

GULF HOUSE
REAL ESTATE
DEVELOPMENT

OLAIA RESIDENCES

PALM JUMEIRAH

OLAIA

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PRICE OVERVIEW

With its distinctive balance of scale, design, and value, Olaia Residences sets a new benchmark for refined living on Palm Jumeirah.

The following data highlights the strong positioning of Olaia Residences across its unit types, offering unmatched value per square foot in one of the most coveted destinations in Dubai:

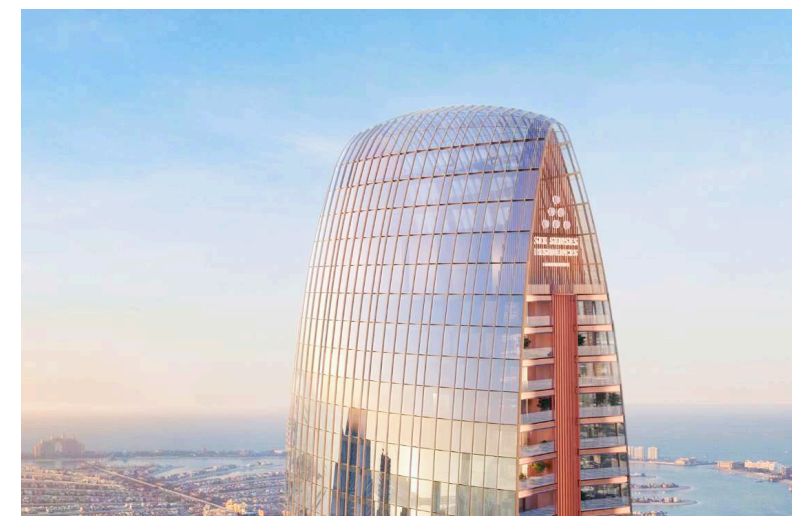
Unit Type	Avg. Price	Avg. Size	Avg. Price sq.ft	Starting Price
1 BR Apt	4,439,847 AED	1,089 sq.ft	4,075 AED	3,232,553 AED
2 BR Apt	6,280,455 AED	1,618 sq.ft	3,881 AED	5,706,945 AED
3 BR Apt	8,486,161 AED	2,223 sq.ft	3,817 AED	8,098,244 AED
3 BR Duplex	12,640,115 AED	2,669 sq.ft	4,736 AED	11,071,844 AED
4 BR Duplex	15,909,806 AED	3,596 sq.ft	4,424 AED	14,322,545 AED
5 BR Duplex	20,655,804 AED	4,215 sq.ft	4,900 AED	20,210,652 AED

