



LIORA

by JaiedCo Real Estate Development

— DUBAI ISLANDS —



Introduction

Welcome to **LIORA** Residence, a luxurious seaside retreat in Dubai Islands, that redefines coastal living. Rising with elegant columns touched in gold and framed by ocean blues, **LIORA** blends timeless architecture with the serene spirit of the shore. Inspired by the hues of sea and sand, every detail reflects harmony, sophistication, and coastal grace and charm.



*Architecture
that rises with
the horizon.*



Coastal Harmony

LIORA Nestled along Dubai's pristine coastline, **LIORA** offers an exclusive address where the sea meets refined living. A sanctuary of elegance and comfort, thoughtfully designed as a family-friendly haven beside the serenity of the shore.

LIORA in Context

Exclusively Connected to the City's Icons.

LANDMARKS

- (18 min) Dubai Center Burj Khalifa.
- (25 min) Dubai Marina.
- (15 min) The Palm Jumeirah.
- (15 min) Burj AL Arab.
- (30 min) The Palm Jabel Ali.
- (28 min) Expo City Dubai.
- (22 min) Dubai Festive City.

AIRPORTS

- (15 min) Dubai International Airport.
- (30 min) Al Maktoum International Airport DWC.

MALLS

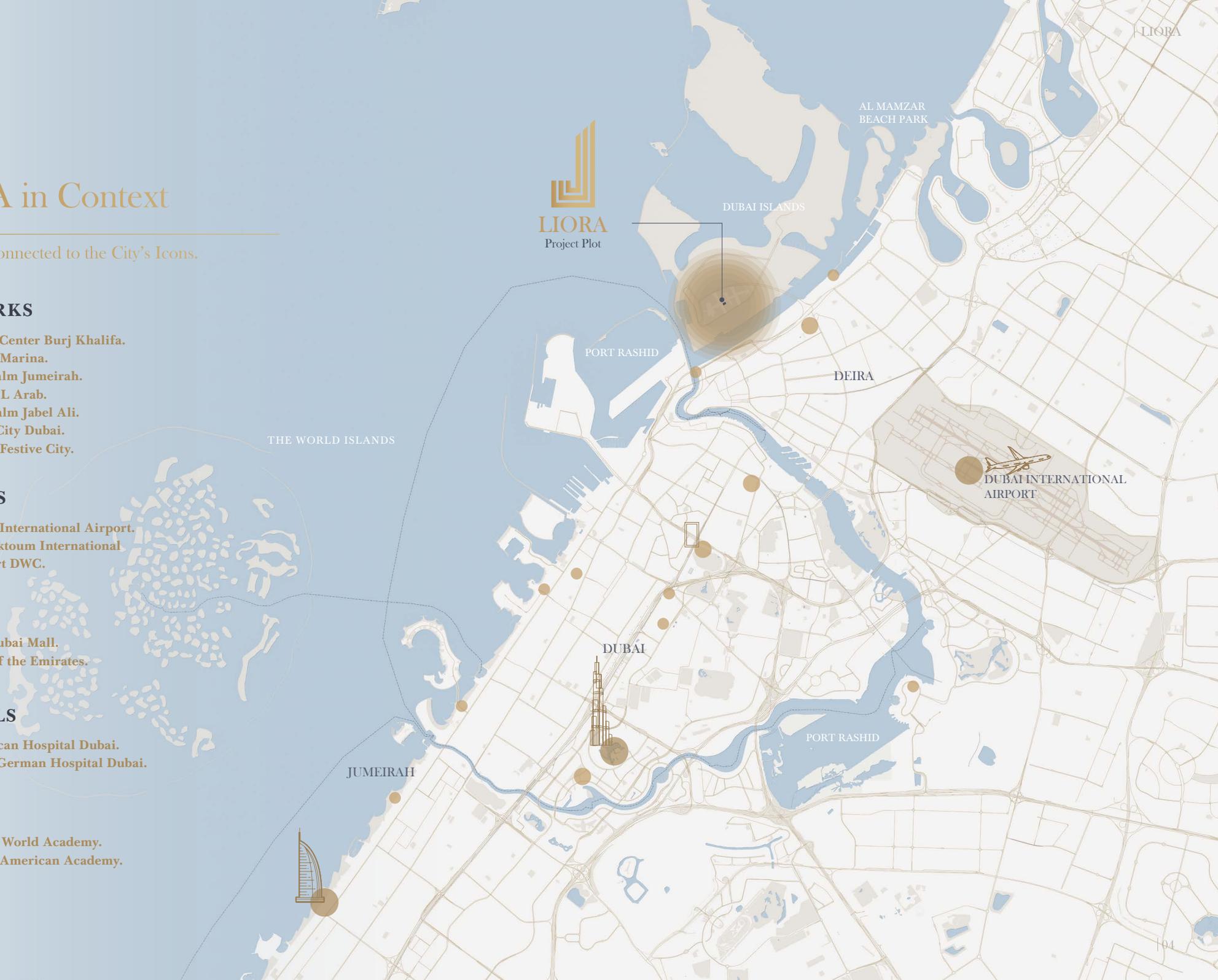
- (18 min) The Dubai Mall.
- (25 min) Mall of the Emirates.

HOSPITALS

- (14 min) American Hospital Dubai.
- (18 min) Saudi German Hospital Dubai.

SCHOOLS

- (20 min) GEMS World Academy.
- (24 min) Dubai American Academy.



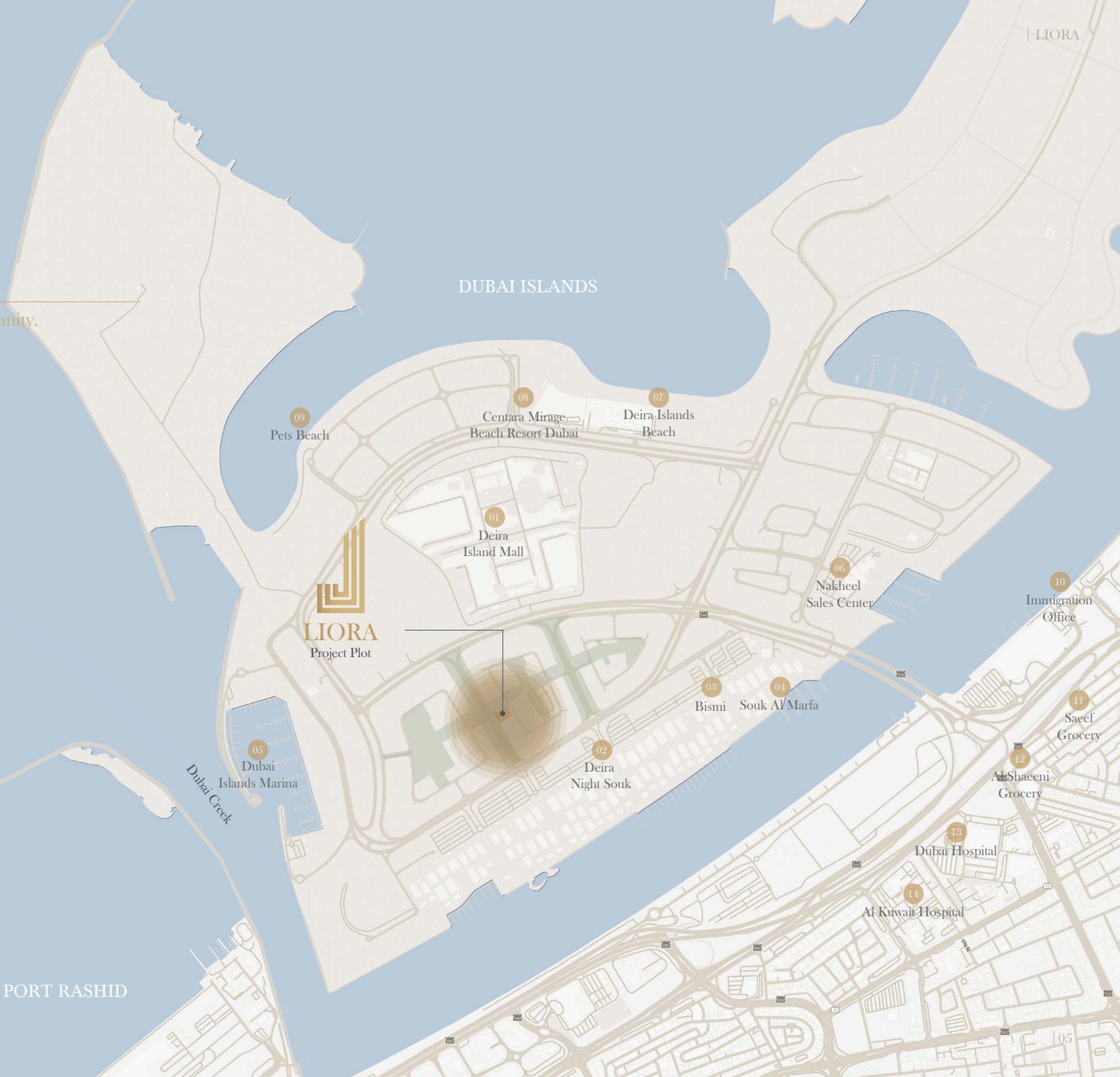
SURROUNDINGS

At the Center of a Vibrant Coastal Community.

NEAR TO

- 01 Deira Island Mall.
- 02 Deira Night Souk.
- 03 Bisimi.
- 04 Souk Al Marfa.
- 05 Dubai Islands Marina.
- 06 Nakheel Sales Center.
- 07 Deira Islands Beach.
- 08 Centara Mirage Beach Resort Dubai
- 09 Pets Beach.
- 10 Immigration Office.
- 11 Saeef Grocery.
- 12 Al Shaeeni Grocery.
- 13 Dubai Hospital .
- 14 Al Kuwait Hospital.

PORT RASHID





The Art of
Coastal Architecture







A GRAND WELCOME

A striking entrance framed by elegance and light, where golden details and refined lines set the tone, welcoming residents into a world of timeless grace.







SCULPTED SUPPORT

Golden lines trace the columns, merging structural strength with timeless elegance, and gently highlighting the refined rhythm of LIORA's graceful façade.



ELEGANCE IN EVERY FACADE

Golden accents highlight the façade, capturing light and framing uninterrupted views of the sea and skyline, reflecting the serene rhythm of coastal living.







