



VIANI
by
METEORA

A handpicked team of experienced professionals with a keen and refined understanding of elevated living experiences; a leadership bearing the collective wisdom from years of servicing some fine residential buildings – these are the champions who will strive hard to elevate the urban living experiences at Liwan.

VIANI by METEORA represents our next step in redefining urban living, as we bring our hallmark innovation and craftsmanship to the heart of Liwan's growing community.





STEP INTO THE WORLD OF
Elevated Privileges

Meteora has consistently redefined urban living, building on the success of its distinguished developments—The East Crest, 7 Park Central, Vita Grande, Park Boulevard and the Vivanti Residences.

Building on this foundation, the brand is poised to create a new generation of residences - spaces designed for a global audience while deeply rooted in Dubai's ever-expanding lifestyle, entertainment, and business landscape.

This vision is powered by a forward-thinking team that blends strategic insight with impeccable execution. Their ability to create refined, yet accessible living environments has already shaped Jumeirah Village Circle's evolving landscape. Now, they are ready to extend their expertise beyond JVC, introducing a new chapter of thoughtfully designed communities.



HOMES WITH CULTURE, COMMUNITY + CONNECTION

At Meteora Developers, we don't just build homes - we cultivate lifestyles enriched by the passions that bring communities together. Whether it's sports, music or the arts, we share your enthusiasm and actively support these cultural pillars to create more dynamic, inspiring, and connected neighborhoods. Through our unwavering commitment, we've seamlessly blended world-class living with world-class experiences, ensuring that the homes we build are more than just residences - they are vibrant hubs of engagement and expression.

Under our flagship initiative, Meteora Developers Presents, we continue to champion premier sporting events, electrifying musical performances, and captivating art exhibitions, reinforcing our dedication to fostering a culturally rich environment. As we look ahead, we are equally thrilled to introduce more homes that embody our signature concept of Elevated Privileges, offering you not just a place to live, but a space to thrive in an ever-evolving, inspiring community.



LIWAN: WHERE COMFORT MEETS CONNECTIVITY

Embrace modern city living in a serene and well-planned neighborhood—welcome to Liwan, your perfect home in Dubai.

Nestled in the heart of Dubailand, Liwan is a premier freehold community designed for those who seek a balance between urban convenience and natural tranquility. Ideally located at the crossroads of Mohammed Bin Zayed Road and Dubai - Al Ain Road, this vibrant neighborhood provides effortless access to key destinations, including Downtown Dubai, Dubai International Airport, and renowned entertainment hubs like IMG Worlds of Adventure and Global Village. With its inspired architecture, lush green parks, and vast open spaces, Liwan offers a peaceful retreat while keeping residents connected to the city's pulse.

Ideally located with fast and easy access to all major landmarks and attractions in Dubai

