

VISION  
**KARMA**  
LIWAN DUBAI

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[www.visiondevelopments.ae](http://www.visiondevelopments.ae)

V



*Inspired by Rich  
Heritage and Modernity*

## MESSAGE FROM CEO

*“We chose to create spaces that families would truly appreciate living in. Our approach prioritizes generous space reminiscent of our ancestors' dwellings, yet infused with the modern sophistication of today.*

*Vision is more than just a company; it represents innovation, unwavering commitment, and Emirati excellence. Through our vertically integrated real estate development platform, our legacy extends beyond mere bricks and mortar. It is crafted from visionary concepts, meticulous planning, and flawless execution.”*



Inception  
in 2011



A dynamic Team of  
over 700 Professionals



56 Projects  
Delivered



4.5 Billion Sq  
Footage delivered





## INVESTING IN DUBAI'S VISION 2040

Investing in Dubai presents a compelling proposition for discerning investors and prospective residents alike. Renowned for its unmatched safety, competitive property prices, and vibrant economy, Dubai stands as a beacon of opportunity in the global landscape. With a reputation for high capital appreciation and a business-friendly environment make it first in the region for ease of doing business, Dubai offers a conducive platform for entrepreneurial endeavors and investment growth. Moreover, the absence of personal income tax, coupled with the allure of long-term residency through the Golden Visa program, adds to its appeal as a destination of choice. Strategically positioned as a global business hub with seamless worldwide connectivity, Dubai offers a lifestyle enriched by world-class amenities and cultural diversity. Embrace the promise of a prosperous future and elevate your standard of living by investing in the dynamic and vibrant city of Dubai.



### INVESTING IN KARMA

Allows you to obtain  
two years renewable  
residence permit



### TAX

No income  
Tax



### 100% BUSINESS OWNERSHIP

Applicable for all  
commercial  
companies



### EASE OF INVESTMENT

High Regulated  
Market



### POPULATION GROWTH

Dubai's Vision 2040  
aiming for 5.8M



### GREEN

Green and  
Recreational Space  
will double in size



## LUXURY UNLEASHED THE DUBAI EXPERIENCE

Discover the stunning elegance of Dubai, where sophistication and beauty shine in every corner. Dubai captivates with its luxury, offering pristine beaches and excellent facilities for a top-notch lifestyle. Here, the extraordinary is normal, with wonders like the grand Burj Khalifa. Enjoy vibrant nightlife, rich culture, and unique shopping experiences. In Dubai, luxury is a part of everyday life, promising a world of exquisite living.



## WHY RENT WHEN YOU CAN OWN

Investing in your own property with Vision Developments not only saves you from the uncertainties and incremental costs of renting but also contributes to your financial growth through property appreciation. It's a step towards securing a stable and prosperous future. We would be glad to discuss how we can make this investment work for you, considering your financial goals and preferences.

By partnering with Vision Developments, you're not just acquiring a property; you're investing in a tangible asset that holds the potential for long-term wealth accumulation and financial security.



## LOCATION

Liwan, located in the lively area of Dubai, is the perfect example of modern city living. It provides a great mix of easy access and good transport links for its residents. Right where Mohammed bin Zayed Road E311 and Dubai Al Ain Road E66 meet, Liwan is well-placed for getting to important places in the city quickly and easily. With its well-built infrastructure and careful design, Liwan shows Dubai Properties' dedication to high standards and commitment to excellence.

