

LIVIA

RESIDENCES

BARCO



LIFE IN PERFECT HARMONY

Harmony is born when different forces come together in balance... The interplay of elements in nature, the blend of notes in music, the weaving of contrasts into completeness

Livia captures this truth, shaping a living experience where space, setting, and community align to create a life that feels complete, connected, and beautifully in tune..

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- THE TEMPO: THE OPPORTUNITY
- THE MELODY: THE LIVIA LIFE
- THE COMPOSER: THE DEVELOPER
- THE FINALE: PROJECT DETAILS



THE PRELUDE

THE LOCATION

DUBAI SOUTH

A RISING DISTRICT BESIDES THE WORLD'S BIGGEST AIRPORT IN THE MAKING

Dubai South is a master-planned city built around the future Al Maktoum International Airport. It brings together residential, commercial, and leisure spaces in planned neighborhoods, supported by expanding infrastructure and strong investor demand.

Future home of the world's largest airport

Direct access to Sheikh Mohammed Bin Zayed Road, Emirates Road, and Sheikh Zayed Road

Parks, schools, and retail within easy reach

One of Dubai's fastest-growing districts for residents and investors





LOCATION

WELL-CONNECTED TRANSPORT

Dubai South benefits from excellent connectivity, including the Route 2020 Metro extension and F55 bus service. Ample parking spaces make getting around easy for residents and visitors alike.

EVERYDAY ESSENTIALS AND LEISURE

The community is self-sufficient with supermarkets, shops, gyms, and salons. It is also close to Dubai Parks and Resorts, the largest entertainment destination of its kind in the Middle East.

FAMILY-FRIENDLY COMMUNITY

Families have access to a range of schools offering British, American, Indian, and Canadian curricula. Higher education hubs like Dubai International Academic City are also within reach.

LIFE IN DUBAI SOUTH

1 Min Central Park	4 Min Al Maktoum Airport	4 Min Dubai South Metro Station	5 Min E611 & E311 Intersection
5 Min School	10 Min Expo City & DIP	11 Min Jebel Ali Free zone	19 Min JBR Beach & Marina
20 Min Palm Jebel Ali	19 Min Ibn Battuta Mall, Festival Plaza & Outlet Mall		



JBR Beach

Palm Jebel Ali

Ibn Battuta Mall

Palm Jebel Ali

E611 & E311 Intersection

Festival Plaza

Jebel Ali Freezone

Expo City and DIP

GEMS Founder's School

Central Park

Rashid Al Maktoum Airport



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THE TEMPO
THE OPPORTUNITY

WHY INVEST IN DUBAI

Dubai continues to strengthen its role as a world capital for enterprise and investment. Ranked among the world's safest and cleanest cities, it brings together modern infrastructure, access to beaches and leisure, and global connectivity in business and tourism, creating an environment where residents and investors find long-term value.

Investor-friendly policies, tax-free economy, **100%** foreign ownership in free zones

One of the world's most visited cities, with rising year-on-year tourism growth

A strong and diversified economy driving consistent growth

Connected to **240+** destinations worldwide

Mature real estate market regulated by RERA

Rental yields of **5–9%** (up to **11%** in prime areas)

Off-plan appreciation of **20–30%** in **3–5** years

Golden Visa opportunities for investors





AN INVESTOR'S GUIDE TO DUBAI SOUTH

Dubai South is one of the city's most forward-looking districts, powered by long-term infrastructure projects and Dubai's vision for urban expansion.

With proximity to Al Maktoum International Airport, logistics hubs, and business zones, it is gaining momentum as a destination where connectivity, value, and future potential align for residents and investors.

Future home of the **world's largest airport**, a key driver of growth

Planned **Blue Line Metro** and **Etihad Rail** to enhance connectivity

Vision to host **1M+** residents and **500,000** jobs by **2030** (Dubai Urban Master Plan 2040)

Consistent growth in real estate transactions, with an **11%** increase in **H1 2024** compared to H1 2023

