



LIVEL *Live Well* RESIDENZA

THE FIRST ITALIAN DEVELOPER IN DUBAI

VITTORIA
COSTRUZIONI group

GANDOLFI
MURA ARCHITETTI
ASSOCIATI



Huspy™

HQS
Cost Management

R Reliant General
Contracting Co LLC

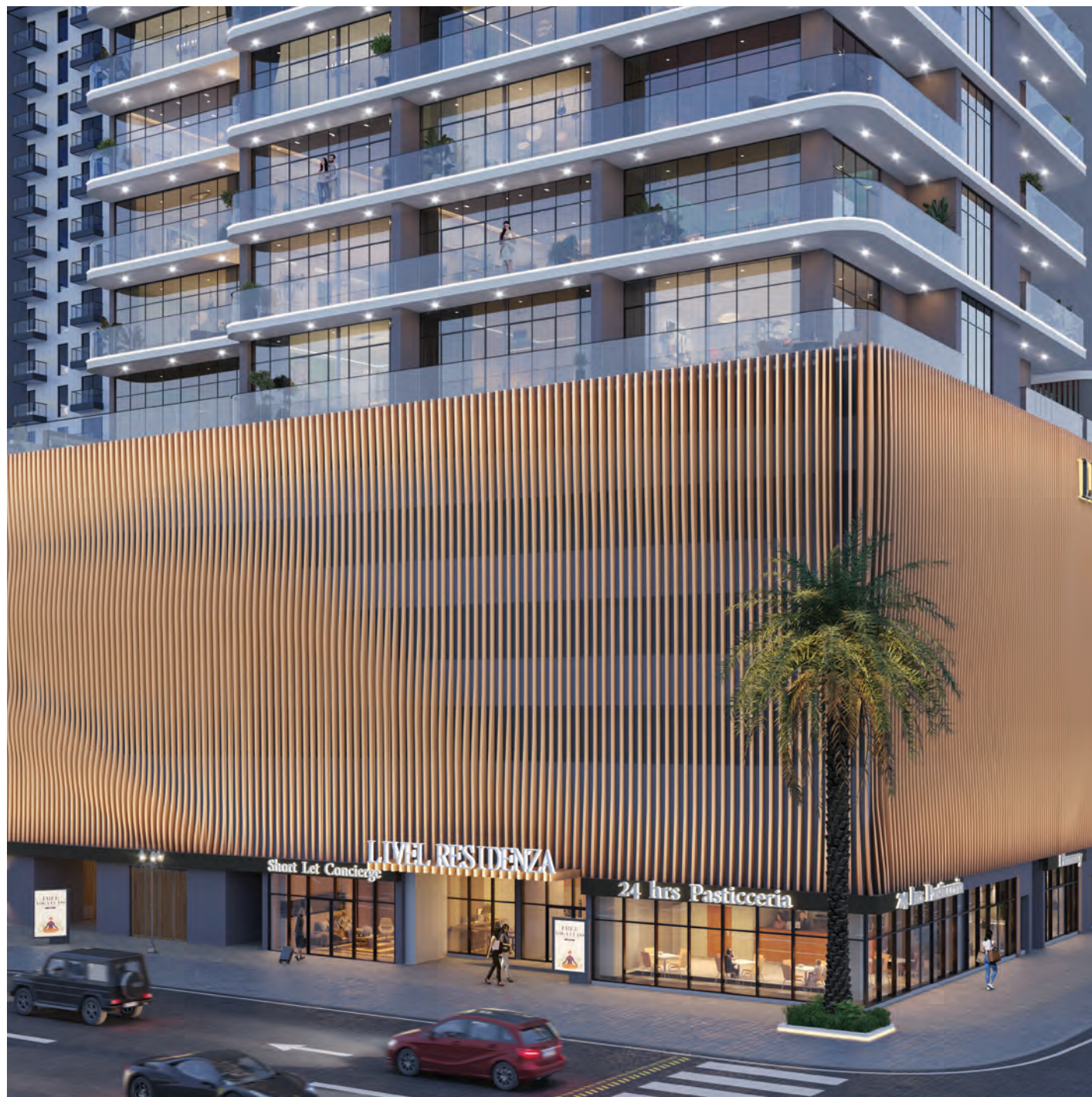
Hottest Selling Community at the Heart of Dubai



Vantage Developments & Vittoria Group Costruzioni

LIVEL RESIDENZA

Quintessential living in the
heart of the city.





The First Italian Developer in Dubai

About the Developer

Vantage Development, in partnership with Vittoria Group Costruzioni introduces Dubai's first true Italian developer. With over 70+ years of global development experience and 86+ luxury projects completed in Europe, Vittoria is renowned for transforming urban landscapes with sustainable, forward-thinking designs. Together, we aim to bring this legacy to Dubai, delivering investments that not only meet today's needs but also anticipate tomorrow's demands.

Why Invest with Us?

With 60 plus years in Italy and 20 plus years in Dubai, our leadership team focuses on building quality homes and creating wealth for our customers. Through a development company, a brokerage and property management arm we offer a seamless experience for our clients. Functional design and meticulous execution make our products stand out from the rest.



70+
Years of Global
Development
Experience

86+
Luxury Projects
in Europe

2B USD
Of UAE Advisory and
Development
Experience

LIVEL Residenza is Vittoria Groups, flagship project in Dubai.

Vantage Developments is the only property developer in Dubai to partner with an Italian developer, Vittoria Group Costruzioni, which boasts of a 60-year legacy in Italy's luxury project market.

A strategic partnership- which draws upon the expertise of both companies is introducing a step up in luxury living amongst the upper mid-market segment of Dubai.



This strong relationship between Vantage Developments and Vittoria has enabled us to offer our clients exclusive access to some of the finest property.