A photograph of a beach with long, dark shadows of palm trees cast across the light-colored sand. The turquoise water of the ocean is visible in the upper right corner. The text "Interior Sophistication" is centered in a white serif font, flanked by two horizontal lines.

Interior Sophistication



LIORA





AMBIENT GRACE

A refined corner of the lobby, where marble surfaces, golden accents, and sculptural details blend in perfect harmony, creating a serene, sophisticated, and welcoming atmosphere that invites relaxation and admiration.



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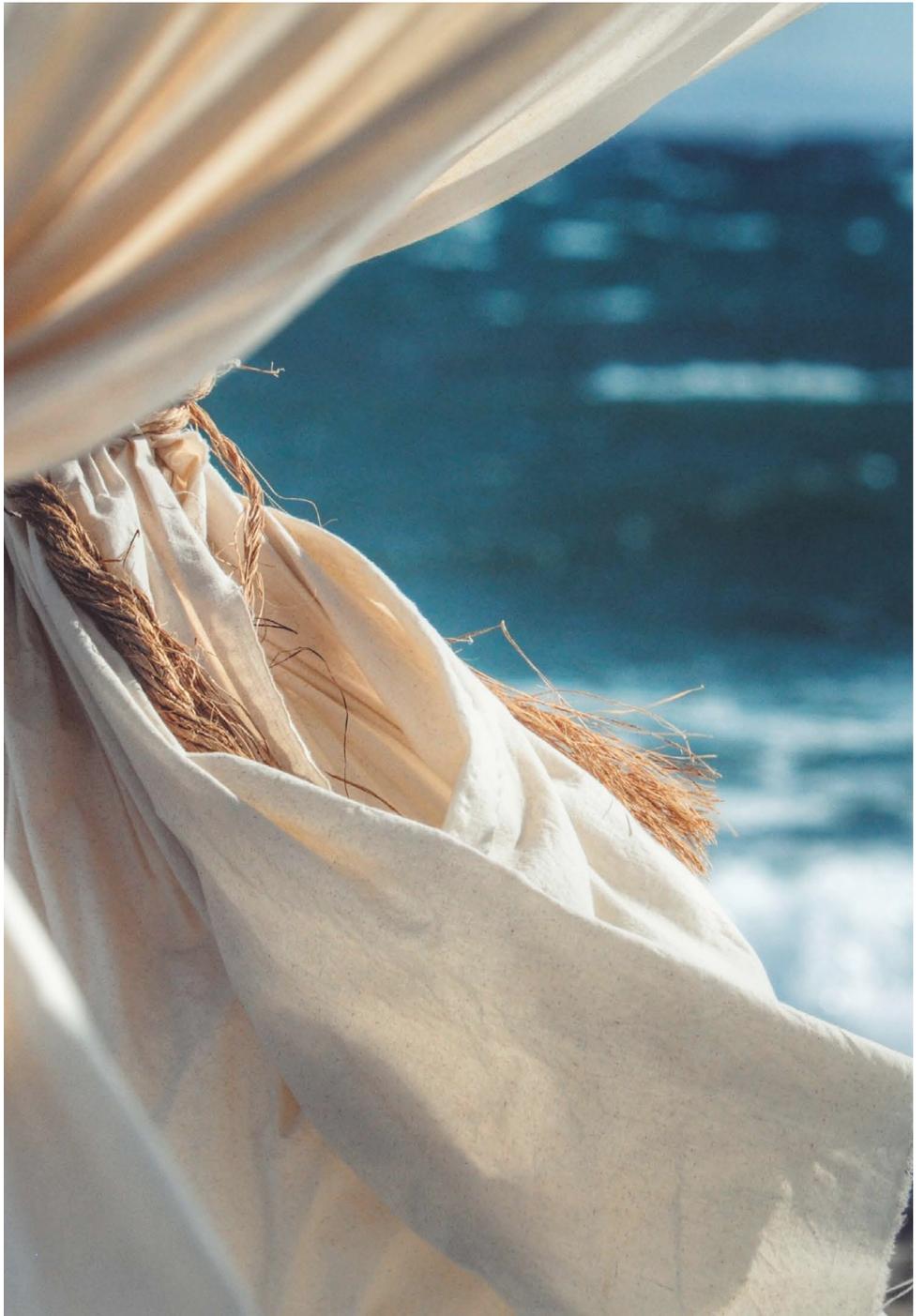


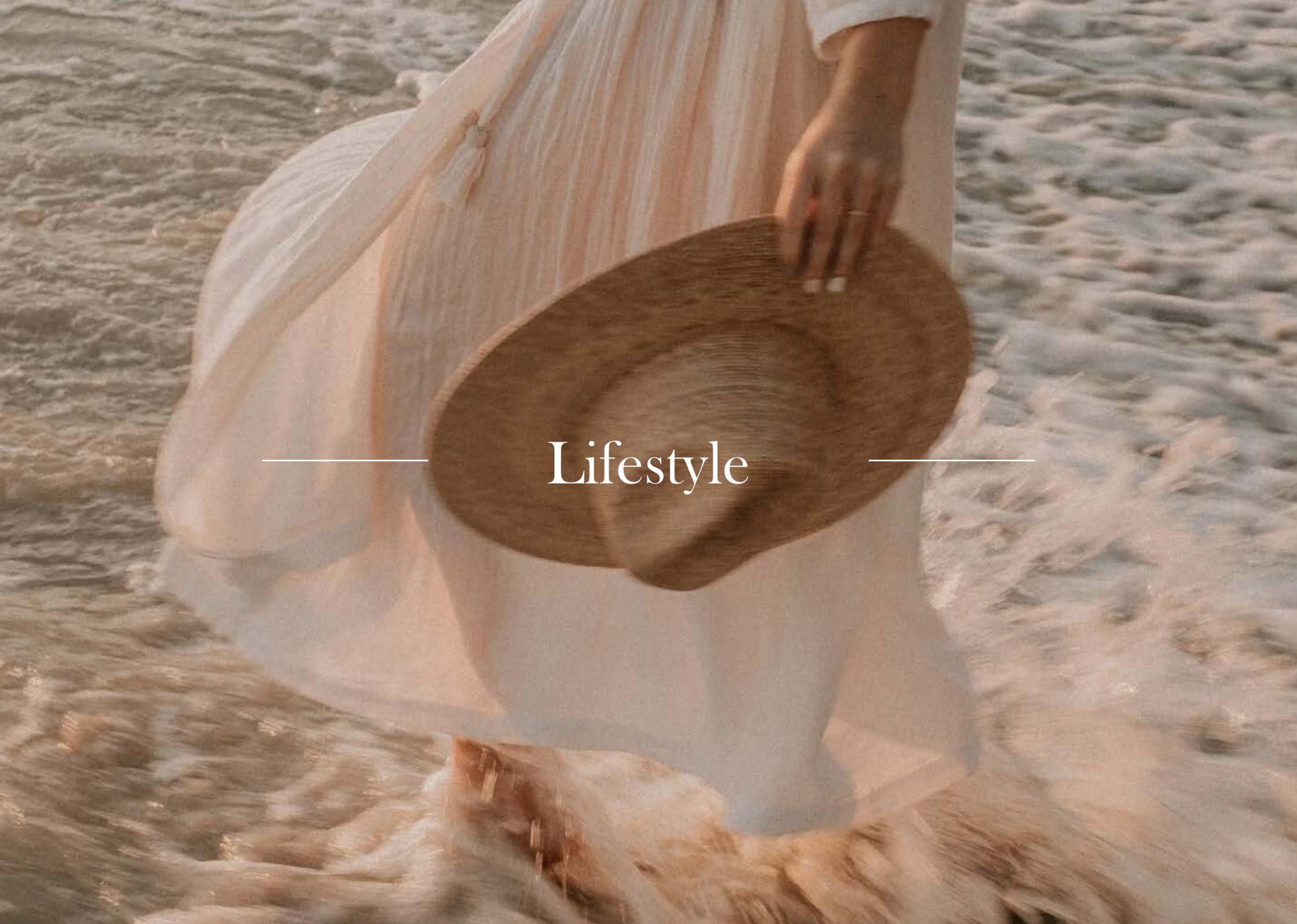
TRANQUIL TRANSITIONS

A sleek and elegant elevator lobby featuring marble flooring, warm lighting, modern art, and subtle greenery—creating a calm, upscale ambiance for residents and visitors alike.

Main Corridor

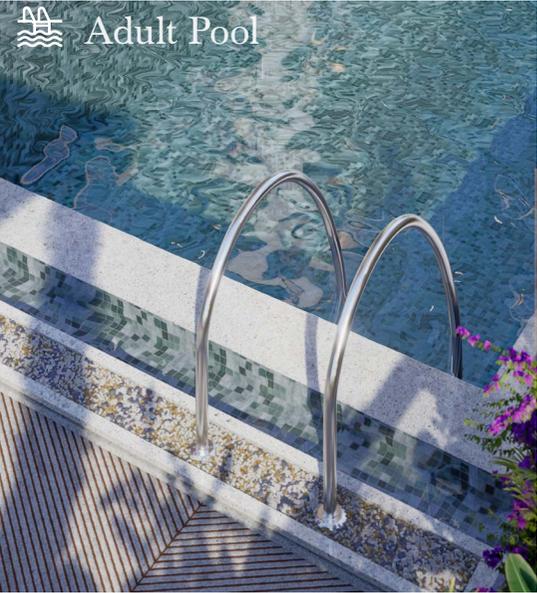




A person wearing a long, flowing white dress is walking on a beach. They are holding a large, round, woven straw hat. The background shows gentle waves of the ocean. The word "Lifestyle" is centered in the image, flanked by two horizontal lines.

Lifestyle

RESIDENTIAL AMENITIES



Adult Pool



Kids Pool



Kids Play Area



BBQ Area



Smart Home



Grand Lobby



Gym



Sky Terraces





TONE YOUR
BODY















SPACES FOR JOY

An open-air haven where children can explore, laugh, and grow, while families enjoy the comfort of a safe, vibrant community filled with joy and shared moments.