HOW OLAIA RESIDENCES

STAND
APART

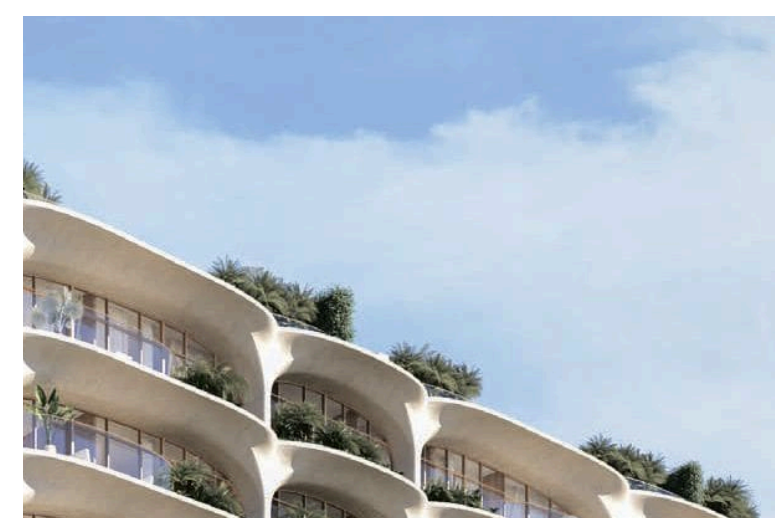


SIX SENSES RESIDENCES



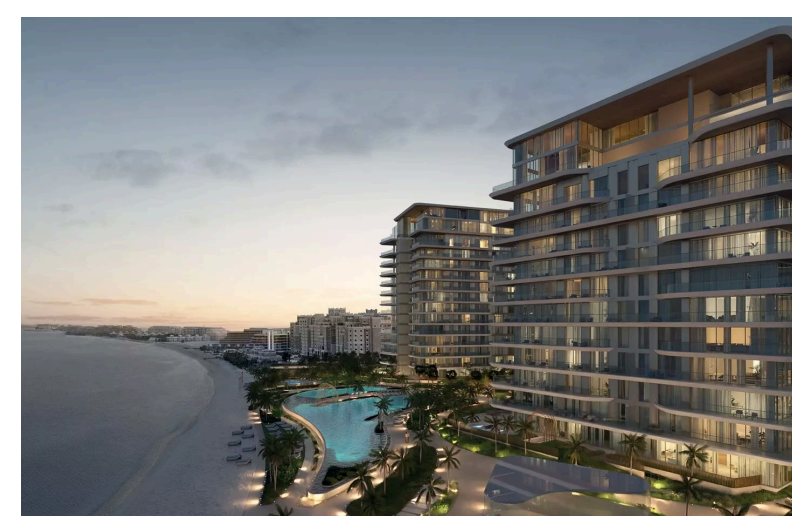
An ultra-luxury wellness-inspired address with remarkable finishes and resort-level amenities. Yet, when it comes to integrated infrastructure and livability, Olaia Residences redefines everyday excellence.

OCEAN HOUSE



A chic, contemporary development with a distinct architectural identity. But while Ocean House makes a visual statement, Olaia Residences delivers on every functional and lifestyle front.

SERENIA LIVING



A tranquil beachfront escape offering generous layouts and aesthetic serenity. Olaia Residences, on the other hand, is where sophistication meets the city's pulse, without compromise.

ORLA INFINITY



Sculptural elegance and lavish sizes define Orla Infinity. Still, Olaia Residences distinguishes itself through curated efficiency and exceptional accessibility.

COMO RESIDENCES



A symbol of vertical luxury with panoramic views — yet unmatched in its sense of community and seamless connectivity. Olaia Residences truly stands apart.

ELA RESIDENCES



Known for its expansive floor plans and ultra-premium positioning. However, Olaia Residences' smart design and cohesive infrastructure offer a better balance between practicality and prestige.

SLS RESIDENCES



Trendy, bold, and contemporary in tone. But for those seeking the perfect blend of timeless design and high-performance infrastructure, Olaia Residences delivers something more enduring.

PALM

OCT 2024 - MAY 2025

JUMEIRAH

PROJECT

COMPARISON

Project	Unit Type	Avg.Size	Avg. Price	Avg. Sales Price
Six Senses	2 BR	2,163 sq.ft	7,630 AED	16,500,000 AED
	3 BR	4,289 sq.ft	5,126 AED	21,991,896 AED
	4 BR	7,922 sq.ft	6,690 AED	53,000,000 AED
Ocean House	2 BR	1,914 sq.ft	5,340 AED	10,219,042 AED
	3 BR	4,151 sq.ft	5,297AED	21,989,181 AED
Ela Residences	3 BR	5,019 sq.ft	9,290 AED	46,626,978 AED
	4 BR	6,888 sq.ft	8,678 AED	59,774,911 AED
Orla Infinity	4 BR	8,176 sq.ft	8,834 AED	72,225,775 AED
Como Residences	2 BR	4,770 sq.ft	5,108 AED	24,363,657 AED
	3 BR	6,318 sq.ft	5,317 AED	33,590,908 AED
	4 BR	9,635 sq.ft	5,712 AED	55,037,714 AED
Serenia Living	2 BR	2,004 sq.ft	4,181 AED	8,378,214 AED
	3 BR	2,929 sq.ft	4,251 AED	12,450,906 AED
	4 BR	4,240 sq.ft	4,051 AED	17,175,000 AED
SLS Residences	2 BR	1,943 sq.ft	4,913 AED	9,547,746 AED
	3 BR	3,108 sq.ft	5,299 AED	16,469,812 AED
	4 BR	6,398 sq.ft	5,800 AED	37,107,512 AED

PRIME POSITIONING IN THE HEART OF PALM JUMEIRAH

Perfectly located on the trunk of Palm Jumeirah, Olaia Residences places you at the vibrant core of the island—where elevated lifestyle, seamless connectivity, and high investment potential meet.

Just moments away, discover a curated mix of Dubai's top dining destinations—from internationally acclaimed restaurants to beloved local favorites. Surrounding landmarks like Atlantis The Royal, FIVE Palm Jumeirah, and One&Only The Palm bring world-class hospitality, signature experiences, and a dynamic atmosphere right to your doorstep.

Lush parks and scenic beachfront promenades offer a peaceful contrast—perfect for morning strolls, weekend relaxation, or outdoor recreation.

With premium infrastructure and unmatched accessibility, Olaia Residences isn't just a place to live — It's where your lifestyle and investment aspirations align.

RESTAURANTS OF PALM JUMEIRAH



1. Ula Dubai

2. Eva

3. Surf Club

4. Koko Bay

5. Jones the Grocer

6. La barra Peruvian Restaurant

7. Famous Dave's Bar-B-Que

8. Cafe de Palma

9. Little Neighborhood

10. Bakerist The Palm

and many more...

