

**LIV**  
OCEANSIDE

Presented by Canaletto Sky Real Estate LLC

CANALETTO SKY  
REAL ESTATE

D U B A I I S L A N D S

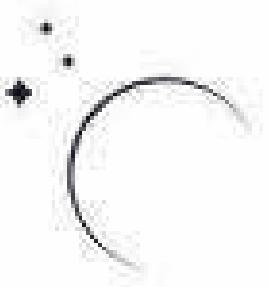
IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI !



ERWERBEN SIE PROVISIONSFREI DIREKT VOM BAUTRÄGER



CANALETTO SKY  
REAL ESTATE



CANALETTO SKY  
REAL ESTATE

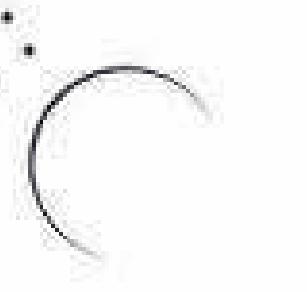


## *LIV Oceanside*

*Your waterfront destination at the Marina – Dubai Islands*

Every residence at LIV Oceanside – Dubai Islands is thoughtfully designed with LIV's Premium Signature Finishes.

Anchored on the edge of the Marina and just steps from the Beach, this boutique development offers beachfront tranquility, surrounded by stunning sea, sunset and Dubai skyline views. From high-quality materials to custom design touches throughout, each home reflects the elevated standard of living that defines the LIV experience.



CANALETTO SKY  
REAL ESTATE

# Ultra luxury waterfront living

Wake up on the Marina.

Step onto the Beach.

Arrive by yacht or tee off moments away.

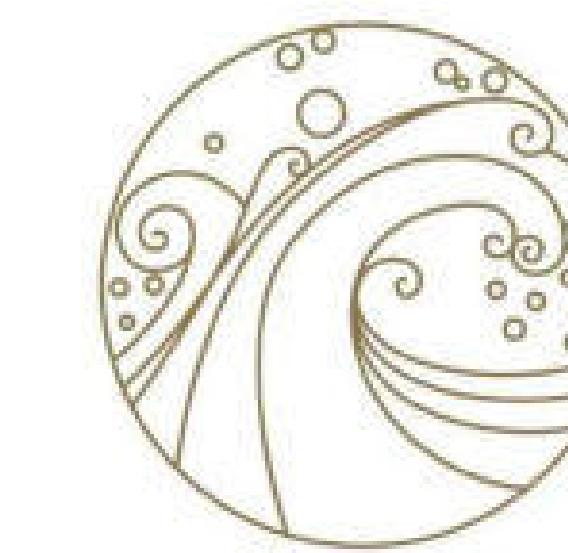
Stroll to world-class retail and dining.

*Where elegance, leisure, lifestyle and  
location come together seamlessly.*





Elevated calm.  
*Unrivaled luxury.*



*LIV Oceanside's architecture features flowing curves and wave-like forms that mirror its marina setting.*

Sculpted lines, glass façades, and expansive terraces create a bold yet elegant presence along the shoreline – blending nature, light, and luxury.

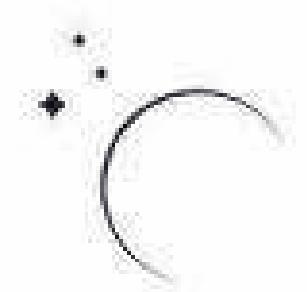
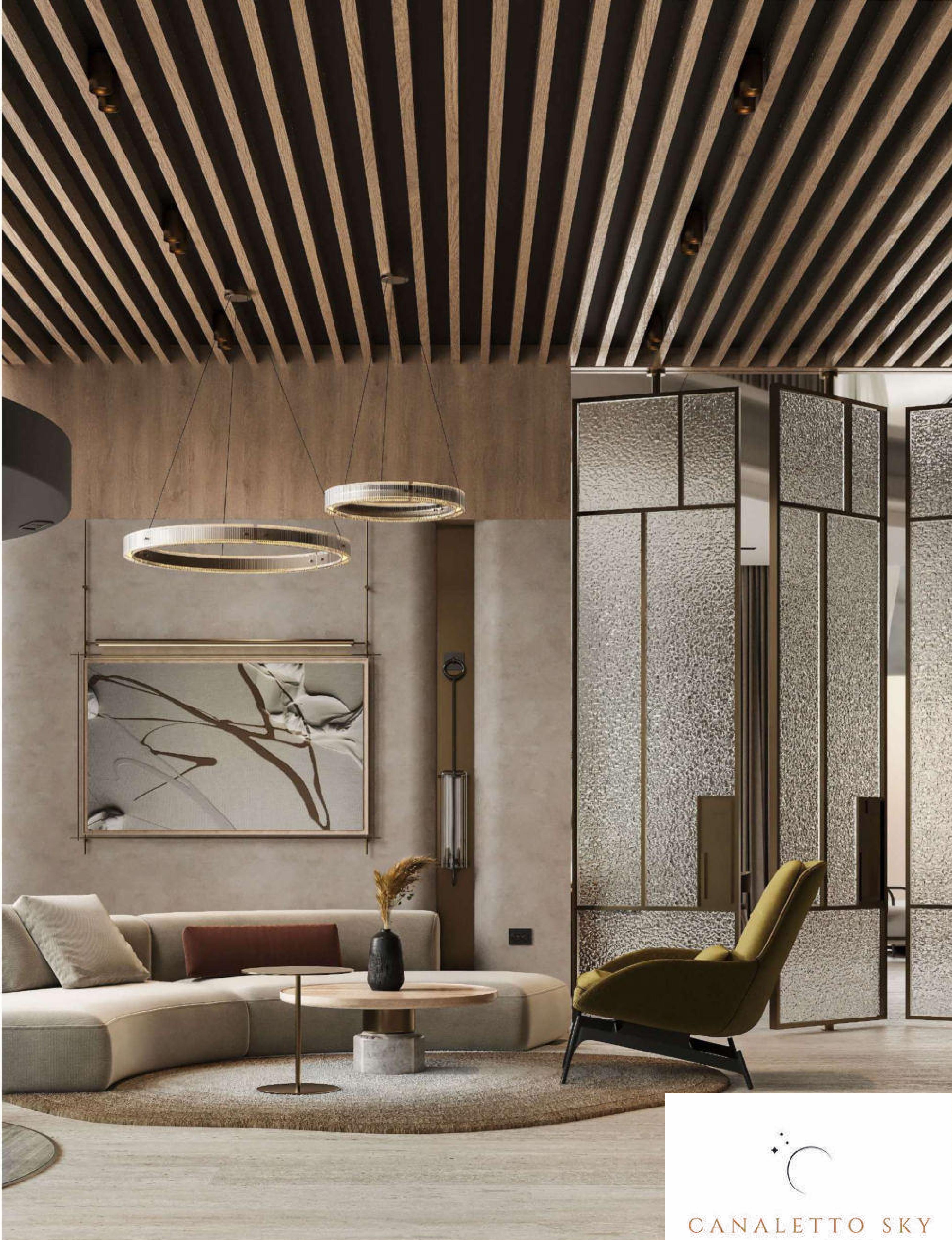
A sanctuary of ultra-luxury living, where panoramic sea views and refined design come together in perfect harmony.



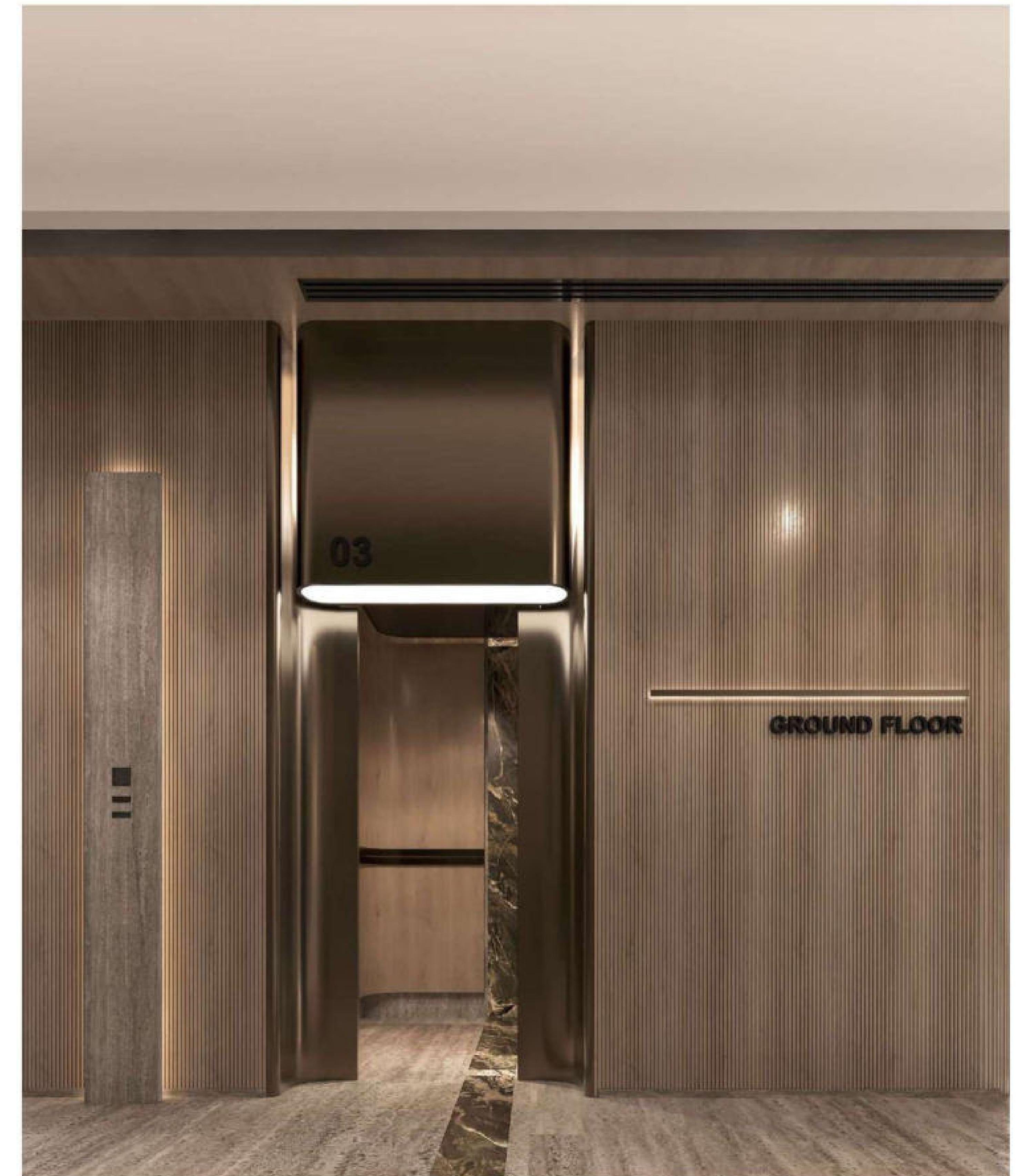
# Step into *Seaside Exclusivity*



The soaring double-height lobby reflects the serenity of its coastal surroundings, showcasing elegant curves, rich gold and bronze details, sumptuous marble finishes, and a flowing design that creates an inviting and sophisticated welcome.

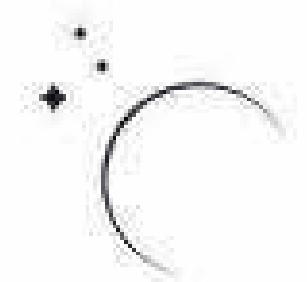


CANALETTO SKY  
REAL ESTATE



***Cosmopolitan Style &  
Meticulous Details & Materials***

Natural stone, warm timber, curved metals and handcrafted details—reflecting true modern luxury.





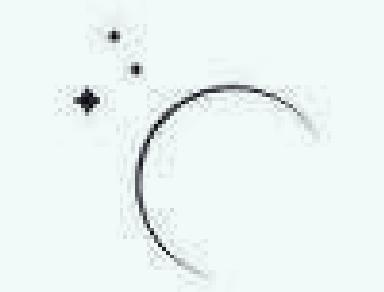
# LIV Life at Dubai Islands *An Island Full of Activities & Relaxation*

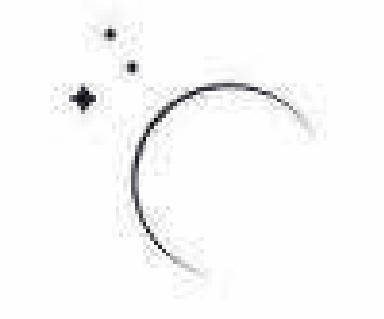


**LIV**  
OCEANSIDE

Unwind on a Yacht from your own Marina  
Steps to the Beach, Enjoy the Sun, and Serene Waters  
Take a LIV Golf Buggy to a world class golf course  
A Luscious Green Park next door  
Cycle your way through Beautiful Paths  
A short walk or ride to an iconic Shopping Mall

*All within Dubai Islands – LIV Lifestyle*

  
CANALETTO SKY  
REAL ESTATE



CANALETTO SKY  
REAL ESTATE



## Marina Waterfront Living

*Surrounded by Water, Sculpted as our First All Signature Finish Residences*

Every detail is shaped by its exceptional waterfront location, with Waterfront views from every residence.

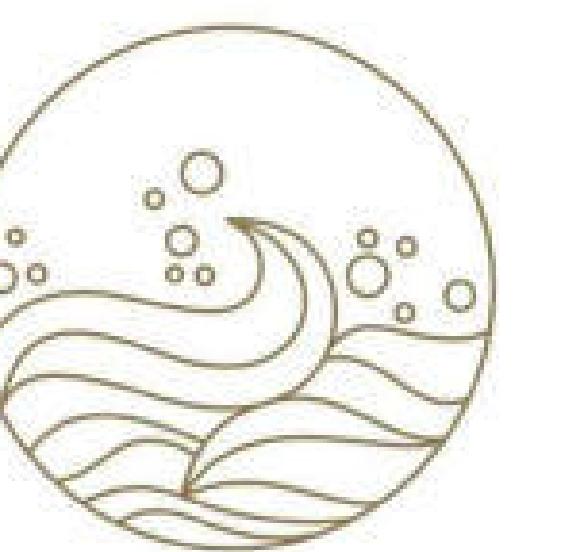
Overlooking the Marina Yacht Club, Park and a vibrant promenade, the residences offer uninterrupted sea views that stretch across the horizon. From sunrise to the striking colours of sunset, enjoy panoramic vistas of the Dubai skyline and tranquil waters from every Residence.



