

OMORIA

PRIVATE RESIDENCES
DUBAI ISLANDS

INNOVATE
LIVING

This is OMORIA

CRAFTING LUXURY LIVING,
INSPIRING HOLISTIC WELL-BEING.



OMORIA

OMORIA is the world’s first ultra-luxury hospitality residential brand, developed by **Innovate Living**, designed for those who appreciate curated living experiences that are both welcoming and world-class. With an emphasis on thoughtful design, personalized service, and understated luxury, OMORIA redefines the meaning of home for a new generation of global travelers and residents.

THE NAME

The name combines “Omo” a nod to the Japanese concept of home and hospitality, and “Ria” reflects Italian refinement and elegance. Signaling the sophisticated experience OMORIA is committed to deliver. Together, OMORIA stands for a unique balance of comfort and sophistication, offering guests and residents a high-end retreat that feels personal, intimate, and deeply luxurious.





WORLD CLASS *à la carte* HOSPITALITY SERVICES

OMORIA elevates everyday life with world-class hospitality services, ensuring seamless comfort and sophistication.

- In-home dining
- Personalized meal plans by renowned chefs
- Car rental service with chauffeur
- Tailored wellness and spa treatments
- Private event planning and catering
- Personal shopping and wardrobe management
- Bespoke travel arrangements and VIP access
- Dedicated security and privacy management
- Personal training and fitness programs
- Padel tennis trainer
- Car service scheduling / booking
- Well-being concierge
- In-house landscaping and plant care
- Grocery shopping
- Meal planning
- Away-from-home care service

General View

Boutique COASTAL CHARM

EXPERIENCE MESMERIZING VIEWS OF THE SEA ALLROUND AND
UNPARALLELED PRIVACY IN THIS COASTAL SANCTUARY.

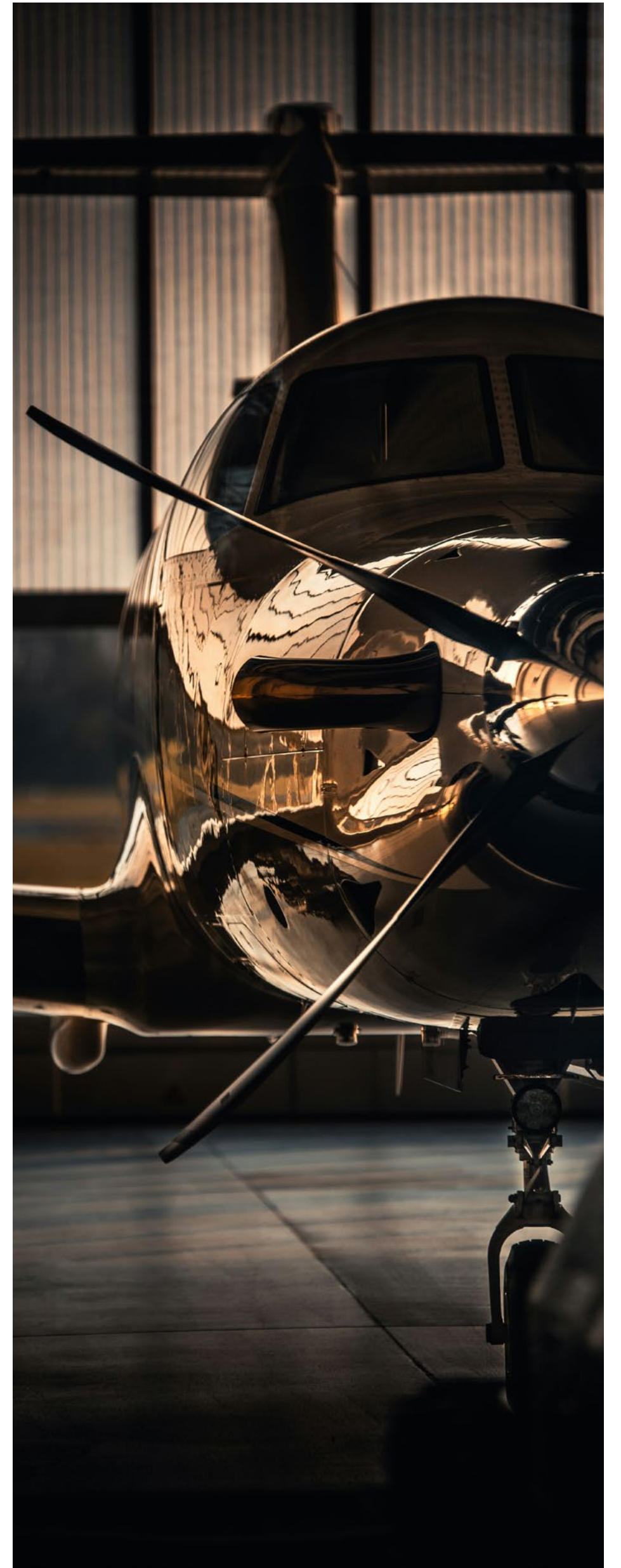
THE IDEAL LOCATION

LOCATION



A NEIGHBOURHOOD
DESIGNED TO IMPRESS.

Whether basking in golden daylight or shimmering under starlit skies, Dubai Islands never ceases to inspire. Explore high-end retail at **Dubai Islands Mall** and indulge in **exceptional culinary journeys**. Every moment here is crafted to delight, from tranquil days by the waterfront to evenings with glowing backdrops of the city skyline.





DUBAI ISLANDS
Locations PROXIMITY

Dubai Islands offers prime accessibility directly to the heart of the city.

