

LOOKBOOK



WHERE SEA FEELS LIKE HOME

AVENEW
DEVELOPMENT



ABOUT

LOCATION

Where the sea becomes home

07



ABOUT

PROJECT

Where form follows destiny

14



ABOUT

AMENITIES

Where every moment feels like a treasure

20



ABOUT

PROPERTY

Where life unfolds in beauty and prosperity

29



ABOUT

DEVELOPER

Where vision turns into reality

55



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.

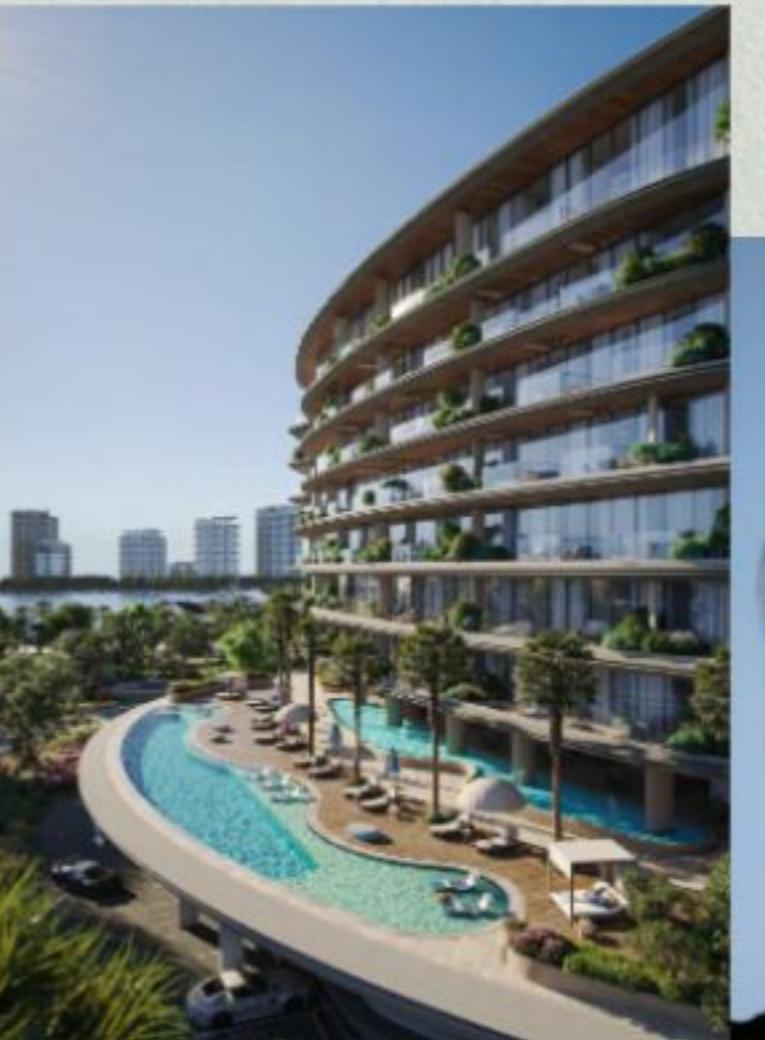
LIA

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.



ZIA

CHAPTER

01

LOCATION

WHERE THE SEA
BECOMES HOME









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.

2iA

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.

2iA

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.