Where *coastal beauty*  
meets *timeless elegance*.

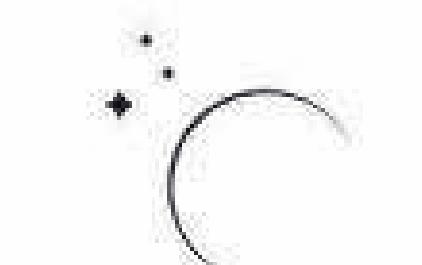
*Discover the rare opportunity to call this  
coastal masterpiece your home.*

A limited collection of residences, designed with timeless elegance and unparalleled detail, awaits those who seek more than just a place to live – but a lifestyle to savor.



## *Take In the Most Beautiful Seaside Sunset*

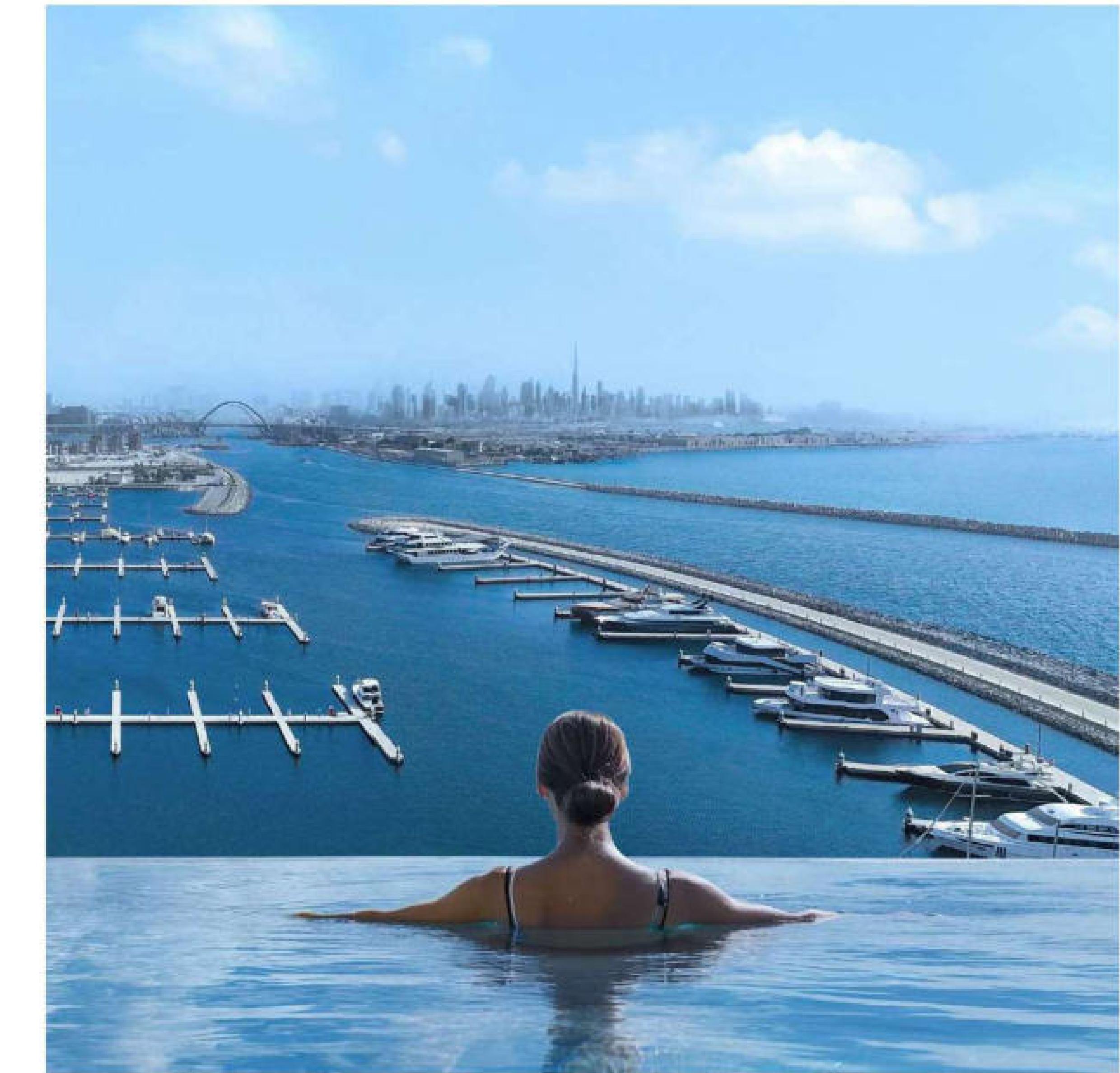
Spaces Throughout to Rejuvenate, Zen Gardens, Pools Across  
Multiple Levels, Water Features and Landscaped Pathways



CANALETTO SKY  
REAL ESTATE

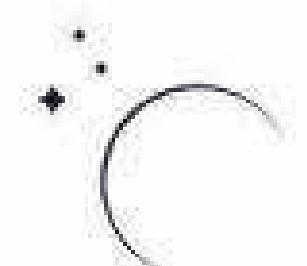


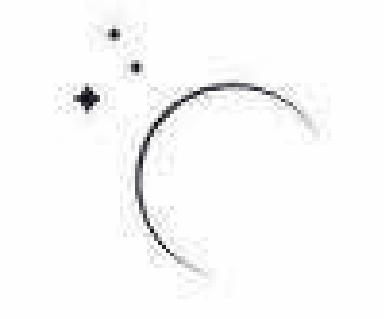
# Premium Waterfront *Signature Residences*



## *LIV on the Water's Edge*

Enjoy the best of locations at Dubai Islands. A short stroll to public beaches adjacent to vast green spaces, a buggy ride to world class Golf Courses, and a promenade walk to world class malls.





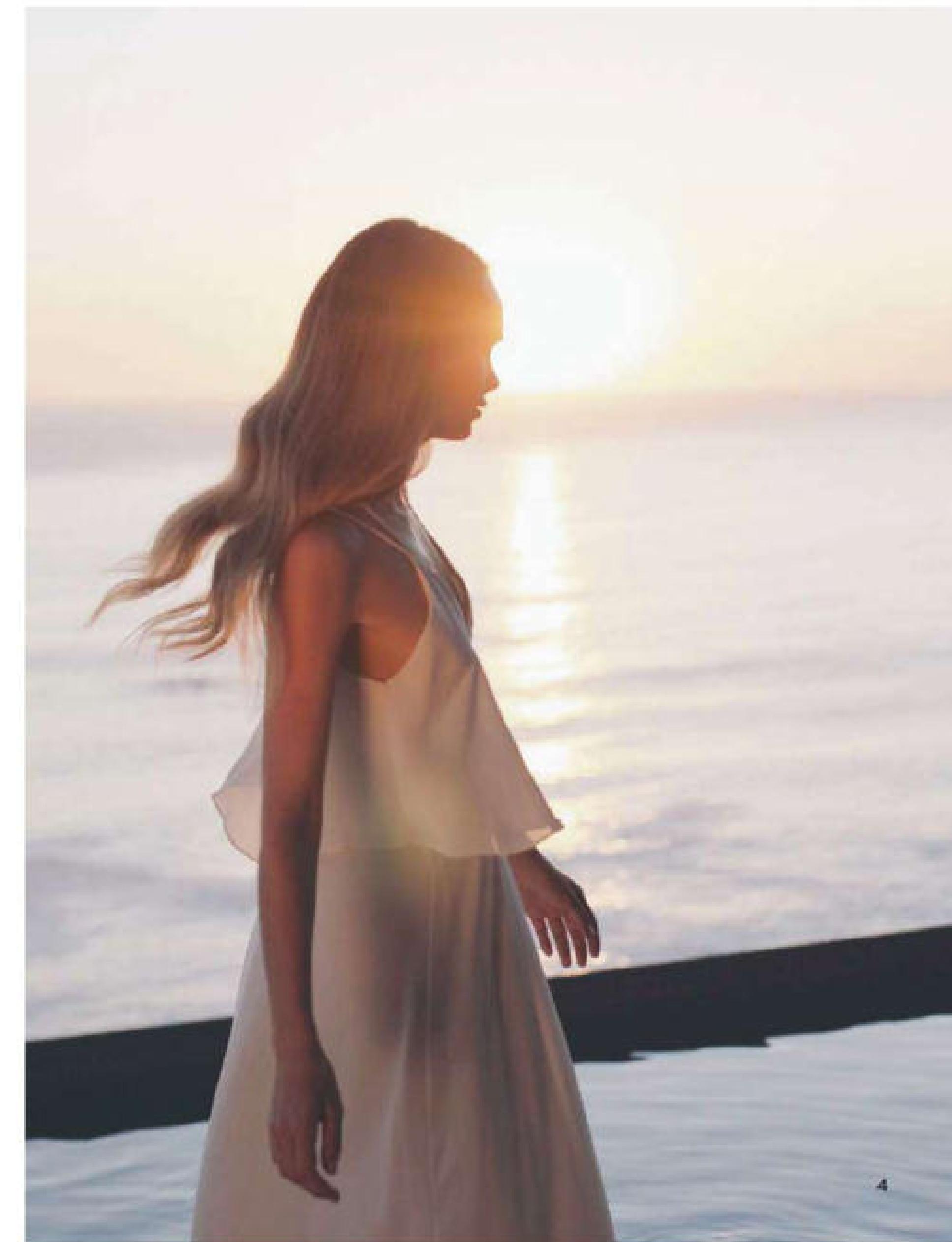
CANALETTO SKY  
REAL ESTATE



## Premium Signature finishes, *elevated living.*

Every home showcases our exclusive LIV Signature Finishes, featuring premium stone and quartz surfaces, elegant wood flooring. A blend of top-tier Miele appliances, and German sanitary ware by Axor and Villeroy & Boch are just some of the world class names in the Residences at Dubai Islands.

## Sweeping sea views, *serene escapes.*



*Expansive open layouts framed by soaring 3-meter floor-to-ceiling windows invite panoramic sea views into every residence.*

These beautifully proportioned residences offer an effortless flow of space, inviting natural light and harbour views into every room. Sophisticated yet understated, each home is a perfect balance of style, functionality, and coastal elegance.



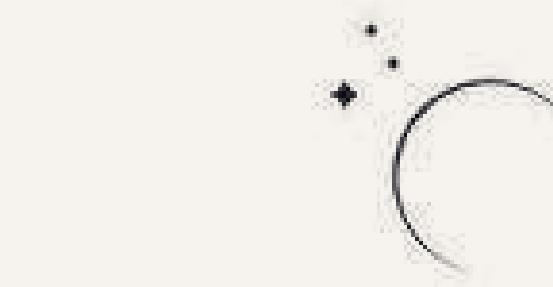
Elegant Entrances with  
*Sophisticated Storage & Shelving*