Two bridges are currently under construction that will provide direct access to downtown Dubai and Sheikh Zayed Road, easily bypassing traffic and cutting down travel time by 8-10 minutes.

14 *MINS TO*
The Dubai
Frame

15 *MINS TO*
Dubai World
Trade Center

20 *MINS TO*
Dubai
International
Airport

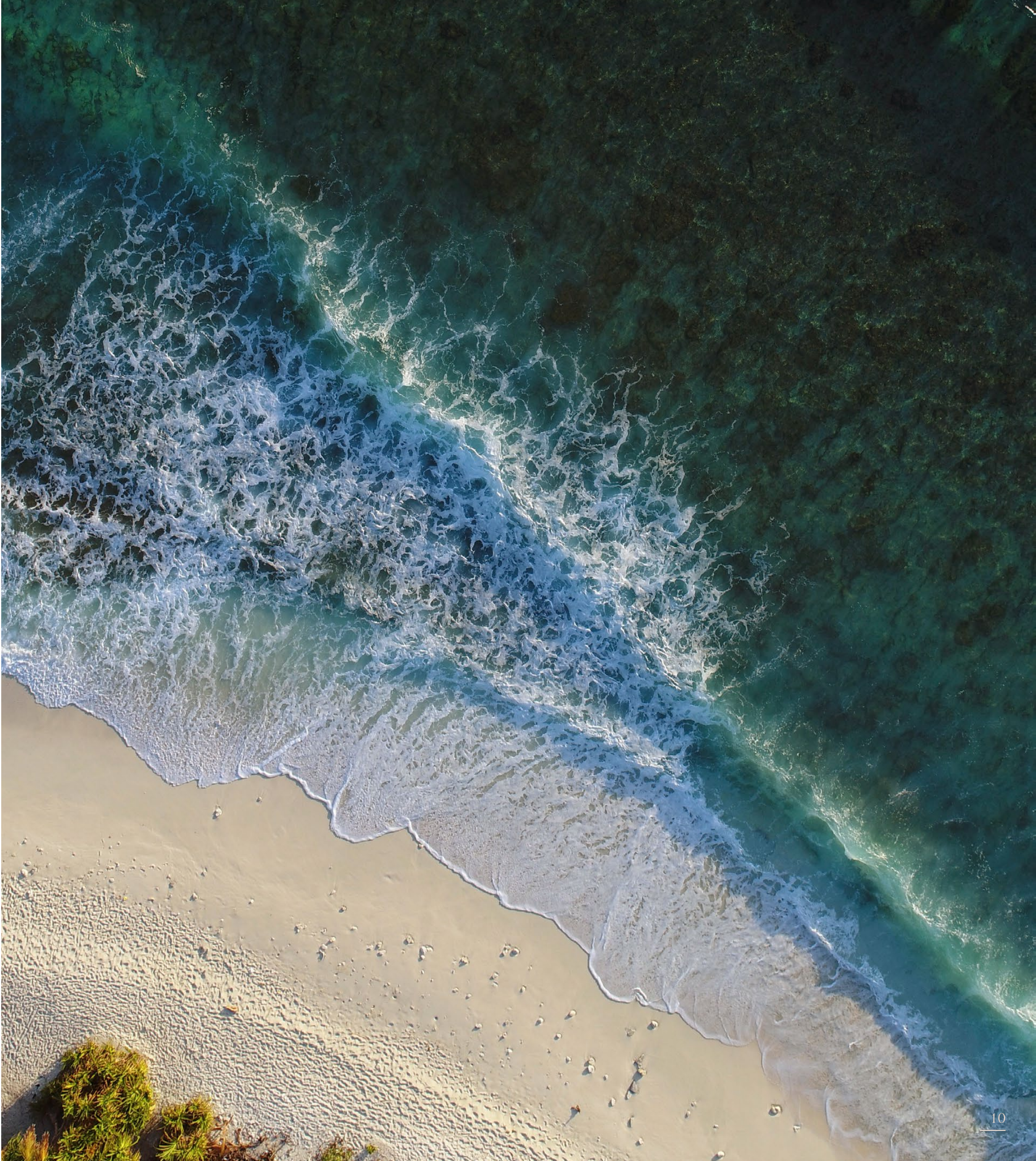
18 *MINS TO*
Dubai
Mall

20 *MINS TO*
Burj
Khalifa

21 *MINS TO*
Downtown
Dubai

21 *MINS TO*
Business
Bay

18 *MINS TO*
J1
Beach







⊕ *The World Islands*

OMORIA

PRIVATE RESIDENCES
DUBAI ISLANDS





A GOLF EXPERIENCE, *Attuned to its* ISLAND SURROUNDINGS

Set against a backdrop of lush greens and open fairways, Dubai Islands' premier golf courses offer a refined escape for enthusiasts. Just minutes from OMORIA Private Residences, this exclusive destination blends sport and serenity, inviting you to experience the rhythm of the game amidst breathtaking landscapes and world-class design.





BESPOKE
Italian
FURNITURE

Our residences feature meticulously selected furnishings from the finest Italian brands, blending elegance, comfort, and craftsmanship to create a refined living experience.



Fixtures - Lighting Brands



P R O J E C T W A L K T H R O U G H

EVERY DETAIL MATTERS





GROUND FLOOR OVERVIEW





Lobby



RETAIL AND DINING
complemented
BY SOPHISTICATION

Located at your doorstep, experience luxury retail. Explore exclusive boutiques, thoughtfully curated to delight the senses and create lasting memories.







