OMORIA

PRIVATE RESIDENCES

DUBAI ISLANDS

INNOVATE

IVING

What
IS 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.

The FOUNDERS

Omoria is the shared vision of co-founders **H.E. Dr. Omar BinSulaiman, Chairman, and Kareem Fahmy, Vice-Chairman,** two pioneering leaders whose combined experience bridges the worlds of innovation, and ultra-luxury development.

H.E. Dr. Omar BinSulaiman, Founder of BinSulaiman Group -OBS, is a visionary leader who executed initiatives at the intersection of global art and culture, transformative luxury, and world-class economic clusters.

Kareem Fahmy the Founder & CEO of Innovate Living, a leading luxury real estate developer, established in Dubai in 2008. With nearly two decades of experience, he has pioneered the region's high-end residential sector, delivering legacy projects that blend architectural innovation with timeless design. His work has helped shape the modern standard for luxury living in the UAE.

Together, they launched Omoria to meet the rising expectations of the global ultra-luxury consumer, one who now demands the Dubai standard, everywhere. Born of Dubai's DNA, Omoria is the world's new benchmark also now referred to as The Omoria Standard - for excellence in experience, service, and future-ready living.

Hospitality
ADVISOR

The signature Omoria hospitality experience is curated and will be driven by **Yigit Sezgin** and his multidisciplinary senior team alongside an all-star advisory board, who collectively bring over 250 years of experience across luxury hospitality, branding, and real estate. Sezgin has held senior leadership roles at iconic global brands such as Ritz-Carlton, Raffles, Missoni, and Fairmont, while the team's portfolio includes landmark projects with Aman, Soho House, Mandarin Oriental, and Rosewood. This depth of expertise is central to Omoria's differentiated approach to private residential hospitality.

The
DEVELOPER

The brand was conceived by **Innovate Living** as a natural extension of its vision, bringing its design-led ethos into the realm of hospitality-driven residences. Rooted in the same values that defined landmark developments like **Palme Couture,** Omoria embodies Innovate Living's continued dedication to exceptional craftsmanship, timeless design, and deeply personalized living experiences.

Project DETAILS

Building Configuration

- **G+7** building format with **45 units.**
- Fully furnished 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom signature suites, 4-bedroom duplexes, and a Royal Penthouse, with spaces ranging from **130 m²** for the 1-bedroom apartments up to **1400 m²** for the Penthouse.
- VIP lobby and reception area.

Design
FEATURES

- Clad exterior in natural travertine and engineered wood with bronze metal accents that highlight the shape of the building
- Double-glazed glass windows and doors
- Smart home and home automation system
- Spacious balconies
- Surrounded by natural greenery
- Private elevator for the Penthouse
- Minotti - exclusively for the Penthouse Living Area and Master Bedroom and Library

Minotti

Poltrona Frau 1912

B&B ITALIA

Emmemobili

Poliform

MAXALTO

FLEXFORM MADE IN ITALY

Kitchen brands

Poliform

Miele

Technical brands

falper.