AL MAKTOUM INTERNATIONAL AIRPORT **30 MINUTES**

DUBAI MARINA **33 MINUTES**

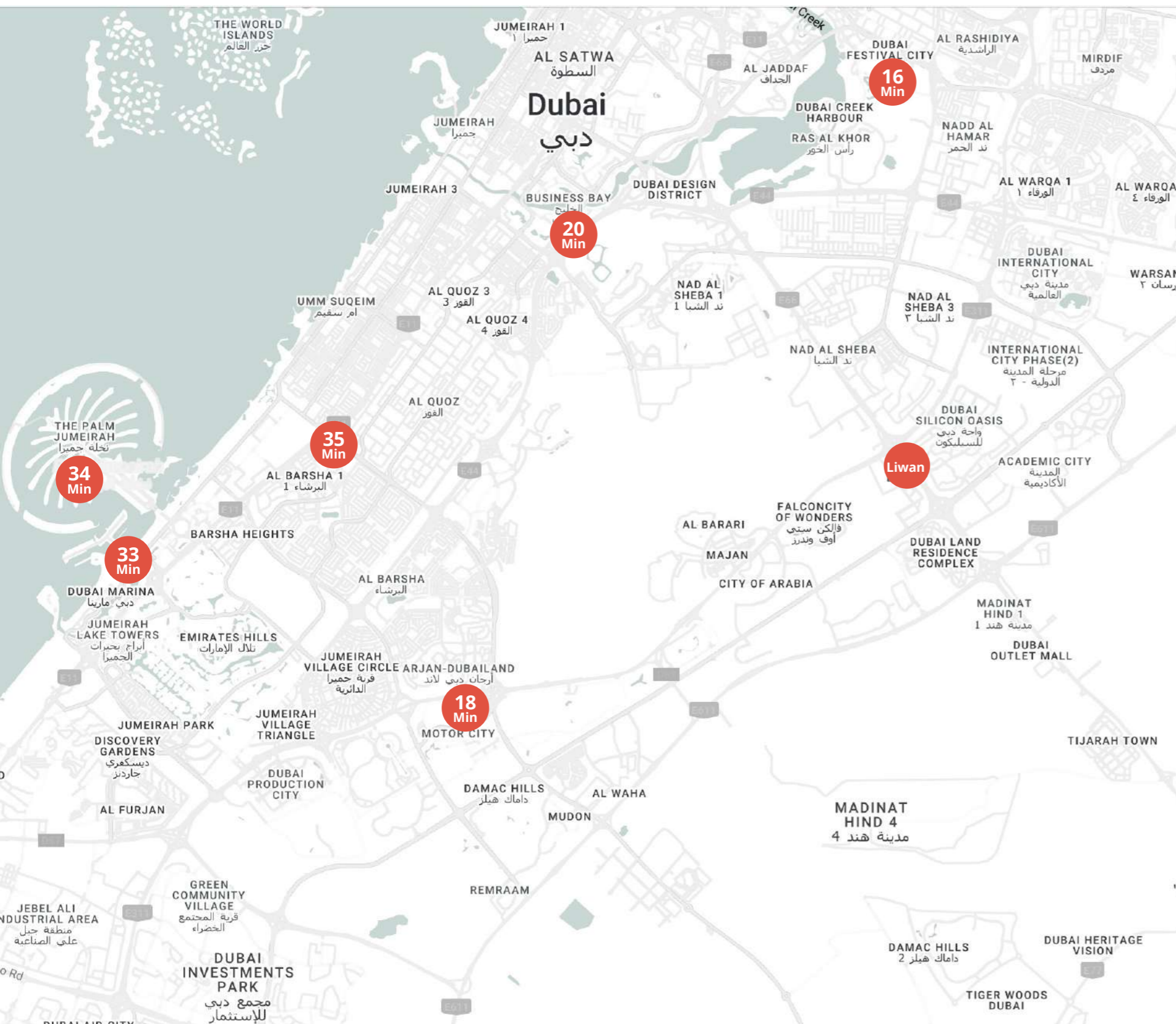
PALM JUMEIRAH **27 MINUTES**

MALL OF THE EMIRATES **25 MINUTES**

DUBAI MALL **18 MINUTES**

DIFC **16 MINUTES**

DUBAI INTERNATIONAL AIRPORT **25 MINUTES**



A VIBRANT COMMUNITY FOR A MODERN LIFESTYLE

Whether you're a young professional, a growing family, or an investor looking for a high-potential property, Liwan offers the ideal combination of comfort, convenience, and connectivity.

With its prime location, top-notch amenities, and dynamic community atmosphere, Liwan is the perfect residential choice for those seeking a well-balanced lifestyle. Liwan offers the ideal combination of comfort, convenience, and connectivity. Experience a fresh take on city living in one of Dubai's most promising neighborhoods - Liwan is where your dream home awaits.

The community is packed with world-class amenities that cater to all lifestyles. Residents can indulge in modern fitness centers, infinity pools, jogging tracks, and sports courts, while families can enjoy dedicated playgrounds, pet-friendly spaces, and beautifully landscaped parks. Proximity to leading retail hubs such as Silicon Central Mall and Dubai Outlet Mall ensures a vibrant shopping and dining experience, while renowned schools like GEMS Wellington Academy and The Aquila School make Liwan an excellent choice for families. With premium healthcare services available at Fakeeh University Hospital, residents have peace of mind knowing essential services are within easy reach.





VIANI by METEORA

Rising above the cityscape, VIANI by METEORA is more than just a residence - it's a smart investment in the future of urban living. Combining exceptional design, a prime location, and an array of world-class amenities, this architectural icon offers unparalleled value to homeowners and investors alike.