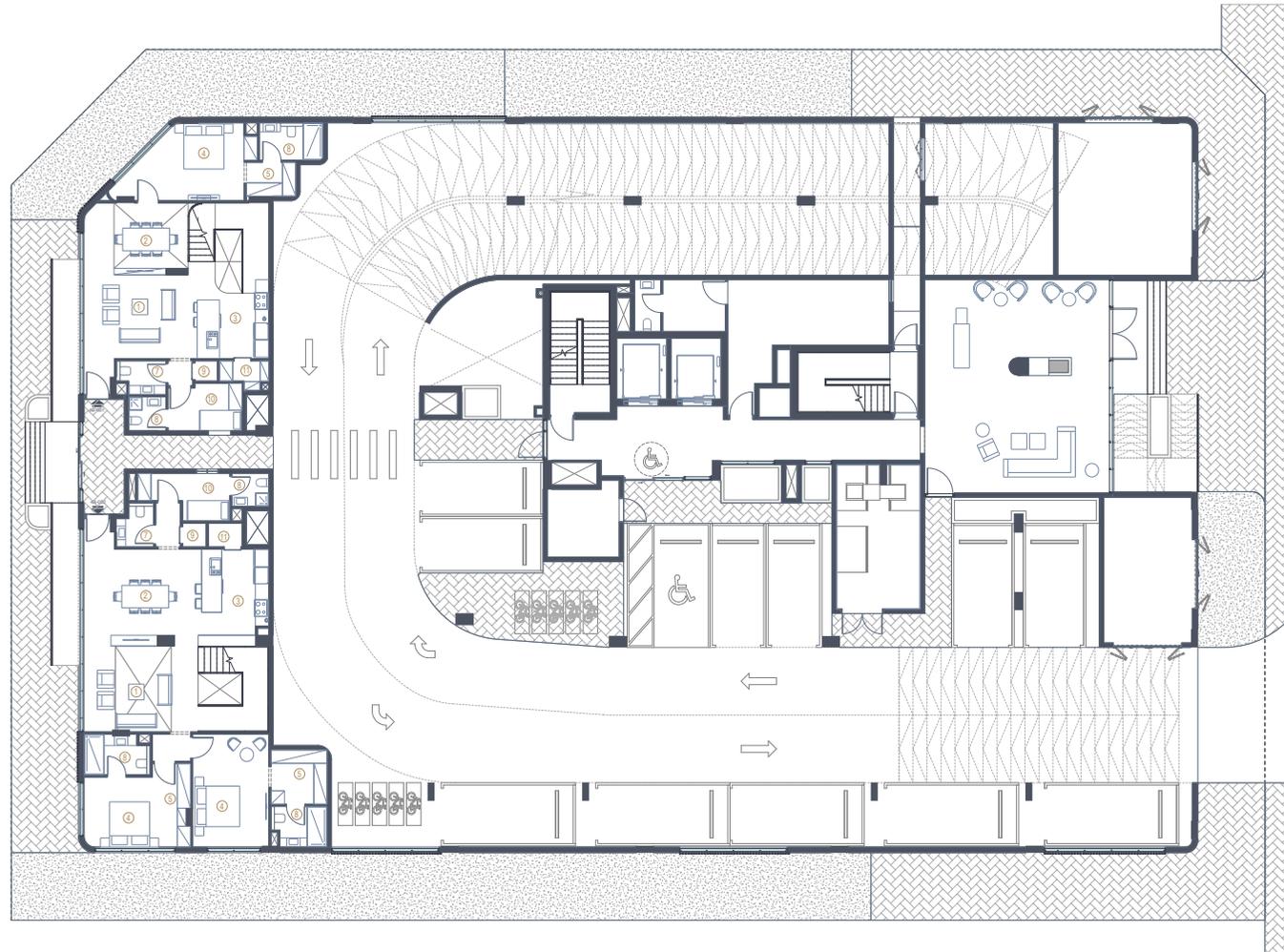
Kids Area



— Architectural Plans —

Floor Plans

Ground Floor Plan

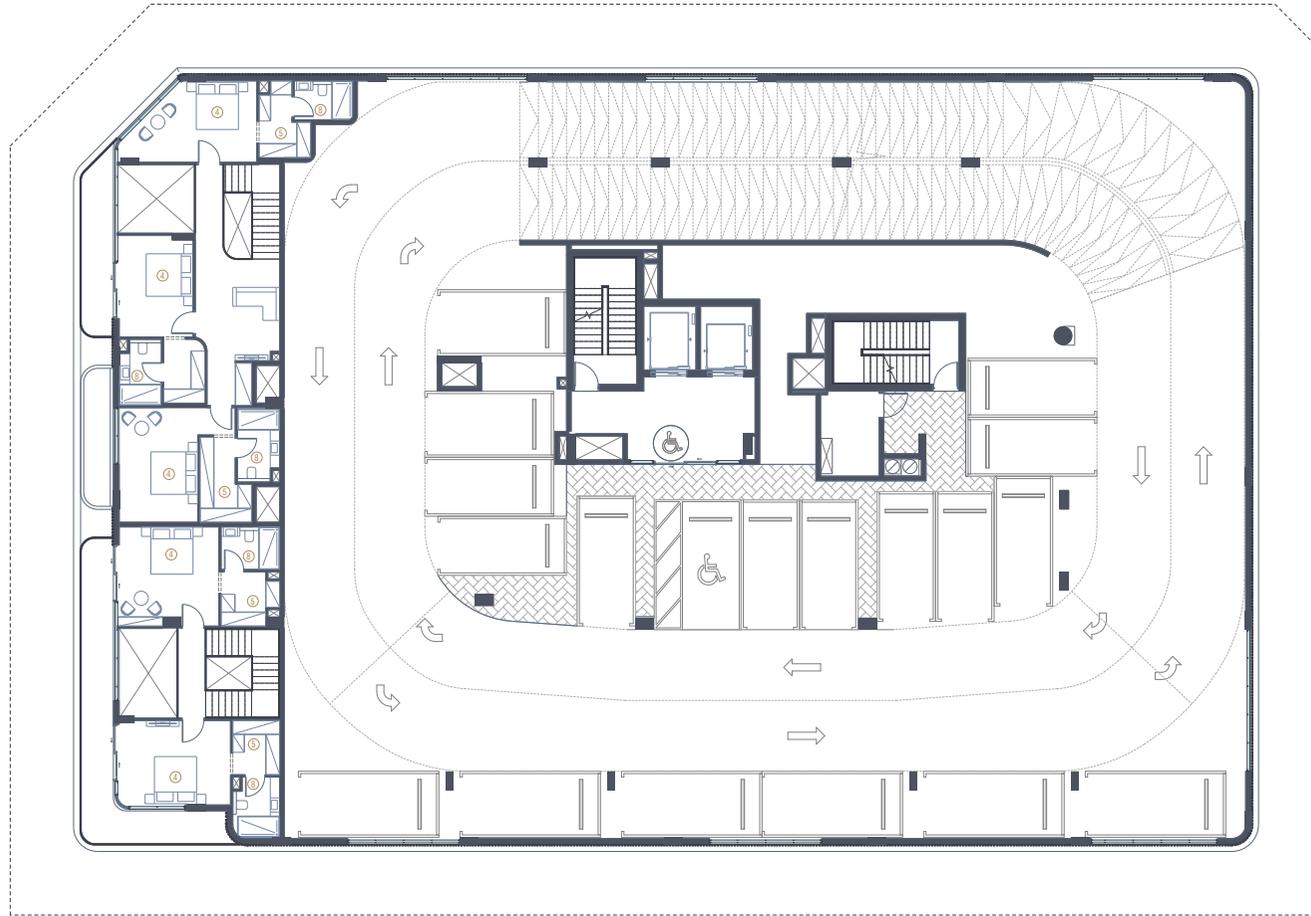


Legend:

- | | | | | | |
|-----------|------------|-------------|-------------|------------|-----------|
| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | |

Floor Plans

Podium Floor Plan

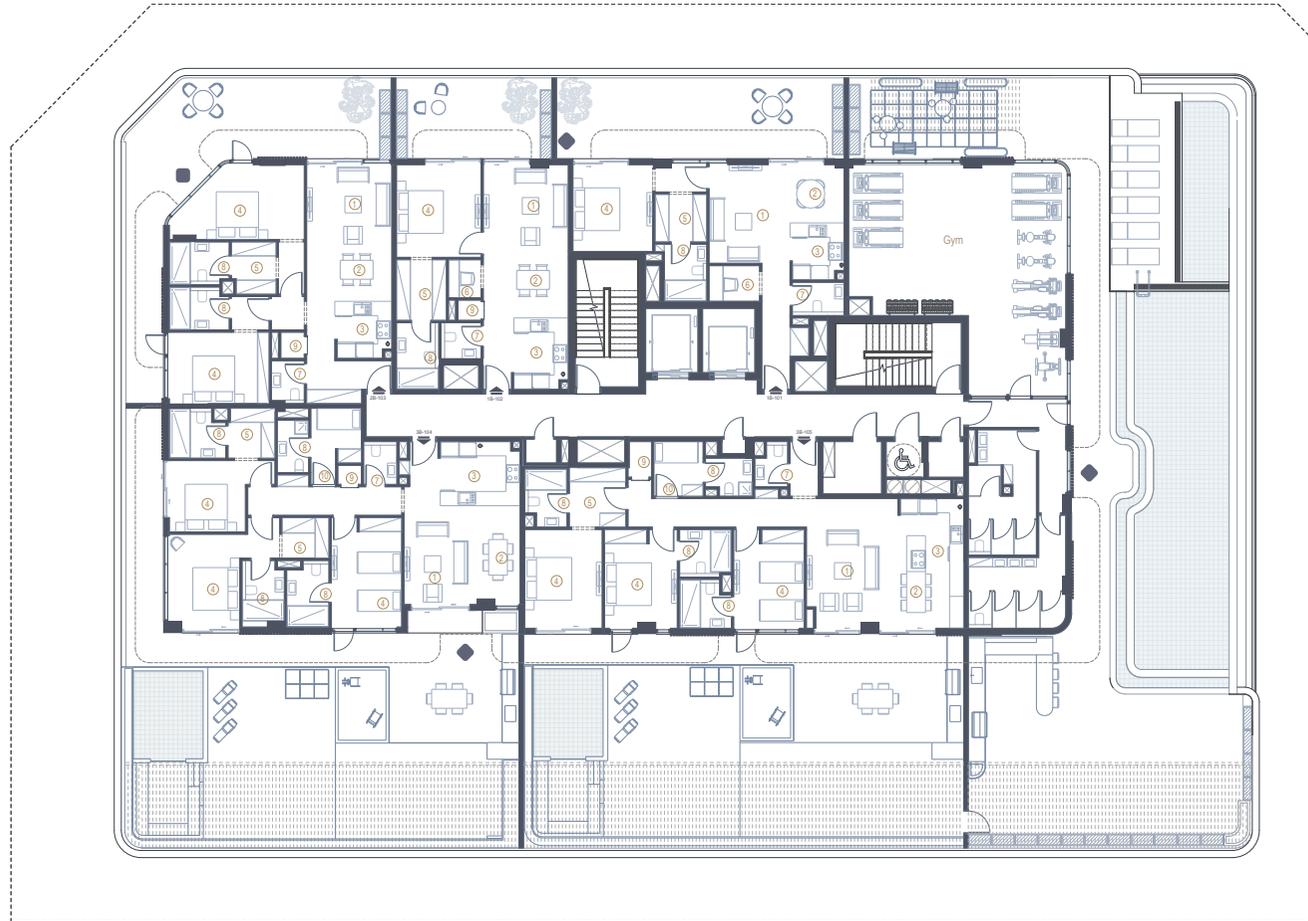


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Floor Plans

Top of Podium

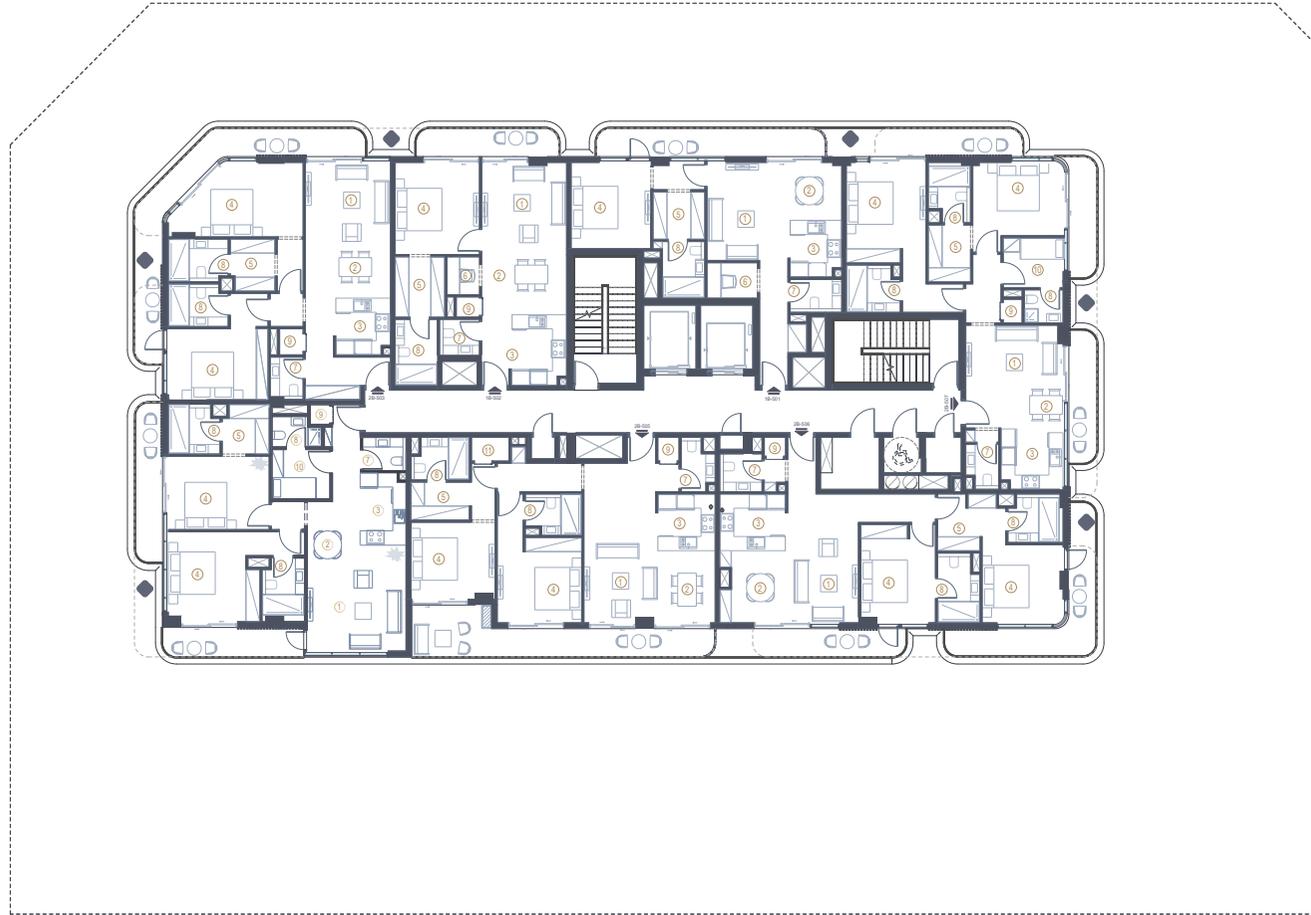


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Floor Plans

Typical Floor Plan (2nd-3rd-4th)