AN UNFORGETTABLE *journey through* FLAVOURS



Indulge in exceptional dining experiences right at your doorstep. Two fine dining restaurants offer exquisite menus inspired by Japanese and Italian culinary traditions, with indoor and outdoor seating spaces. This curated selection of experiences ensures that every desire is met with sophistication, providing a lifestyle of the finest taste and elegance.











LEVEL 1 OVERVIEW

OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

- 1-BEDROOM SUITE
- 2-BEDROOM SUITE
- 3-BEDROOM SUITE
- 4-BEDROOM SUITE



OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

4 BEDROOM SIGNATURE SUITE

LEVEL ONE

Area	3,775 sq.ft
External Terrace Area	2,138 sq.ft
Total	5,913 sq.ft



Unit no. 106

▲ SEA VIEW ▼







Townhouse Living & Dining Area



Townhouse Dining Area & Fireplace











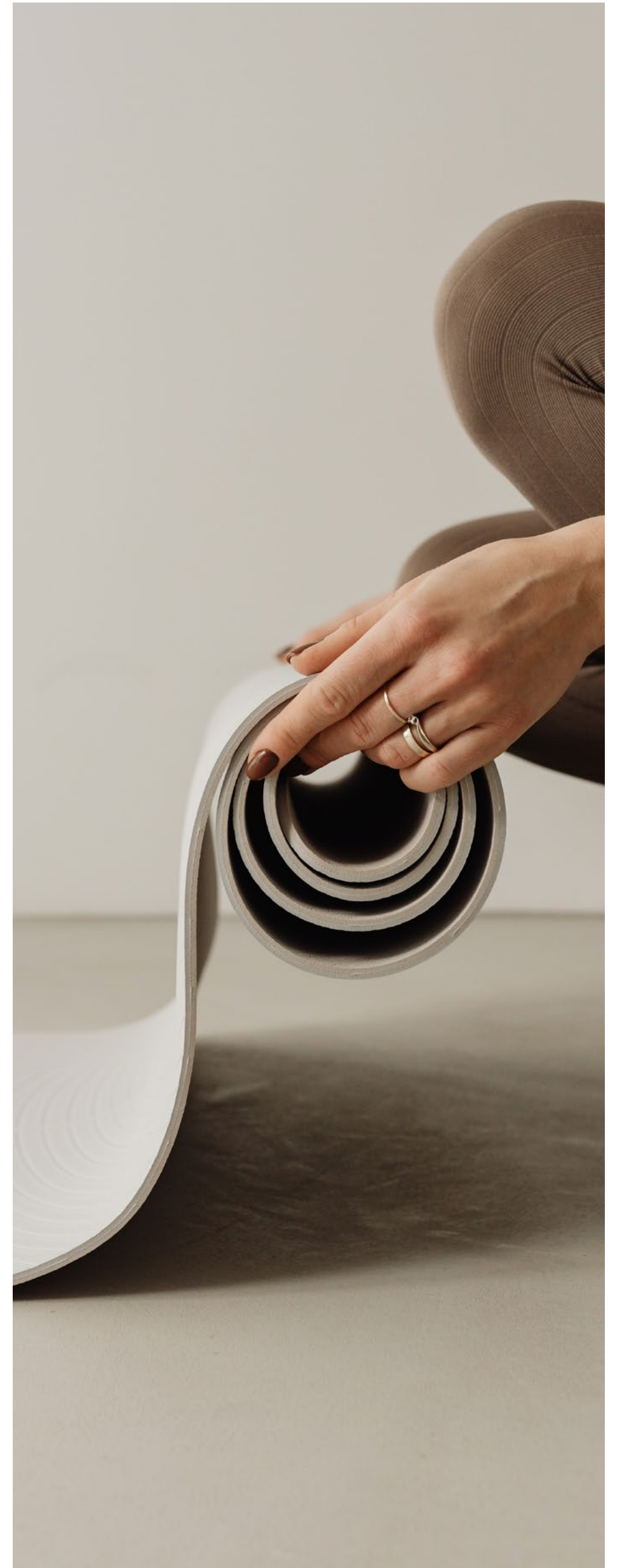






STATE-OF-THE-ART FITNESS AND
WELLNESS EXPERIENCES.

Designed for ultimate well-being, the fitness center offers more than just equipment, it's a sanctuary for your health. With cutting-edge gym facilities and a dedicated reformer Pilates room, every aspect of the space is crafted to elevate your fitness journey.







