

AN EXCLUSIVE PREMIUM-CLASS
RESIDENTIAL COMPLEX IN THE PRESTIGIOUS
JUMEIRAH GARDENS CITY AREA



Olivia Gardens

R E S I D E N C E

COMING SOON

An exclusive premium-class residential complex in the prestigious **Jumeirah Gardens City district**. A unique combination of modern design, high-end amenities, and a prime location makes this project the perfect choice for both living and investment.



ELEGANT RESIDENCES

The complex offers **78 luxurious apartments** with various layouts:

- **23 studios**
- **16 studios with a separate bedroom**
- **30 one-bedroom apartments**
- **9 two-bedroom apartments**

All apartments feature **high-end materials** in finishes. Kitchen appliances include.

Bedrooms	Units	Min. Area (sq. ft.)	Max. Area (sq. ft.)	Starting Price From
Studio	23	377	442	824 487 AED
Big studio with 2 windows	16	568	581	1 258 378 AED
1 - Bedroom	30	726	932	1 590 166 AED
2 - Bedroom	9	1 036	1 164	2 390 197 AED

PRIME LOCATION

Olivia Gardens Residences is situated in **Jumeirah Gardens City**, near Dubai’s business center, shopping, and cultural landmarks. It offers excellent transport accessibility – just a few minutes to **Emirates Towers Metro** and **World Trade Center Metro** stations, as well as **quick access to the city’s main highway, Sheikh Zayed Road**.

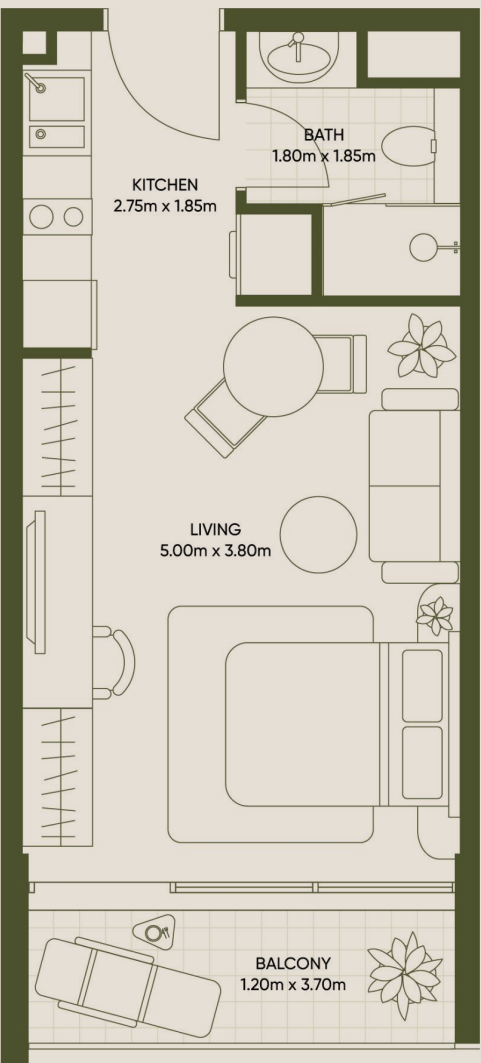
Payment plan 40/60 Limited stock only	
Down payment	10% + 4% DLD + admin fee
in 30 days	10%
December 2025	20%
on handover	60%