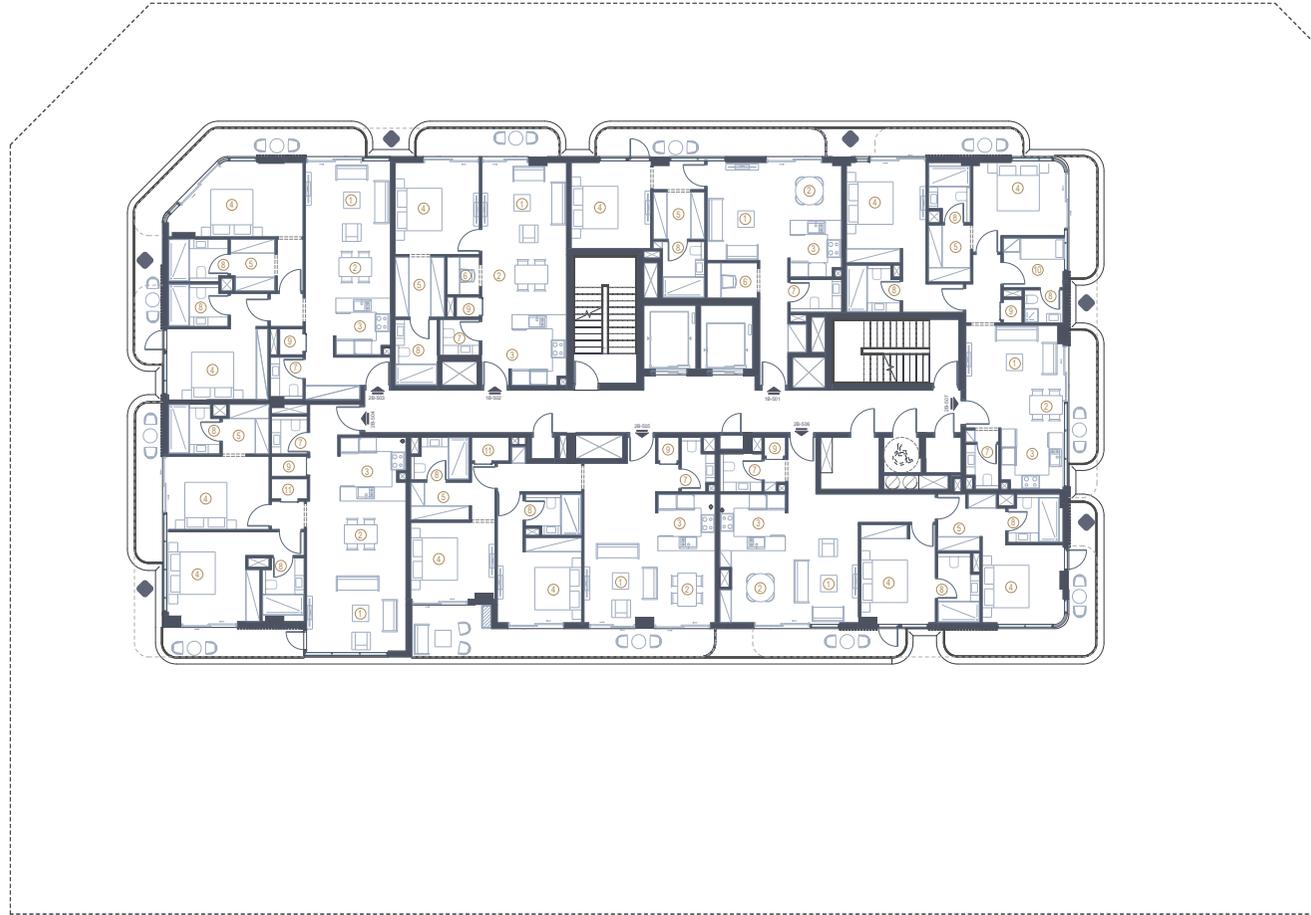


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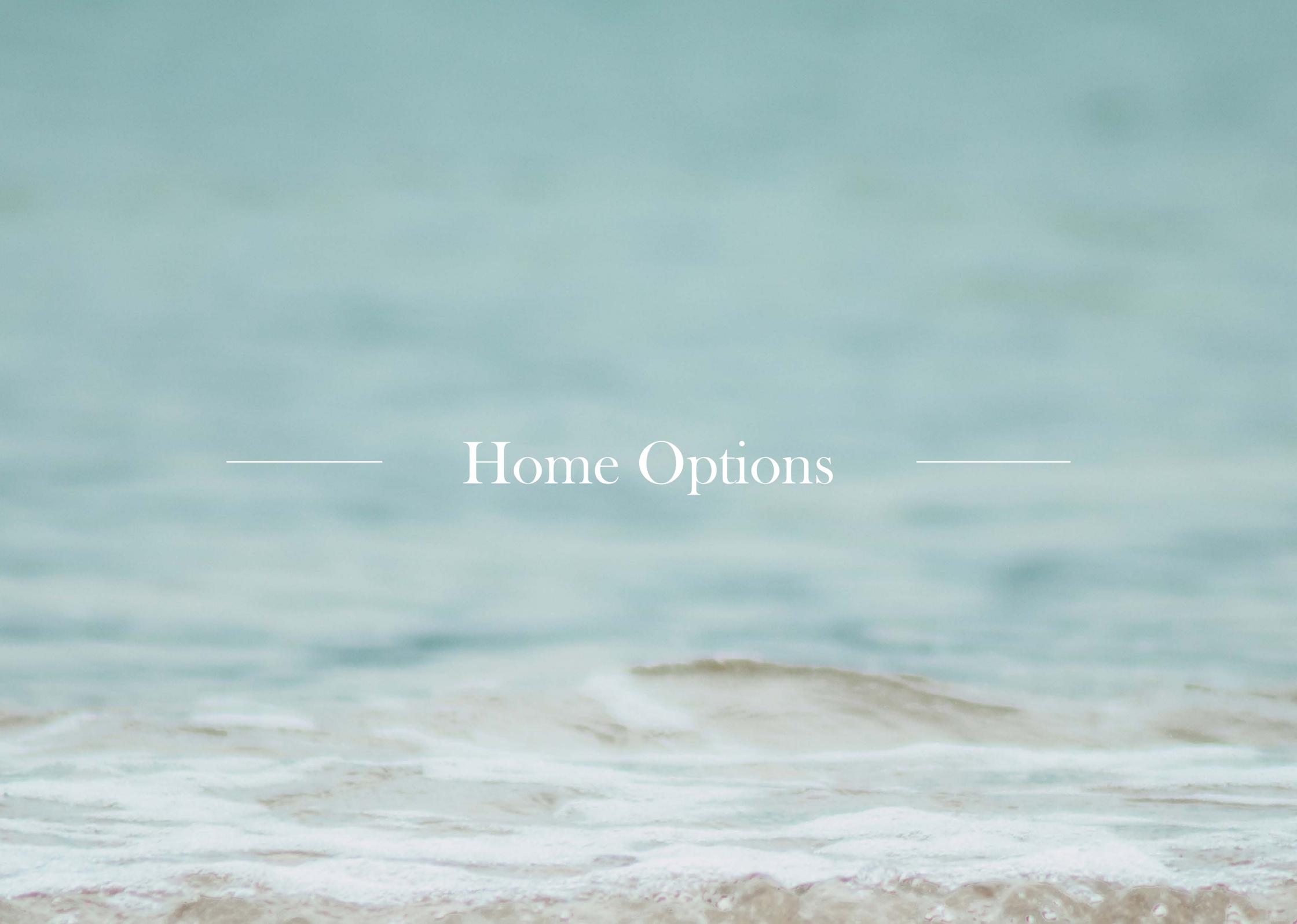
Floor Plans

Typical Floor Plan (5th-6th-7th-8th)



Legend:

- | | | | | | |
|-----------|------------|-------------|-------------|------------|-----------|
| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
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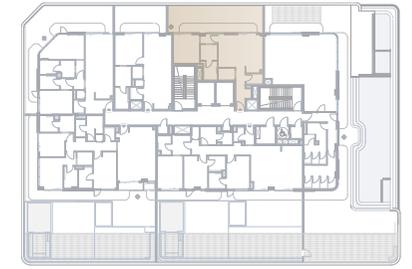
— Home Options —

Apartments Layouts

Type: 1BR + Study

Apartment : 101

Total Area: 1225 Sq.Ft



Legend:

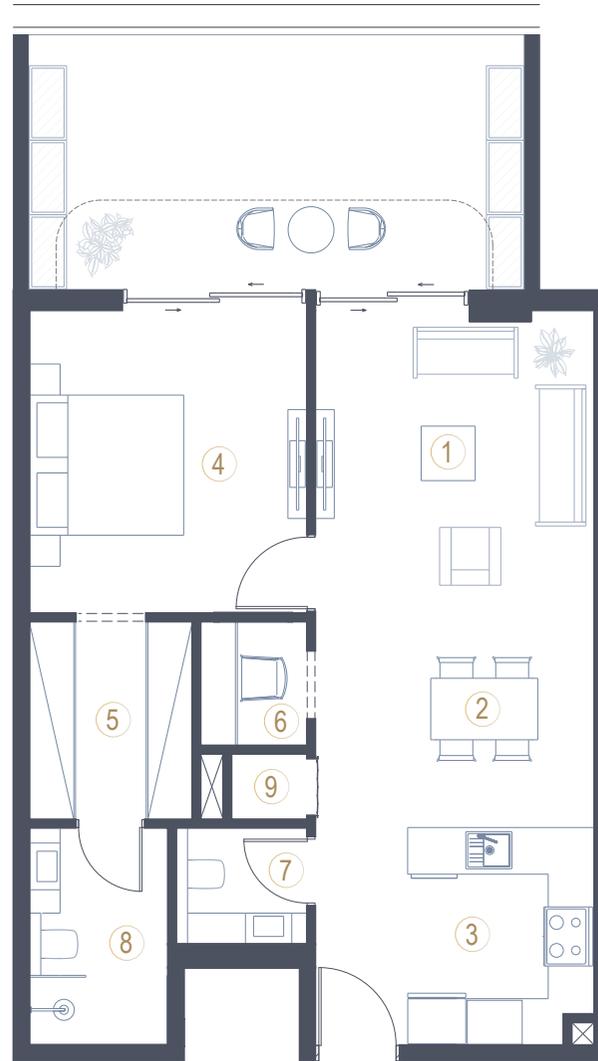
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|-----------|------------|-------------|-------------|------------|-----------|
| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
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Apartments Layouts

Type: 1BR + Study

Apartment : 102

Total Area: 1017 Sq.Ft

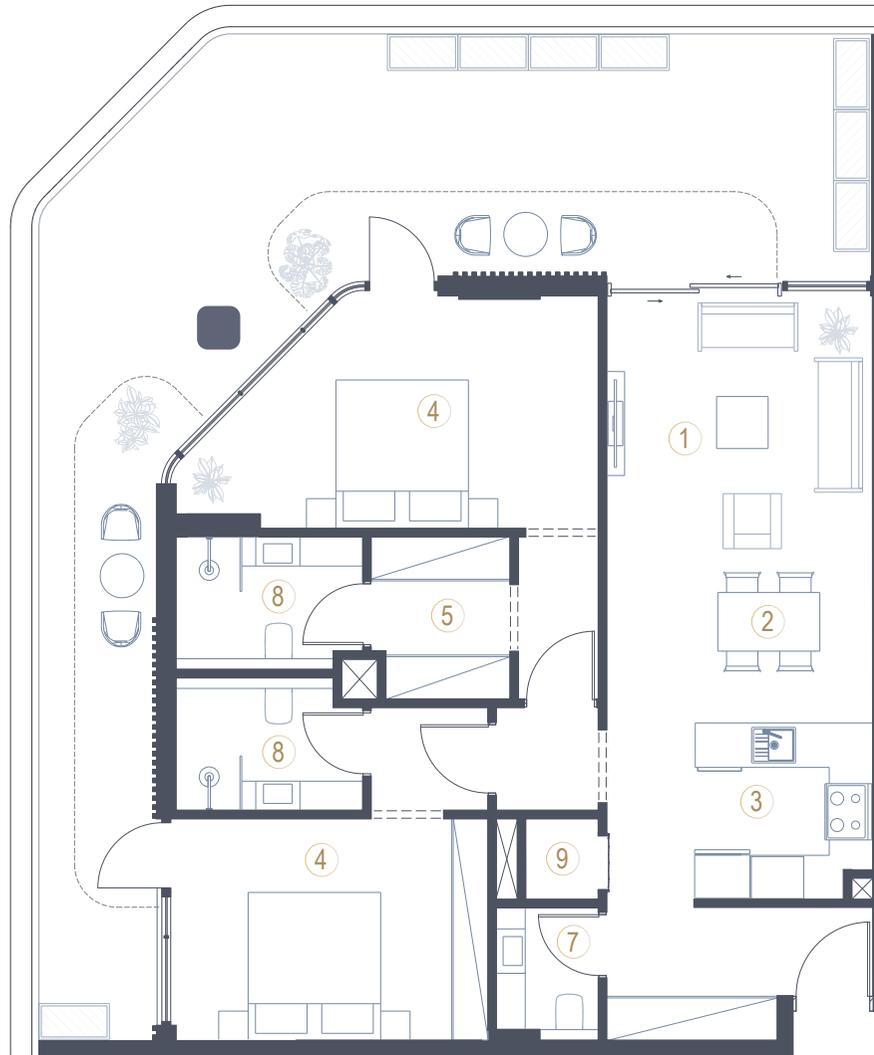
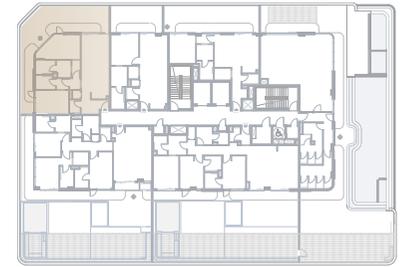


Legend:

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|-----------|------------|-------------|-------------|------------|-----------|
| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | |

Apartments Layouts

Type: 2BR
 Apartment : 103
 Total Area: 1659 Sq.Ft



Legend:

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|-----------|------------|-------------|-------------|------------|-----------|
| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | |

Apartments Layouts

Type: 1BR + Study

Apartment : 201-801

Total Area: 856 - 915 Sq.Ft



Legend:

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| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | |

Apartments Layouts

Type: 1BR + Study

Apartment : 202-802

Total Area: 839 - 873 Sq.Ft



Legend:

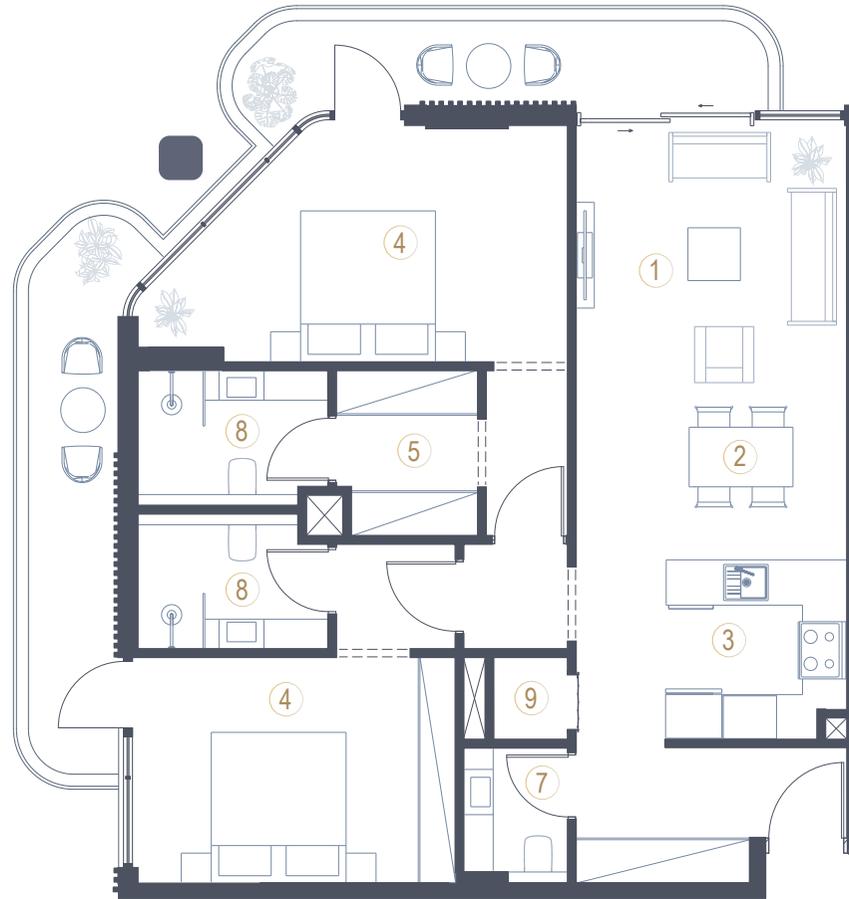
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|-----------|------------|-------------|-------------|------------|-----------|
| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | |

Apartments Layouts

Type: 2BR

Apartment : 203-803

Total Area: 1228 - 1284 Sq.Ft



Legend:

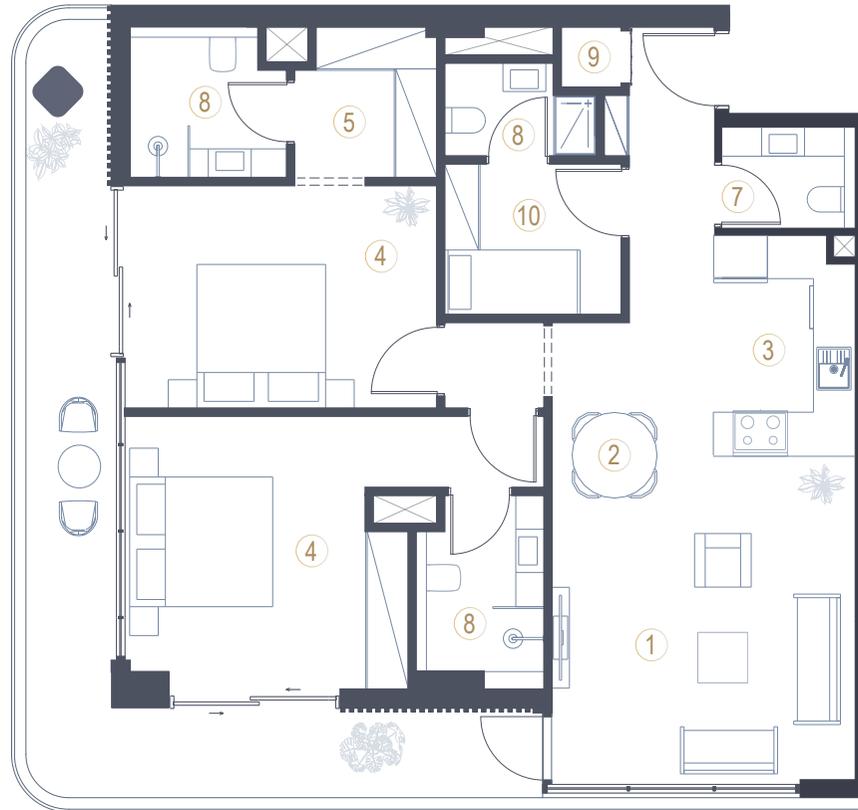
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| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | |

Apartments Layouts

Type: 2BR + Maid

Apartment : 204-404

Total Area: 1246 - 1302 Sq.Ft



Legend:

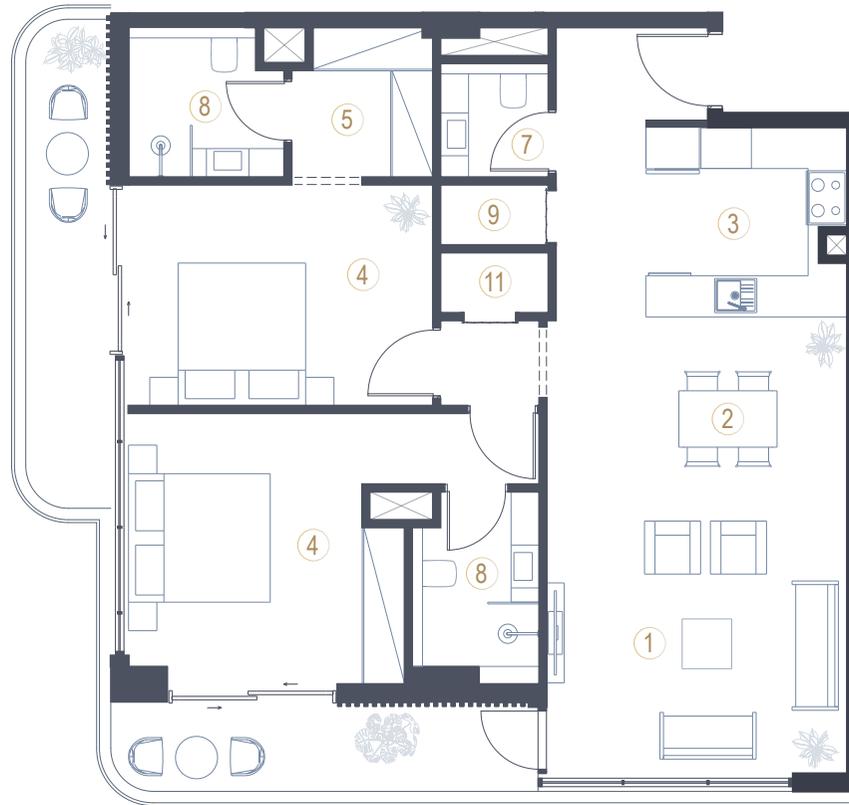
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| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | |

Apartments Layouts

Type: 2BR

Apartment : 504-804

Total Area: 1222 - 1302 Sq.Ft



Legend:

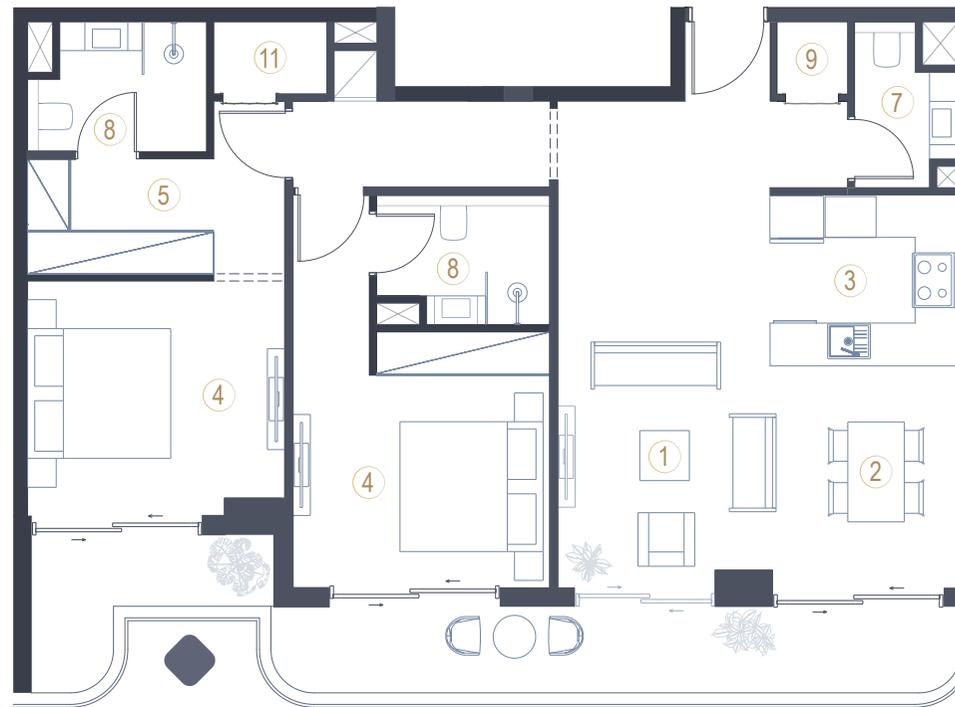
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|-----------|------------|-------------|-------------|------------|-----------|
| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | |

Apartments Layouts

Type: 2BR

Apartment : 205-805

Total Area: 1233 - 1265 Sq.Ft



Legend:

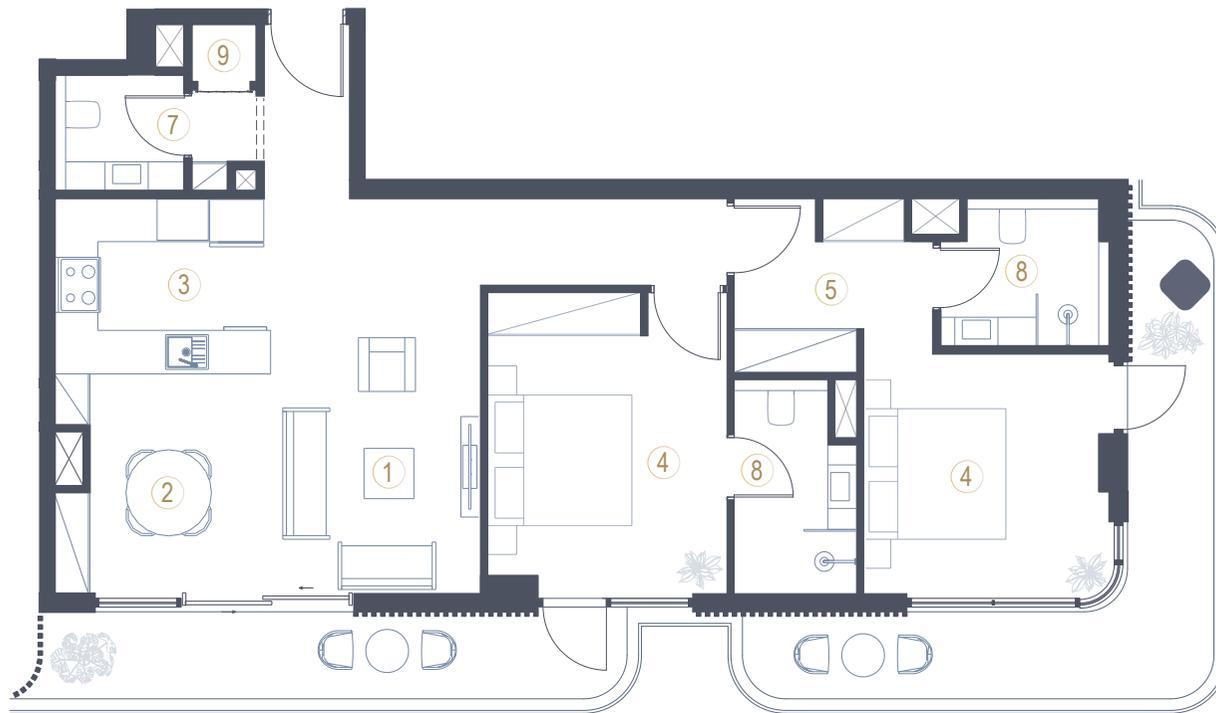
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|-----------|------------|-------------|-------------|------------|-----------|
| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | |

Apartments Layouts

Type: 2BR

Apartment : 206-806

Total Area: 1214 - 1279 Sq.Ft



Legend:

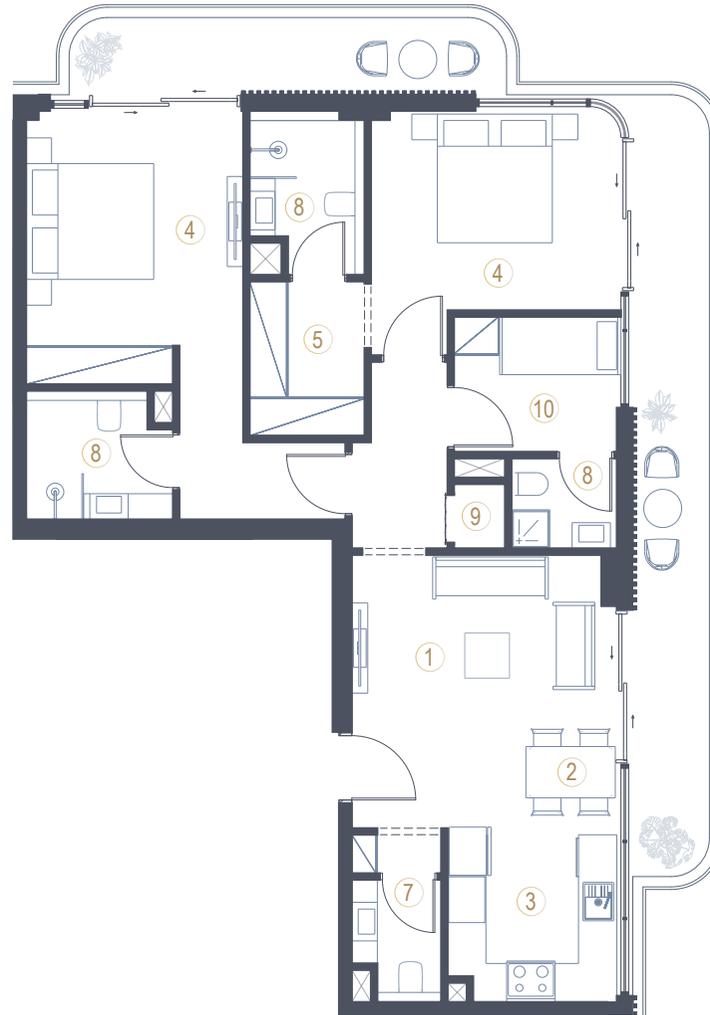
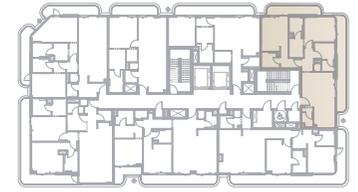
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| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | |

Apartments Layouts

Type: 2BR + Maid

Apartment : 207-807

Total Area: 1266 - 1328 Sq.Ft



Legend:

- | | | | | | |
|-----------|------------|-------------|-------------|------------|-----------|
| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | |



———— A Place For Comfort ————







THE HEART OF HOME

Where sophisticated design meets everyday living, creating a warm and inviting space for family gatherings and shared experiences.

Kitchen - Dining Room







CRAFTED FOR ELEGANCE

Designed with intention and grace, every residence features refined luxurious materials, delicate golden accents, and harmonious proportions, creating a home of timeless elegance and understated luxury.





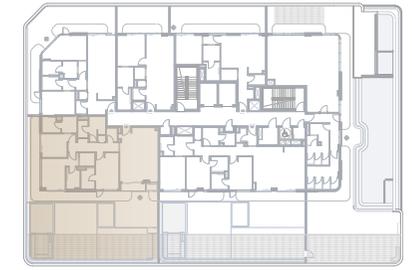
A Larger Home

Apartments Layout

Type: 3BR + Maid

Apartment : 104 | Top Of Podium

Total Area: 3274 Sq.Ft



Legend:

- | | | | | | | | |
|-----------|------------|-------------|-------------|------------|------------|------------------|--------------------------|
| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11 - Store | 13 - Kids Area | 15 - Shaded Seating Area |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | 12- BBQ | 14- Dipping Pool | |

Apartments Layout

Type: 3BR + Maid

Apartment : 105 | Top Of Podium

Total Area: 3250 Sq.Ft



Legend:

- | | | | | | | | |
|-----------|------------|-------------|-------------|------------|------------|------------------|--------------------------|
| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11 - Store | 13 - Kids Area | 15 - Shaded Seating Area |
| 2- Dining | 4- Bedroom | 6- Study | 8- Washroom | 10- Maid | 12- BBQ | 14- Dipping Pool | |



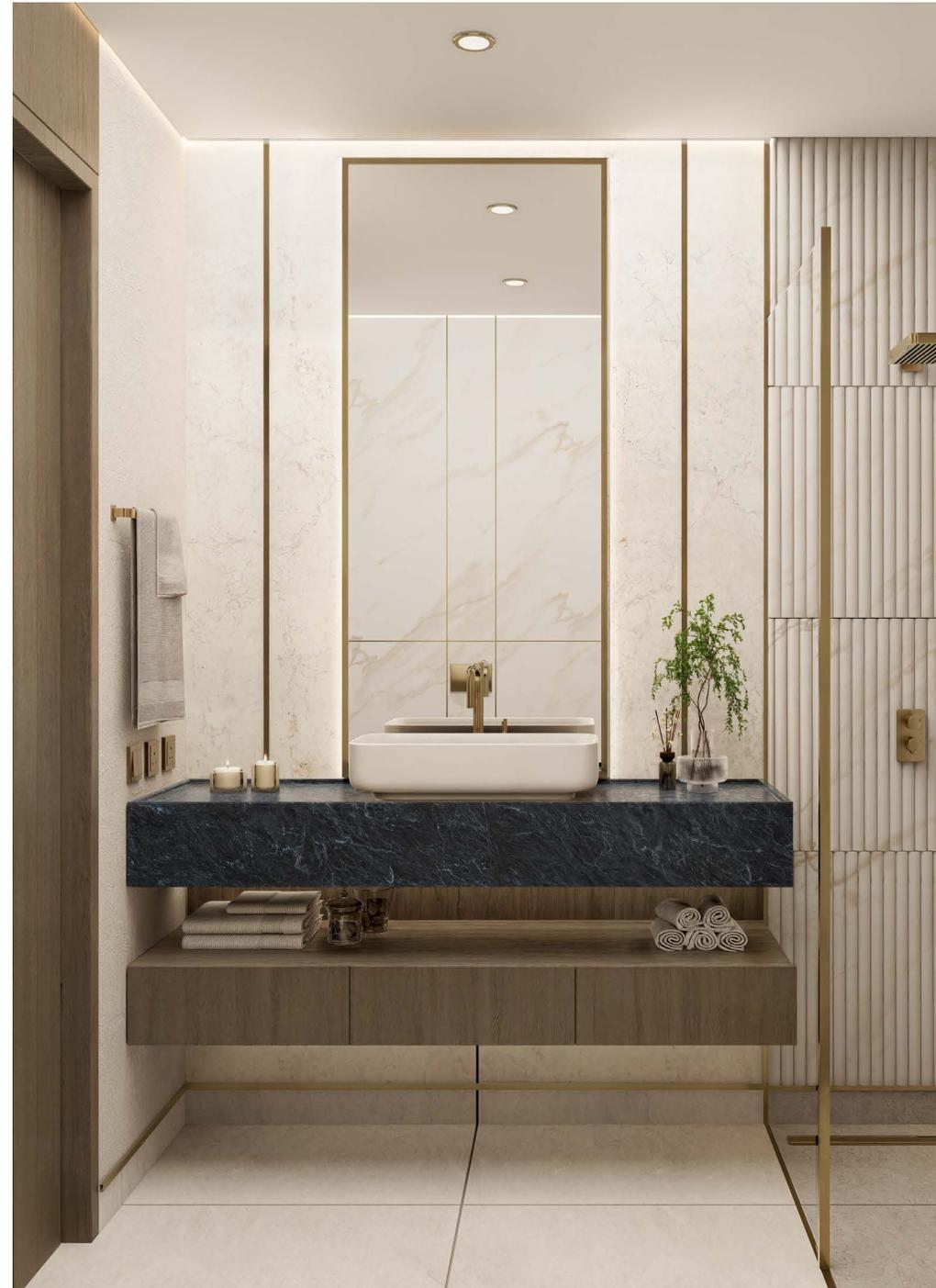
















FAMILY MOMENTS

A vibrant terrace play area designed for kids to explore and enjoy, featuring a sandbox, colorful toys, and cozy seating amidst lush greenery.

Terrace - Kids Play Zone





A piece of weathered, grey-brown driftwood lies on a sandy beach. The wood is gnarled and has a rough, textured surface. In the background, the ocean waves are visible, with a soft, blurred effect. The overall scene is serene and natural.

