

CURATED INVENTORY · 2026



GAIA

LIVING

The Simple Collection

A curated selection of Dubai's most
considered residences and
investment opportunities.

“We don't list everything. We list what we would be proud to call home — and confident to call an investment.”

Aslan Patov

CEO & FOUNDER

GAIA LIVING

Chosen the way we'd choose for ourselves.

Each project in this catalogue is selected against the same four questions — so a client can compare with confidence, not guesswork.

01 Location

Connectivity, character and the daily life of the neighbourhood.

02 Developer Track Record

Delivery history, build quality and handover discipline.

03 Investment Logic

Entry price, projected yield and resale demand, on real data.

04 Livability

Layouts, light and amenities that hold their value in feeling.

MARKET OVERVIEW

A market with the
fundamentals to
match the ambition.

226,000

transactions
recorded across
Dubai in 2024

AED 761B

total residential
sales value

+20%

average price growth
in prime districts

Zero income tax, full foreign ownership and the
Golden Visa continue to draw global capital —
while supply in the best locations stays disciplined.
Replace these figures with your latest market data.

What's inside.

I	The Selection	03
	How every project is chosen	
II	Market Overview	04
	Why Dubai, in numbers	
01	Raw District	07
	Jabal Ali · From AED 643,000	
02	Seraya	14
	Industrial City · From AED 593,000	
03	Manarina	21
	Dubai South · From AED 684,000	
III	How to Reserve	28
	From interest to keys	

THE SIMPLE COLLECTION

The Projects

Three residences in this edition.
The pages that follow repeat for
each.

02

J a b a l A l i

Raw District

A modern investment opportunity
in the heart of the city.

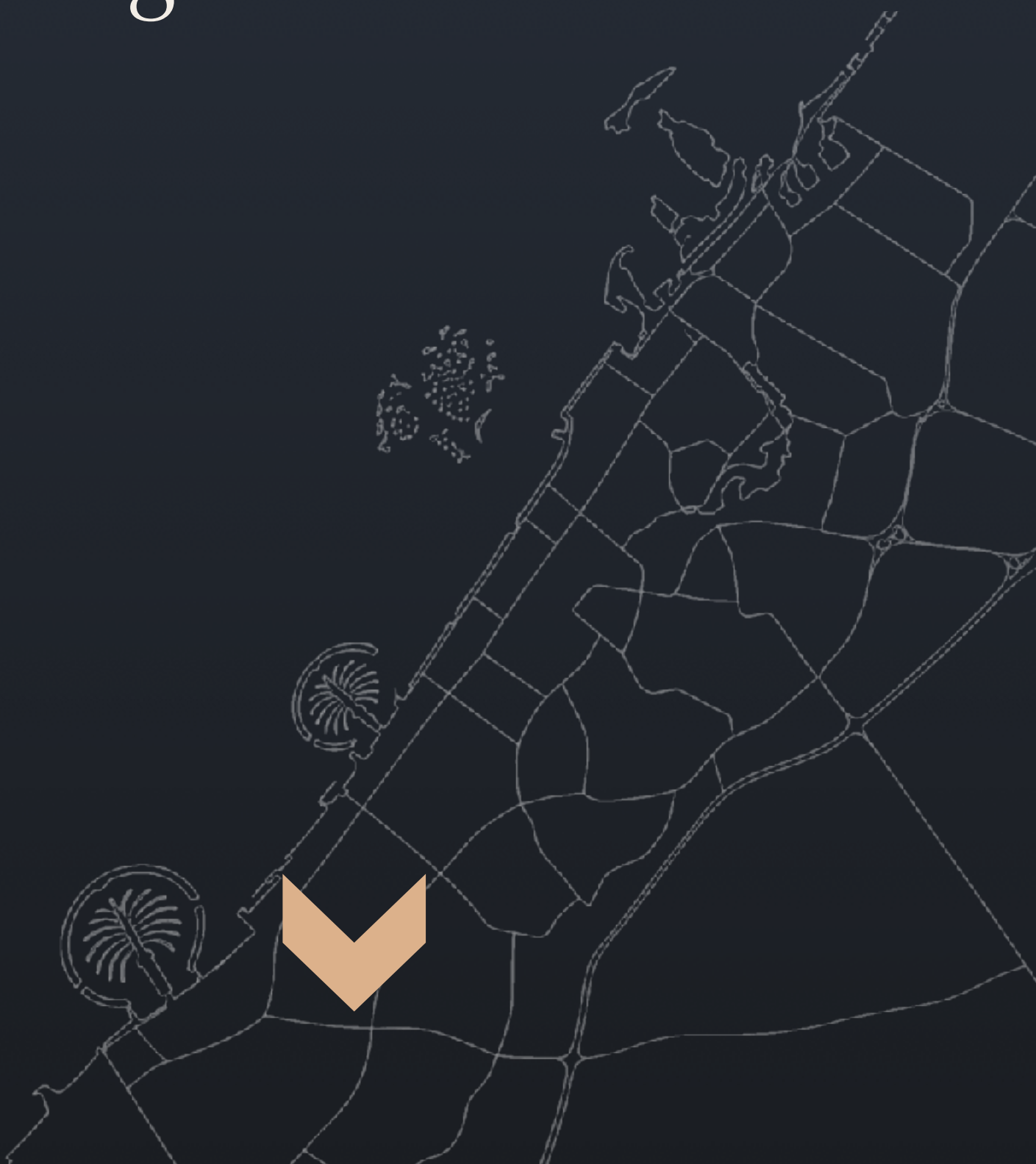
Raw District.