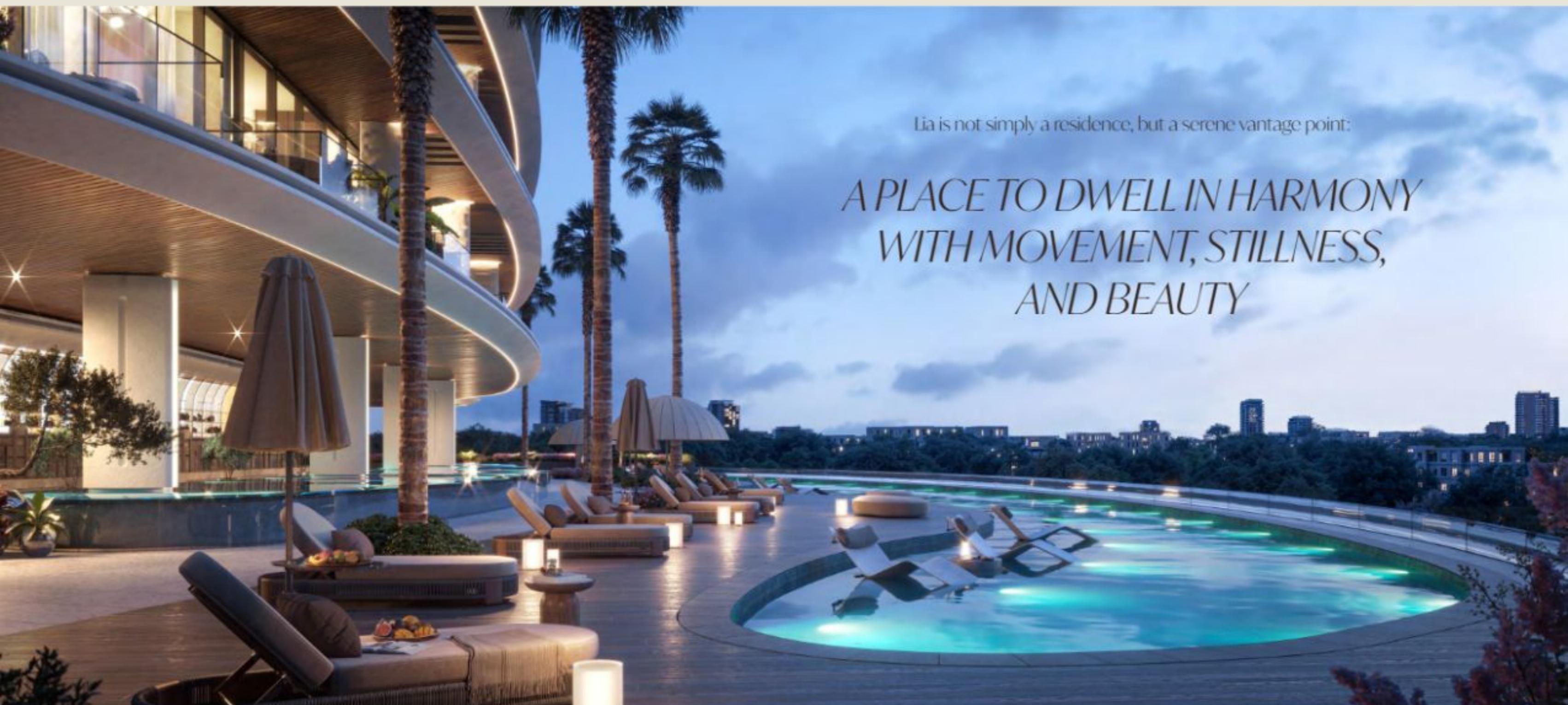


ZIA

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.





21A

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.