AED **15 billion** in transactions recorded in the first five months of **2025**

Average rents in Dubai South have risen **20%** in **2025** to date

Homes priced lower than central Dubai, with healthy rental yields of **6–8%**



THE MELODY

THE LIVIA LIFE

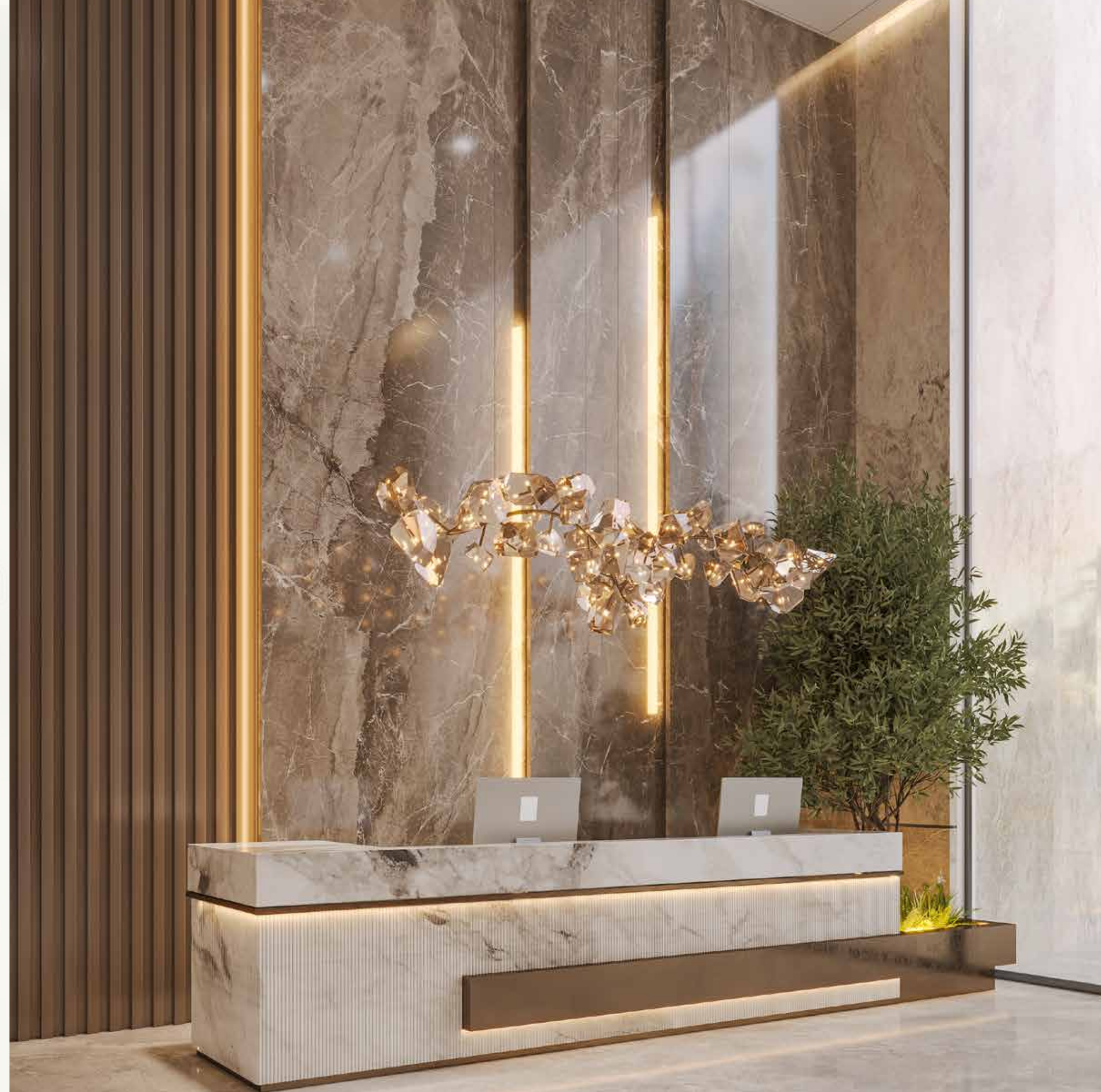


LIVIA
RESIDENCES



THE LIVIA LIFE

LIVIA is a boutique development in Dubai South, offering well-planned residences, generous layouts, fully equipped kitchens, and over 20 premium amenities. It embodies the balance between smart design, modern comfort, and community living, creating a setting made for everyday ease and long-term value.





LA-INSPIRED DESIGN.
DUBAI-BUILT QUALITY.

Livia's interiors follow a design approach that draws from Los Angeles living while responding to the pace of Dubai. The spaces balance open layouts, natural light, and indoor-outdoor flow with features that support comfort and modern daily life.

KEY FEATURES

Spacious layouts from 393 sq. ft. to 1,320 sq. ft.

Three-metre-high ceilings

Open-plan layouts with abundant natural light

Smart home systems for lighting, curtains, and temperature control

LOBBY

Walk into Livia's lobby, where high ceilings, marble finishes, and warm lighting welcome you, while natural tones and sculptural details create a refined and polished atmosphere.



