OMORIA

PRIVATE RESIDENCES

DUBAI ISLANDS

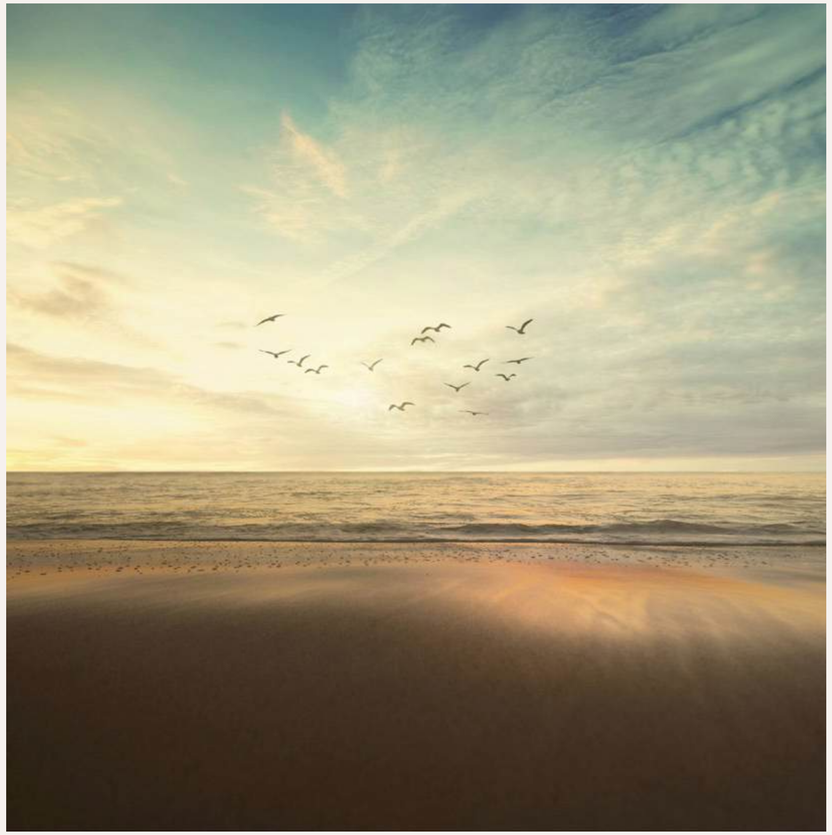
INNOVATE

LIVING

This is OMORIA

CRAFTING LUXURY LIVING,
INSPIRING HOLISTIC WELL-BEING.

OMORIA PRIVATE RESIDENCES | INTRODUCTION



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.

A LEGACY *of* HOSPITALITY *and* CRAFT

Guided by the Japanese tradition of **Omotenashi**, OMORIA elevates hospitality to an art form, anticipating and fulfilling the needs of its residents before they are even expressed. This philosophy is seamlessly paired with the renowned excellence of Italian design, Together, they form the foundation of OMORIA's commitment to sophisticated luxury, subtle elegance, and unparalleled attention to detail.

OMORIA PRIVATE RESIDENCES | THE PROJECT

Boutique
COASTAL CHARM

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

A VISION
rooted in ELEGANCE

OMORIA Private Residences is a G+7 beachfront project, presents a curated selection of fully furnished **1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom signature suites, 4-bedroom duplexes, and a Royal Penthouse** each designed to balance luxury with understated simplicity. The building embodies grace timeless beauty, and thoughtful design. More than a residence, it's an invitation to live with intention, surrounded by sophistication.

Every residence is fit with world-class holistic well-being centric hospitality services and amenities.