## EASY ACCESS TO PLACES

DUBAI INTERNATIONAL AIRPORT  
AL MAKTUM INTERNATIONAL AIRPORT

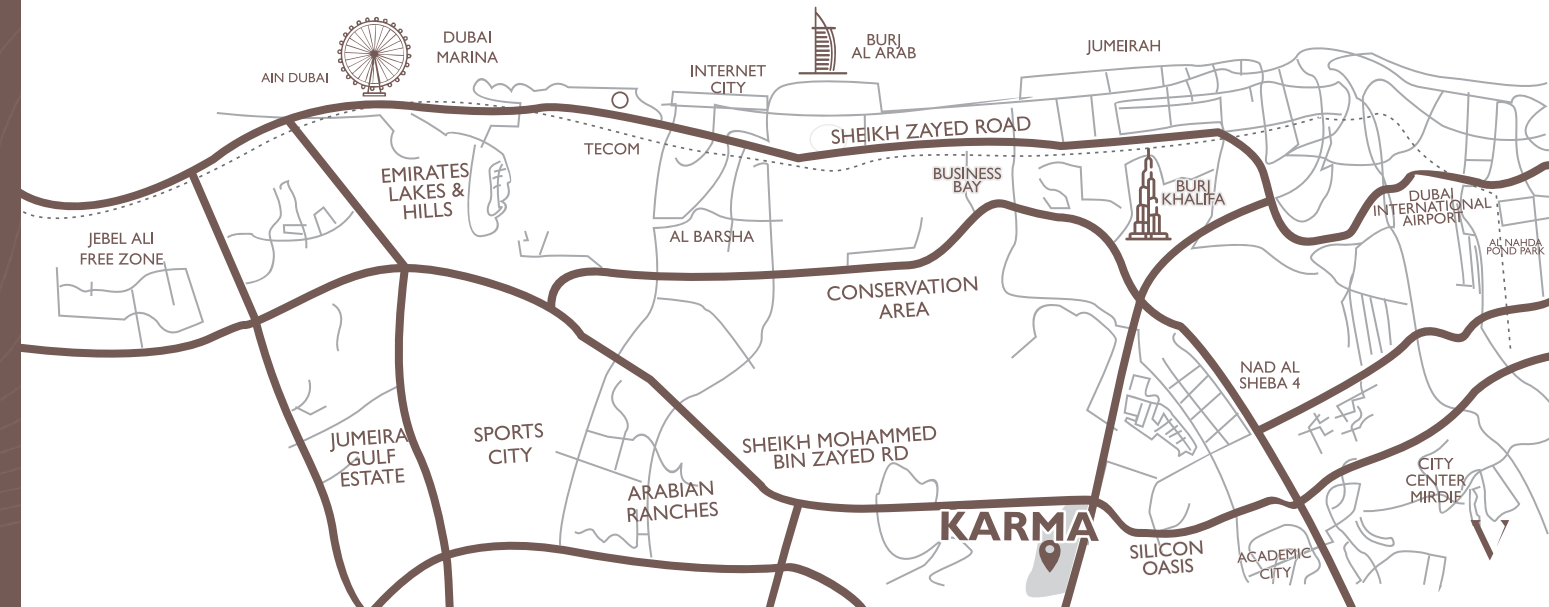
20 MINS  
25 MINS

GLOBAL VILLAGE  
MIRACLE GARDEN

10 MINS  
18 MINS

DUBAI MALL & BURJ KHALIFA  
OUTLET MALL

18 MINS  
08 MINS





COMMUNITY CONNECTIONS  
NURTURING YOUNG MINDS,  
ELEVATING SPIRITS



## FAMILY BLISS IN THE HEART OF DUBAI

Nestled within the vibrant heart of Dubai, Liwan embraces families with open arms, offering a modern urban lifestyle wrapped in warmth and convenience. Designed with meticulous attention to detail, Liwan presents a haven where families can thrive and create lasting memories. Imagine strolling along a scenic walking trail circling the serene manmade lake, while your children play joyfully in the specially designed kinder play area.

For sports enthusiasts, Liwan boasts a well-equipped Football ground and Basketball court where family games and friendly matches can be enjoyed. Cycling enthusiasts will relish the dedicated cycling track, perfect for leisurely rides or invigorating workouts. Embrace the serenity of Liwan's beautifully crafted outdoor spaces, where luxury and comfort harmonize to create an idyllic environment for families. Discover the joy of living in a community where every day is an adventure, filled with laughter, exploration, and the warmth of family bonds.



### Scenic Walking Trail

Discover tranquility along our scenic walking trail, encircling a serene manmade lake.

### Football Ground

Fuel your passion for football at our well-equipped ground, perfect for friendly matches and family games.

### Basketball Court

Shoot some hoops and enjoy active family time at our vibrant basketball court.

