

LOOKBOOK

*LIA*

WHERE SEA FEELS LIKE HOME

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DEVELOPMENT

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*Lia*

CARVED IN ITS ESSENCE

*FORTUNE IS THE SOUL OF BELONGING*

Sculpted where the ocean meets the green and the golden shore, Lia emerges. Not just architecture, but a living place where every moment is embraced. Here, life flows at the rhythm of nature – serene, harmonious, eternal.

*Lia*

A FLUID HORIZON

*BORN FROM THE  
DIALOGUE BETWEEN  
SEA AND SKY*

Lia rises with the quiet strength of a tide, Its flowing forms mirror the elegance of a wave, pure and eternal, shaping spaces that breathe with light.

Here, architecture becomes a canvas of emotion — surfaces that glimmer like water at play. Stone, wood, and glass compose a language of subtle luxury, natural yet rarefied, crafted to evoke a sense of quiet sophistication.







LIVING IN BALANCE

# *WHERE SERENITY BECOMES A WAY OF LIFE*

Lia offers a lifestyle shaped by calm rhythms and simplicity. Choosing to live here means embracing peace and a slower tempo – a place where every day moves with natural grace.



*LiA*

CHAPTER *01* LOCATION

*WHERE THE SEA  
BECOMES HOME*



UA

Dubai Islands

Deira

Dubai

Jumeirah

BURJ AL ARAB

COLLEGIATE INTERNATIONAL SCHOOL

SAFA BRITISH SCHOOL

JUMEIRAH BEACH COAST

INTERNATIONAL MODERN HOSPITAL

BURJMAN

GOLD SOUK

DEIRA ISLAND MALL

MINA RASHID

INFINITY BRIDGE

DUBAI HOSPITAL

THE ELITE ENGLISH SCHOOL

VICTORIA INTERNATIONAL SCHOOL

CANADIAN SPECIALIST HOSPITAL

PRISTINE PRIVATE SCHOOL MAIN CAMPUS

THE APPLE INTERNATIONAL SCHOOL PRIMARY CAMPUS

CLEMENCEAU MEDICAL CENTER HOSPITAL

SWISS INTERNATIONAL SCIENTIFIC SCHOOL IN DUBAI

DUBAI INTERNATIONAL AIRPORT

BUSINESS BAY

DUBAI MALL

DOWNTOWN

DIFC

# 2A





Lia



THE ESSENCE OF PLACE

*BETWEEN THE GULF  
AND THE MARINA,  
A WORLD APART*

Lia is set in one of the most distinctive enclaves of Dubai Islands, where the openness of the Arabian Gulf meets the vibrancy of a contemporary marina.

From every perspective, the setting reveals a dual soul: infinite seascapes on one side, a lively waterfront on the other. This rare balance offers both spectacle and intimacy, connecting the residence to the energy of the city while preserving its atmosphere of retreat.



CALM AND DYNAMISM IN EQUILIBRIUM

## *THE UNIQUENESS OF EXPERIENCE*

Here, daily life unfolds with ease. Dubai Islands provides everything at hand – retail, dining, leisure, and green promenades. It is a location that combines accessibility with serenity: close to Downtown, the airport, and the city's landmarks, while at the same time suspended in a quieter rhythm.

*L&A*

CHAPTER *02* PROJECT

*WHERE FORM  
FOLLOWS DESTINY*

*LIA*

WHERE FORMS DRIFT INTO LIFE

*A RESIDENCE SHAPED  
WITH SARTORIAL  
PRECISION*

Lia ascends across seven floors above ground, sinuous lines, cantilevered planes that open into wide terraces, and sweeping 360-degree views over Dubai.

Every angle is designed to capture natural light and perspective, creating a sense of openness that resonates with the skyline.



*EVERY DETAIL WHISPERS  
OF A LIFE DESIGNED TO  
BE FELT AS MUCH AS LIVED*

These elements create a contemporary landmark,  
expressing the grace of living by the sea.





*LiA*

CHAPTER *03* AMENITIES

*WHERE EVERY MOMENT  
FEELS LIKE A TREASURE*



Lia is not simply a residence, but a serene vantage point:

*A PLACE TO DWELL IN HARMONY  
WITH MOVEMENT, STILLNESS,  
AND BEAUTY*

*Lia*

THE FIRST IMPRESSION

*AN APPROACH DEFINED  
BY INTIMACY AND CARE*

Arrival unfolds in a private atmosphere, framed by greenery that creates an immediate sense of retreat.