I am incredibly excited about our flagship project LIVEL Residenza in Dubai. It will rightfully become one of the notable skyscrapers on the city's skyline.

At a time when Dubai property is one of the best long-term investments you can make globally, it's a project that guarantees luxury living and buoyant returns.

Kabir Joshi
CEO
Vantage Developments



Bringing Italian Expertise To Dubai



"Vittoria Group Costruzioni is thrilled to partner with Vantage Developments as they share our values, commitment to quality, and are driven by a long-term vision.

We are excited to extend our Italian legacy in the UAE with Vantage Developments. We are as passionate as Vantage Devel for our flagship project – LIVEL Residenza"

Giuseppe Gandolfi
CHAIRMAN
Vittoria Group Costruzioni

A Masterpiece of Stunning Craftsmanship and Design.

Prime location district 17 JVC.

Minutes away from circle mall, international schools and ample retail.

Amenities include: podcast studio, sauna, steam, paw park, 24/7 Concierge and much more.

Completing in Q2 2026.

LIVEL
Live Well
RESIDENZA

Built for the next

We are Green Certified

LIVEL Residenza is a landmark residential building that exemplifies our commitment to sustainability and innovative design.

Through a series of environmental and social-economic initiatives, we ensure that LIVEL Residenza not only meets but surpasses green building standards.



Environmental Initiatives



Water Usage Reduction: LIVEL Residenza achieves a 40% reduction in water usage through the installation of efficient fixtures.



Energy Efficiency: The building is designed to save over 24.56% in annual energy consumption with high-performance envelopes and systems.



Eco-Friendly Materials: We use eco-friendly, low-emission materials to enhance indoor air quality and reduce the building's environmental footprint.



Heat Island Reduction: High Albedo roofing and efficient facades are utilized to minimize the heat island effect.



Sustainable Waste Management: LIVEL Residenza integrates waste segregation systems to promote responsible waste management.

Social and Economic Initiatives



Sustainable Transportation: LIVEL Residenza offers preferred parking for low-emission vehicles and shaded bicycle facilities to support sustainable commuting.



Local Sourcing: Over 10% of the materials used in construction are sourced locally, boosting regional economies and reducing environmental impact.



Occupant Comfort: The building ensures occupant comfort with energy-efficient systems and a fresh air supply in all spaces.



Green Certification: LIVEL Residenza is Green Building certified by Trakhees, ensuring compliance with the highest sustainability standards from the early design stages.