Signature Finishes In All Residences  
*Exudes a new level of Refinement*

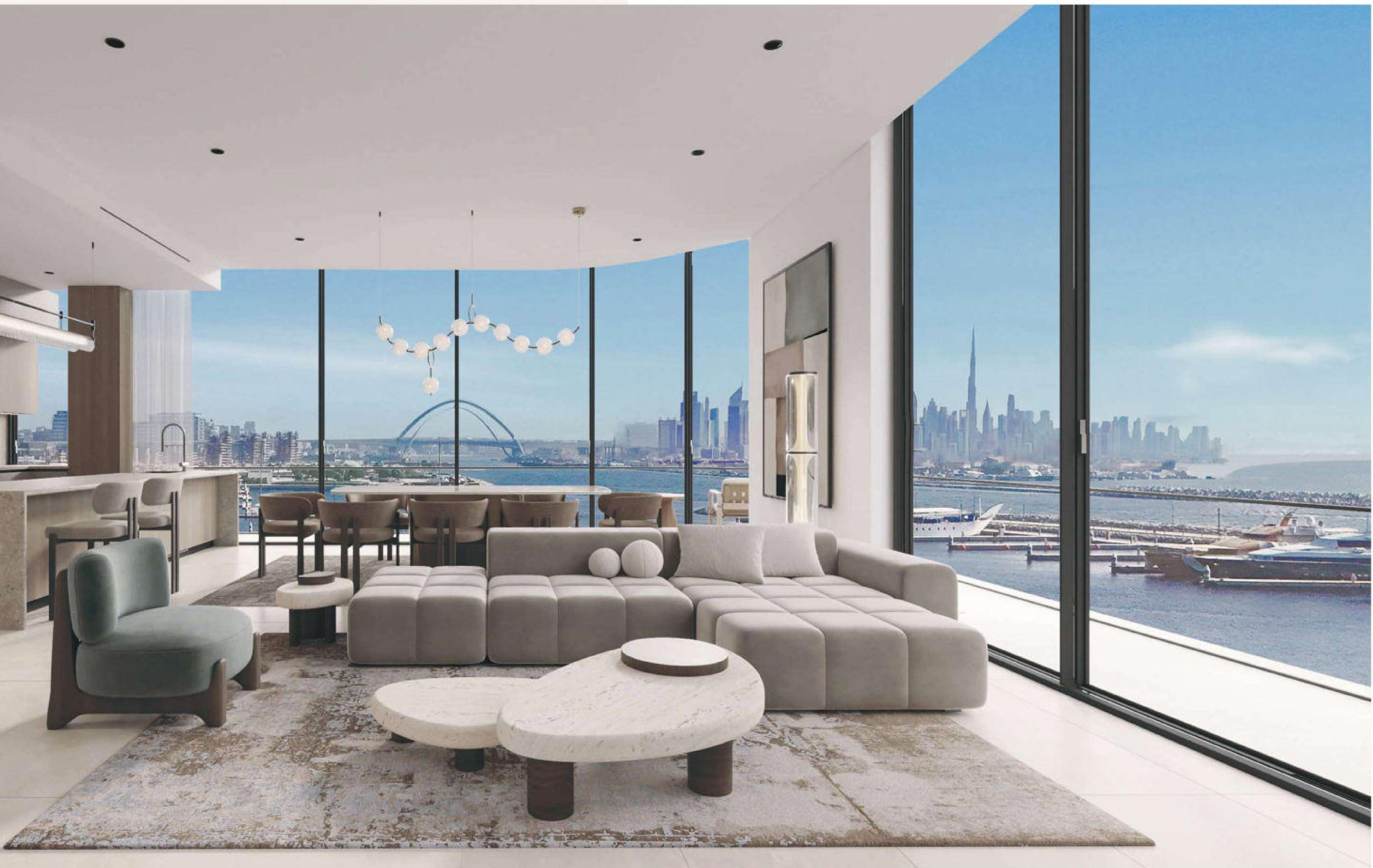


CANALETTO SKY  
REAL ESTATE



CANALETTO SKY  
REAL ESTATE

# Signature *Residences*

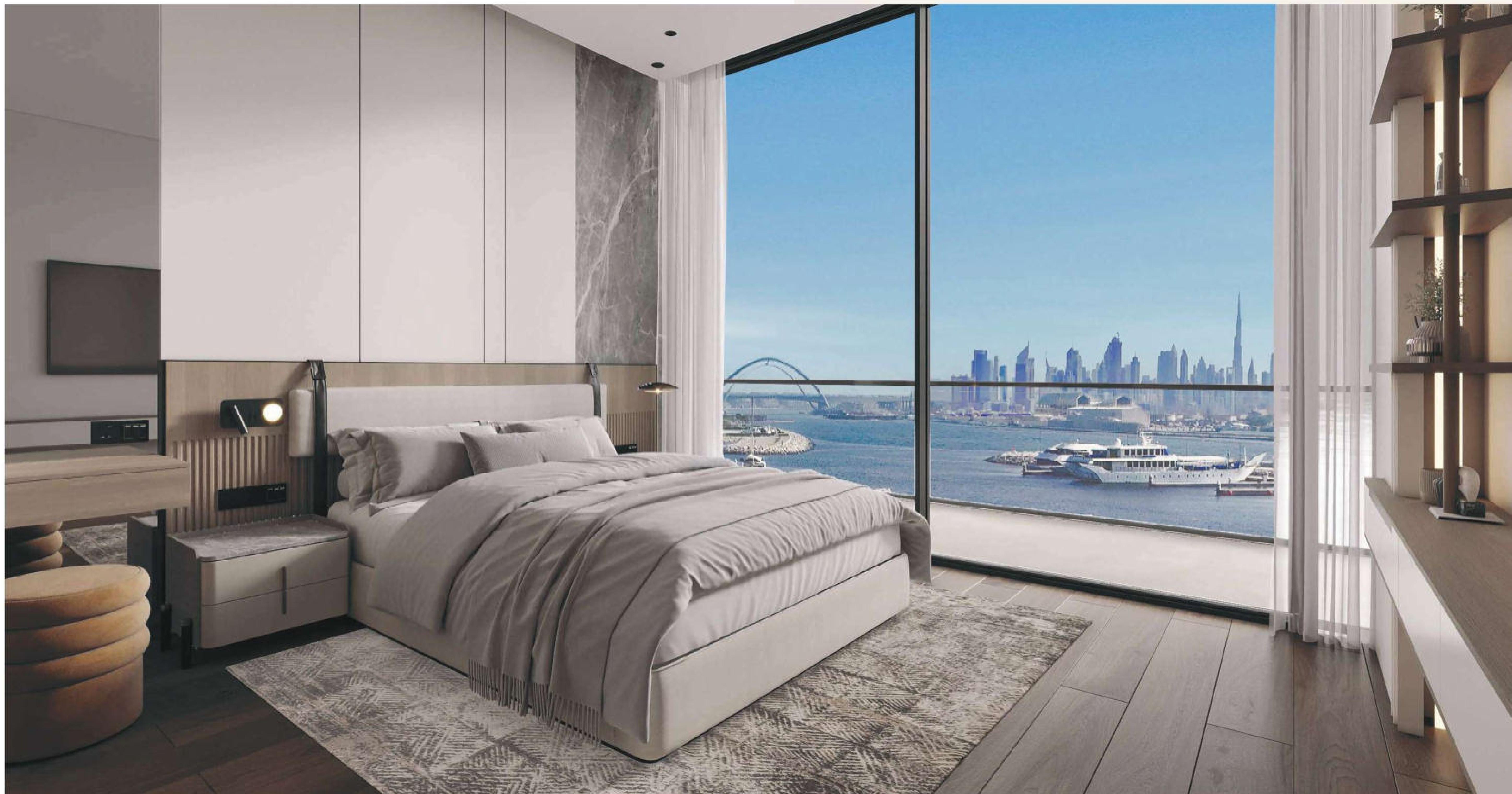
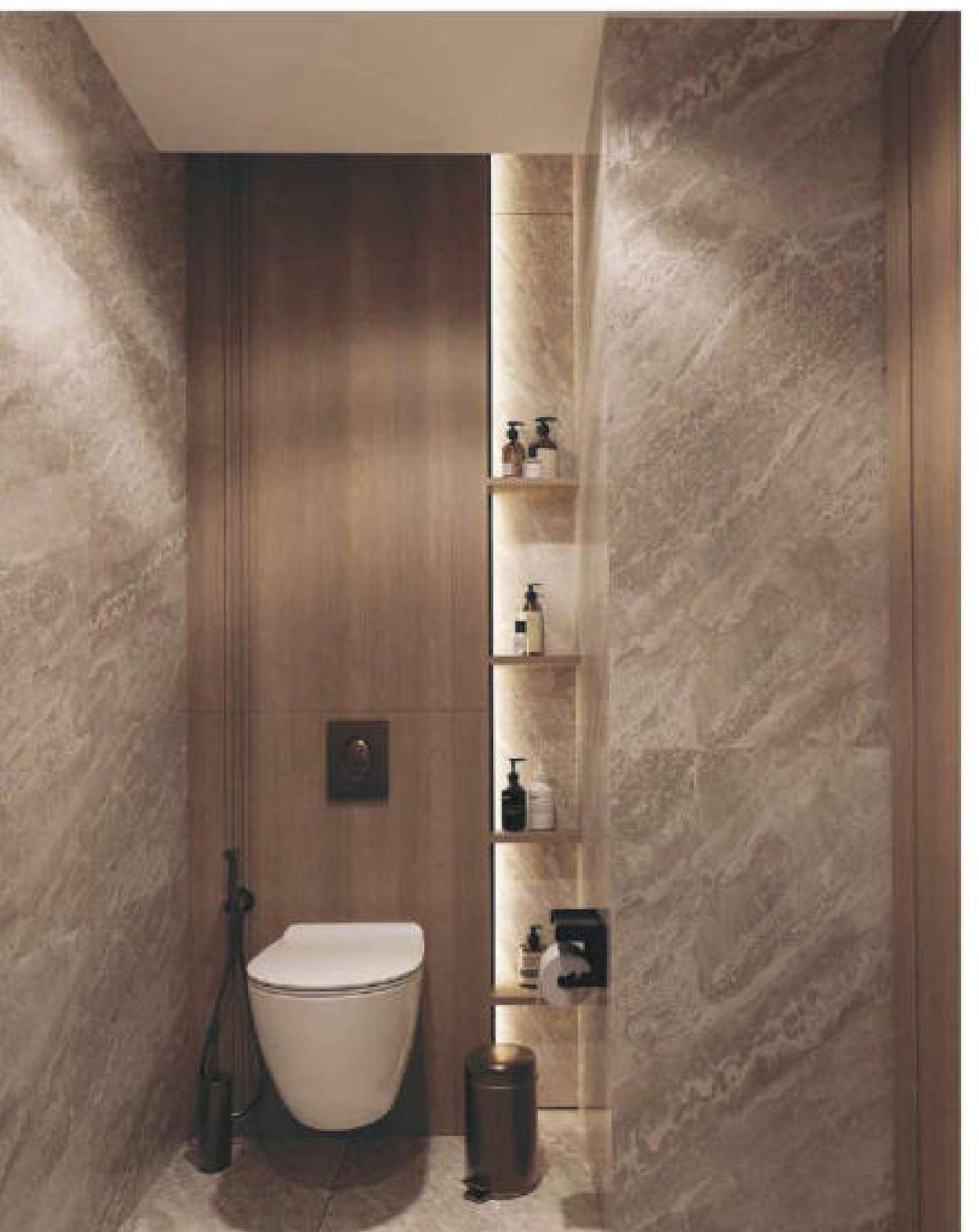


## *Kitchens & Living Rooms*

Thoughtfully designed for elevated everyday living. Crafted and bespoke, the LIV Oceanside Signature Collection pairs refined comfort, fresh and comforting tones, with intelligent layouts.

Custom contemporary cabinetry and exquisite European fixtures complete a setting of refined sophistication.

Retreat to generously sized  
bedrooms, *designed for comfort.*

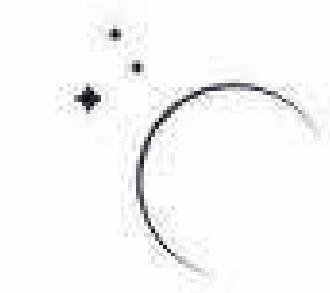


## *Bedrooms & Bathrooms*

Featuring calming palettes & built-in wardrobes as each space is crafted for effortless living. Opulent wooden flooring adds warmth and sophistication, creating a serene sanctuary.



CANALETTO SKY  
REAL ESTATE



CANALETTO SKY  
REAL ESTATE



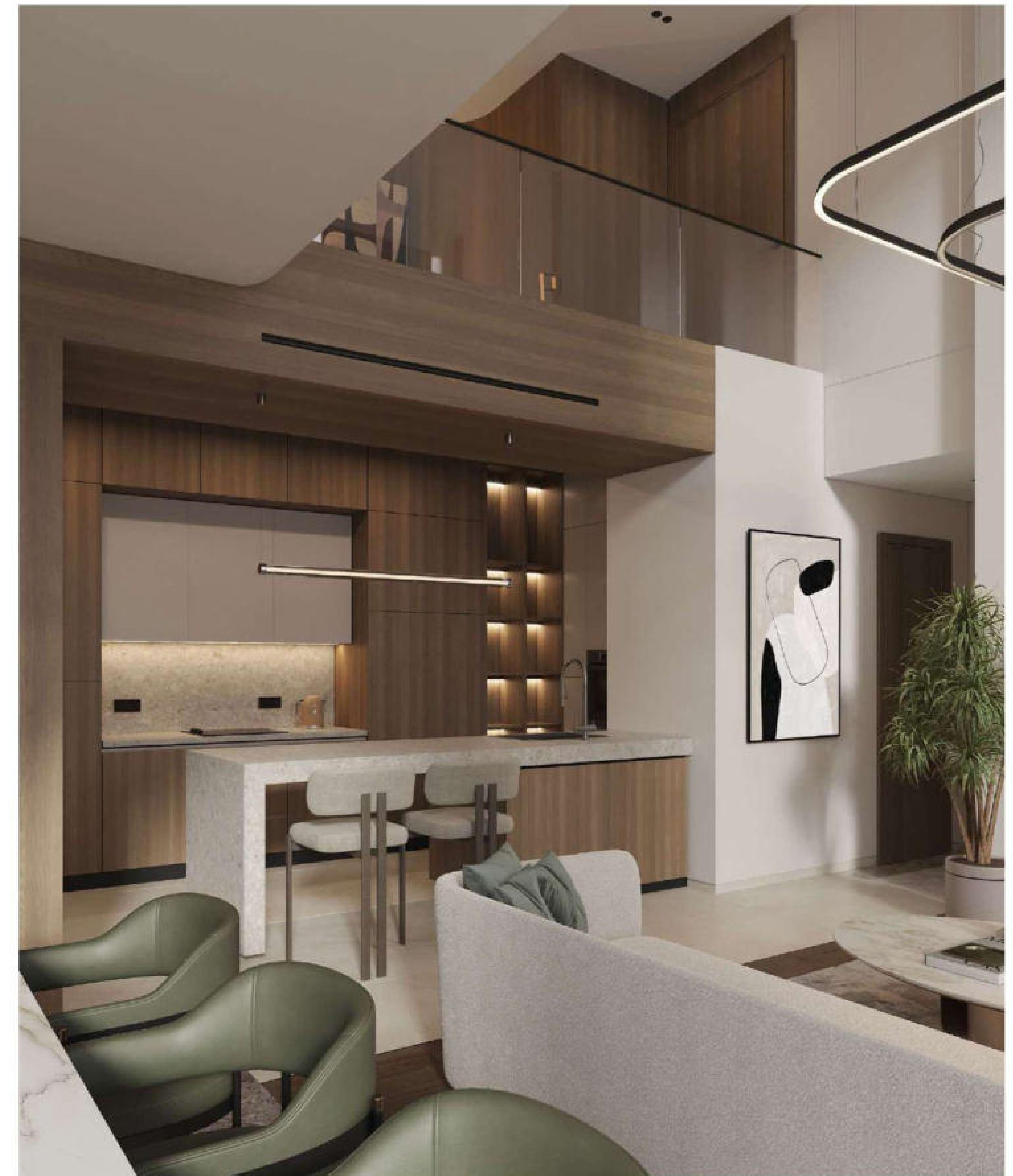
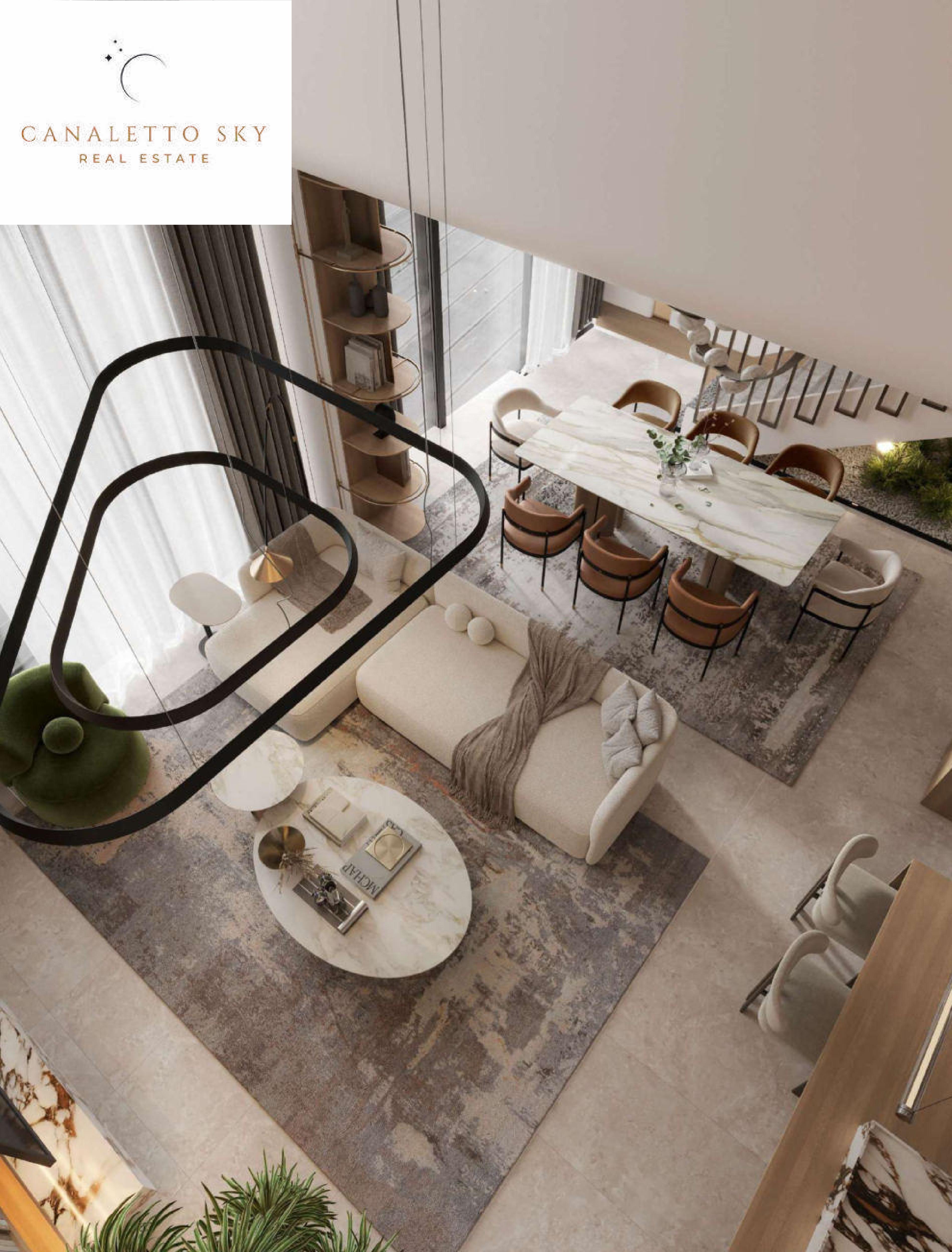
**Signature Duplexes,  
with immaculate terraces & private pools.**