The experience is both discreet and welcoming, designed to offer residents a feeling of exclusivity from the very first step. Complementing this, a retail space within the property adds vibrancy and convenience, shaping Lia as a place where daily life becomes precious.





*Lia*

A GRAND ARRIVAL

# *WHERE PRESENCE MEETS SPECTACLE*

The lobby of Lia welcomes residents with a soaring triple height space, filled with radiance and openness.

A sculptural helical staircase adds a striking note of elegance, its flowing lines recalling the surge of the sea. Crafted with timeless finishes, this entrance sets the tone for the world within.





A WORLD ABOVE

## *WHERE EVERY DETAIL INSPIRES LIVING*

At the heart of Lia, the podium unfolds as a sanctuary of wellbeing. A sinuous pool lined with sea-green stone becomes its centerpiece, offering sculpted in-water seating that invites pure relaxation. Around it, spaces open to every mood: a dedicated kids' play area for the youngest residents, and shaded BBQ corners designed for gatherings with family and friends. Here, architecture and landscape merge seamlessly.





*LIA*

STRENGTH IN MOTION

# *WELLNESS WITHIN REACH*

From the podium, residents step into a fully equipped gym designed for peak performance.

Bright, spacious, and contemporary, it offers the ideal setting to train, recharge, and maintain balance every day.

