

**LIV**  
OCEANSIDE

D U B A I I S L A N D S



## *LIV Oceanside*

*Your waterfront destination at the Marina – Dubai Islands*

Every residence at LIV Oceanside – Dubai Islands is thoughtfully designed with LIV's Premium Signature Finishes.

Anchored on the edge of the Marina and just steps from the Beach, this boutique development offers beachfront tranquility, surrounded by stunning sea, sunset and Dubai skyline views. From high-quality materials to custom design touches throughout, each home reflects the elevated standard of living that defines the LIV experience.



# Ultra luxury *waterfront living*

Wake up on the Marina.

Step onto the Beach.

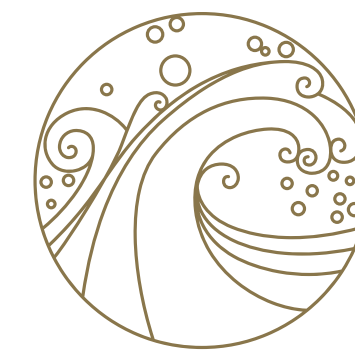
Arrive by yacht or tee off moments away.

Stroll to world-class retail and dining.

*Where elegance, leisure, lifestyle and  
location come together seamlessly.*



Elevated calm.  
*Unrivaled luxury.*



*LIV Oceanside's architecture features flowing curves and wave-like forms that mirror its marina setting.*

Sculpted lines, glass façades, and expansive terraces create a bold yet elegant presence along the shoreline – blending nature, light, and luxury.

A sanctuary of ultra-luxury living, where panoramic sea views and refined design come together in perfect harmony.

# Step into *Seaside Exclusivity*



The soaring double-height lobby reflects the serenity of its coastal surroundings, showcasing elegant curves, rich gold and bronze details, sumptuous marble finishes, and a flowing design that creates an inviting and sophisticated welcome.





*Cosmopolitan Style &  
Meticulous Details & Materials*

Natural stone, warm timber, curved metals and handcrafted details—reflecting true modern luxury.

# LIV Life at Dubai Islands *An Island Full of Activities & Relaxation*



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- Unwind on a Yacht from your own Marina
- Steps to the Beach, Enjoy the Sun, and Serene Waters
- Take a LIV Golf Buggy to a world class golf course
- A Luscious Green Park next door
- Cycle your way through Beautiful Paths
- A short walk or ride to an iconic Shopping Mall

*All within Dubai Islands – LIV Lifestyle*



## *Marina Waterfront Living*

*Surrounded by Water, Sculpted as our First All Signature Finish Residences*

Every detail is shaped by its exceptional waterfront location, with Waterfront views from every residence. Overlooking the Marina Yacht Club, Park and a vibrant promenade, the residences offer uninterrupted sea views that stretch across the horizon. From sunrise to the striking colours of sunset, enjoy panoramic vistas of the Dubai skyline and tranquil waters from every Residence.



*Where coastal beauty  
meets timeless elegance.*

*Discover the rare opportunity to call this  
coastal masterpiece your home.*

A limited collection of residences, designed with timeless elegance and unparalleled detail, awaits those who seek more than just a place to live – but a lifestyle to savor.



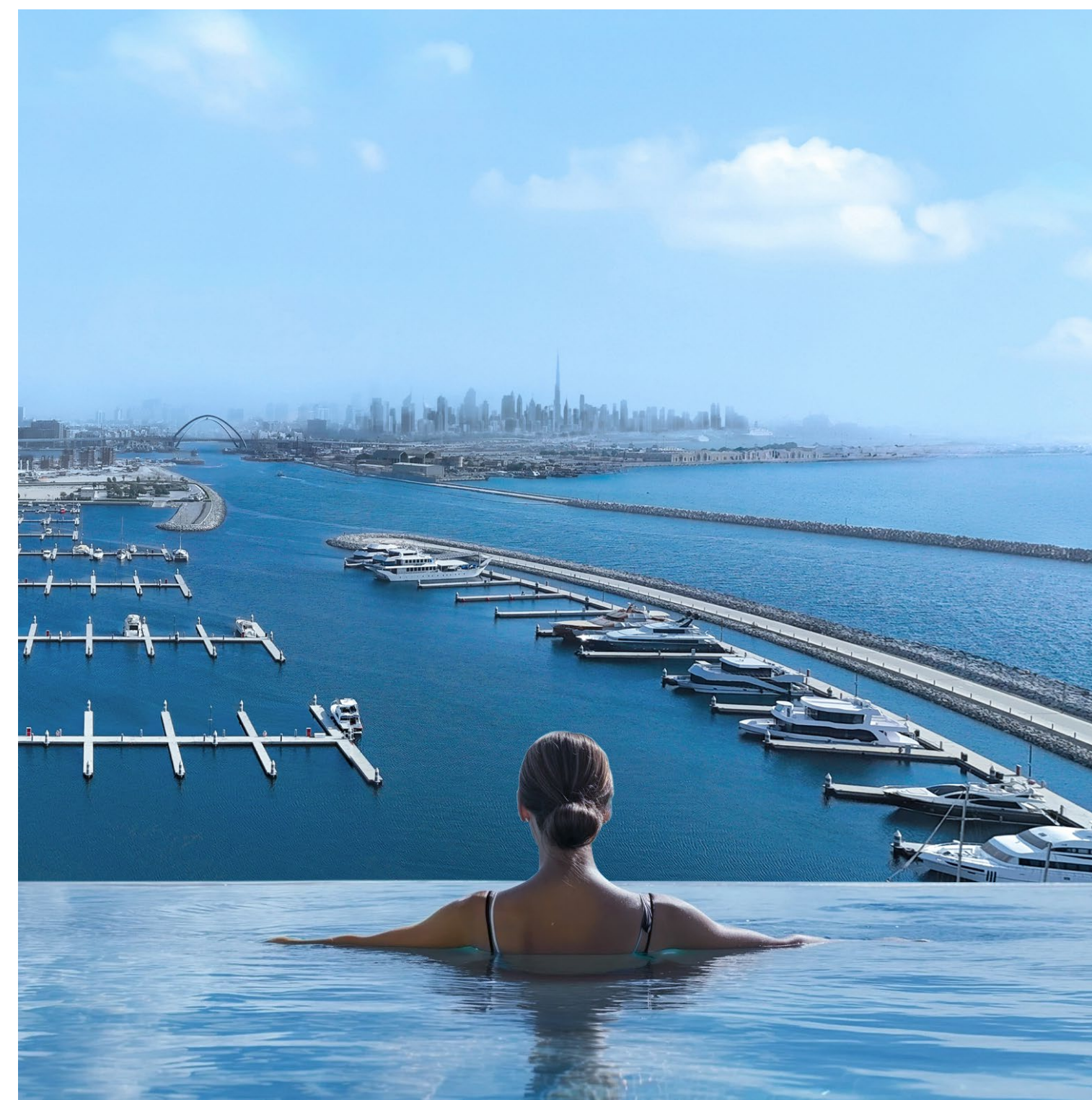
*Take In the Most Beautiful Seaside Sunset*

Spaces Throughout to Rejuvenate, Zen Gardens, Pools Across Multiple Levels, Water Features and Landscaped Pathways





# Premium Waterfront *Signature Residences*



## *LIV on the Water's Edge*

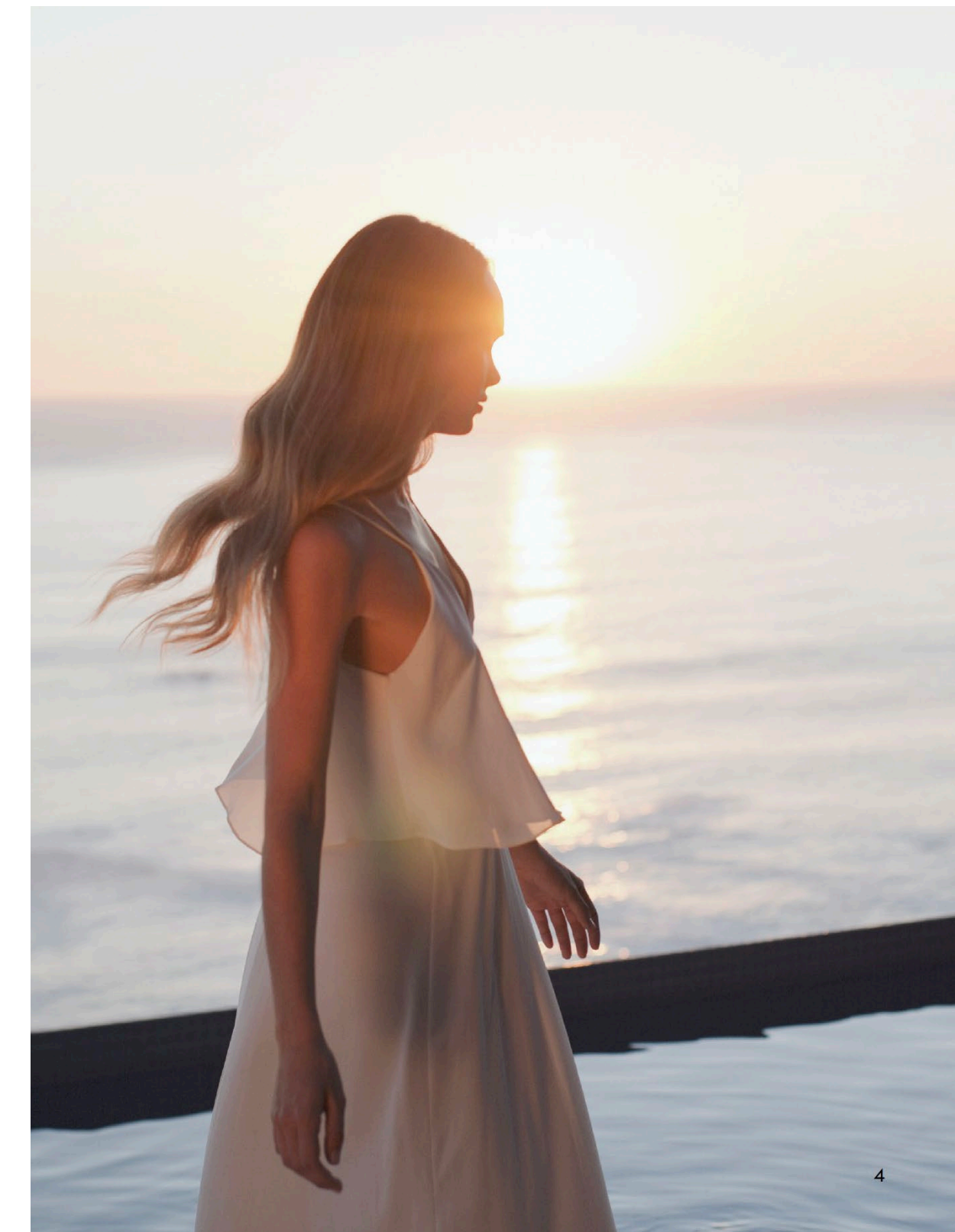
Enjoy the best of locations at Dubai Islands. A short stroll to public beaches adjacent to vast green spaces, a buggy ride to world class Golf Courses, and a promenade walk to world class malls.



Premium Signature  
finishes, *elevated living.*

Every home showcases our exclusive LIV Signature Finishes, featuring premium stone and quartz surfaces, elegant wood flooring. A blend of top-tier Miele appliances, and German sanitary ware by Axor and Villeroy & Boch are just some of the world class names in the Residences at Dubai Islands.

