

# Orchid

RESIDENCE 1

BY

ORCHID LIVING

# WELCOME TO ORCHID RESIDENCE 1

Orchid Living proudly unveils Orchid Residence 1, its debut project in Dubai South, featuring elegantly furnished G+4 apartments designed for a life of luxury. Enjoy modern conveniences with top-tier amenities, including a cutting-edge gym and a rejuvenating swimming pool.

Perfectly located near a hypermarket and lush parkland, residents have easy access to daily essentials and tranquil green spaces. Experience contemporary living at its finest in a dynamic community where every detail is thoughtfully curated to elevate your lifestyle.

ELEVATE YOUR  
LIFESTYLE WITH  
UNBEATABLE  
VALUE



BEACH LIKE  
RETREAT IN  
YOUR OWN  
HAVEN





# OVERVIEW

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## WHY INVEST IN DUBAI

Dubai stands as a premier global investment destination, offering unmatched opportunities in a dynamic, cosmopolitan environment. With its iconic skyline, world-class infrastructure, and cutting-edge lifestyle, the city continues to attract investors worldwide. Boasting tax-free income, the UAE Golden Visa, and investor-friendly policies, Dubai promises strong growth potential. From luxury shopping and pristine beaches to exceptional healthcare and unparalleled connectivity, it's a city where investments thrive, and quality of life is second to none.

### Key Highlights:

- Strategic Location
- Investor-Friendly Policies
- Tax-free Economy
- UAE Golden & Investor Visa
- One of the World's Safest Cities
- World-class Infrastructure
- Quality of Life
- State-of-the-art Education & Healthcare
- The Cleanest City in the World
- Most Desirable Global Destination for Expats
- Unrivaled Connectivity
- High Return on Investment
- Safe & Secure for Families



LIMITLESS  
LIVING  
AWAITS

**Key Features:**

Dubai South is a thoughtfully designed community where modern life meets ultimate convenience. With a wealth of amenities and leisure options, it offers the perfect balance of comfort and lifestyle, making it the ideal place to live and thrive.

- Expansive Parks & Green Spaces
- Premier Shopping & Dining
- World-Class Education
- Cutting-Edge Healthcare
- Golf City
- Exceptional Connectivity



## PRIME LOCATION NATURE MEETS CITY LIVING

Orchid Residence 1 is perfectly situated in Dubai South, offering effortless access to major roadways like Al Khail and Emirates Road.