LOCATION Jabal Ali	DEVELOPER Imtiaz
PROPERTY TYPE Studios – 3 Bedroom	COMPLETION Q1 2029
STARTING PRICE From AED 649,000	ESTIMATED ROI 7 – 9% yield

Imtiaz Developments’ first residential project enjoys a prime Sheikh Zayed Road address, adjacent to a metro station and just 15 minutes from Dubai Marina.

LOCATION

Connected to
everything that matters.



Metro Station

2 min

La Mer Beach

5 min

Dubai Mall

25 min

City Walk

20 min

Dubai Int'l Airport

27 min

AMENITIES

Raw District.

* 01 Community Amenities

02 Kids pool

03 Spa

04 Swimming Pool

05 Filtered water

* 06 Concierge service

07 Community app

08 Lobby

* 09 More amenities

10 Private beach

11 Gym

12 Kids playground

14 Sauna

14 Barbecue area

* 15 Leisure amenities

16 Walk-in Closet

17 Function Room

18 Yoga Zone

19 Restaurants & Cafés

20 Parks & Green Spaces



* Amenities and features that are unique or exclusive

FLOOR PLANS

Layouts & sizes.

Floor plan

on request

Studio Bedroom

FROM 420 SQ FT

The project is situated next to a metro station.

Floor plan

on request

1 Bedroom

FROM 800 SQ FT

Its strategic location offers seamless access to Sheikh Zayed Road

Floor plan

on request

2 Bedroom

FROM 1,200 SQ FT

Corner layout with dual aspect, en-suite master and study nook.

Floor plan

on request

3 Bedroom

FROM 2,000 SQ FT

Thoughtfully crafted residences with quality finishes designed for comfortable everyday living.

GALLERY

Inside Raw District.



GALLERY

Outside Raw District.



Industrial City

Seraya

A contemporary development
balancing comfort and convenience.

