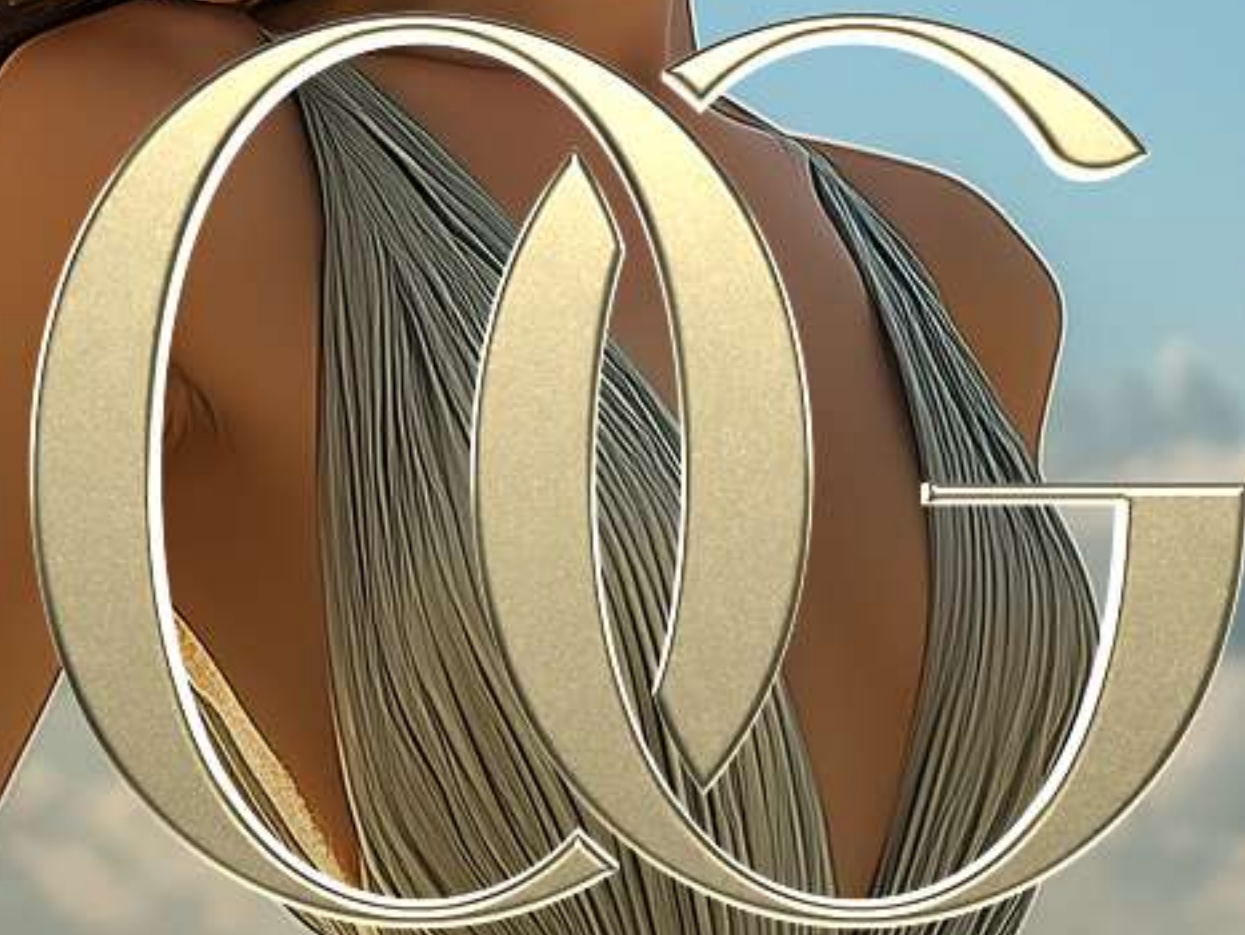




Olivia Gardens
RESIDENCE

by **SEGREX**



Olivia Gardens

RESIDENCE

PREMIUM
RESIDENTIAL
COMPLEX

JUMEIRAH
GARDENS
CITY



WELCOME TO OLIVIA GARDENS RESIDENCE

AN EXCLUSIVE
PREMIUM-CLASS RESIDENTIAL
COMPLEX IN THE PRESTIGIOUS
JUMEIRAH GARDENS CITY
DISTRICT.