From its striking facade to the serene oasis of its entrance, VIANI by METEORA is built to embody uncompromising quality, refined elegance, and the ultimate in modern urban sophistication. With its dynamic structure, the tower is purposefully angled to capture panoramic views, immersing residents in the breathtaking landscapes that surround them. Here, indoor and outdoor living seamlessly merge, redefining the standards of urban sophistication.

SMART HOMES

AIR PURIFIED ENVIRONMENT

FULLY FITTED KITCHEN

WHITE APPLIANCES

DOCTOR ON CALL

PHARMACY

SUPERMARKETS

KIDS PLAY AREA

PETS AREA

ADULTS POOL

KIDS POOL

GYM



METEORA

ENTRANCE









Positioned in a prime location, VIANI by METEORA enjoys uninterrupted boulevard views and an abundance of natural light. The interiors invite a sense of warmth. The spaces are designed to bring the outside in while still offering a tranquil refuge from the city's interpretations of urban living. Natural light bathes each residence, floor-to-ceiling windows showcase sweeping views and Natural materials create a tranquil oasis. Whether unwinding with a book or hosting elegant gatherings, this thoughtfully designed space harmonizes style, function, and the beauty of its surroundings - an invitation to truly feel at home.

A GRAND ENTRANCE INTO SERENITY AND PRIVACY



A testament to exquisite craftsmanship and intelligent design, the kitchens at VIANI by METEORA redefine modern living. Every detail - from refined surfaces and ambient lighting to expansive countertops - has been curated for both beauty and utility. With innovative storage solutions and fitted appliances with streamlined aesthetics, these kitchens cater to every culinary endeavor, ensuring a seamless balance of sophistication and practicality.

AN INVESTMENT IN EXCEPTIONAL LIVING



A sophisticated, neutral color palette and refined flooring finishes provide the perfect foundation for personal expression. Double-glazed windows frame the vibrant outdoors, filling each residence with warmth and serenity. The bedrooms are stylishly designed with clean lines, built-in storage, and natural lighting that brightens every corner. Whether you're starting your day or unwinding at night, these spaces offer the perfect fusion of coziness and contemporary aesthetics.

DESIGN AESTHETICS FOR METICULOUS LIVING



The bathrooms feature sleek vanity units, high-end fixtures, and minimalist yet premium finishes, ensuring a refreshing and sophisticated daily routine. They come with a heightened sense of indulgence, premium marble countertops, organic textures and ambient lighting, offering a restorative escape from the outside world.

ARTISTIC, WELCOMING & COMFORTABLE LIVING





At VIANI by METEORA, elegance and comfort are seamlessly integrated into everyday life. A curated selection of exceptional amenities ensures that residents have access to everything they need for relaxation, recreation, and personal well-being.

The tranquil swimming pavilion is designed to offer a peaceful retreat, set within a thoughtfully structured space that balances intimacy with openness. Whether taking a refreshing morning dip or unwinding after a long day, the pool area provides a sanctuary of calm and rejuvenation.

Beyond the swimming pavilion, VIANI by METEORA boasts an impressive array of exclusive amenities designed to enhance the lives of its residents. A state-of-the-art fitness center caters to health and wellness enthusiasts, offering top-tier equipment in a bright and inspiring environment. For families, a vibrant children's play area ensures that younger residents can thrive in a safe and engaging space designed to spark joy and creativity.