### Kids Play Area

Let your little ones unleash their energy and imagination at our specially designed kinder play area.

### Cycling Track

Pedal your way to fitness and leisure along our dedicated cycling track, offering scenic views and invigorating rides."

DISCOVER YOUR NEW HOME







## YOUR GATEWAY TO AN ENRICHED LIFESTYLE

Thank you for joining us on this journey through Liwan's exceptional amenities. Every aspect of our community is designed to enhance your lifestyle, the joy of outdoor activities, and the warmth of family bonds within Liwan. We invite you to experience the perfect blend of comfort, convenience, and community in the heart of Dubai. Welcome to Liwan, where every day is an opportunity to create cherished memories and live life to the fullest.





# WELCOME TO KARMA

## WE BUILD COMMUNITIES

OTHERS BUILD TO SELL

Welcome to Karma, where every corner invites you to explore the essence of vibrant lifestyle. With modern amenities seamlessly integrated into the community, experience a harmonious blend of comfort and convenience. Embrace the opportunity to live, thrive, and indulge in the true essence of Dubai at Karma.



*Premium Finishing  
At Every Step*

From intricately tiled corridors to elegantly finished walls,  
our commitment to premium quality shines through at every step.





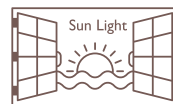


TRANSFORMING SPACES, INSPIRING LIVES

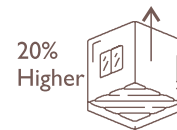
## YOUR SPACE MATTERS

### SPACE IS WHAT WE NEED IN TODAY'S CONGESTED LIFE

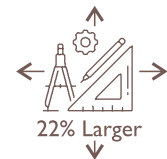
“Studies indicate that spacious living environments positively impact health by providing more natural light, improving air quality, and offering space for physical activity, which enhances mental and physical well-being (Source: *Journal of Environmental Psychology*).”



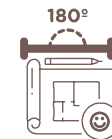
Floor to ceiling windows, bringing in natural light.



High ceilings, at 3.3 meters. Our ceiling height is 20% higher than average



Spacious Apartments, our apartments are 22% larger than average apartments



Our apartments offer 180-degree open views, connecting residents to a breathtaking panorama of natural landmarks, enhancing your home with beauty and tranquility.



## *Premium Finishing At Every Step*

From intricately tiled corridors to elegantly finished walls, our commitment to premium quality shines through at every step.



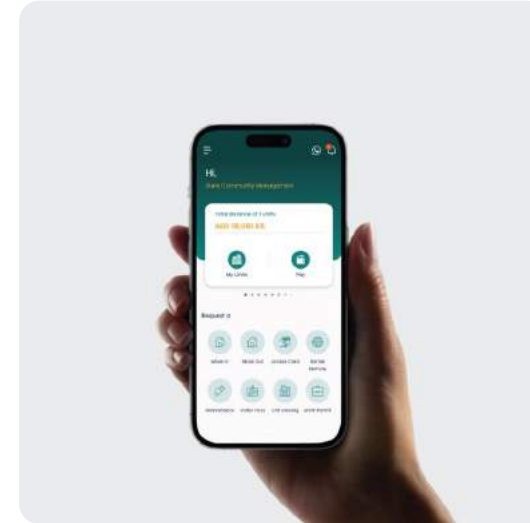
## ELEVATING EVERY CORNER OF YOUR LIVING SPACE

Our residences are equipped with Smart thermostats and smart door locks for automated comfort and security. You can enhance your living experience by adding other compatible Smart Home devices, allowing for a personalized and integrated smart home setup.