A UNIQUE COMBINATION
OF MODERN DESIGN,
HIGH-END AMENITIES,
AND A PRIME LOCATION
MAKES THIS PROJECT
THE PERFECT CHOICE
FOR BOTH LIVING
AND INVESTMENT.





1

BASEMENT

2

PARKING FLOORS

8

LIVING FLOORS

1q 2027

HANDOVER

78

MODERN LUXURY
APARTMENTS

ROOF FLOOR

LIVING FLOOR

FIRST FLOOR

PARKING FLOORS

GROUND FLOOR







OG

Olivia Gardens

RESIDENCE

TRANSPORT
ACCESSIBILITY

LOCATION

OLIVIA GARDENS RESIDENCE IS SITUATED IN JUMEIRAH GARDENS CITY, NEAR DUBAI'S BUSINESS CENTER, SHOPPING, AND CULTURAL LANDMARKS. IT OFFERS EXCELLENT TRANSPORT ACCESSIBILITY—JUST A FEW MINUTES TO EMIRATES TOWERS METRO AND WORLD TRADE CENTER METRO STATIONS, AS WELL AS QUICK ACCESS TO THE CITY'S MAIN HIGHWAY, SHEIKH ZAYED ROAD.







OG

Olivia Gardens

RESIDENCE

TOP CLASS
AMENITIES



GYM &
FITNESS



SAUNA



YOGA &
PILATES



ROOF POOL &
SWIMMING POOL



CINEMA



BBQ
ZONE



KIDS
AQUA ZONE



JACUZZI



RECREATION
AREA



KIDS PLAY
AREA



OLIVE GARDEN &
CHILLOUT YARD



MEETING
ZONE



COWORKING
IN LOBBY



PARKING



EV CHARGES

ROOF FLOOR

FIRST FLOOR

PARKING FLOORS

GROUND FLOOR



A woman with long blonde hair is shown in profile, wearing a vibrant orange dress. The fabric of the dress is flowing and billowing in the wind, creating a sense of movement. The background is a soft-focus garden scene with green foliage and a branch with small leaves in the upper right corner. The overall mood is elegant and serene.