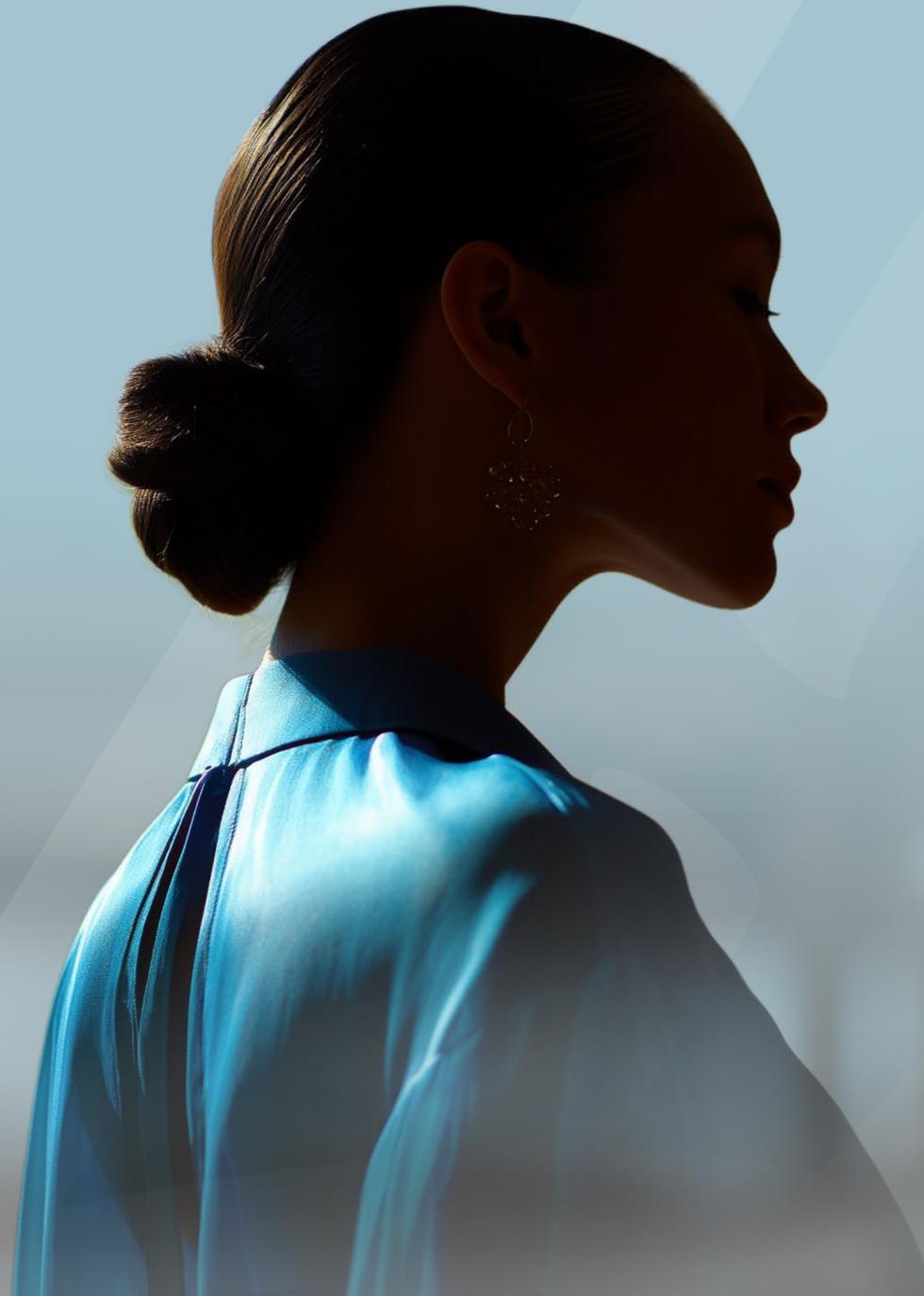




*LiA*

CHAPTER *04* PROPERTY

*WHERE LIFE UNFOLDS IN  
BEAUTY AND PROSPERITY*



*Lia*

FROM INTIMATE TO EXTRAORDINARY

## *SPACES SHAPED FOR EVERY LIFESTYLE*

Lia presents a refined selection of dwellings: one-bedroom and two-bedroom apartments designed for elegant daily living, three-bedroom residences offering generous layouts for families, and three exclusive penthouses crowning the building with private rooftop pools.

Interiors are meticulously curated, with considered proportions, and floor-to-ceiling windows that welcome natural light in all its warmth. Every detail speaks of precision and comfort, transforming each residence into a place designed not only to be lived in, but to be cherished.

ONE-BEDROOM APARTMENT

# *ESSENTIAL HARMONY*

The one-bedroom residence is designed around simplicity and balance.

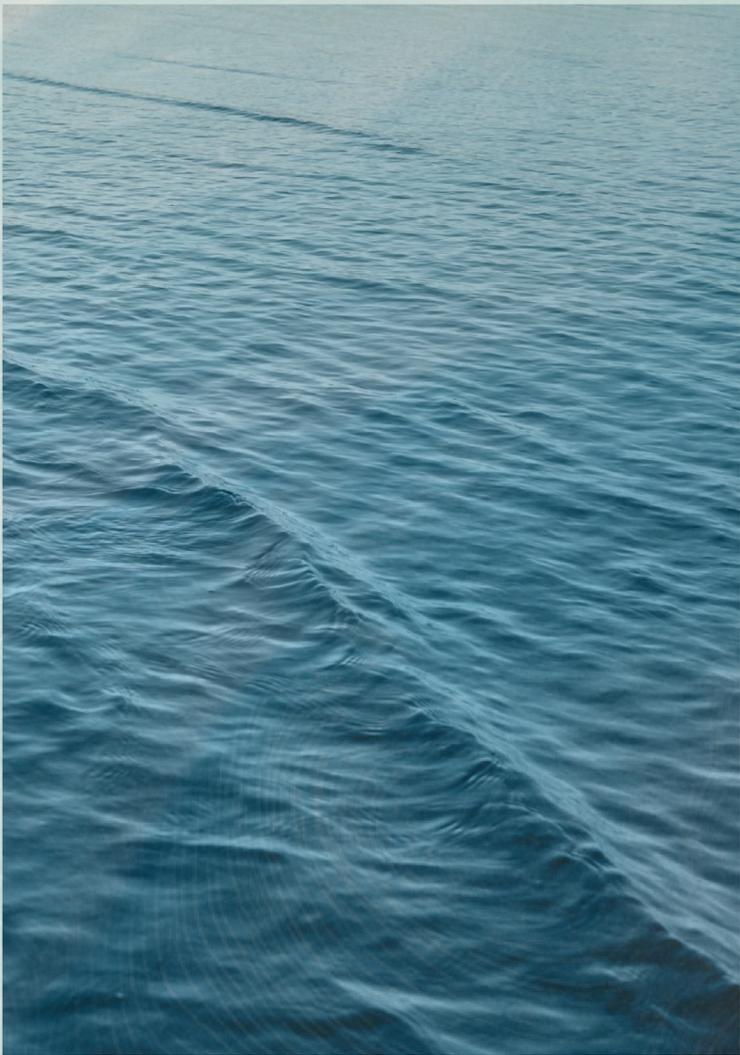
Neutral tones, clean lines, and natural materials create an intimate yet functional atmosphere, where the living area flows seamlessly into the kitchen. Every proportion is calibrated, turning essential forms into subtle refinement and offering a retreat for those who value calm and discretion.