HOTELS OF PALM JUMEIRAH



1. NH Collection Dubai The Palm

2. Cheval maison

3. The St. Regis the Palm

4. Andaz Dubai The Palm, by Hyatt

5. Fairmont The Palm

6. Radisson Beach Resort

7. voco Dubai The Palm

8. Marriott Resort

9. Hilton Dubai

10. FIVE Palm Jumeirah Hotel

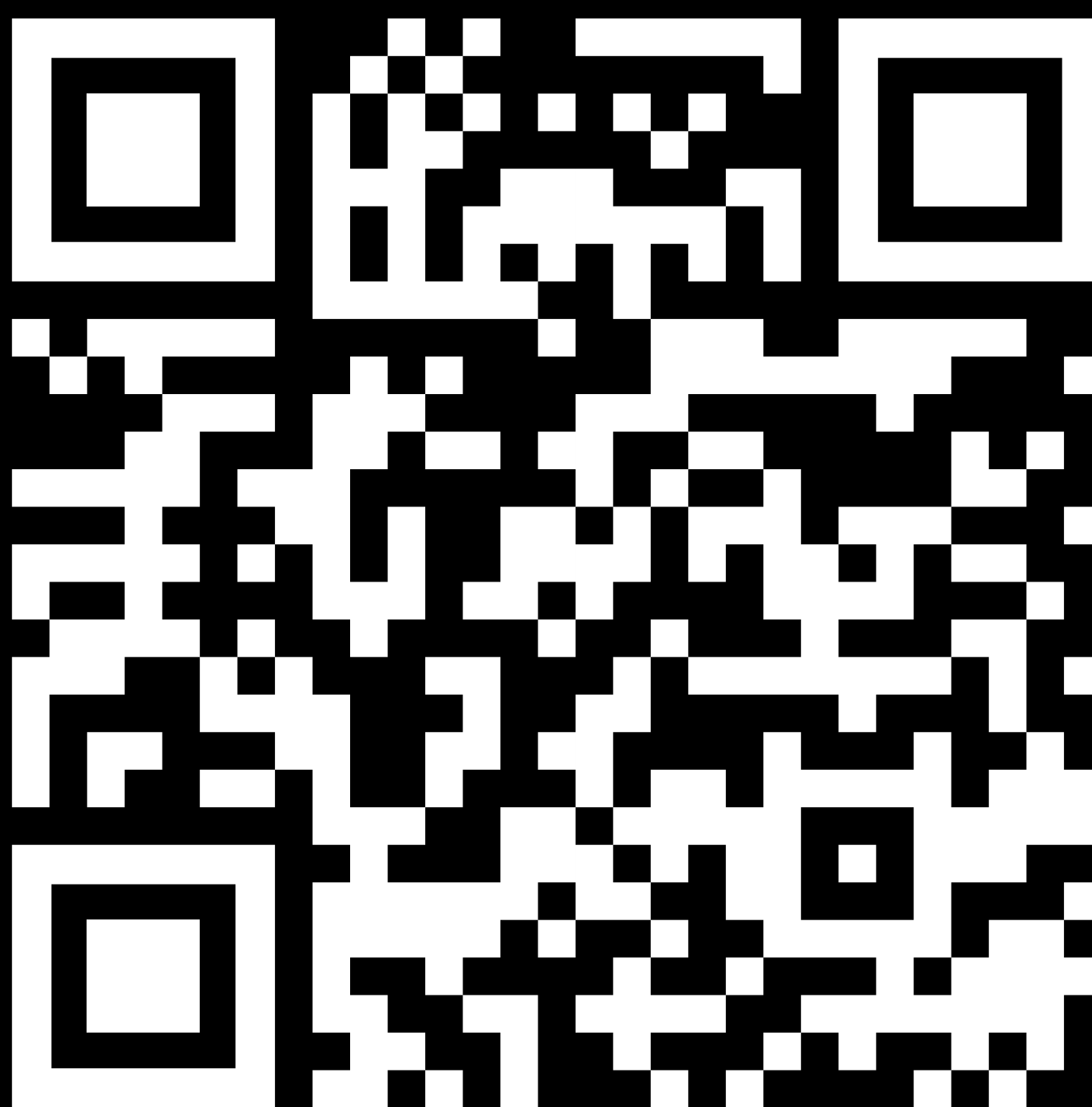
PARKS OF PALM JUMEIRAH



1. The View Palm Jumeirah
2. Dog park
3. Al Ittihad Park
4. Palm Jumeirah Fountains



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