OG

Olivia Gardens

RESIDENCE

ROOFTOP
AMENITIES

ROOFTOP





GYM &
FITNESS





YOGA
AND PILATES
AREA



CG

SAUNA



OG

POOL



CG

CINEMA





CG

BBQ AREA



Olivia Gardens

RESIDENCE

FIRST FLOOR
AMENITIES

FIRST FLOOR



OLIVE GARDEN &
CHILLOUT YARD



KIDS PLAY
AREA

JACUZZI



SWIMMING POOL



RECREATION
AREA



SWIMMING
POOL



CG

JACUZZI





KIDS
AQUA ZONE





OLIVE GARDEN
AND CHILLOUT
YARD





RECREATION
AREA





KIDS PLAY
AREA





Olivia Gardens

RESIDENCE

GROUND
FLOOR

GROUND FLOOR





CENTRAL
LOBBY





MEETING
ZONE





COWORKING
IN LOBBY





ELEVATORS





FOYER





PARKING
WITH
EV CHARGES





Olivia Gardens

RESIDENCE

APARTMENTS



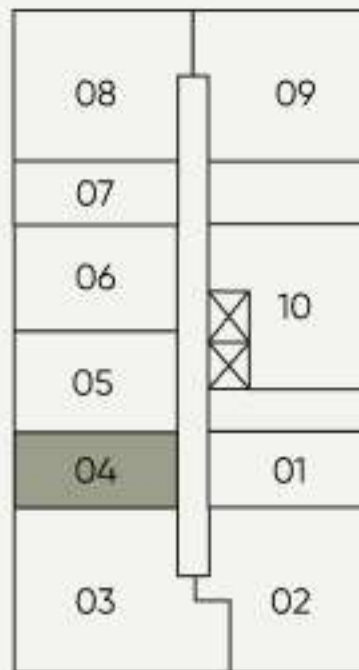
23

STUDIOS

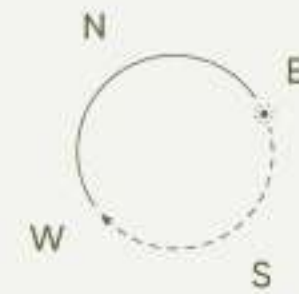
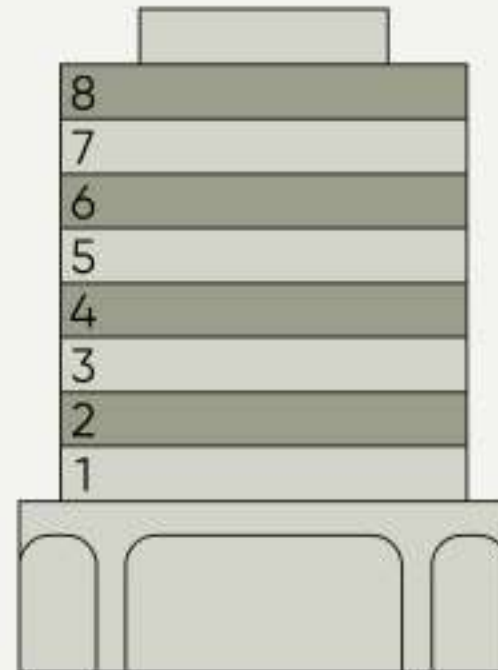


STUDIO APARTMENT

KEY PLAN
LEVEL 2, 4, 6, 8



KEY
SECTION



UNIT 04

SUITE AREA	317 SQ.FT.	29 SQ.M.
BALCONY AREA	59 SQ.FT.	6 SQ.M.
TOTAL AREA	376 SQ.FT.	35 SQ.M.











A modern kitchen and dining area. The kitchen features dark wood cabinetry, a black marble backsplash with gold veining, and a built-in oven. A microwave is mounted on the wall. The dining area has a dark wood table and three upholstered chairs. A large potted plant is on the left. The floor is light-colored tile.

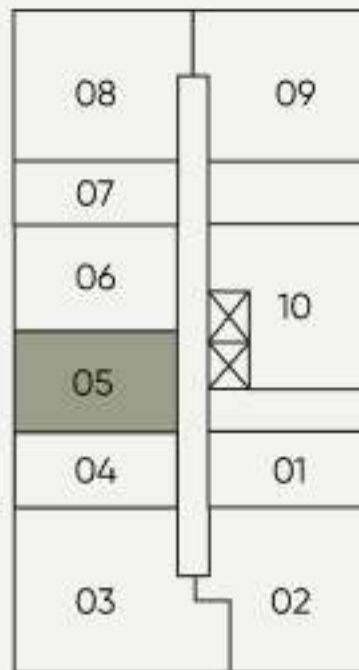
16

STUDIOS
WITH A SEPARATE
BEDROOM

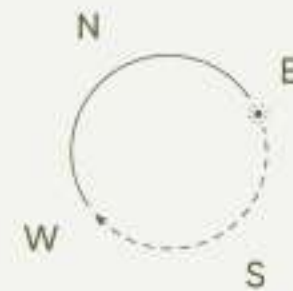
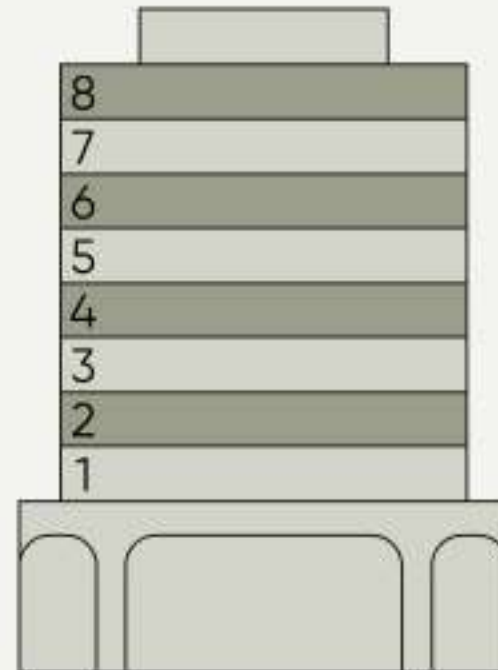