ALVARO  
PHOTOGRAPHY







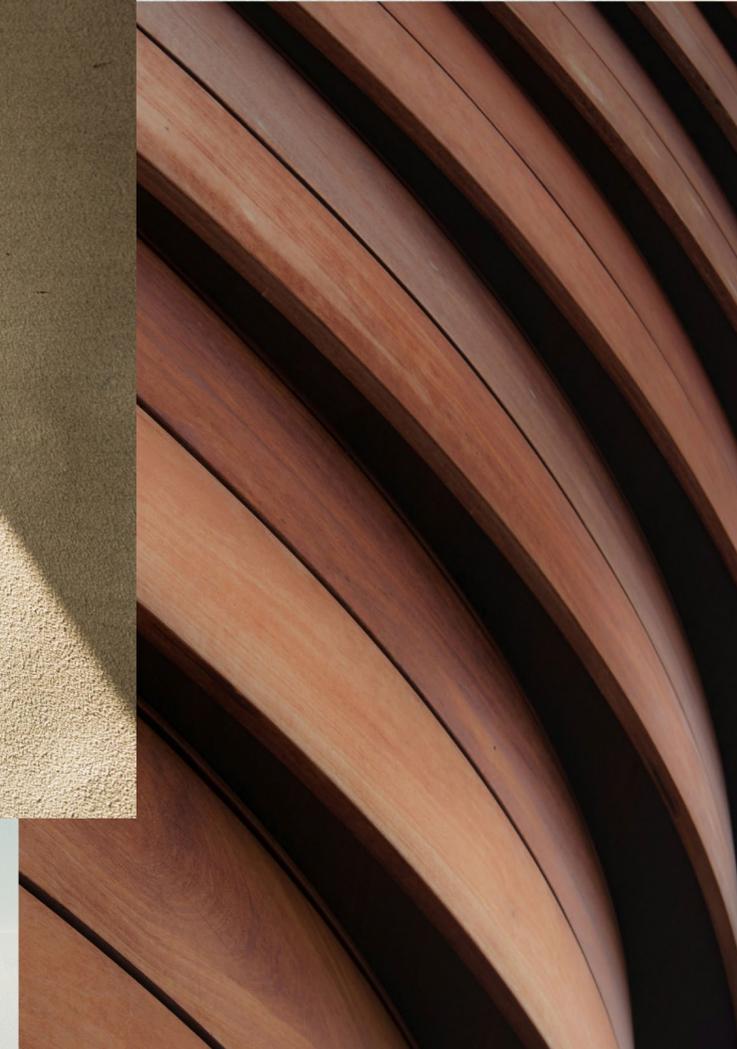
L&amp;A

TWO-BEDROOM APARTMENT

# *THE LANGUAGE OF MATERIALS*

The two-bedroom residence interprets contemporary living through carefully selected materials.

Stone and wood surfaces blend with refined finishes to achieve a balance of warmth and sophistication. The open-plan living space extends naturally, with the kitchen island at its heart, creating an environment for both convivial gatherings and relaxed everyday life.