Building Entrance

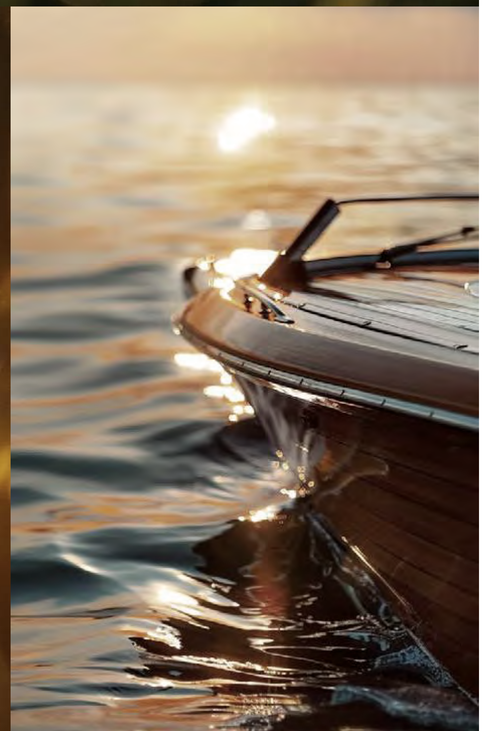
CRAFTED *with* INTENTION

Our craft begins with understanding the lives we touch, envisioning spaces that cater to those who value refinement. Every detail, whether the gentle angle of a balcony or the curated materials it is built from, is designed to resonate with your sensibilities. Here, every element is in service to those who seek beauty, balance and home.