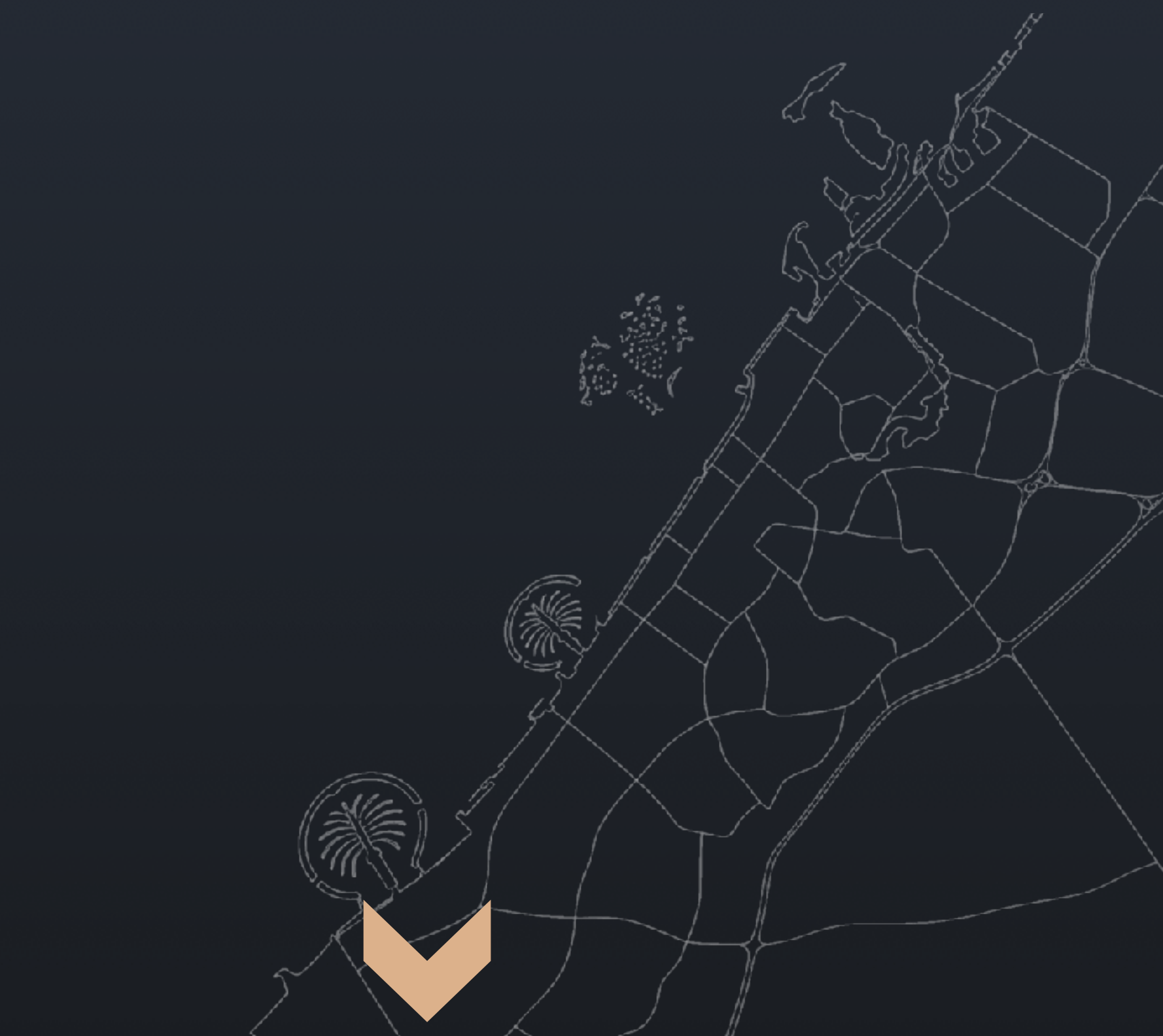
Seraya.

LOCATION Industrial City	DEVELOPER Zoya
PROPERTY TYPE Studio - 2 Bedroom	COMPLETION Q4 2027
STARTING PRICE From AED 593,000	ESTIMATED ROI 7 – 8% yield

Inspired interiors paired with resort-style wellness amenities.