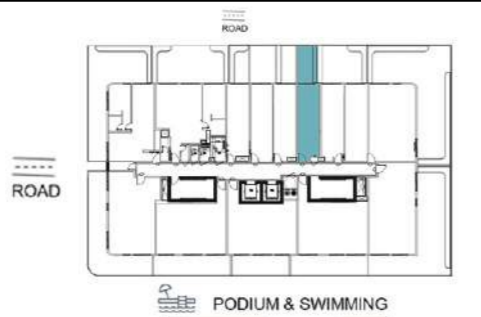


FLOOR PLANS & UNIT LAYOUTS



STUDIO

489.44
AREA sq.ft.
APT 340.7 + BAL 148.6

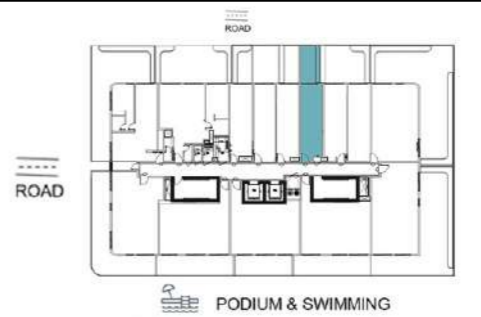


TYPE 05
LEVEL 01
UNIT NUMBER: 105

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

STUDIO

419.47
AREA sq.ft.
APT 340.7 + BAL 78.68

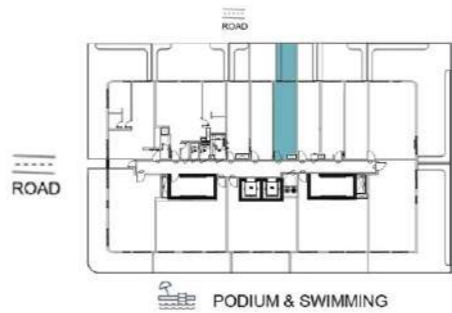


TYPE 05.A
LEVEL 02 TILL 09
UNIT NUMBERS: 205-305-405-505-605-705-805-905

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STUDIO

485.88
AREA sq.ft.
APT 335.4 + BAL 150.4

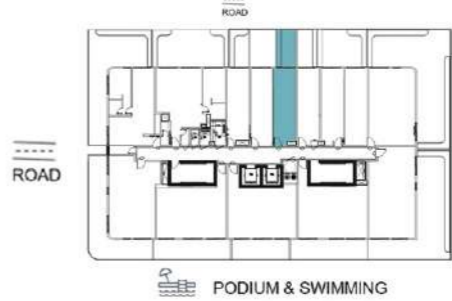


TYPE 06
LEVEL 01
UNIT NUMBER: 106

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STUDIO

419.58
AREA sq.ft.
APT 335.4 + BAL 84.1

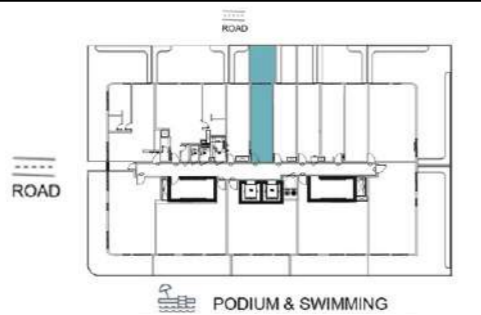


TYPE 06.A
LEVEL 02 TILL 09
UNIT NUMBERS: 206-306-406-506-606-706-806-906

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STUDIO

530.77
AREA sq.ft.
APT 337.5 + BAL 193.2

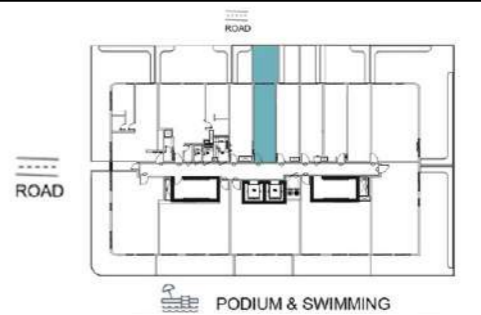


TYPE 07
LEVEL 01
UNIT NUMBER: 107

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STUDIO

437.5
AREA sq.ft.
APT 337.5 + BAL 100.0

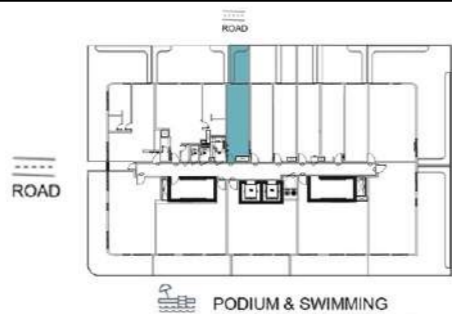


TYPE 07.A
LEVEL 02 TILL 09
UNIT NUMBERS: 207-307-407-507-607-707-807-907

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STUDIO

477.49
AREA sq.ft.
APT 333.4 + BAL 144.0

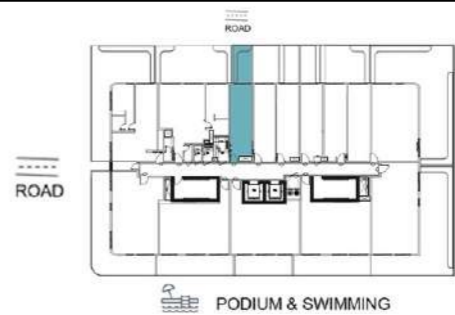


TYPE 08
LEVEL 01
UNIT NUMBER: 108

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STUDIO

412.80
AREA sq.ft.
APT 333.5 + BAL 79.2



TYPE 08.A
LEVEL 02 TILL 09
UNIT NUMBERS: 208-308-408-508-608-708-808-908

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01

BEDROOM

983.71

AREA sq.ft.

