ▼



Unit no. 403

1 BEDROOM SUITE

LEVEL FOUR

Area	101 sqm
External Terrace Area	18 sqm
Total	119 sqm



Unit no. 408

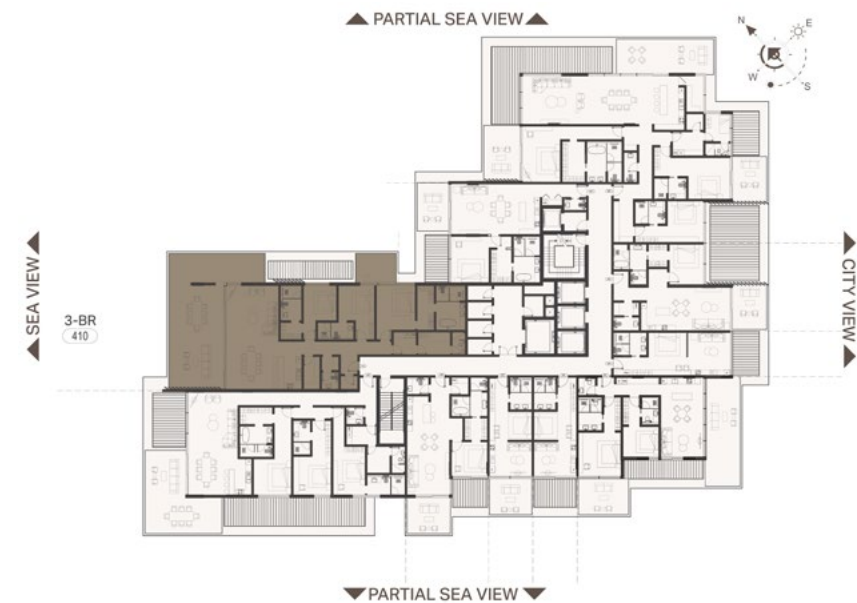


▼ PARTIAL SEA VIEW ▼

3 BEDROOM SUITE

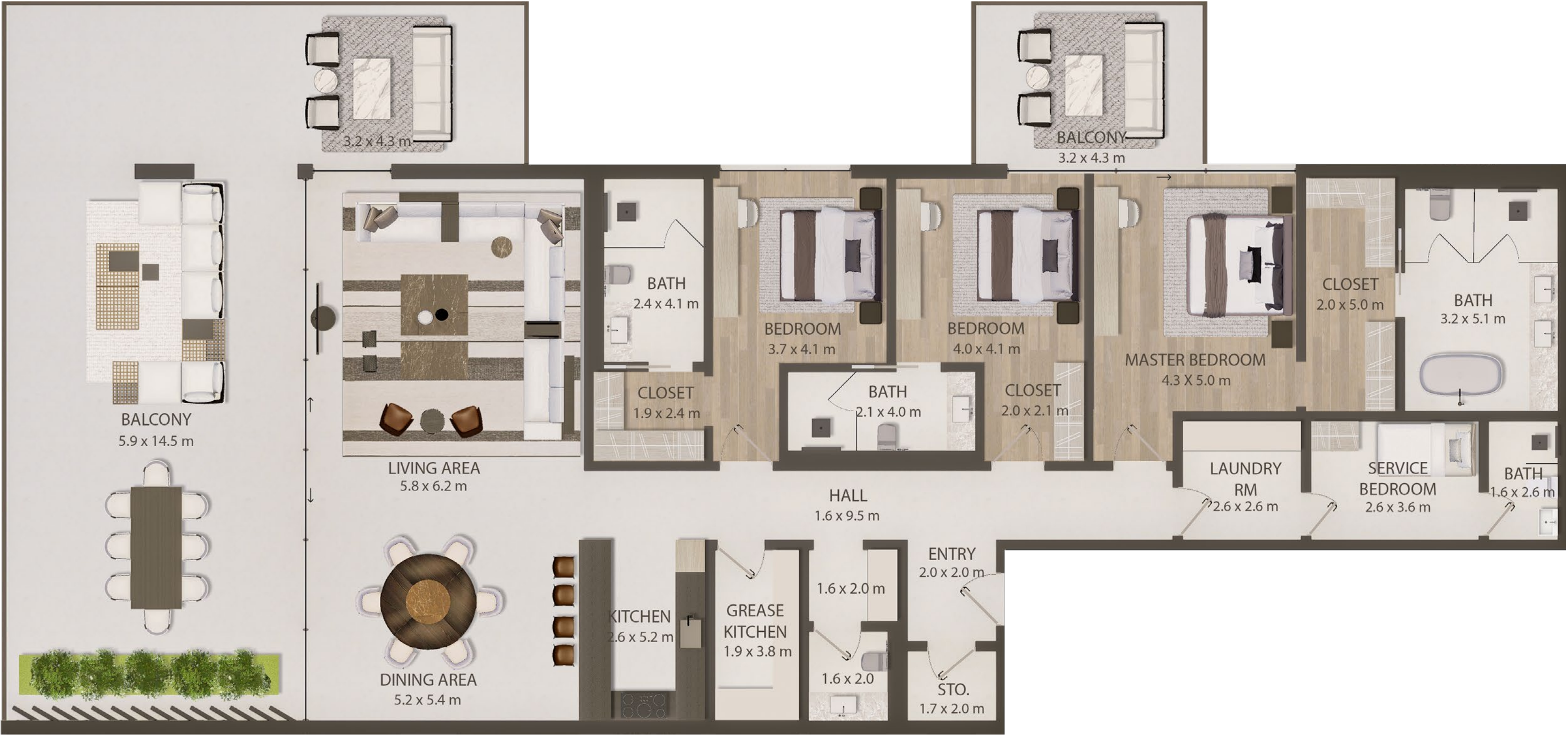
