LIV

OCEANSIDE

DUBAI ISLANDS



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.



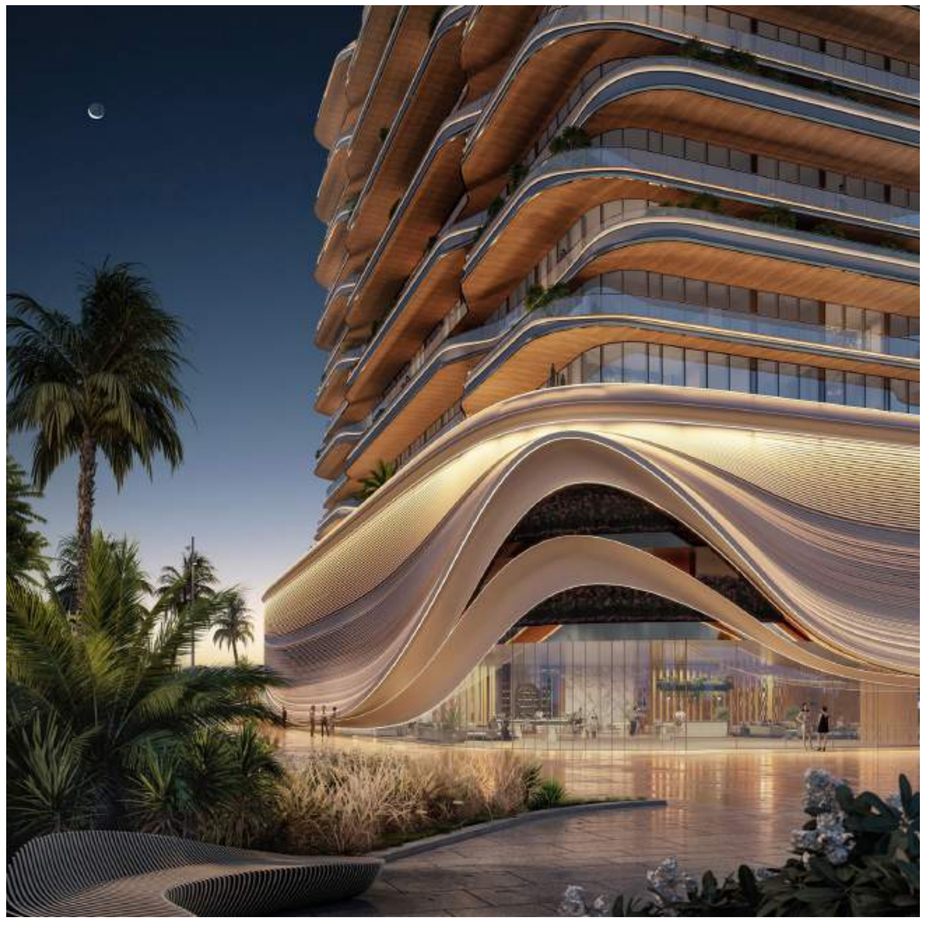
Elevated calm.
Unrivaled luxury.

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

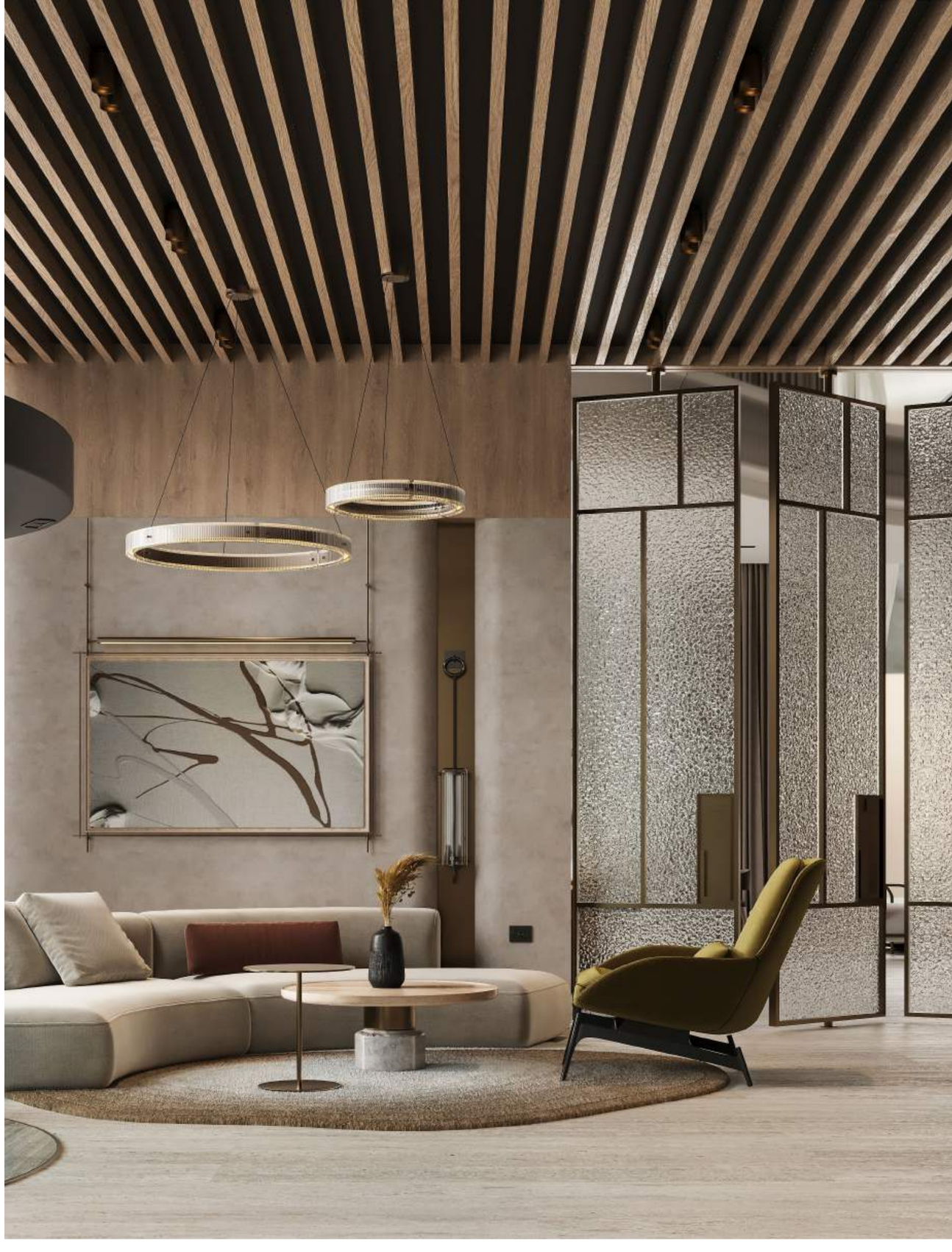
Sculpted lines, glass façades, and expansive terraces create a bold yet elegant presence along the shoreline – blending nature, light, and luxury.