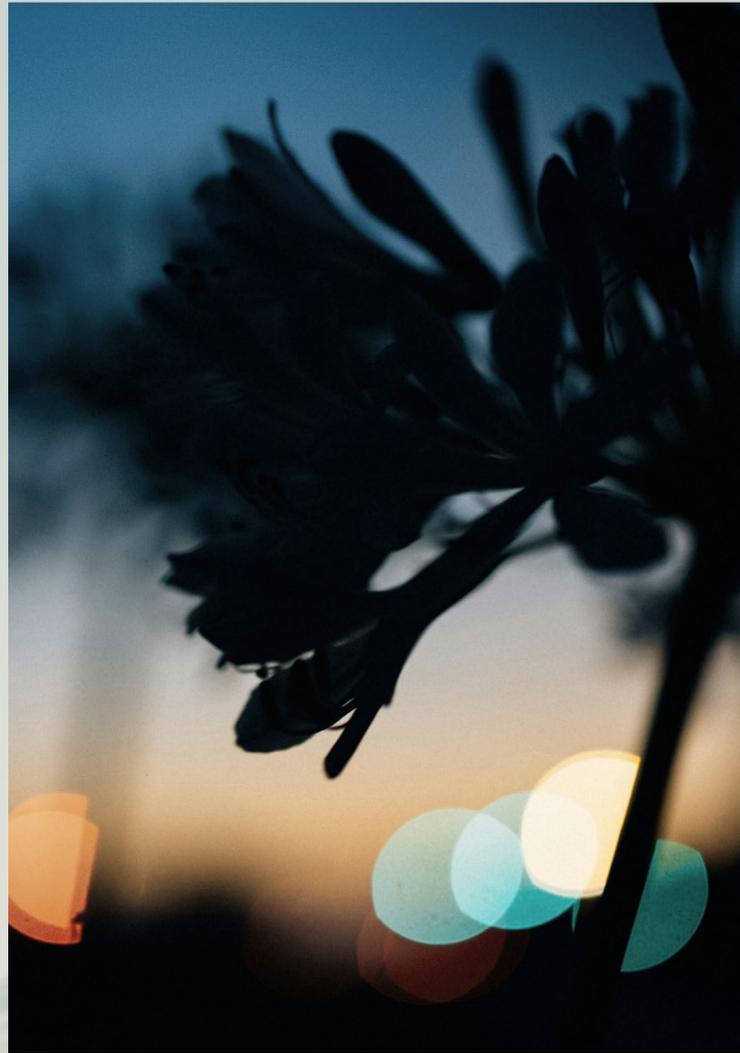


TWO-BEDROOM APARTMENT

*REFLECTIONS  
AND FLOW*

The bathroom features glass partitions that separate without dividing, producing a sense of depth and continuity.





The bedrooms embody understated elegance, combining style with comfort in perfectly measured proportions. This residence is conceived for those who appreciate versatility, openness, and a curated yet modern character.





THREE-BEDROOM APARTMENT

## *SPACES FOR TOGETHERNESS*

The three-bedroom residence is designed for moments of connection. Large windows invite a natural dialogue between indoors and outdoors, while the generous proportions of the living room make it an ideal setting for family life and shared experiences.



THREE-BEDROOM APARTMENT

# *EVERYDAY CHARM*

The walk-in closet introduces a sense of bespoke luxury, transforming daily organization into an act of style.

Bedrooms and bathrooms merge functionality with distinction, featuring fine finishes and custom details.





L&amp;A



PENTHOUSE

## *THE PINNACLE OF PRESTIGE*

The Penthouse embodies exclusivity at its highest level: soaring ceilings and exquisite materials define an uncompromising ambience, while full-height views connect the interior with the sea beyond.

The kitchen becomes a statement piece, with marble countertops available in different bespoke options, adding individuality and distinction to the space.







PENTHOUSE

# *AN OASIS ABOVE THE SEA*

Outside, the wide terrace with its infinity pool becomes the centerpiece:

a private sanctuary suspended over the horizon, offering the rare privilege of experiencing Dubai Islands from a unique and elevated perspective, with in-water loungers that invite you to drift into a serene dimension where time slows and tranquility surrounds you.





*THE ART OF LIVING  
REACHES ITS  
PUREST EXPRESSION*

A residence that transforms daily life into  
an elegant and timeless lifestyle.

PENTHOUSE

# *TOUCHES OF BEAUTY*

Textures revealing the essence of matter.

Bathrooms embrace boldness, with nature-inspired wall coverings and Rosso Levanto stone enriched by mosaics and glass details.



*LiA*

CHAPTER *05* DEVELOPER



*WHERE VISION TURNS  
INTO REALITY*

LiA



**AVENEW**  
DEVELOPMENT

MORE THAN REAL ESTATE

## *CURATING LIFESTYLE*

Avenew Development is more than real estate—it's about curating a lifestyle where comfort and finesse live together in harmony to create timeless memories.

Founded and born in Dubai in 2024, Avenew was co-founded by Rasha Hassan with a vision to craft homes that elevate everyday living. We believe a home is more than just a space—it's where life's finest moments unfold. That's why we design with intention, creating refined, highend communities where luxury feels effortless and every detail enhances the way people live, connect, and unwind.

At Avenew, we shape more than residences; we create experiences. Our developments are a seamless blend of sophistication and warmth, ensuring that every home isn't just lived in—it's cherished. With a deep commitment to redefining modern comfort, Avenew is setting new standards for inspired living in Dubai – one exceptional home at a time.



WHERE SEA FEELS LIKE HOME

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DEVELOPMENT

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