LEVEL FOUR

Area	243 sqm
External Terrace Area	113 sqm
Total	356 sqm



Unit no. 410

▲ SEA VIEW ▼



LEVEL 5 OVERVIEW

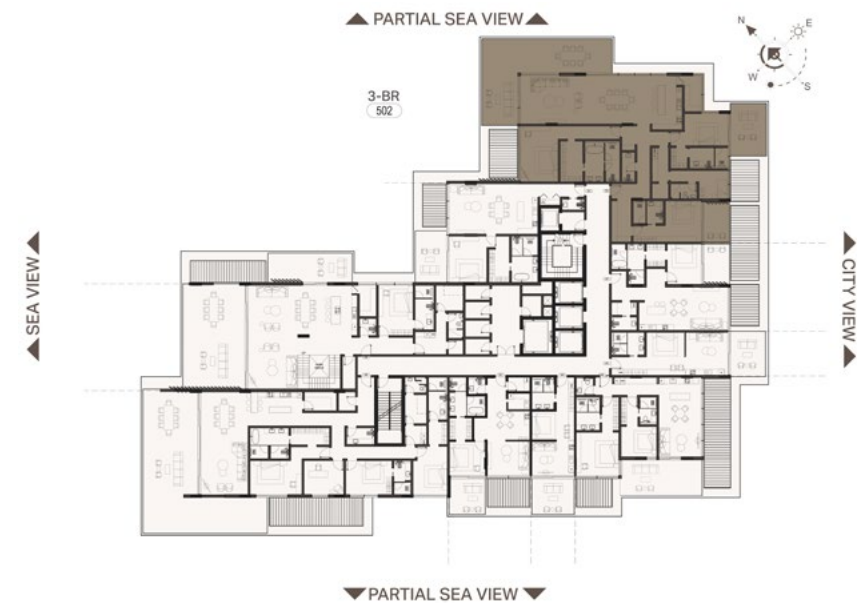
- JUNIOR SUITE
- 1-BEDROOM SUITE
- 2-BEDROOM SUITE
- 3-BEDROOM SUITE
- 4-BEDROOM SUITE