APT 620.9 + BAL 362.7



TYPE 04
LEVEL 01
UNIT NUMBER: 104

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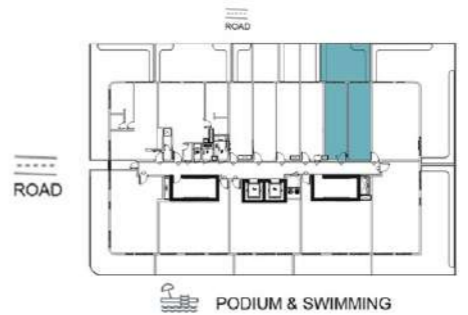
01

BEDROOM

821.93

AREA sq.ft.

APT 620.8 + BAL 201.0

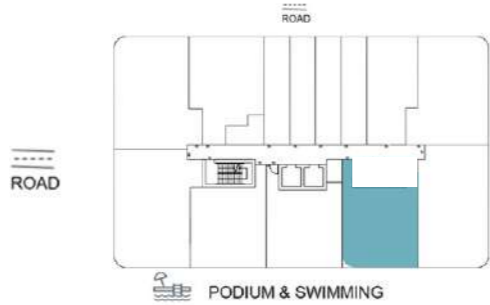


TYPE 04. A
LEVEL 02 TILL 09
UNIT NUMBERS: 204-304-404-504-604-704-804-904

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02
BEDROOM

1075.31
AREA sq.ft.
APT 770.7 + BAL 304.6



TYPE 01
LEVEL 01 TILL 09
UNIT NUMBERS: 101-201-301-401-501-601-701-801-901

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02
BEDROOM

1738.05
AREA sq.ft.
APT 826.5 + BAL 911.4



TYPE 02
LEVEL 01
UNIT NUMBER: 102

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02
BEDROOM

1362.93
AREA sq.ft.
APT 826.9 + BAL 535.9

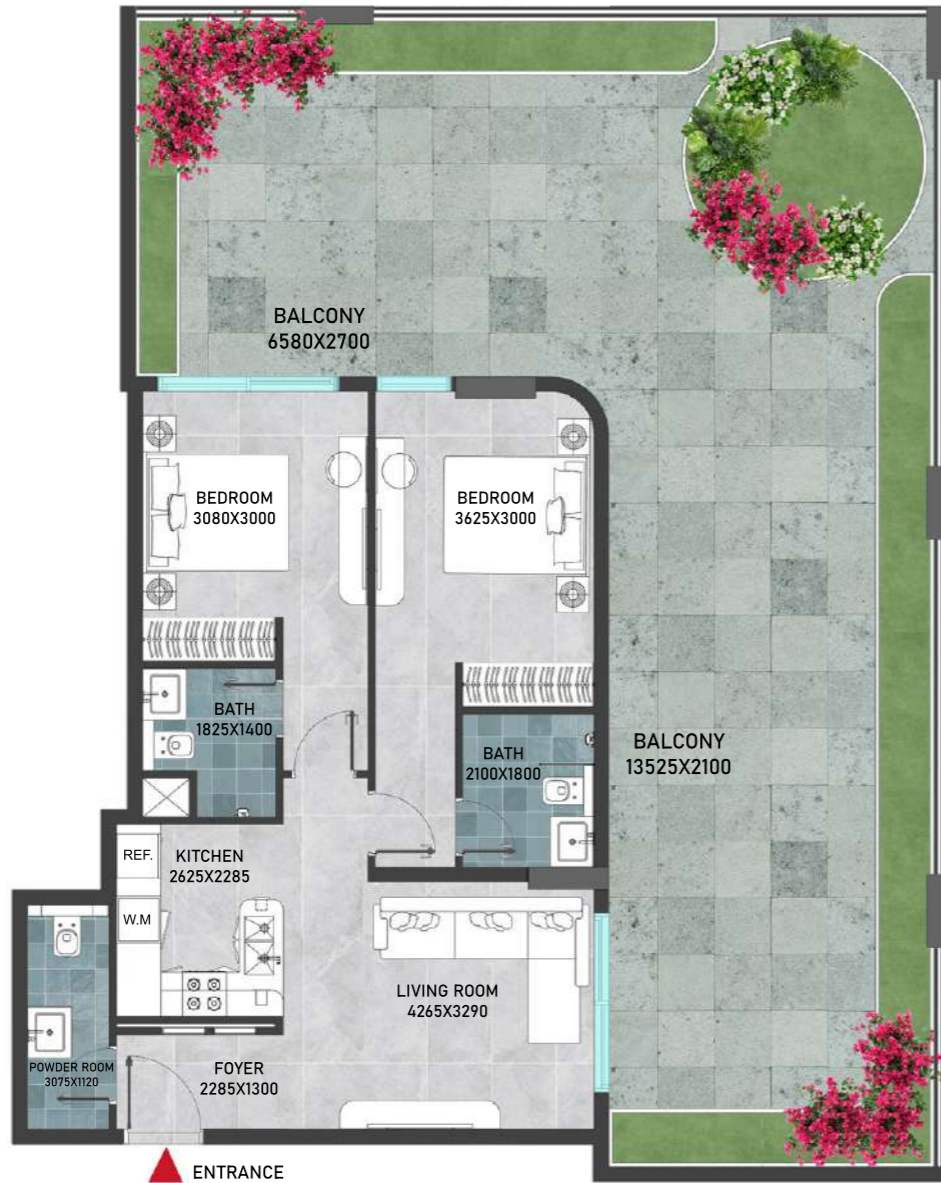


TYPE 02.A
LEVEL 02 TILL 09
UNIT NUMBER: 202-302-402-502-602-702-802-902

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02
BEDROOM

1903.38