Sweeping sea views, *serene escapes*.



*Expansive open layouts framed by soaring 3-meter floor-to-ceiling windows invite panoramic sea views into every residence.*

These beautifully proportioned residences offer an effortless flow of space, inviting natural light and harbour views into every room. Sophisticated yet understated, each home is a perfect balance of style, functionality, and coastal elegance.



Signature Finishes In All Residences  
*Exudes a new level of Refinement*

Elegant Entrances with  
*Sophisticated Storage & Shelving*



# Signature *Residences*



## *Kitchens & Living Rooms*

Thoughtfully designed for elevated everyday living. Crafted and bespoke, the LIV Oceanside Signature Collection pairs refined comfort, fresh and comforting tones, with intelligent layouts.

Custom contemporary cabinetry and exquisite European fixtures complete a setting of refined sophistication.

Retreat to generously sized bedrooms, *designed for comfort.*



## *Bedrooms & Bathrooms*

Featuring calming palettes & built-in wardrobes as each space is crafted for effortless living. Opulent wooden flooring adds warmth and sophistication, creating a serene sanctuary.



**Signature *Duplexes,***  
*with immaculate terraces & private pools.*

*Panoramic Waterfront Views, Spacious & Dramatic Double Height Spaces.*

The bespoke duplexes boast private pools and expansive terraces that overlook the Marina, Sea, Beach and Skyline. These homes create an open, airy atmosphere filled with natural light. Elevated directly above the Marina, each residence provides breathtaking water views and a sense of exclusive tranquility.



### *Kitchens & Double Height Living Rooms*

Soaring double-height living areas, wrapped in floor-to-ceiling glass. Curved lines which frame panoramic views of the Marina, the open sea, and the city's iconic skyline.



*Step into the spa-inspired bathrooms. A sanctuary of indulgence featuring sleek surfaces and bespoke fixtures.*

A freestanding soaking tub and oversized rain shower offer unparalleled relaxation. Wardrobes with a view, ambient lighting and expansive windows frame stunning sea views, creating a serene oasis where luxury meets serenity.



# Signature *Penthouses*

*At the very top, these chic Penthouses offer a breathtaking lifestyle, with open spaces, and large entertainment kitchens.*



*Bathrooms with Private Saunas, Large Walk In Showers, and Soaking Bathtubs.*

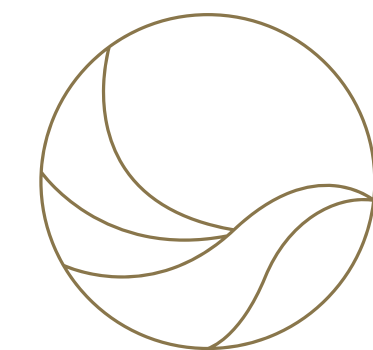
Every moment is surrounded by sweeping Marina, and Sea views. With expansive spaces that flow effortlessly onto private terraces, they invite you to live boldly—whether entertaining under the stars or enjoying quiet mornings bathed in natural light.

This is elevated living, designed for those who crave exclusivity, freedom, and the extraordinary.

# Signature *Penthouses*

*These Penthouses redefine spacious luxury.*

Expansive layouts that provide room to live, entertain, and unwind without compromise. Calming European Wood Floors.



## *Spacious Bedrooms & Luxurious Wardrobes*

Wake up in tranquility. Discover the ultimate retreat in the penthouse's master bedroom, where breathtaking sea views create a serene and inspiring backdrop.

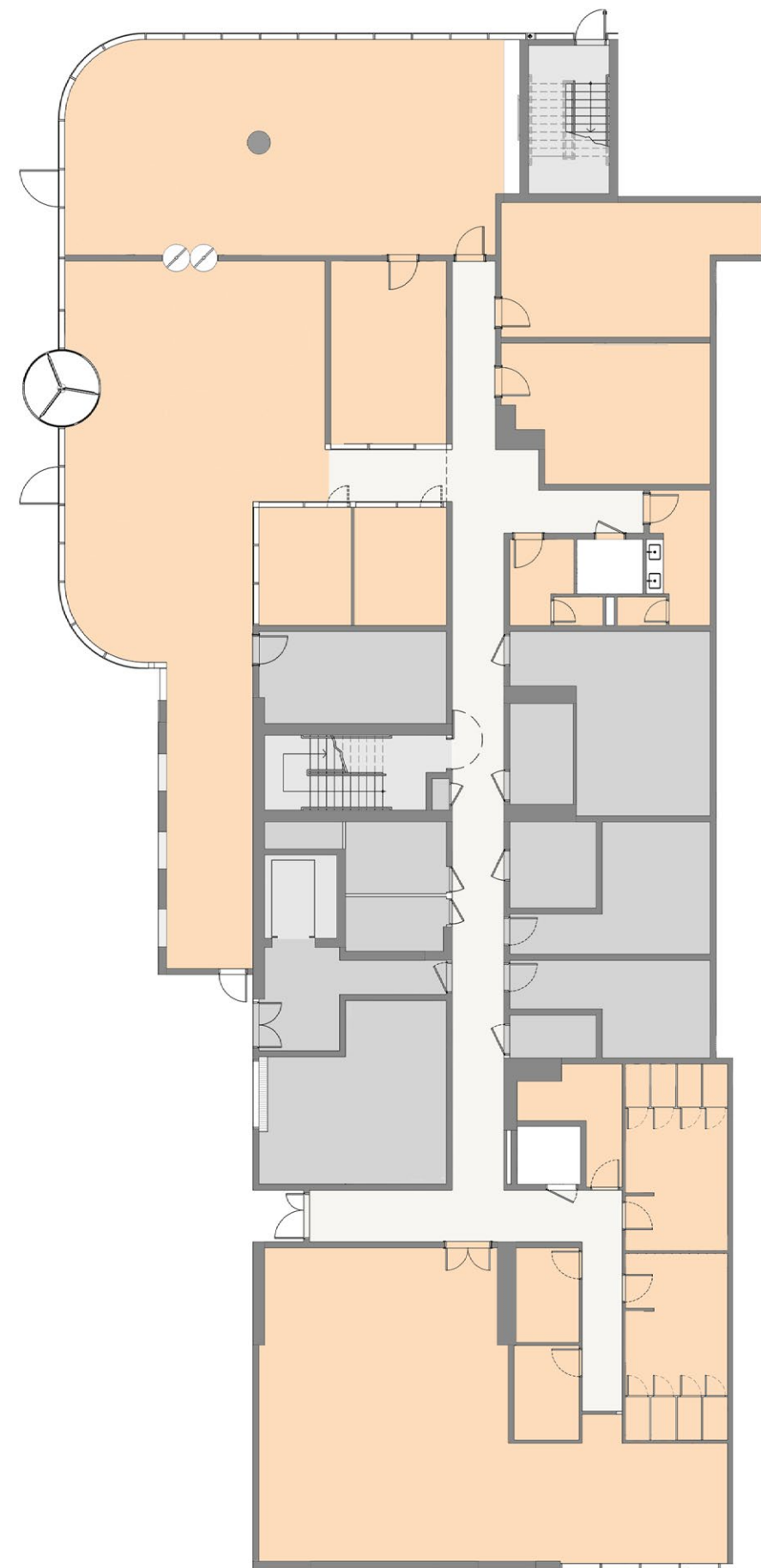
Featuring walk in wardrobes, finished in smoked glass, luxurious veneer and ambient lighting. These units are crafted to pamper you with luxury.



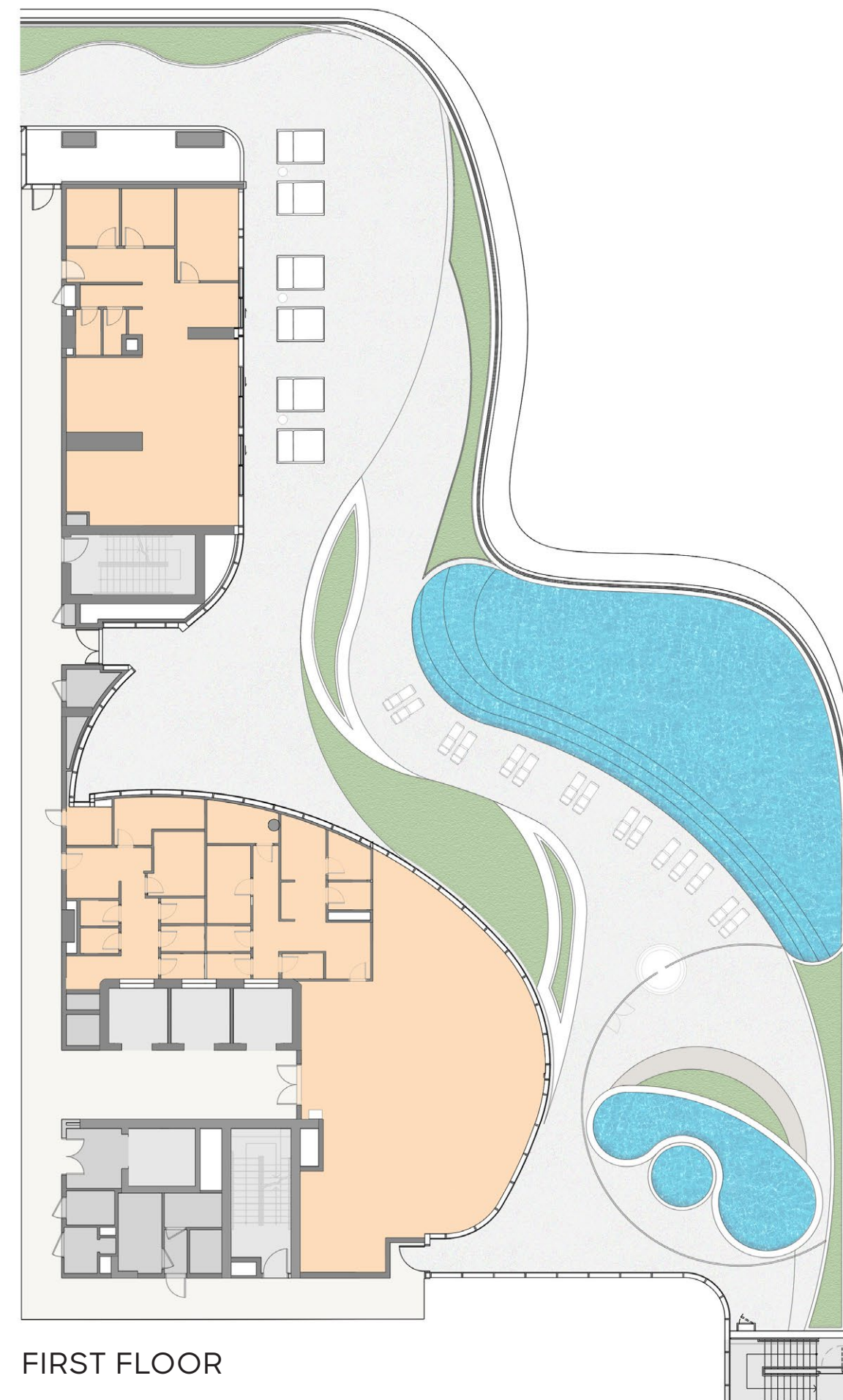
Grand Entertainer Kitchens with  
*Extensive Woodworks & Opulent Islands*