THE IDEAL LOCATION

LOCATION

OMORIA PRIVATE RESIDENCES | LOCATION

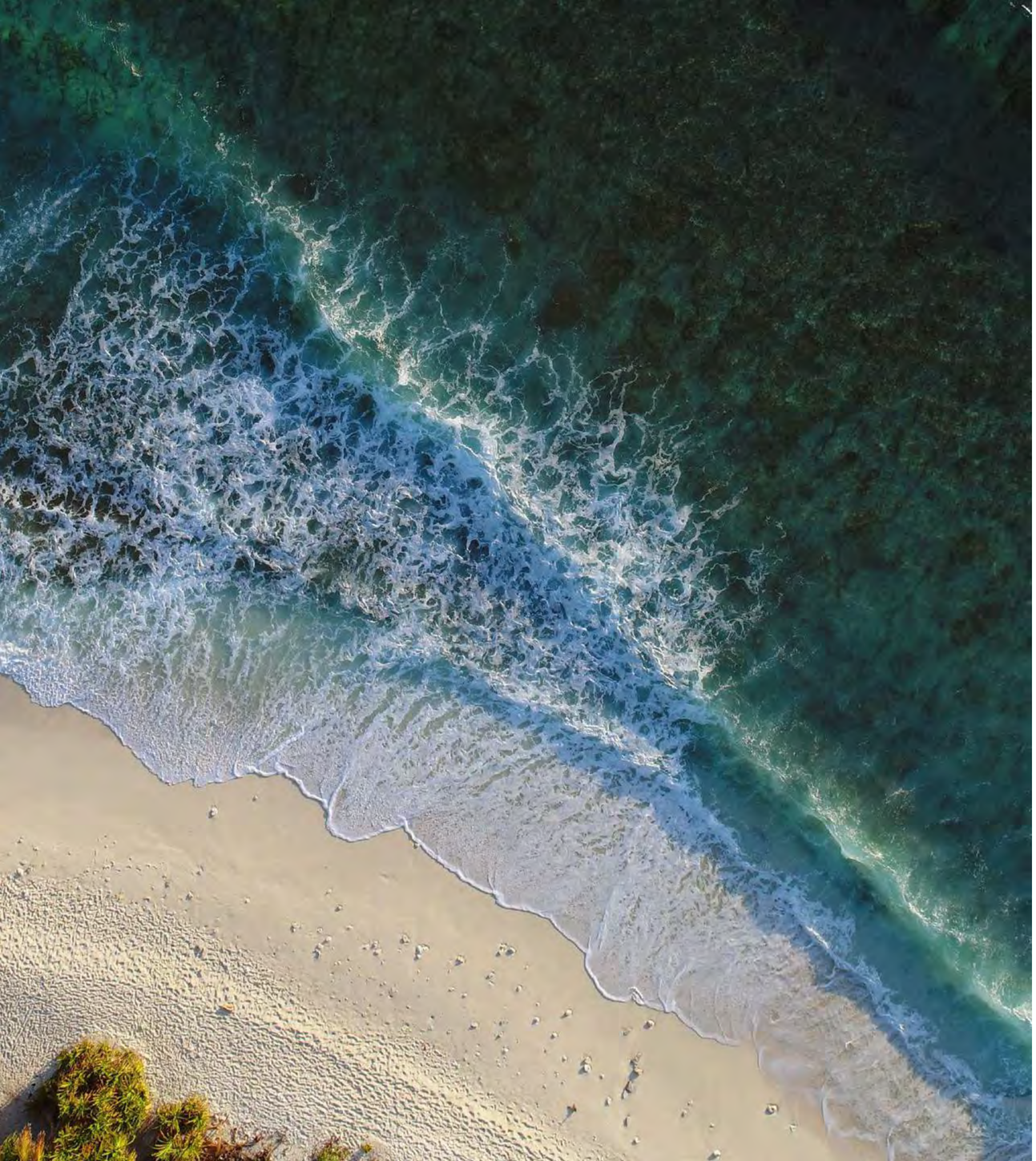


CELEBRATING *the art of refinement.* YOUR VISION SETS THE PACE

Immersed in scenic beauty, world-class golf courses, tranquil marinas, and serene landscapes, offer an exclusive retreat that blends luxury with nature's finest.

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.



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

Map

OMORIA
PRIVATE RESIDENCES
DUBAI ISLANDS
Palm Jumeirah
Atlantis The Palm
The World Islands
Ain Dubai
Dubai Marina
Jumeirah Burj Al Arab
Jumeirah Marsa Al Arab
Jumeirah Beach Hotel
Jumeirah 3
Jumeirah 2
Jumeirah Bay
Jumeirah Beach Coast
La Mer Beach
J1 Beach
Jumeirah 1
Jumeirah Peninsula
Pearl Jumeirah
Mina Rashid
Marina
Dubai Islands Golf Course
Oasis Park
Retail Shopping Mall
School
Infinity Bridge
Art & Cultural District
Island Bridge
Burjuman
The Elite English School
DIFC
Zabeel Park
Dubai Frame
Burj Khalifa
Dubai Mall
Business Bay
Downtown Dubai
Sheikh Zayed Road
Jumeirah
Dubai
Dubai Creek
Dubai International Airport
Al Khail Road
Dubai Hills Mall
Dubai Festival City
Dubai Creek Harbour
Ras AlKhor

OMORIA
PRIVATE RESIDENCES
DUBAI ISLANDS
The World Islands
Dubai Islands Golf Course
Oasis Park
Jumeirah Peninsula
Marina
Mina Rashid
Pearl Jumeirah
Jumeirah Bay
Retail Shopping Mall
School
Infinity Bridge
Art & Cultural District
La Mer Beach
J1 Beach
Island Bridge
Jumeirah Beach Coast
Jumeirah 1
Jumeirah 2
Jumeirah 3
Burjuman
The Elite English School
DIFC
Zabeel Park
Dubai Frame
Burj Khalifa
Dubai Mall
Jumeirah
Business Bay
Downtown Dubai
Dubai

Legend

1. Beach Front Hotel/Resort
2. Marina
3. Marina Hotels & Apartments
4. Mall
5. Urban Island Residential
6. Waterfront Residential
7. Beach
8. Promenade
9. Community Park
10. Destination Art & Cultural District