LOCATION, LOCATION, LOCATION

Dubai International Airport

32 Mins

Dubai Mall & Burj Khalifa

29 Mins

Burj Al Arab

20 Mins

Palm Jumeirah

22 Mins

Mall of Emirates

20 Mins

Saudi German Hospital

10 Mins

Dubai Marina & JBR

28 Mins

Palm Jebel Ali

35 Mins

Business Bay

25 Mins

Kings College
Hospital London

10 Mins

GEMS Wellington
International Academy

10 Mins

Dubai Hills Mall

10 Mins

JCC International School
& Circle Mall

2 Mins

Sunmarke School, JVT

6 Mins

Al Maktoum International
Airport

30 Mins



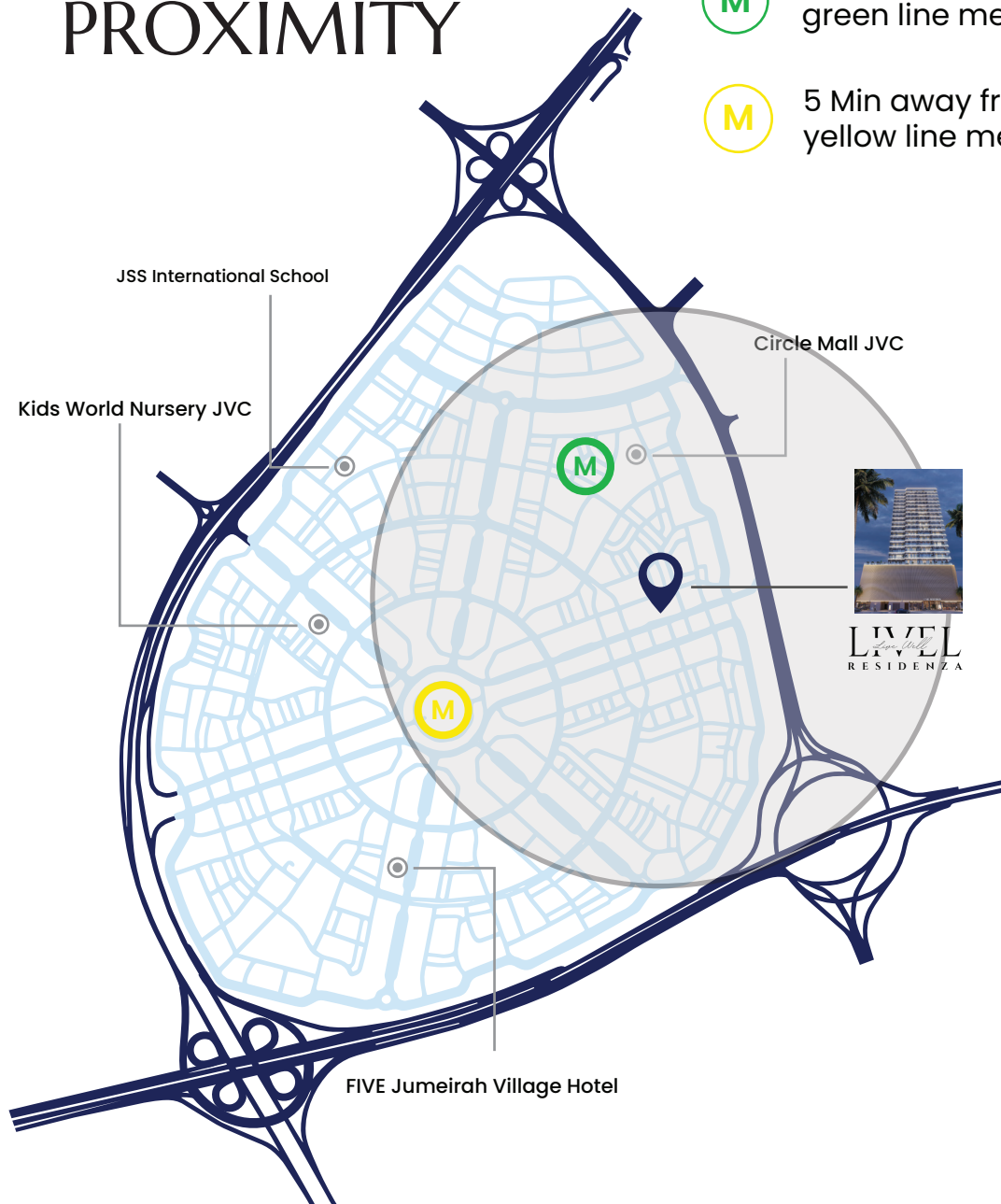
METRO PROXIMITY



1 Min away from
green line metro staion



5 Min away from
yellow line metro staion



J U M E I R A H V I L L A G E C I R C L E



Amenities

Owners pride neighbors envy

Welcome home to a green centered holistic well-being with top notch wellness health and recreational amenities.



Podcast Studio



24/7 Concierge Desk



Co-working Space



Coffee Shop



Italian Garden



Paw Park



Temperature controlled Pool & Jacuzzi



Kids Aqua Zone



Outdoor Gym



Indoor Gym



Yoga Room



Steam & Sauna



Padel Tennis



EV Stations



Outdoor Cinema



BBQ Area



INDOOR GYM



LIVEL
Live Well
RESIDENZA

YOGA ROOM



PODCAST STUDIO

Chase your dreams



PADEL TENNIS



LIVEL
Live Well
RESIDENZA

POOL & BBQ AREA



LIVEL
Live Well
RESIDENZA

KIDS AQUA ZONE



LIVEL
Live Well
RESIDENZA

EV STATIONS



OUTDOOR GYM



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RESIDENZA

A photograph of two golden retrievers running happily in a grassy field. The dog on the right is in the foreground, looking towards the camera with its mouth open. The dog on the left is slightly behind and to the side. A person's leg and foot are visible on the far left, holding leashes for the dogs. The background is a soft-focus green field.

