



LIORA

by JaiedCo Real Estate Development

DUBAI ISLANDS



Introduction

Welcome to **LIORA** Residence, a luxurious seaside retreat in Dubai Islands, that redefines coastal living. Rising with elegant columns touched in gold and framed by ocean blues, **LIORA** blends timeless architecture with the serene spirit of the shore. Inspired by the hues of sea and sand, every detail reflects harmony, sophistication, and coastal grace and charm.



Architecture
that rises with
the horizon.



Coastal Harmony

LIORA Nestled along Dubai's pristine coastline, **LIORA** offers an exclusive address where the sea meets refined living. A sanctuary of elegance and comfort, thoughtfully designed as a family-friendly haven beside the serenity of the shore.

LIORA in Context

Exclusively Connected to the City's Icons.

LANDMARKS

- (18 min) Dubai Center Burj Khalifa.
- (25 min) Dubai Marina.
- (15 min) The Palm Jumeirah.
- (15 min) Burj AL Arab.
- (30 min) The Palm Jabel Ali.
- (28 min) Expo City Dubai.
- (22 min) Dubai Festive City.

AIRPORTS

- (15 min) Dubai International Airport.
- (30 min) Al Maktoum International Airport DWC.

MALLS

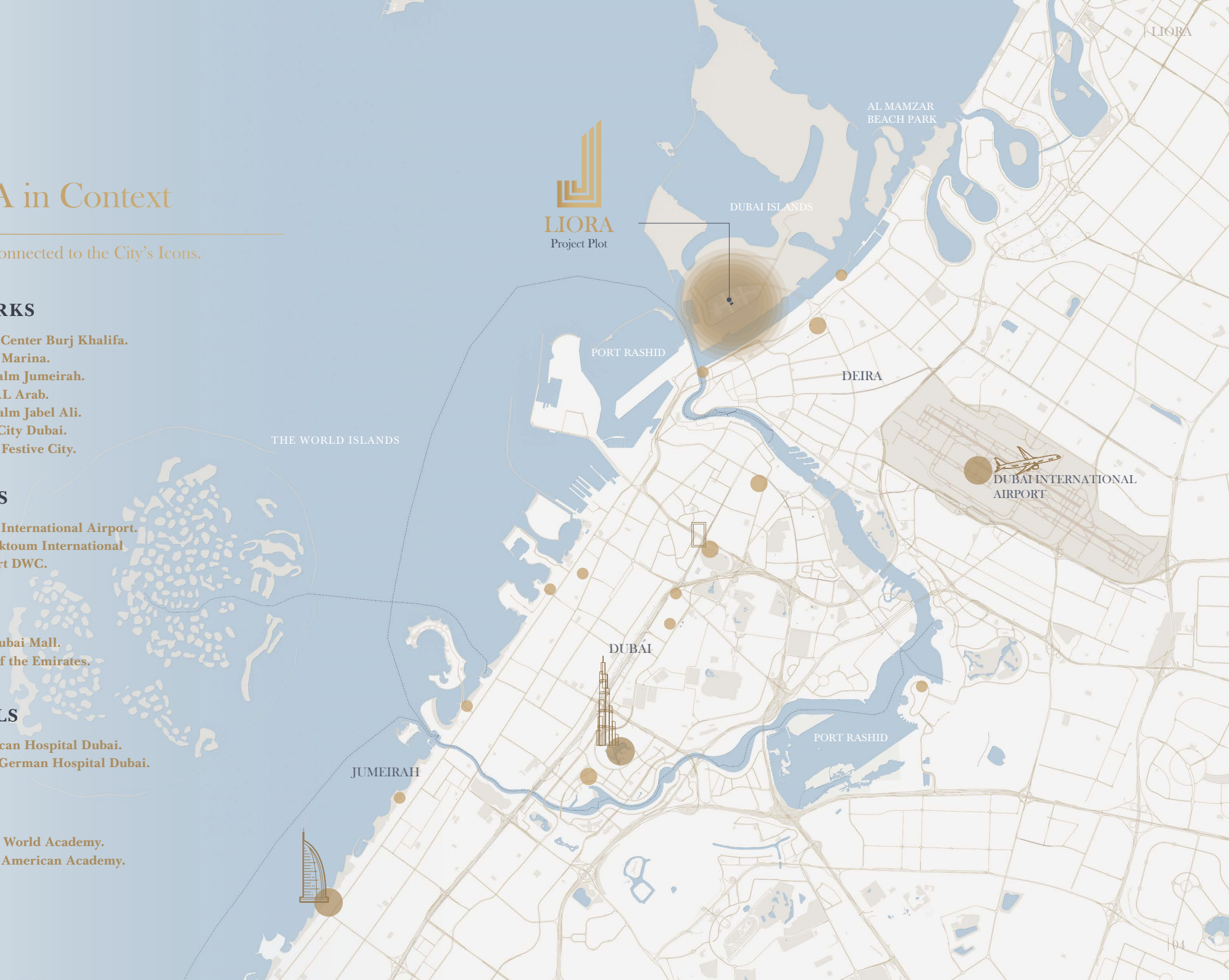
- (18 min) The Dubai Mall.
- (25 min) Mall of the Emirates.

HOSPITALS

- (14 min) American Hospital Dubai.
- (18 min) Saudi German Hospital Dubai.

SCHOOLS

- (20 min) GEMS World Academy.
- (24 min) Dubai American Academy.



SURROUNDINGS

At the Center of a Vibrant Coastal Community.

NEAR TO

- 01 Deira Island Mall.
- 02 Deira Night Souk.
- 03 Bisimi.
- 04 Souk Al Marfa.
- 05 Dubai Islands Marina.
- 06 Nakheel Sales Center.
- 07 Deira Islands Beach.
- 08 Centara Mirage Beach Resort Dubai
- 09 Pets Beach.
- 10 Immigration Office.
- 11 Saeef Grocery.
- 12 Al Shaeeni Grocery.
- 13 Dubai Hospital .
- 14 Al Kuwait Hospital.

PORT RASHID

DUBAI ISLANDS

LIORA

09
Pets Beach

08
Centara Mirage
Beach Resort Dubai

07
Deira Islands
Beach

01
Deira
Island Mall

LIORA
Project Plot

06
Nakheel
Sales Center

10
Immigration
Office

03
Bismi

04
Souk Al Marfa

11
Saeef
Grocery

05
Dubai
Islands Marina

02
Deira
Night Souk

12
Al Shaeeni
Grocery

13
Dubai Hospital

14
Al Kuwait Hospital

05

An aerial photograph of a coastline. The water is a vibrant turquoise color, with white foam from waves visible along the shore. The shoreline is irregular, with some areas appearing more developed than others. The overall scene is bright and sunny, with a warm, golden light reflecting off the water's surface.