*Panoramic Waterfront Views, Spacious & Dramatic Double Height Spaces.*

The bespoke duplexes boast private pools and expansive terraces that overlook the Marina, Sea, Beach and Skyline. These homes create an open, airy atmosphere filled with natural light. Elevated directly above the Marina, each residence provides breathtaking water views and a sense of exclusive tranquility.



CANALETTO SKY  
REAL ESTATE



## *Kitchens & Double Height Living Rooms*

Soaring double-height living areas, wrapped in floor-to-ceiling glass. Curved lines which frame panoramic views of the Marina, the open sea, and the city's iconic skyline.



*Step into the spa-inspired bathrooms. A sanctuary of indulgence featuring sleek surfaces and bespoke fixtures.*

A freestanding soaking tub and oversized rain shower offer unparalleled relaxation. Wardrobes with a view, ambient lighting and expansive windows frame stunning sea views, creating a serene oasis where luxury meets serenity.



# Signature Penthouses

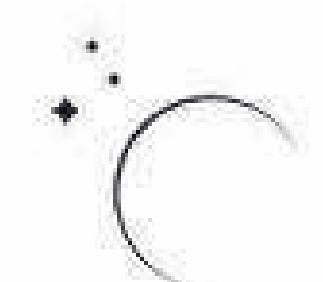
*At the very top, these chic Penthouses offer a breathtaking lifestyle, with open spaces, and large entertainment kitchens.*



*Bathrooms with Private Saunas, Large Walk In Showers, and Soaking Bathtubs.*

Every moment is surrounded by sweeping Marina, and Sea views. With expansive spaces that flow effortlessly onto private terraces, they invite you to live boldly—whether entertaining under the stars or enjoying quiet mornings bathed in natural light.

This is elevated living, designed for those who crave exclusivity, freedom, and the extraordinary.



# Signature Penthouses

*These Penthouses redefine spacious luxury.*

Expansive layouts that provide room to live, entertain, and unwind without compromise. Calming European Wood Floors.



## *Spacious Bedrooms & Luxurious Wardrobes*

Wake up in tranquility. Discover the ultimate retreat in the penthouse's master bedroom, where breathtaking sea views create a serene and inspiring backdrop.

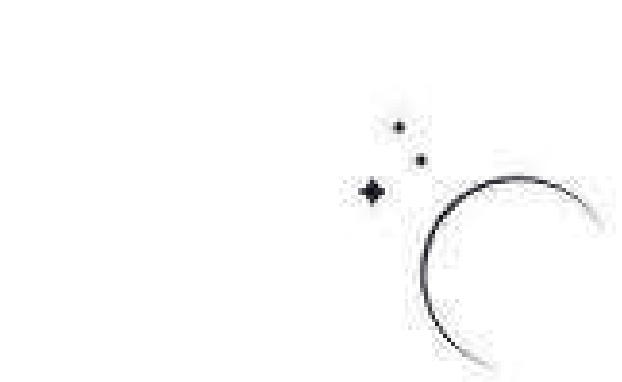
Featuring walk in wardrobes, finished in smoked glass, luxurious veneer and ambient lighting. These units are crafted to pamper you with luxury.



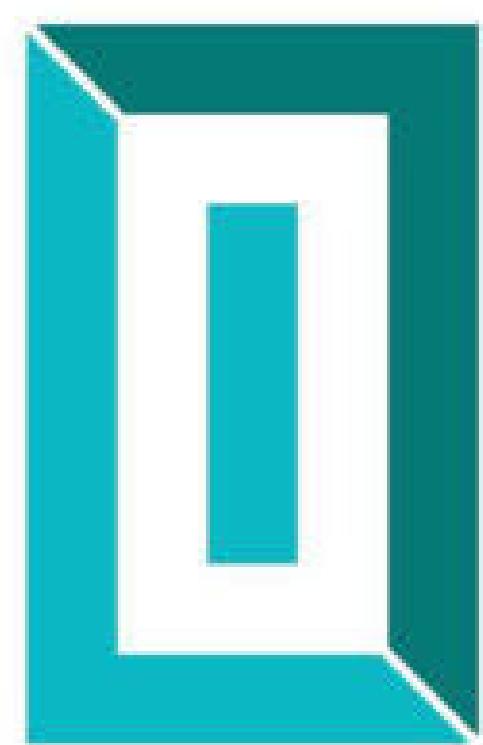
CANALETTO SKY  
REAL ESTATE



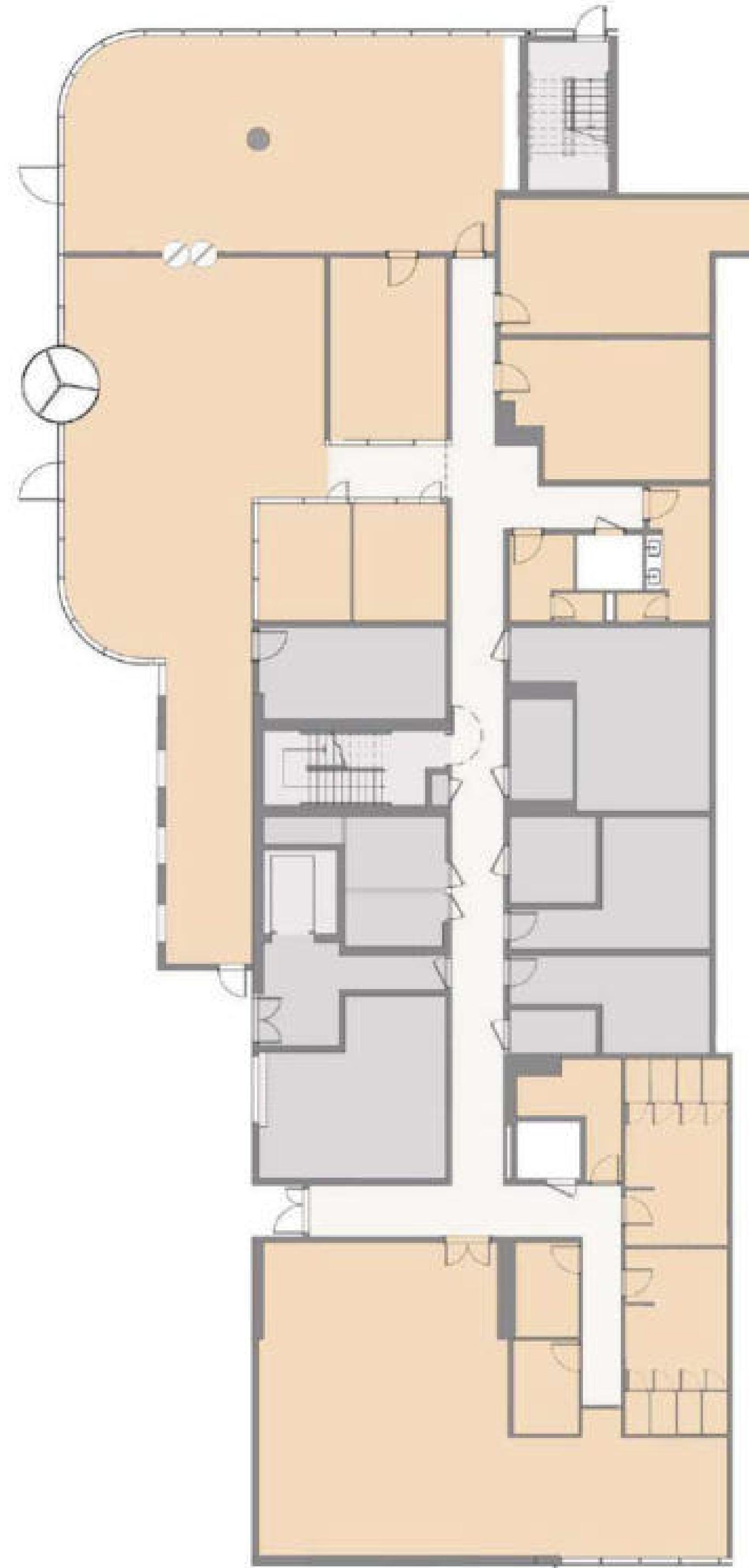
Grand Entertainer Kitchens with  
*Extensive Woodworks & Opulant Islands*