## WE ARE WHERE YOU ARE

*At Karma, you will be able to communicate with your community and building management in various ways. You can call our toll free number, contact us via our 24/7 whatsapp line, or use the app and portal to process your requests*



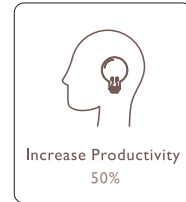
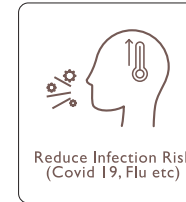
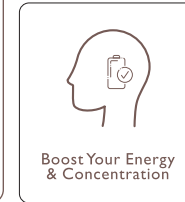
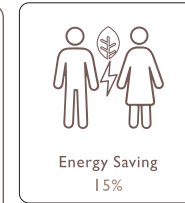
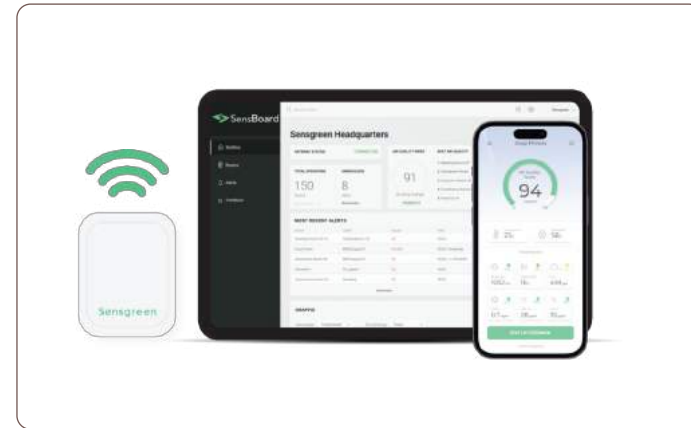
- Booking facilities ,such as booking the gaming room for your kids birthday.
- Move in and Move outs
- Applying for work permits and NOC's
- Making your payments online
- Engaging with the community on the community wall
- Tracking your requests



## AT KARMA, WE HAVE INSTALLED AIR QUALITY MONITORING SENSORS GOOD AIR QUALITY ENHANCE YOUR HEALTH



"Installing air quality sensors in buildings can significantly enhance resident health by continuously monitoring and managing indoor air conditions, reducing pollutants and ensuring optimal air quality (Source: *Building and Environment Journal*)."





# THIS IS NOT JUST A BUILDING IT'S A LIFESTYLE

## CONCIERGE SERVICE

At Karma by Vision, we understand that true luxury encompasses more than just lavish amenities; it's about personalized attention and seamless convenience. That's why our dedicated concierge team is committed to supporting and assisting all residents with their every need, ensuring a lifestyle of unparalleled comfort and ease.



## ON DEMAND HOUSE KEEPING SERVICE

Experience the epitome of convenience and care with our on-demand housekeeping. Tailored for the discerning, our housekeeping ensures your home remains a pristine sanctuary.



## ON DEMAND DAY CARE SERVICE

Concurrently, on demand daycare offers a nurturing environment for your little ones, blending educational activities with fun in a secure setting. Together, they symbolize our dedication to enhancing your lifestyle and peace of mind.



# EMBRACE COMMUNITY LIVING AT KARMA



*At Karma, we're not just developing apartments; we're cultivating neighborhoods. We understand the value of a close-knit community for you and your family's well-being. That's why we organize engaging events throughout the year to foster connections and create lasting memories.*

- UAE National Day, Eid, Christmas, Halloween, Diwali,
- Kids: Movie Nights, Halloween,
- Wellness Activities (Yoga and Gym Training)



"Research shows that kids who engage with their neighbors are 24% happier, as social interactions contribute significantly to their emotional and psychological well-being (Source: Child Development Journal).

## EXCEPTIONAL FEATURES AND AMENITIES

Enjoy a life of comfort at Platinum, where each day is a treat filled with relaxation. Start your day with energy in our modern gym, and then relax by the pool, enjoying the sounds of family and fun. In the evening, take in the stunning panoramic views from our rooftop terrace, where you can unwind and appreciate the beauty around you.

With facilities like Infinity pool and a gym, you have everything you need for fun and relaxation. Our team is always here to make sure everything runs smoothly, so you can live easily and comfortably. Welcome to a daily life that's all about enjoying luxury and ease.