PAW PARK

LIVEL
Live Well
RESIDENZA

ITALIAN GARDEN



24/7 CONCIERGE DESK

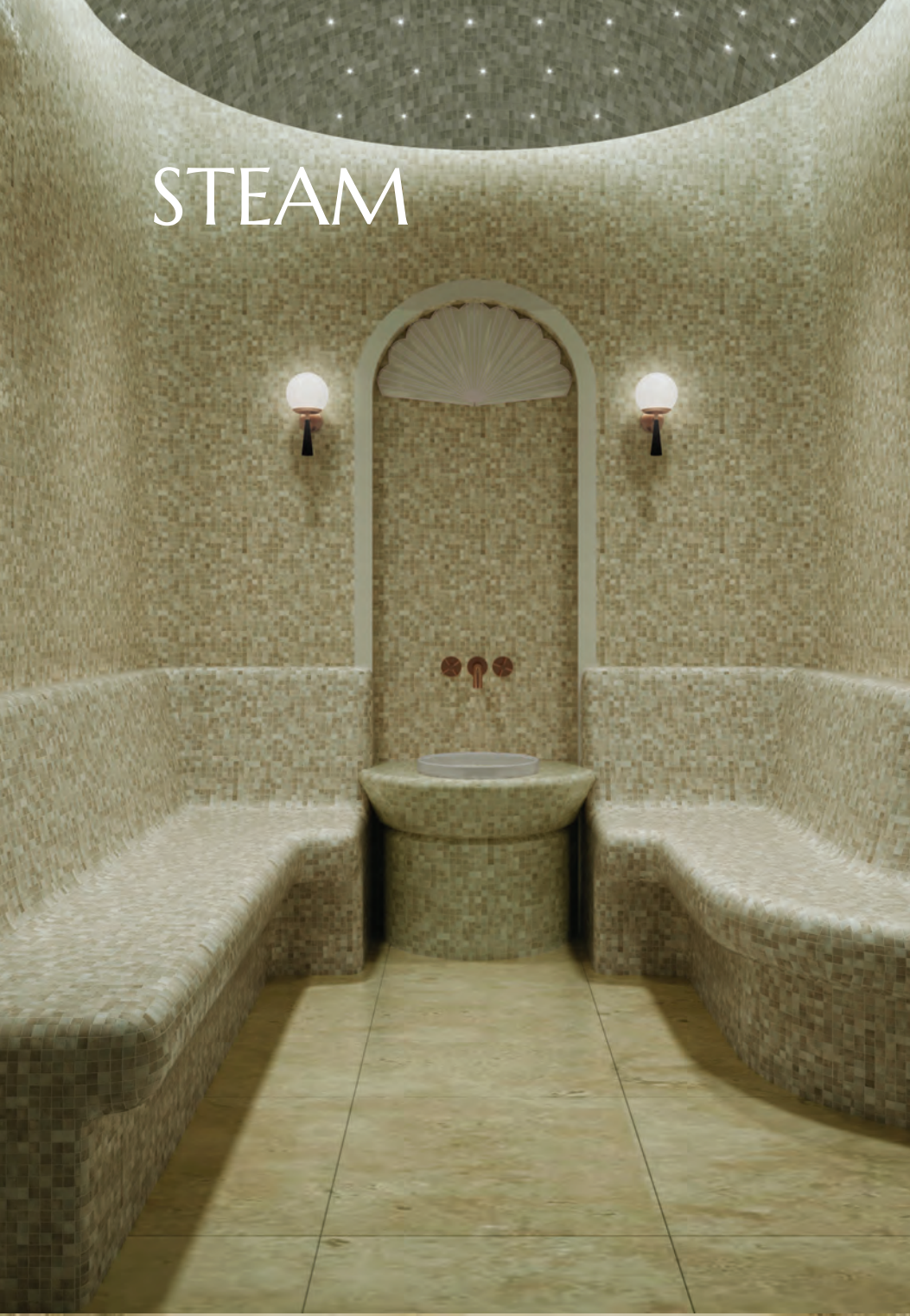


CO-WORKING SPACE



24/7 COFFEE SHOP

STEAM



SAUNA



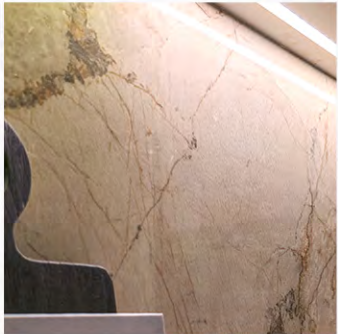
LIVEL
Live Well
RESIDENZA



Finest European Finishings



Tastefully Curated



VENICE STUDIO

1 Bathroom

Apartment Area:

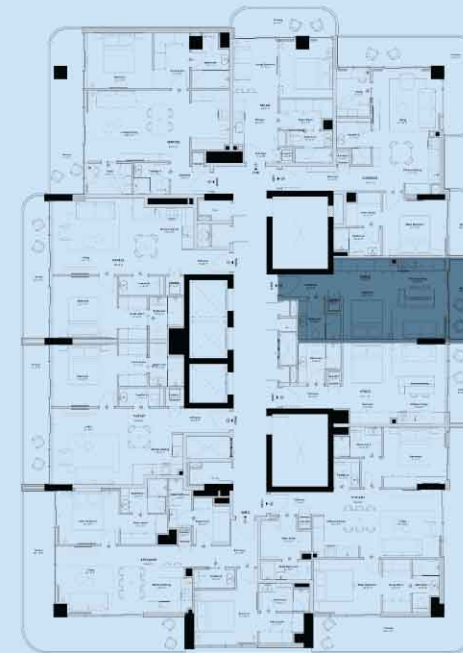
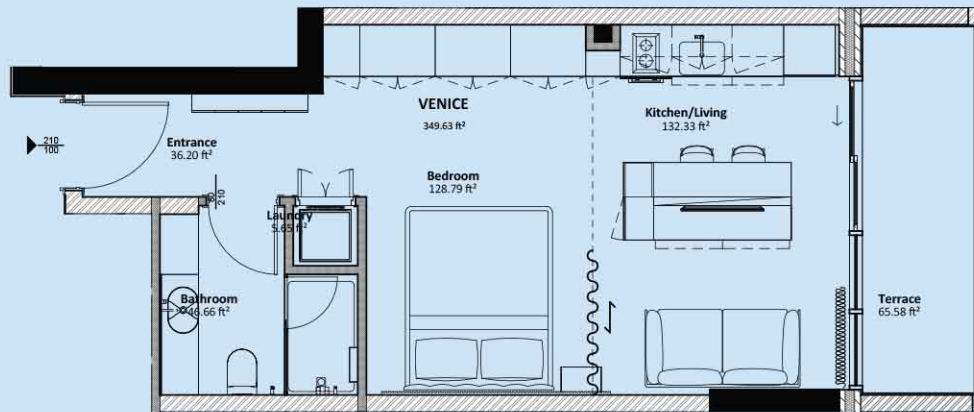
393.1 ft²

Terrace Area:

68.14 ft²

Total Area:

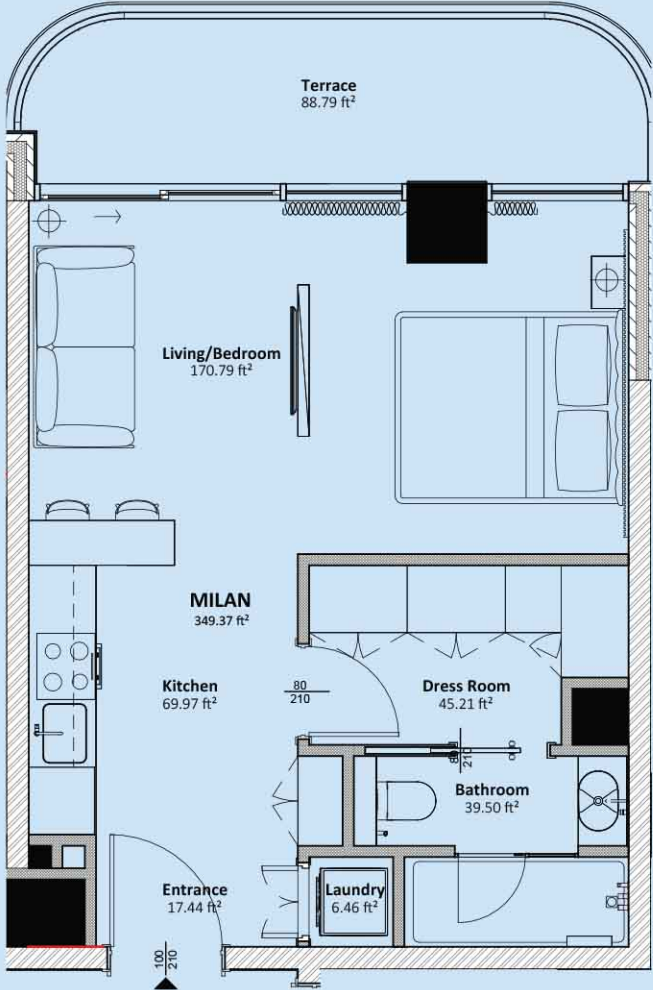
461.23 ft²



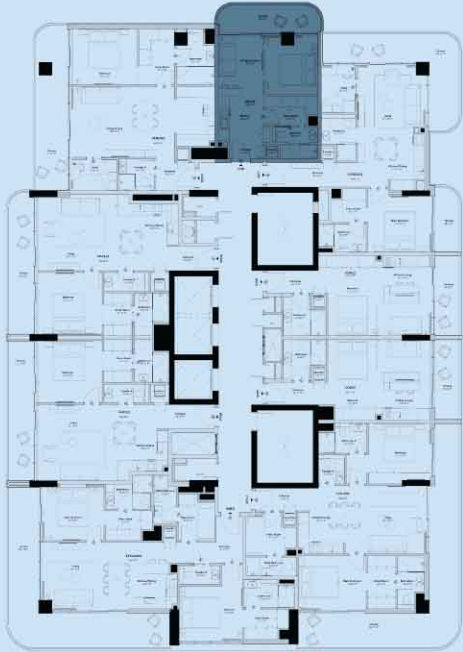
Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

MILAN STUDIO

1 Bathroom



Apartment Area:	Terrace Area:	Total Area:
396.97 ft²	92.14 ft²	489.11 ft²

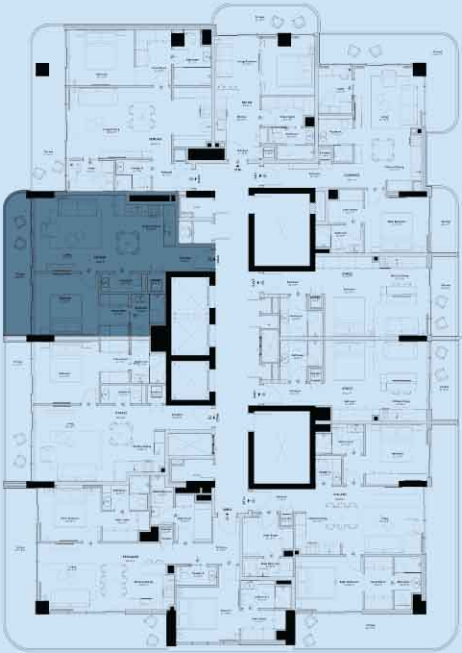
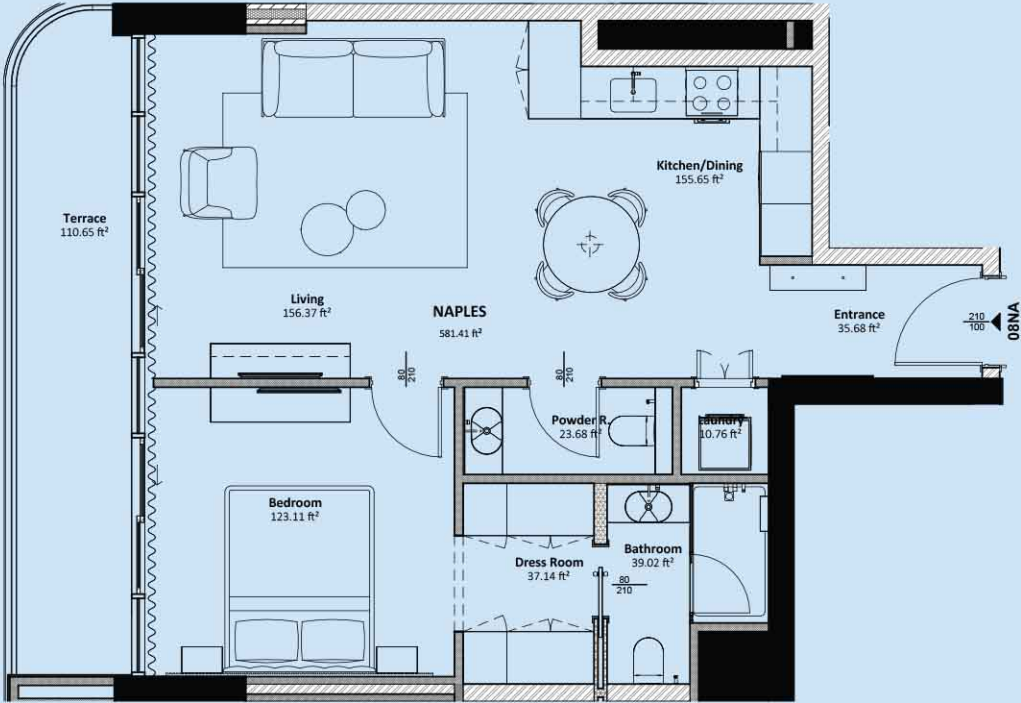


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NAPLES 1 BR

1.5 Bathrooms

Apartment Area:	Terrace Area:	Total Area:
637.12 ft ²	119.91 ft ²	757.03 ft ²



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NAPLES 1 BR

1.5 Bathrooms

Apartment Area:

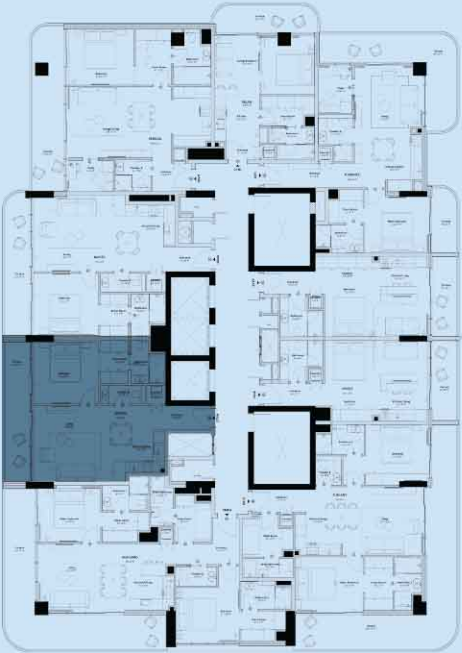
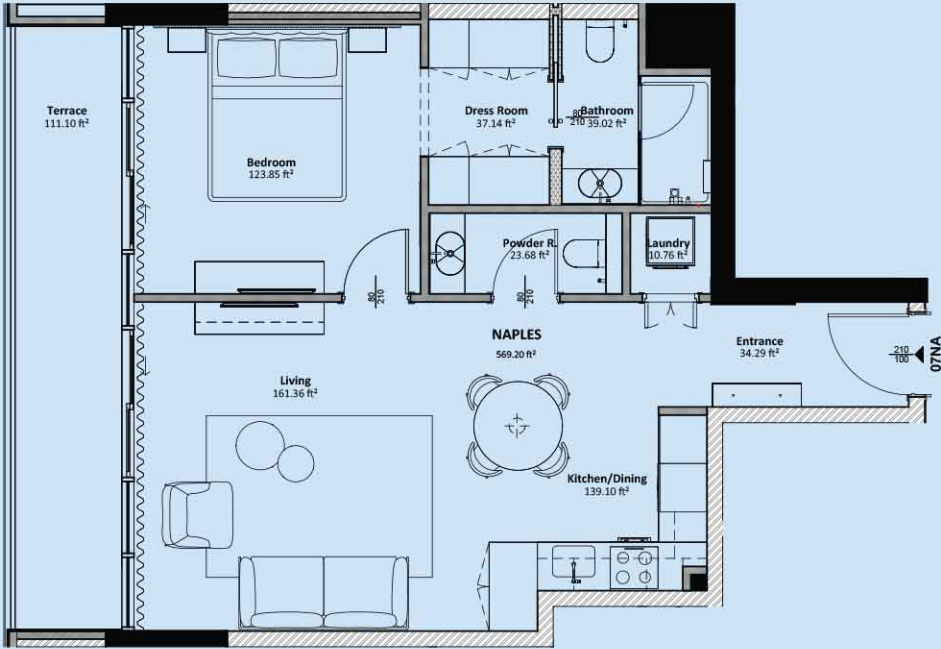
650.46 ft²

Terrace Area:

117.65 ft²

Total Area:

768.11 ft²



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VERONA 1 BR + STUDY

2 Full Bathrooms

Apartment Area:

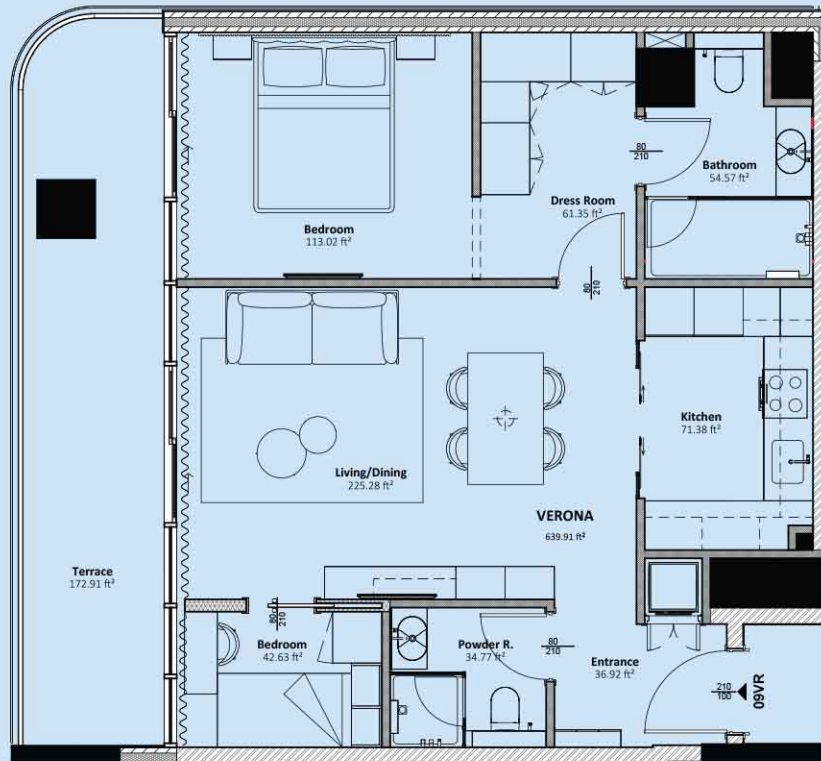
728.5 ft²

Terrace Area:

173.73 ft²

Total Area:

902.23 ft²



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FLORENCE 1 BR + STUDY

2 Full Bathrooms

Apartment Area:

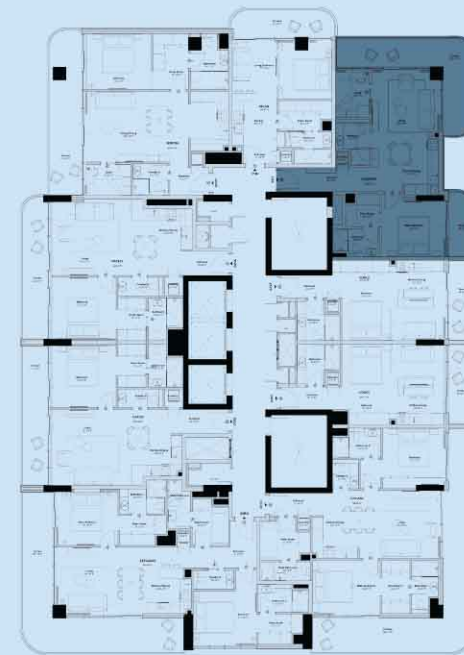
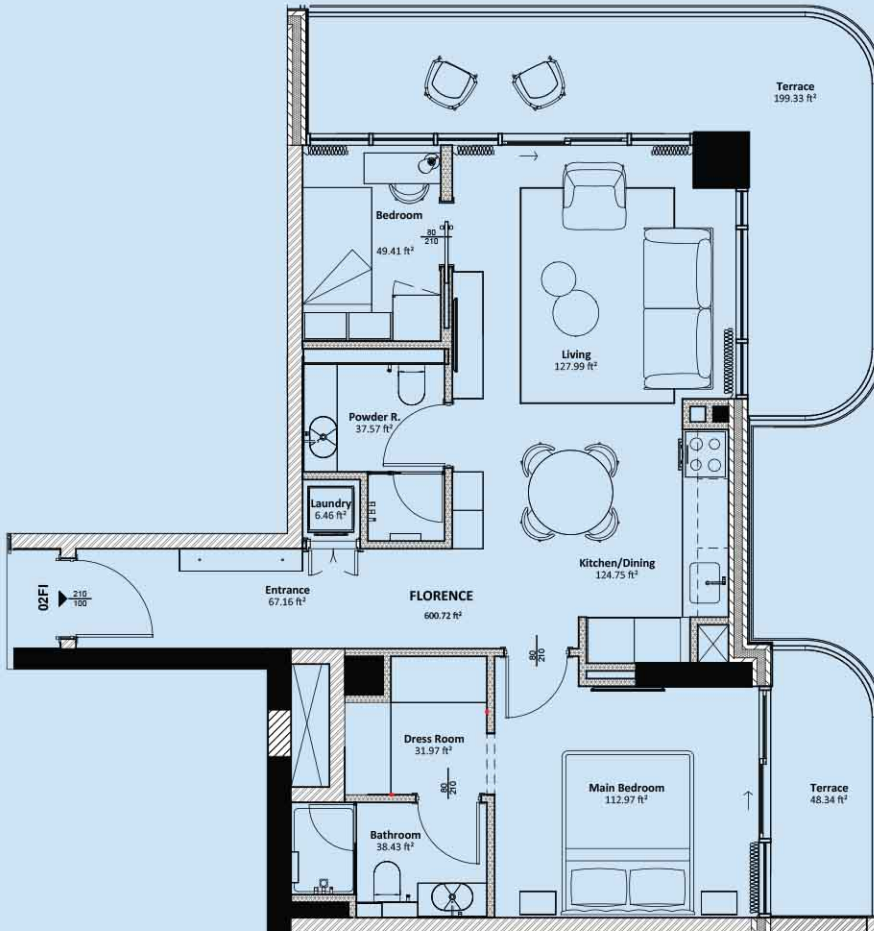
677.91 ft²

Terrace Area:

248 ft²

Total Area:

925.91 ft²



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TUSCANY 2 BR + MAID

3.5 Bathrooms

Apartment Area:

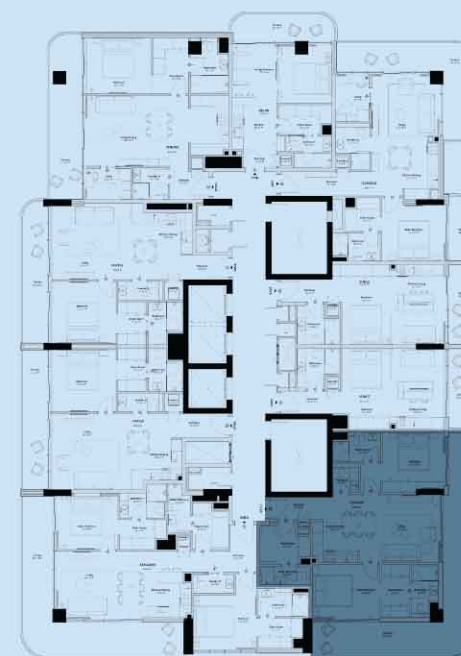
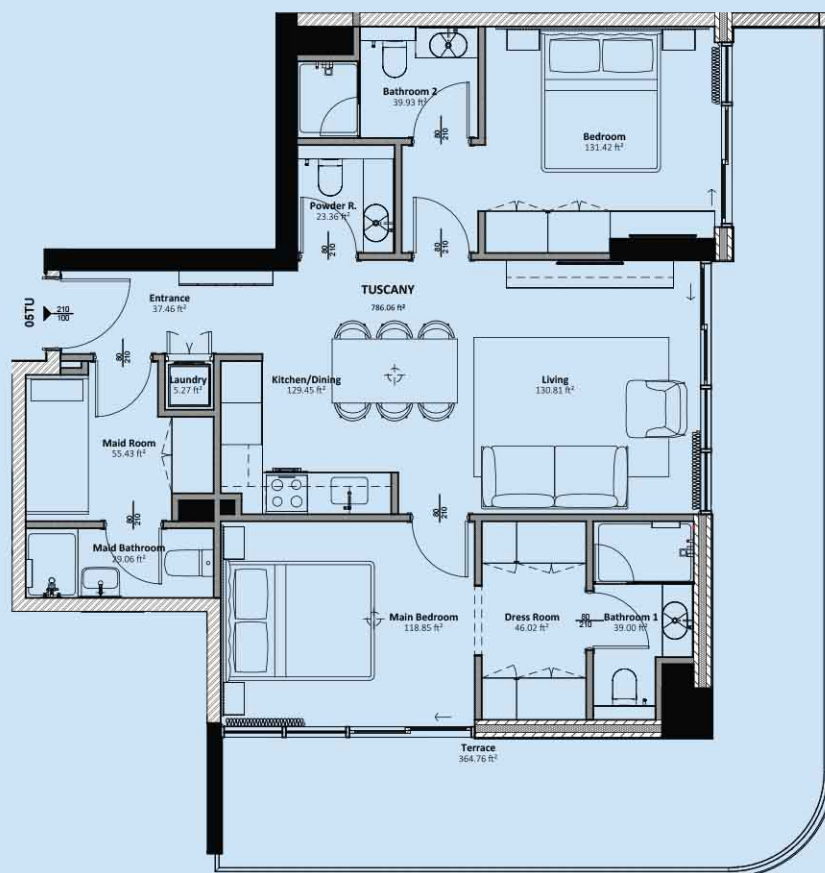
874.03 ft²