CANALETTO SKY  
REAL ESTATE



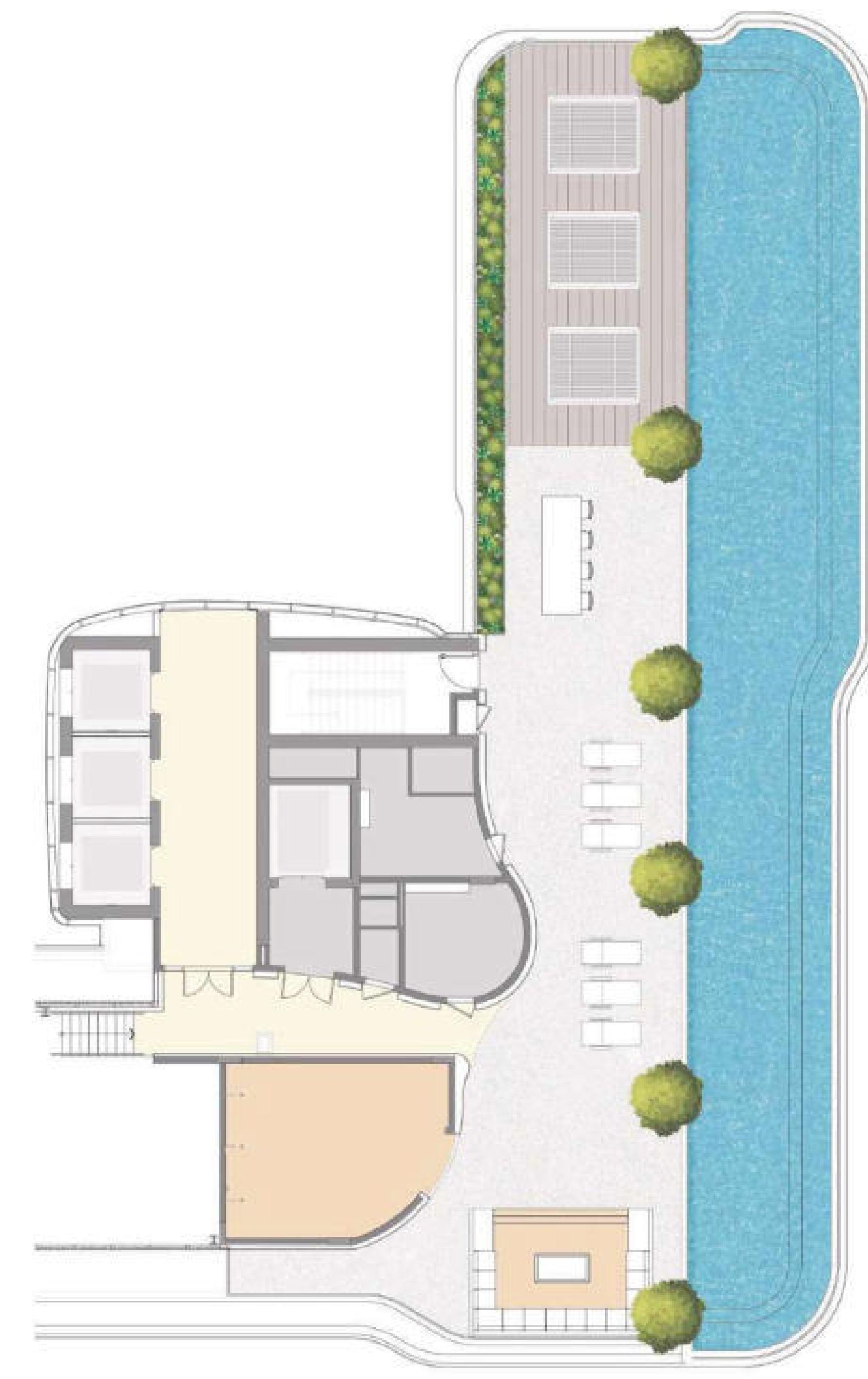
**LIV**  
OCEANSIDE



GROUND FLOOR



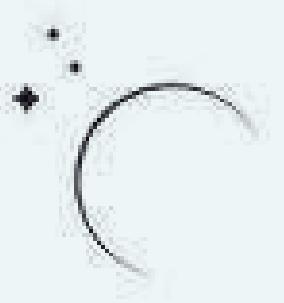
FIRST FLOOR



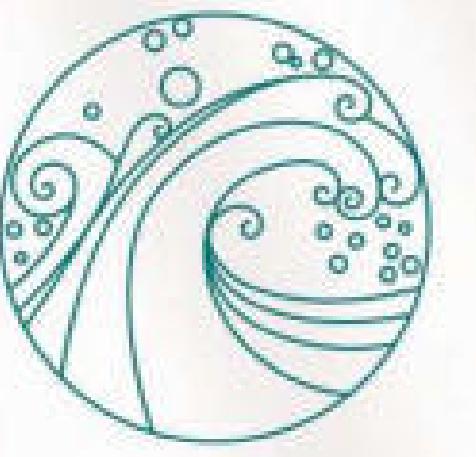
ROOFTOP

## *The Amenities*

	Residents' Lounge		Kids Play Room		Experience Shower		Outdoor Yoga
	Residents' Library		Indoor Gym		Jacuzzi		Outdoor Zen Gardens
	Conference Room		Indoor Yoga Studio		Cold Plunge Pool		Family Pool
	Podcast Room		Men's Steam & Sauna		Hyperbaric Oxygen Chamber		Kids Splash Park
	Games Room		Ladies Steam & Sauna		Red Light Treatment Room		Rooftop Infinity Pool
	Cinema/PlayStation Room		Juice Bar		Massage room		Rooftop Lounge

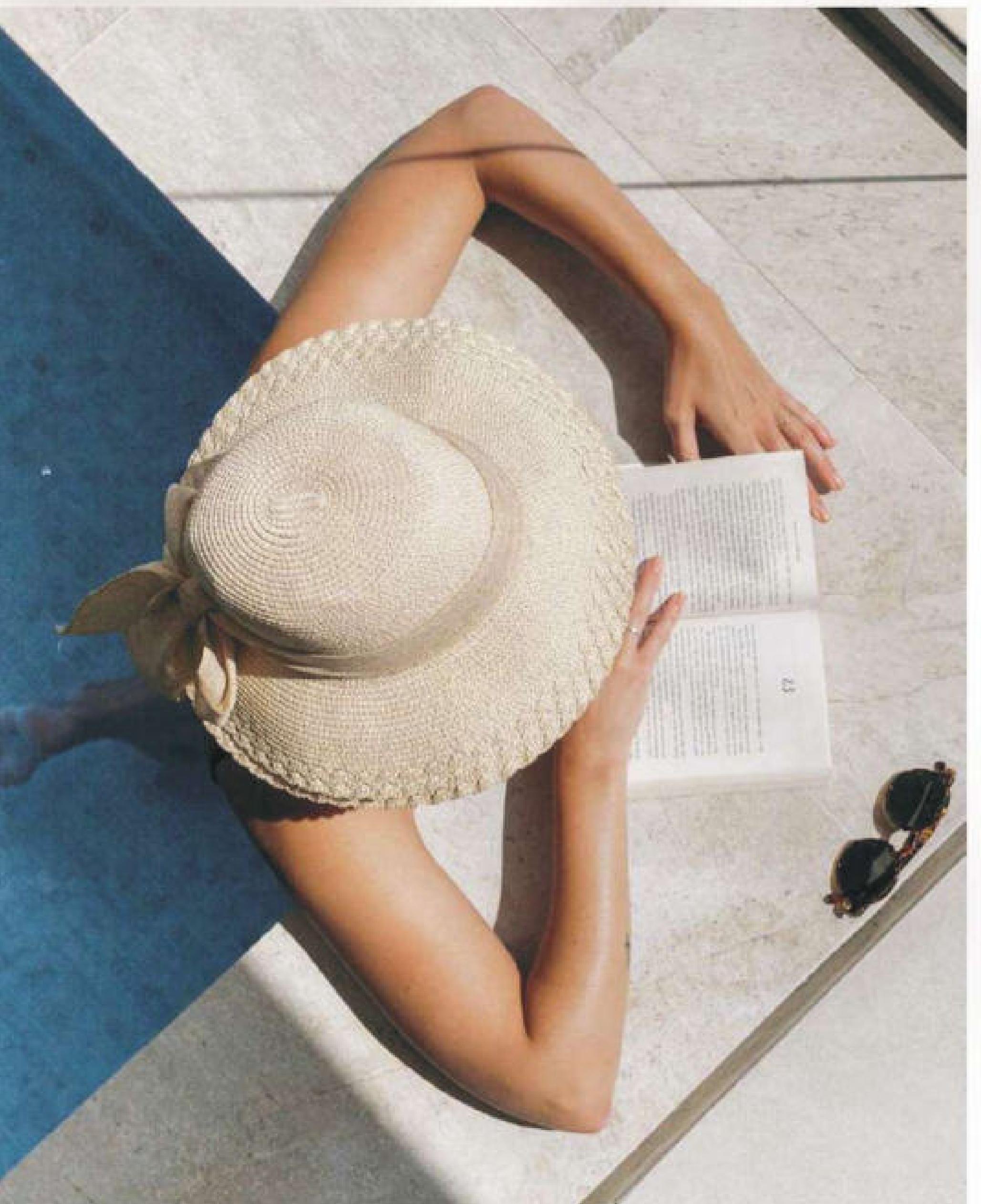


CANALETTO SKY  
REAL ESTATE



## *An Elevated Escape into Infinity*

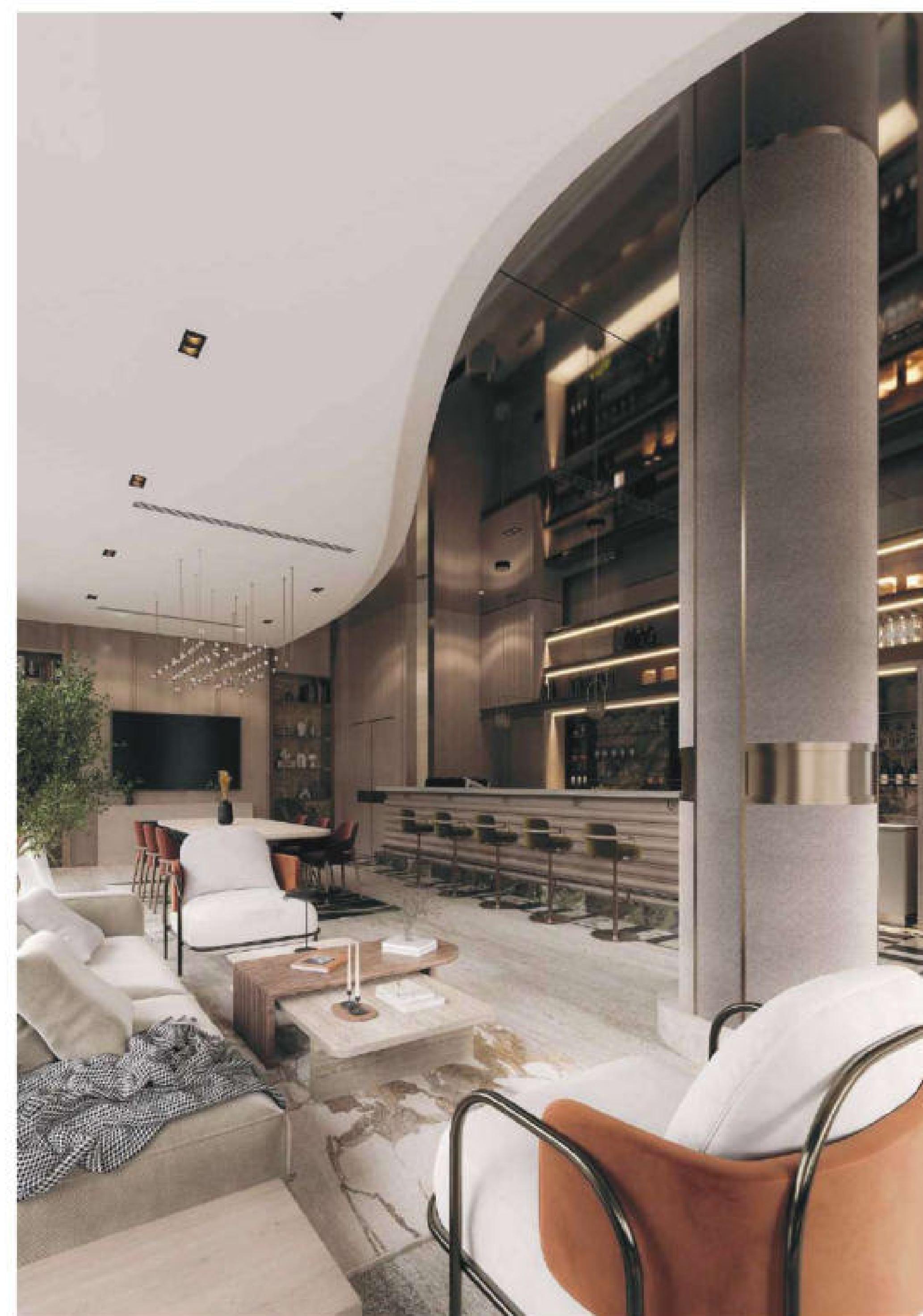
Perched above the marina, the rooftop pool offers breathtaking, uninterrupted views of the shimmering sea and skyline.



Attention grabbing views.  
*Unapologetic lifestyle.*

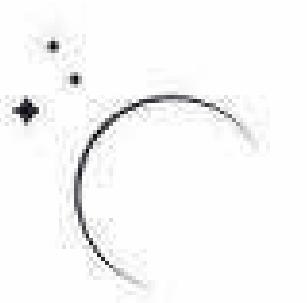


*Elegant Residents Lounges & Spaces – to Host your Private Events or to enjoy when you want.*

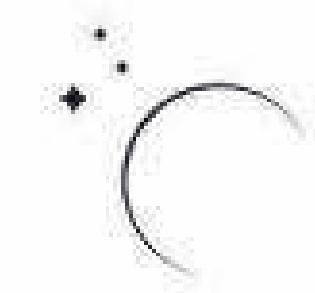


*An Expansive Lobby, Sculpted by Curves, Exudes Hospitality*

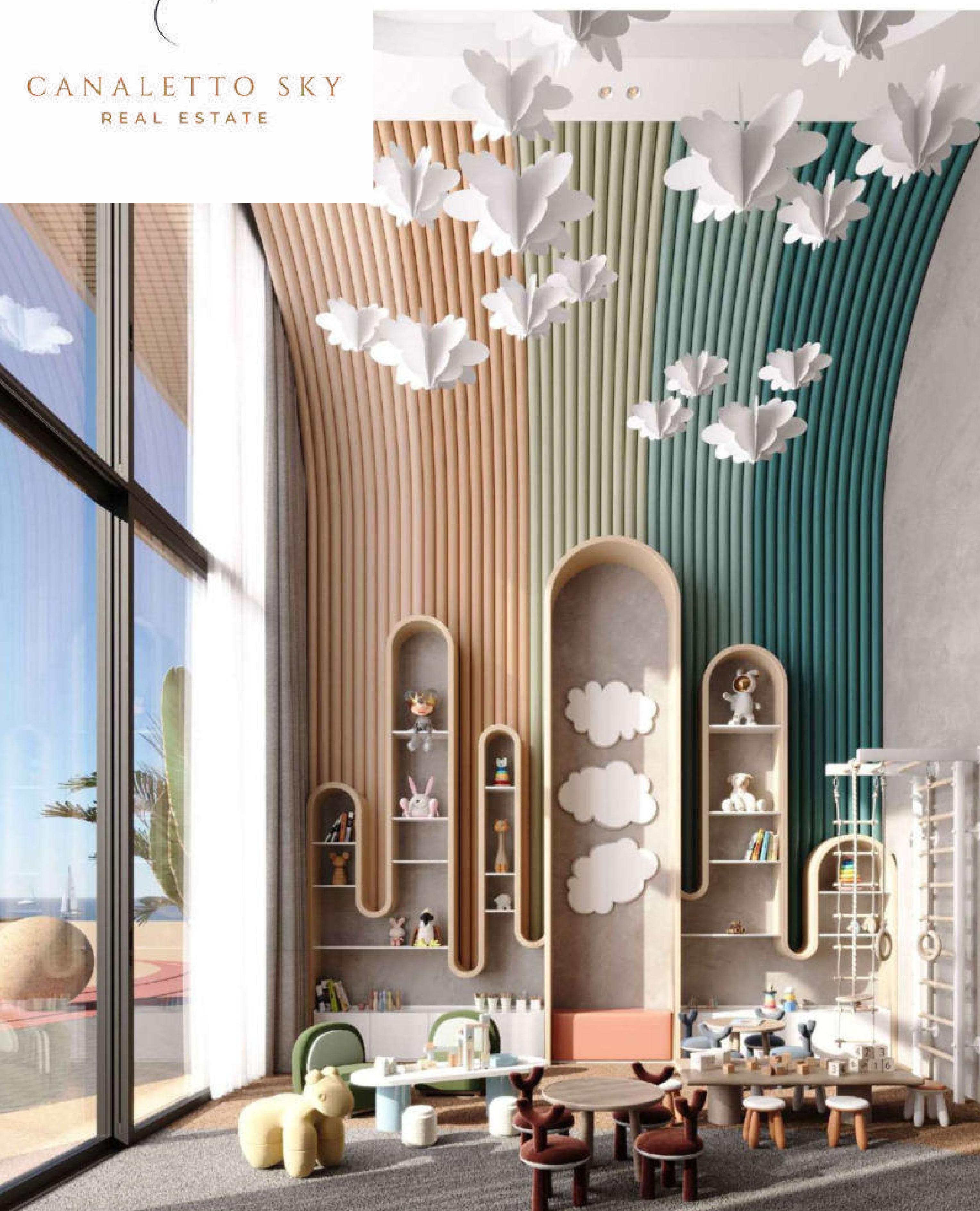
Front Desk & Personal Concierge Services,  
to book your private Residents Lounge,  
Library, & Conference Rooms