3 BEDROOM SUITE

LEVEL FIVE

Area	309 sqm
External Terrace Area	107 sqm
Total	416 sqm



Unit no. 502

▲ SEA VIEW ▼



▲ CITY VIEW ▼

4 BEDROOM DUPLEX SUITE

LEVELS FIVE & SIX

Area	461 sqm
External Terrace Area	156 sqm
Total	617 sqm

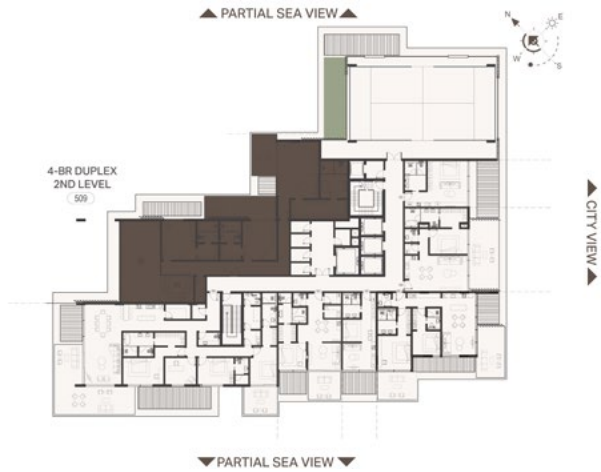


FIRST LEVEL



SECOND LEVEL

Unit no. 509



LEVEL 6 OVERVIEW

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

▲ SEA VIEW ▼



▲ CITY VIEW ▼

1 BEDROOM SUITE

LEVEL SIX

Area	97 sqm
External Terrace Area	39 sqm
Total	136 sqm



Unit no. 602



CITY VIEW

2 BEDROOM SUITE

LEVEL SIX

Area	125 sqm
External Terrace Area	48 sqm
Total	173 sqm



Unit no. 603



1 BEDROOM SUITE

LEVEL SIX

Area	91 sqm
External Terrace Area	18 sqm
Total	109 sqm



Unit no. 605



▼ PARTIAL SEA VIEW ▼

3 BEDROOM SUITE

LEVEL SIX

Area	284 sqm
External Terrace Area	83 sqm
Total	367 sqm

OMORIA PRIVATE RESIDENCES | FLOORPLANS



Unit no. 606

▲ SEA VIEW ▲



OMORIA PRIVATE RESIDENCES | FLOOR PLANS

PENTHOUSE OVERVIEW

LEVEL SEVEN

Area	915 sqm
External Terrace Area	492 sqm
Total	1407 sqm

OMORIA PRIVATE RESIDENCES | FLOORPLANS

▲ SEA VIEW ▼

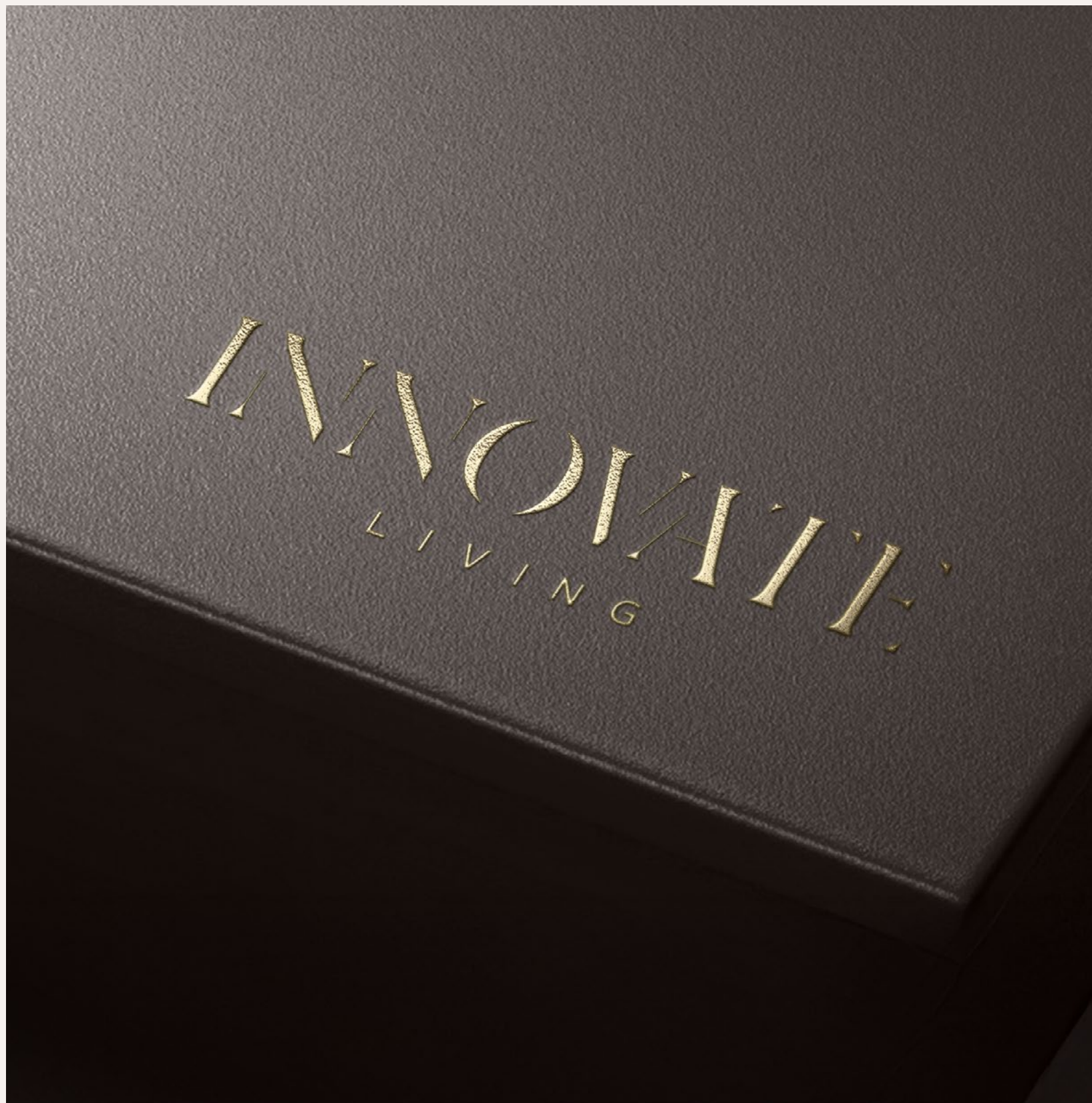


OMORIA PRIVATE RESIDENCES | FLOOR PLANS

Unit no. 701

CRAFTING SOPHISTICATION

DEVELOPER



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.

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OMORIA

Your Story begins here

Step into a world designed for those who seek more. We invite you to experience the life you’ve always envisioned.
Book a private consultation.

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L I V I N G

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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.