



HANDOVER
Q4 2027



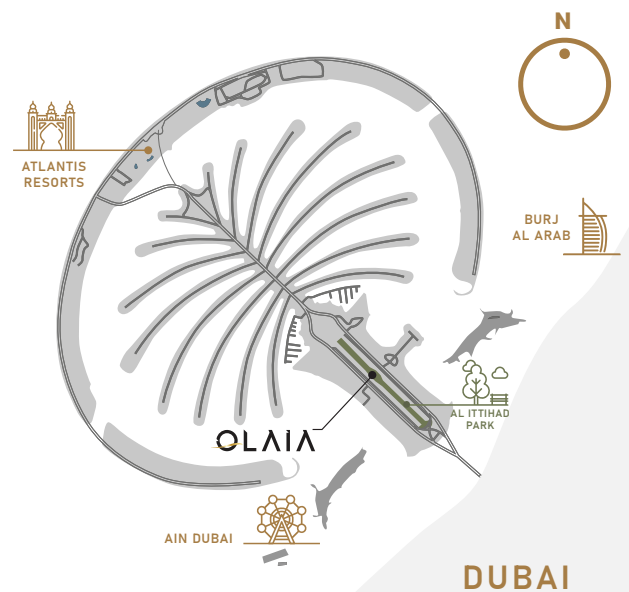
ABOUT THE PROJECT

Olaia Residences by Gulf House Real Estate is an ultra-exclusive development and the final opportunity to own a new home on the legendary Palm Jumeirah. This prestigious collection offers elegant 1-3 bedroom apartments and expansive 3-5 bedroom duplexes, all with breathtaking views of the sea and the iconic Dubai skyline.

Each residence features premium finishes and state-of-the-art kitchens fitted with Miele appliances for apartments and Gaggenau for duplexes, blending contemporary design with exceptional craftsmanship. Designed by Dawser and Partners.

The community is thoughtfully designed to support your well-being and leisure, offering a full suite of wellness and relaxation amenities - including pools, spa, fitness center, sauna, and dedicated yoga spaces.

THE LOCATION PALM JUMEIRAH



LIVING HERE IS NOT JUST ABOUT
OWNING A PROPERTY.

IT'S ABOUT EMBRACING A LIFESTYLE
OF UNPARALLELED LUXURY AND
SOPHISTICATION.



FACILITIES

24/7 SECURITY AND
CONCIERGE SERVICES

VALET PARKING

YOGA ROOFTOP AREA

PRIVATE BALLROOM
AND CIGAR LOUNGE

KIDS AREA
AND BBQ SPACE

ROOFTOP LOUNGE

BUSINESS CENTER

FITNESS CENTER

INDOOR AND OUTDOOR
ROOFTOP POOLS

MINI GOLF

SPA STEAM ROOM AND
SAUNA COLD PLUNGE
POOL MASSAGE ROOMS

2 minutes walk to:



Jogging Track



Cycling Track



Dog Park



Al Ittihad Park



Golden Mile
Galleria



Hotels
& Resorts



Restaurants
& Cafés



Beach Access





BUILDING 2B+GF+10 FLOORS

UNIT TYPES

1 BR APARTMENT
from 851 sq.ft. / starting AED 3.6M

2 BR APARTMENT
from 1558 sq.ft. / starting AED 5.6M

3 BR APARTMENT
from 2163 sq.ft. / starting AED 8M

3 BR DUPLEX
from 2260 sq.ft. / starting AED 11M

4 BR DUPLEX
from 2999 sq.ft. / starting AED 14.3M

5 BR DUPLEX
from 4125 sq.ft. / starting AED 20.2M

THINGS TO KNOW

WHY INVEST IN OLAIA RESIDENCES ?

Private master bathroom in every bedroom
Ceiling Heights: 4.7 meters - Ground and 10th floors
3.6 meters - All other floors

Service Charge: AED 23 per sq.ft.
Parking: Yes
Resale Policy: As per SPA Clause

- Prestigious location on the iconic Palm Jumeirah, surrounded by 5-star hotels, world-class resorts, pristine beaches, and top-tier leisure facilities.
- One of the final residential opportunities on Palm Jumeirah.
- A wide range of premium amenities. within the development.
- Just a 2-minute walk to the beach.
- Close proximity to Nakheel Mall and lush community parks.
- Eligible for a 10-year Golden Visal with family sponsorship.
- Only 10 minutes to Sheikh Zayed Road, Dubai's main highway.
- 25-minute drive to Dubai International Airport.



INVESTMENT ON PALM JUMEIRAH



In 2026, investing in Palm Jumeirah remains a premier luxury choice, characterized by high capital appreciation, scarcity, and gross rental yields of 4.5%-7%.



With prices ranging from AED 3,000-5,500 per sq. ft., the market is driven by HNWIs, with short-term holiday homes offering up to 9% returns.



The market is maturing, with growth moderating to 5-8% amid high demand.

CURRENT FACTS

- Strong mid-to-high single-digit growth entering 2026
- Palm Jumeirah continues to have among the highest price per square foot in Dubai's residential sector, supported by its scarcity and beachfront appeal.
- Limited availability of new luxury projects on Palm Jumeirah.
- Strong rental demand from high-net-worth tenants.
- High resale value due to its central location and premium surroundings.



PAYMENT PLAN

BOOKING	10%	UPON BOOKING
1 ST INSTALLMENT	10% + 4% DLD Fees + AED 5,500 Administration Fees	14 DAYS AFTER BOOKING Upon SPA Signing
2 ND INSTALLMENT	10%	14 DAYS AFTER SPA
3 RD INSTALLMENT	10%	JUN 2026
4 TH INSTALLMENT	10%	DEC 2026
5 TH INSTALLMENT	50%	Q4 2027



FINANCIAL DETAILS

EOI will be accepted until launch with AED 50k Security Deposit (refundable) payable in form of local bank cheque or bank transfer on the following account:

Account Title: OLAIA RESIDENCES ESCROW ACC
Bank Name: First Abu Dhabi Bank PJSC
IBAN: AE620351011226181330002
Account number: 1011226181330002
Swift Code: NBADAEAA
Currency: AED