The Art of Coastal Architecture







A GRAND WELCOME

A striking entrance framed by elegance and light, where golden details and refined lines set the tone, welcoming residents into a world of timeless grace.







SCULPTED SUPPORT

Golden lines trace the columns, merging structural strength with timeless elegance, and gently highlighting the refined rhythm of LIORA's graceful façade.



ELEGANCE IN EVERY FACADE

Golden accents highlight the façade, capturing light and framing uninterrupted views of the sea and skyline, reflecting the serene rhythm of coastal living.







A photograph of a sandy beach with the ocean in the upper right corner. Long, dark shadows of palm trees are cast across the sand from the left. The text "Interior Sophistication" is centered in a white serif font, flanked by two horizontal white lines.

Interior Sophistication





AMBIENT GRACE

A refined corner of the lobby, where marble surfaces, golden accents, and sculptural details blend in perfect harmony, creating a serene, sophisticated, and welcoming atmosphere that invites relaxation and admiration.





G
F



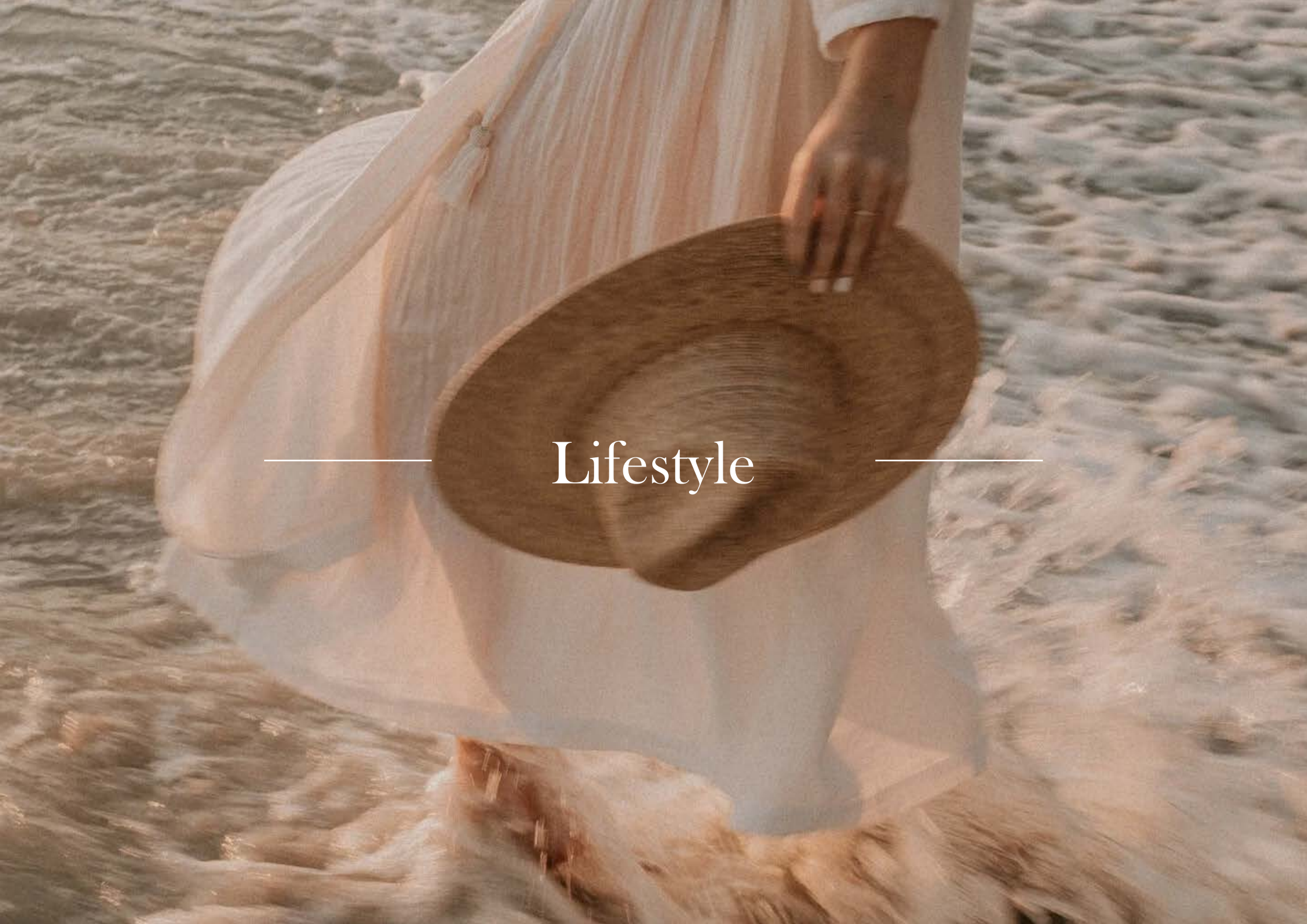
TRANQUIL TRANSITIONS

A sleek and elegant elevator lobby featuring marble flooring, warm lighting, modern art, and subtle greenery—creating a calm, upscale ambiance for residents and visitors alike.

Main Corridor

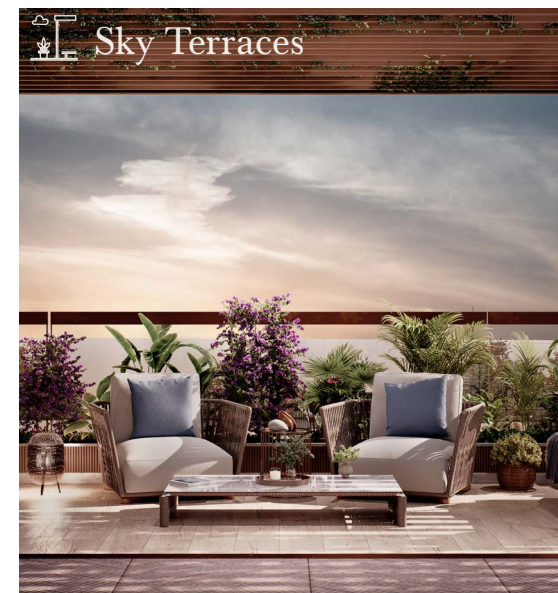




A person wearing a long, flowing white dress is walking on a beach. They are holding a large, round, woven straw hat in their right hand. The dress has a tassel detail on the side. The background shows the ocean waves crashing onto the shore, creating a dynamic and textured scene. The overall mood is serene and elegant.