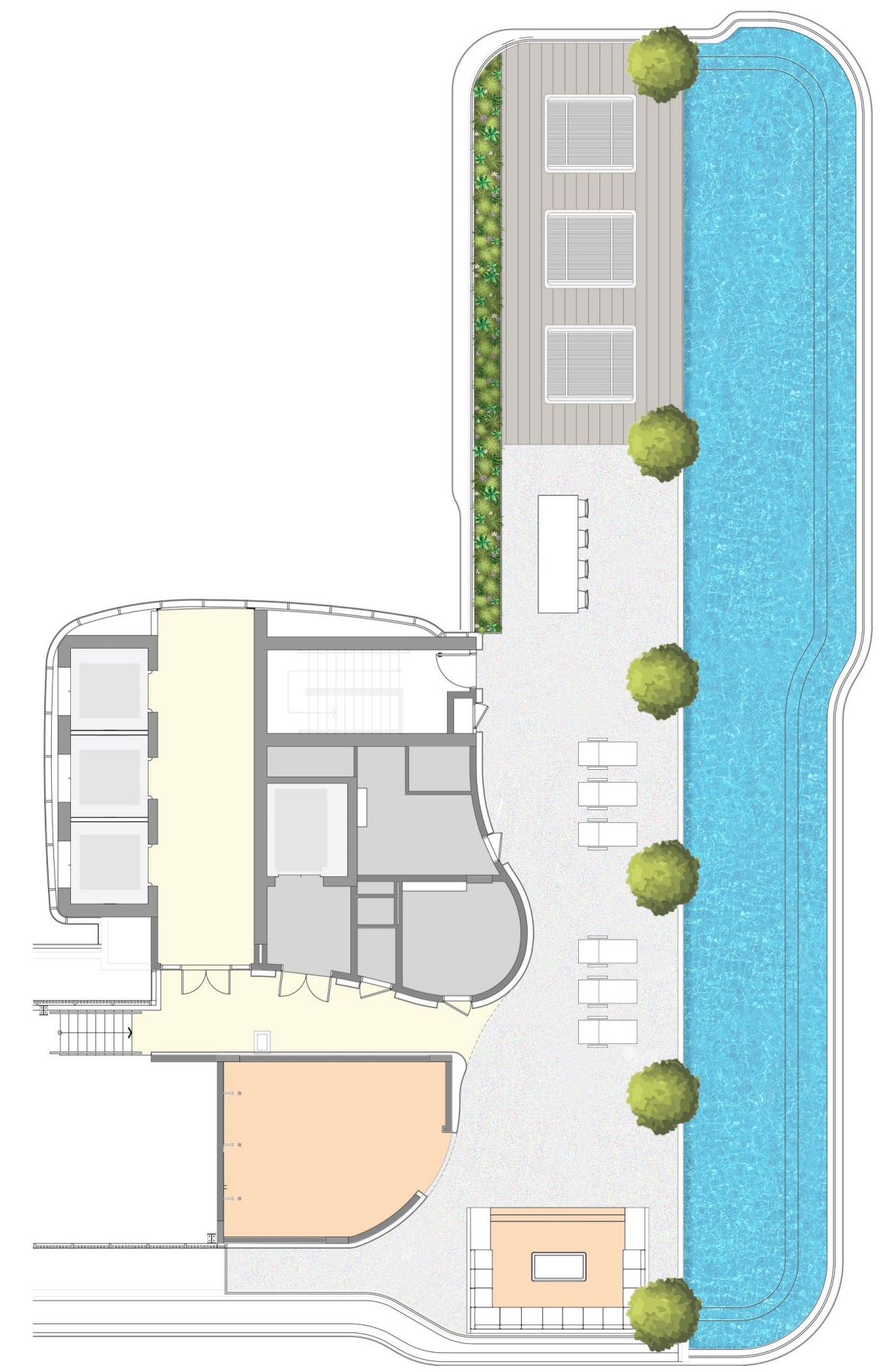
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GROUND FLOOR









FIRST FLOOR



ROOFTOP

## *The Amenities*

- |   |  |   |   |
|---|--|---|---|
|  Residents' Lounge       |  Kids Play Room       |  Experience Shower         |  Outdoor Yoga          |
|  Residents' Library      |  Indoor Gym           |  Jacuzzi                   |  Outdoor Zen Gardens   |
|  Conference Room         |  Indoor Yoga Studio   |  Cold Plunge Pool          |  Family Pool           |
|  Podcast Room            |  Men's Steam & Sauna  |  Hyperbaric Oxygen Chamber |  Kids Splash Park      |
|  Games Room              |  Ladies Steam & Sauna |  Red Light Treatment Room  |  Rooftop Infinity Pool |
|  Cinema/PlayStation Room |  Juice Bar            |  Massage room              |  Rooftop Lounge        |



## *An Elevated Escape into Infinity*

Perched above the marina, the rooftop pool offers breathtaking, uninterrupted views of the shimmering sea and skyline.



Attention grabbing views.  
*Unapologetic lifestyle.*



*Elegant Residents Lounges & Spaces – to Host your Private Events or to enjoy when you want.*



*An Expansive Lobby, Sculpted by  
Curves, Exudes Hospitality*

Front Desk & Personal Concierge Services,  
to book your private Residents Lounge,  
Library, & Conference Rooms





## A Child's Wonderland – *Extensive Kids Play Areas*

*Kids Library & Recreational Activities  
Soft Play & Slides*



*Meeting Rooms  
PodCast & Conference Rooms  
Cinema & PS Gaming Rooms  
Game Rooms*



## LIV *fit.*

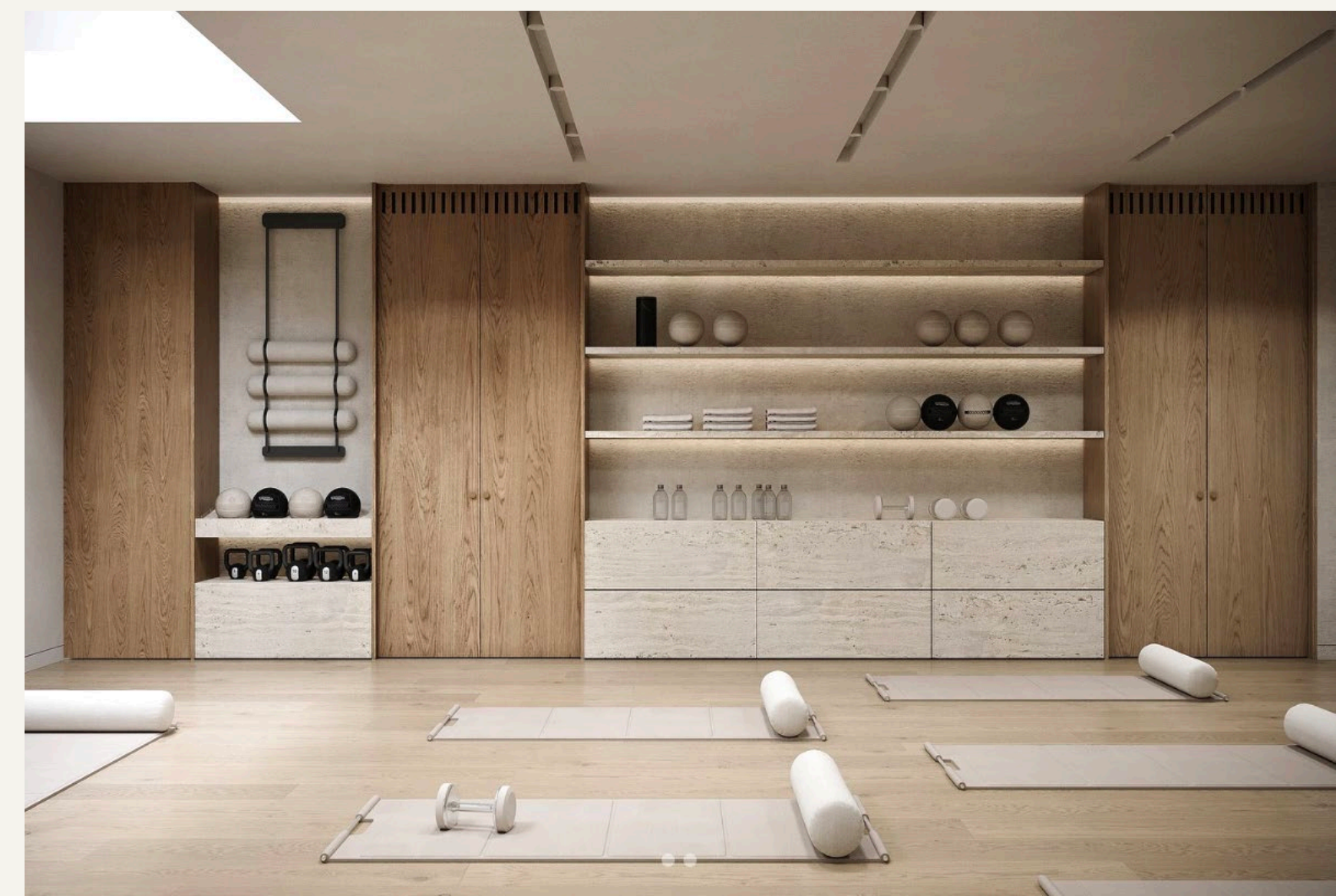
Experience a workout like no other—the panoramic skyline and sea views elevate every movement.

The state-of-the-art gym energizes your body, while the serene yoga studio offers a calming space to reset and refocus. Here, fitness becomes a ritual of both strength and serenity.

## *A Full Floor Dedicated to Your Health and Rejuvenation*

Our exclusive wellness floor features a curated selection of amenities, including a state-of-the-art gym, serene yoga studios, steam and sauna rooms, cold plunge pools, jacuzzi, experience shower, massage suites, red light therapy, and rejuvenation rooms.