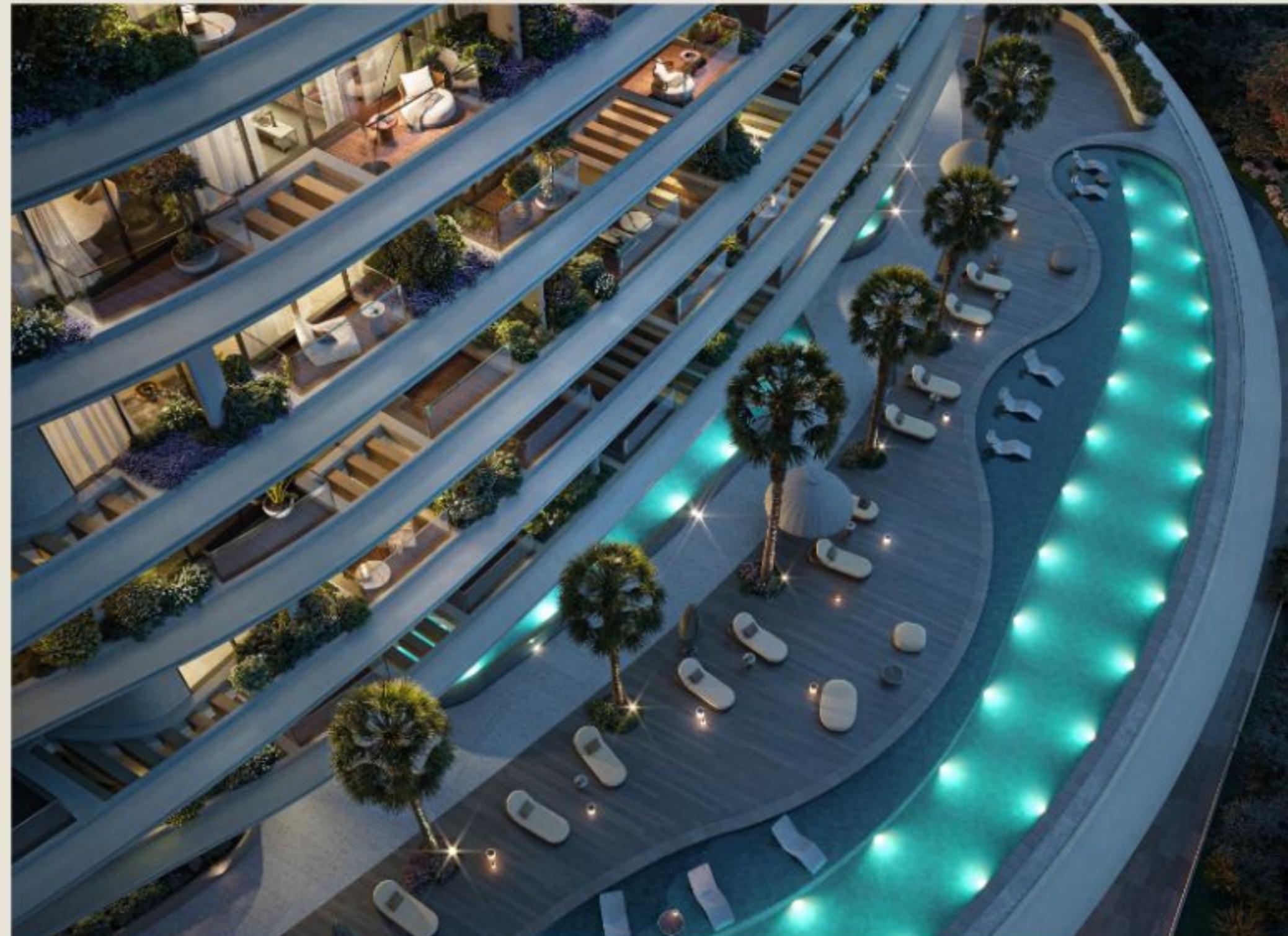
A WORLD ABOVE

WHERE EVERY DETAIL INSPIRES LIVING

At the heart of Lila, 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.