CANALETTO SKY  
REAL ESTATE

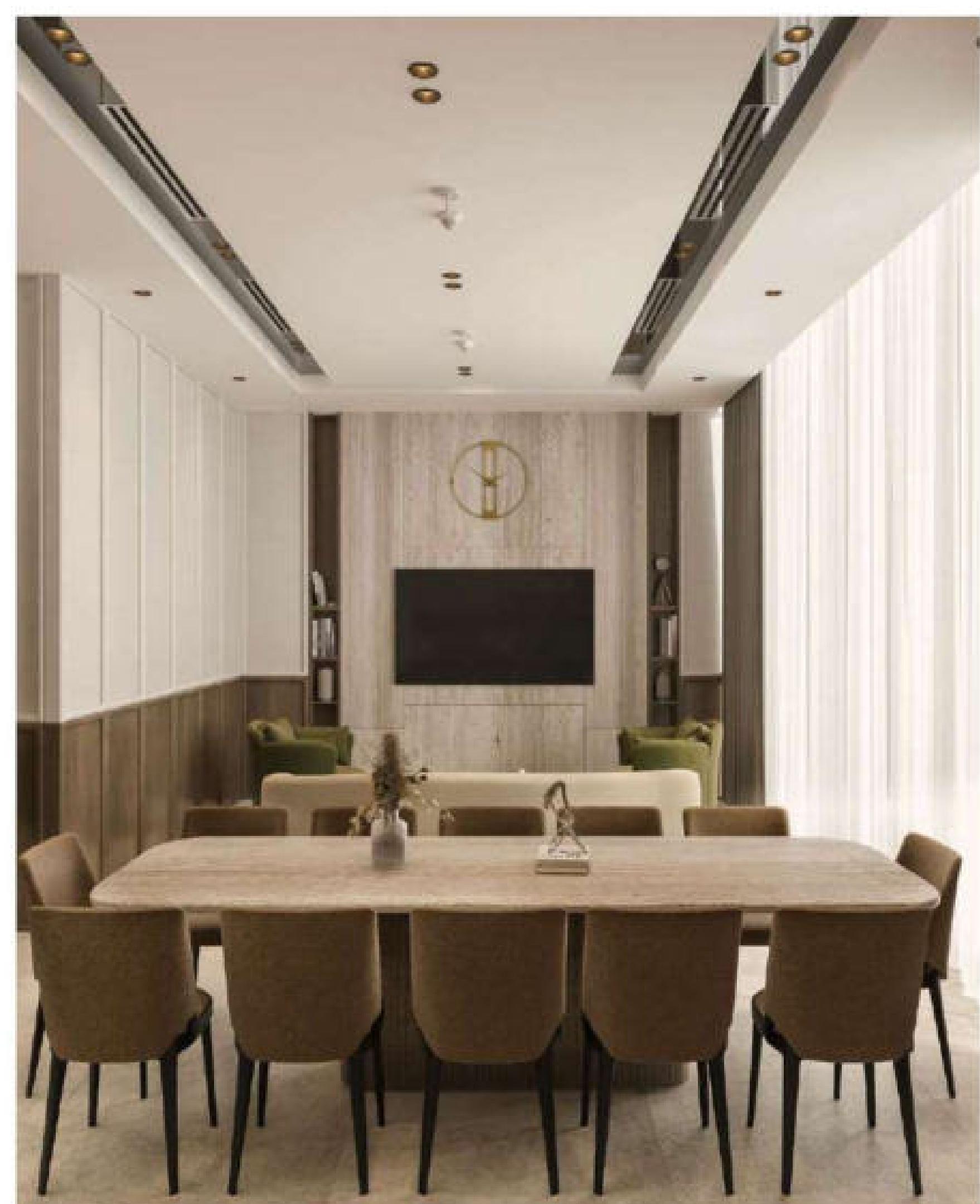


CANALETTO SKY  
REAL ESTATE

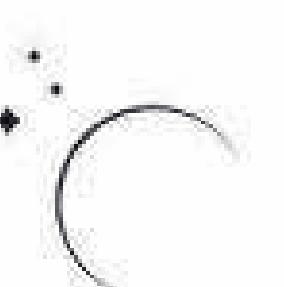


## A Child's Wonderland – *Extensive Kids Play Areas*

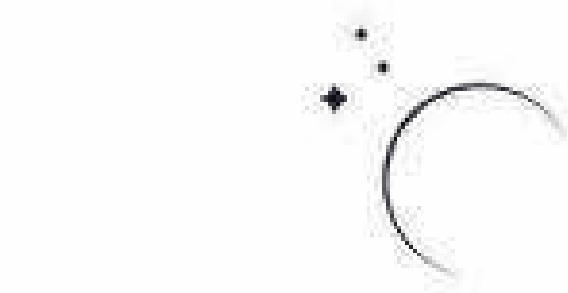
*Kids Library & Recreational Activities  
Soft Play & Slides*



*Meeting Rooms  
PodCast & Conference  
Cinema & PS Games  
Game Rooms*



CANALETTO SKY  
REAL ESTATE



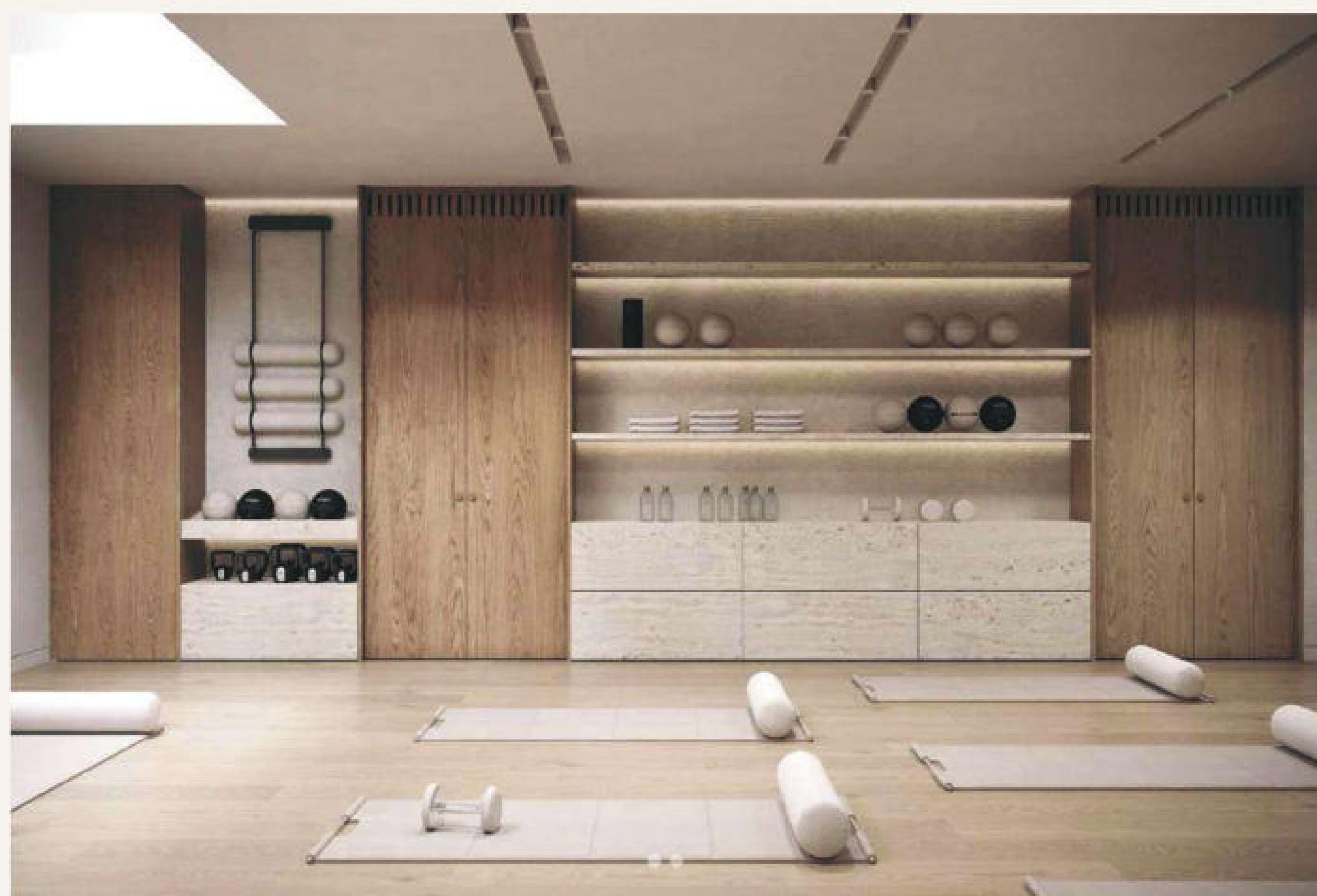
CANALETTO SKY  
REAL ESTATE



## *A Full Floor Dedicated to Your Health and Rejuvenation*

Our exclusive wellness floor features a curated selection of amenities, including a state-of-the-art gym, serene yoga studios, steam and sauna rooms, cold plunge pools, jacuzzi, experience shower, massage suites, red light therapy, and rejuvenation rooms.

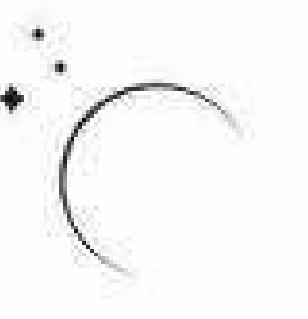
Immerse in holistic renewal, and calming rituals with amenities designed to restore and rejuvenate. Here, wellness isn't routine—it's a lifestyle.



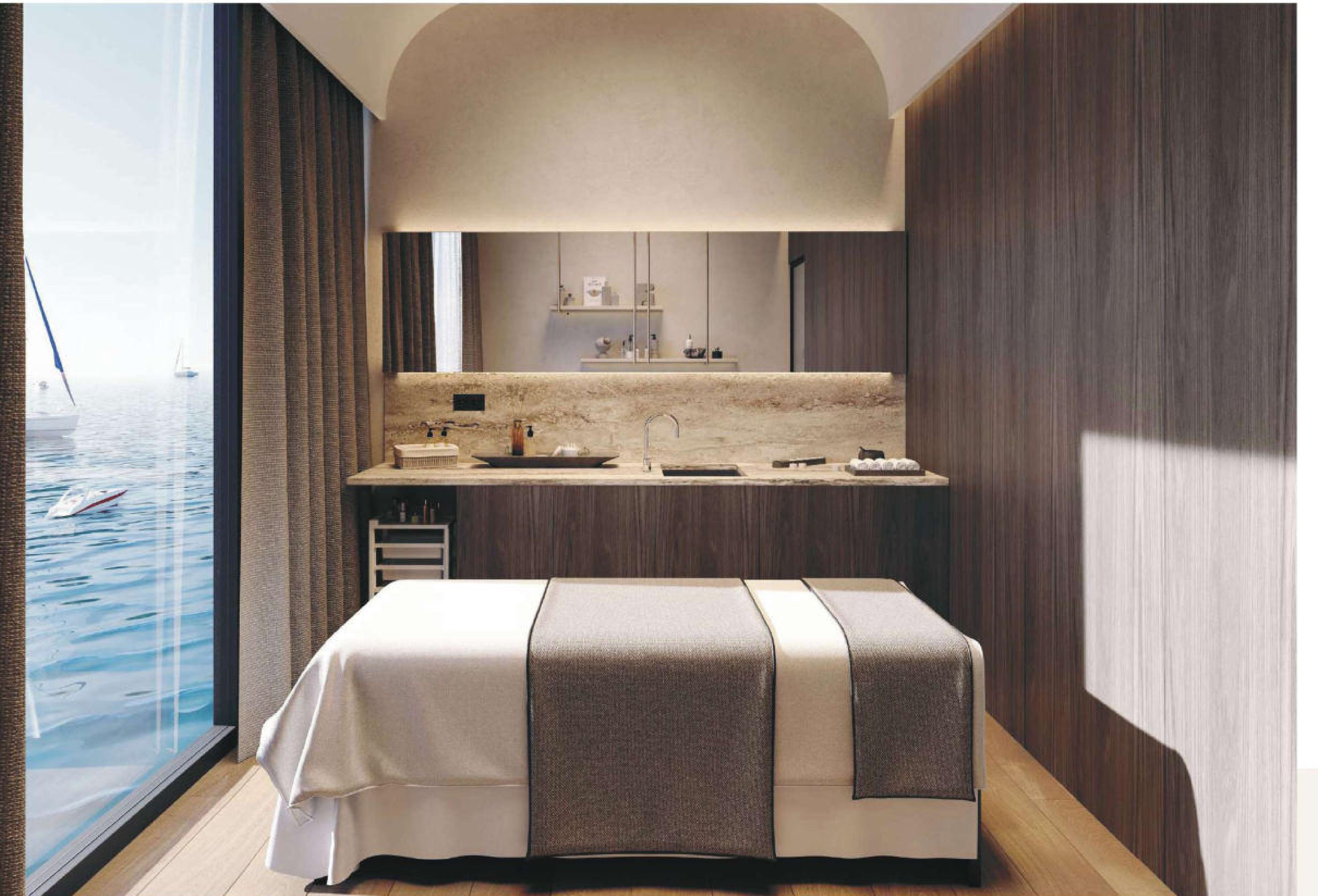
## LIV *fit.*

Experience a workout like no other—the panoramic skyline and sea views elevate every movement.

The state-of-the-art gym energizes your body, while the serene yoga studio offers a calming space to reset and refocus. Here, fitness becomes a ritual of both strength and serenity.