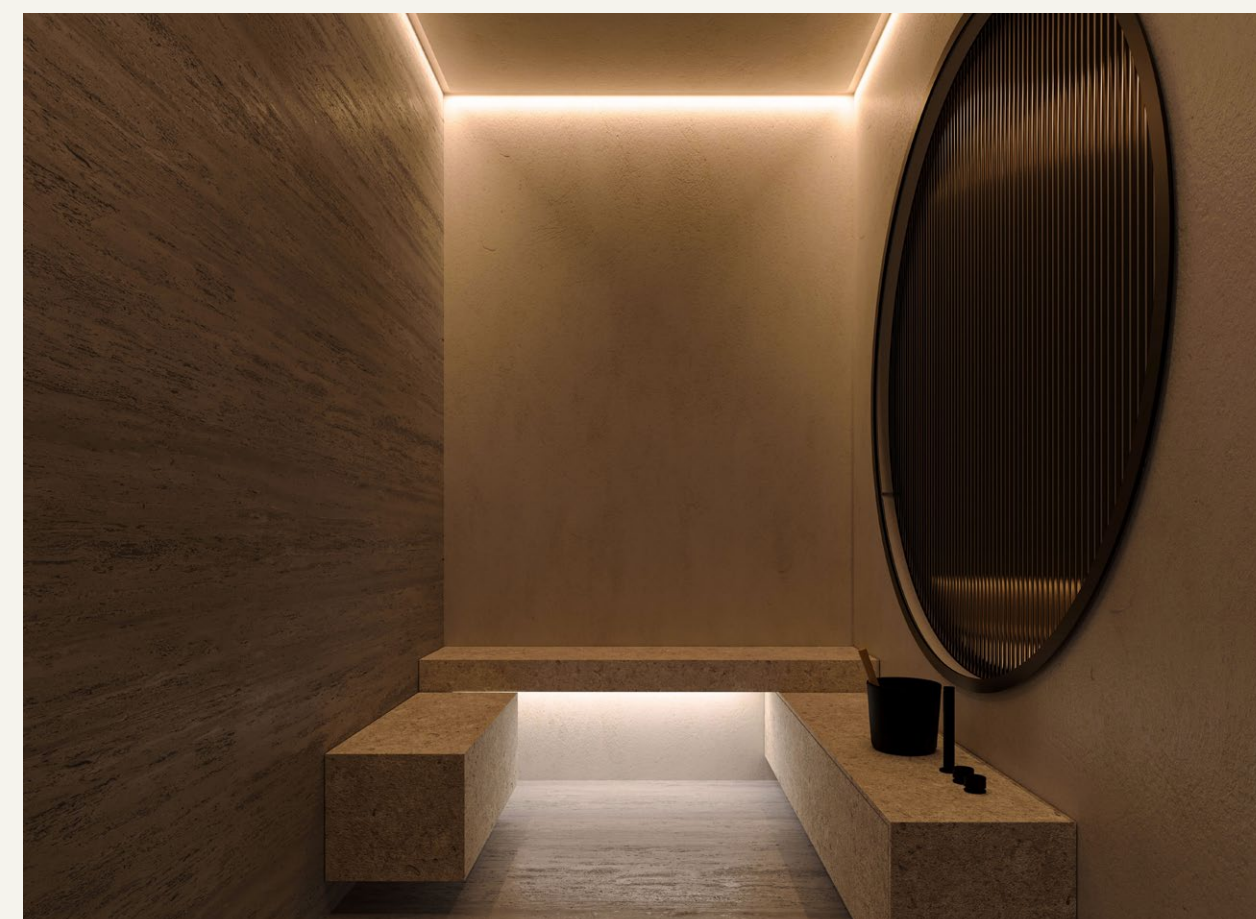
Immerse in holistic renewal, and calming rituals with amenities designed to restore and rejuvenate. Here, wellness isn't routine—it's a lifestyle.





## *Your own private sanctuary*

An elegant sanctuary within your residence, the private spa is designed for moments of pure relaxation and quiet indulgence. This exclusive retreat offers a calming escape from the everyday. Here, wellness is redefined as an intimate experience, seamlessly woven into the comfort of home.



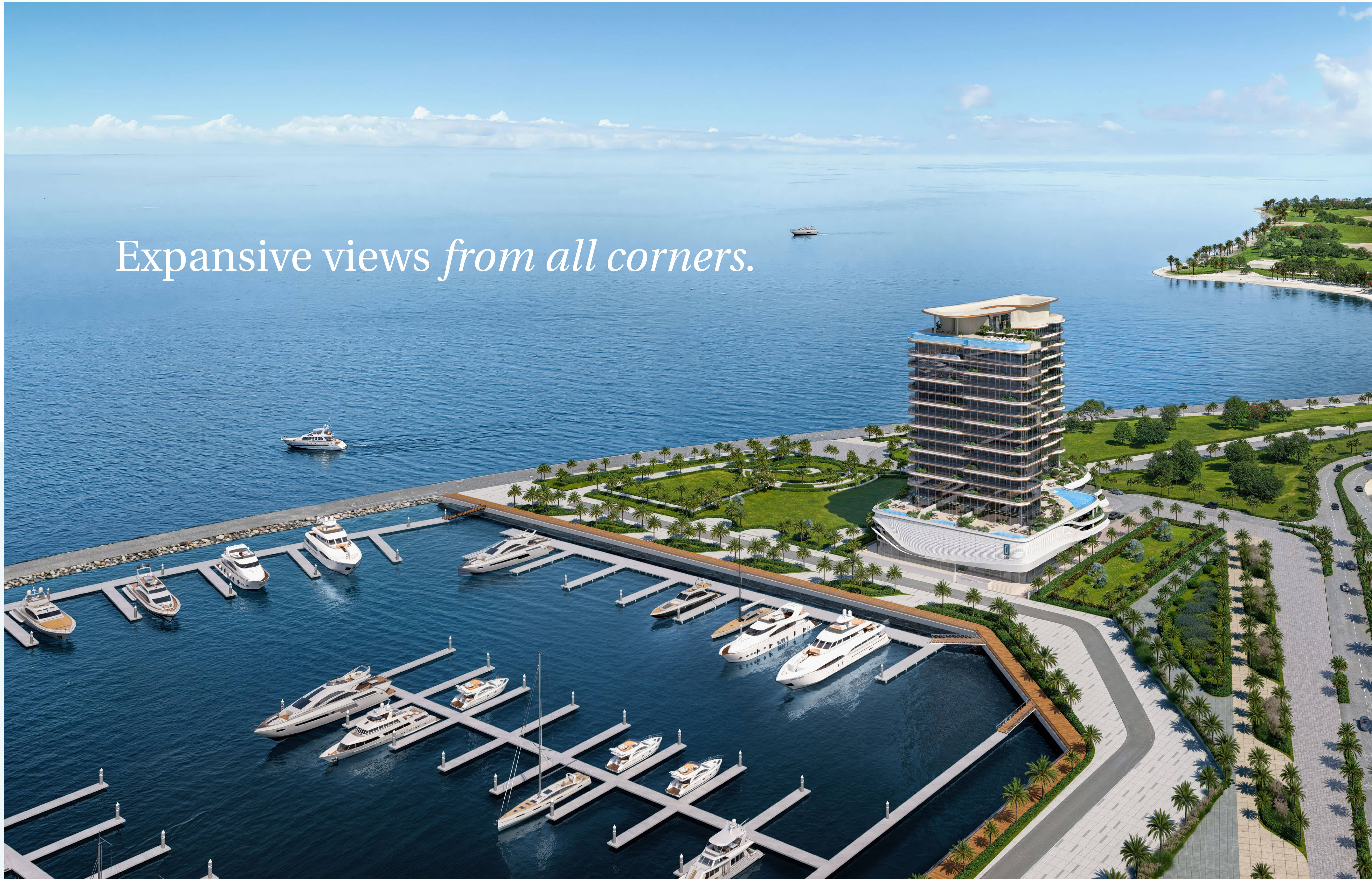


## *A Lifestyle Beyond Compare*

Discover a world where luxury, comfort, and unparalleled amenities come together effortlessly.

Rooftop Infinity Pool, Cabana's to take in the endless Vista, Sunken Seating Lounge Areas.