Wellness Spa

COMPREHENSIVE *care at your* FINGERTIPS

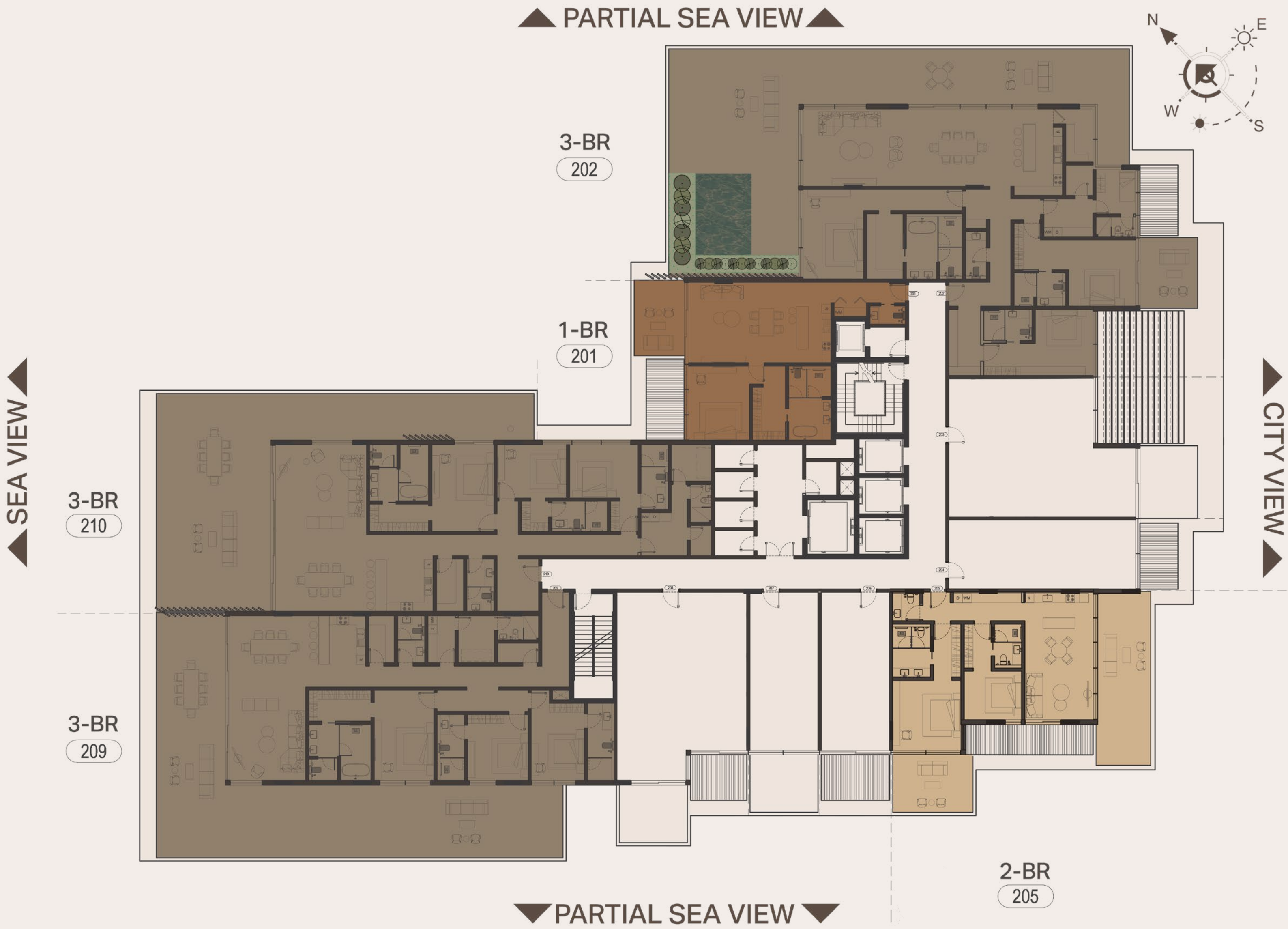


- Massage Treatments
- Salt room
- Infrared sauna
- Oxygen room
- Ice & hot plunges