DATE OF COMPLETION 1Q OF 2027

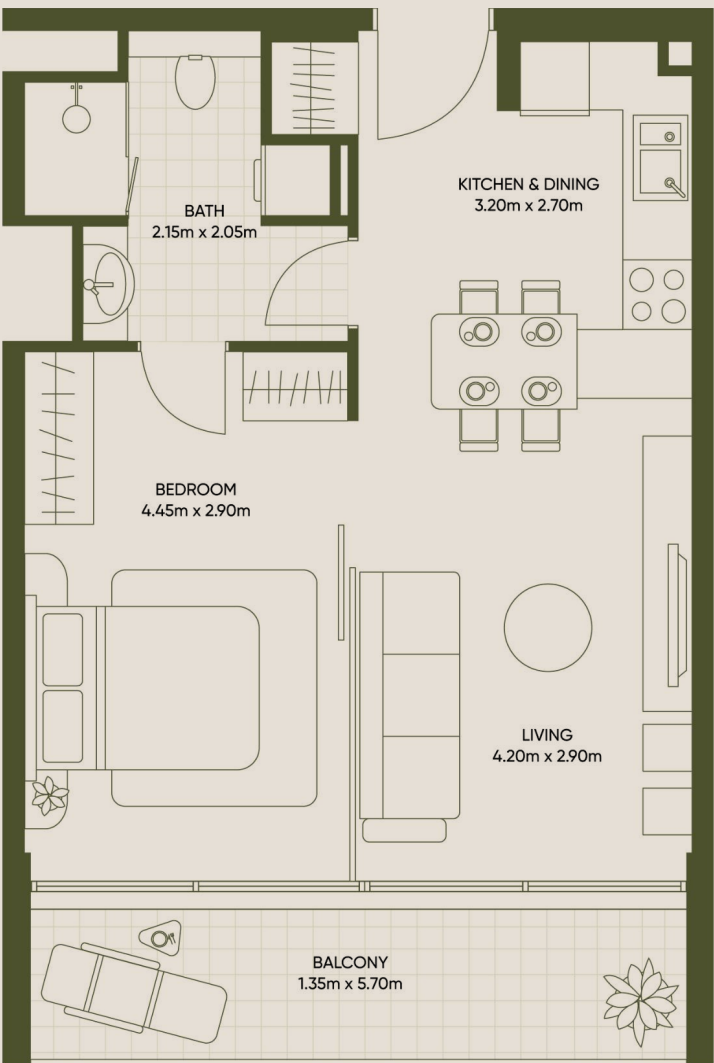


TYPICAL LAYOUTS

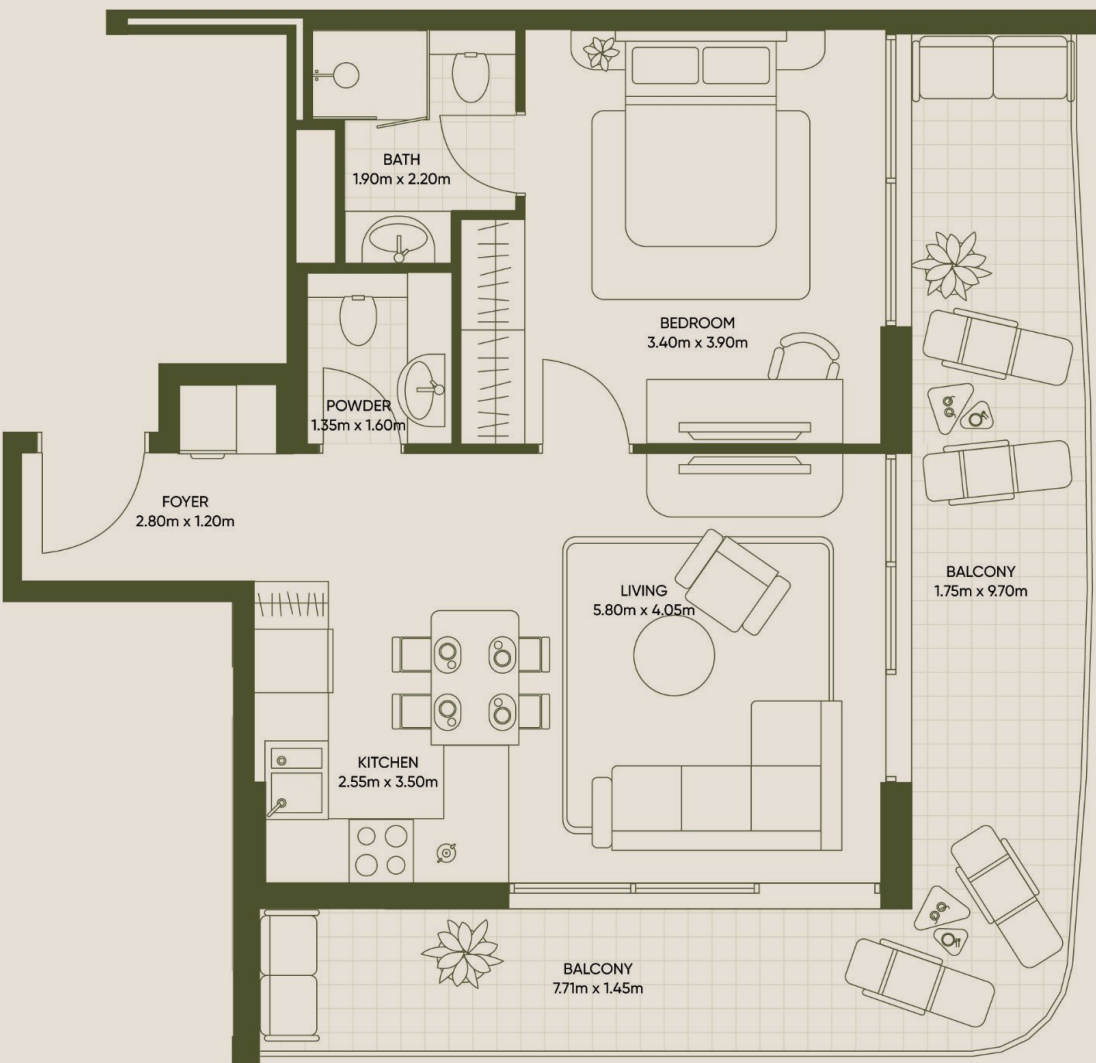
STUDIO



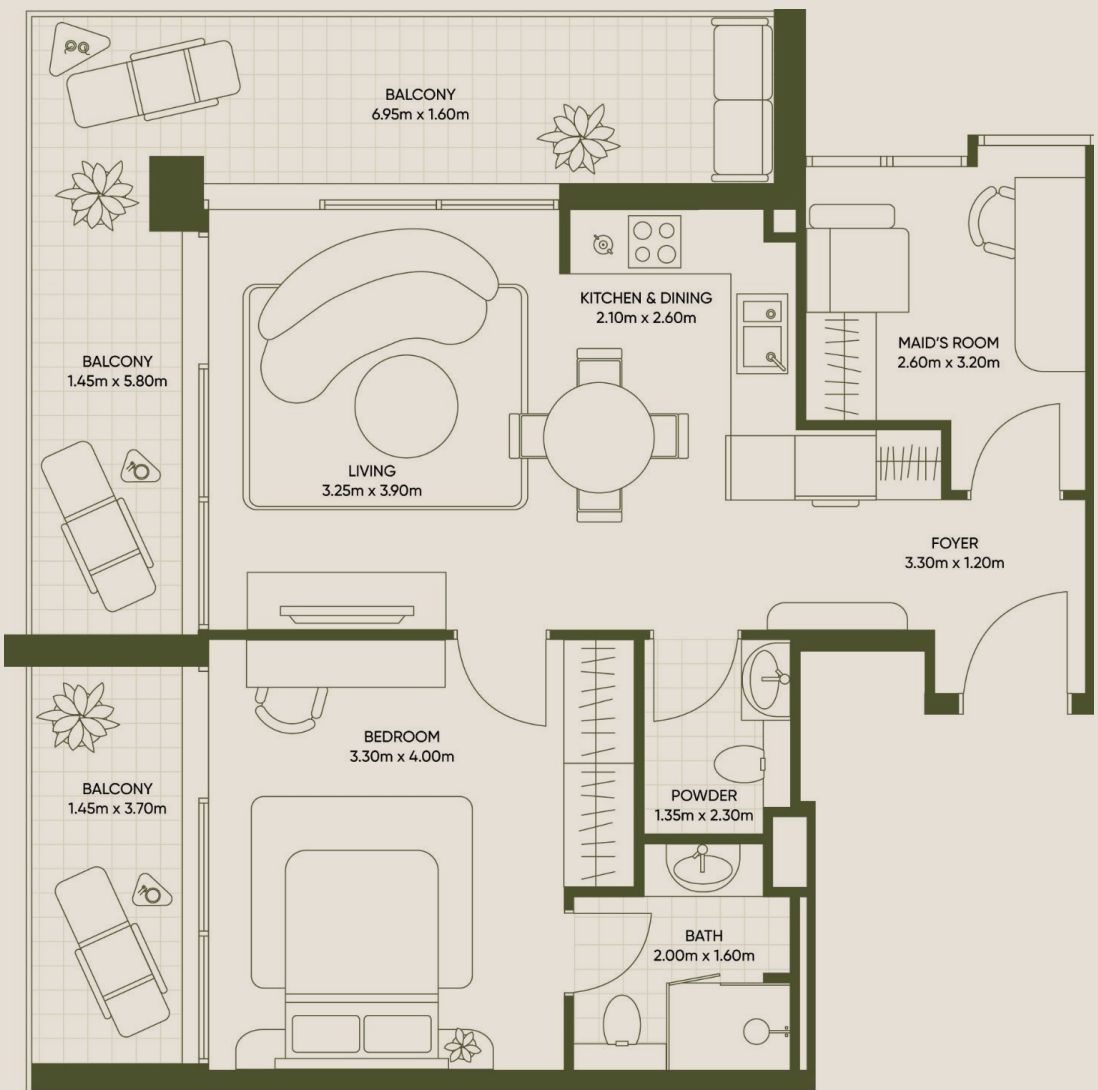
LARGE STUDIO



