LIFE IN PERFECT HARMONY

LIVIA

RESIDENCES

DUBAI SOUTH

by

BARCO

SALES PRESENTATION

THE BADAMI HOLDING LEGACY

Badami Holding Group, the holding entity of Barco, is a diversified conglomerate with 5 decades of business presence in the UAE. The Group operates multiple companies across key industries, united by a commitment to quality, innovation, and service excellence.

- 50+ years of operations in the UAE
- 17 companies across multiple industries
- 300+ employees
- Operations in 100+ countries
- Guided by strong values : Integrity, Quality, Customer focus, and Accountability



DIVERSE INDUSTRY PORTFOLIO

Badami Holding Group's businesses operate across sectors that support regional growth and meet global standards, from automotive distribution to logistics and environmental services.

DIVISIONS:

A-MAP

Global distributor of aftermarket automotive spare parts, batteries, and lubricants.

A-MAP AUTO CARE

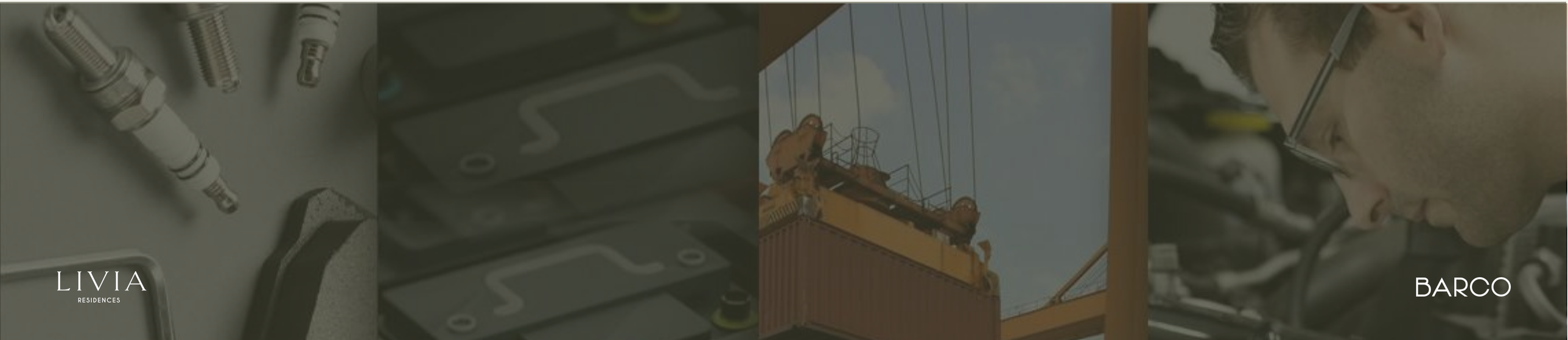
Includes Dial A Battery (emergency roadside battery replacement) and Auto Studio (specialized automotive workshop services).

BADAMI LOGISTICS

ISO-certified provider of contract logistics, freight management, transportation, and integrated supply chain solutions.

AMWT

Licensed hazardous waste collection and disposal, supporting the UAE's national sustainability goals.



BARCO

a-map AL-MUQARRAM AUTO PARTS

amasc by a-map auto care

a-map global

AUTO STUDIO a-map

AL MUQARRAM HYGIENIC PRODUCTS INDUSTRY LLC

asimco

BADAMI PROPERTIES MANAGEMENT SERVICES

BADAMI LOGISTICS

BADAMI HOLDING

BGT Badami General Trading F.Z.C Built on Trust, Driven by Excellence

Dial-A-Battery 800 7 365

Dial-A-Battery 800 24 7 365

BARCO

ACE

flava ART OF AROMA

ORORO EXPERIENCE "It's all in the bean"

RISERVA RENAISSANCE OF FLAVOR

BARCO

TRUE TO LIFE

Barco is a UAE-based real estate developer and part of Badami Holding Group, a diversified business group with 50 years of operations in the UAE and international markets. Founded by experienced operators with a background in real estate, finance, consulting, F&B, and manufacturing, Barco brings a disciplined, process-driven approach to residential development. The team's cross-sector expertise and track record across the UAE, Europe, and North America underpin a model built on delivery and long-term accountability.