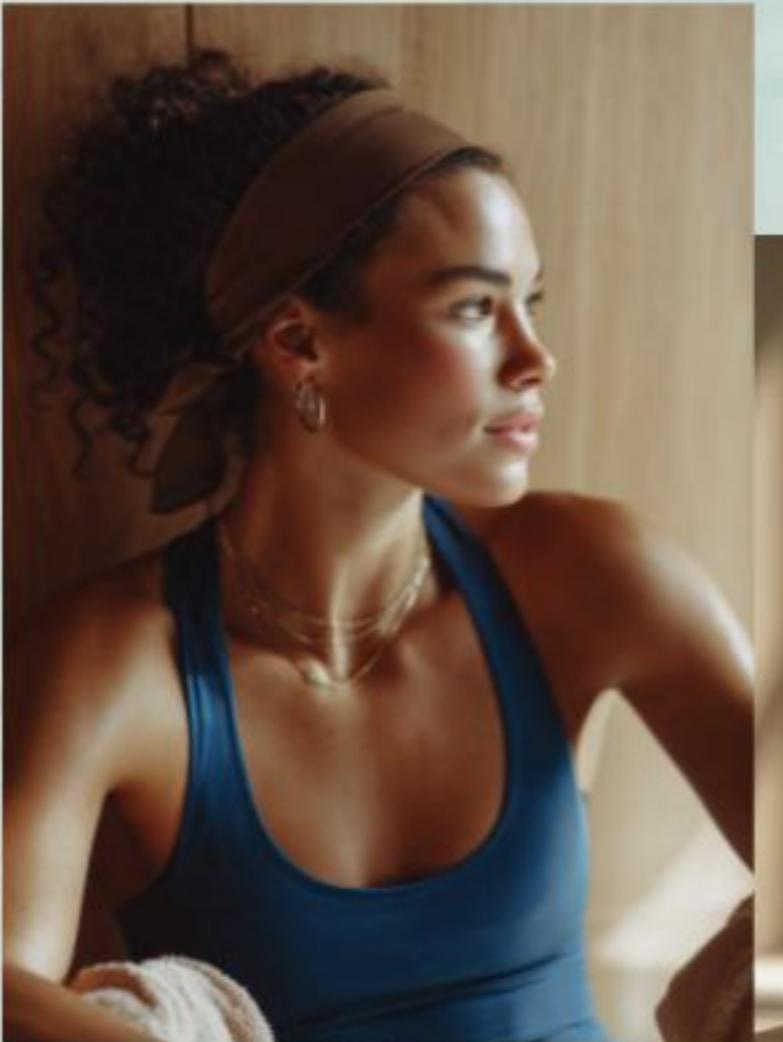
ZIA

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.