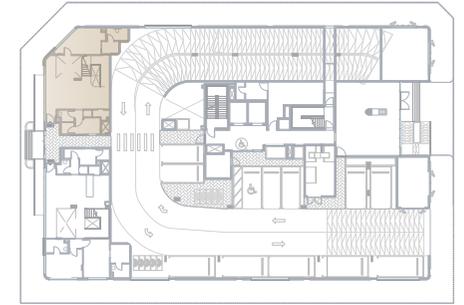
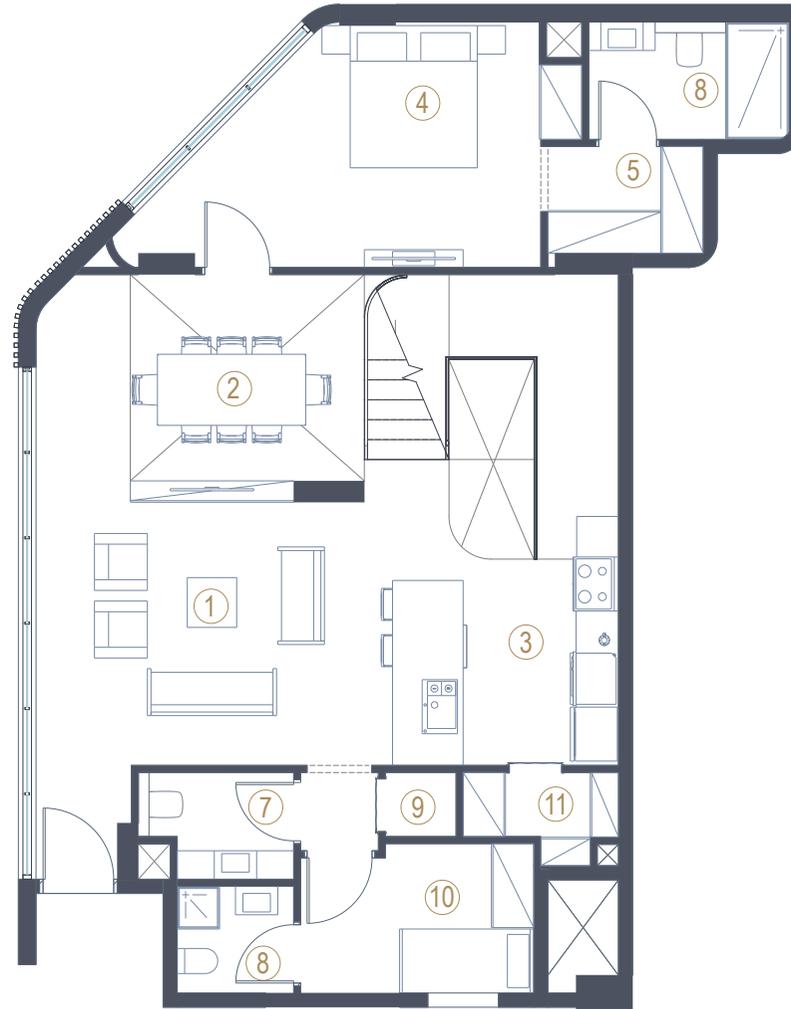
Duplex Luxury

Apartments Layout

Type: 4BR + Maid

Apartment : 001 | Ground Floor

Total Area: 2623 Sq.Ft



Legend:

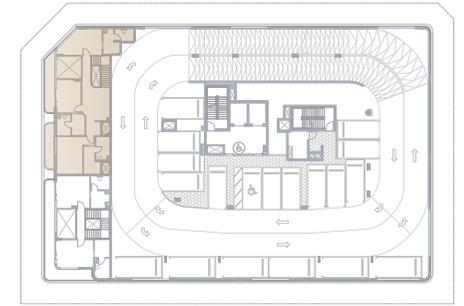
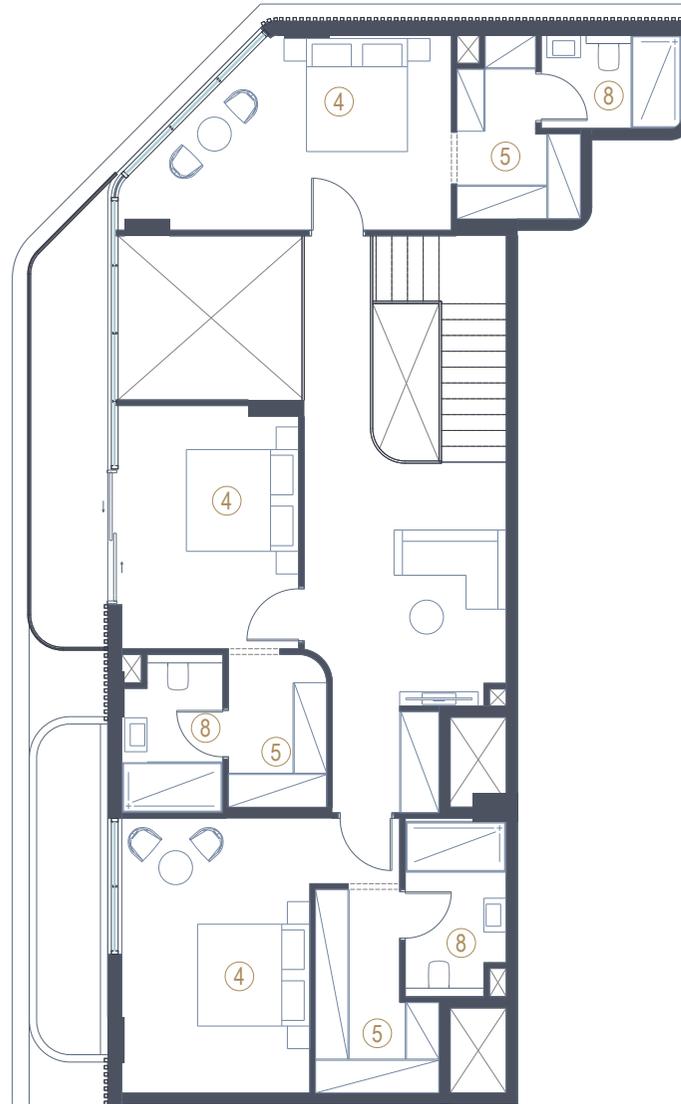
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| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
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Apartments Layout

Type: 4BR + Maid

Apartment : 001 | First Floor

Total Area: 2623 Sq.Ft



Legend:

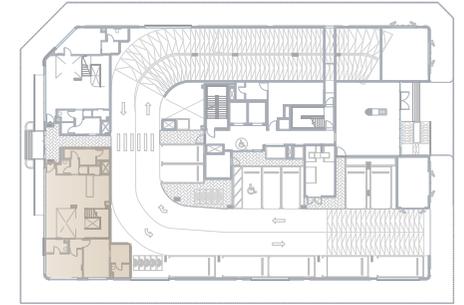
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Apartments Layout

Type: 4BR + Maid

Apartment : 002 | Ground Floor

Total Area: 2699 Sq.Ft



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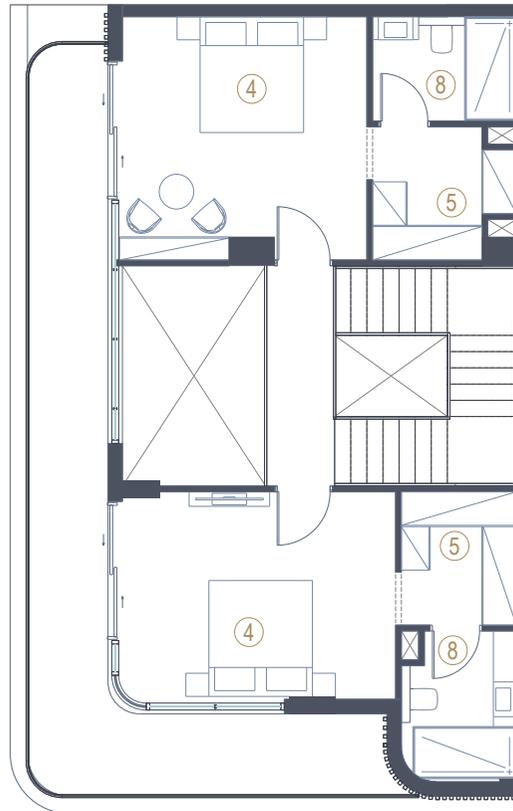
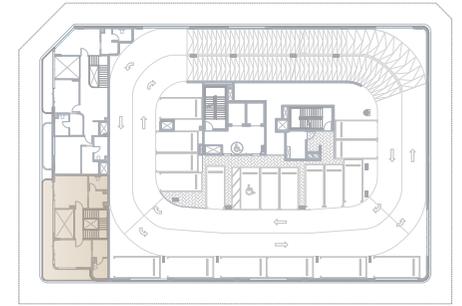
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| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
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Apartments Layout

Type: 4BR + Maid

Apartment : 002 | First Floor

Total Area: 2699 Sq.Ft



Legend:

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|-----------|------------|-------------|-------------|------------|-----------|
| 1- Living | 3- Kitchen | 5- Wardrobe | 7- Powder | 9- Laundry | 11- Store |
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THE ART OF LIVING LARGE

Expansive duplex interiors where space flows freely, crafted with refined materials and golden touches. Double-height volumes bathed in natural daylight, creating a seamless dialogue of comfort and style, a sanctuary that elevates family living to new heights.

Double-Height Space











REFINED SPACES, ENDLESS COMFORT

Within these grand four-bedroom duplex homes lies a harmony of scale, proportion, and refined comfort, where timeless design becomes the art of living.

Dressing Room







Golden Serenity

LIORA Residence embodies the harmony of sea, sand, and sky, where golden accents meet timeless design and enduring artistry. Every space is crafted with grace, sophistication, and comfort, shaping a lifestyle of rare and lasting distinction. Here, coastal beauty finds its most refined and timeless form.



PAYMENT PLAN

10%

DOWN PAYMENT

On Booking

10% + 4%

DOWN PAYMENT + FEES

On Signing SPA

5%

1ST INSTALMENT

Quarterly Payment

5%

2ND INSTALMENT

Quarterly Payment

5%

3RD INSTALMENT

Quarterly Payment

5%

4TH INSTALMENT

Quarterly Payment

5%

5TH INSTALMENT

Quarterly Payment

5%

6TH INSTALMENT

Quarterly Payment

50%

FINAL INSTALMENT

On Handover

CONTACT INFORMATION

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