

THE EXPERIENCE OF LUXURY LIVING
MADE EVEN LAVISH!



Studio 1 and 2 Bedroom Apartments



*Studio 1 and 2
Bedroom Apartments*



Dubai
Dynamic and vibrant!





Welcome to an innovative
and unique bold vision...

...make it yours with ease.





DUBAI

Land of emerging opportunities

As one of the world's most dynamic economies, whose GDP surged to \$53.9 billion last year and with an annual average growth rate of some eight per cent, Dubai continues to serve as a model for development and diversification. Strongly backed by the government, many of the key real estate projects have highly attractive prospects, allowing strong short, medium and long term benefits.

Amongst the developments are themed free-zones such as Dubai Media City and Dubai International Financial Centre which bring with them large numbers of overseas companies wishing to take advantage of tax-free earnings and the highly prestigious, state-of-the-art facilities. In turn, the ongoing arrival of these companies is creating vast employment opportunities for expatriate workers, all seeking commercial and residential accommodation to let or purchase and fuelling the property market still further.

Not only does the government encourage new businesses to the Emirate, tourism is to become another number one in the region, let alone in the world, in given time. In fact tourism is the fastest growing sector in Dubai's economy, with targets of 15 million international visitors by 2010, bringing with them large-scale projects for new hotels and rental property.

Dubai's many and varied attractions provide visitors with a unique experience, miles of clean, uncrowded sandy beaches give way to mysterious byways from an exotic Arabian heritage, the timeless majesty of the desert contrasts with a spectacular nightlife of restaurants, Dubai Media City and Dubai Internet City, are bringing 21st century technology and communication to Dubai in the world's first free zone dedicated to e-business.

Dubai property market has matured into a classic long term savings plan for investment minded businessmen. Banks and financial institutions of Dubai report strong growth in their mortgage business creating a true end user market. According to reliable sources, Dubai property values are comparable to that of the business hubs of New York, London, Singapore or Hong Kong and are increasing rapidly to make a good fortune for investors.



THE GROUP

Passion for excellence,
commitment to quality!

The project Nauman Livna is being developed by Nauman Abid Properties Ltd. a subsidiary of Noman Group of Companies in association with Nakheel, the premium real estate developer of Dubai. Noman Group enjoys more than three decades of exuberant experience in real estate construction and development. It also has its contribution in education sector and is the owner and operator of an 'A' grade private university of Karachi, Pakistan, known as the Institute of Business & Technology (Biztek). The group has ventures in the Financial Sector as well. It is running a leading brokerage house under the title of Noman Abid & Company Ltd. (NACL) and an asset management company under the name & style of Noman Abid Investment Management Ltd. (NAIML) operating under the aegis of Noman Abid Holdings Ltd. (NAHL), the parent company of the Noman Group.

However, the Group's principal focus has been in development of residential and commercial complexes. The Group has to date built more than 20,000 units in the shape of residential and commercial units for its end users worth more than Rs. 20 Billion [AED 1200 million, US\$ 400 million (Appx)]. The wide-ranging building and development sector calls for some very creative and innovative trends in today's housing industry, Noman Group believes in the freshness of ideas that enrich lives. Noman Group puts main emphasis on immaculate planning for every project and offers practical and preferred ideas in housing. Noman Group is an ambitious, forward looking name in property business. It visions to establish multiple real estate projects in selected Middle East countries. The Group commands the professional expertise to manage projects from scrap to finish i.e. land purchase, appointment of seasoned architects, execution and monitoring of the project with contractors and follow up to final handover.

People at Nauman Abid Properties Ltd. believe in creativity and innovation. Comprising a team of highly qualified, experienced and dedicated professionals, our experts continuously strive for building and development ventures that satiate the housing demands of maximum number of people. Ensuring high quality at all levels of planning, construction and finishing, architects, engineers, town planners and the entire human resource are fully capable to come up with the best, every time.