LARGE
STUDIO
APARTMENT

KEY PLAN
LEVEL 2, 4, 6, 8

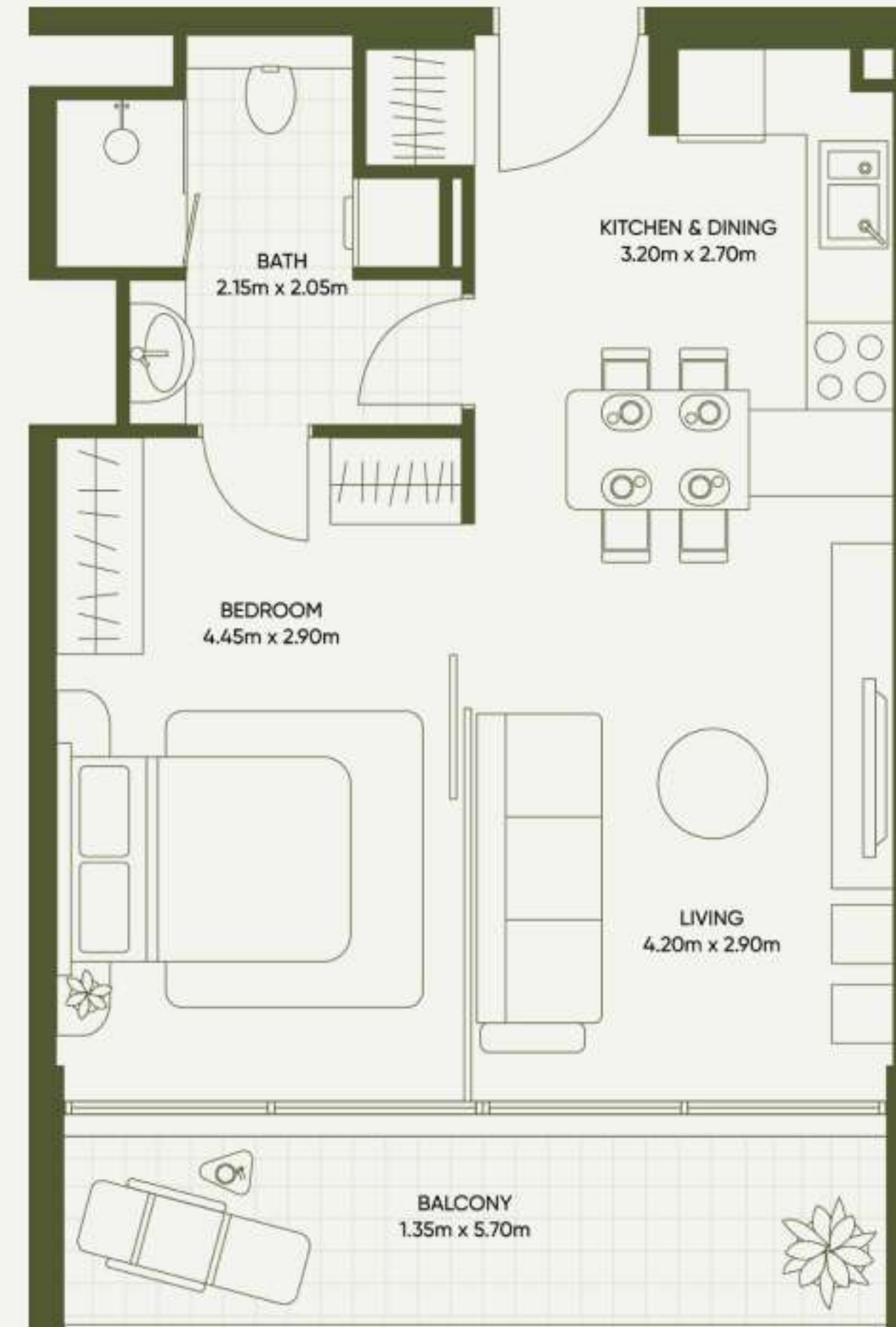


KEY
SECTION



UNIT 05

UNIT 05		
SUITE AREA	474 SQ.FT.	44 SQ.M.
BALCONY AREA	98 SQ.FT.	9 SQ.M.