OMORIA
PRIVATE RESIDENCES
DUBAI ISLANDS

BESPOKE DETAILS

INTERIORS

OMORIA PRIVATE RESIDENCES | INTERIORS

Penthouse Library

Designed with
ELEGANT SIMPLICITY

OMORIA PRIVATE RESIDENCES | INTERIORS

Penthouse Master Bedroom

Penthouse Kitchen

Penthouse Dining Table

OMORIA PRIVATE RESIDENCES | INTERIORS

Penthouse Master Bathroom

LIVING
rooted in refined
BALANCE

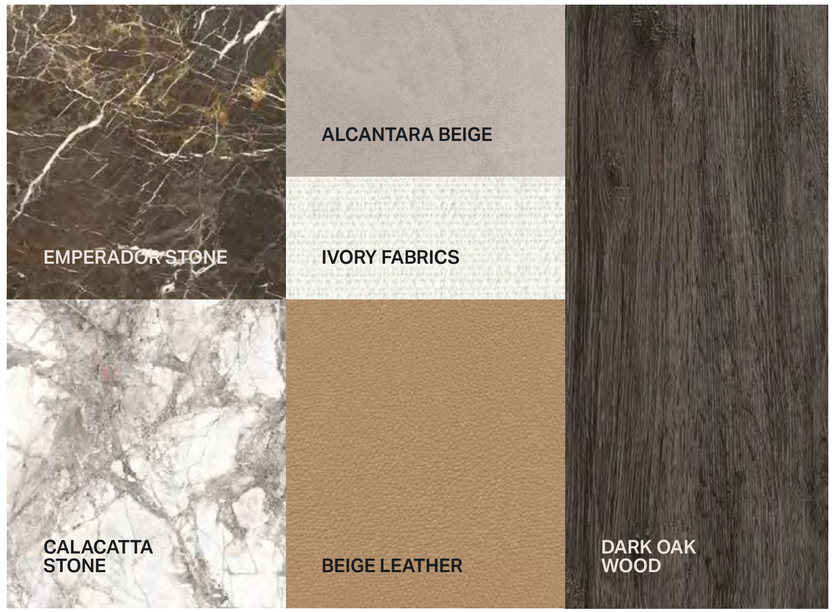
Designed with meticulous expertise and an intimate understanding of life's finer elements, this residence embodies the essence of balance and tranquility. Innovate living design atelier serve as curator of lifestyle, crafting refined spaces free from excess. The seamless layout fosters a natural dialogue between interiors and the surrounding beauty, offering a sanctuary where contemporary sophistication and serene living harmoniously coexist.

Duplex Living Room

Duplex Dining Area & Clean Kitchen
with concealed grease kitchen

INTERIOR
finishes
RESIDENCES

INTERIOR FURNITURE FINISHES - FABRICS



Unmatched CRAFTSMANSHIP

A fusion of craftsmanship and functionality, reflecting the Italian devotion to detail, defines these thoughtfully planned living spaces. Fully furnished with natural wood and stone finishes, each residence exudes effortless elegance. The interplay of light and soft tones creates an atmosphere of subtle distinction. Floor to ceiling windows bring the outdoors in, while opening out to dazzling views of the city or the sea.

Townhouse Living Room

OMORIA PRIVATE RESIDENCES | INTERIORS

Townhouse Dining Area & Fireplace

Townhouse Clean Kitchen
with concealed grease kitchen

Townhouse Terrace

BALANCE GUIDES *you through* EVERY ROOM

Soft, inviting textures are paired with elegant patterns that create a sense of balance and tranquility. Ergonomic layouts ensure effortless functionality, transforming the master bedroom into a harmonious personal chamber.

SERVING AS THE HEIGHT OF PEACEFUL SOLITUDE, THE TERRACE OFFERS A SERENE SPACE TO GAZE ACROSS THE HORIZON.

Terraces gracefully extend living spaces, offering a tranquil sanctuary for mindful moments or vibrant gatherings.

Full-height glazing dissolves the boundary between interior and exterior, causing the living space to seamlessly extend unto the outdoors. Recessed lighting enhances the ambiance, while the beauty that surrounds the property enhances a sense of openness and connection.