Expansive views *from all corners.*



# Location

## Dubai Islands

### 7 Mins

Rashid Yachts & Marina  
Dubai Cruise Terminal  
Dubai Maritime City

### 10 Mins

Pearl Jumeirah

### 12 Mins

J1 Beach Restaurants & Beach Clubs

### 12 Mins

Dubai Healthcare City

### 15 Mins

Bvlgari Resort  
Four Seasons Hotel Jumeirah  
Mandarin Oriental Jumeirah

### 15 Mins

Dubai International Financial Centre (DIFC)  
World Trade Centre

### 18 Mins

Downtown Dubai, Business Bay & Dubai Mall

### 20 Mins

Dubai International Airport



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# Typical *Floorplans*

Apartments feature Sea & Beach, Sunset, Full Marina & Skyline Views

17

STOREY BUILDING  
G+2 PODIUMS & 14 FLOORS

1-4

BEDROOMS

106

SIGNATURE APARTMENTS,  
DUPLEXES & PENTHOUSES

757

STARTING SIZE

5921

MAXIMUM SIZE




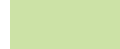





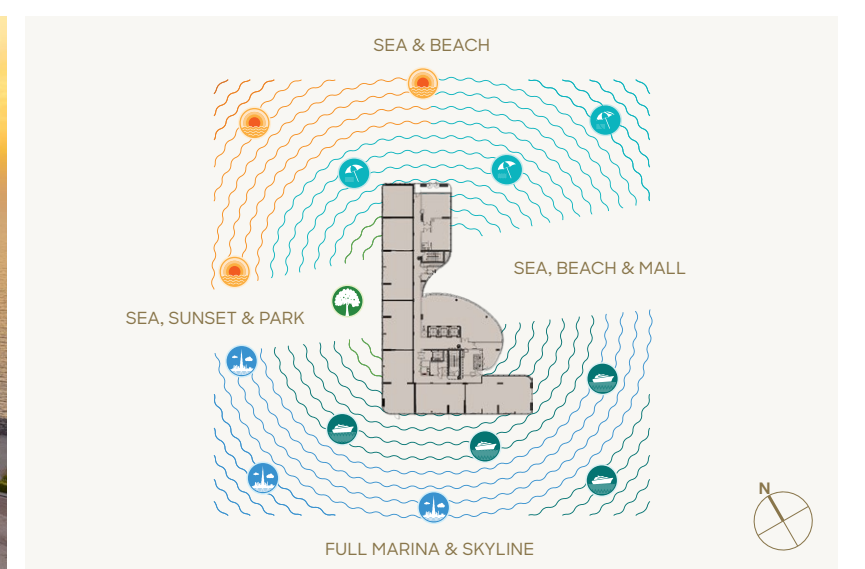
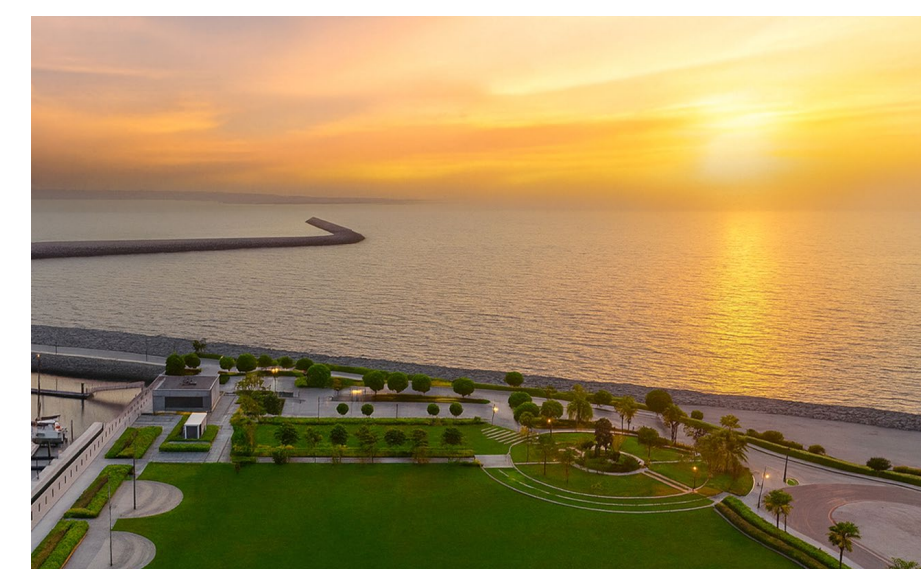
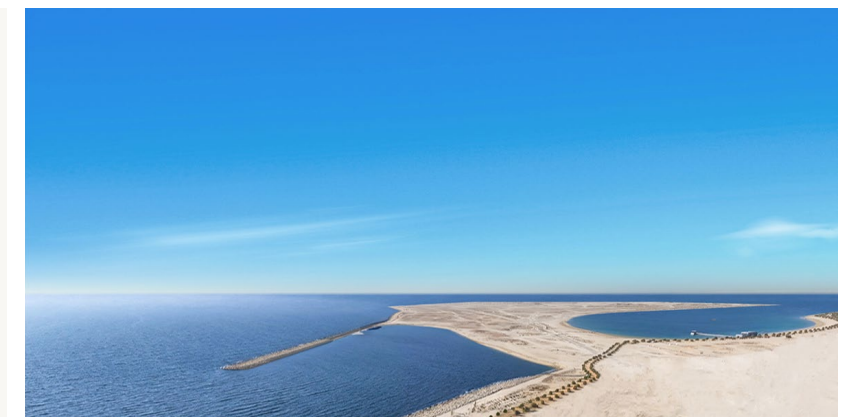
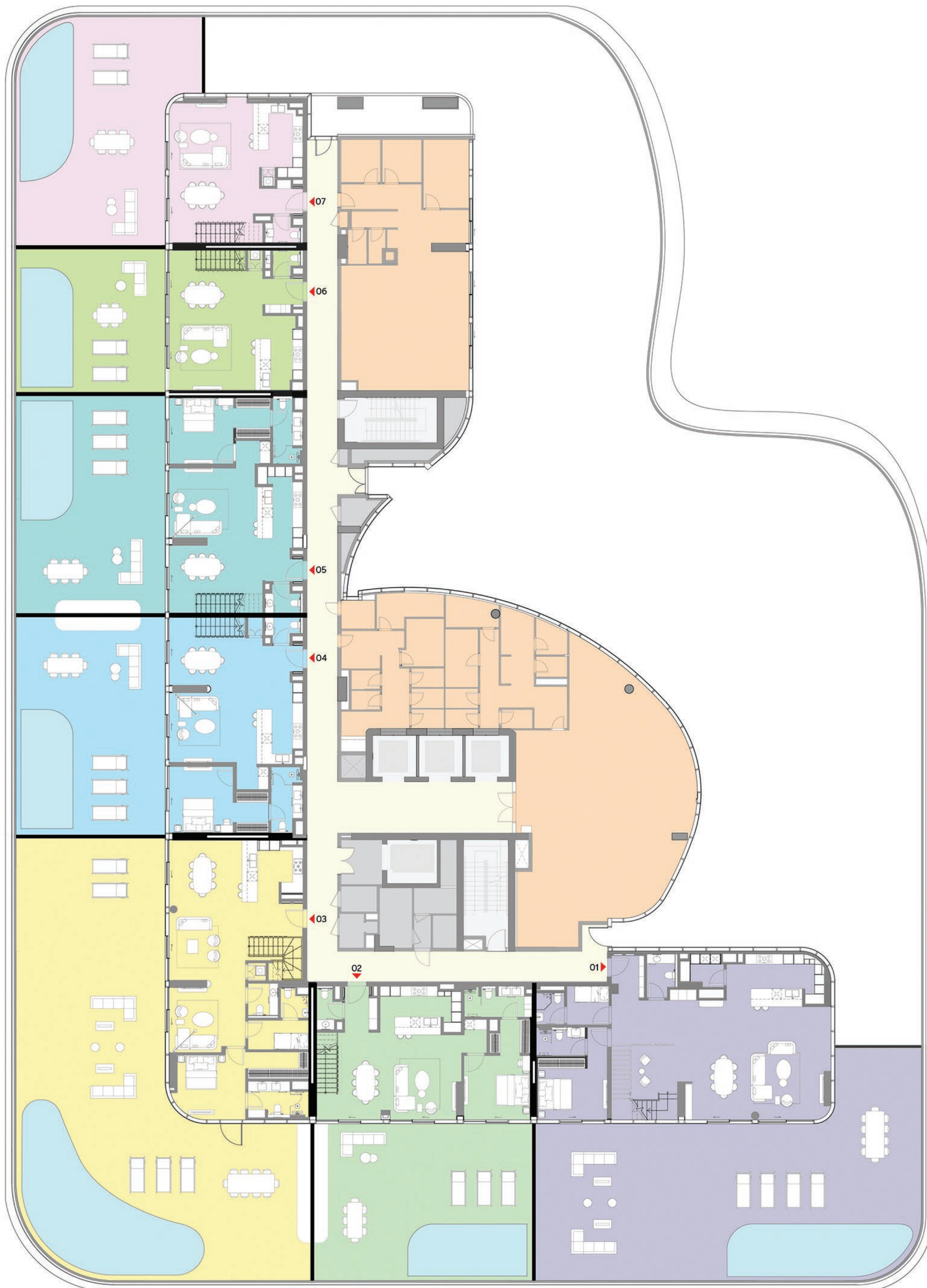
# Duplex Level Floorplans

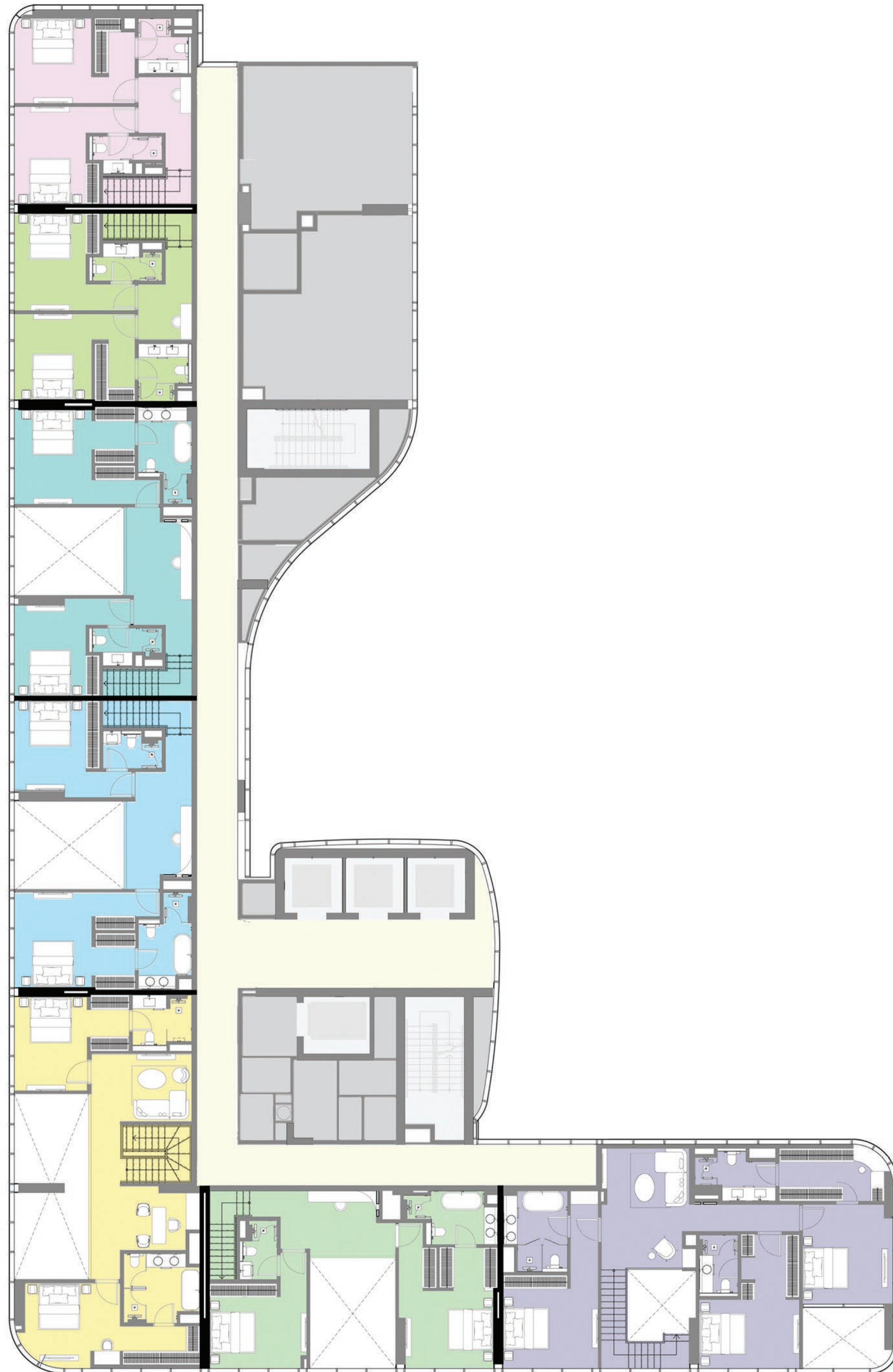
SIGNATURE DUPLEXES WITH POOLS

## Level 01 (Lower Floor)

2, 3 & 4 Bedroom Units

- |   |                      |   |                      |
|---|----------------------|---|----------------------|
|  | 4BR - DUPLEX A (101) |  | 3BR - DUPLEX D (105) |
|  | 3BR - DUPLEX A (102) |  | 2BR - DUPLEX A (106) |
|  | 3BR - DUPLEX B (103) |  | 2BR - DUPLEX B (107) |
|  | 3BR - DUPLEX C (104) |   |                      |