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

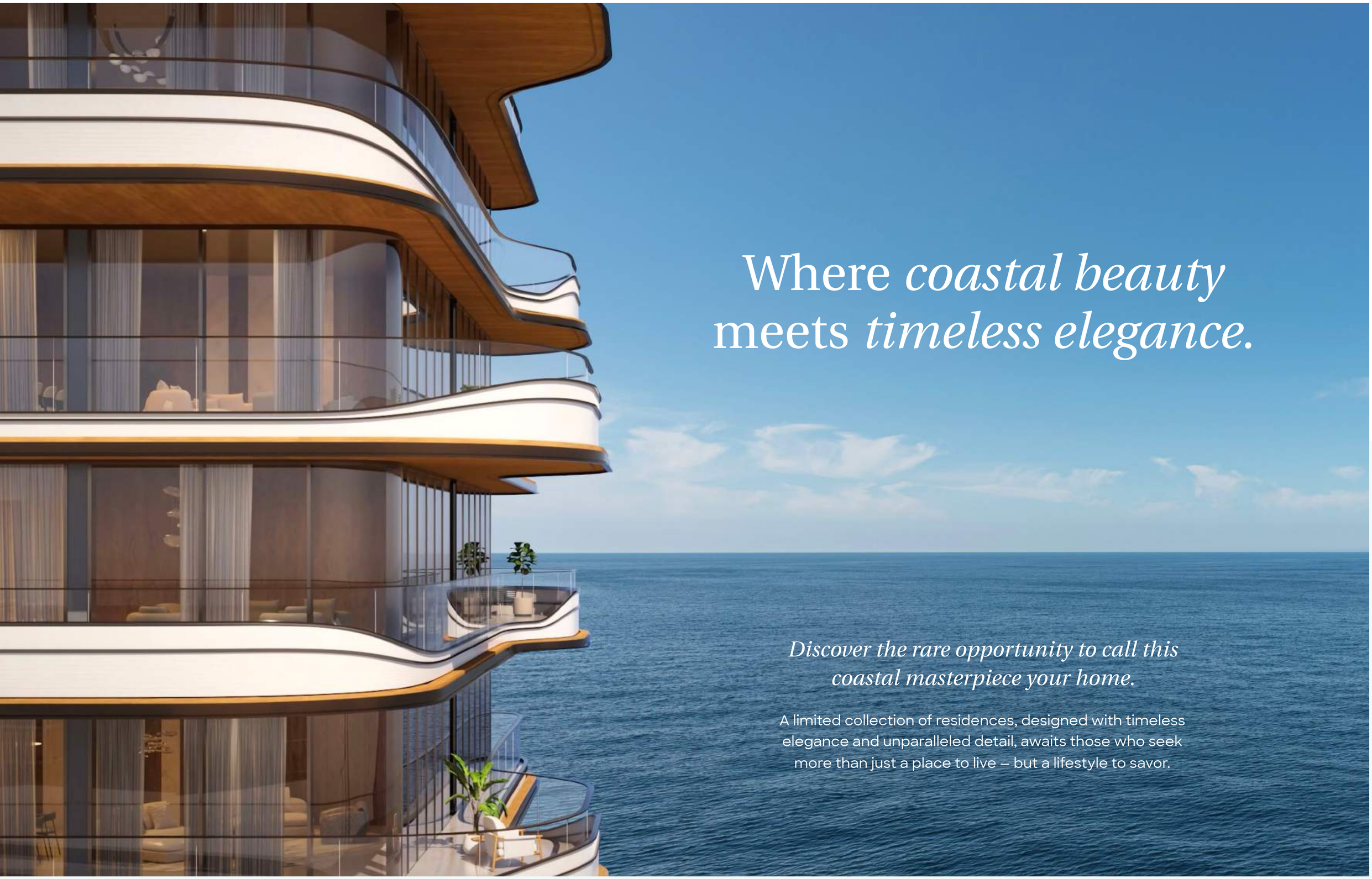
All within Dubai Islands – LIV Lifestyle

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.

