



LIVIA

RESIDENCES

LIFE IN PERFECT HARMONY

SALES PRESENTATION

THE BADAMI HOLDING LEGACY



50+ years of operations in the UAE



6 companies across multiple industries



300+ employees



Operations in 100+ countries



Guided by strong values: Integrity, Quality, Customer Focus, and Accountability



DIVERSE INDUSTRY PORTFOLIO

BARCO



BARCO

BARCO



TRUE TO LIFE

UAE-based developer

Part of Badami Holding Group (50 years in UAE & global markets)

Team with real estate, finance, consulting, F&B, and manufacturing experience

Disciplined, process-driven development

Track record in UAE, Europe, North America

Built on delivery and accountability

BARCO

AT A GLANCE

2M+ sq.ft. in development pipeline

Full-cycle developer

Strong project management and delivery model

Execution-focused, long-term value driven



KEY DIFFERENTIATORS

BUILT-IN
OWNERSHIP

REGIONALLY
GROUNDED

ACCESSIBLE
BY DESIGN

CLARITY AT
EVERY STEP

A wide-angle photograph of the Dubai skyline at sunset. The Burj Khalifa is the central focus, towering above other skyscrapers. The sky is a mix of orange, yellow, and purple, with scattered clouds. The city lights are beginning to glow, and the entire scene is reflected in the calm water in the foreground.

DUBAI

A GLOBAL HUB FOR LIVING, BUSINESS & INVESTMENT



Tax-free economy, 100% foreign ownership in free zones

Golden Visa, rental yields 5–9% (up to 11% prime)

Off-plan appreciation 20–30% in 3–5 years

Backed by RERA regulation, mature real estate market

18.7M international visitors in 2024 (+9% YoY)

GDP: AED 339B, among region's strongest economies

Ranked among the world's safest, cleanest cities

Strategic location with 240+ destinations



DUBAI SOUTH

A RISING DISTRICT BESIDES THE WORLD'S
LARGEST AIRPORT IN THE MAKING

OVERVIEW

Master-planned city around Al Maktoum International Airport
(world's future largest airport)

Hub for aviation, trade, and logistics

Mixed-use districts with homes, schools, parks, and retail

Fast-growing destination with rising investor interest

Direct access to Sheikh Mohammed Bin Zayed Rd, Emirates Rd,
Sheikh Zayed Rd, and Dubai Investment Park



LIFE IN DUBAI SOUTH

WELL-CONNECTED TRANSPORT

Route 2020 Metro, F56 bus, and ample parking

EVERYDAY ESSENTIALS AND LEISURE

Supermarkets, shops, gyms, and salons nearby
Close to Dubai Parks & Resorts

FAMILY-FRIENDLY COMMUNITY

Schools with British, American, Indian, Canadian curricula
Near Dubai International Academic City



AL MAKTOUM INTERNATIONAL AIRPORT



PASSENGER CAPACITY
150M in Phase 1, 260M at full completion



INVESTMENT SCALE
AED 128B(-USD35B)



INFRASTRUCTURE
5 passenger terminals, 400+ aircraft gates, 5 runways



TIMELINE
First phase operational by 2032, full transition from DXB over the next decade.



CARGO CAPACITY
12M tonnes annually



GROWTH DRIVER
AED 1B contract awarded for second runway construction



DUBAI SOUTH BY THE NUMBERS



RESIDENTIAL GROWTH
11% rise in transactions
(H1 2024 vs H1 2023)



CONNECTIVITY BOOST
Blue Line Metro & Etihad
Rail linking Dubai South



MARKET ACTIVITY
AED 15B in transactions
(first 5 months of 2025)



RENTAL PERFORMANCE
Rents up 20% in 2025 to date



URBAN VISION
1M residents & 500K jobs by
2030 (Master Plan 2040)



INVESTMENT VALUE
Prices up to 60% lower than
central Dubai, 6–8% yields



DEMAND OUTLOOK
Prices projected to rise 15–
20% (near term)



SALE TRANSACTIONS FOR PROPERTIES IN DUBAI SOUTH IN THE LAST 12 MONTHS



8,218
Sales Volume

↑ 165.05%

16.1 B
Sales Value (AED)

↑ 129.2%

1,437/SQ.FT
Average Price (AED)

↑ 40.4%

SOURCE- BAYUT

MINUTES FROM KEY DESTINATIONS

WITHIN 5 MINUTES

- Central Park
- South Fitness Club
- GEMS Founders School

WITHIN 15-20 MINUTES

- Al Maktoum Airport
- Expo City
- Grand Polo Club and Resort
- Mall of the Emirates
- Ibn Battuta Mall