TOTAL AREA	572 SQ.FT.	53 SQ.M.













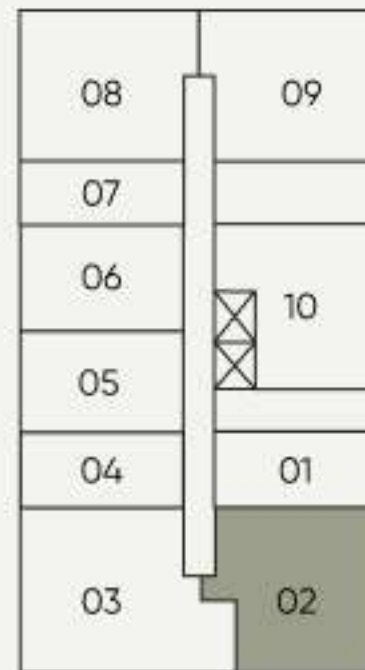
30

ONE-BEDROOM
APARTMENTS

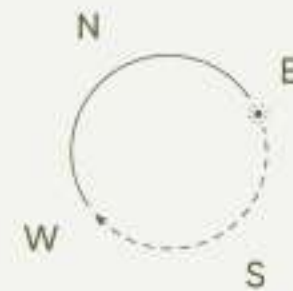
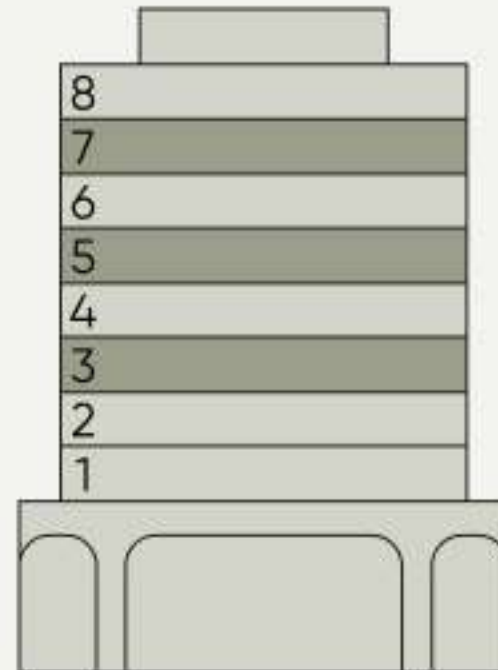