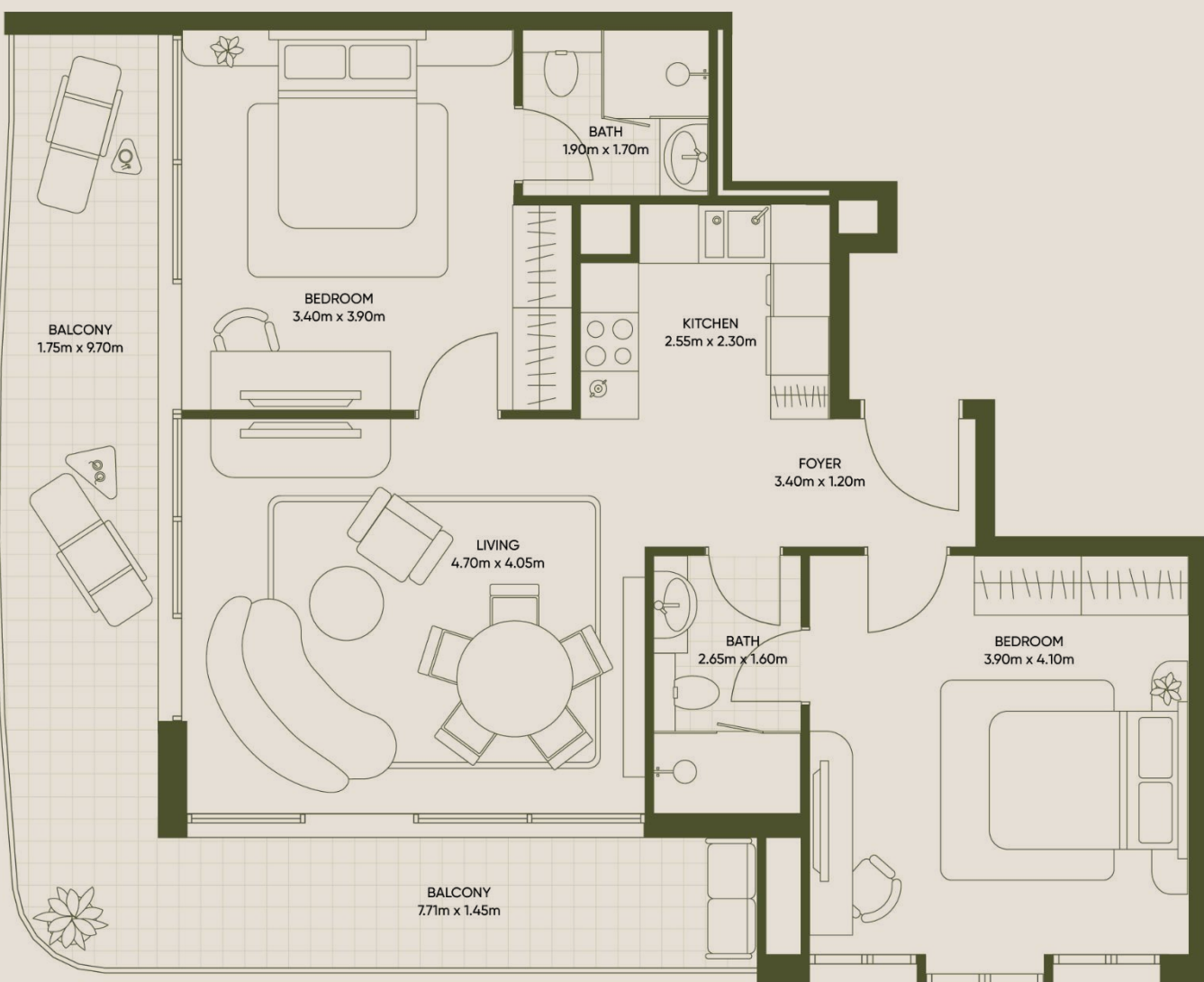
1 BEDROOM



1 BEDROOM + MAIDS



2 BEDROOM



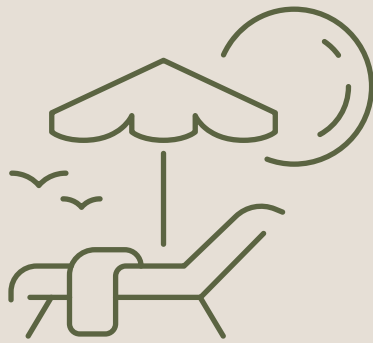
Disclaimer : All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

PREMIUM AMENITIES