AREA sq.ft.
APT 760.7 + BAL 1142.5



TYPE 03
LEVEL 01
UNIT NUMBER: 103

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02
BEDROOM

1250.01
AREA sq.ft.
APT 761.4 + BAL 488.5



TYPE 03.A
LEVEL 02 TILL 09
UNIT NUMBER: 203-303-403-503-603-703-803-903

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02
BEDROOM

1349.90
AREA sq.ft.
APT 791.4 + BAL 558.4



TYPE 09
LEVEL 01
UNIT NUMBER: 109

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02
BEDROOM

1097.60
AREA sq.ft.
APT 792.1 + BAL 305.4



TYPE 09.A
LEVEL 02 TILL 09
UNIT NUMBER: 209-309-409-509-609-709-809-909

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02
BEDROOM

1524.28
AREA sq.ft.
APT 770.0 + BAL 754.2



TYPE 10
LEVEL 01
UNIT NUMBER: 110

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

02
BEDROOM

1349.47
AREA sq.ft.
APT 799.6 + BAL 549.8

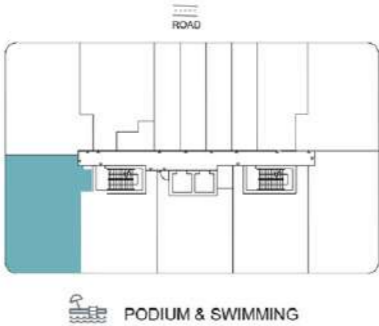


TYPE 10.A
LEVEL 02 TILL 09
UNIT NUMBER: 210-310-410-510-610-710-810-910