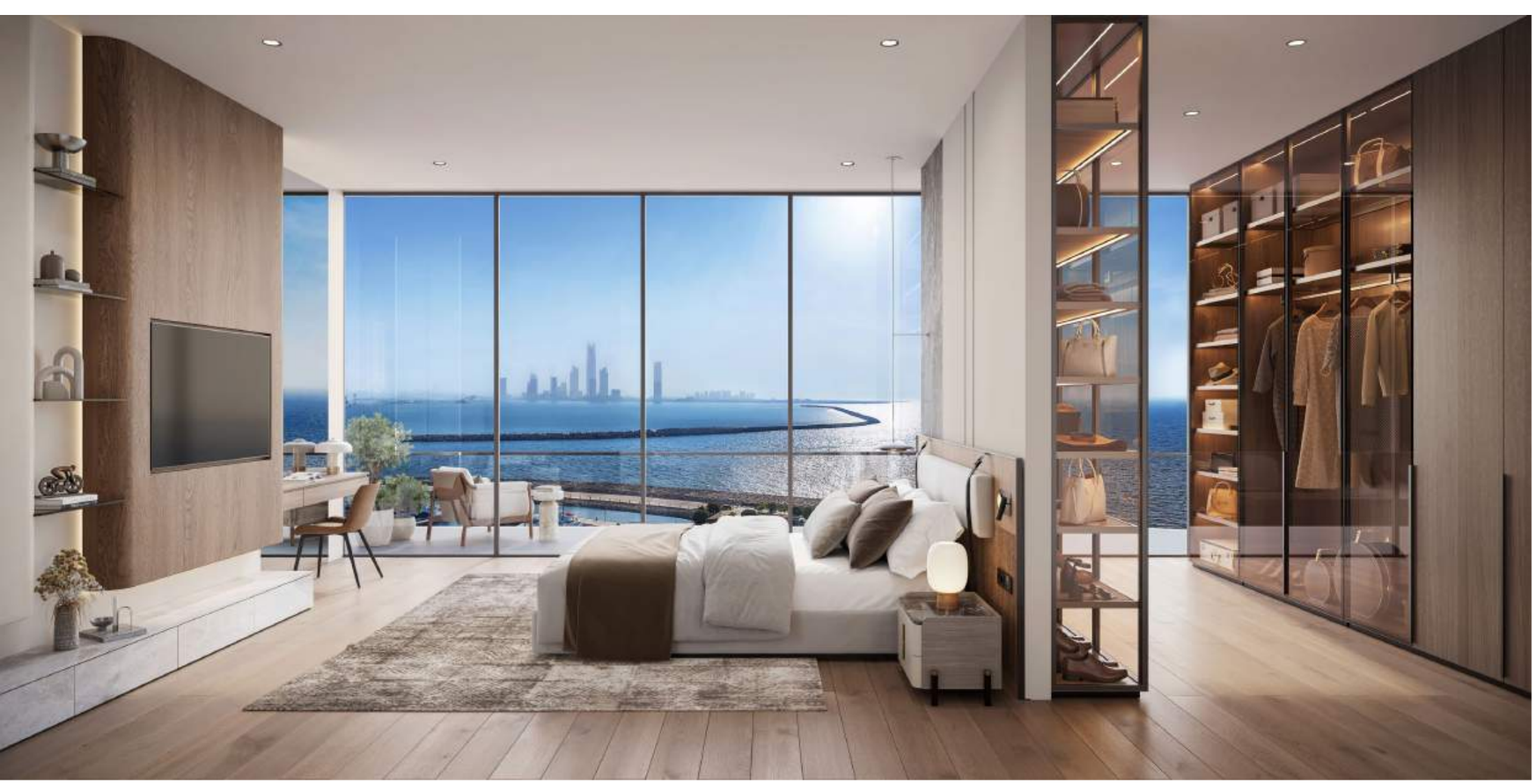
This is elevated living, designed for those who crave exclusivity, freedom, and the extraordinary.