LOCATION

Connected to
everything that matters.



City Walk	20 min
-----------	--------

Downtown	20 min
----------	--------

Dubai Mall	25 min
------------	--------

Dubai Marina	20 min
--------------	--------

Dubai Int'l Airport	35 min
---------------------	--------

AMENITIES

Seraya.

* 01 Community Amenities

02 Kids pool

03 Spa

04 Swimming Pool

05 Filtered water

* 06 Concierge service

07 Community app

08 Lobby

* 09 More amenities

10 Private beach

11 Gym

12 Kids playground

14 Sauna

14 Barbecue area

* 15 Leisure amenities

16 Walk-in Closet

17 Function Room

18 Yoga Zone

19 Restaurants & Cafés

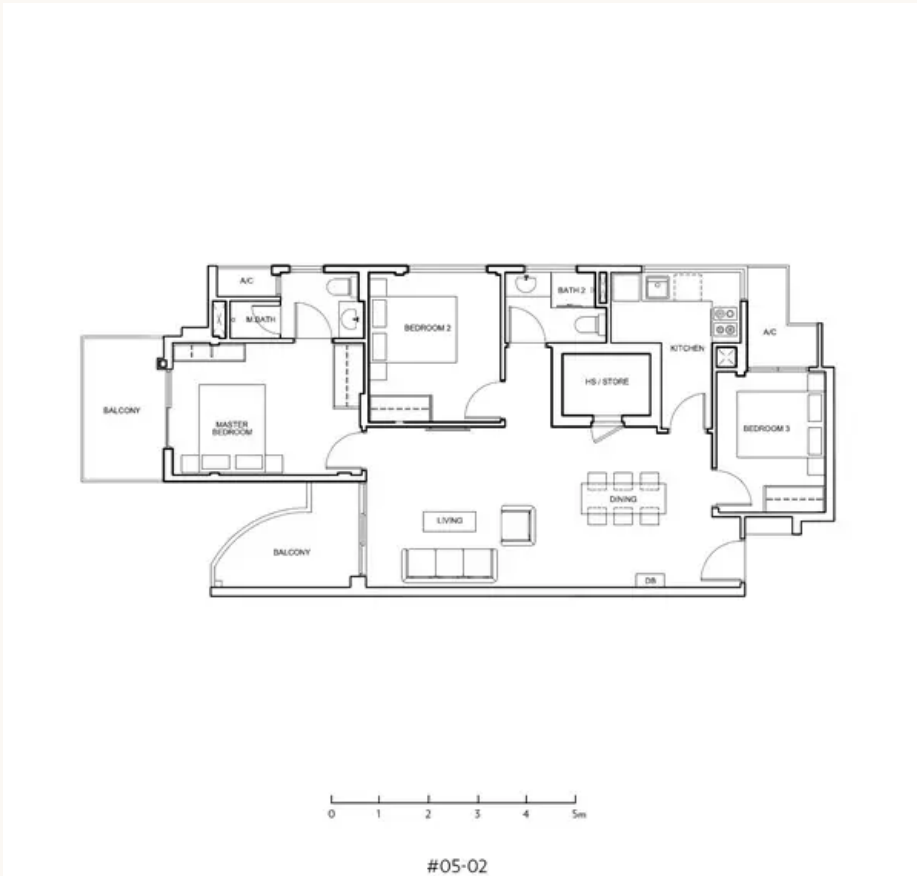
20 Parks & Green Spaces



* Amenities and features that are unique or exclusive

FLOOR PLANS

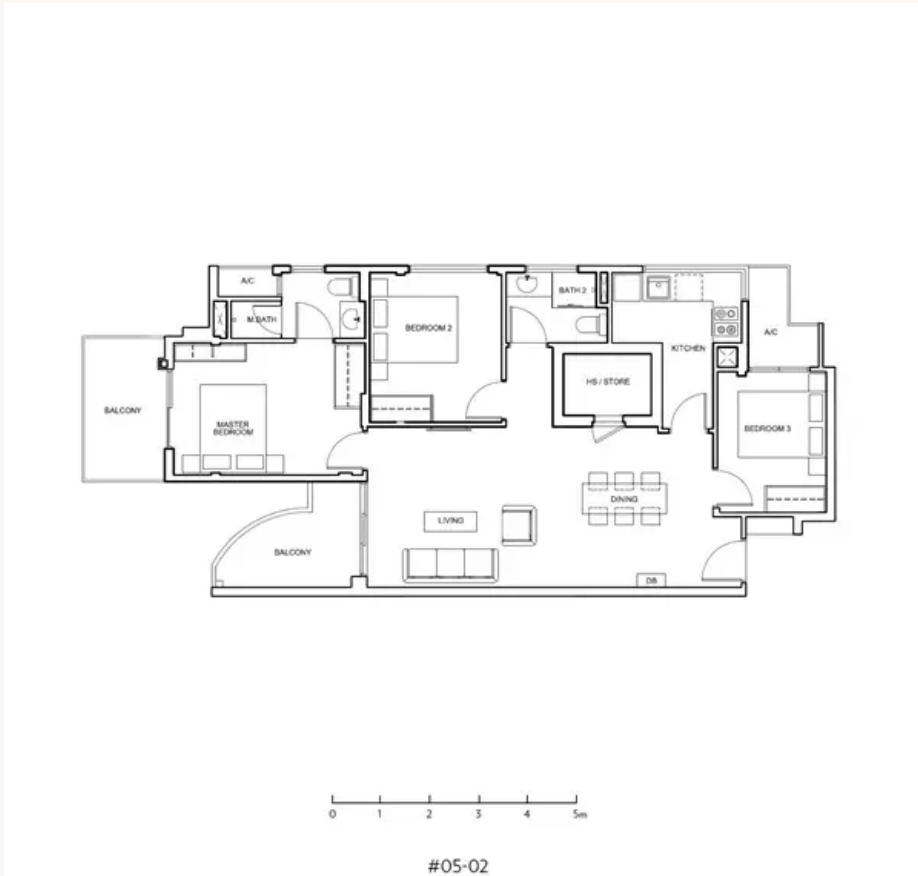
Layouts & sizes.



Studio Bedroom

FROM 39 SQ FT

Featuring premium materials and modern fixtures.



1 Bedroom

FROM 51 SQ FT

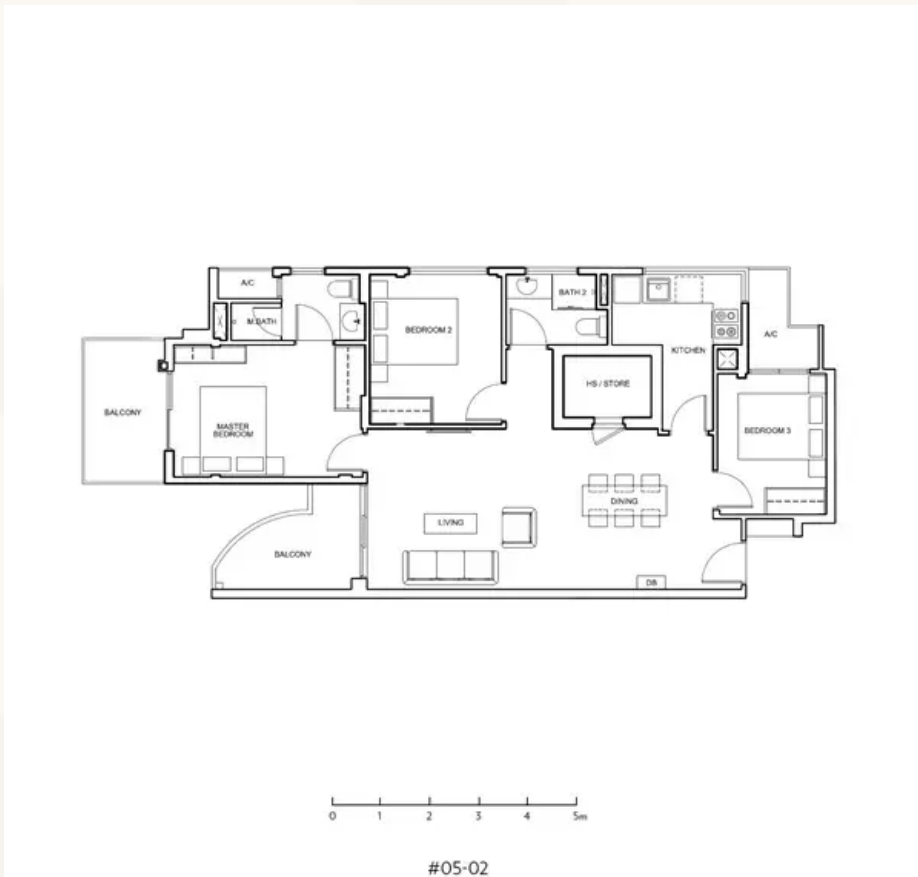
A contemporary development balancing comfort and convenience.