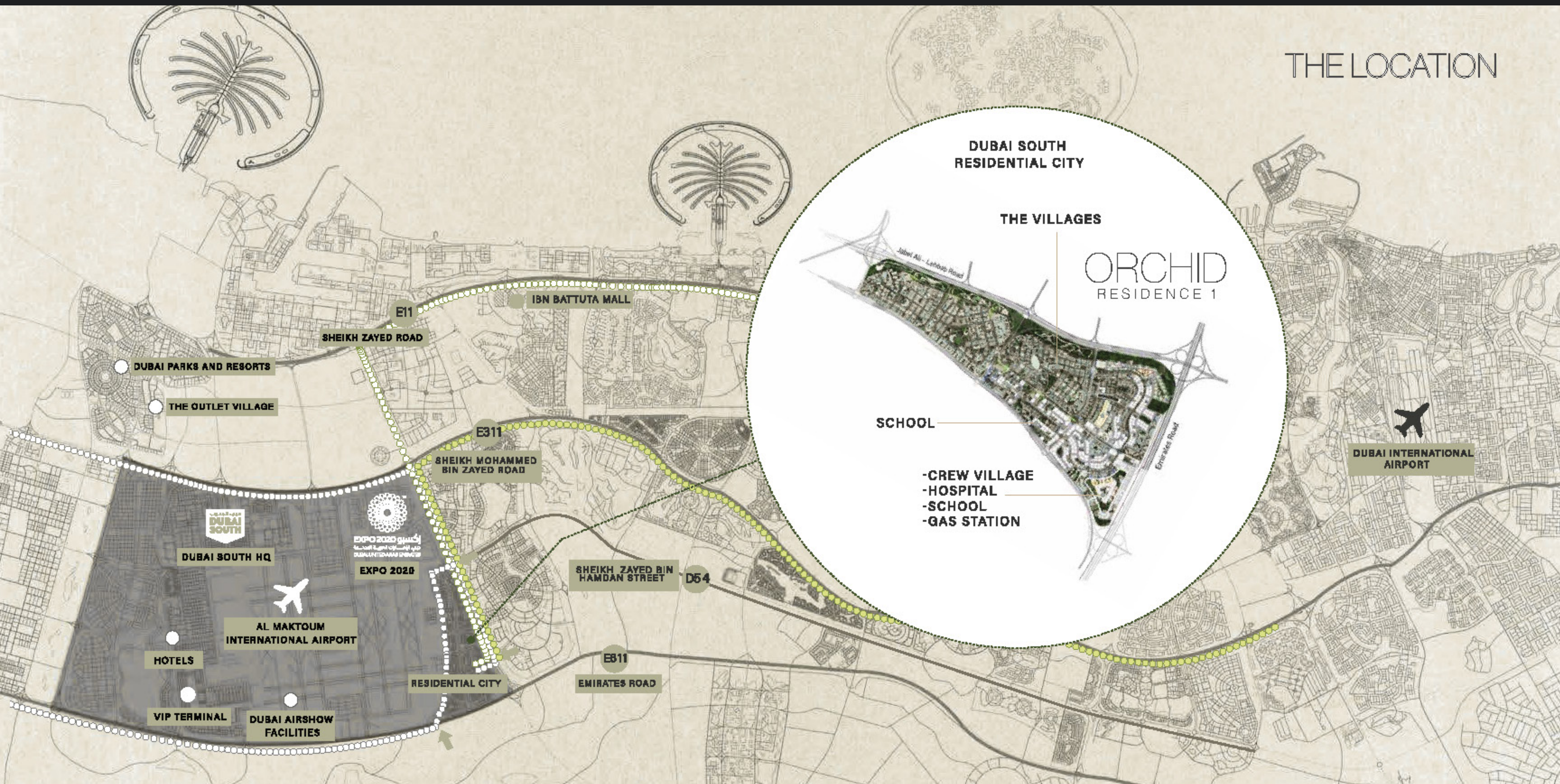
This prime location ensures you're always connected to key destinations, from Jebel Ali Port, Al Maktoum Airport to Expo City Dubai, while still enjoying the tranquility of nature.

Orchid Residence 1 provides easy access to everything you need from Lifestyle Living to Business.

### Key Distances:

15 Min	15 Min	20 Min	20 Min
Al Maktoum Airport	Expo City Dubai	The Outlet Village	Palm Jebel Ali
20 Min	25 Min	30 Min	40 Min
Dubai Parks & Resorts	Jebel Ali Port	Dubai Marina	Downtown Dubai

# THE LOCATION



AN EXQUISITE  
ENTRANCE TO  
YOUR REFINED  
ORCHID

ORCHID RESIDENCE 1



## CONNECTIVITY THROUGH DUBAI METRO

Dubai Metro's 14.5-kilometer Route 2020 extension connects Nakheel Harbour and Tower station to Expo 2020, bringing seamless connectivity to Dubai South. Residents of Orchid Residence 1 will enjoy direct access to Dubai's urban core and international travel through Al Maktoum International Airport. The highly anticipated Route 2020 extension also integrates with Etihad Rail, offering smooth, safe, and efficient transit. As a vital corridor, it links key districts across Dubai, enhancing mobility and convenience for all residents.



## ETIHAD RAIL

Spanning 1,200 km, Etihad Rail is set to transform UAE's commuting landscape, projected to serve over 36.5 million passengers by 2030.

Since the launch of Dubai Metro in 2009, properties within a 15-minute walk of a station have consistently outperformed the market.

Research shows that homes within a five-minute walk saw values rise by 51% from 2010 to 2018, increasing by 58% for those 10 minutes away, and by 33% for homes within a 15-minute distance.



## AL MAKTOUM INTERNATIONAL AIRPORT: FUTURE-READY CONNECTIVITY

Set to become the world's largest airport, Al Maktoum International will handle up to 260 million passengers annually, nearly five times the capacity of Dubai International Airport. With five parallel runways and 400 aircraft gates, it will be a key global aviation hub.

