

LIVIA

RESIDENCES

DUBAI SOUTH

by

BARCO

FACTSHEET



LIFE IN PERFECT HARMONY

Livia is a residential project by Barco, offering a mix of well-planned units across six floors.

Livia is designed to turn heads. It's the kind of place people admire and remember for its generous layouts, fully equipped kitchens, and 20+ premium amenities. Located in Dubai South, Livia brings together smart planning and a full suite of lifestyle features, creating a setting where the exceptional is the standard.



DUBAI SOUTH

Dubai South is a master-planned city designed to meet the needs of residents and businesses alike. It's home to Al Maktoum International Airport, set to be the world's largest airport, and features a fully integrated ecosystem that supports both commercial and residential lifestyles.

The area offers a wide range of high-end facilities, including parks, schools, and community retail, all accessible within minutes from the residential district.



With quick access to Sheikh Mohammed Bin Zayed Road, Emirates Road, Sheikh Zayed Road, and Dubai Investment Park, residents benefit from shorter commute times and efficient infrastructure that supports practical, day-to-day living.



A STRATEGIC INVESTMENT OPPORTUNITY

Set within Dubai South's fast-advancing master plan, Livia offers the rare combination of design excellence, location advantage, and long-term value growth. With details that outperform comparable developments in the area, Livia is built to deliver strong rental yields and capital appreciation.

- Set within a district actively expanding its infrastructure and lifestyle offering
- Proximity to Al Maktoum International Airport, logistics, and business zones supports strong rental demand from professionals and airport-linked industries
- Attractive pricing relative to quality, design, and location
- Spacious, high-quality, and well-designed layouts for long-term rental appeal
- Over 20 amenities that add long-term appeal and tenant satisfaction





DATE RANGE

40.4% Year-On-Year Increase IN PSF

165.05% Year-On-Year Increase in sales transactions

MARKET-LEADING PAYMENT PLAN

Set within Dubai South's fast-advancing master plan, Livia offers the rare combination of design excellence, location advantage, and long-term value growth. With details that outperform comparable developments in the area, Livia is built to deliver strong rental yields and capital appreciation.



MINUTES FROM EVERYWHERE

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

LIFE AT LIVIA

Livia combines spacious interiors, smart layouts, and modern design with over 21 lifestyle amenities. High ceilings, floor-to-ceiling windows, and a glass façade create bright, open homes, while curated spaces indoors and outdoors make everyday living easier, more comfortable, and more connected.



DESIGN

- Modern architecture with glass façade
- Blend of Los Angeles design and Dubai practicality
- Thoughtful planning for space efficiency and flow
- Landscaped surroundings integrated into the community

INTERIOR

- Spacious layouts from 393 sq. ft. to 1,320 sq. ft.
- 3-metre-high ceilings for an airy, open feel
Floor-to-ceiling windows for natural light and community view
- Fully equipped kitchens
- Smart home systems for lighting, curtains, and temperature control



EXCLUSIVE AMENITIES

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



UNIT TYPES & SIZES

UNITS	SIZE (SQ.FT)	UNIT AVAILABLE	PRICE
Studio	393	8	AED 555,000
1-Bedroom	782 - 824	27	AED 983,000
2-Bedroom	1209 - 1320	24	AED 1,481,000
2-Bedroom + maid room	1230	12	AED 1,495,000

UNIT DETAILS

Total Units	71
Levels	G+6+R
Project Status	Off-Plan
Handover	Q4 2027

PAYMENT PLAN

2-Bedroom & 2-Bedroom + Maid

30%
on construction

70%
on handover

AED 1,495,000
Starting Price

Studios & 1-Bedroom Apartments

50%
on construction

50%
on handover

AED 555,000
Starting Price



BOOKING PROCESS

RESERVATION / BOOKING FORM

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

PAYMENT OF RESERVATION DEPOSIT

Following the 10% down payment + 4% DLD fee, the SPA will be processed

SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer.

ISSUANCE OF INITIAL AGREEMENT FOR SALE

Registration of the unit is completed, and a certificate of ownership, known as the Initial Agreement of Sale, is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

SUBSEQUENT PAYMENTS

This is to be made as per the payment plan and in compliance with the terms and conditions of the SPA along with PDCs.



ESCROW DETAILS

Escrow Account:	Emirates Islamic
Escrow Account Name:	LIVIA RESIDENCE
Account Number:	3718497555502
IBAN:	AE570340003718497555502
BIF CODE:	MEBLA EADXXX

CORPORATE BANK DETAILS

Account Name:	Barco Properties Development LLC
Account Number:	3708497555501
IBAN:	AE490340003708497555501

DEVELOPED BY

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

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