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

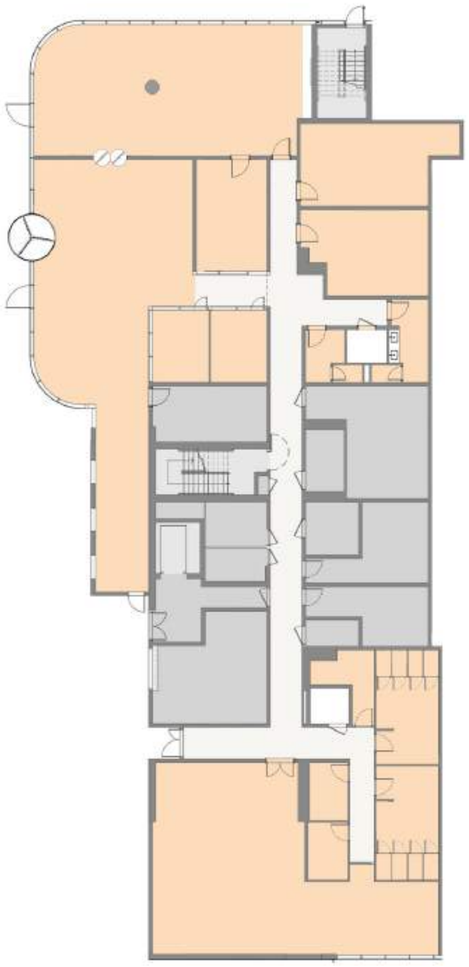
Wake up in tranquility. Discover the ultimate retreat in the penthouse’s master bedroom, where breathtaking sea views create a serene and inspiring backdrop.

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 & Opulant Islands

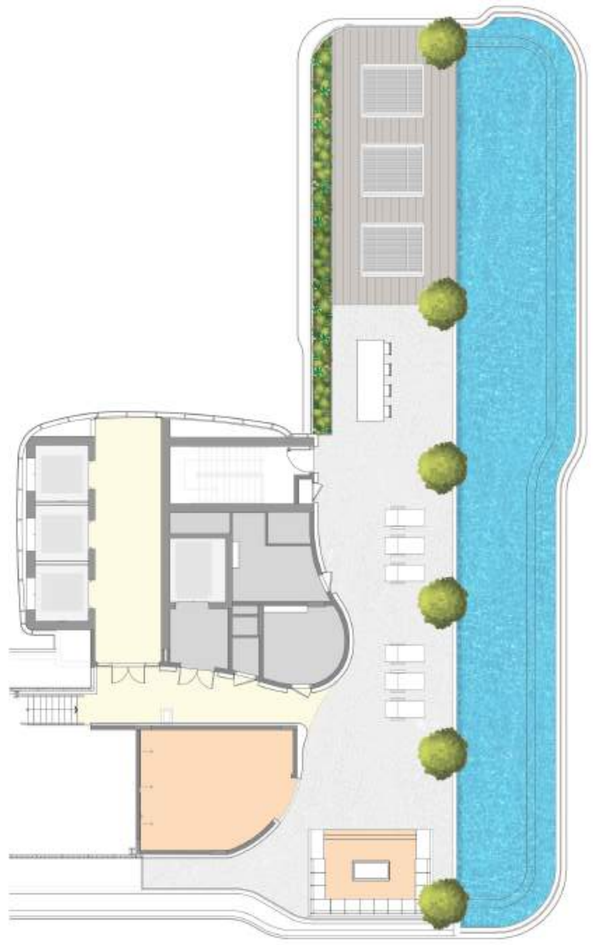
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GROUND FLOOR



FIRST FLOOR



ROOFTOP

The Amenities

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



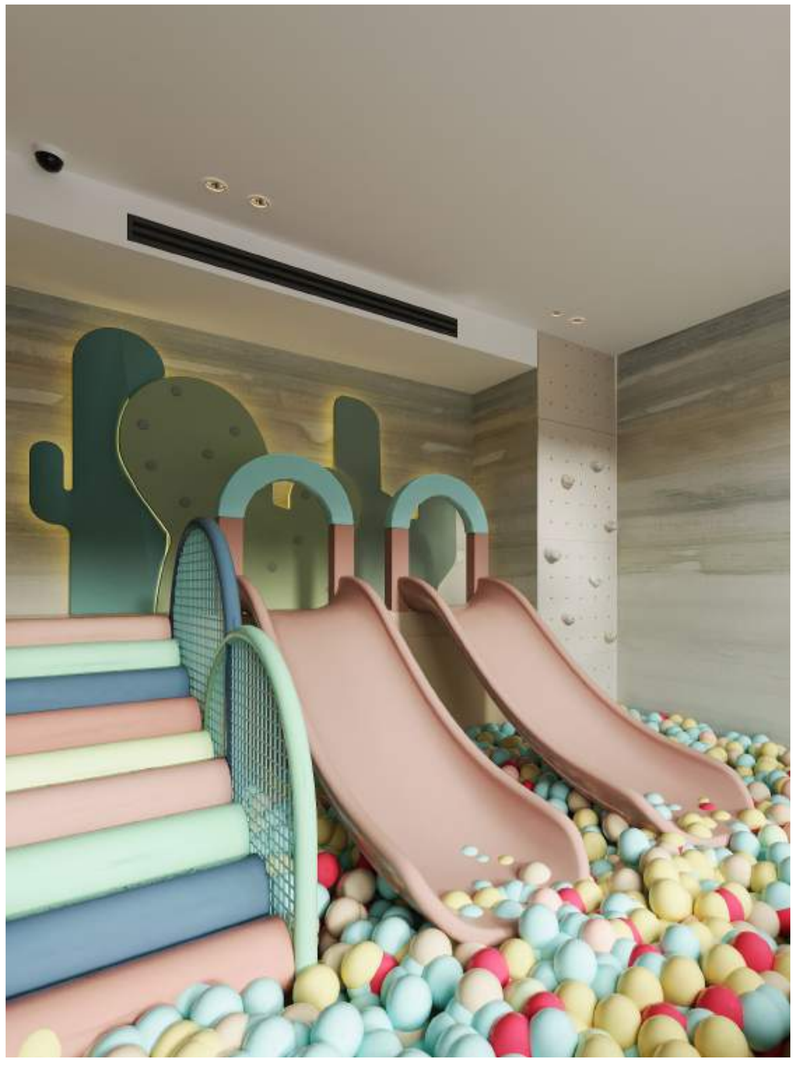
An Expansive Lobby, Sculpted by Curves, Exudes Hospitality