INFINITY POOL



SWIMMING POOL DECK



PERGOLA SEATING



OUTDOOR SHOWER



PARTY HALL



GAMING ROOM



24X7 SMART SECURITY



KID'S PLAY AREA



ROOFTOP DECK & BBQ AREA



GYMNASIUM



MEDITATION ROOM



CINEMA







## UNLEASH YOUR POTENTIAL

Step into our state-of-the-art gym, where every workout becomes a journey towards your best self. Equipped with top-of-the-line machines and designed for ultimate comfort, our fitness oasis invites you to push your limits and achieve your wellness goals. Whether you're a beginner or a seasoned fitness enthusiast, our gym offers a holistic experience that nurtures your body, mind, and spirit



## YOUR FULLY EQUIPPED KITCHEN

Enhance your cooking experience in your fully equipped kitchen, complete with modern appliances, spacious countertops, and elegant finishes tailored to meet your needs.





## GAMER'S HAVEN

An immersive gaming experience awaits in our state-of-the-art gaming room, equipped with the latest consoles and games for hours of entertainment.



## PLAYTIME PARADISE

A vibrant and safe space filled with fun and interactive activities, designed to spark joy and creativity in children of all ages.



## ZEN SANCTUARY

Find inner peace and tranquility in our dedicated meditation room, designed to provide a serene environment for mindfulness practices and quiet contemplation.



## CELEBRATION CENTRAL

Host memorable events and celebrations in our spacious party hall, featuring versatile setups and amenities to make every occasion special.



## GRILL & CHILL ZONE

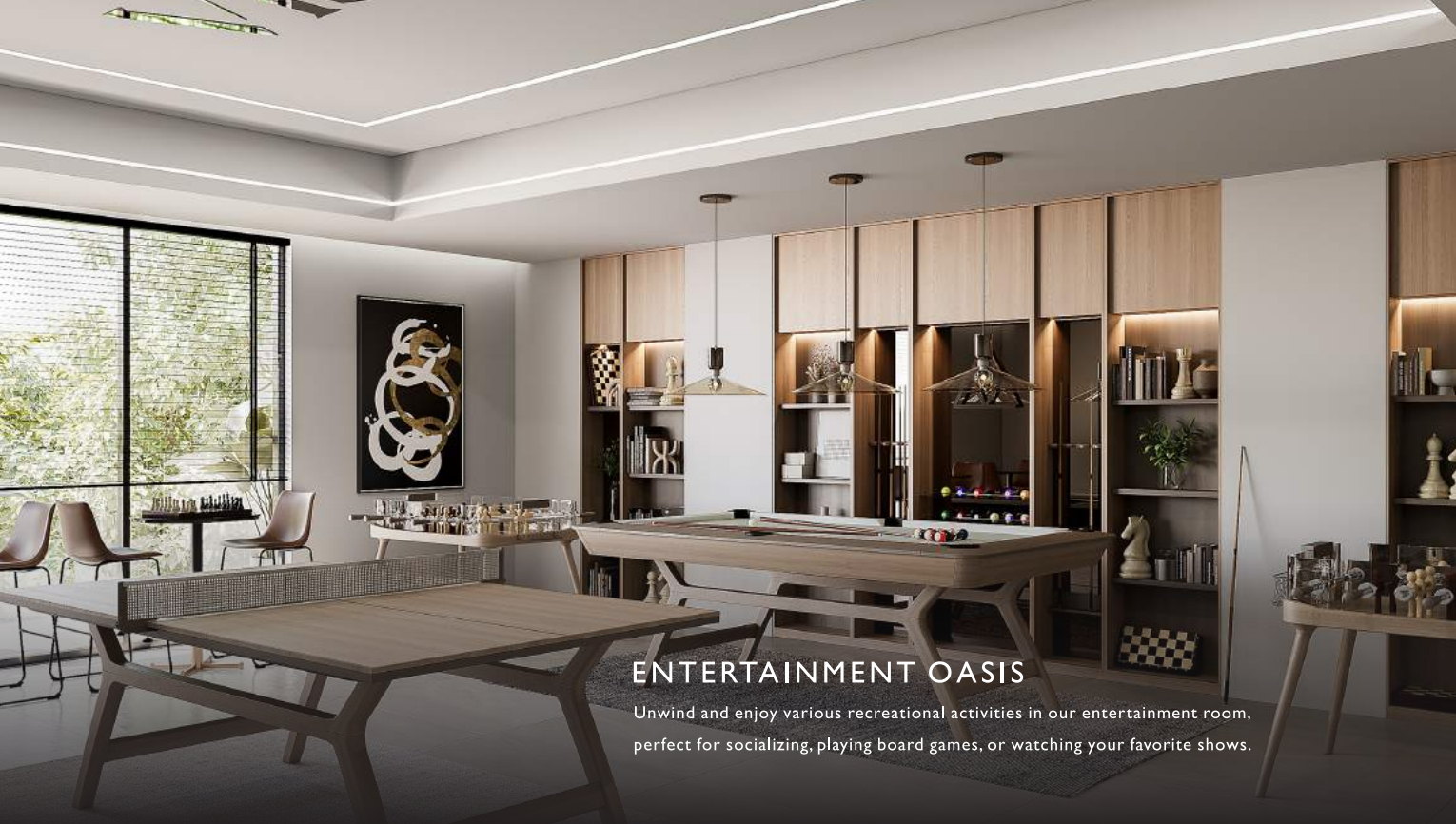
Gather with friends and family for delightful BBQ gatherings in our outdoor area, equipped with grilling stations, seating, and a cozy ambiance.