Lifestyle

RESIDENTIAL AMENITIES



















SPACES FOR JOY

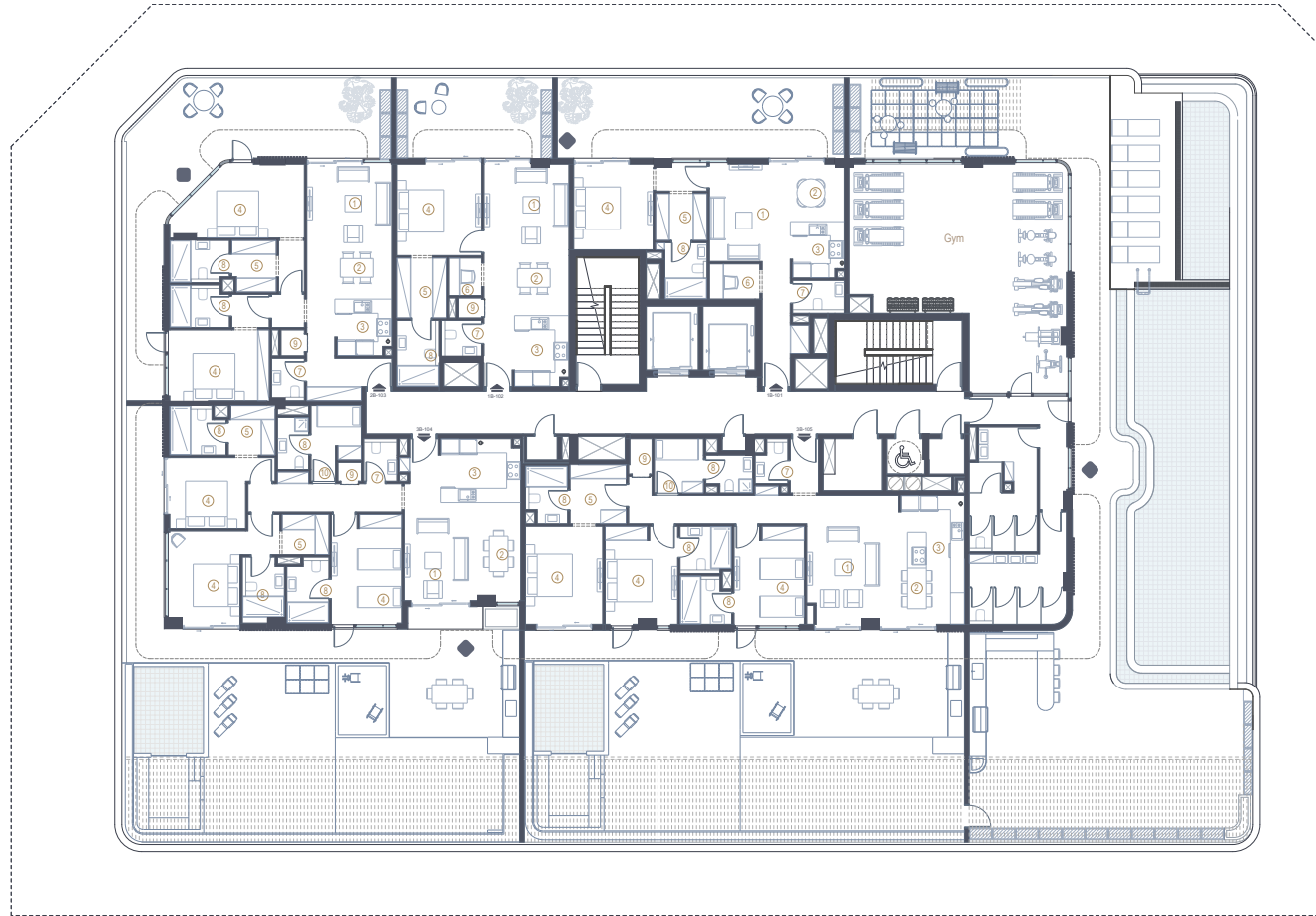
An open-air haven where children can explore, laugh, and grow, while families enjoy the comfort of a safe, vibrant community filled with joy and shared moments.



— Architectural Plans —

Floor Plans

Top of Podium

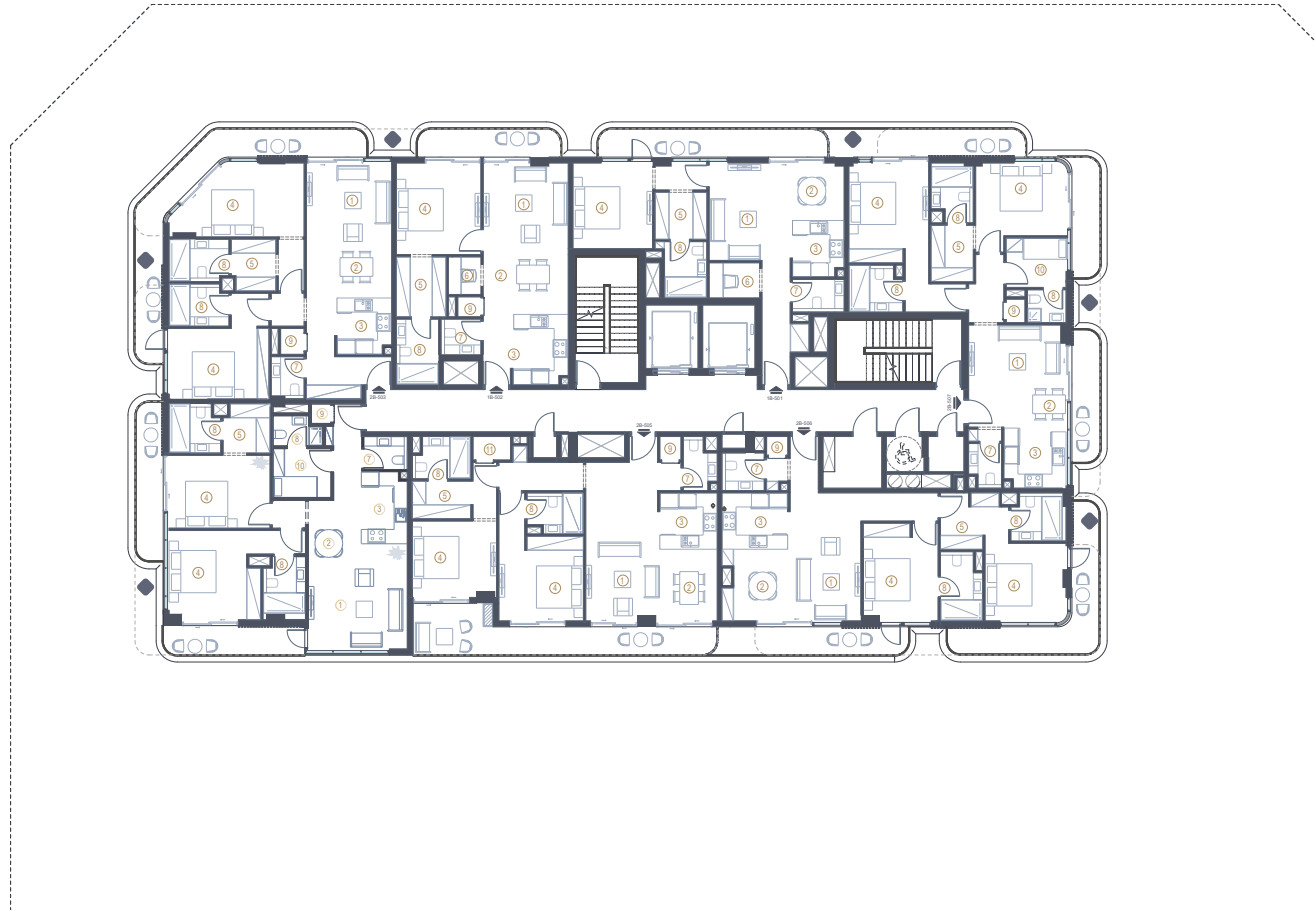


Legend:

- | | | | | | |
|-----------|------------|-------------|-------------|------------|-----------|
| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | |

Floor Plans

Typical Floor Plan (2nd-3rd-4th)

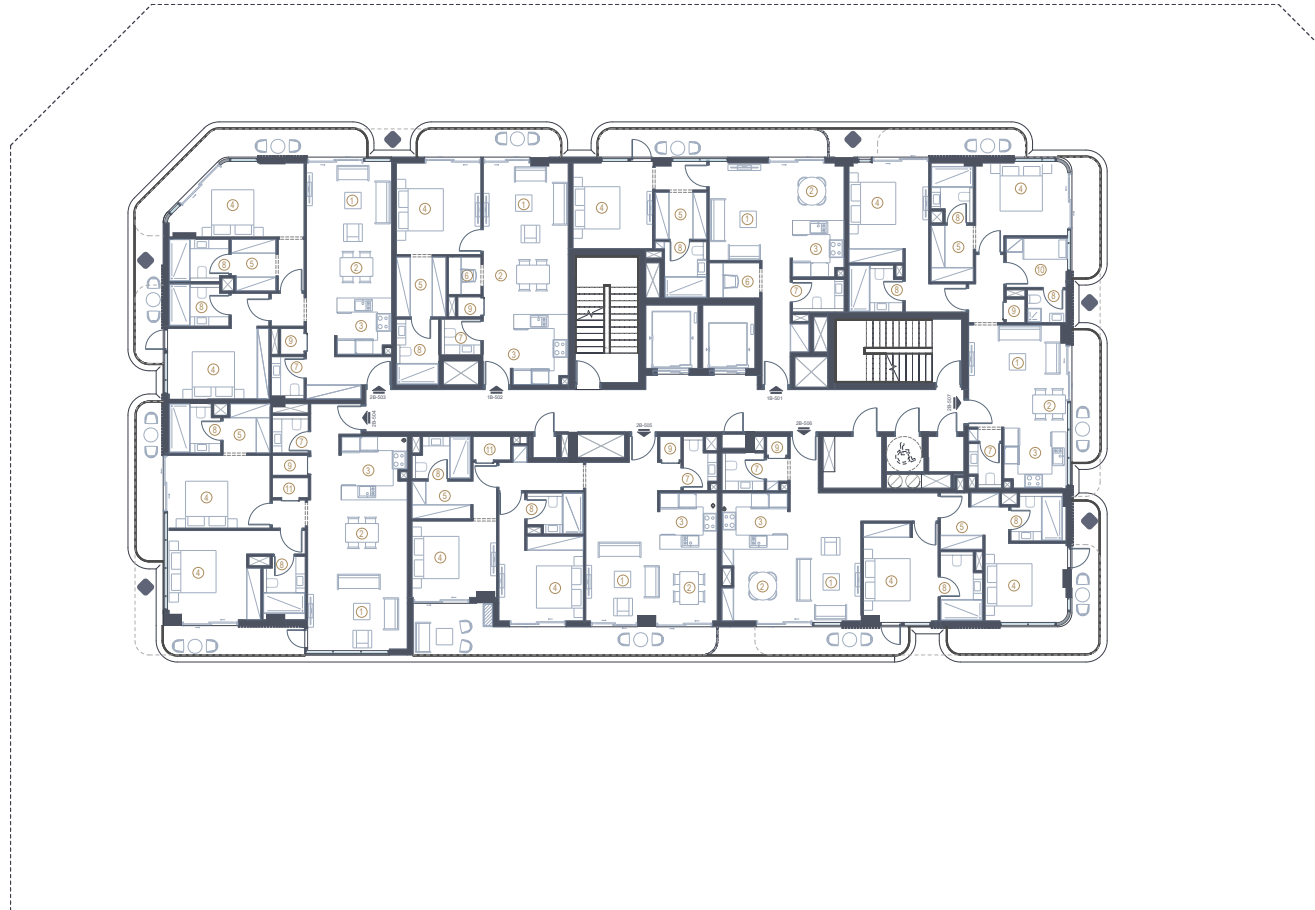


Legend:

- | | | | | | |
|-----------|------------|-------------|-------------|------------|-----------|
| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | |

Floor Plans

Typical Floor Plan (5th-6th-7th-8th)



Legend:

- | | | | | | |
|-----------|------------|-------------|-------------|------------|-----------|
| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | |



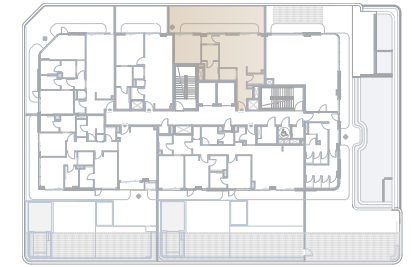
Home Options

Apartments Layouts

Type: 1BR + Study

Apartment : 101

Total Area : 1225 Sq.Ft



Legend:

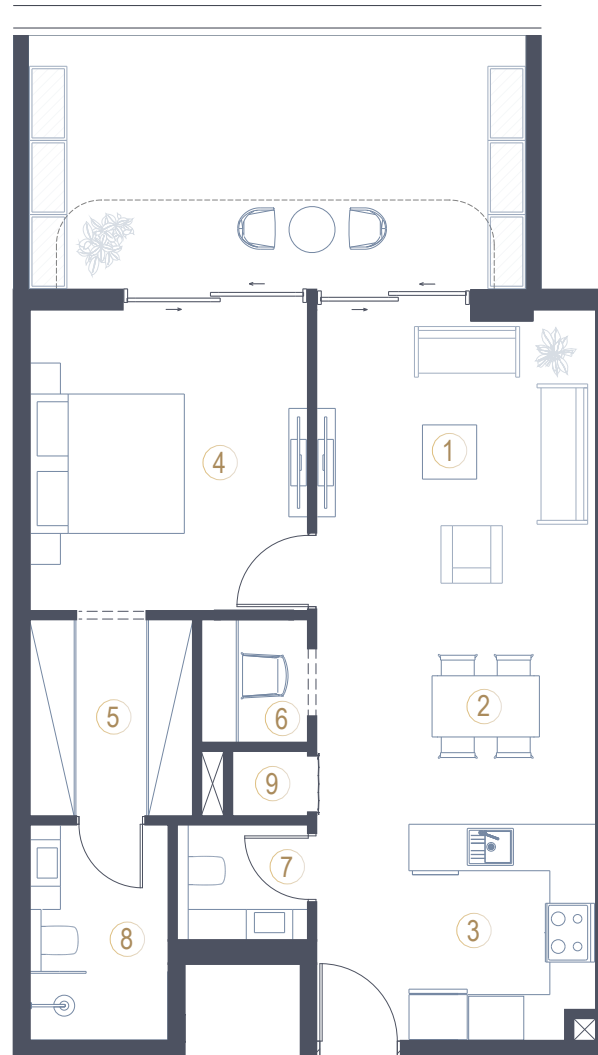
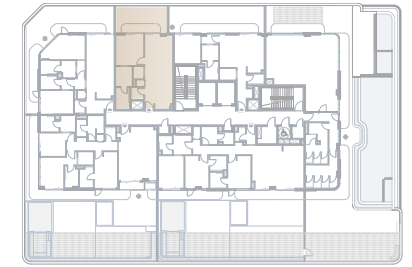
1- Living	3- Kitchen	5- Wardrobe	7- Powder	9- Laundry	11- Store
2- Dining	4- Bedroom	6- Study	8- Washroom	10- Maid	

Apartments Layouts

Type: 1BR + Study

Apartment : 102

Total Area: 1017 Sq.Ft



Legend:

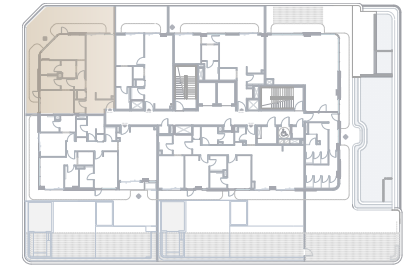
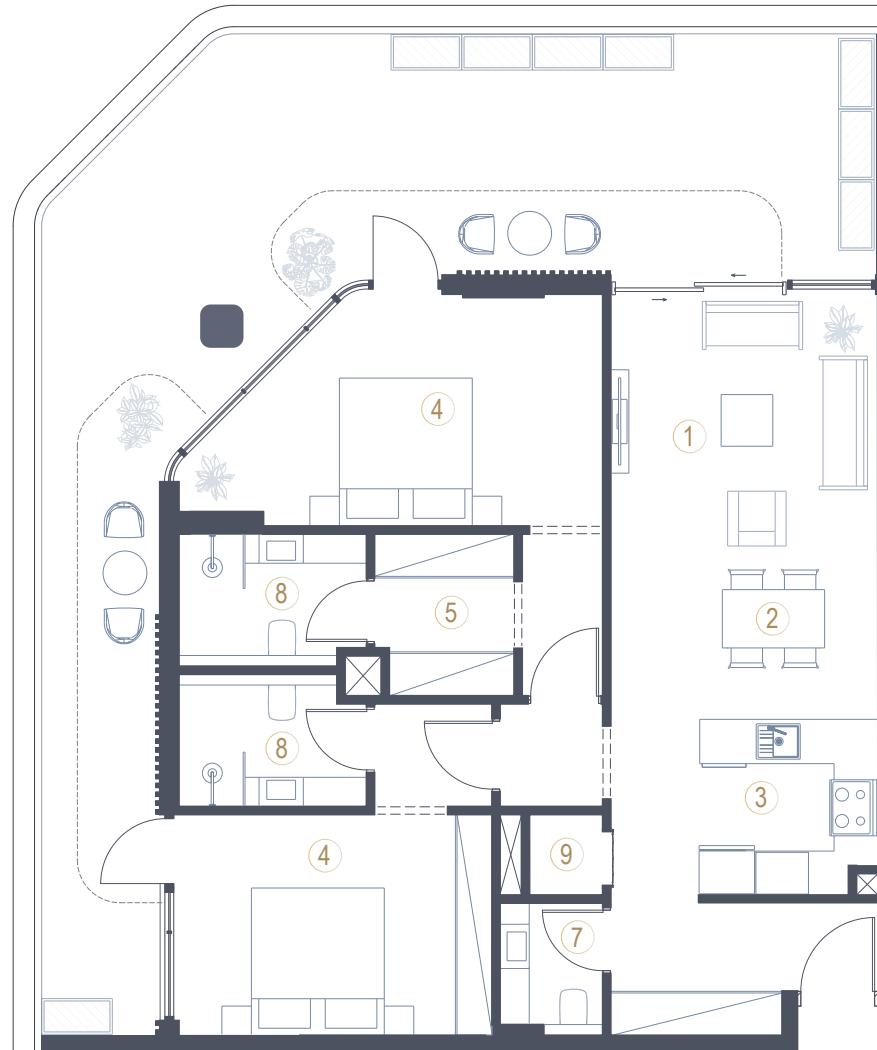
1- Living	3- Kitchen	5- Wardrobe	7- Powder	9- Laundry	11- Store
2- Dining	4- Bedroom	6- Study	8- Washroom	10- Maid	

Apartments Layouts

Type: 2BR

Apartment : 103

Total Area: 1659 Sq.Ft



Legend:

- | | | | | | |
|-----------|------------|-------------|-------------|------------|-----------|
| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | |

Apartments Layouts

Type: 1BR + Study

Apartment : 201-801

Total Area: 856 - 915 Sq.Ft



Legend:

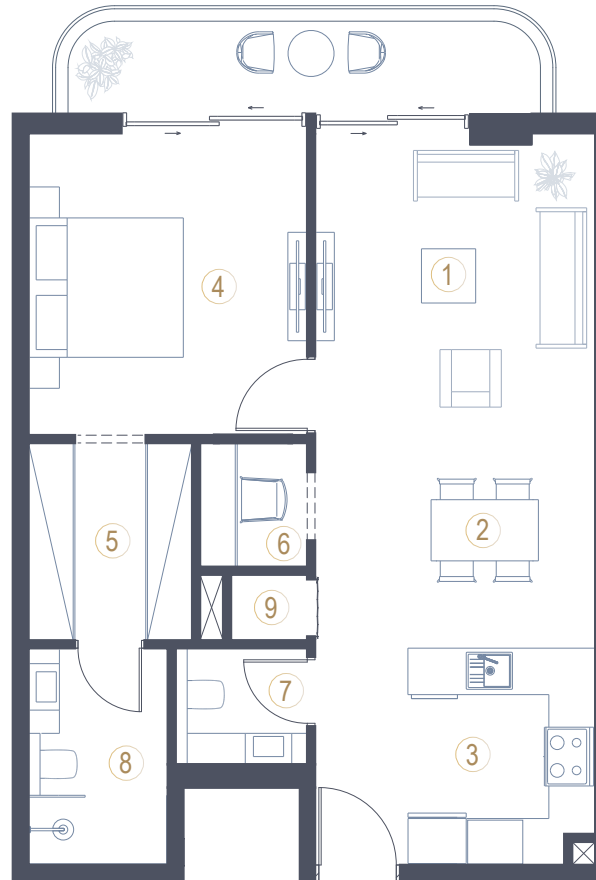
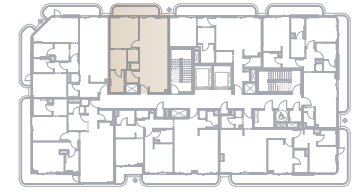
1- Living	3- Kitchen	5- Wardrobe	7- Powder	9- Laundry	11- Store
2- Dining	4- Bedroom	6- Study	8- Washroom	10- Maid	