Duplex Terrace

EXTERIOR
finishes

GREY CONCRETE
TEXTURED

NATURAL WHITE
TRAVERTINE

GLACIER WHITE
PORCELANIC TILE

BURNISHED
BRONZE METAL

GREY CONCRETE TEXTURED

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.

Minotti

Poltrona Frau

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

SIGNTAURE AMENITIES

AMENITIES

OMORIA PRIVATE RESIDENCES | AMENITIES

Optimizing
EVERYDAY LIVING

CURATED AMENITIES THAT BLEND CONVENIENCE,
LUXURY, AND COMFORT, ENHANCING EVERY MOMENT OF YOUR DAY.

OMORIA PRIVATE RESIDENCES | 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.

Panoramic Sea-view Padel Court

Unique padel court overlooking the sea in a serene setting.

Private Cinema

Immersive and luxurious private cinema experience.

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

HOLISTIC WELL-BEING
Woven into
DAILY INDULGENCE

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. Atop the building, the panoramic sea view padel court offers a one-of-a-kind experience.

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.

Panoramic Sea-view Padel Court

OMORIA PRIVATE RESIDENCES | AMENITIES

COMPREHENSIVE
care at your FINGERTIPS

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

Wellness Spa

Infinity Pool

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

Residents Lounge & Library

Private Lounge

OMORIA PRIVATE RESIDENCES | AMENITIES

INTERIOR
finishes
LOBBY - PUBLIC AREAS

INTERIOR FURNITURE FINISHES - FABRICS

AN UNFORGETTABLE *journey through* FLAVOURS

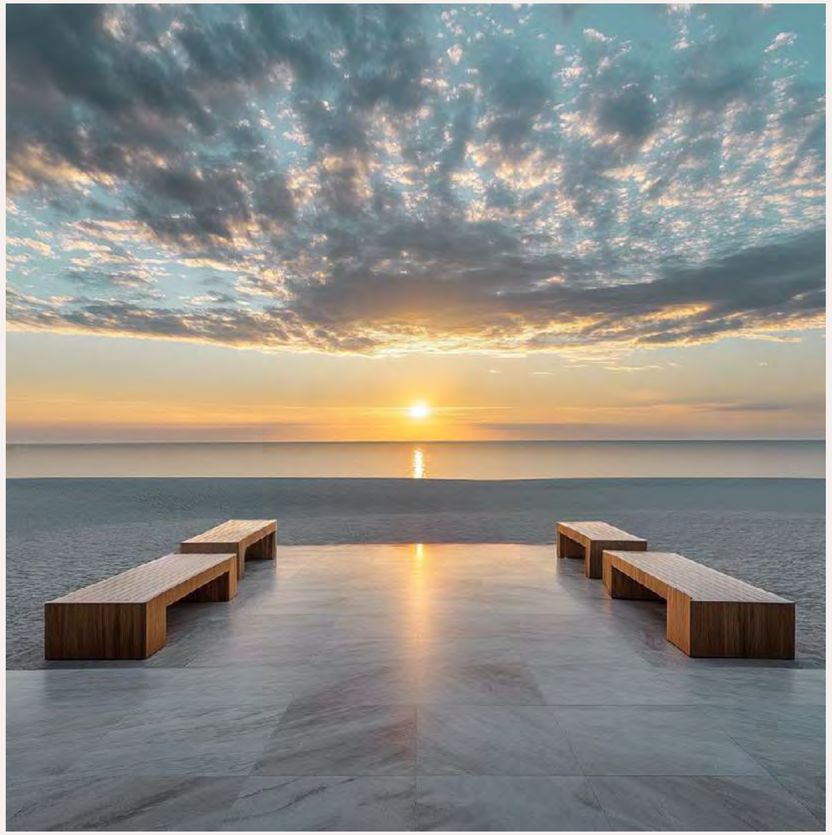
Indulge in exceptional dining experiences right at your doorstep. Two fine dining restaurants offer exquisite menus inspired by Japanese and Italian culinary traditions, with indoor and outdoor seating spaces. This curated selection of experiences ensures that every desire is met with sophistication,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

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.