LEVEL 2 OVERVIEW

- 1-BEDROOM SUITE
- 2-BEDROOM SUITE
- 3-BEDROOM SUITE
- 4-BEDROOM SUITE



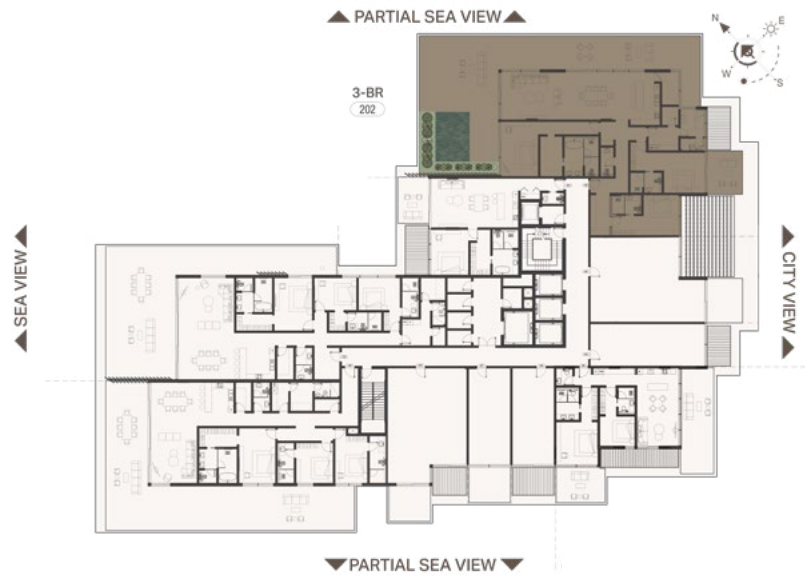
3 BEDROOM SIGNATURE SUITE
LEVEL TWO

Area	3, 327 sq.ft
External Terrace Area	2, 598 sq.ft
Total	5, 925 sq.ft

▲ SEA VIEW ▼



▲ CITY VIEW ▼



Unit no. 202















LEVEL 3 OVERVIEW



- 1-BEDROOM SUITE
- 2-BEDROOM SUITE
- 3-BEDROOM SUITE
- 4-BEDROOM SUITE

LEVEL 4 OVERVIEW

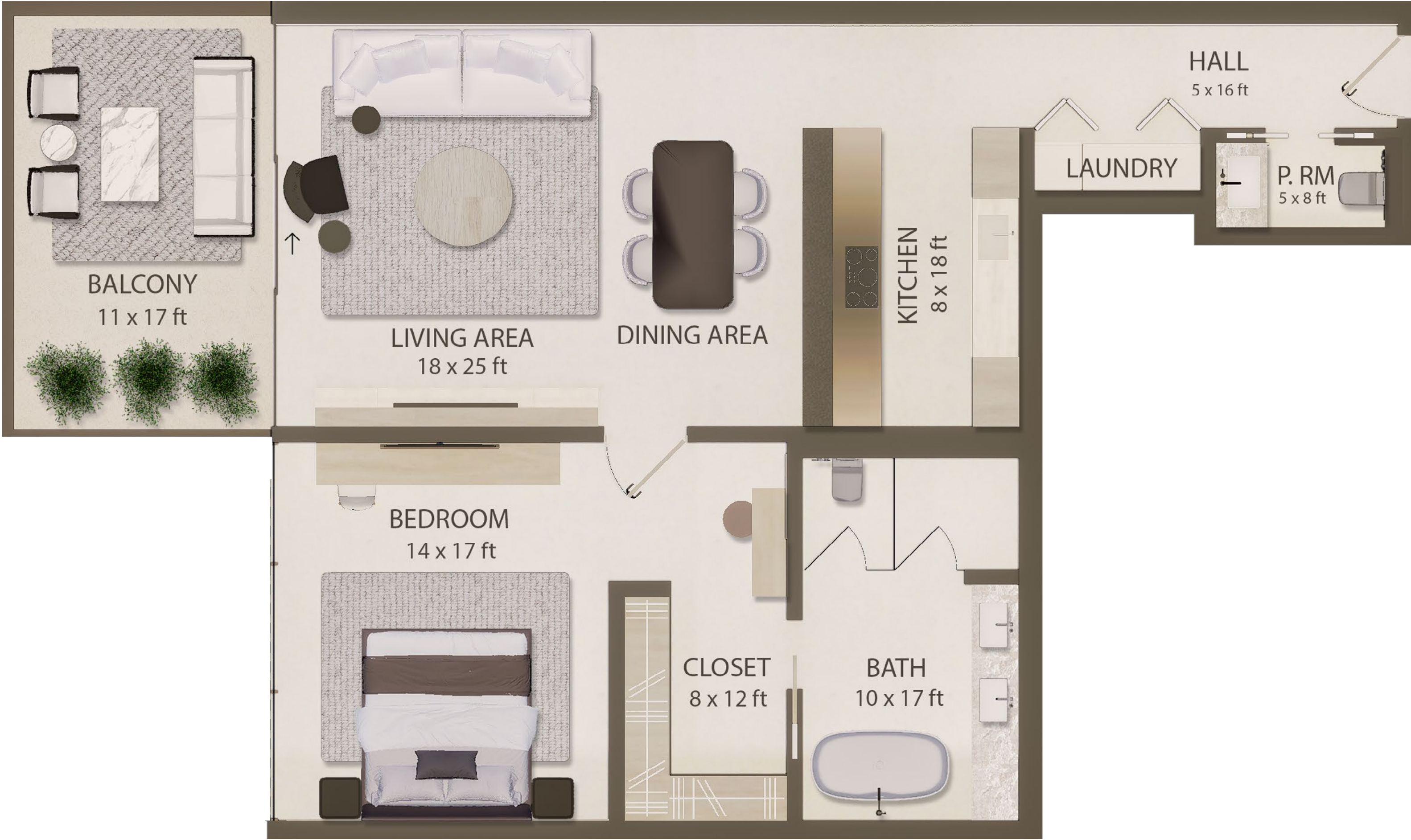


1 BEDROOM SUITE

LEVEL FOUR

Area	1, 250 sq.ft
External Terrace Area	190 sq.ft
Total	1, 440 sq.ft

▲ SEA VIEW ▼



Unit no. 401

1 Bedroom Suite Living Room & Dining Area



1 Bedroom Suite Living Room

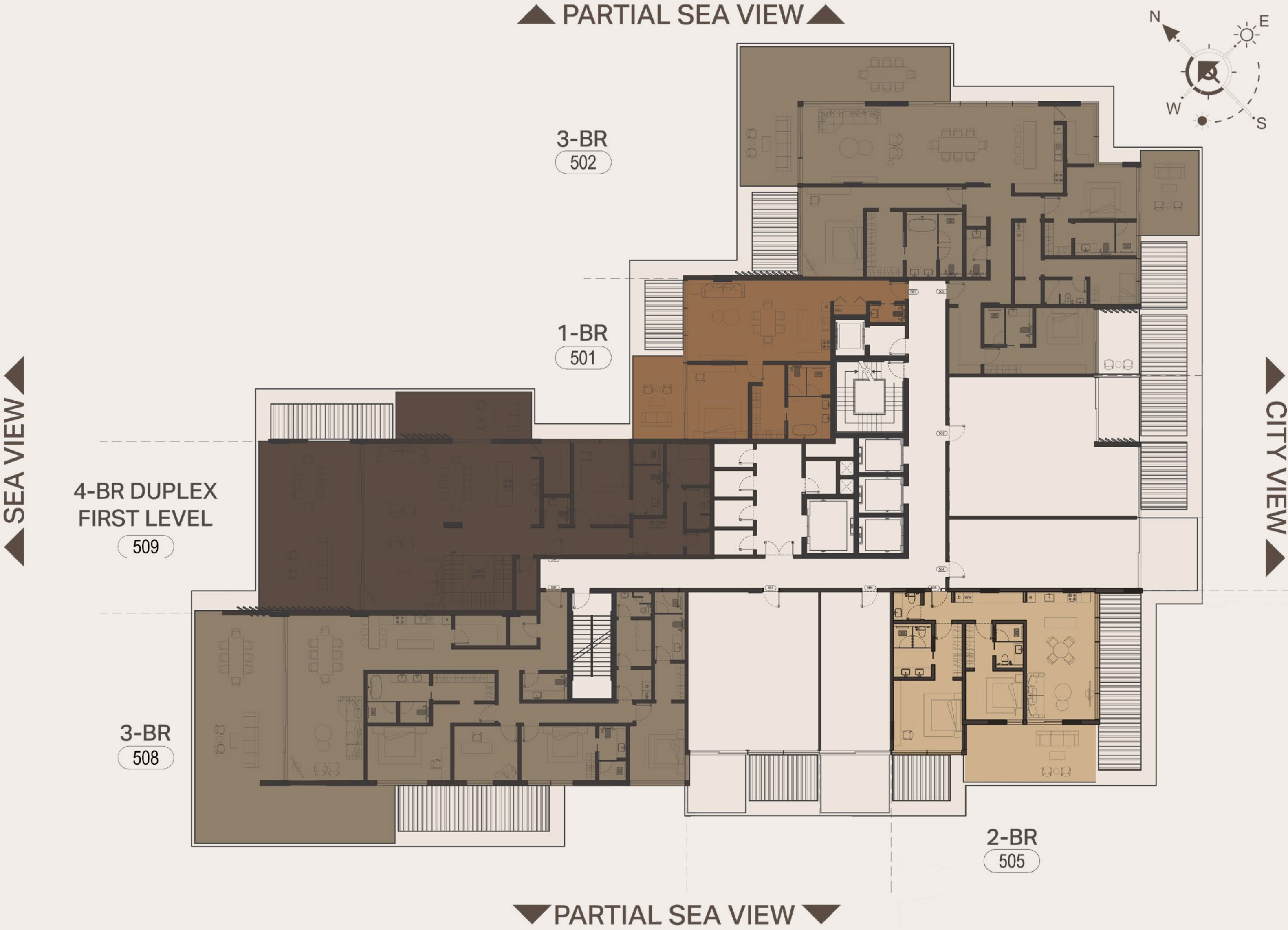




LEVEL 5 OVERVIEW

OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

- 1-BEDROOM SUITE
- 2-BEDROOM SUITE
- 3-BEDROOM SUITE
- 4-BEDROOM SUITE



OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

4 BEDROOM DUPLEX SUITE

LEVELS FIVE & SIX

Area	4,964 sq.ft
External Terrace Area	1,679 sq.ft
