

LIFE IN PERFECT HARMONY

LIVIA

RESIDENCES

DUBAI SOUTH

by

BARCO

FACTSHEET

LIFE IN PERFECT HARMONY

LIVIA Residences, a boutique development in Dubai South by BARCO, offers well-planned residences, generous layouts, fully-equipped kitchens, lifestyle features, and 20+ premium amenities. Located near Al Maktoum International Airport, it is built for strong rental yields, and long-term value growth.



LOCATION - DUBAI SOUTH

Dubai South, home to the future world’s largest airport, offers an integrated community with parks, schools, and retail. Its strategic location provides easy access to major roads, ensuring shorter commutes and a well connected setting for residential and commercial life.

1 MIN

Central Park,
Dubai South

4 MINS

Al Maktoum
International Airport

4 MINS

Dubai South
Metro Station

5 MINS

E611 and E311
intersection

5 MINS

School

10 MINS

Expo City
and DIP

11 MINS

Jebel Ali
Free Zone

19 MINS

JBR Beach &
Marina

19 MINS

Ibn Battuta Mall,
Festival Plaza,
Outlet Mall

20 MINS

Palm
Jebel Ali

LIVABILITY - THE LIVIA LIFE

LIVIA Residences offers spacious, contemporary homes with thoughtfully designed layouts and high ceilings, blending bright interiors with carefully curated indoor and outdoor spaces for comfortable, connected living.

- A fusion of Los Angeles style and Dubai practicality.
- Fully fitted kitchens with Siemens (or equivalent) appliances.
- Spacious layouts, from 393 sq. ft. studios to 1,320 sq. ft. two-bedroom units.
- Integrated smart home systems for lighting, curtains, and climate control.
- Floor-to-ceiling windows offering natural light and community views.

PROJECT OVERVIEW

G+6+R
Building

Excellent
Road Links

Premium
Location

Smart Home
Features

20+ Lifestyle
Amenities

Equipped
Kitchens

Spacious
Layouts

Strong Investment
Potential



20+ AMENITIES CURATED FOR EVERY MOOD AND MOMENT

Active Living Zones

- Gymnasium
- Calisthenics
- Jogging track
- Yoga deck
- Swimming pool

Leisure Spaces

- Sunken seating
- Outdoor cinema
- BBQ area
- Open seating area
- Terrace garden
- Residents’ lounge

Family Nooks

- Kids pool
- Kids play area
- Rock climbing wall
- Pets corner
- Splash pad

Co-working
Space

Golf Turf

Wi-Fi-Enabled
Common Areas

24/7 Smart
Security

Well-being
Design

PROJECT DETAILS

Project Name

LIVIA Residences

Project Status

Off-plan

Location

Dubai South

Total Units

71 (G+6+R)

Studios

Starting from AED 555,000

One-Bedroom

Starting from AED 983,000

Two-Bedroom &
Two-Bedroom + Maid’s

Starting from AED 1,459,000



PAYMENT PLAN

Completion: Q4 2027

30% During Construction	70% On Completion	2-Bedroom & 2-Bedroom + Maid's
50% During Construction	50% On Completion	Studios & 1-Bedroom Apartments

THE DEVELOPER

BARCO

- More than 50 years of business presence in the UAE through the group’s portfolio.
- Founders with proven track records across the UAE, Europe and North America.
- Multi-sector expertise in real estate, finance, consulting, F&B, and manufacturing.
- Full-cycle developer, from land acquisition to post-handover care.
- Over 2 million sq. ft. in the current development pipeline.
- Disciplined, execution-first approach focused on quality and long-term value.