ONE
BEDROOM
APARTMENT

KEY PLAN
LEVEL 3, 5, 7

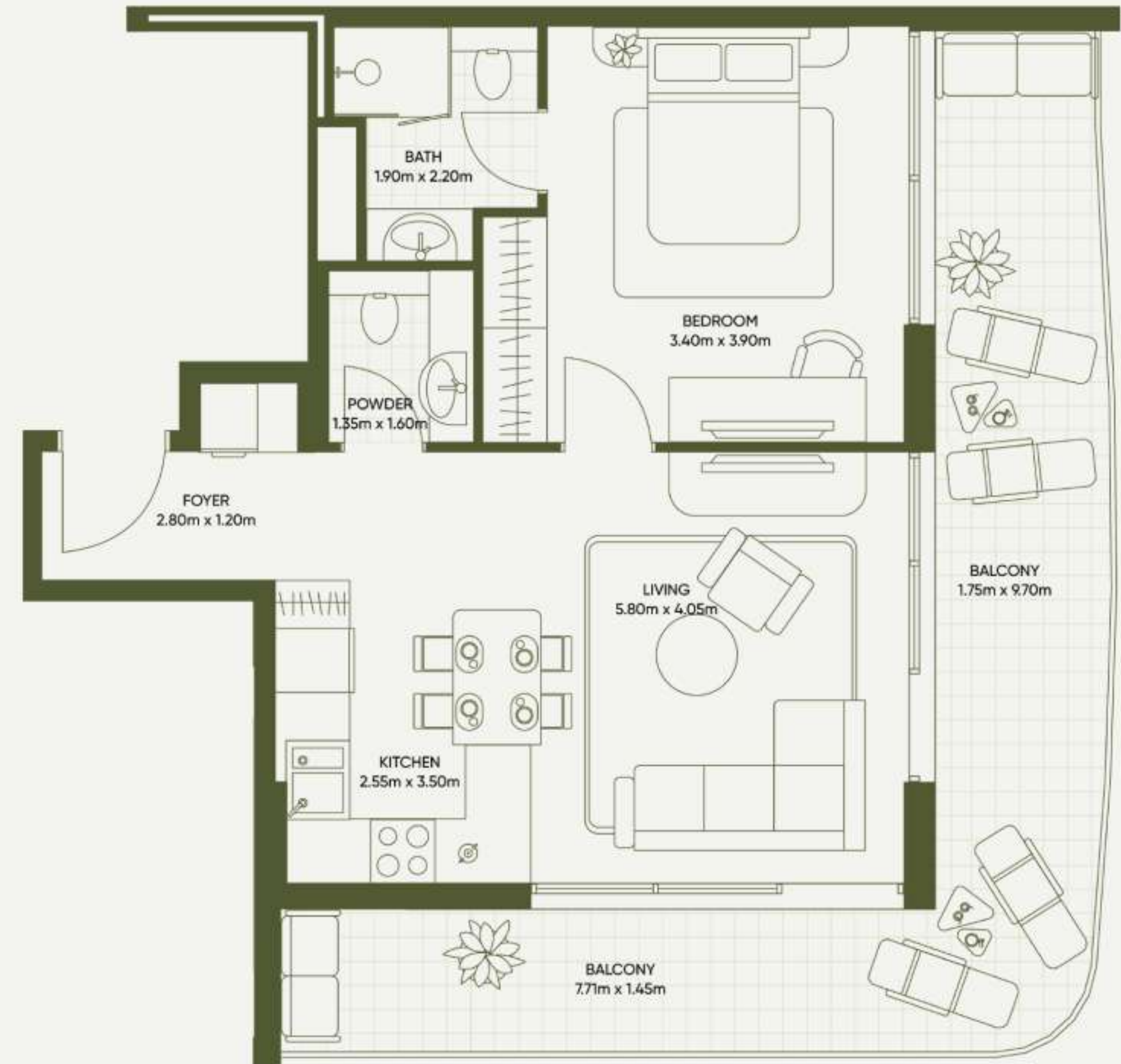


KEY
SECTION



UNIT 02

UNIT 02		
SUITE AREA	555 SQ.FT.	52 SQ.M.
BALCONY AREA	287 SQ.FT.	27 SQ.M.
TOTAL AREA	842 SQ.FT.	79 SQ.M.











A modern, minimalist living and dining area. The room features large windows with sheer curtains, offering a view of a cityscape. In the center, a round black dining table is surrounded by four upholstered chairs with a light-colored, textured fabric. To the right, a large, textured sofa is adorned with a beige throw blanket and a matching pillow. A low, round coffee table sits in front of the sofa. In the foreground, a single armchair with a dark, sculptural backrest is visible. On the left, a tall, narrow wooden shelving unit holds various decorative items, including a white bowl and a small plant. The floor is made of large, light-colored tiles. The overall aesthetic is clean and contemporary.

