

OMORIA

PRIVATE RESIDENCES
DUBAI ISLANDS

Unit no. 701

INNOVATE
LIVING



LIVING EXPERIENCES
DEFINED *by* PURPOSE,
WELL-BEING, *and*
LASTING IMPRESSIONS

OMORIA Private Residences represents the absolute pinnacle of ultra-luxury living, blending tranquility with elegance. Offering exclusive service, refined design, and personalised care, creating serene havens for discerning individuals.





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A VISION *rooted in* ELEGANCE



OMORIA Private Residences presents a curated selection of fully furnished 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom signature suites, 4-bedroom duplexes, and a Royal Penthouse each designed to balance luxury with understated simplicity. Rising 7 storeys above the ground, the building

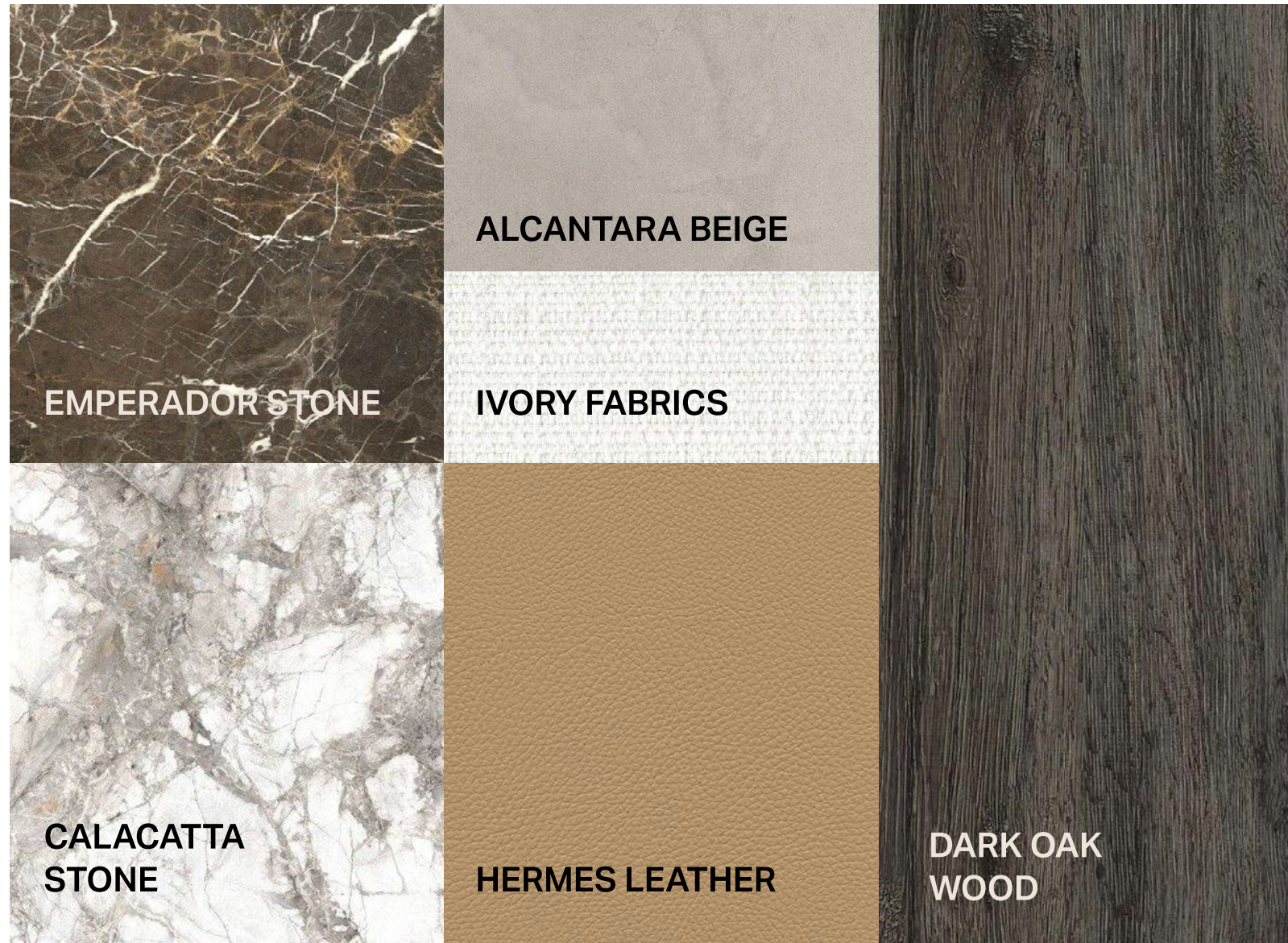
embodies grace timeless beauty, and thoughtful design. More than a residence, it's an invitation to live with intention, surrounded by sophistication.