Its 4-hour air-sea connectivity with Jebel Ali Port enhances Dubai's position as a logistics leader, streamlining trade and travel. For Orchid Residence 1 residents, the airport's proximity ensures unmatched convenience for global access. By 2030, all Emirates and Flydubai operations will move to this state-of-the-art facility, making it a vital part of Dubai's future.



## EXPO CITY: A DESTINATION LIKE NO OTHER

Now transformed into a world-class experience destination, Expo City stands as a global landmark of innovation and connectivity. Attracting visitors from around the world, it offers a seamless blend of immersive attractions, cutting-edge exhibitions, and state-of-the-art infrastructure. As a hub for culture, business, and leisure, Expo City continues to drive Dubai's reputation as a premier travel destination—inviting everyone to explore, engage, and be inspired by its lasting legacy.



## PROJECT DETAILS

### PROJECT NAME

ORCHID RESIDENCE 1

### PROJECT TYPE

APARTMENTS

### LOCATION

DUBAI SOUTH

### TOTAL UNITS

44 UNITS

### OWNERSHIP

FREEHOLD

### COMPLETION

Q2 2026





## VASTU-INSPIRED, DESIGNED FOR VIBRANCE

Experience a home where harmony and well-being take center stage. Orchid Residence 1 integrates Vastu principles in select units, crafting spaces that nurture positive energy and tranquility. Every detail is designed to create a balanced and vibrant living environment for your peace of mind.



## A TRANQUIL HAVEN IN DUBAI SOUTH

Orchid Residence 1 offers a perfect blend of serene natural surroundings and dynamic city life. Designed as a personal retreat, each home provides a calm escape, allowing you to unwind and recharge in the heart of an ever-evolving urban landscape.

# WHERE HARMONY MEETS HOME



Orchid Residence 1 is crafted to provide your family with a sanctuary of comfort and joy. With spacious layouts, refined finishes, and a calming ambiance, every detail is designed to offer an elegant urban retreat where happiness truly resides.

A modern bedroom interior featuring a large window with a view of a tropical landscape. The room includes a bed with white linens and a striped blanket, a chandelier, and a table with a vase of white flowers. The text is overlaid on a semi-transparent box on the left side of the image.

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## 1 & 2 - BEDROOM LUXURY APARTMENTS

Spacious layouts, stunning aesthetic, and family-friendly living in a place you can call home.

EMBRACE  
SOLACE AND  
SERENITY IN  
YOUR BEDROOM





## A HOME FOR EVERY LIFESTYLE

Orchid Residence 1 offers a complete living experience for the entire family. With easy access to golf courses, shopping malls, parks, schools, and colleges, every convenience is at your doorstep, creating a well-rounded and fulfilling lifestyle for all.



## REFINED LIVING, IMPECCABLE DESIGN

Every home at Orchid Residence 1 exudes sophistication. With modern architecture, ample natural light, and a carefully curated color scheme, each space blends elegance with comfort for a truly elevated living experience.



SOPHISTICATED  
LIVING,  
THOUGHTFULLY  
DESIGNED

These 1 & 2-bedroom residences offer a seamless blend of luxury and functionality, featuring fully-fitted German brand kitchen appliances for the modern culinary enthusiast.

Fixtures in 2 Bedroom Apartment

**Refrigerator  
Washing Machine  
Cooktop**

Fixtures in 1 Bedroom Apartment

**Refrigerator  
Washing machine  
Cooktop**

# ENDURING ELEGANCE

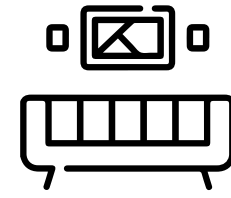


Orchid Residence 1 captures a perfect balance of vitality and tranquility. Drawing inspiration from nature, each apartment is bathed in natural light, exuding energy and warmth. With sleek lines and thoughtfully crafted details, the design radiates timeless sophistication and grace.