BEYOND *the* RESIDENCES

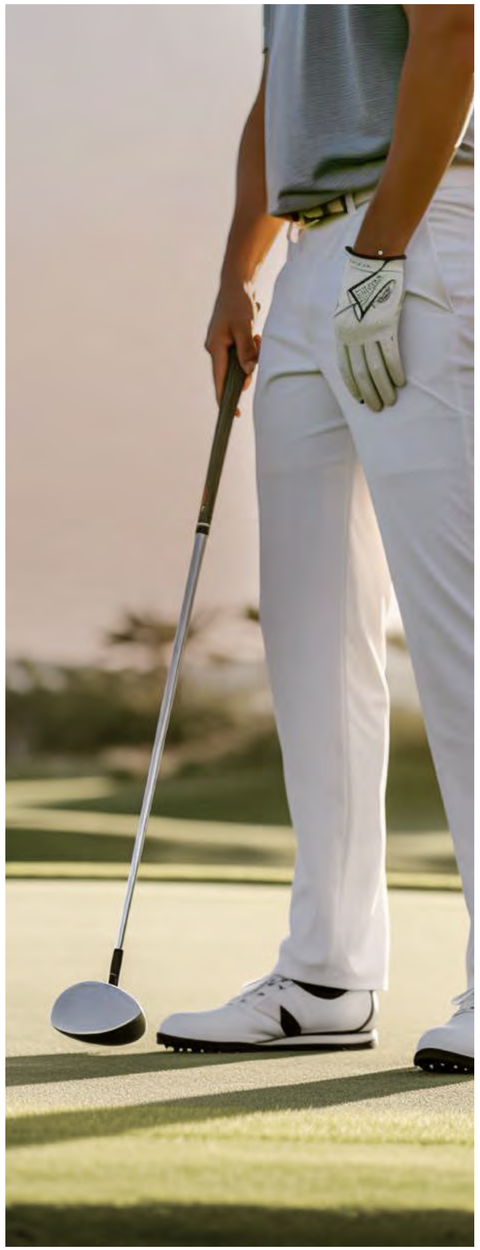
Step out onto a **scenic beach walkway,** where the fresh breeze and sweeping views create the perfect place to reflect or connect with nature. The arrival **lobby** welcomes you with impeccable service and **valet parking,** enhancing every arrival. **Direct beach access** offers an effortless connection to the coast, while nearby restaurants along a **vibrant beach boulevard** provide endless dining options throughout this dynamic neighbourhood.



A SANCTUARY OF LUXURY AND LEISURE

Dubai Islands feature exclusive marinas with state-of-the-art facilities, offering seamless yachting experiences and stunning coastal views.

These marinas provide access to luxury dining, entertainment, and retail, while world-class golf courses nearby offer a perfect balance of relaxation. The islands deliver an exceptional lifestyle, combining serene waters, lush greens, and the vibrant energy of Dubai's urban scene.



A NEIGHBOURHOOD DESIGNED TO IMPRESS.