Apartments Layouts

Type: 1BR + Study

Apartment : 202-802

Total Area: 839 - 873 Sq.Ft



Legend:

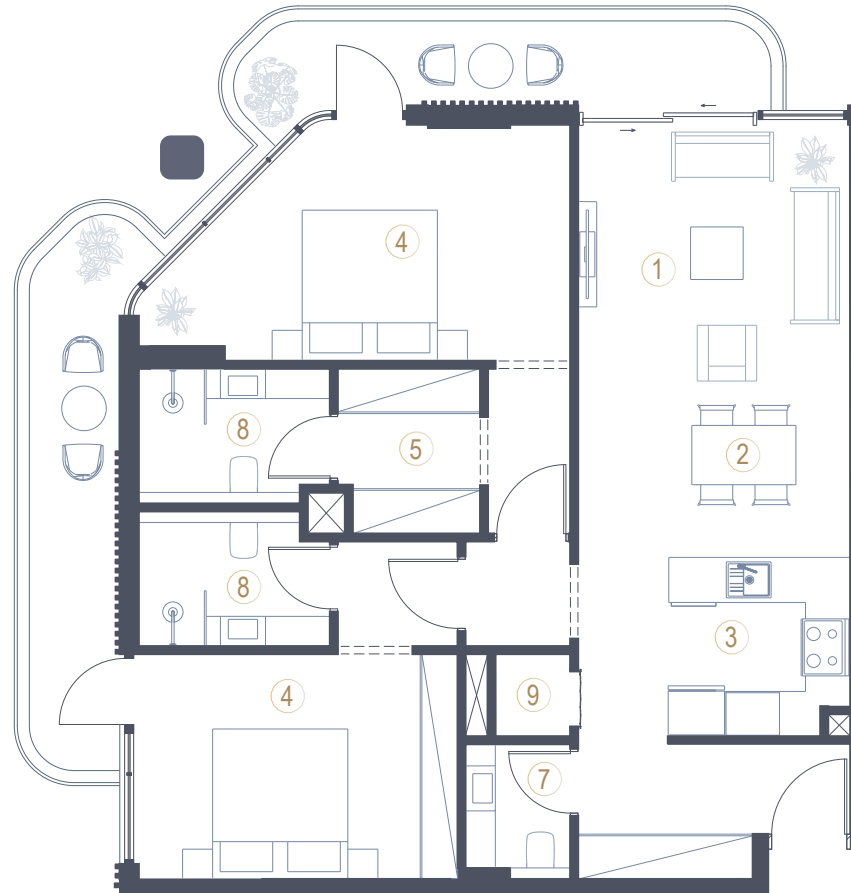
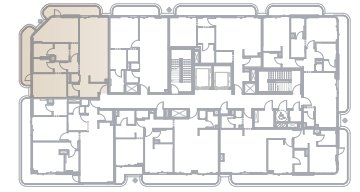
1- Living	3- Kitchen	5- Wardrobe	7- Powder	9- Laundry	11- Store
2- Dining	4- Bedroom	6- Study	8- Washroom	10- Maid	

Apartments Layouts

Type: 2BR

Apartment : 203-803

Total Area: 1228 - 1284 Sq.Ft



Legend:

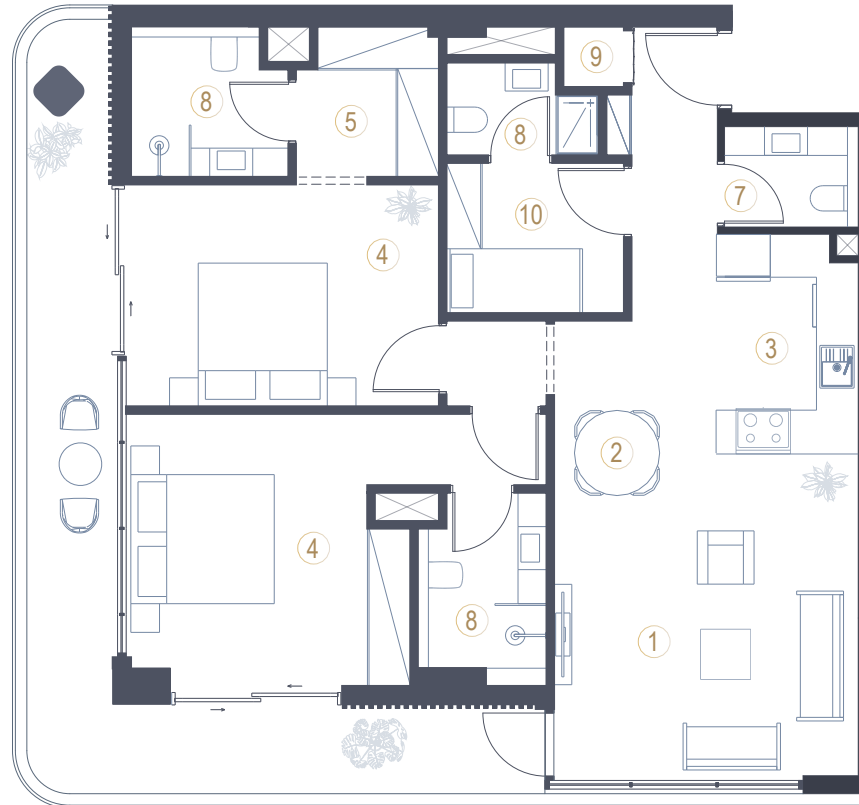
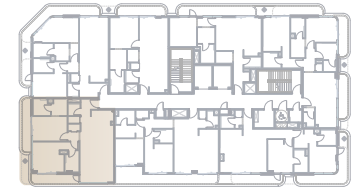
1- Living	3- Kitchen	5- Wardrobe	7- Powder	9- Laundry	11- Store
2- Dining	4- Bedroom	6- Study	8- Washroom	10- Maid	