2 Bedroom

FROM 74 SQ FT

Corner layout with dual aspect, en-suite master and study nook.



2 Bedroom

FROM 84 SQ FT

Designed around a philosophy of functional aesthetics.

GALLERY

Inside Seraya.



GALLERY

Outside Seraya.



Dubai South

Manarina

A modern investment opportunity
in the heart of the city.

Manarina.

LOCATION Dubai South	DEVELOPER Zenith
PROPERTY TYPE Studio - 2 Bedroom	COMPLETION Q4 2028
STARTING PRICE From AED 683,235	ESTIMATED ROI 7 – 9% yield

Inspired interiors paired with resort-style wellness amenities.

LOCATION

Connected to
everything that matters.



Butterfly Garden

27 min

Downtown

30 min

Dubai Mall

33 min

Dubai Marina

25 min

Dubai Int'l Airport

15 min

AMENITIES

Manarina.

* 01 Community Amenities

02 Kids playground

03 Spa

04 Swimming Pool

05 Filtered water

* 06 Concierge service

07 Community app

08 Lobby

* 09 More amenities

10 Private beach

11 Gym

12 Kids pool

14 Sauna

14 Barbecue area

* 15 Leisure amenities

16 Walk-in Closet

17 Function Room

18 Yoga Zone

19 Restaurants & Cafés

20 Parks & Green Spaces



* Amenities and features that are unique or exclusive

FLOOR PLANS

Layouts & sizes.



Studio Bedroom

FROM 52 SQ FT

Project features contemporary villas with light-filled interiors.



1 Bedroom

FROM 61 SQ FT

Residents enjoy exclusive amenities inspired by the natural world.



2 Bedroom

FROM 65 SQ FT

Corner layout with dual aspect, en-suite master and study nook.



