



PROJECT NAME:
OLIVIA RESIDENCES

LOCATION:
DUBAI INVESTMENT
PARK 1, DUBAI

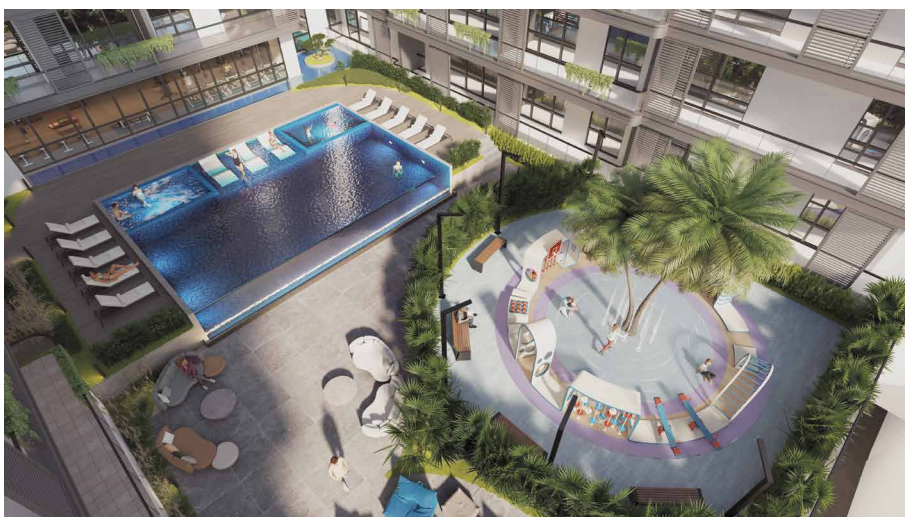
TOTAL PROJECT BUILD UP AREA:
254,038.30 SQFT

ANTICIPATED COMPLETION DATE:
Q2 2026

UNIT TYPE:
1BR, 2BR, 3BR

G+6 FLOOR+ROOF TOP

TOTAL NUMBER OF UNITS:
229



BREAKDOWN OF UNITS:

1BR - 96
2BR - 115
3BR - 18



INFINITY POOL



MEDITATION AREA



ZEN GARDEN



PANORAMIC INDOOR
GYMNASIUM



SAUNA



OUTDOOR CINEMA



KIDS PLAY AREA



JACUZZI



MULTIPLE WATER
FEATURES



COVERED CAR
PARKING



INSTAGRAM SPOT



OUTDOOR SITTING AREA



YOGA



NANNY SERVICES FOR
KIDS IN OUTDOOR AREA



24/7 SECURITY &
CCTV CAMERAS



CHANGING ROOM

1. WHY OLIVIA RESIDENCE?

- THE ONLY PROJECT IN DUBAI GIVING A 10/90 PAYMENT PLAN. PAY 10% NOW AND 90% AT 1% A MONTH OVER 90 MONTHS WITH NO ACCELERATED PAYMENTS IN BETWEEN.
- ENJOY AN OUTSTANDING 15%+ ANNUAL RENTAL YIELD. UNMATCHED BY ANY OTHER PROJECT.
- THE ONLY RESIDENTIAL BUILDING ATTACHED TO THE GREENS COMMUNITY.
- IT IS ON THE PARK WITH PANORAMIC GREENERY VIEWS AND IDEAL FOR FAMILIES.
- UNLIKE OTHER OFFERINGS THE PAYMENT PLAN IS INTEREST FREE.
- IDEAL INVESTMENT FOR END USERS AND INVESTORS ALIKE AS IT HAS RENTAL YIELD AND CAPITAL APPRECIATION BOTH.
- PAY AS LOW AS AED 280,000 AND MOVE IN.

2. WHAT ARE THE BENEFITS IF I'M AN END USER?

With interest-free payments and a genuine 1% installment plan with no accelerated payments, this rent-to-own residences offers the market's lowest price per square foot, coupled with exceptional quality, a wealth of amenities, and an array of features that cater to your every need. From the soothing embrace of the infinity pool and the serene Zen Garden to the excitement of the outdoor cinema, the convenience of nanny services, the vitality of the gym and yoga studio, the joy of the kids' play area, and the tranquillity of water fountains, our offerings redefine modern living. Plus, with nearby conveniences and easy access to the metro station, our residence brings both luxury and practicality to your doorstep.

3. WHY DUBAI INVESTMENT PARK?

With lush parks, world-class schools, cutting-edge healthcare facilities, shopping malls, a diverse culinary scene, and renowned supermarkets, Dubai Investment Park ensures that residents' needs are met with unmatched ease and style. Its strategic location, complete with its own metro station, offers swift access to the vibrant pulse of Dubai, making it the ultimate choice for those who desire a harmonious blend of urban vitality and tranquil living.

FULLY EQUIPPED KITCHEN

FEATURING BRANDED EUROPEAN APPLIANCES INCLUDING:

1. REFRIGERATOR
2. WASHING MACHINE
3. KITCHEN HOOD
4. STOVE AND OVEN

- ONE PARKING PER UNIT IS ASSIGNED.