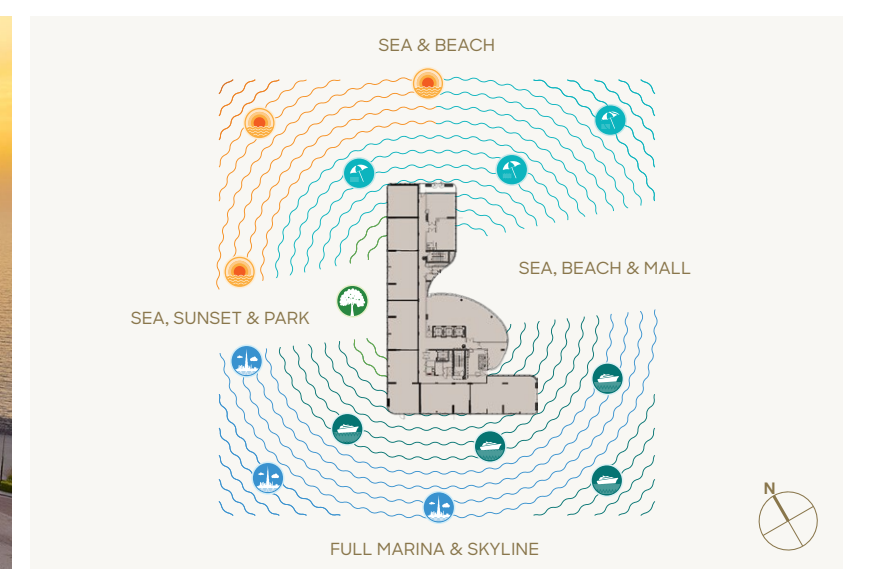
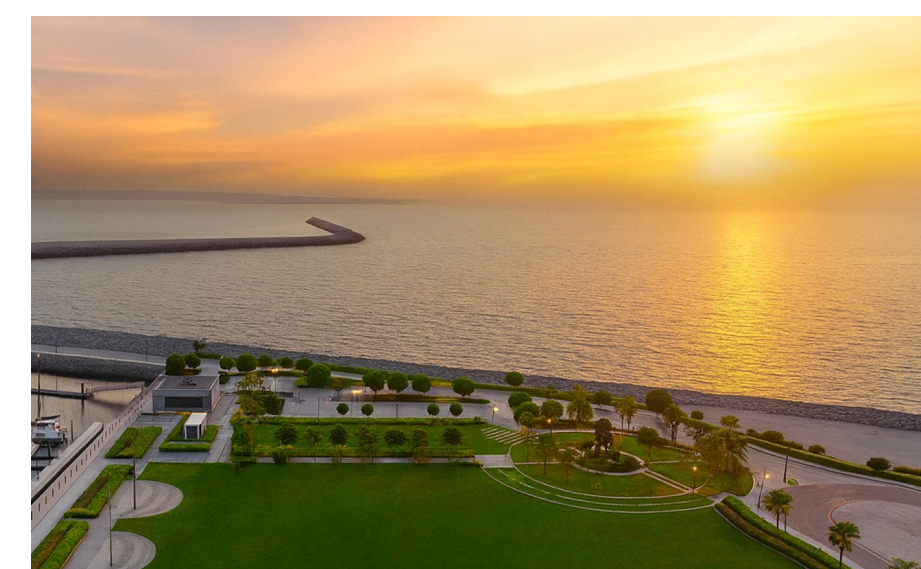
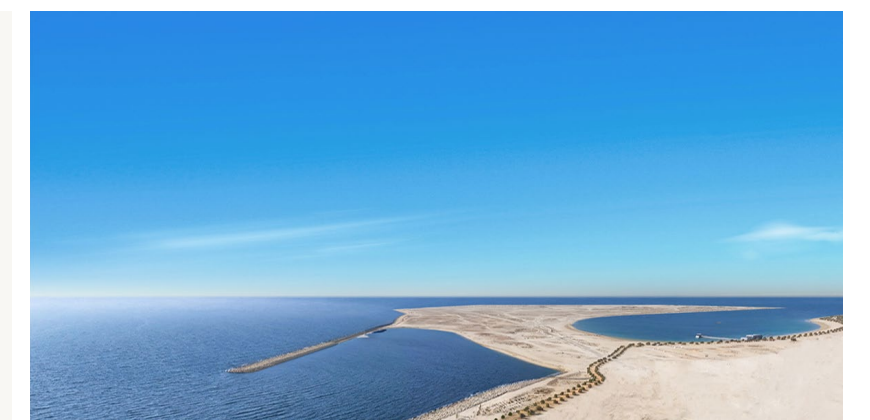
# Duplex Level Floorplans

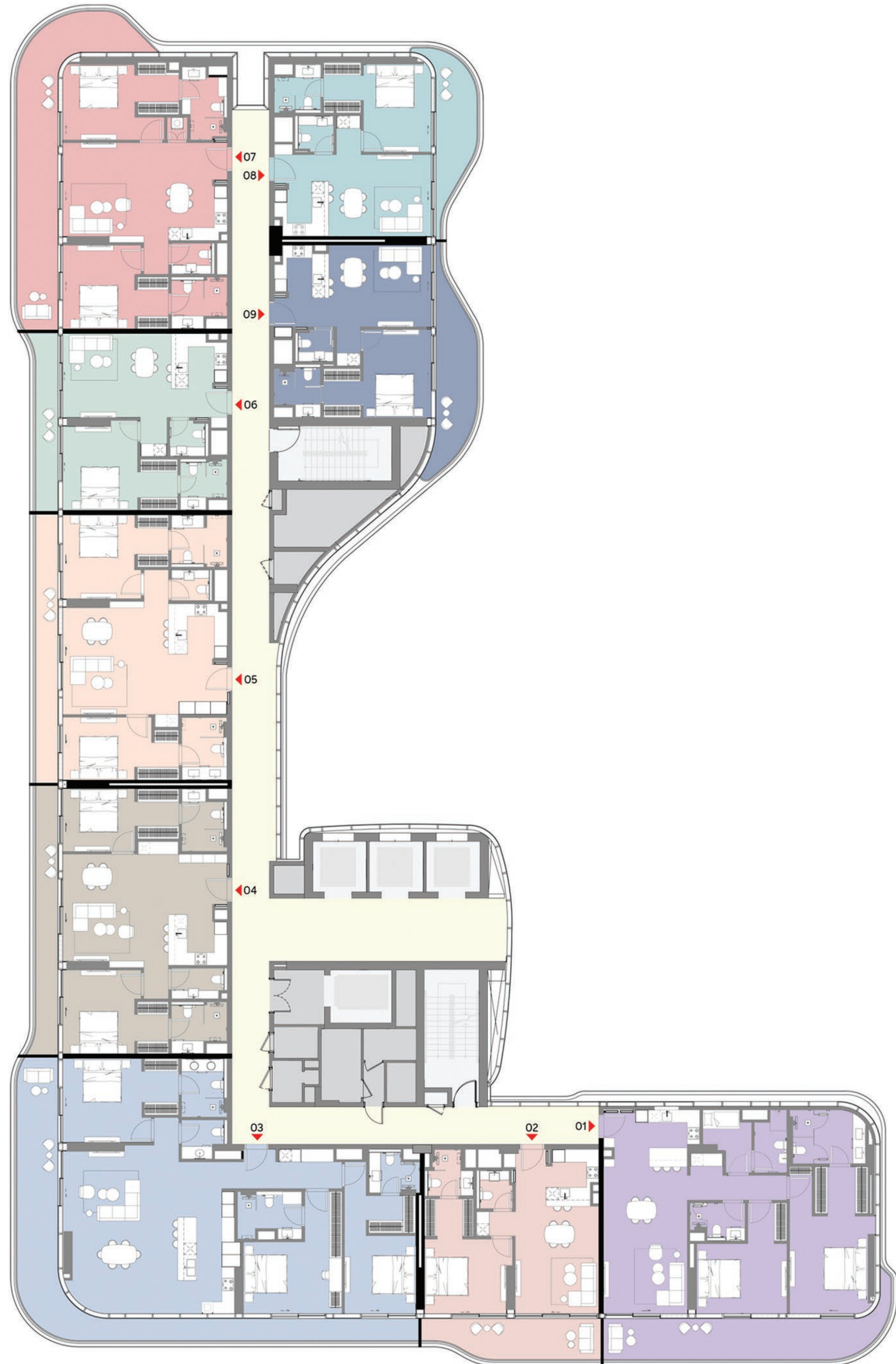
SIGNATURE DUPLEXES WITH POOLS

## Level 02 (Upper Floor)

2, 3 & 4 Bedroom Units

- |   |                      |   |                      |
|---|----------------------|---|----------------------|
|  | 4BR - DUPLEX A (101) |  | 3BR - DUPLEX D (105) |
|  | 3BR - DUPLEX A (102) |  | 2BR - DUPLEX A (106) |
|  | 3BR - DUPLEX B (103) |  | 2BR - DUPLEX B (107) |
|  | 3BR - DUPLEX C (104) |   |                      |




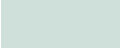


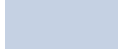






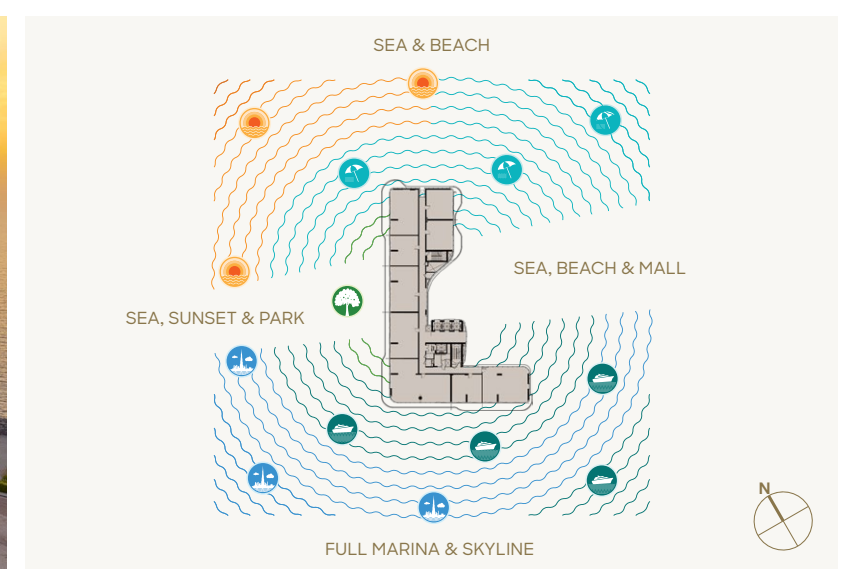
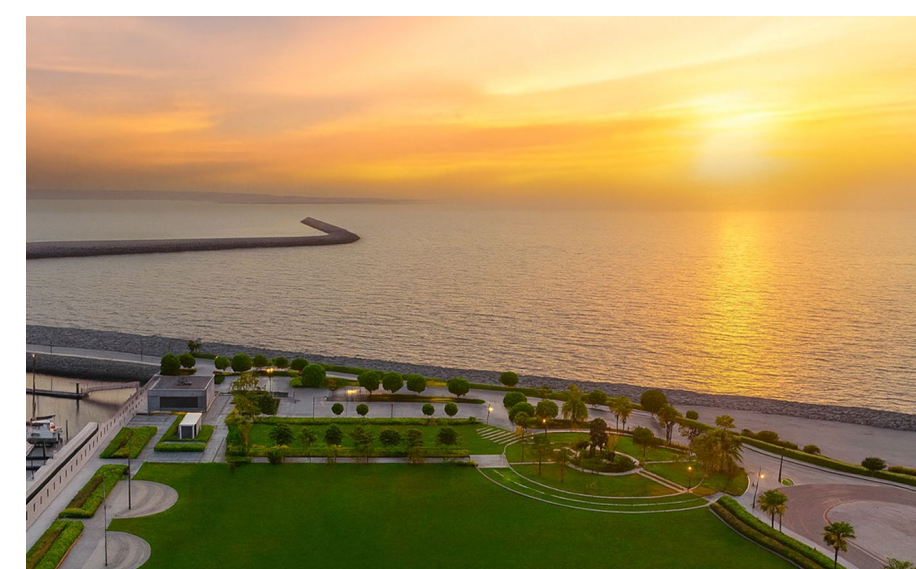
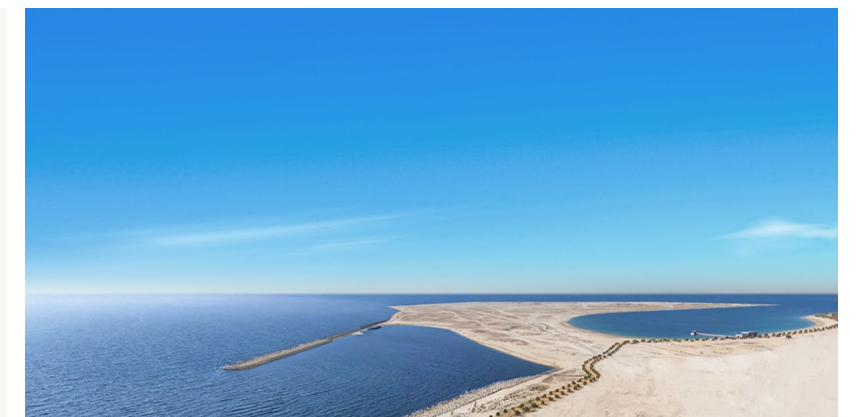
# Typical Floorplans