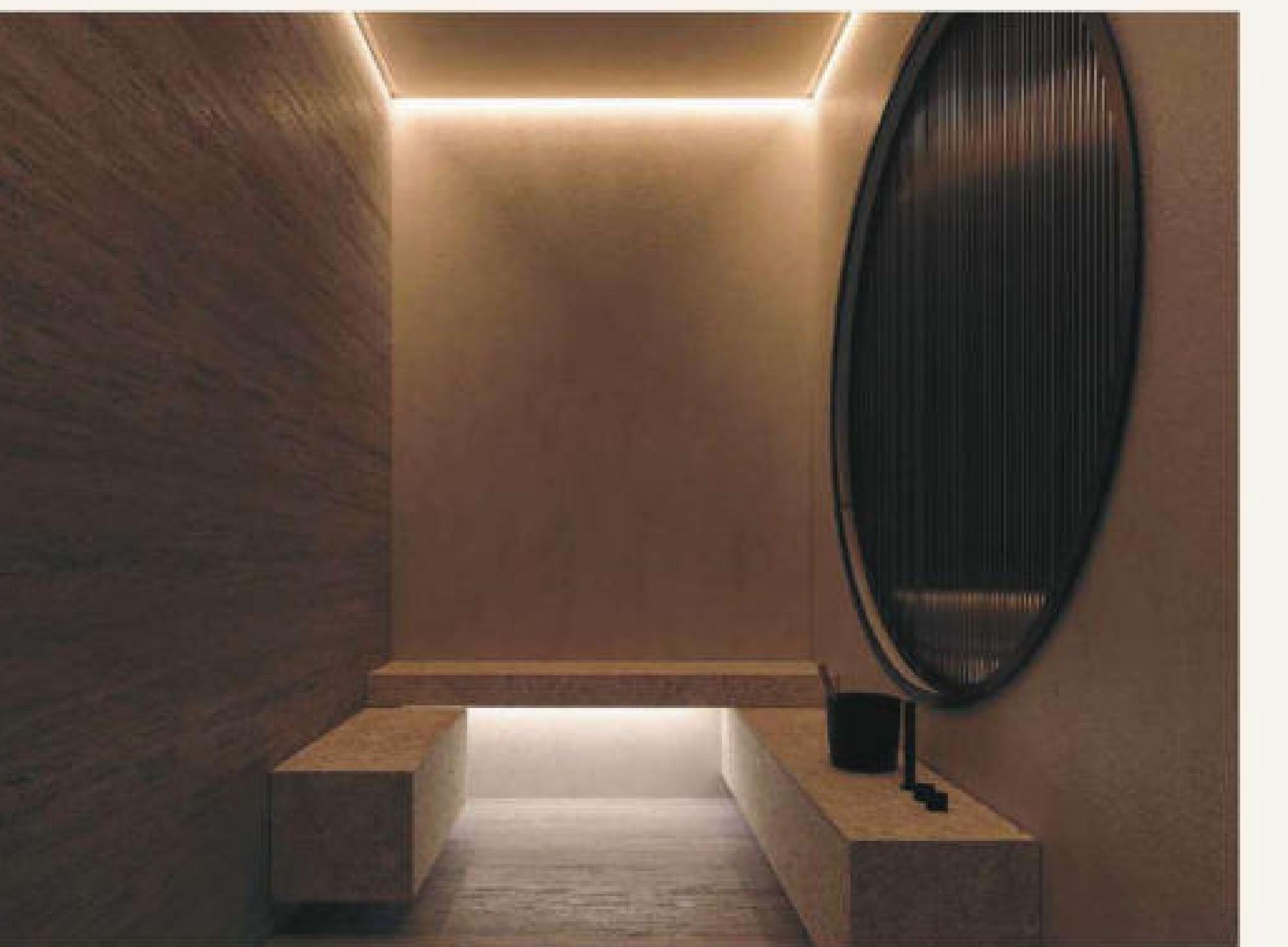


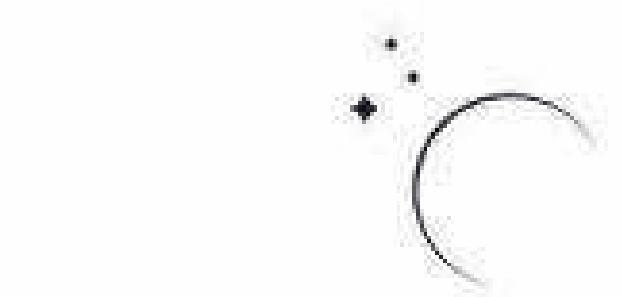
CANALETTO SKY  
REAL ESTATE



## *Your own private sanctuary*

An elegant sanctuary within your residence, the private spa is designed for moments of pure relaxation and quiet indulgence. This exclusive retreat offers a calming escape from the everyday. Here, wellness is redefined as an intimate experience, seamlessly woven into the comfort of home.

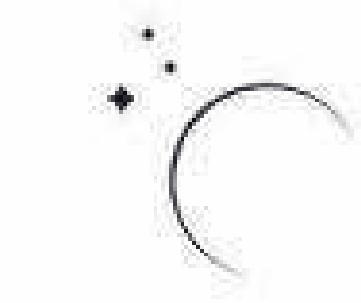




## *A Lifestyle Beyond Compare*

Discover a world where luxury, comfort, and unparalleled amenities come together effortlessly.

Rooftop Infinity Pool, Cabana's to take in the endless Vista, Sunken Seating Lounge Areas.



CANALETTO SKY  
REAL ESTATE

Expansive views *from all corners.*



# Location

## Dubai Islands

7 Mins

Rashid Yachts & Marina  
Dubai Cruise Terminal  
Dubai Maritime City

10 Mins

Pearl Jumeirah

12 Mins

J1 Beach Restaurants & Beach Clubs

12 Mins

Dubai Healthcare City

15 Mins

Bulgari Resort  
Four Seasons Hotel Jumeirah  
Mandarin Oriental Jumeirah

15 Mins

Dubai International Financial Centre (DIFC)  
World Trade Centre

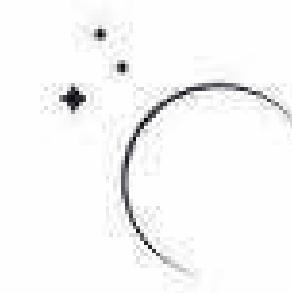
18 Mins

Downtown Dubai, Business Bay & Dubai Mall

20 Mins

Dubai International Airport





CANALETTO SKY  
REAL ESTATE

# Typical Floorplans

Apartments feature Sea & Beach, Sunset, Full Marina & Skyline Views

**17**

STOREY BUILDING  
G+2 PODIUMS & 14 FLOORS

**1-4**

BEDROOMS

**106**

SIGNATURE APARTMENTS,  
DUPLEXES & PENTHOUSES

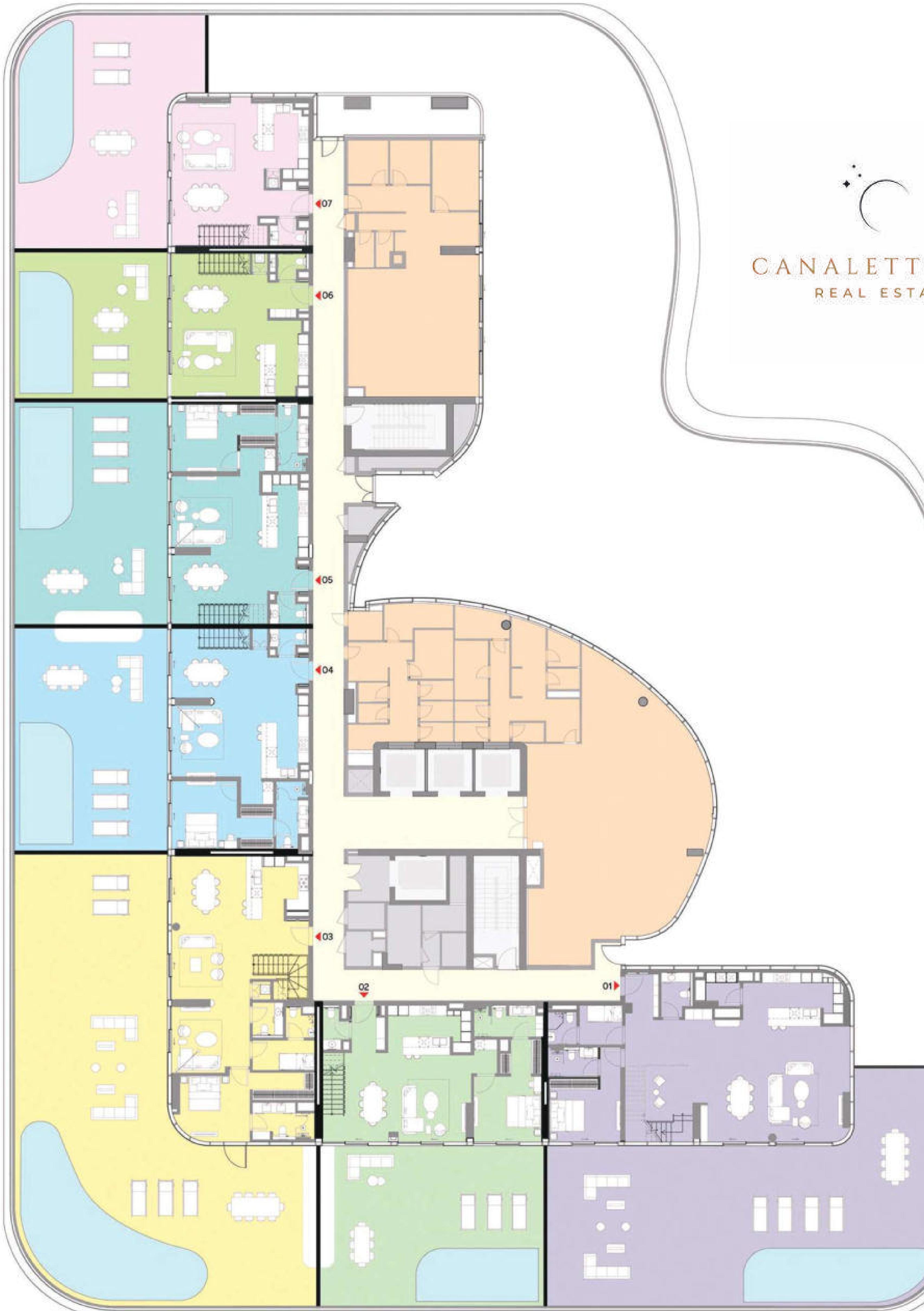
**757**

STARTING SIZE

**5921**

MAXIMUM SIZE





CANALETTO SKY  
REAL ESTATE

# Duplex Level Floorplans

SIGNATURE DUPLEXES WITH POOLS

## Level 01 (Lower Floor)

2, 3 & 4 Bedroom Units

- 4BR - DUPLEX A (101)
- 3BR - DUPLEX A (102)
- 3BR - DUPLEX B (103)
- 3BR - DUPLEX C (104)

- 3BR - DUPLEX D (105)
- 2BR - DUPLEX A (106)
- 2BR - DUPLEX B (107)

**LIV**  
OCEANSIDE





# Duplex Level Floorplans

SIGNATURE DUPLEXES WITH POOLS

## Level 02 (Upper Floor)

2, 3 & 4 Bedroom Units

4BR - DUPLEX A (101)

3BR - DUPLEX A (102)

3BR - DUPLEX B (103)

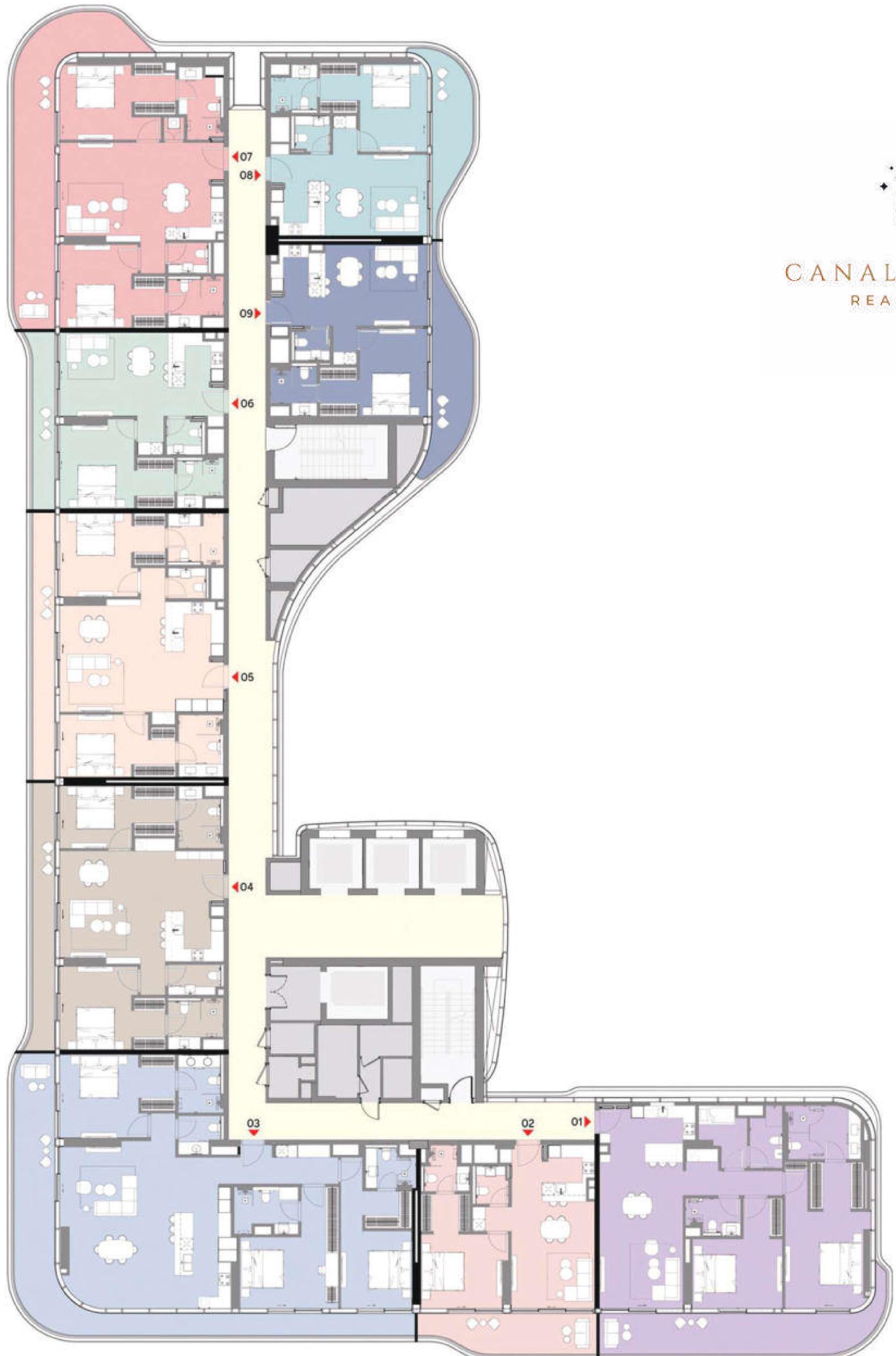
3BR - DUPLEX C (104)