BARCO AT A GLANCE

- Part of Badami Holding Group,
  backed by 50 years of operations in the UAE and global markets
- Over 2 million sq.ft of developments in the pipeline
- Full-cycle developer, managing every stage
  from acquisition to handover
- Operates and invests across multiple international markets
- Backed by extensive project management experience
  and a structured delivery approach
- Disciplined, execution-first approach focused on quality
  and long-term value



BUILT-IN OWNERSHIP

Barco fully owns, operates, and manages each project in-house, ensuring complete responsibility throughout its lifecycle.

ACCESSIBLE BY DESIGN

Barco delivers attainable homes in well-positioned locations where demand is rising, infrastructure is expanding, and investments are secure.

REGIONALLY GROUNDED

Barco's founders apply decades of cross-sector experience to every phase of development, building on over 50 years of UAE legacy shaped by local insight and strong relationships.

CLARITY AT EVERY STEP

Barco runs on systems. From planning and pricing to build and handover, every stage is structured, tracked, and accountable.



DUBAI

A GLOBAL HUB FOR LIVING, BUSINESS, AND INVESTMENT

Dubai welcomed 18.72 million international visitors in 2024, a 9.15% increase from 2023, reflecting the city's growing global appeal.

Dubai's GDP stands at AED 339.4 billion, underscoring its position as one of the region's strongest and most diverse economies.

Dubai combines a growing economy, world-class infrastructure, and stable regulations with a high quality of life. Ranked among the world's safest and cleanest cities, it continues to attract residents and international investors as a leading tourism and business hub.