Apartments Layouts

Type: 2BR + Maid

Apartment : 204-404

Total Area: 1246 - 1302 Sq.Ft



Legend:

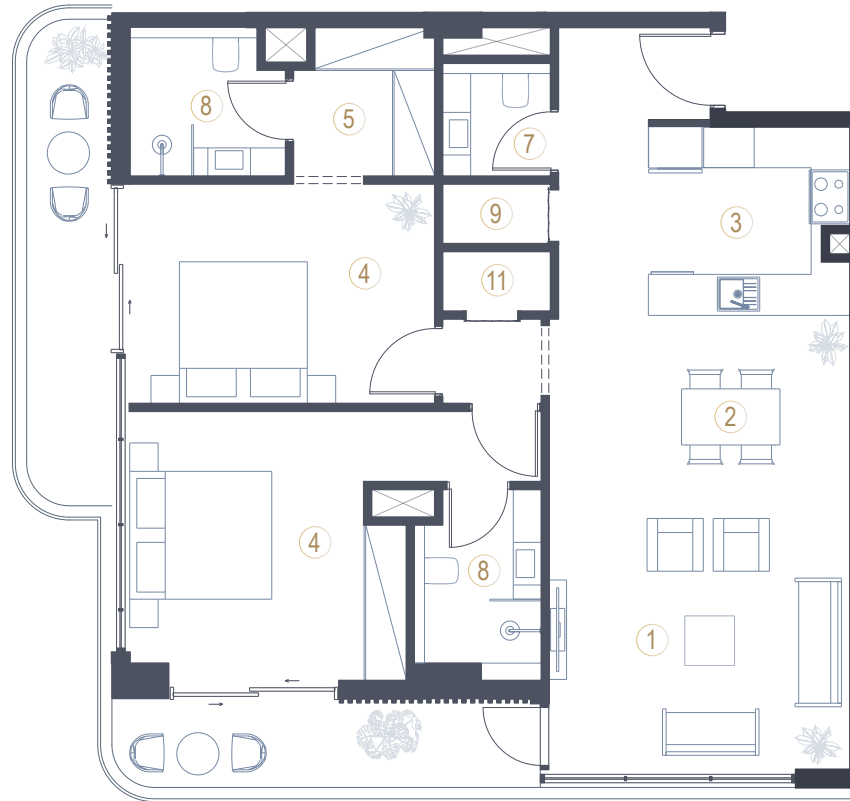
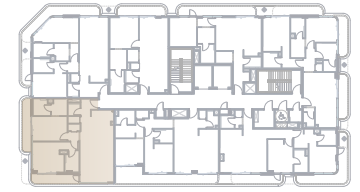
1- Living	3- Kitchen	5- Wardrobe	7- Powder	9- Laundry	11- Store
2- Dining	4- Bedroom	6- Study	8- Washroom	10- Maid	

Apartments Layouts

Type: 2BR

Apartment : 504-804

Total Area: 1222 - 1302 Sq.Ft



Legend:

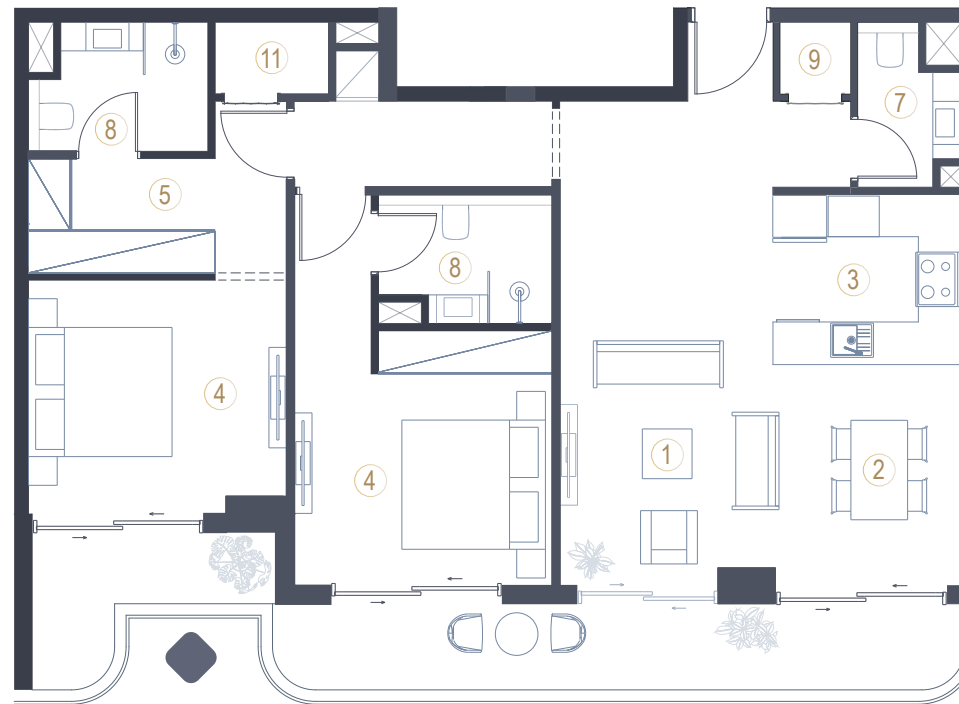
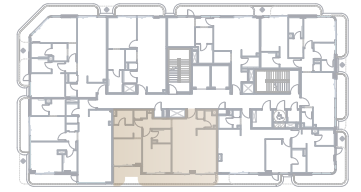
1- Living	3- Kitchen	5- Wardrobe	7- Powder	9- Laundry	11- Store
2- Dining	4- Bedroom	6- Study	8- Washroom	10- Maid	

Apartments Layouts

Type: 2BR

Apartment : 205-805

Total Area: 1233 - 1265 Sq.Ft



Legend:

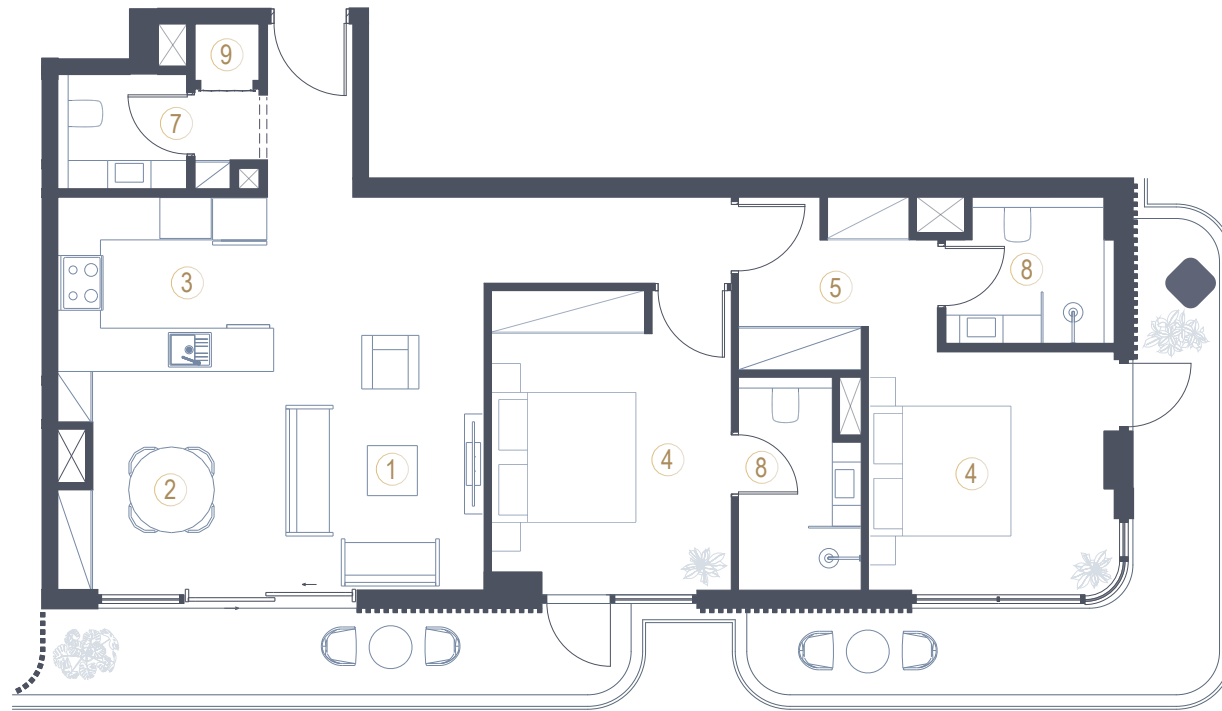
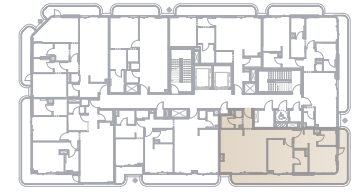
1- Living	3- Kitchen	5- Wardrobe	7- Powder	9- Laundry	11- Store
2- Dining	4- Bedroom	6- Study	8- Washroom	10- Maid	

Apartments Layouts

Type: 2BR

Apartment : 206-806

Total Area: 1214 - 1279 Sq.Ft



Legend:

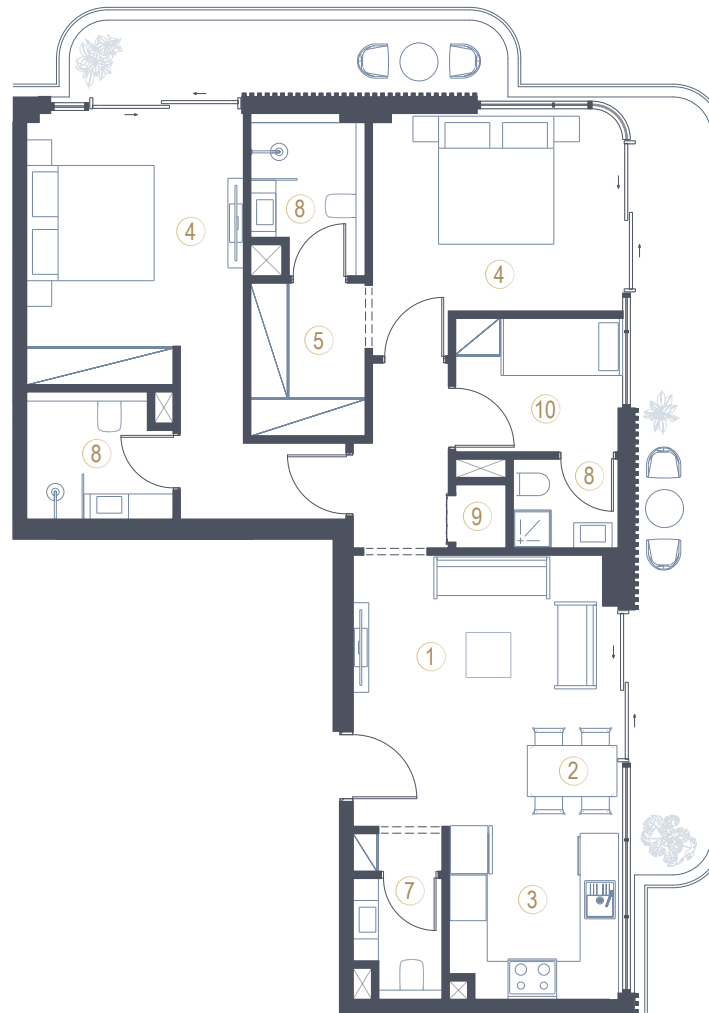
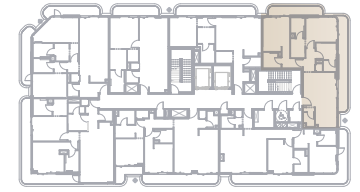
1- Living	3- Kitchen	5- Wardrobe	7- Powder	9- Laundry	11- Store
2- Dining	4- Bedroom	6- Study	8- Washroom	10- Maid	

Apartments Layouts

Type: 2BR + Maid

Apartment : 207-807

Total Area: 1266 - 1328 Sq.Ft



Legend:

1- Living	3- Kitchen	5- Wardrobe	7- Powder	9- Laundry	11- Store
2- Dining	4- Bedroom	6- Study	8- Washroom	10- Maid	



———— A Place For Comfort ————







THE HEART OF HOME

Where sophisticated design meets everyday living, creating a warm and inviting space for family gatherings and shared experiences.







Dressing Room

CRAFTED FOR ELEGANCE

Designed with intention and grace, every residence features refined luxurious materials, delicate golden accents, and harmonious proportions, creating a home of timeless elegance and understated luxury.





Golden Serenity

LIORA Residence embodies the harmony of sea, sand, and sky, where golden accents meet timeless design and enduring artistry. Every space is crafted with grace, sophistication, and comfort, shaping a lifestyle of rare and lasting distinction. Here, coastal beauty finds its most refined and timeless form.



PAYMENT PLAN

10%

DOWN PAYMENT

On Booking

10% + 4%

DOWN PAYMENT + FEES

On Signing SPA

5%

1ST INSTALMENT

Quarterly Payment

5%

2ND INSTALMENT

Quarterly Payment

5%

3RD INSTALMENT

Quarterly Payment

5%

4TH INSTALMENT

Quarterly Payment

5%

5TH INSTALMENT

Quarterly Payment

5%

6TH INSTALMENT

Quarterly Payment

50%

FINAL INSTALMENT

On Handover

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