BARAUSSE

FLOS

antoniolupi

cea

Fixtures - Lighting Brands

HENGE

baxter MADE IN ITALY

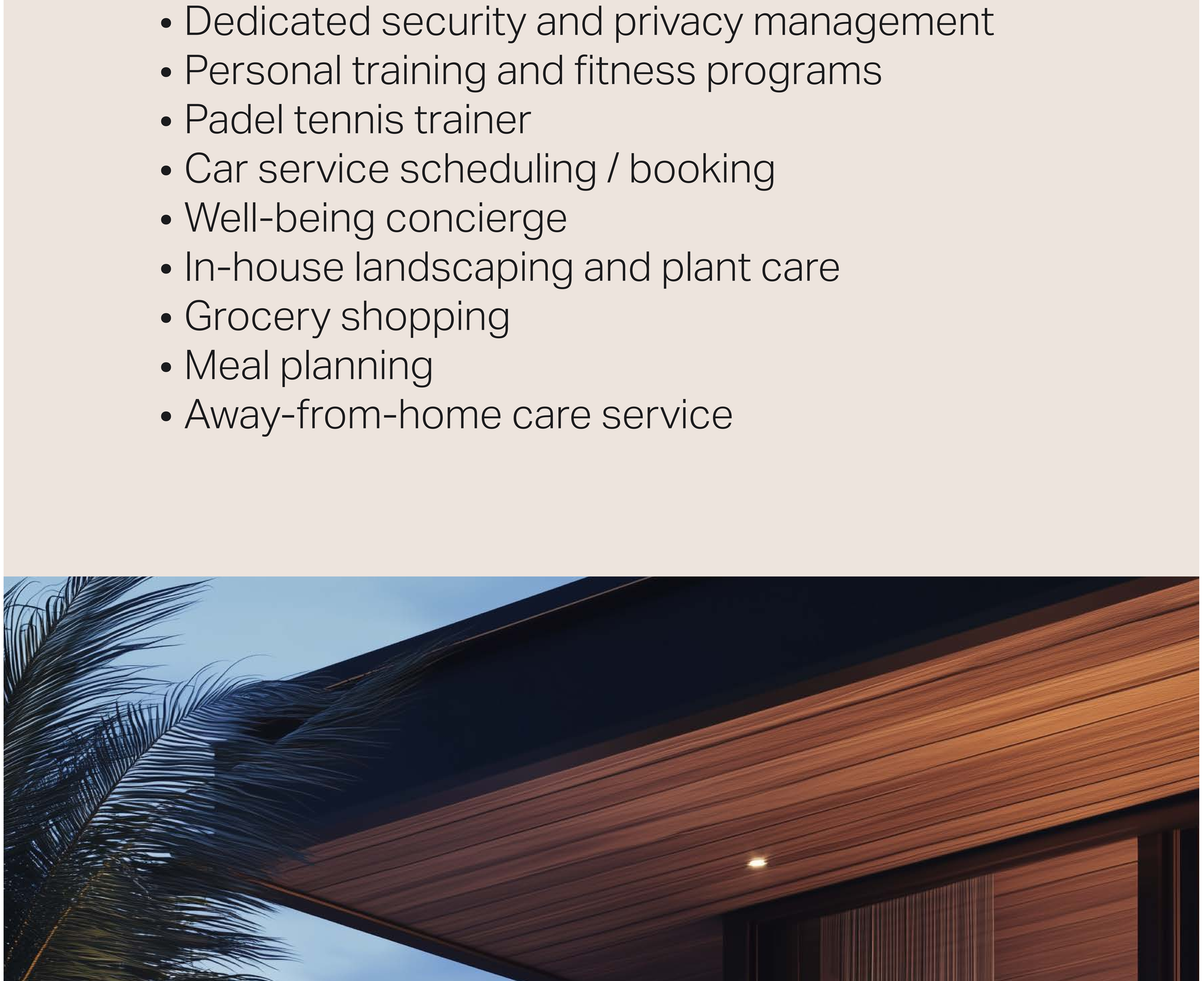
BROKIS

bomma

World Class À La Carte

HOSPITALITY SERVICES

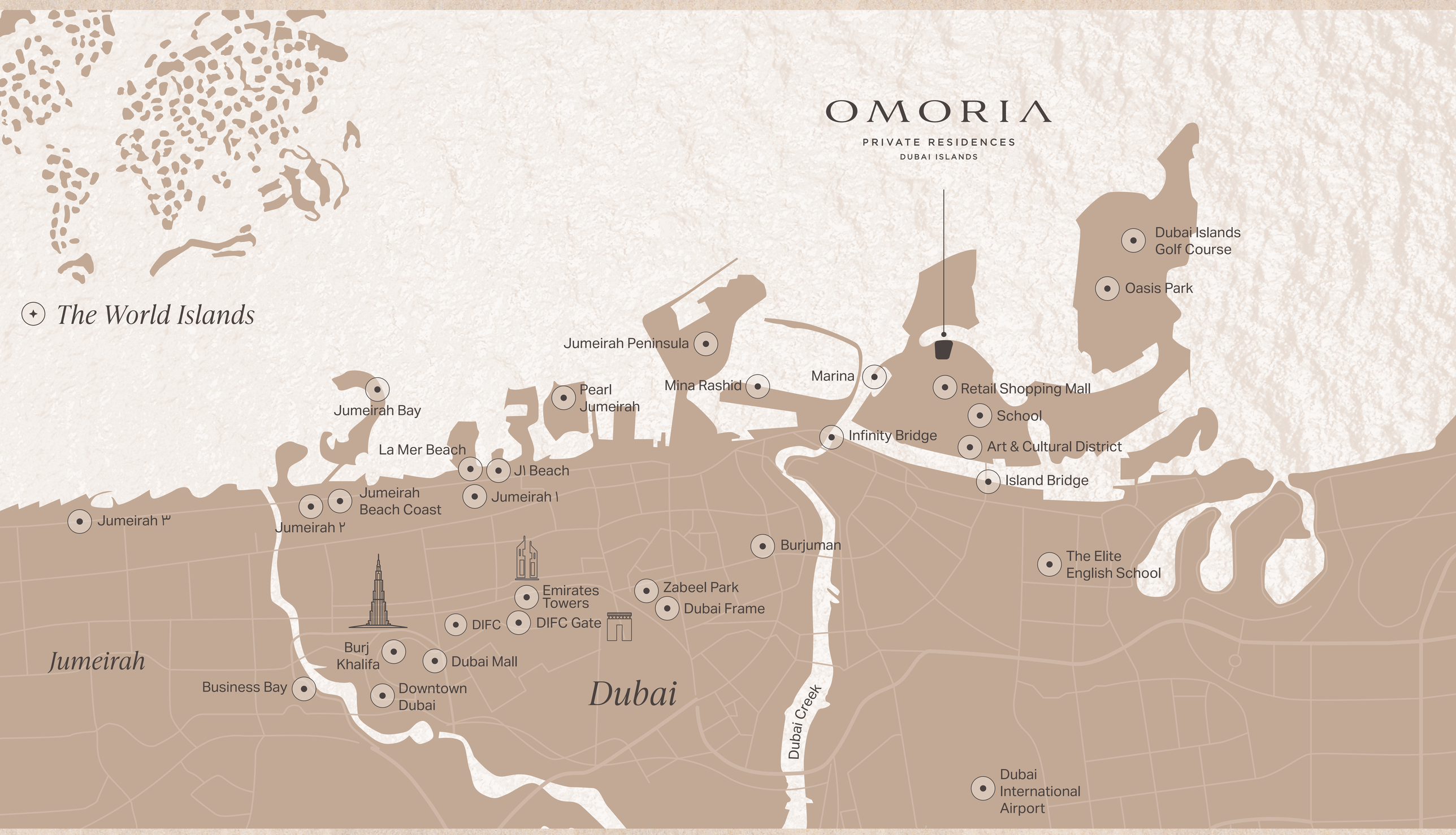
- In-home dining
- Personalized meal plans by renowned chefs
- Car rental service with chauffeur
- Tailored wellness and spa treatments
- Private event planning and catering
- Personal shopping and wardrobe management
- Bespoke travel arrangements and VIP access
- Dedicated security and privacy management
- 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