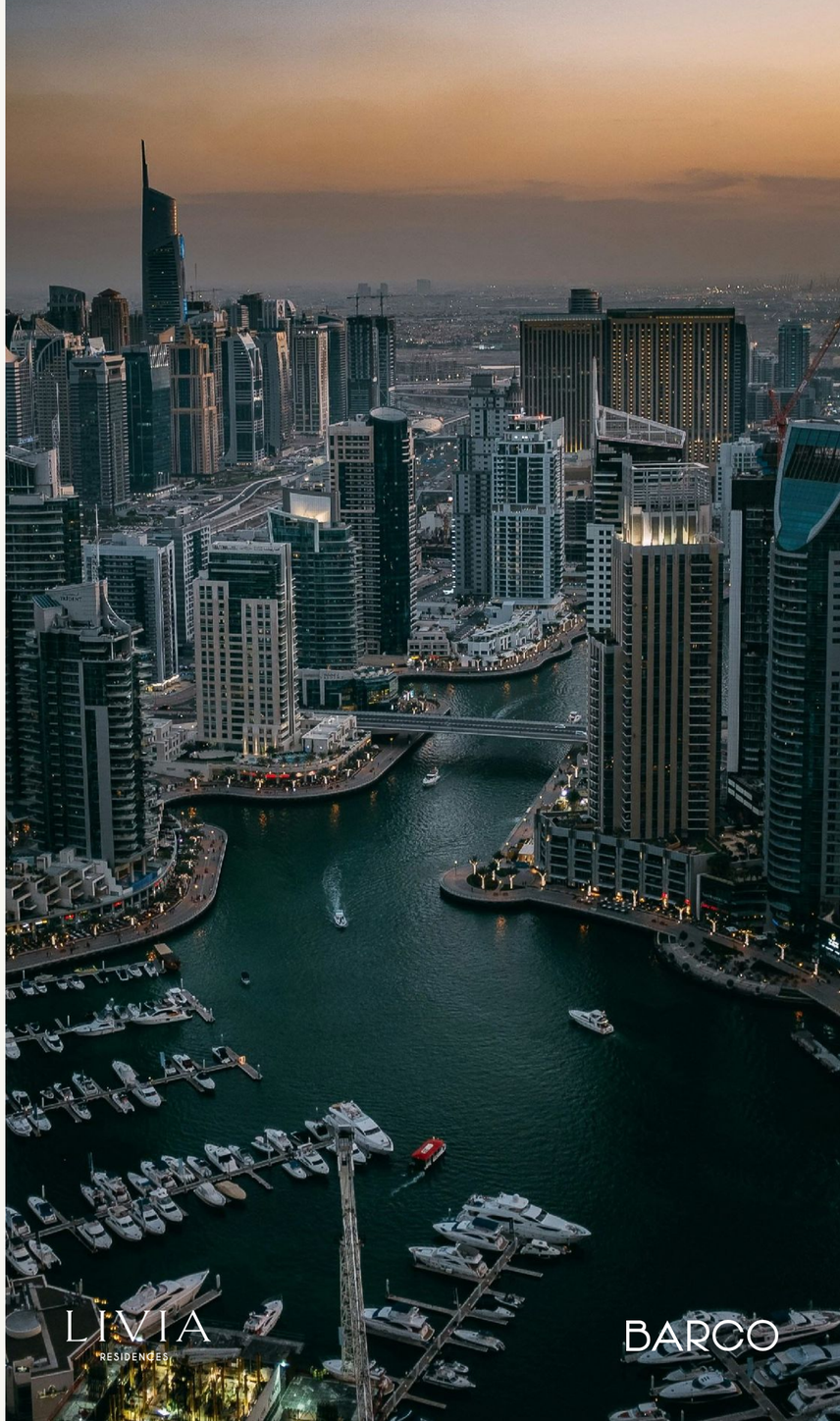


A GLOBAL HUB FOR LIVING, BUSINESS, AND INVESTMENT

Dubai offers a strategic location with connections to over 240 destinations, investor-friendly policies, and a tax-free economy with 100% foreign ownership in free zones.

Strong fundamentals include Golden Visa opportunities, rental yields of 5–9% (up to 11% in prime areas), and off-plan appreciation of 20–30% over 3–5 years, supported by world-class infrastructure, education, and healthcare.

Backed by RERA regulation and 100% foreign ownership in free zones, Dubai is the most mature real estate market in MENA.



DUBAI SOUTH

A Rising District Beside the World's Biggest Airport in the Making

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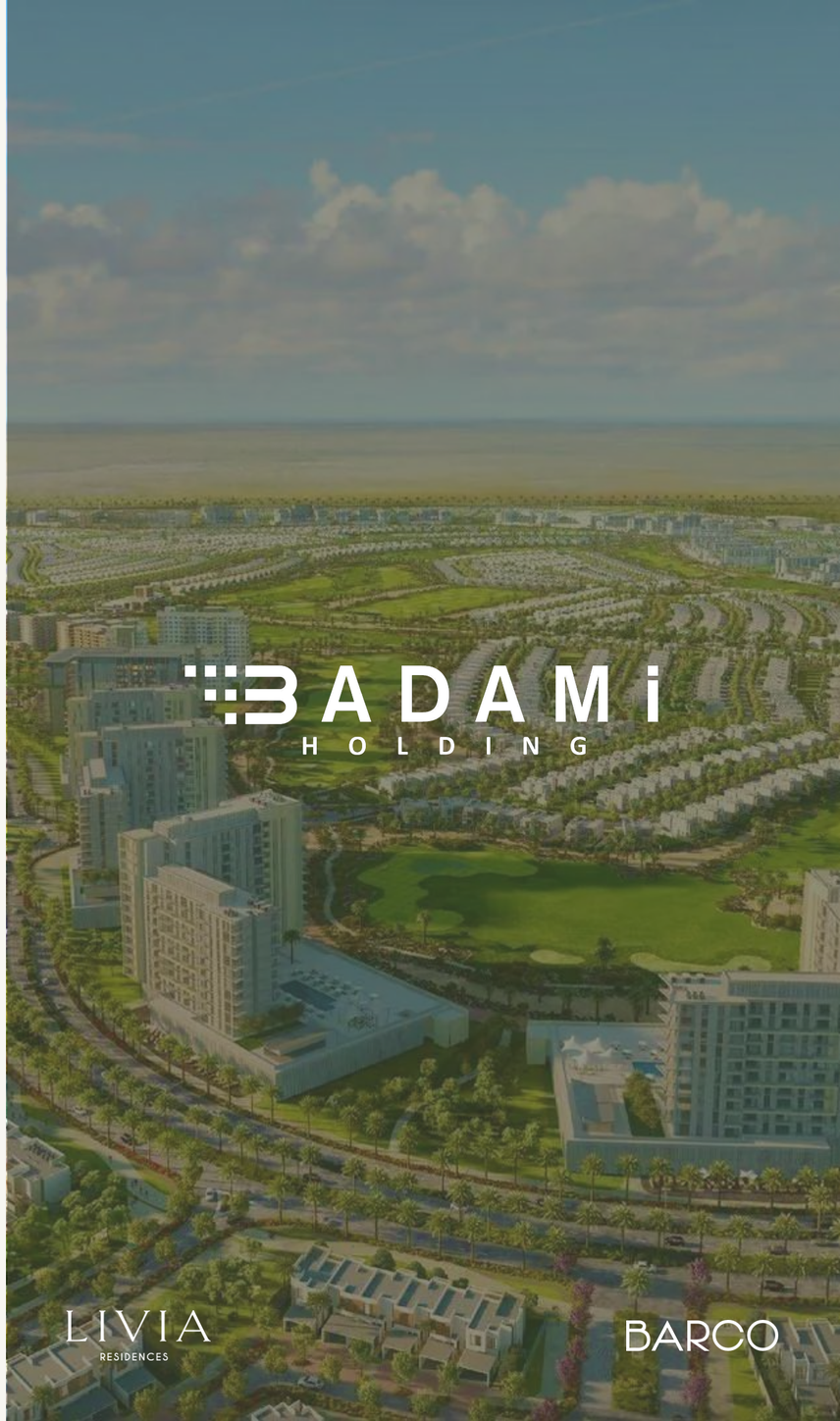
OVERVIEW