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.

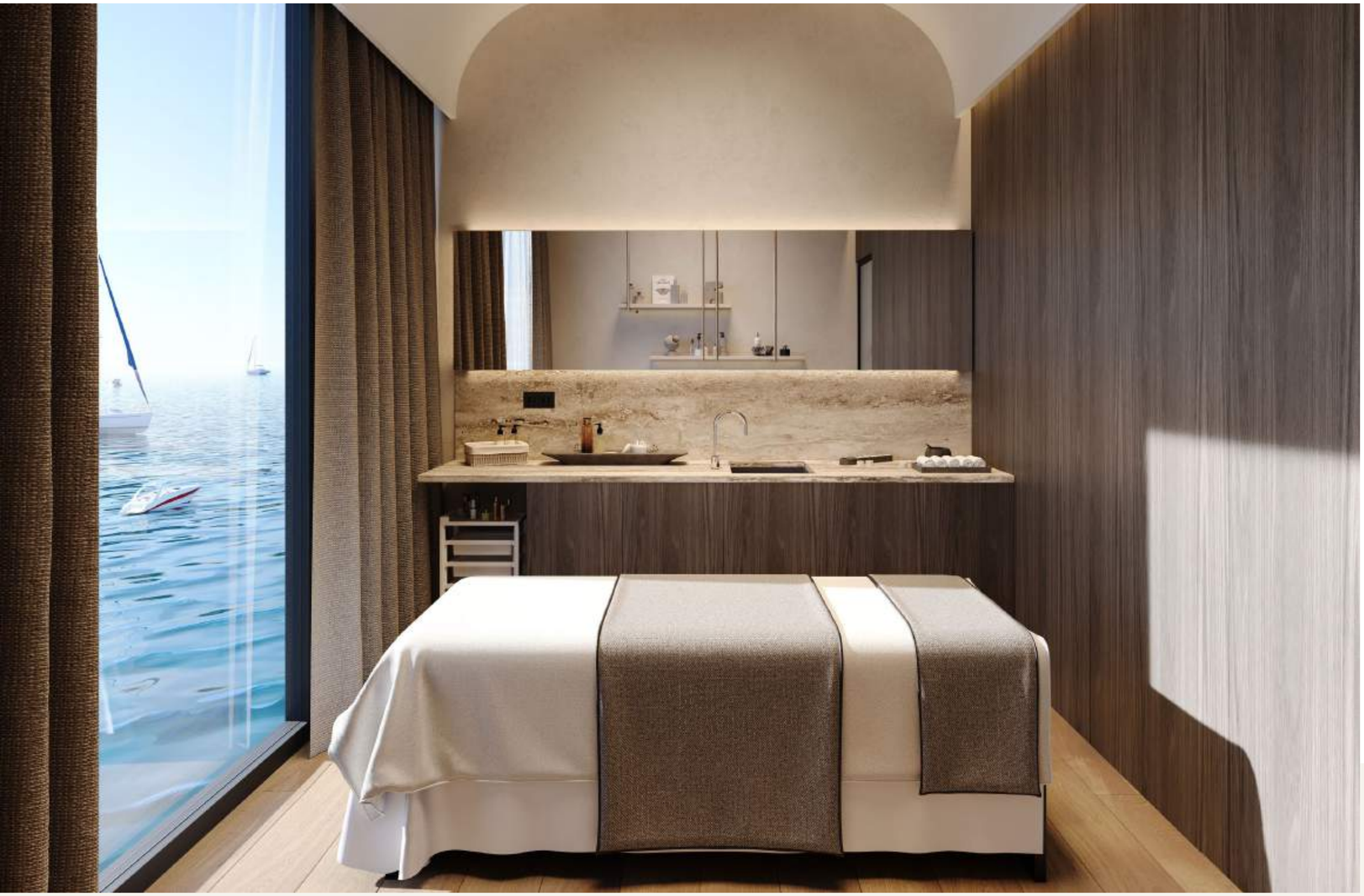
A Full Floor Dedicated to Your Health and Rejuvenation

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.