SIGNATURE RESIDENTIAL LEVELS

## Levels 03, 05, 07, 09 & 11

1, 2 & 3 Bedroom Signature Units

	2BR - A1	(01)		1BR - B1	(06)
	1BR - A1	(02)		2BR - D1	(07)
	3BR - A1	(03)		1BR - C1	(08)
	2BR - B1	(04)		1BR - D1	(09)
	2BR - C1	(05)			


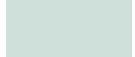


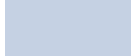

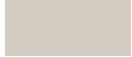




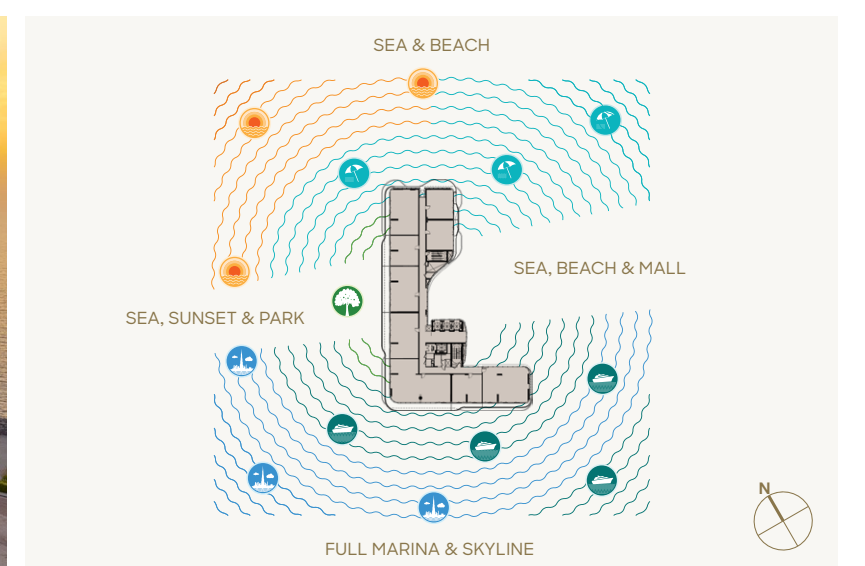
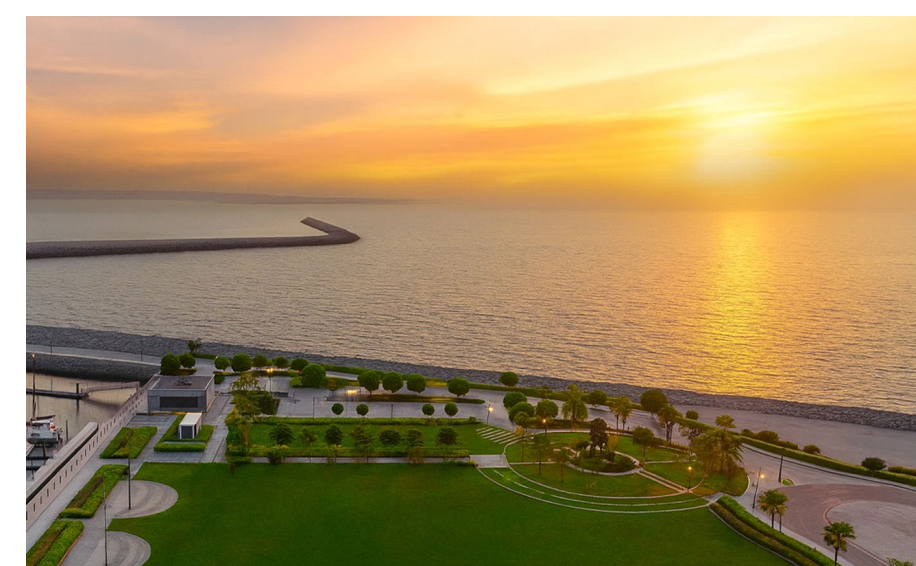
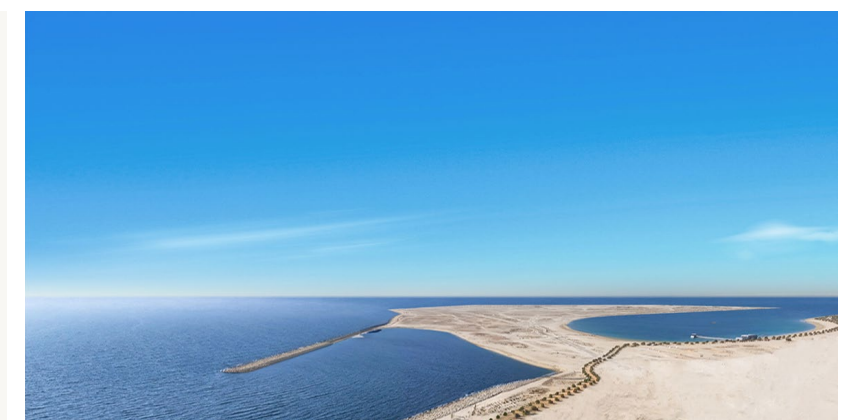
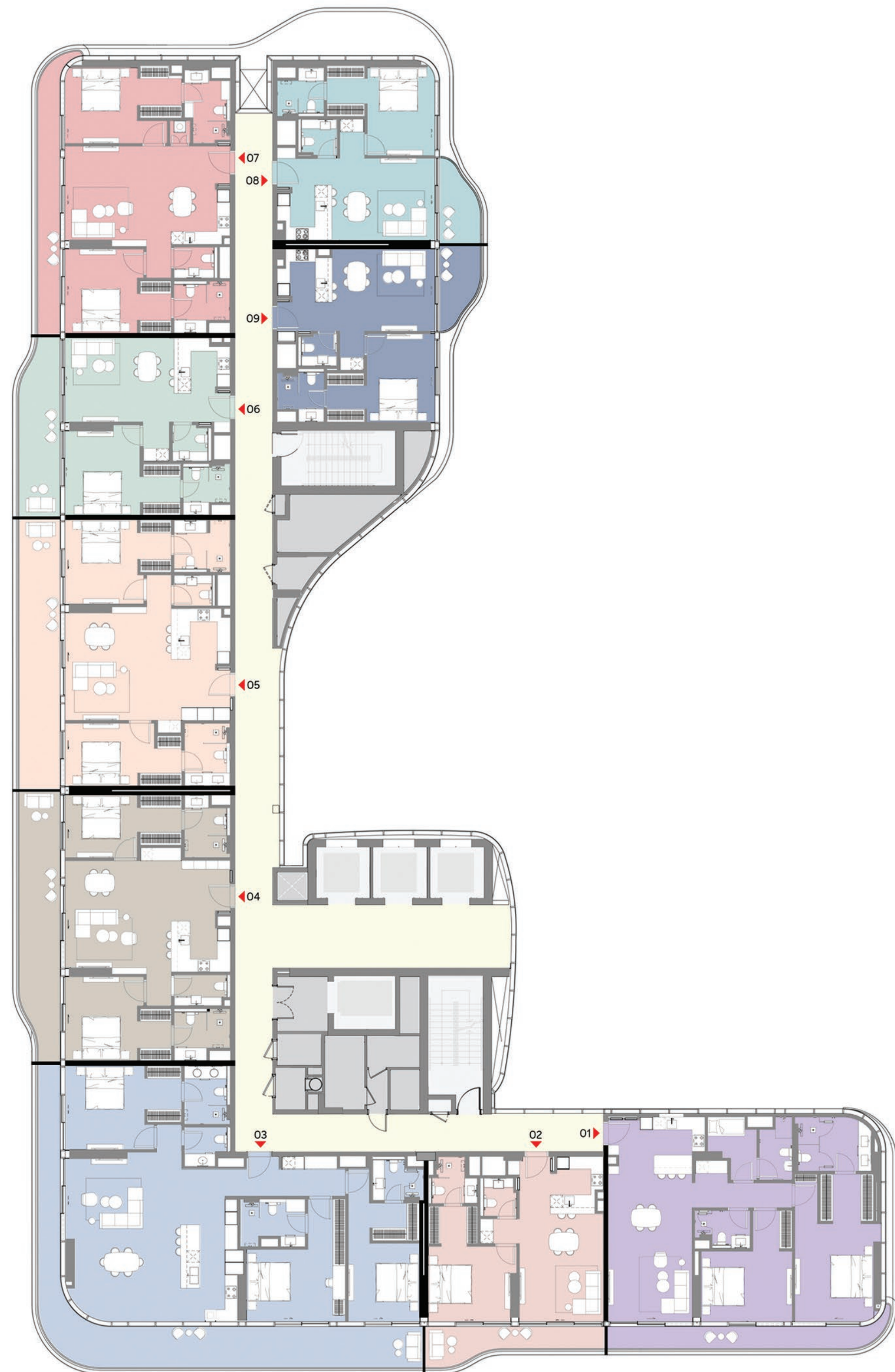
# Typical Floorplans