Dubai South is a master-planned city built around the future Al Maktoum International Airport, set to become the largest airport in the world. Its location positions it as a hub for aviation, trade, and logistics, shaping the next chapter of Dubai's growth.

The community offers a balanced mix of residential, commercial, and leisure districts. Parks, schools, and retail spaces are integrated into walkable neighborhoods, supporting a convenient and connected lifestyle.

With new infrastructure, expanding facilities, and rising investor interest, Dubai South is emerging as one of the city's fastest-growing destinations, attracting both residents and long-term investors.

With quick access to Sheikh Mohammed Bin Zayed Road, Emirates Road, Sheikh Zayed Road, and Dubai Investment Park, residents benefit from shorter commute times and efficient infrastructure that supports practical, day-to-day living.



LIFE IN DUBAI SOUTH

Dubai South is designed to meet the needs of its residents. It offers dedicated zones for both living and business, with thoughtful planning that covers every detail. The area gained international recognition when it hosted Expo 2020, adding to its appeal as a growing hub for people from all walks of life.

WELL-CONNECTED TRANSPORT

Dubai South benefits from excellent connectivity, including the Route 2020 Metro extension and F55 bus service. Ample parking spaces make getting around easy for residents and visitors alike.

EVERYDAY ESSENTIALS AND LEISURE

The community is self-sufficient with supermarkets, shops, gyms, and salons. It is also close to Dubai Parks and Resorts, the largest entertainment destination of its kind in the Middle East.

FAMILY-FRIENDLY COMMUNITY

Families have access to a range of schools offering British, American, Indian, and Canadian curricula. Higher education hubs like Dubai International Academic City are also within reach.



AL MAKTOUM INTERNATIONAL AIRPORT

Set to become the largest airport in the world, Al Maktoum International is the catalyst for Dubai South's transformation. Its scale, design, and strategic location will position it as the centerpiece of global aviation, drawing business, tourism, and investment into the area.

KEY HIGHLIGHTS

PASSENGER CAPACITY

150M in Phase 1, 260M at full completion.

INVESTMENT SCALE

AED 128B (~USD 35B).

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 property transactions in H1 2024 vs H1 2023.

CONNECTIVITY BOOST

Planned Blue Line Metro and Etihad Rail integration will link Dubai South seamlessly to the rest of the city.