WITHIN 30 MINUTES

- | | |
|---------------------------|-----------------------------|
| Jabel Ali Freezone | Dubai Parks and Resort |
| The Outlet Village | Jebel Ali Beach |
| Burj Khalifa / Dubai Mall | JBR Beach |
| Riverland Dubai | Dubai International Airport |



LIVIA BY BARCO
RESIDENCES

LIVIA

RESIDENCES

71 units across 6 floors

Studios, 1BR, 2BR, and 2BR + maid's room

Spacious layouts, fully equipped kitchens

20+ premium lifestyle amenities

Located in Dubai South master community

Near retail, cafés, central park, and Expo City

Quick access to Jebel Ali & Dubai Investments Park

Direct links to Sheikh Mohammed Bin Zayed Rd,
Emirates Rd, and Sheikh Zayed Rd





HIGH CAPITAL APPRECIATION

HIGH OCCUPANCY & RENTAL DEMAND

BEST-IN-MARKET PAYMENT PLAN

(Studios & 1BR: 50/50 • 2BR & 2BR+Maid's: 30/70)



LA-INSPIRED INTERIORS,
DUBAI-BUILT QUALITY





THE RESIDENCES: THE LIVIA LIFE

A CURATED SELECTION OF SPACIOUS HOMES

Spacious layouts

3-Metre-high ceilings

Full-height, floor-to-ceiling windows for natural light

Glass façade with a clean, modern architectural expression

Smart home systems for lighting, curtains, and temperature control

Views overlooking the park and landscaped community areas

Kitchens include refrigerator, washing machine, dishwasher, cooktop, hob, and oven









20 AMENITIES: CURATED LIVING AT LIVIA

5

ACTIVE LIVING ZONES



Gymnasium



Calisthenics



Jogging Track



Yoga Deck



Swimming Pool







6

LEISURE SPACES



Sunken Seating



Outdoor Cinema



BBQ Area



Open Seating Area



Terrace Garden



Residents Lounge



5

FAMILY NOOKS



Kids Pool



Kids Play Area



Rock Climbing Wall



Pets Corner



Splash Pad





2

PRODUCTIVE CORNERS



Co-Working Space
(with a Gazebo)



Golf Turf

AMENITIES OVERVIEW

ACTIVE LIVING ZONES

- Gymnasium
- Calisthenics
- Jogging Track
- Yoga Deck
- Golf Turf
- Swimming Pool with Pool Deck
- Pool Shower

LEISURE SPACES

- Sunken Seating
- Outdoor Cinema
- BBQ Area
- Shaded Seating Area (with Gazebo)
- Open Seating Area
- Reading Nook
- Terrace Garden on the Second Floor

FAMILY NOOK

- Kids Pool
- Splash Pad
- Shaded Kids Play Area
- Open Kids Play Area
- Rock Climbing Wall
- Pets Corner

PRODUCTIVE CORNERS & COMMON AREAS

- Co-working Space (with a Gazebo)
- Wi-Fi-Enabled Common Areas
- 24/7 Smart Security

UNIT MIX

UNITS	SIZE (sqm)	UNITS AVAILABLE	PRICE
Studio	393	8	AED 555,000
1-Bedroom	782 - 824	27	AED 983,000
2-Bedroom	1209 - 1320	24	AED 1,481,000
2-Bedroom + Maid's Room	1230	12	AED 1,495,000

PAYMENT PLAN

FOR ALL UNITS EXCEPT 2BR AND 2BR + MAID'S ROOM

Milestone	Percentage
On Booking	10%
Within 30 Days From Booking or SPA Signing	10% + 4% DLD Fee
1% From 1st to 5th Month From SPA Signing Date	5%
6th Month	5%
1% From 7th to 11th Month	5%
12th Month	5%
1% From 13th to 17th Month	5%
18th Month	5%
On Completion	50%

PAYMENT PLAN

FOR 2BR AND 2BR+ MAID'S ROOM

Milestone	Percentage
On Booking	10%
Within 30 Days From Booking or SPA Signing	10% + 4% DLD Fee
1% From 1st to 10th Month From SPA Signing Date	10%
On Completion	70%

FAST FACTS - SUMMARY

AED 555,000 Starting Price	DUBAI SOUTH, DUBAI Location
71 No. of Units	G + 6 No. of Floors
PAYMENT PLAN 50 50 For Studios and 1-Bedroom Apartments 30 70 For 2-Bedroom Apartments and 2-Bedroom + Maid Room Apartments	Q4,2027 Anticipated Completion



THANK YOU