The LOCATION

Located on Central Island within **Dubai Islands**, this destination offers a seamless blend of culture, leisure, and tranquillity just minutes from the city centre and soon connected by two new bridges.

Location
MAP



Exclusive Marinas

State-of-the-art facilities
Seamless yachting experiences
Stunning coastal views

Luxury Marina Amenities

Access to fine dining, entertainment, and retail outlets

Nearby World-Class Golf Courses

Set on a world-class 18-hole golf course, the Islands offer a unique experience that combines island serenity with golfing and a refined lifestyle in a lush green setting

Exceptional Lifestyle Offering

Serene waters, lush landscapes, and the dynamic energy of Dubai’s urban scene, all within reach.

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

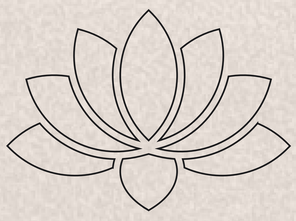
20 MINS TO
Burj Khalifa

21 MINS TO
Downtown Dubai

21 MINS TO
Business Bay

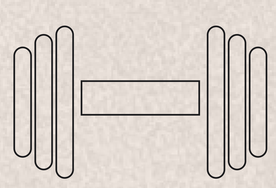
18 MINS TO
J1 Beach

The AMENITIES



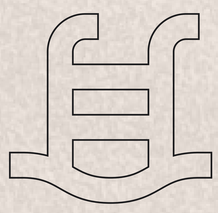
Spa

Massage Treatments - Salt room - infrared sauna - oxygen room - ice & hot plunges



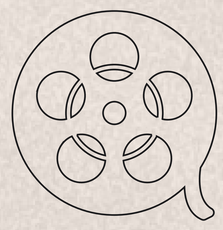
Fitness Centre

State-of-the-art facility with a dedicated Reformer Pilates room.



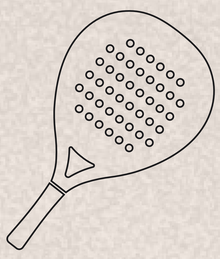
Infinity Pool

Adults' infinity pool with sea and sky views; separate safe children's pool.



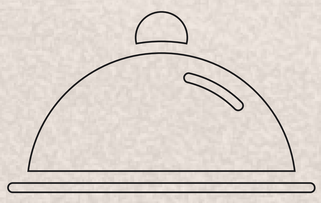
Private Cinema

Immersive and luxurious private cinema experience.



Panoramic Sea-view Padel Court

Unique padel court overlooking the sea in a serene setting.

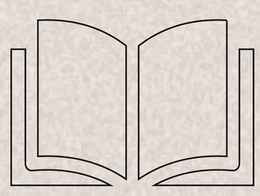


Fine-Dining Restaurants

Authentic Japanese and Italian cuisine by world-class chefs.

Luxury Retail Store

Personalized shopping with high-end brands brand collections.



Lounge and Library

Exclusive resident-only lounge and library space with a special book collection.

Health Concierge

Personalized health services - Gut health analysis - Biohacking - Personalized meal plans

Payment PLAN

10%

Reservation Deposit

On execution of the Reservation Contract

10%

SPA

Signing the Agreement

4%

DLD

Signing the Agreement

10%

First Installment

30% of Construction Completion

10%

Second Installment

40% of Construction Completion

10%

Third Installment

50% of Construction Completion

10%

Fourth Installment

60% of Construction Completion

40%

Final Installment

On Delivery Date

104%

Final Installment

Total Amount (Including 5% VAT)

OMORIA

Your Story begins here

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