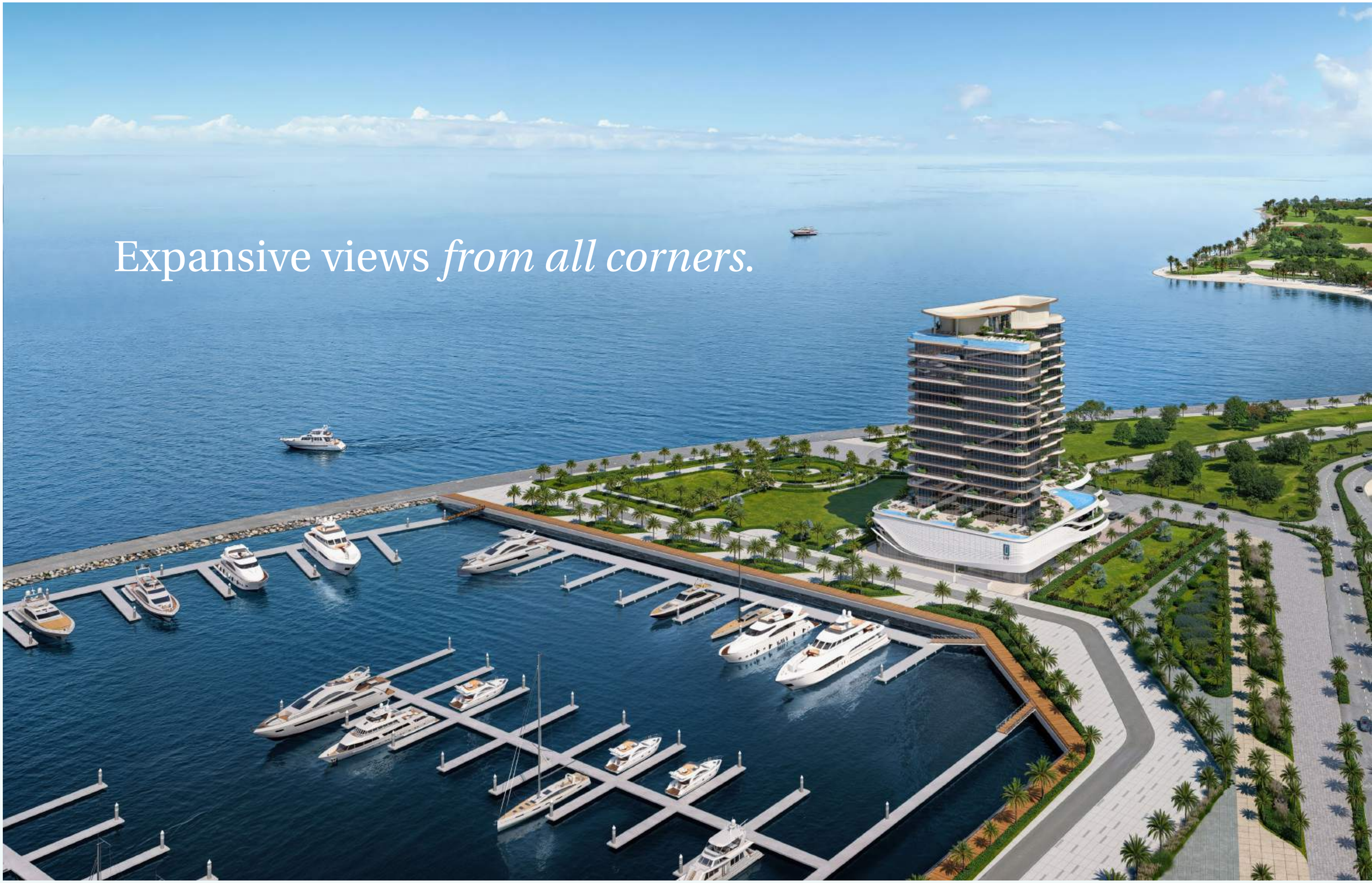


A Lifestyle Beyond Compare

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



Typical *Floorplans*

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

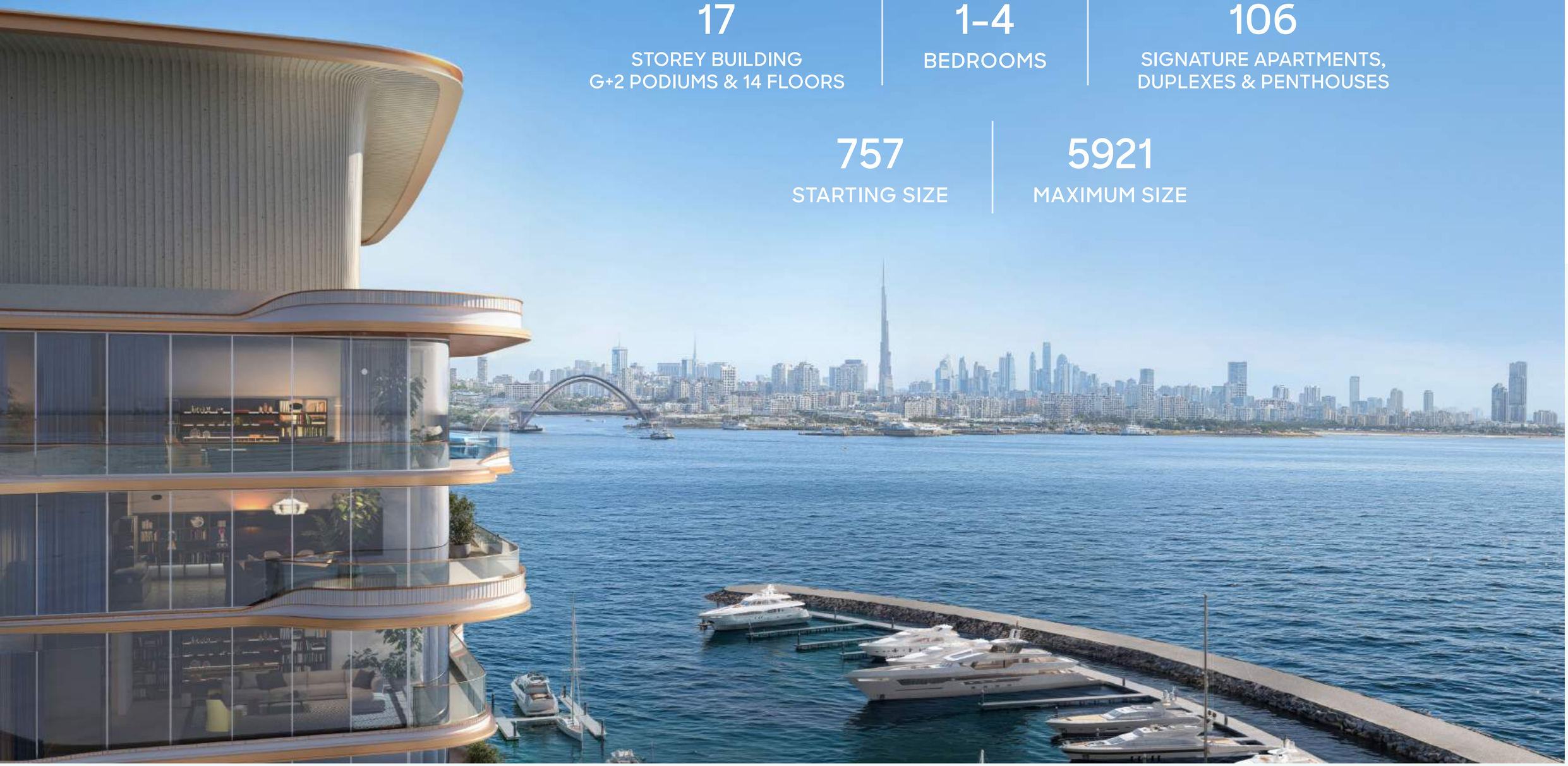
17
STOREY BUILDING
G+2 PODIUMS & 14 FLOORS

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)

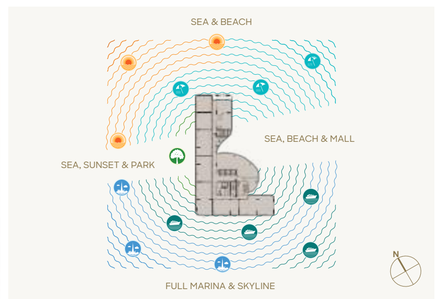
2, 3 & 4 Bedroom Units

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

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Duplex Level Floorplans

SIGNATURE DUPLEXES WITH POOLS

Level 02 (Upper Floor)

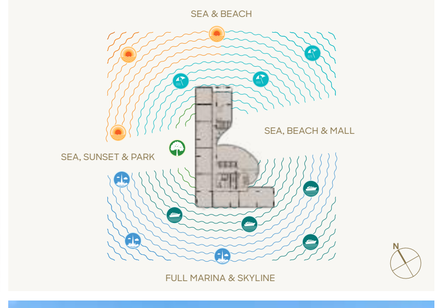