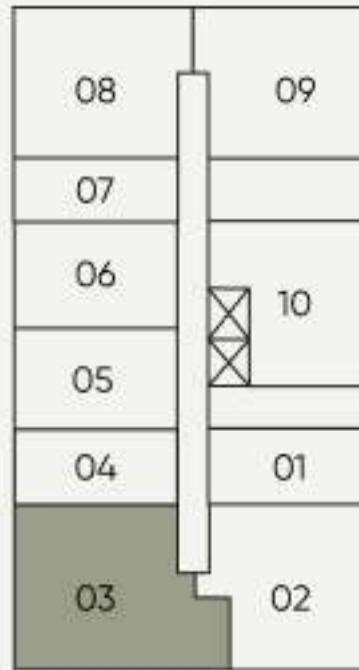
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TWO-BEDROOM
APARTMENTS

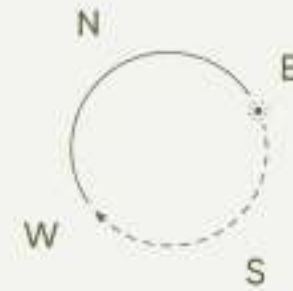
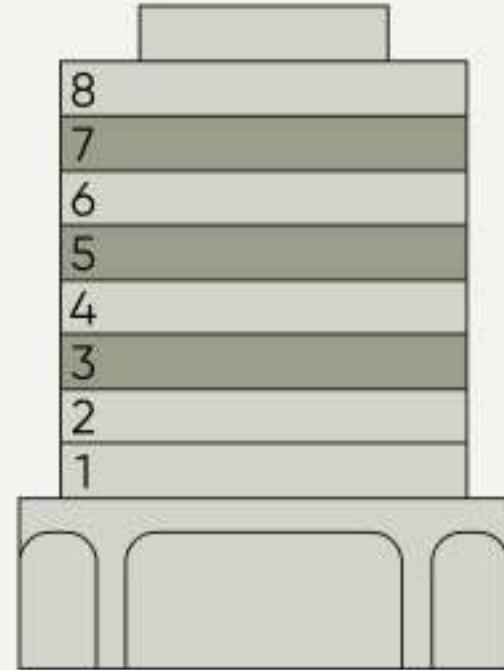