Terrace Area:

367.16 ft²

Total Area:

1241.19 ft²

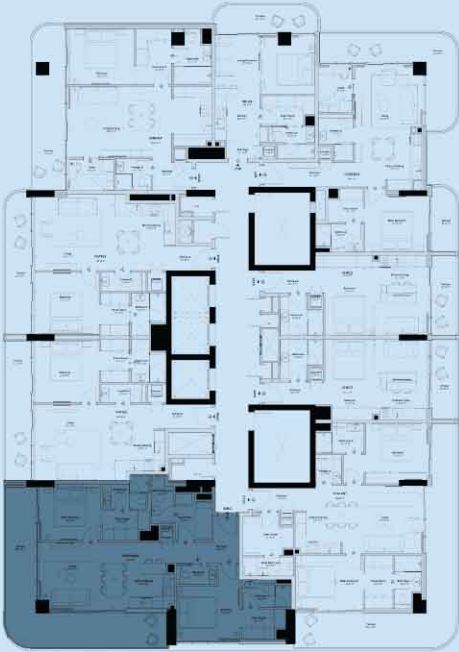
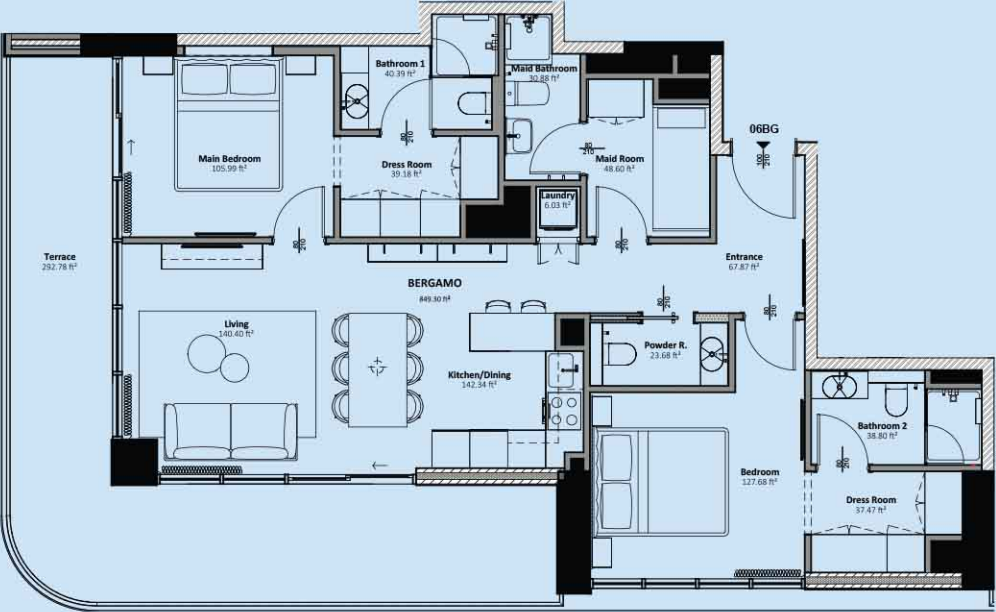


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BERGAMO 2 BR + MAID

3.5 Bathrooms

Apartment Area:	Terrace Area:	Total Area:
930.22 ft ²	315.27 ft ²	1245.49 ft ²



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Exclusive lifestyle membership for your wellness and recreation

With Vantage's exclusive benefits membership, you can enjoy exclusive discounts on pooldays, brunches, fine dining, gyms, fitness studios, and much more.

PALACE
DOWNTOWN

Hilton
DUBAI AL HABTOOR CITY

THE
WB
Abu Dhabi

JUMEIRAH
GROUP

Fairmont
HOTELS & RESORTS

INTERCONTINENTAL
DUBAI MARINA

AL HABTOOR
POLO CLUB

RAFFLES
HOTELS & RESORTS

Fitness First



PAYMENT PLAN

50/50

Enjoy this exclusive payment plan in partnership with the largest mortgage provider in the UAE.

Finance the last payment
(50% Over 20 Years)

Get pre-qualified at the
time of booking

T&C's Apply



"Italian Architecture.
Thoughtful Design. Immersive Living."

LIVEL *Live Well* R E S I D E N Z A

CALL US TOLL FREE ON
800 VANTAGE

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sales@vantagedevelopments.ae
www.vantagedevelopments.ae

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