3BR - DUPLEX D (105)

2BR - DUPLEX A (106)

2BR - DUPLEX B (107)





# Typical Floorplans

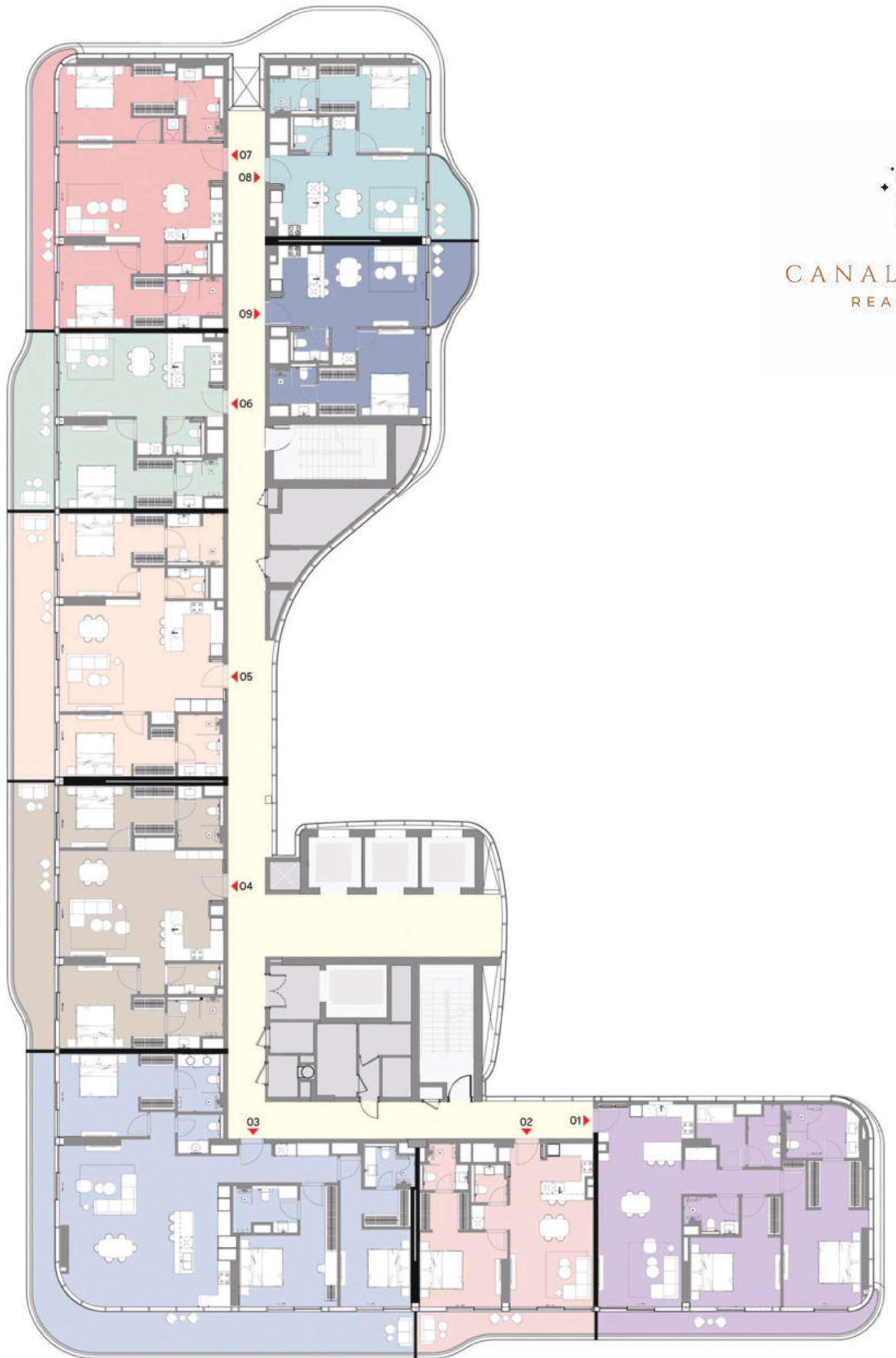
SIGNATURE RESIDENTIAL LEVELS

Levels 03, 05, 07, 09 & 11

1, 2 & 3 Bedroom Signature Units

2BR - A1 (01)	1BR - B1 (06)
1BR - A1 (02)	2BR - D1 (07)
3BR - A1 (03)	1BR - C1 (08)
2BR - B1 (04)	1BR - D1 (09)
2BR - C1 (05)	





# Typical Floorplans

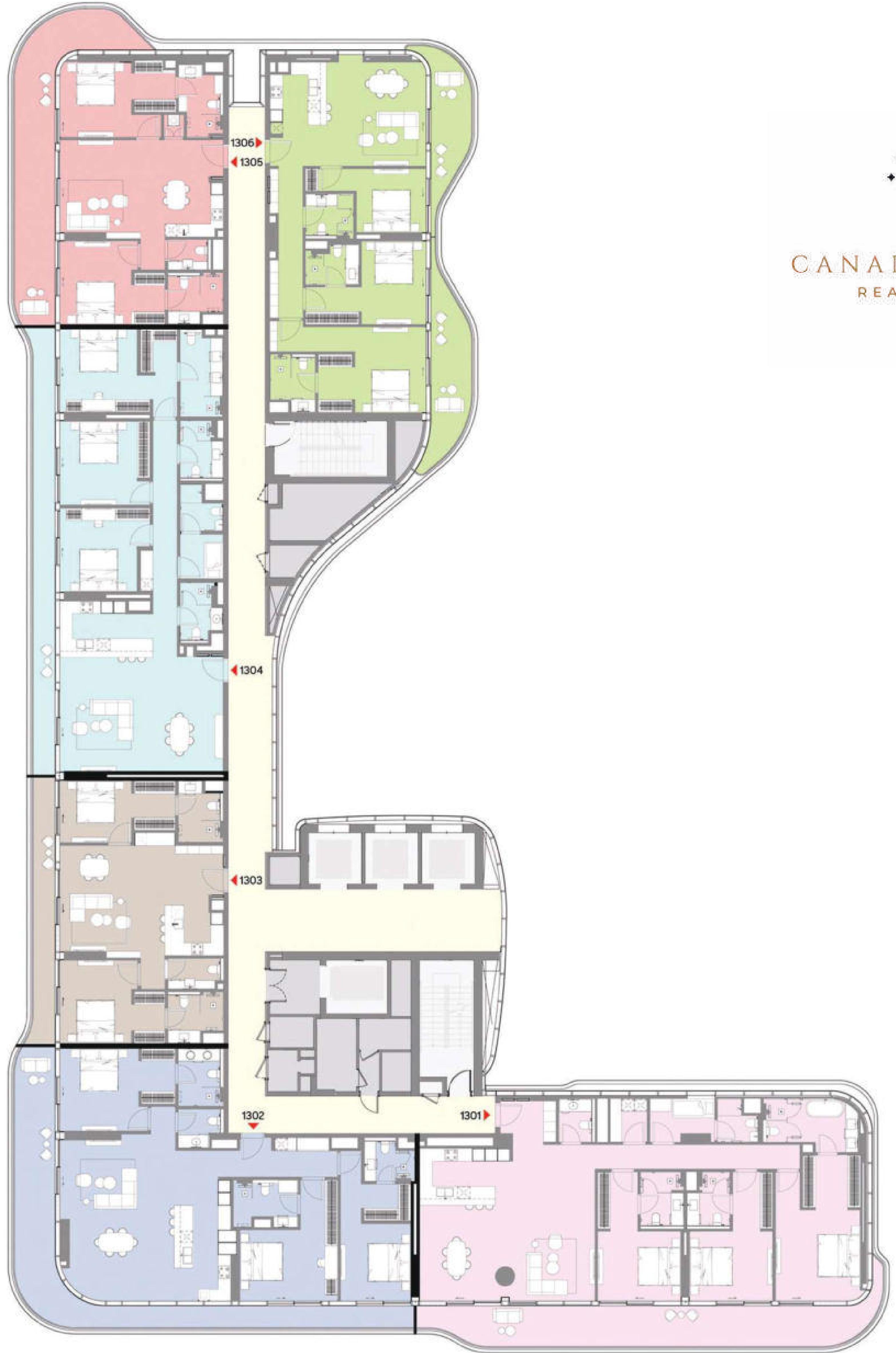
SIGNATURE RESIDENTIAL LEVELS

**Levels 04, 06, 08, 10 & 12**

1, 2 & 3 Bedroom Signature Units

2BR - A2 (01)	1BR - B2 (06)
1BR - A2 (02)	2BR - D2 (07)
3BR - A2 (03)	1BR - C2 (08)
2BR - B2 (04)	1BR - D2 (09)
2BR - C2 (05)	





CANALETTO SKY  
REAL ESTATE

# Typical Floorplans

SIGNATURE RESIDENTIAL LEVELS

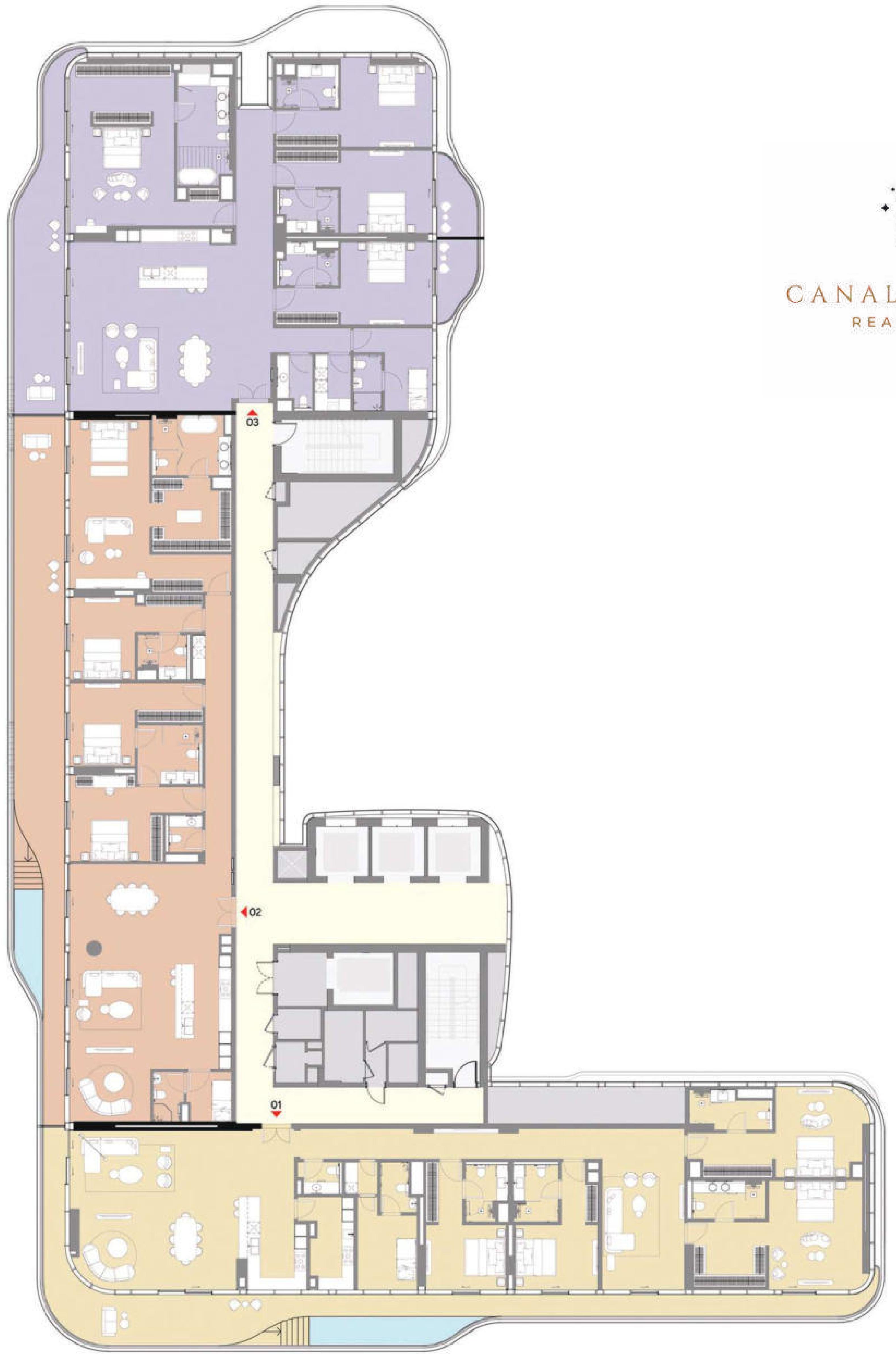
## Level 13

2 & 3 Bedroom Signature Units

3BR - B (1301)	3BR - C (1304)
3BR - A1 (1302)	2BR - E (1305)
2BR - B1 (1303)	3BR - D (1306)

**LIV**  
OCEANSIDE





# Penthouse Floorplans

SIGNATURE PENTHOUSES WITH POOLS

## Level 14

4 Bedroom Units

- 4BR - PHA (1401)
- 4BR - PHB (1402)
- 4BR - PHC (1403)





CANALETTO SKY  
REAL ESTATE

# IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI



Für ein Beratungsgespräch buchen Sie sich jetzt Ihren Termin:

**KOSTENLOSES ERSTGESPRÄCH**



CANALETTO SKY  
REAL ESTATE

Hier geht's zu unserer Webseite:  
**CANALETTO SKY REAL ESTATE LLC**

**dubai@canalettosky.com**

**+971 56 589 1112**