URBAN VISION

Over 1 million residents and 500,000 jobs expected by 2030 under Dubai Urban Master Plan 2040.

MARKET ACTIVITY

AED 15 billion in transactions in the first five months of 2025.

INVESTMENT VALUE

Property prices up to 60% lower than central Dubai, with 6–8% rental yields.

RENTAL PERFORMANCE

Average rents in Dubai South have increased by 20% in 2025 to date.

DEMAND OUTLOOK

Prices projected to rise 15–20% in the near term, driven by airport expansion and infrastructure upgrades.



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

8,218 165.05% ↑
Sales Volume

16.1 B 129.2% ↑
Sales Value (AED)

1,437 / Sq.ft 40.4% ↑
Average Price (AED)



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



MINUTES FROM KEY DESTINATIONS

WITHIN 30 MINUTES

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



LIVIA RESIDENCES BY BARCO

LIVIA

RESIDENCES

Livia is a residential project by Barco, offering 71 well-planned units across six floors. The development features studios, one-bedroom, two-bedroom, and two-bedroom plus maid's room layouts, all with generous proportions, fully equipped kitchens, and access to over 20 premium amenities.

Set within the master community of Dubai South, residents benefit from nearby retail, cafés, and the central park. The location also offers proximity to Expo City and quick access to major free zones such as Jebel Ali and Dubai Investments Park, along with direct connections to Sheikh Mohammed Bin Zayed Road, Emirates Road, and Sheikh Zayed Road.




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HIGH CAPITAL APPRECIATION

Dubai South's rapid development, upcoming infrastructure, and proximity to Al Maktoum International Airport position Livia for strong long-term value growth. The area's track record for price gains, combined with its limited supply of low-rise, amenity-rich projects, creates strong potential for capital appreciation.

HIGH OCCUPANCY & RENTAL DEMAND

With steady population growth, a rising number of professionals working in and around Dubai South, and high demand for well-planned residences, Livia offers excellent rental prospects. Generous layouts, 20+ lifestyle amenities, and quick access to major highways appeal to both short-term and long-term tenants.

BEST-IN-MARKET PAYMENT PLAN

Livia's payment plans are designed to protect your capital and accelerate returns. Studios and 1-bedrooms follow a 50/50 split, while 2-bedrooms and 2-bedroom plus maid's units follow a 30/70 split. By keeping most of your capital in hand until completion, you can reduce upfront outlay, take possession, and enter the rental market faster to start generating income.



LA-INSPIRED INTERIORS, DUBAI-BUILT QUALITY

Livia's interiors are shaped by thoughtful planning, generous proportions, and a design approach that blends the lifestyle of Los Angeles with the pace and practicality of Dubai. Inspired by LA's open-plan living, natural light, and indoor-outdoor connection, the spaces are adapted for Dubai's community setting and modern daily routines.


