



Location: **Palm Jumeirah, Dubai**

Handover: **Q4 2027**

## ABOUT THE PROJECT

Olaia Residences by Gulf House Real Estate is an ultra-exclusive development and the final opportunity to own a new home on the legendary Palm Jumeirah. This prestigious collection offers elegant 1–3 bedroom apartments and expansive 3–5 bedroom duplexes, all with breathtaking views of the sea and the iconic Dubai skyline.

Each residence features premium finishes and state-of-the-art kitchens fitted with Miele appliances for apartments and Gaggenau for duplexes, blending contemporary design with exceptional craftsmanship.

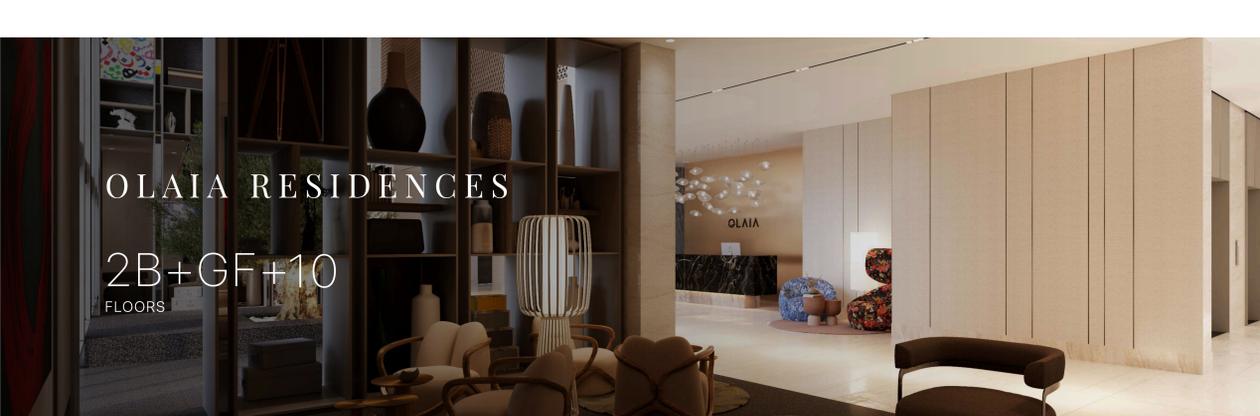
The community is thoughtfully designed to support your well-being and leisure, offering a full suite of wellness and relaxation amenities — including pools, spa, fitness center, sauna, and dedicated yoga spaces.

## FACILITIES

- Valet parking
- 24/7 security
- Concierge service
- Business center
- Private ballroom & cigar lounge
- Mini-golf
- Kid's area
- Fitness centre
- Spa: steam room, sauna, cold plunge pool, massage rooms
- Indoor pool

Rooftop area:

- BBQ space
- Lounge
- Yoga area
- Outdoor pools



### 1 BR Apartment

from 851 sqft from AED 3.2M USD 864K)

### 3 BR Duplex

from 2 260 sqft from AED 11M (USD 2.97M)

### 2 BR Apartment

from 1 558 sqft from AED 5.6M (USD 1.54M)

### 4 BR Duplex

from 2 999 sqft from AED 14.3M (USD 3.86M)

### 3 BR Apartment

from 2 163 sqft from AED 8M (USD 2.16M)

### 5 BR Duplex

from 4 125 sqft from AED 20.2M (USD 5.45M)

## WHY INVEST IN OLAIA RESIDENCES?

Prestigious location on the iconic Palm Jumeirah, surrounded by 5-star hotels, world-class resorts, pristine beaches, and top-tier leisure facilities.

Close proximity to Nakheel Mall and lush community parks.

One of the final residential opportunities on Palm Jumeirah.

Eligible for a 10-year Golden Visa with family sponsorship.

A wide range of premium amenities within the development.

Only 10 minutes to Sheikh Zayed Road, Dubai's main highway.

Just a 2-minute walk to the beach.

25-minute drive to Dubai International Airport.

## PAYMENT PLAN

50/50

Booking	10%   4% DLD fees AED 5500 administration fees	Upon booking
1st instalment	10%	14 days after booking Upon SPA signing
2nd instalment	10%	Dec-25
3rd instalment	10%	Jun-26
4th instalment	10%	Dec-26
5th instalment	50%	Q4 2027

## THINGS TO KNOW

Private master bathroom in every bedroom

Ceiling Heights:

- 4.7 meters – Ground and 10th floors
- 3.6 meters – All other floors

Service charge: AED 23 per sq. ft

Parking: Yes

Resale policy: Upon request

## FINANCIAL DETAILS

EOI will be accepted until launch with AED 100k Security Deposit (refundable) payable in form of local bank cheque or bank transfer on the below account:

Account Title: Gulf House Real Estate Development L.L.C

IBAN: AE680351001326181330001

Bank Name: First Abu Dhabi Bank

Swift Code: NBADAEAB

Account number: 1001326181330001

Currency : AED