2, 3 & 4 Bedroom Units

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

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Typical Floorplans

SIGNATURE RESIDENTIAL LEVELS

Levels 03, 05, 07, 09 & 11

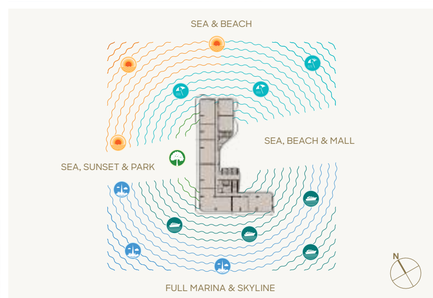
1, 2 & 3 Bedroom Signature Units

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)		

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Typical Floorplans

SIGNATURE RESIDENTIAL LEVELS

Levels 04, 06, 08, 10 & 12

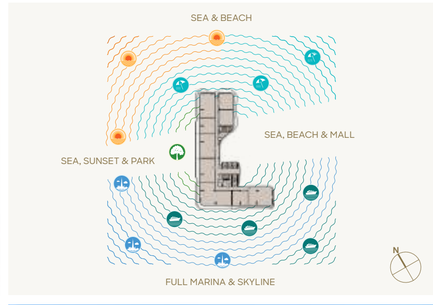
1, 2 & 3 Bedroom Signature Units

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)		