TWO BEDROOM APARTMENT

KEY PLAN
LEVEL 3, 5, 7

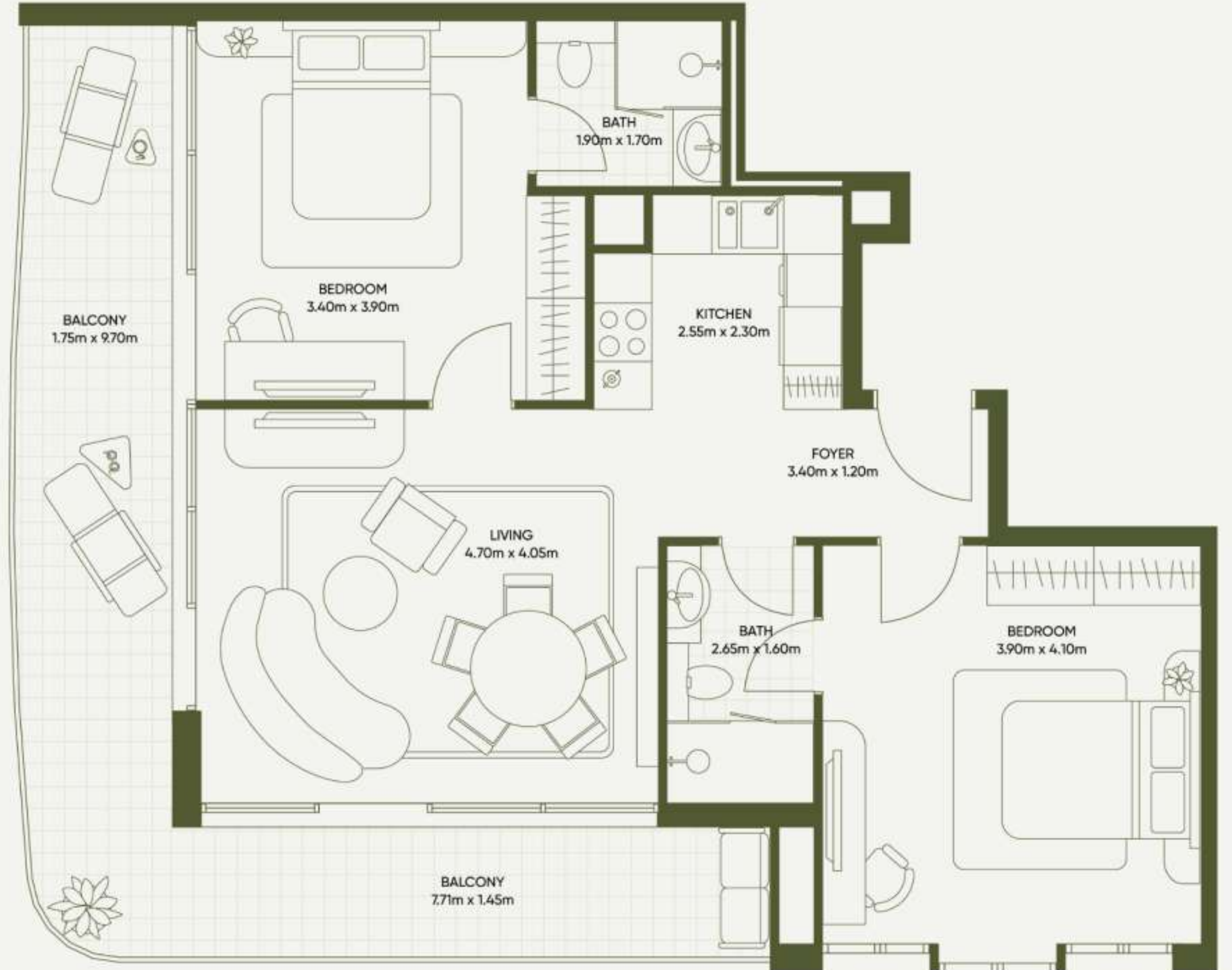


KEY
SECTION



UNIT 03

UNIT 03		
SUITE AREA	773 SQ.FT.	72 SQ.M.
BALCONY AREA	287 SQ.FT.	27 SQ.M.
TOTAL AREA	1060 SQ.FT.	99 SQ.M.

















Olivia Gardens

RESIDENCE

BY



DEVELOPER

SEGREX DEVELOPMENT IS A COMPANY RENOWNED FOR CREATING EXCLUSIVE PROJECTS IN DUBAI OVER THE PAST THREE YEARS. SEGREX DEVELOPMENT IS LED BY A SEASONED TEAM OF TOP EXECUTIVES, BOASTING EXTENSIVE EXPERIENCE IN THE CONSTRUCTION AND DELIVERY OF RESIDENTIAL PROJECTS EXCEEDING 1,000,000 SQUARE FEET IN DUBAI.

SEGREX DEVELOPMENT'S IMPRESSIVE DUBAI PORTFOLIO INCLUDES OVER 20 PREMIUM PRIVATE VILLAS AND NOTABLE RESIDENTIAL COMPLEXES SUCH AS "ASTORIA" AND "NICHOLAS" IN JUMEIRAH VILLAGE CIRCLE (JVC). CURRENTLY, THE COMPANY IS DEVELOPING THREE SIGNIFICANT RESIDENTIAL PROJECTS: STONEHENGE 1 AND STONEHENGE 2, BOTH SCHEDULED FOR COMPLETION IN 2025, AND VITALITY RESIDENCE IN JVC, WHICH IS SET TO BE COMPLETED IN 2026.