Total	6,643 sq.ft

OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

▲ SEA VIEW ▲



FIRST LEVEL

▲ SEA VIEW ▲



SECOND LEVEL



Unit no. 509

OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH



Duplex Dining Area & Clean Kitchen
with concealed grease kitchen



Duplex Living Room

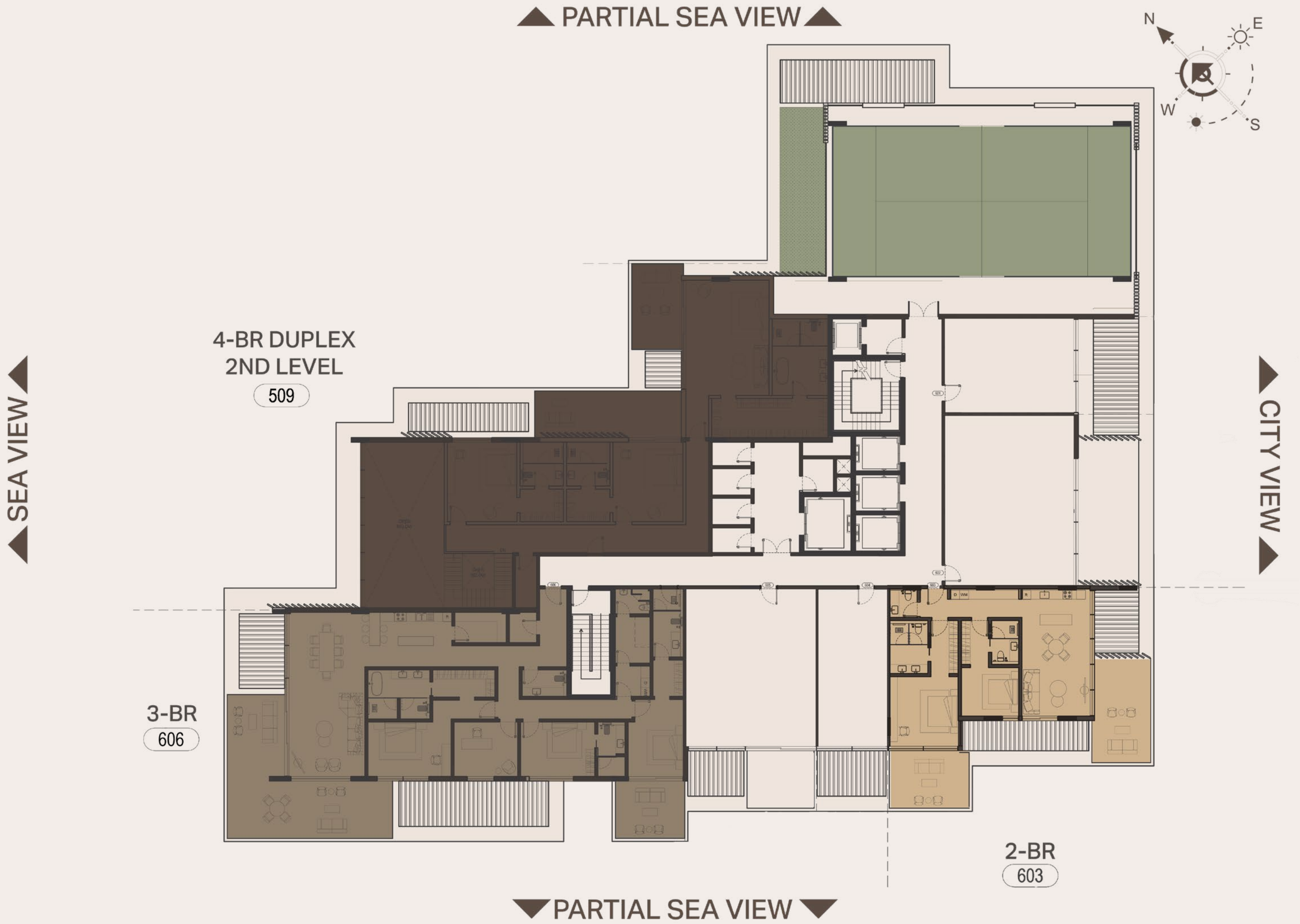




LEVEL 6 OVERVIEW

OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

- 1-BEDROOM SUITE
- 2-BEDROOM SUITE
- 3-BEDROOM SUITE
- 4-BEDROOM SUITE



OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH



Panoramic Sea-view Padel Court

PANORAMIC *sea-view* PADEL COURT

Perched atop the building, the city's first panoramic sea-view padel court redefines the game with breathtaking horizons. Play against a backdrop where sky and sea blend seamlessly, elevating every match into an experience of exhilaration and elegance. Whether for competition or leisure, the court offers an unmatched fusion of sport, luxury, and endless inspiration.