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Typical Floorplans

SIGNATURE RESIDENTIAL LEVELS

Level 13

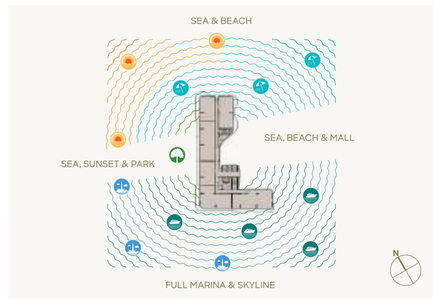
2 & 3 Bedroom Signature Units

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

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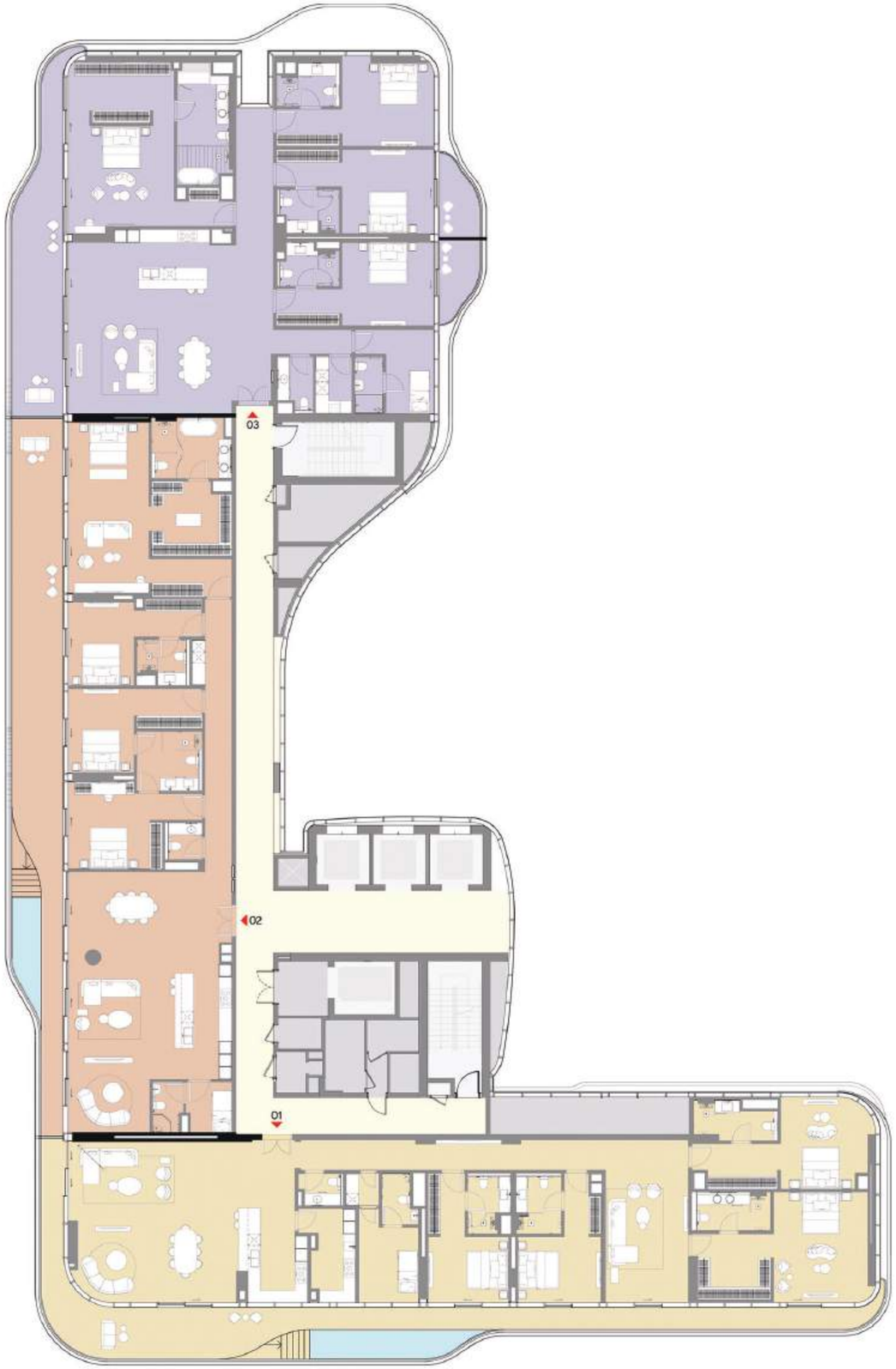












Penthouse Floorplans

SIGNATURE PENTHOUSES WITH POOLS

Level 14

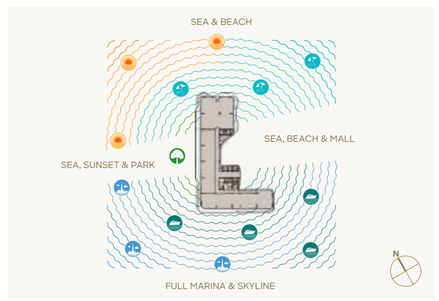
4 Bedroom Units

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

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Let's talk.

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