## OUTDOOR RETREAT

Escape to our tranquil pergola setting, where lush greenery, comfortable seating, and serene ambiance create the perfect spot for relaxation and reflection.





## ENTERTAINMENT OASIS

Unwind and enjoy various recreational activities in our entertainment room, perfect for socializing, playing board games, or watching your favorite shows.

## CINEMATIC ESCAPE

Experience the magic of cinema in our private theater, complete with plush seating and cutting-edge audiovisual technology for an unforgettable movie night.







*Where Serenity  
Meets Style*



## FINISHING MATERIAL



EXTERNAL  
WOODEN



INTERNAL  
WOODEN



PORCELAIN  
FLOORING



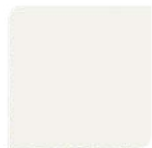
SMART LOCK



BATHROOM  
PORCELAIN



BATHROOM  
PORCELAIN



WALL PAINT



SMART AC  
THERMOSTAT



TRAVERTINE  
PORCELAIN



ELECTRICAL  
APPLIANCES



QUARTZ  
COUNTERTOPS



SANITARYWARE  
BAGNODESIGN

## EMBRACE ELEGANCE YOUR HOME'S LUXURIOUS FINISHES

Step into a world of sophistication with our meticulously selected finishing materials. From the welcoming embrace of our External Wooden Doors to the seamless elegance of our Quartz Counter-top, every detail in your home speaks of refined taste and comfort. Revel in the warmth of Internal Wooden Doors and the sleekness of Porcelain Flooring throughout. Indulge in the luxury of "BAGNODESIGN" Sanitary-ware in your bathrooms, complemented by exquisite Bathroom Porcelain. Experience modern convenience with Smart Locks and Smart AC Thermostats, harmonizing functionality and style in every corner. Let the hues of Wall Paint reflect your personal style, completing the canvas of your dream home. Enhance your cooking experiences with top-of-the-line BOSCH Electrical Appliances, renowned for their quality and innovation, adding a touch of excellence to your kitchen.



Floor Plan  
Ground



Floor Plan  
Typical - 1st to 10th



## Floor Plan Roof



# VISION KARMA

LIWAN DUBAI

**UNIT - 101**  
2 BEDROOM  
LEVEL-01

Internal Living Area	888.02 sq.ft.
Outdoor Living Area	355.53 sq.ft.
<b>Total Living Area</b>	<b>1243.55 sq.ft.</b>



TYPICAL FLOOR PLAN  
1ST - 10TH  
FLOOR

KEY SECTION

**DISCLAIMER:**  
All measurements are indicative and are for marketing purposes only. All efforts have been made to ensure their accuracy, however these layouts are subject to change at the discretion of the developer and should not be relied upon as final. The actual area may vary from the stated area and the developer reserves the right to make the revisions/alterations, at its absolute discretion, without any liability whatsoever.