2A

CHAPTER 04 PROPERTY



WHERE LIFE UNFOLDS IN
BEAUTY AND PROSPERITY

lia



FROM INTIMATE TO EXTRAORDINARY

SPACES SHAPED FOR EVERYLIFESTYLE

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

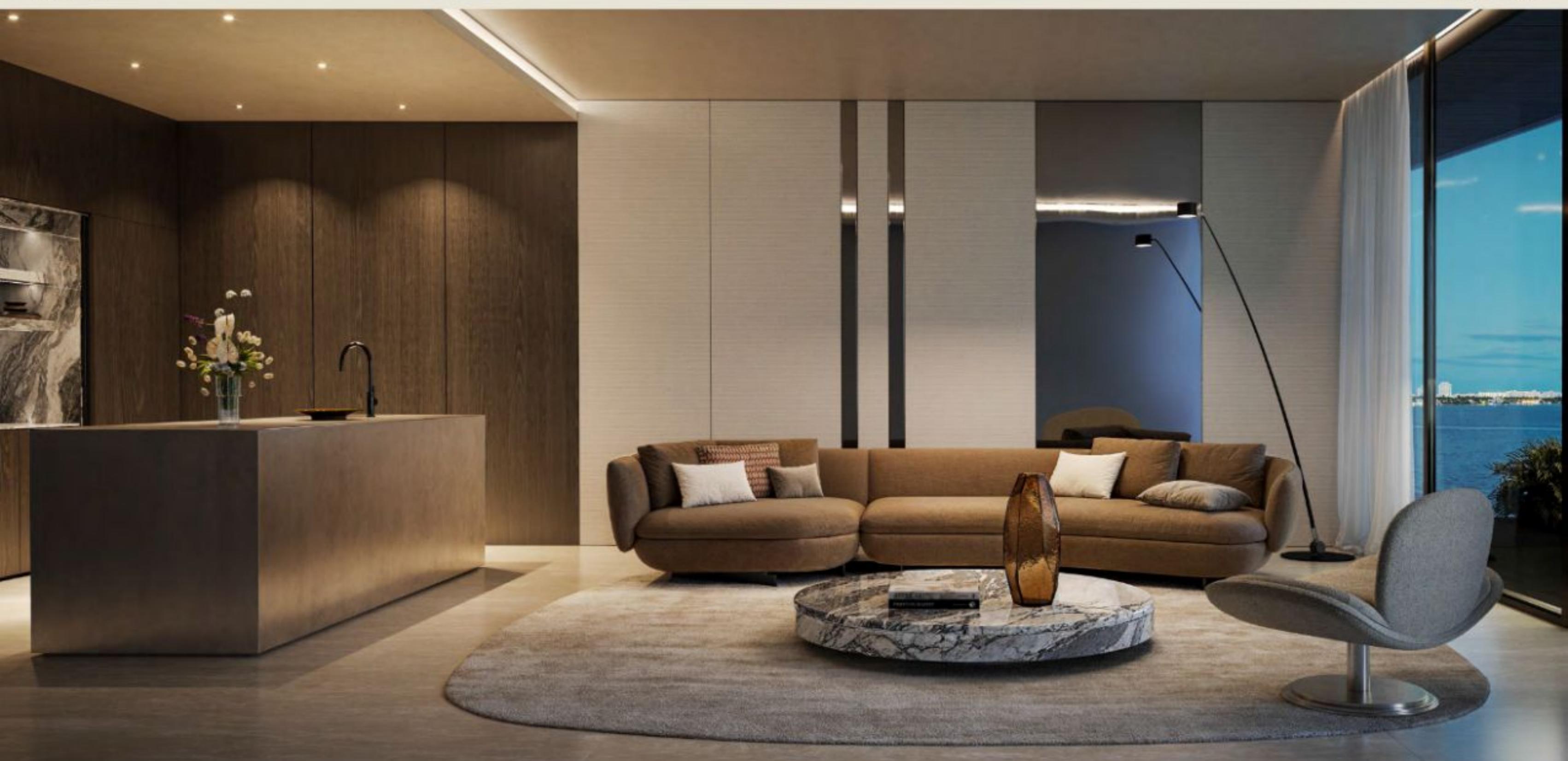
ESSENTIAL HARMONY

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.



AEVAR AA
PHOTOGR/







24

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.





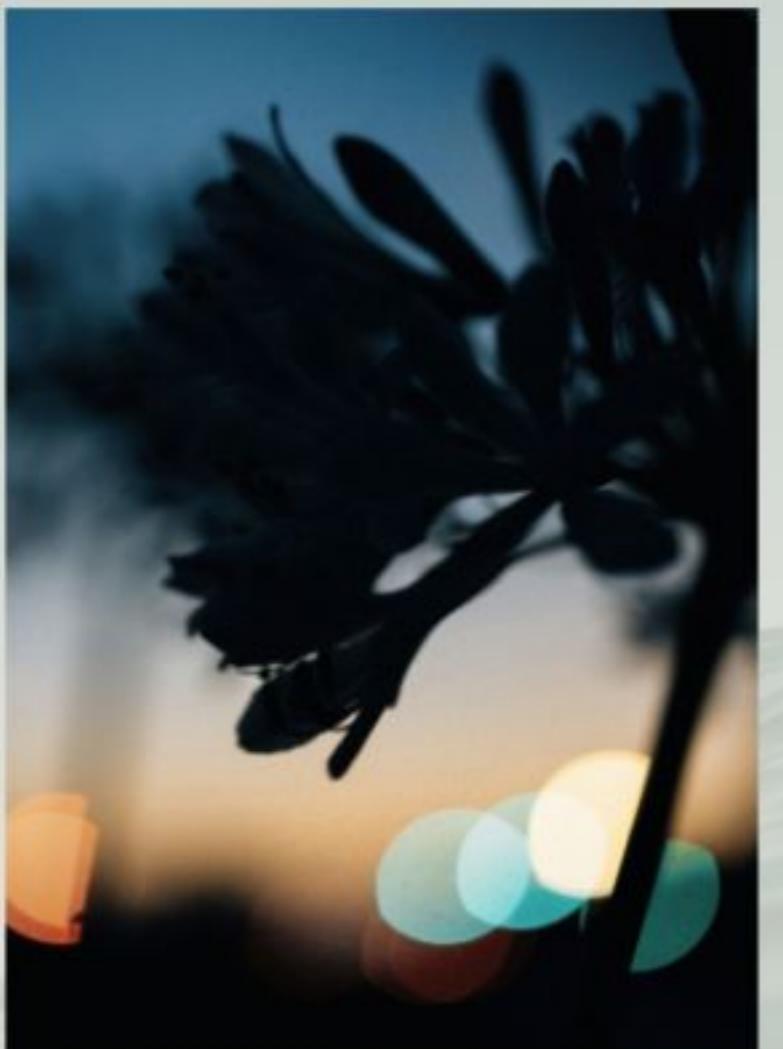


TWO-BEDROOM APARTMENT

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.