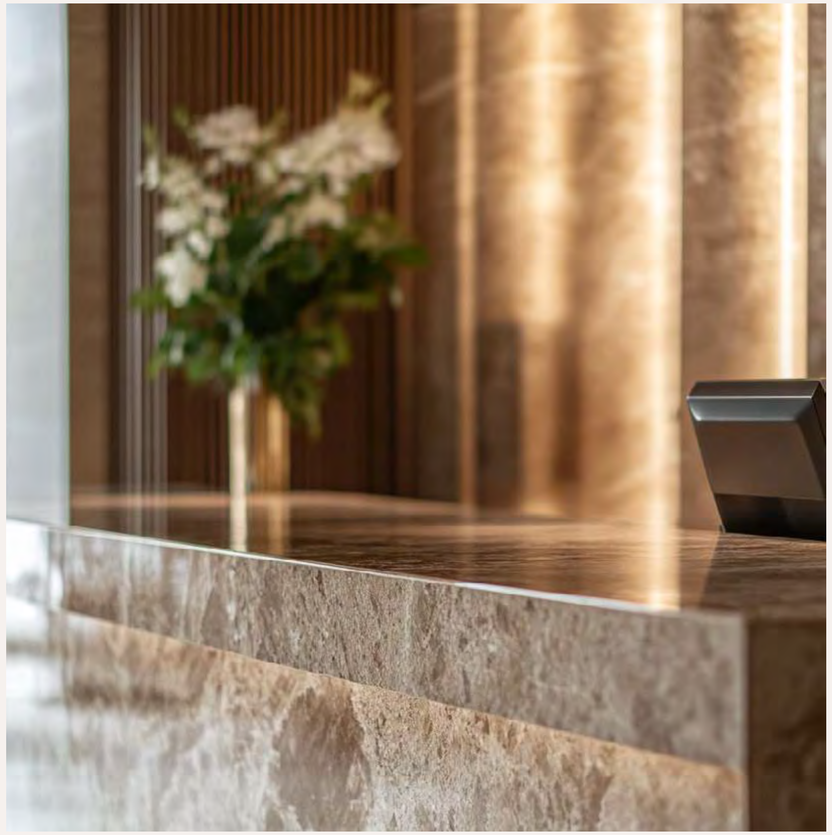
Whether basking in golden daylight or shimmering under starlit skies, Dubai Islands never ceases to inspire. Explore high-end retail at **Dubai Islands Mall** and indulge in **exceptional culinary journeys.** Every moment here is crafted to delight, from tranquil days by the waterfront to evenings with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

Lobby

THE OMORIA STANDARD

HOSPITALITY EXPERIENCE

OMORIA PRIVATE RESIDENCES | HOSPITALITY EXPERIENCE



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

OPTIMIZE
your investment
WITH STYLE

In addition to property value appreciation OMORIA offers strategic short-term rental optimization and lifestyle-driven enhancements that unlock new revenue streams and maximize return on investment, all while preserving the prestige and exclusivity of your property.

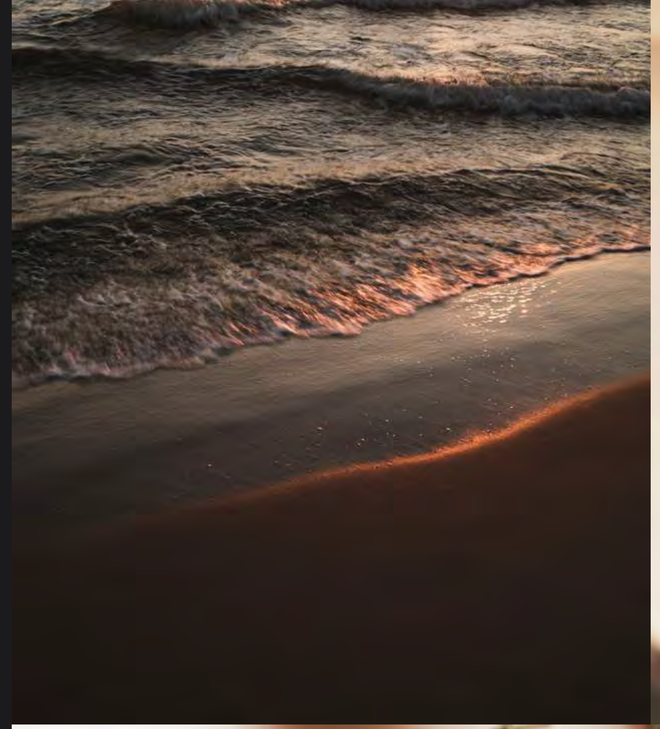
DESIGNED FOR LIVING, BUILT FOR VALUE.