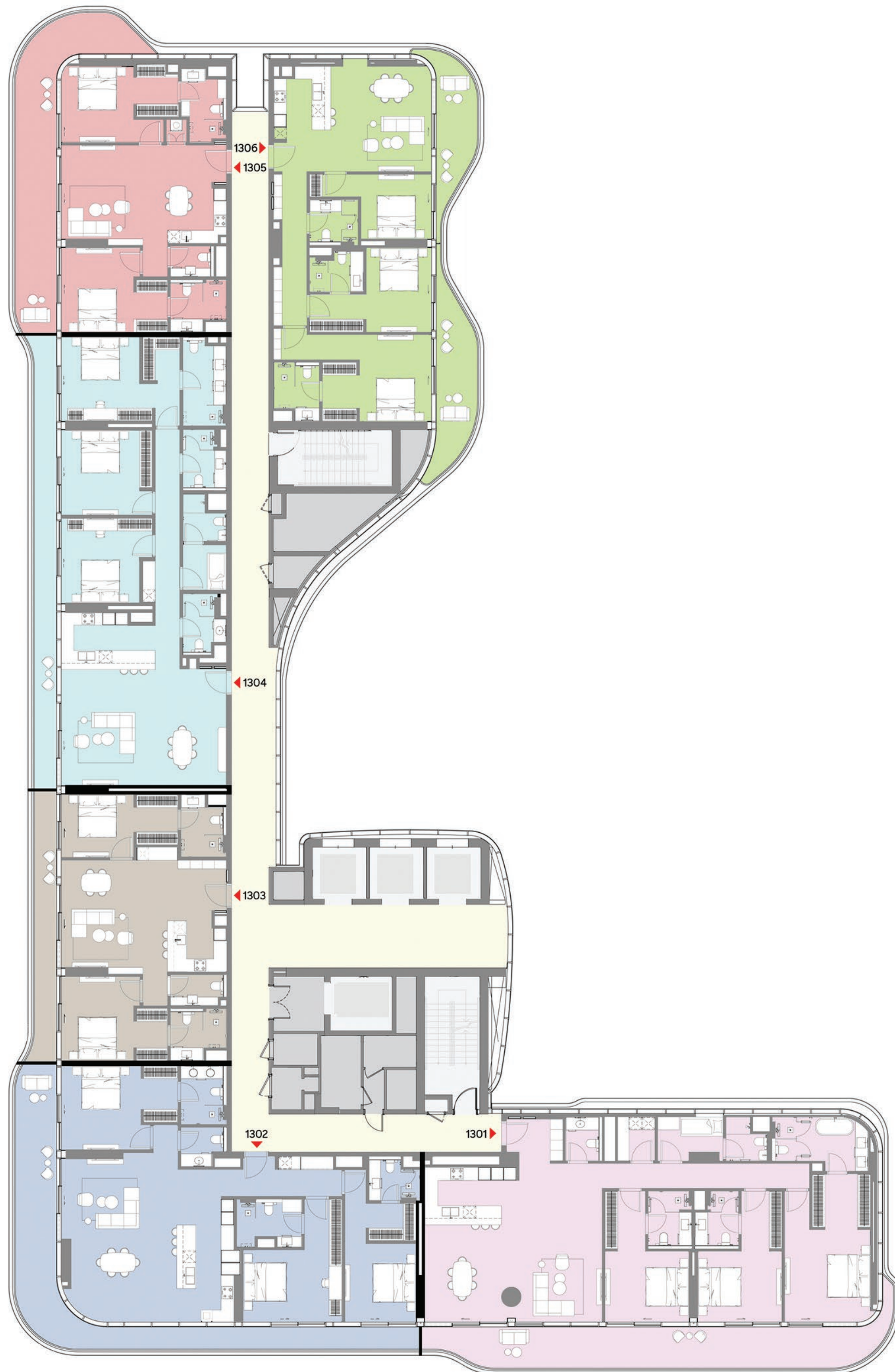
SIGNATURE RESIDENTIAL LEVELS

Levels 04, 06, 08, 10 & 12

1, 2 & 3 Bedroom Signature Units

	2BR - A2	(01)		1BR - B2	(06)
	1BR - A2	(02)		2BR - D2	(07)
	3BR - A2	(03)		1BR - C2	(08)
	2BR - B2	(04)		1BR - D2	(09)
	2BR - C2	(05)			






# Typical Floorplans

SIGNATURE RESIDENTIAL LEVELS

## Level 13

2 & 3 Bedroom Signature Units

	3BR - B	(1301)		3BR - C	(1304)
	3BR - A1	(1302)		2BR - E	(1305)
	2BR - B1	(1303)		3BR - D	(1306)













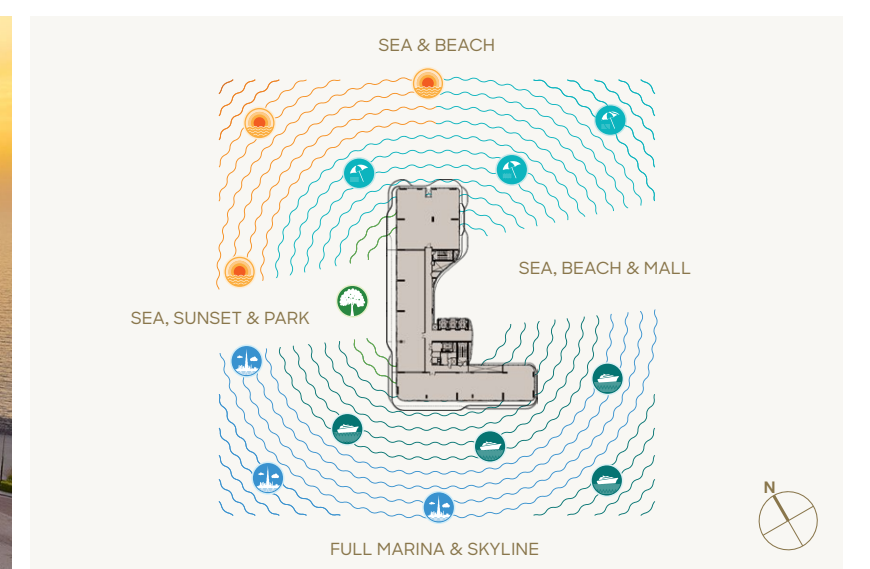
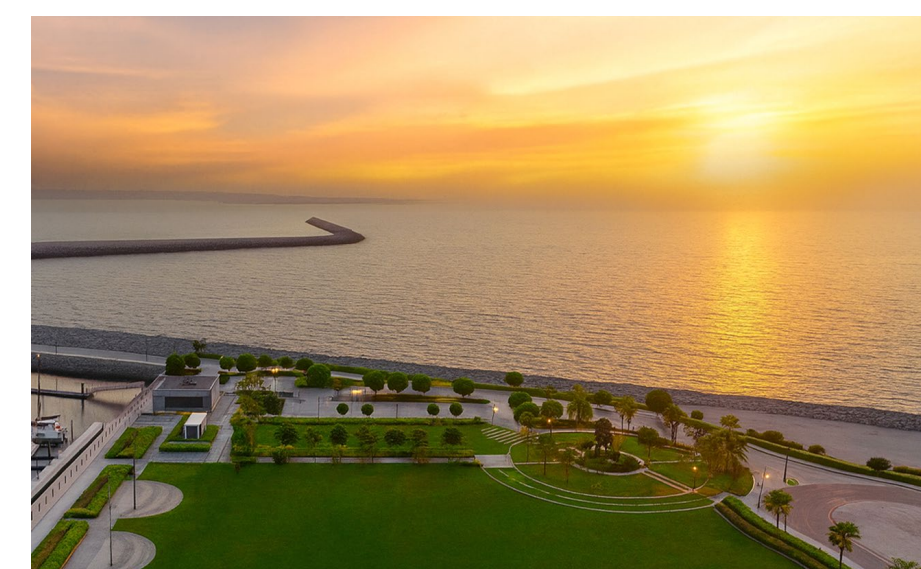
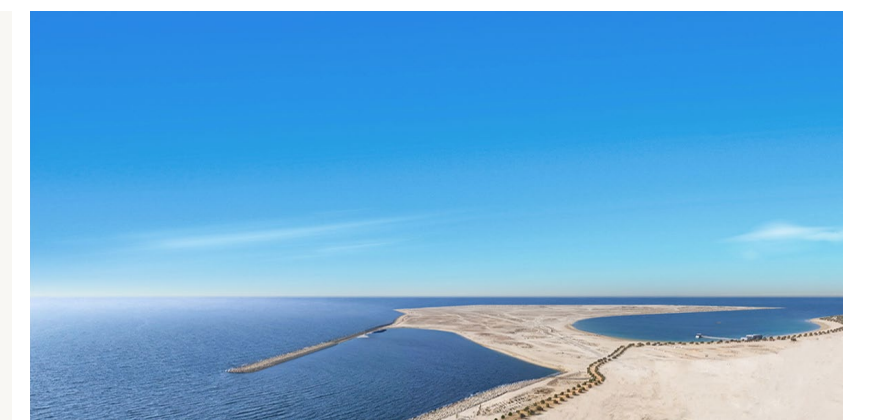
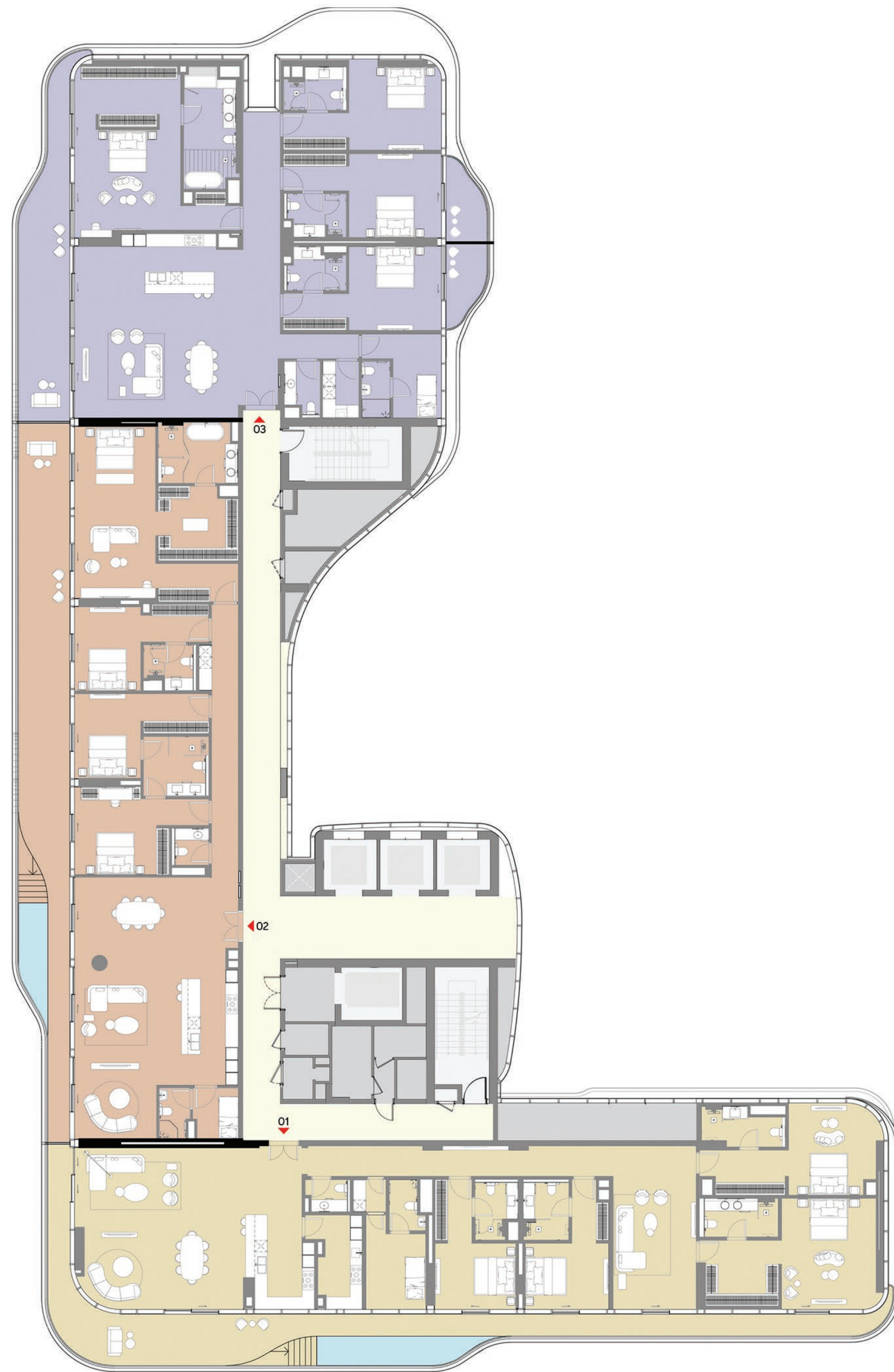
# Penthouse Floorplans

SIGNATURE PENTHOUSES WITH POOLS

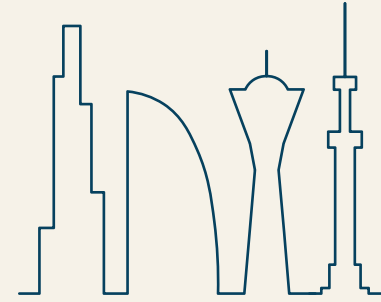
## Level 14

4 Bedroom Units

- 4BR - PHA (1401)
- 4BR - PHB (1402)
- 4BR - PHC (1403)







**PREFERENCE**  
properties

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