FOR A COMFORTABLE LIFE



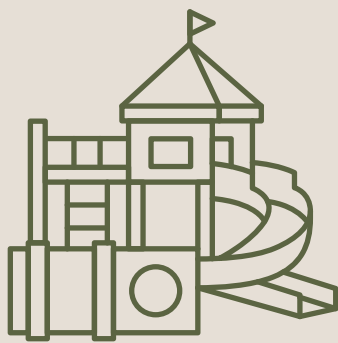
LUXURIOUS LOBBY WITH
A REAL ANCIENT OLIVE TREE
IN THE CENTER



30-METER SWIMMING POOL
WITH A BEACH AREA, JACUZZI,
AND CHILDREN'S POOL



OLIVE TREE GARDEN WITH
CHILL-OUT ZONES



CHILDREN'S
PLAYGROUND



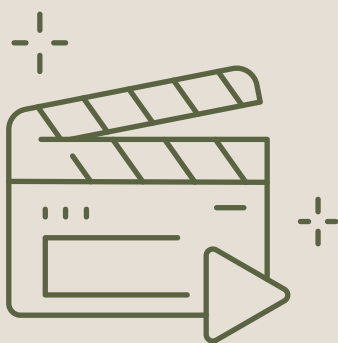
MODERN GYM WITH
PANORAMIC CITY VIEWS



INFINITY POOL
ON THE ROOFTOP



BBQ AREA



OUTDOOR CINEMA
UNDER THE STARS



YOGA
PLATFORM