# VISION KARMA

LIWAN DUBAI

## UNIT - 103

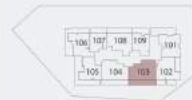
2 BEDROOM

LEVEL-01

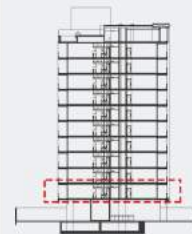
Internal Living Area	985.87 sq.ft.
Outdoor Living Area	287.29 sq.ft.
<b>Total Living Area</b>	<b>1273.16 sq.ft.</b>



TYPICAL FLOOR PLAN  
1ST - 10TH  
FLOOR



KEY SECTION



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# VISION KARMA

LIWAN DUBAI

## UNIT - 102

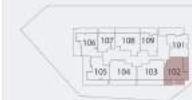
2 BEDROOM

LEVEL-01

Internal Living Area	921.18 sq.ft.
Outdoor Living Area	353.81 sq.ft.
<b>Total Living Area</b>	<b>1274.99 sq.ft.</b>



TYPICAL FLOOR PLAN  
1ST - 10TH  
FLOOR



KEY SECTION



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VISION  
**KARMA**

LIWAN DUBAI

**UNIT - 104**

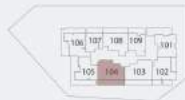
2 BEDROOM

LEVEL-01

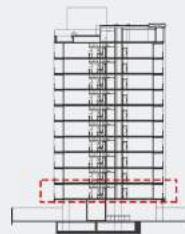
Internal Living Area	1021.50 sq.ft.
Outdoor Living Area	283.09 sq.ft.
<b>Total Living Area</b>	<b>1304.59 sq.ft.</b>



TYPICAL FLOOR PLAN  
1ST - 10TH  
FLOOR



KEY SECTION



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VISION  
**KARMA**

LIWAN DUBAI

**UNIT - 105**

2 BEDROOM

LEVEL-01

Internal Living Area	876.29 sq.ft.
Outdoor Living Area	461.88 sq.ft.
<b>Total Living Area</b>	<b>1338.17 sq.ft.</b>



TYPICAL FLOOR PLAN  
1ST - 10TH  
FLOOR



KEY SECTION



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# VISION KARMA

LIWAN DUBAI

## UNIT - 106

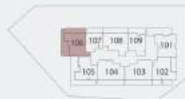
2 BEDROOM

LEVEL-01

Internal Living Area	905.14 sq.ft.
Outdoor Living Area	535.07 sq.ft.
Total Living Area	1440.21 sq.ft.



TYPICAL FLOOR PLAN  
1ST - 10TH  
FLOOR



KEY SECTION



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# VISION KARMA

LIWAN DUBAI

## UNIT - 107

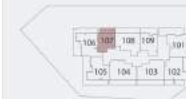
1 BEDROOM

LEVEL-01

Internal Living Area	621.72 sq.ft.
Outdoor Living Area	154.14 sq.ft.
Total Living Area	775.86 sq.ft.



TYPICAL FLOOR PLAN  
1ST - 10TH  
FLOOR



KEY SECTION



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# VISION KARMA

LIWAN DUBAI

## UNIT - 108

2 BEDROOM

LEVEL-01

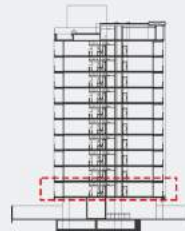
Internal Living Area	919.88 sq.ft.
Outdoor Living Area	242.62 sq.ft.
<b>Total Living Area</b>	<b>1162.50 sq.ft.</b>



TYPICAL FLOOR PLAN  
1ST - 10TH  
FLOOR



KEY SECTION



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# VISION KARMA

LIWAN DUBAI

## UNIT - 109

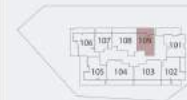
1 BEDROOM

LEVEL-01

Internal Living Area	688.03 sq.ft.
Outdoor Living Area	199.78 sq.ft.
<b>Total Living Area</b>	<b>887.81 sq.ft.</b>



TYPICAL FLOOR PLAN  
1ST - 10TH  
FLOOR



KEY SECTION



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