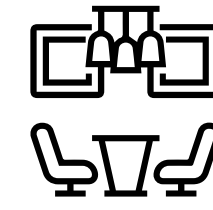
# AMENITIES



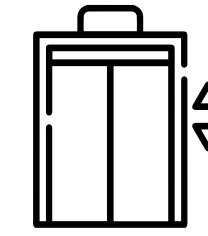
Corner Plot



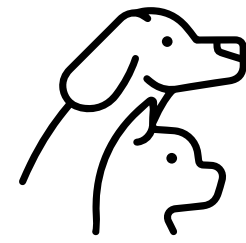
Reception and a Stylish Lobby



Residents Lounge



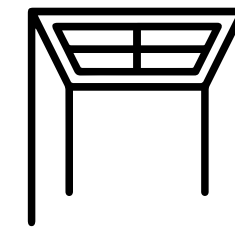
2 High Speed Elevators



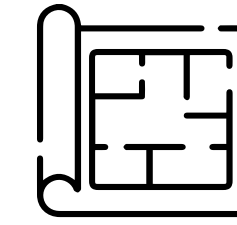
Pet Friendly



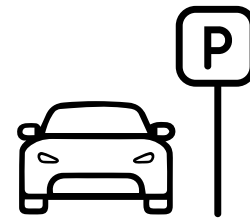
Low-density Building



3.3 M Ceiling Heights



Efficient Floor Plans

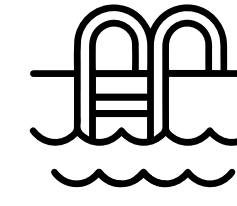


1 Covered Parking Spaces for each unit

GERMAN BRAND Kitchen Appliances



Fully-equipped Gym



Rooftop Swimming Pool



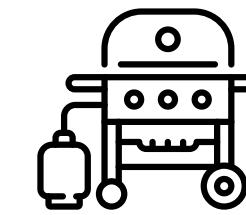
24-Hour Security Surveillance



Roof Top Garden



Children's Play Zone



Dedicated BBQ Space

## ENHANCE YOUR EVERYDAY

Orchid Residence 1 elevates your living experience with a host of premium amenities. Whether it's the serene gardens or state-of-the-art fitness centers, every aspect of the community is crafted to offer unparalleled comfort and endless opportunities for relaxation and recreation.

- Elegant Reception Lounge
- Lush Park & Rooftop Garden
- Children's Play Zone
- Dedicated BBQ Space
- Scenic Jogging Path
- Resort-Style Swimming Pool
- Fully Equipped Fitness Center



A modern rooftop garden or terrace area. In the center is a circular stone fountain with multiple jets of water spraying upwards. The garden is lush with green grass, several tall palm trees, and various potted plants. There are several lounge chairs with white cushions and small round tables arranged for relaxation. In the background, there's a wooden play structure and a metal frame. To the right, a modern building with balconies is visible. The sky is clear and blue.

ULTIMATE  
RELAXATION  
HUB

# DREAM, DISCOVER, LIVE



At Orchid Residence 1, you and your family can embrace a life full of cherished memories. With lush parks, serene gardens, top-tier fitness amenities, and a variety of entertainment options, every day is an opportunity to enjoy the best of community living.

# ORCHID RESIDENCE 1

A collection of luxury  
apartment residences.

## UNIT TYPES & SIZES

1-BEDROOM APARTMENTS

**808 - 929 SQ. FT**

2-BEDROOM APARTMENTS

**920 - 1193 SQ. FT**



# LAYOUTS

## FLOOR PLAN

Ground Floor



1 Bed Apartment with Green Area

# LAYOUTS

## FLOOR PLAN

1st, 2nd, 3rd & 4th Floor



2 Bed Apartment - Type A

# LAYOUTS

## FLOOR PLAN

1st, 2nd, 3rd & 4th Floor



2 Bed Apartment - Type B



# ELEVATE YOUR LIFESTYLE

1 & 2 Bedroom Luxury Apartments

## Payment Plan

**20%**

On Booking

**10%**

On 20% Construction

**10%**

On 40% Construction

**10%**

On 60% Construction

**10%**

On 80% Construction

**40%**

On Possession

Orchid

RESIDENCE 1

Completion in Q2 2026