ZIA

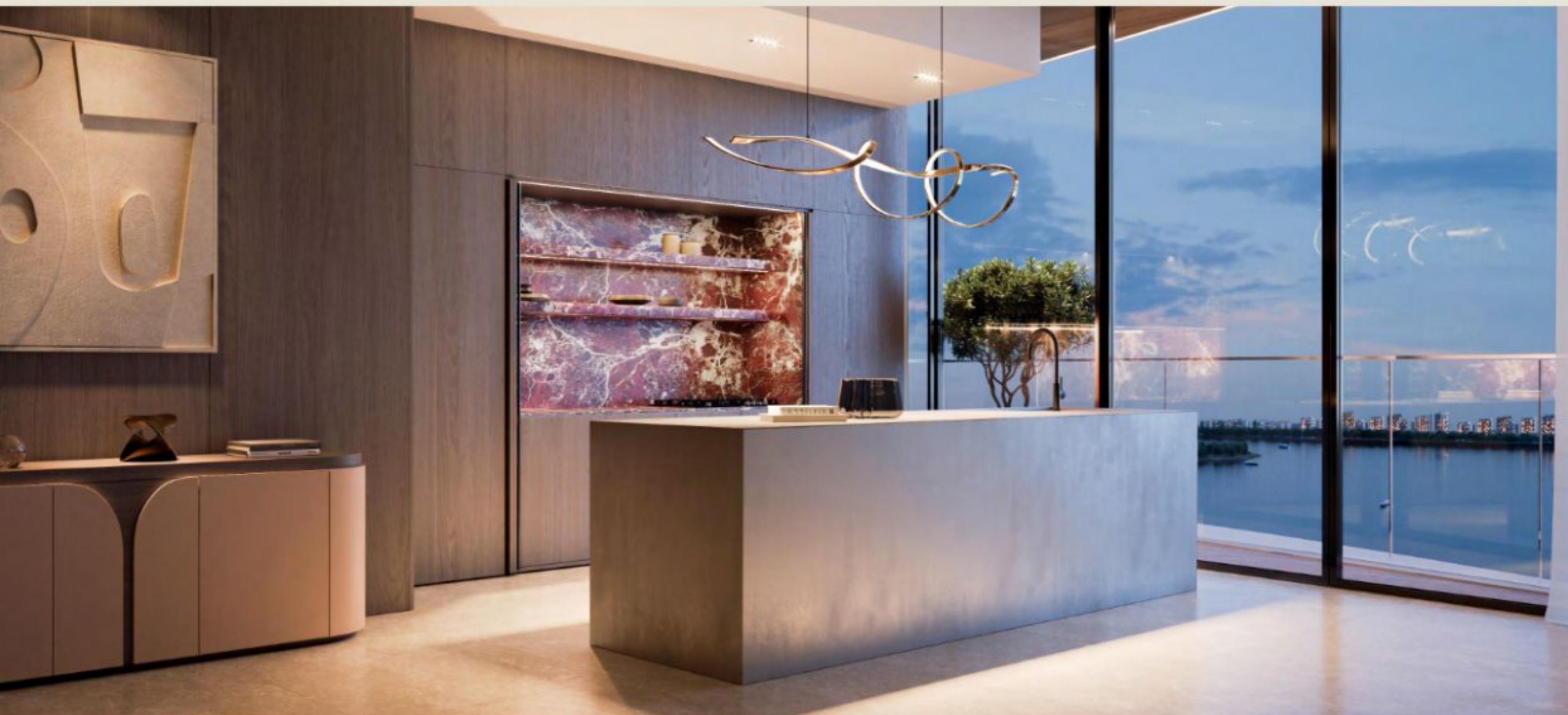


PENTHOUSE

*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.



ZIA

CHAPTER 05 DEVELOPER



WHERE VISION TURNS
INTO REALITY

24



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, high-end 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

AVENEW
DEVELOPMENT