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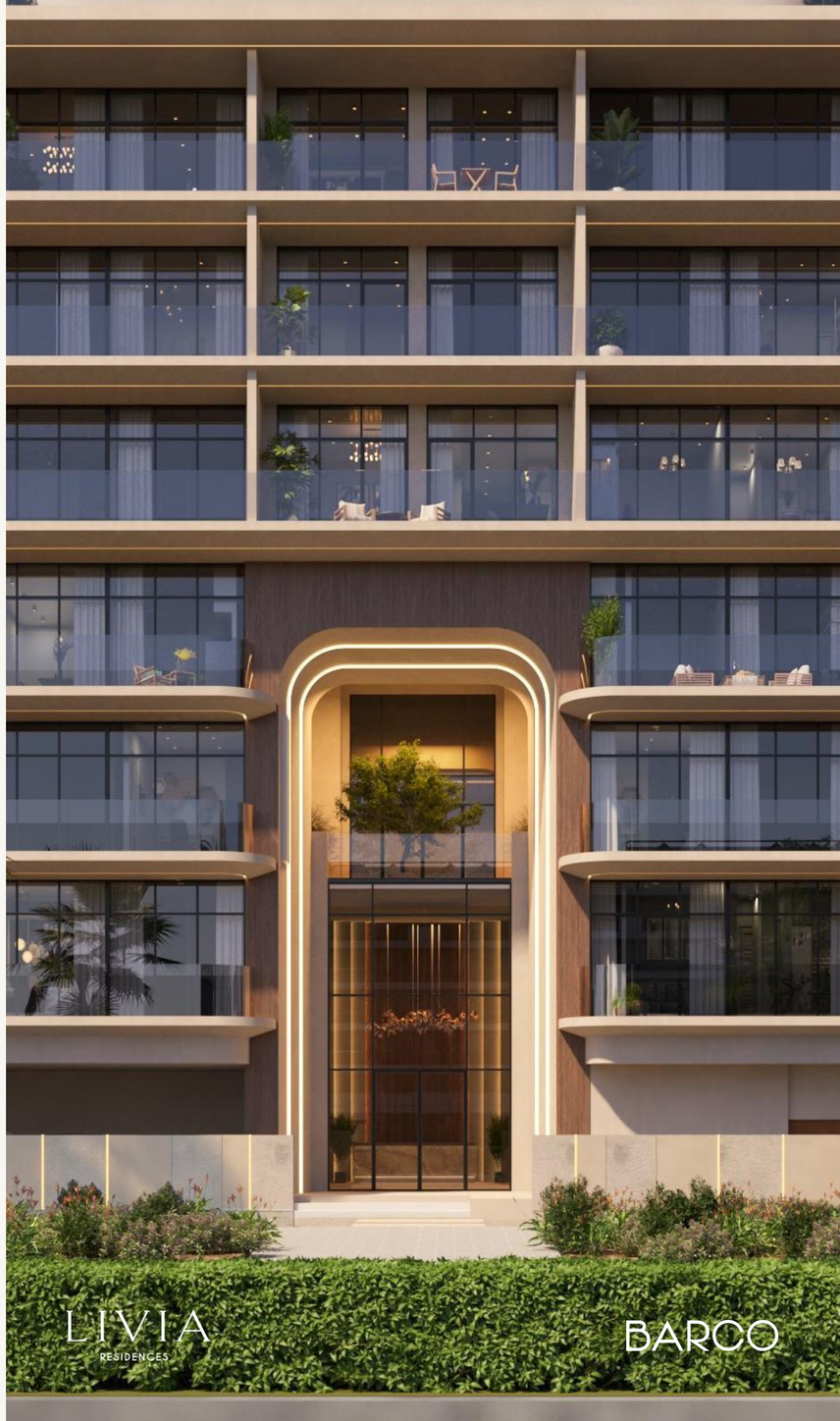

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RESIDENCES
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THE RESIDENCES: THE LIVIA LIFE

A CURATED SELECTION OF SPACIOUS HOMES

Livia offers a curated selection of studios, one-bedroom, two-bedroom, and two-bedroom plus maid’s room residences.

With only 71 units across six floors, each home benefits from generous layouts, fully equipped kitchens, and a prime position within the exceptional building’s design, ensuring comfort, privacy, and a well-connected sense of community.



INTERIORS

- 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




LIVIA
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LIVIA
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BARCO


LIVIA
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20 AMENITIES: CURATED LIVING @LIVIA

Livia offers over 20 premium amenities designed to support entertainment, activity, and community living. This is the idea behind ‘Curated living at Livia,’ an approach where every feature is selected by anticipating what residents need across different parts of their day. Spread across shared and rooftop levels, these features allow residents to connect, unwind, and recharge within the place they call home.

5

ACTIVE LIVING ZONES

- Gymnasium
- Calisthenics
- Jogging track
- Yoga deck
- Swimming pool



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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


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2

PRODUCTIVE CORNERS

- Co-working space (with a gazebo)
- Golf turf

UNIT TYPES & AREAS

- 8 STUDIOS : 393 Sqft.
- 27 ONE-BEDROOM APARTMENTS : 782 - 824 Sqft.
- 24 TWO-BEDROOM APARTMENTS : 1209 - 1320 Sqft.
- 12 TWO-BEDROOM + MAID ROOM APARTMENTS : 1230 Sqft.



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



BROKER COMMISSION

5%

THANK YOU

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RESIDENCES

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