Owning a residence at OMORIA offers a unique **investment opportunity.** Should a resident choose to sell or rent, they will receive full support from our expert team, ensuring a smooth process. With access to an **automated app** that provides 24-hour service, residents can manage their property seamlessly, whether they are at home or away, maximizing both personal enjoyment and long-term value.

OMORIA PRIVATE RESIDENCES | HOLISTIC WELL-BEING APPROACH

NURTURING
a life of BALANCE AND VITALITY

The holistic approach toward the well-being of residents enhances every facet of life. OMORIA seamlessly blends comprehensive health optimization with bespoke care, creating a living environment that nurtures body, mind, and soul.
Here, health and lifestyle are in harmony, bio-hacking techniques, personalized nutrition, and tailored fitness routines come together to offer a living experience marked by both comfort and lasting vitality.

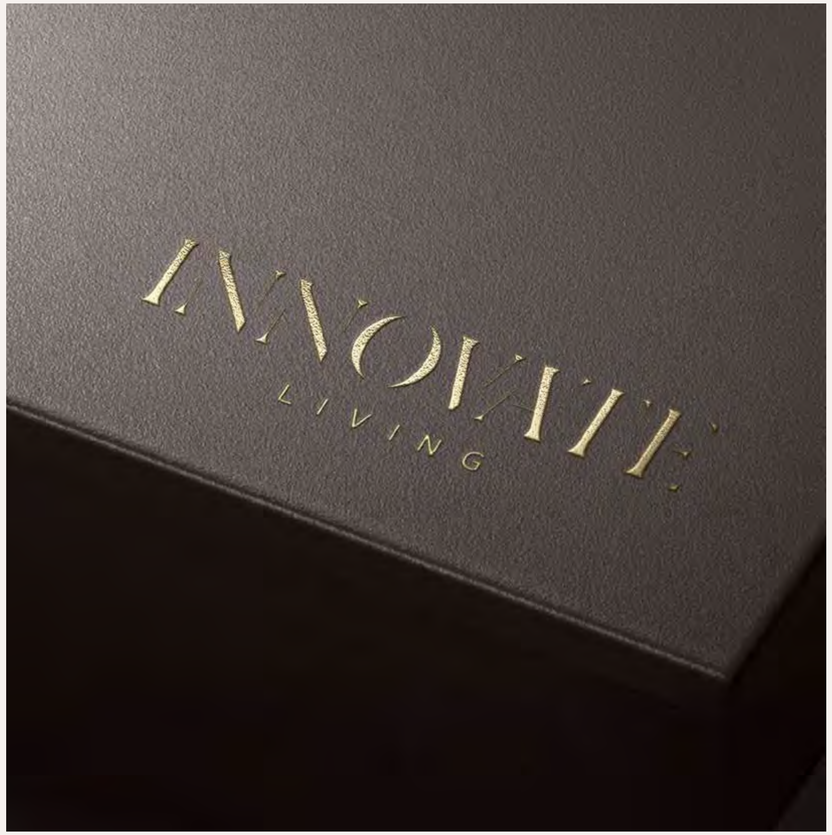


PERSONALIZED CARE *by dedicated* WELL-BEING CONCIERGE

Guided by specialists, personalized programs nurture optimal health, from brain function and hormone balance to lasting vitality. Every detail meaningfully enriches a life lived to its fullest potential.

Gut health analysis - Diet-specific meal plans - Periodical check-up bookings - Doctor's appointment bookings

OMORIA PRIVATE RESIDENCES | DEVELOPER



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.

OMORIA

INNOVATE
LIVING

OMORIA PRIVATE RESIDENCES

OMORIA

PRIVATE RESIDENCES

DUBAI ISLANDS