• UNIT SIZES

APARTMENT TYPE	MINIMUM UNIT SIZE (SQFT)	MAXIMUM UNIT SIZE (SQFT)
1 - BEDROOM	634 SQFT	845 SQFT
2 - BEDROOM	964 SQFT	1240 SQFT
3 - BEDROOM	1331 SQFT	1490 SQFT

4. IS IT POSSIBLE TO GET ADDITIONAL PARKING SPACE?

YES, AN ADDITIONAL COST WILL BE CHARGED.

5. WHAT IS THE BOOKING FEE?

10% BOOKING FEE OF THE PROPERTY PRICE

6. ARE THERE ANY ADDITIONAL CHARGES?

THE STANDARD 4% FEE WILL BE APPLICABLE AND PAYABLE TO THE DUBAI LAND DEPARTMENT AS WELL AS AED 1,060 OQOOD REGISTRATION AND AED 4,000 ADMIN FEE.

7. IS THERE A POST-HANDOVER PAYMENT PLAN?

YES. 5 YEARS POST-HANDOVER PAYMENT PLAN

8. WHAT IS THE PERCENTAGE OF THE POST-HANDOVER?

59%

9. HOW MUCH IS THE PAYMENT REQUIRED TILL THE HANDOVER TO GET THE KEYS?

40% DURING CONSTRUCTION AND ONLY 1% ON HANDOVER.

10. WHEN WILL THE OQOOD BE READY?

OQOOD REGISTRATION WILL BE PROCESSED ONCE 10% OF THE PURCHASE PRICE PLUS 4% DLD FEE, OQOOD FEE AND ADMIN CHARGES HAVE BEEN PAID. THE PROCESS USUALLY TAKES 2-4 WEEKS AFTER PAYMENT AND NECESSARY DOCUMENTATION IS SUBMITTED.

11. HOW MUCH IS THE SERVICE CHARGE?

THE APPROXIMATE SERVICE CHARGE WILL BE AROUND AED 12 PER SQFT

12. IS IT POSSIBLE TO RESELL MY PROPERTY BEFORE COMPLETION?

IN ORDER TO OBTAIN AN NOC TO RE-SELL IN THIS DEVELOPMENT THE SELLER MUST HAVE PAID 30% OF THE ORIGINAL PRICE.

13. WILL THE POST-HANDOVER PAYMENT PLAN WILL CONTINUE IF I SELL MY APARTMENT TO THE NEW BUYER?

YES.

● **PAYMENT PLAN 5 YEAR POST-HANDOVER**

PERCENTAGE	PAYMENT SCHEDULE
10%	DOWN PAYMENT
1%	30 MONTHS X 1% DURING CONSTRUCTION
1%	HANDOVER APRIL 2026
1%	59 MONTHS X 1% POST-HANDOVER (5 YRS)

ACCOUNT NAME: OLIVIA RESIDENCES ESCROW A/C		BANK NAME: FIRST ABU DUBAI BANK PJSC	
ACCOUNT NO: 1011225821722002	IBAN NO: AE780351011225821722002	SWIFT CODE: NBADAEAA	

15. HOW ARE MY FUNDS PROTECTED?

FUNDS WILL BE HELD IN AN ESCROW ACCOUNT OVERSEEN BY RERA AS PER LAW NO. 8 OF 2007 CONCERNING ESCROW ACCOUNTS OF REAL ESTATE DEVELOPMENTS IN DUBAI. "ESCROW LAW"

LOCATION AND VIEW:

Q/A

16. WHAT ARE THE PREMIUM VIEWS OFFERED BY THE BUILDING?

THERE ARE CHOICES OF UNOBSTRUCTED LUSH GREEN VIEWS, PARK VIEW, ZEN GARDEN VIEWS, OR INFINITY POOL VIEWS.

17. ARE THERE ANY SCHOOLS NEARBY?

NUMEROUS SCHOOLS ARE CONVENIENTLY LOCATED WITHIN A 3-MINUTE STROLL FROM OLIVIA RESIDENCES.

18. ARE THERE ANY HOSPITALS NEARBY?

NMC SPECIALTY HOSPITAL AND SEVERAL CLINICS ARE WITHIN EASY WALKING DISTANCE.

19. WHAT IS NEARBY?

- DIP METRO - 3 MINS
- DIP SCHOOLS - 3 MINS
- DIP HOSPITALS - 3 MINS
- SHOPPING MALLS & CARREFOUR - 2 MINS
- DOWNTOWN DUBAI MALL - 20 MINS
- BURJ KHALIFA - 20 MINS
- BURJ AL ARAB - 20 MINS
- DUBAI EXPO CITY - 10 MINS
- MALL OF THE EMIRATES - 15 MINS
- GLOBAL VILLAGE - 15 MINS
- DUBAI INTERNATIONAL AIRPORT - 25 MINS
- AL MAKTOUM INTERNATIONAL AIRPORT - 20 MINS

GENERAL QUESTIONS:

Q/A

20. WILL I GET A TITLE DEED?

YOU WILL RECEIVE AN OQOOD CERTIFICATE, AS THERE IS A POST-HANDOVER PAYMENT PLAN. UPON THE SUCCESSFUL COMPLETION OF ALL PAYMENTS, YOU WILL RECEIVE A TITLE DEED.

21. WILL THERE BE A WARRANTY?

FROM THE DATE OF HANDOVER, THERE WILL BE A 12-MONTH WARRANTY INCLUDING ALL FIXTURES AND FITTINGS.

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