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02
BEDROOM

1319.44
AREA sq.ft.
APT 758.5 + BAL 560.9

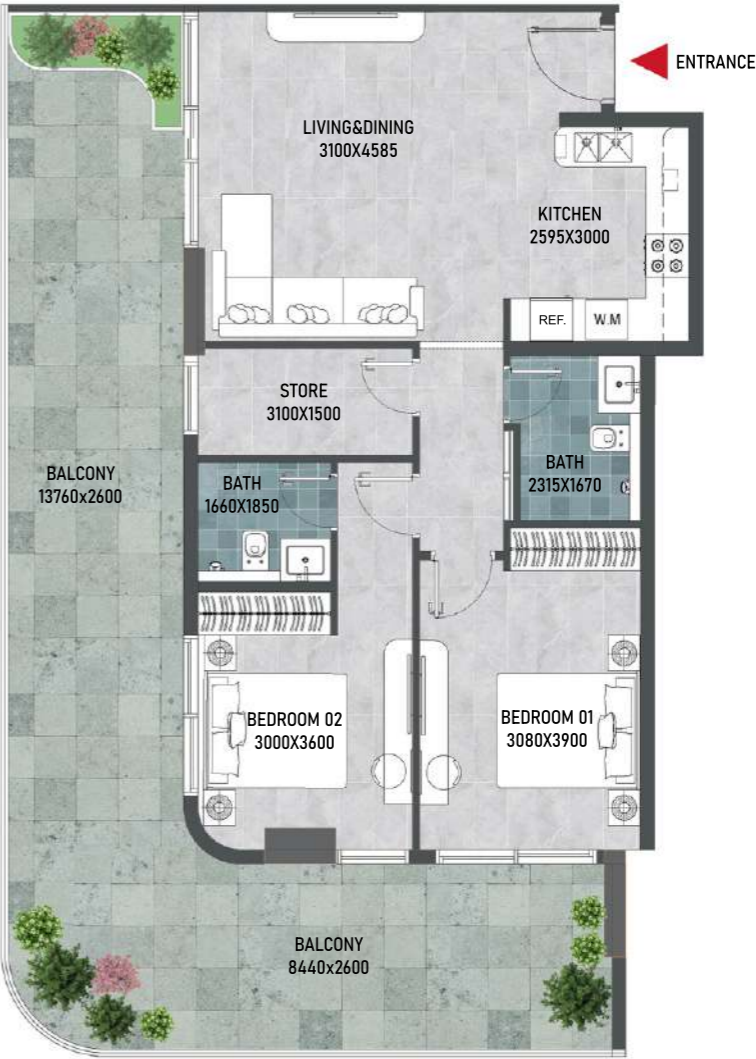
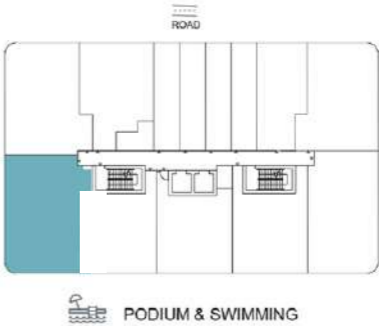


TYPE 11
LEVEL 01
UNIT NUMBER: 111

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

02
BEDROOM

1419.65
AREA sq.ft.
APT 836.0 + BAL 583.6

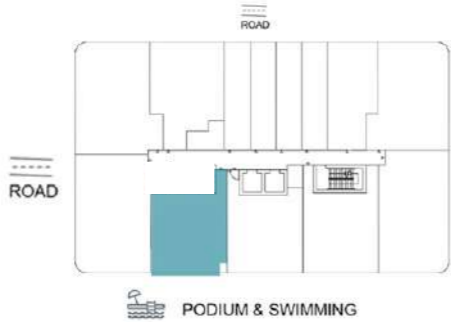


TYPE 11.A
LEVEL 02 TILL 09
UNIT NUMBER: 211-311-411-511-611-711-811-911

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02
BEDROOM

1064.77
AREA sq.ft.
APT 756.9 + BAL 307.8

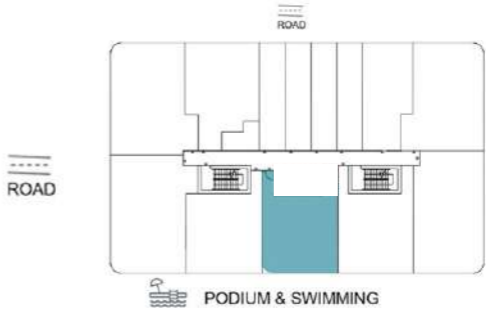


TYPE 12
LEVEL 01 TILL 09
UNIT NUMBERS: 112-212-312-412-512-612-712-812-912

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

02
BEDROOM

988.23
AREA sq.ft.
APT 756.0 + BAL 232.1



TYPE 13
LEVEL 01 TILL 09
UNIT NUMBER: 113-213-313-413-513-613-713-813-913

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.



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