STUDIO

Studios at Livia feature efficient layouts, high ceilings, full-height windows, and integrated, fully-equipped kitchens with built-in storage.



ONE-BEDROOM APARTMENTS

LIVING AREAS

1-bedroom apartments at Livia feature open-plan living areas with high ceilings and full-height windows, echoing the light-filled layouts of Los Angeles living.



KITCHEN & DINING AREA

Kitchens are fully equipped with built-in storage and are paired with adjoining dining areas for practical daily use.



TWO-BEDROOM APARTMENTS

LIVING AREA

The 2-bedroom living area is designed with larger layouts, offering more space for seating and daily use.



KITCHEN & DINING AREA

The kitchens in two-bedroom apartments include extended counter space and storage, with a dining area planned for family use.



BEDROOM

Bedrooms in the 2-bedroom layouts include built-in wardrobes and access to natural light through full-height windows.



TWO-BEDROOM +
MAID'S ROOM APARTMENTS

STUDY

Two-bedroom + maid's room layouts include a dedicated study space designed for work or home office use.



BATHROOM

Bathrooms feature walk-in showers, wall-mounted fittings, and built-in storage with clean finishes.



AMENITIES

CURATED LIVING

@LIVIA



Livia offers over 20 premium amenities, spread across shared and rooftop levels. This is the idea behind 'Curated Living at Livia', an approach where every feature is designed to support entertainment, activity, and community living throughout the day.

Active Living Zones

- Gymnasium

- Calisthenics

- Jogging track

- Yoga deck

- Golf turf

- Swimming pool with pool deck

- Pool shower

Leisure Spaces

- Sunken seating

- Outdoor cinema

- BBQ area

- Shaded seating area (with gazebo)

- Open seating area

- Reading nook

- Terrace garden on the second floor

Family Nooks

- Kids pool

- Splash pad

- Shaded kids play area

- Open kids play area

- Rock climbing wall

- Pets corner

Productive Corners & Common Areas

- Co-working space (with a gazebo)

- Wi-Fi-Enabled Common Areas

- 24/7 Smart Security

Gymnasium



Swimming pool with pool deck

Sunken seating



Kids' Play and Water Zone



Open & Shaded Kids' Play Areas



Outdoor Cinema

Sunken Seating

BBQ Area

Yoga Deck



Golf turf

Shaded seating area (with gazebo)



MARKET-LEADING
PAYMENT PLAN



FLOOR PLAN

Livia's market-leading payment plan is designed to make your investment work harder, sooner. By keeping most of your capital in hand until completion, you reduce upfront outlay.

Once your property is complete and ownership is transferred, you can quickly enter the rental market, putting your asset to work and accelerating your path to a return on investment.

30% during construction / **70%** on handover
2-Bedroom & 2-Bedroom + Maid

50% during construction / **50%** on handover
Studios & 1-Bedroom Apartments

THE COMPOSER

THE DEVELOPER

BARCO

Barco Developers is built on a foundation of over 50 years of business success in the UAE, backed by a holding group and founders with deep expertise across real estate, finance, and operations.

This legacy of disciplined execution and long-term value creation shapes our approach today, combining international experience with a commitment to building lasting communities.

At a Glance

- 50+ years of business presence in the UAE through the group's portfolio
- Founders with proven track records across the UAE, UK, Canada, and the US
- Expertise spanning real estate, capital markets, finance, consulting, F&B, and manufacturing
- Full-cycle developer – from land acquisition to post-handover care
- 2 million+ sq. ft. in the current development pipeline
- Disciplined, execution-first approach focused on quality and long-term value

THE FINALE

PROJECT DETAILS

PROJECT DETAILS

PROJECT OVERVIEW

PROJECT NAME

LIVIA RESIDENCES

PROJECT TYPE

RESIDENTIAL APARTMENTS

LOCATION

DUBAI SOUTH, DUBAI

TOTAL UNITS

71

BUILDING CONFIGURATION

G+6+R

UNIT TYPES

8 STUDIOS

27 ONE-BEDROOM APARTMENTS

24 TWO-BEDROOM APARTMENTS

12 TWO-BEDROOM APARTMENTS

(+ MAID ROOM)

UNITS AREA

STUDIO: 393 SQ.FT.

1BHK: 782 - 824 SQ.FT.

2BHK: 1209 - 1320 SQ.FT.

2BHK (+ MAID ROOM): 1230 SQ.FT.

PAYMENT PLAN

30 | 70 FOR 2-BEDROOM & 2-BEDROOM + MAID

50 | 50 FOR STUDIOS & 1-BEDROOM APARTMENTS



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