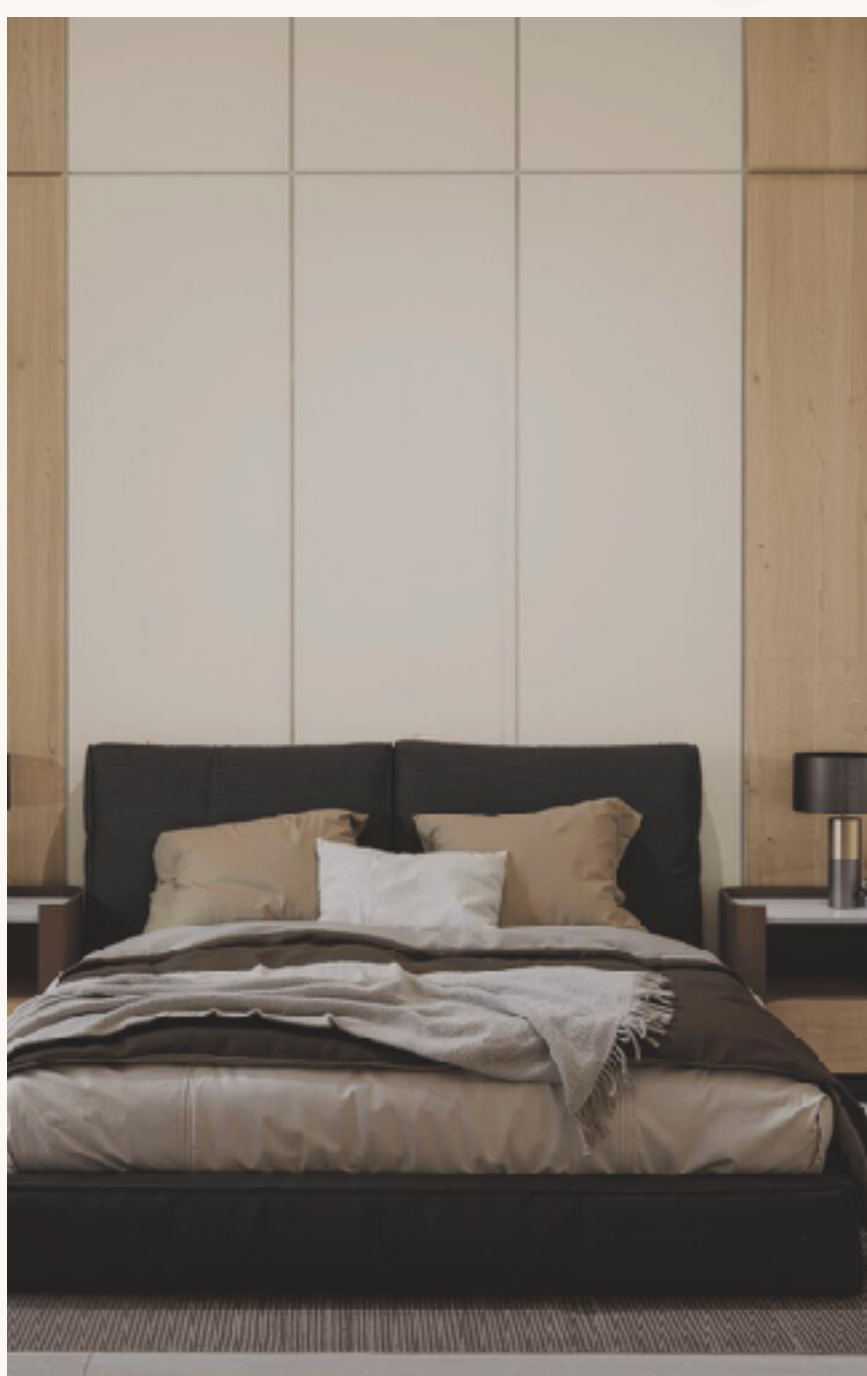
2 Bedroom

FROM 93 SQ FT

A contemporary residential development featuring sculptural architecture.

GALLERY

Inside Manarina.



GALLERY

Outside Manarina.



From interest to keys.

01 Express Interest

Tell your Gaia advisor which residences move you.

02 Private Viewing

In person or virtual, with full pricing and availability.

03 Reserve

Secure the unit with the booking deposit and paperwork.

04 Sign & Pay Plan

Sales agreement signed; payment schedule confirmed.

05 Handover

Keys, snagging and — if you wish — fit-out and leasing.

Let's build together.



ADDRESS

601, Burj Al Salam Tower, Sheikh Zayed Road, Dubai

PHONE

+971 4 329 5828

TELEGRAM / WHATSAPP

+971 56 433 0111

EMAIL

hello@gaiarealty.ae

WEB

gaiarealty.ae