PENTHOUSE
OVERVIEW
LEVEL SEVEN

Area	9,850 sq.ft
External Terrace Area	5,298 sq.ft
Total	15,148 sq.ft

OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

▲ SEA VIEW ▼



OMORIA PRIVATE RESIDENCES | PROJECT WALKTHROUGH

Unit no. 701



Master Bedroom









Penthouse Living Room





Penthouse Dining Area







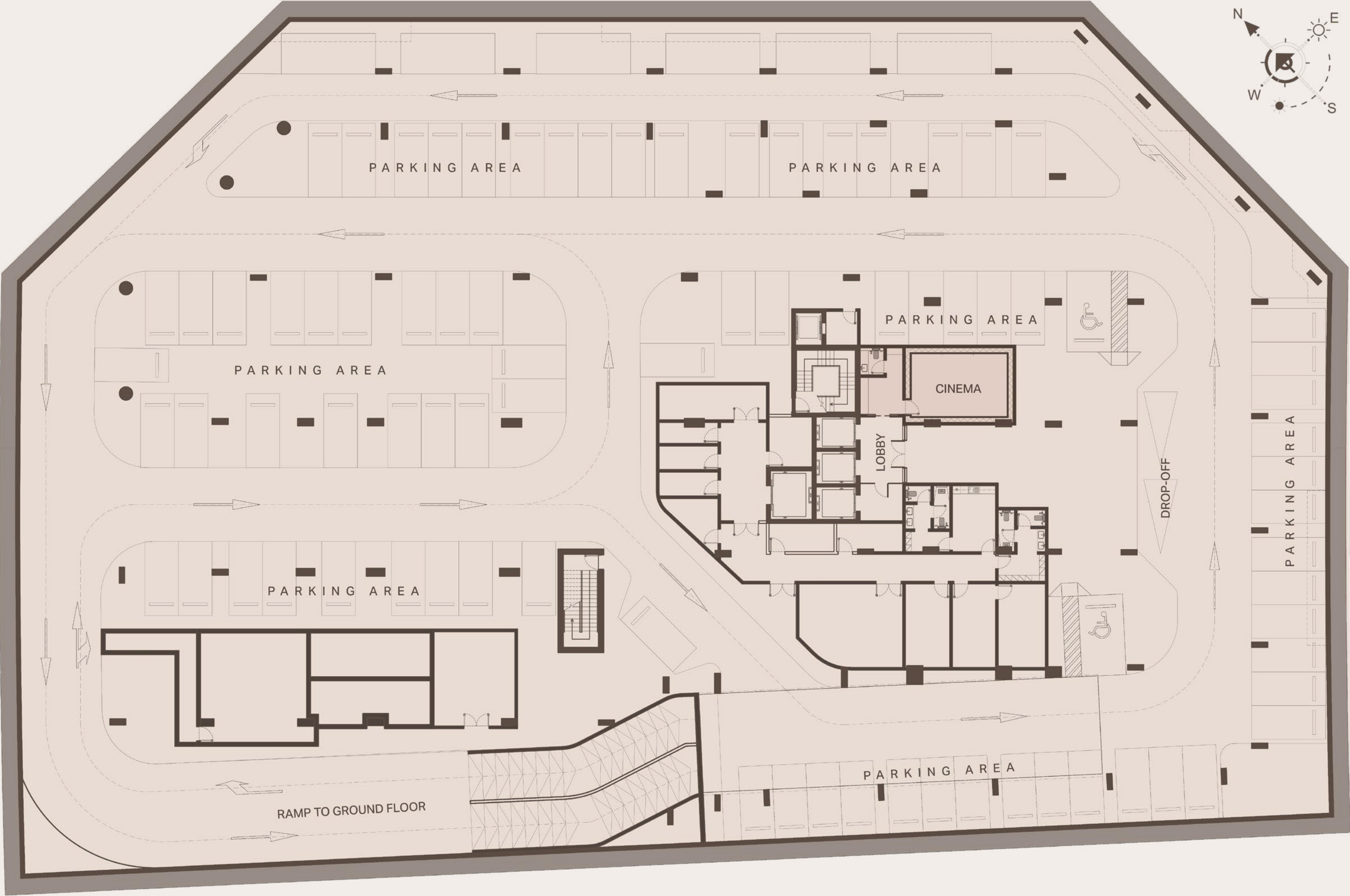








BASEMENT OVERVIEW







DELIVERING *unequalled* COMFORT

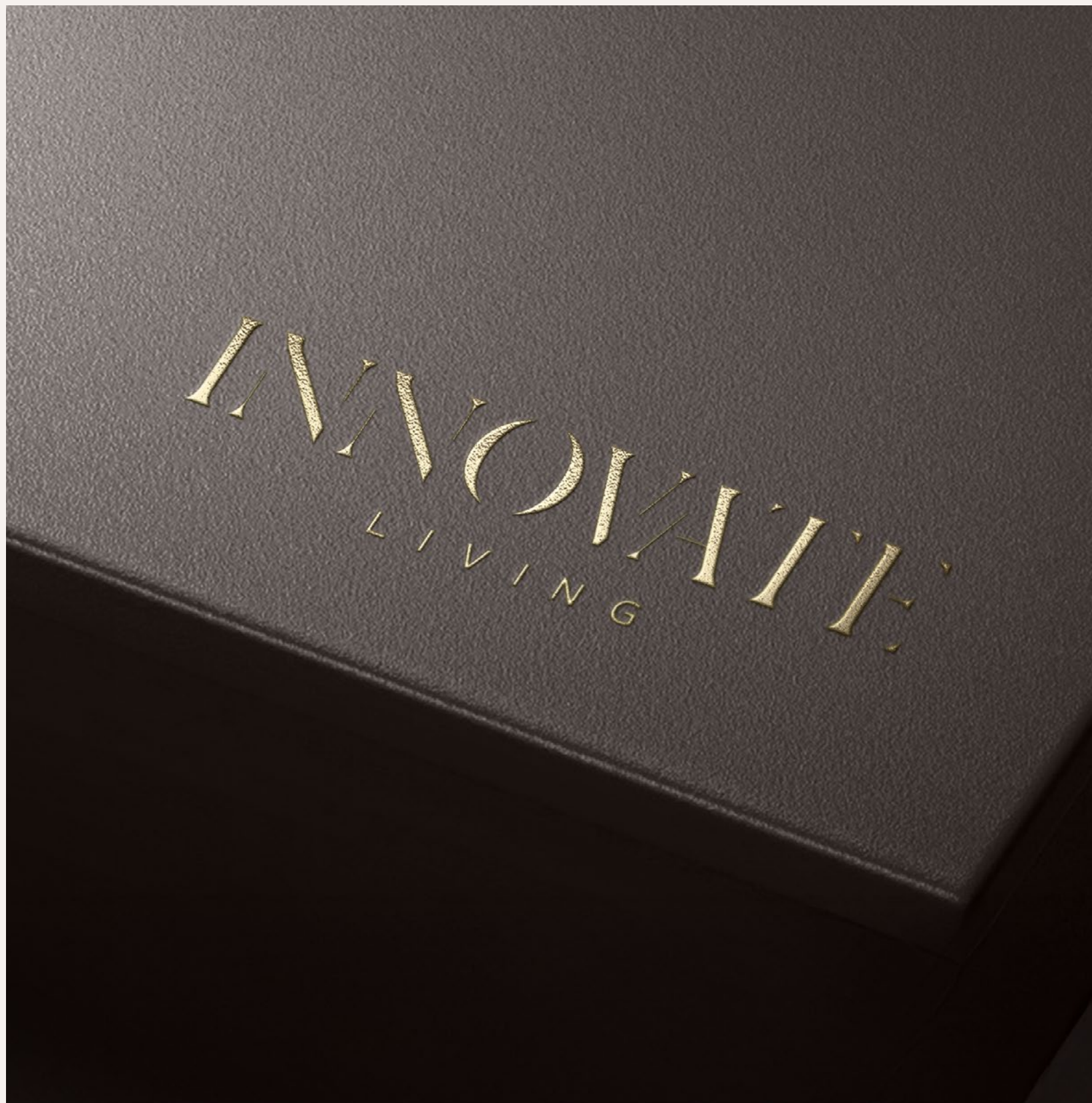
A private library, an intimate cinema, and a cozy lounge invite you to unwind in quiet luxury. These spaces are crafted for those moments of peace, where comfort is paramount and elegance is felt in the smallest details. It's a home within a home, offering escape when needed.

Private Cinema



CRAFTING SOPHISTICATION

DEVELOPER



WWW.INNOVATELIVING.AE

A life ENRICHED

Innovate Living is a UAE-based ultra-luxury real estate developer, bringing a refined sense of sophistication and timeless elegance to properties through bespoke designs and Italian craftsmanship. Founded in 2008 by **Kareem Fahmy**, the company is built on the ethos of enriching lives with end-to-end, in-house real estate solutions that reflect the individuality and aspirations of discerning global clients.

Specialising in exclusive luxury properties, **Innovate Living** delivers projects that transcend spaces, creating holistic lifestyles where artistry and ingenuity converge. With a focus on architectural mastery, contemporary minimalism and prime locations, the company caters to a clientele that values privacy and excellence. Every property is meticulously designed, integrating state-of-the-art technology, world-class amenities and innovative concepts to surpass expectations.

From iconic landmarks like the **Palme Couture** Residences to serene retreats such as the **N Collection & G-Frond Allegra** on the Palm Jumeirah, **Innovate Living’s** diverse portfolio stands as a testament to its strong vision for creating one-of-a-kind properties that elevate well-being and celebrate self-expression.

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Your Story begins here

Step into a world designed for those who seek more. We invite you to experience the life you’ve always envisioned.
Book a private consultation.

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

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