Every residence is fit with world-class hospitality services, amenities and private parking.



INTERIOR
finishes
RESIDENCES

INTERIOR FURNITURE FINISHES - FABRICS



EXTERIOR
finishes



GREY CONCRETE
TEXTURED

GLACIER WHITE
PORCELANIC TILE

NATURAL WHITE
TRAVERTINE

GREY CONCRETE TEXTURED

BURNISHED
BRONZE METAL

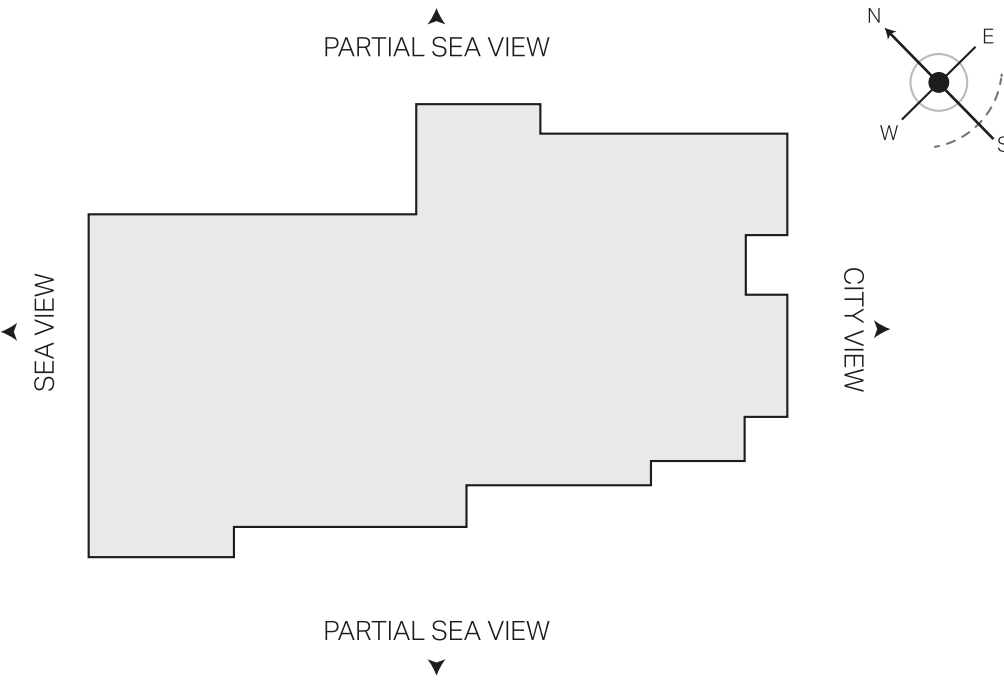
UNIT 701

Penthouse overview

Area	
Internal Area	9,850 sq.ft
External Terrace Area	5,298 sq.ft
Private Pool Area	771 sq.ft
Total Area	15,148 sq.ft

Features	
Living Room	
Dining Room	
Library Room	
Study Room	
Kitchen	
5 Bedrooms	
2 Maid's Room	
7 Bathrooms	
Powder Room	
Laundry	
Balcony	

PRICE | AED 68,292,011



SEA VIEW



UNIT 701

Price Details & Payment Plan

Price Details	
Unit Price	AED 65,040,011.00
VAT 5%	AED 3,252,000.55
TOTAL (Incl. VAT)	AED 68,292,011.55
DLD 4%	AED 2,601,600.44

Payment Plan		
Type of Payment	Payment (%)	AED
Reservation Amount	10%	6,829,201.16
DLD Amount(4%)	4%	2,601,600.44
On SPA	10%	6,829,201.16
Installment 1	10%	6,829,201.16
Installment 2	10%	6,829,201.16
Installment 3	10%	6,829,201.16
Installment 4	10%	6,829,201.16
Installment 5	40%	27,316,804.62
TOTAL (Incl. VAT)	104%	70,893,612.02













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*Crafting luxury living,
inspiring holistic well-being.*

This publication is for illustrative purposes only. Some of the images shown in the document were developed with computer graphics technology (photorealistic rendering), with reference to details of the façade and elevations, common areas, private areas and interiors of the apartments, for the sole purpose of presenting a plan for future realization and/or the various, potential solutions following user customization. All furniture and art are represented for marketing and rendering purposes only. For this reason, all information, descriptions and images are purely indicative and subject to change. This document has no contractual value and is not binding on the investment company that owns the rights and information reported.