THE TRACK RECORD



NOMAN RESIDENCIA



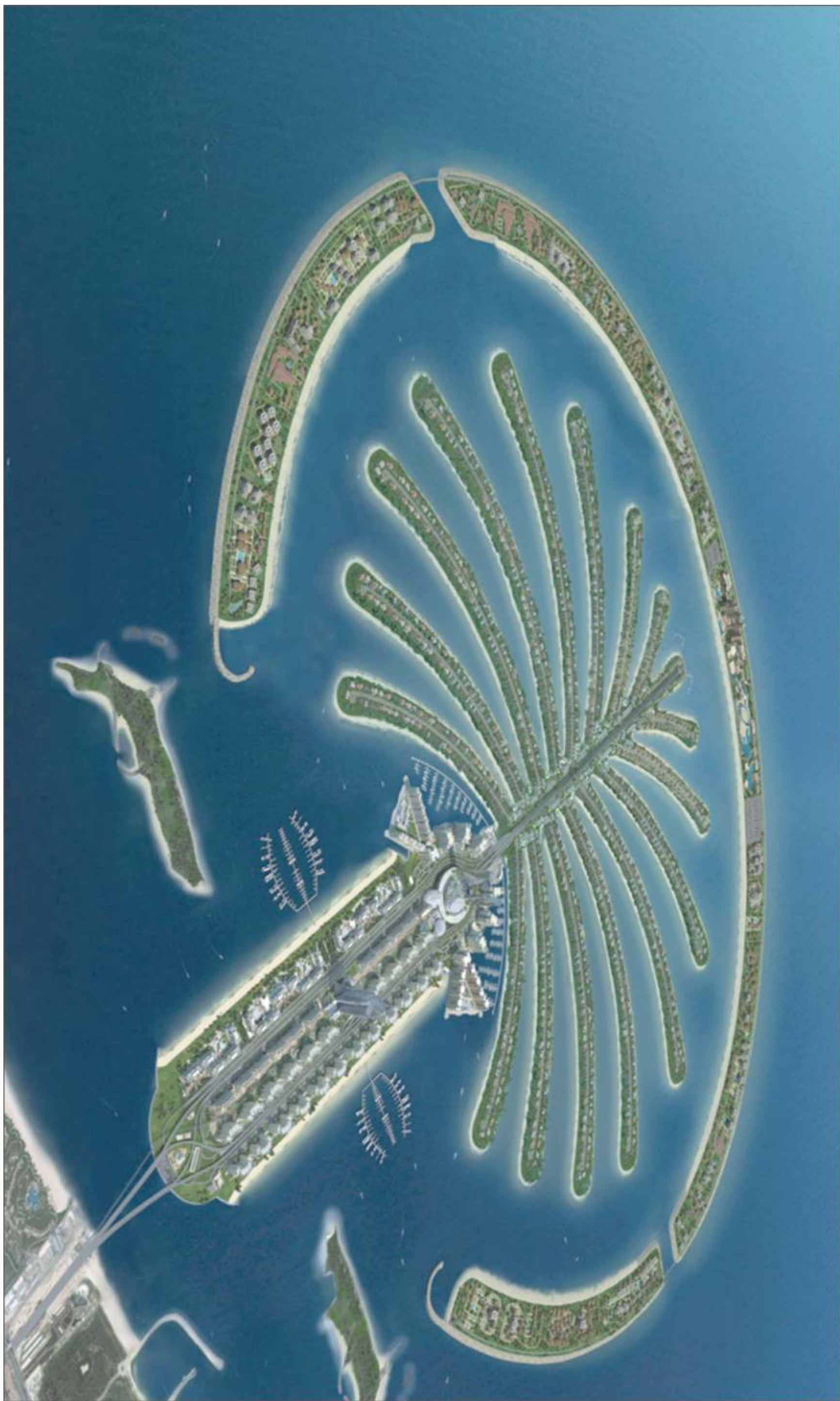
NAUMAN LIVNA



NOMAN ROYAL CITY



NOMAN
CASTELLO



NAKHEEL

If we say that Nakheel is the developer of the latest wonder of the world, you should not be surprised. Nakheel traces its origin to the mid 1990s when Shaikh Muhamad Bin Rashid Al-Makhdoum, crown prince of Dubai and UAE Defence Minister set out their vision to make Dubai as one of the leading tourist destinations in the world. They wanted to develop something very unique, and thus the idea of Palm was born, an icon for maximizing beachfront, launched in 2001. Nakheel was born in 2003, and become a key player in building Sheikh Muhammad's Vision of Dubai. Now there are three Palms to be developed: The Palm Jumeirah; The Palm Jebel Ali; The Palm Deira.

Nakheel's Portfolio from iconic landmarks like Palm to dream like residences that define community living. From the extraordinary Palm trilogy and the largest waterfront project in the world to thoughtful residential communities and retail that becomes our destination in and of itself, Nakheel creates projects that capture the imagination and defy expectation. Nakheel is driven by the same vision as first expressed by Sheikh Rashid and carried through by Sheikh Mohammed. That vision is for a better way of life for his people. It was a vision with humanity at its heart. Nakheel shares that vision and that feeling for humanity.



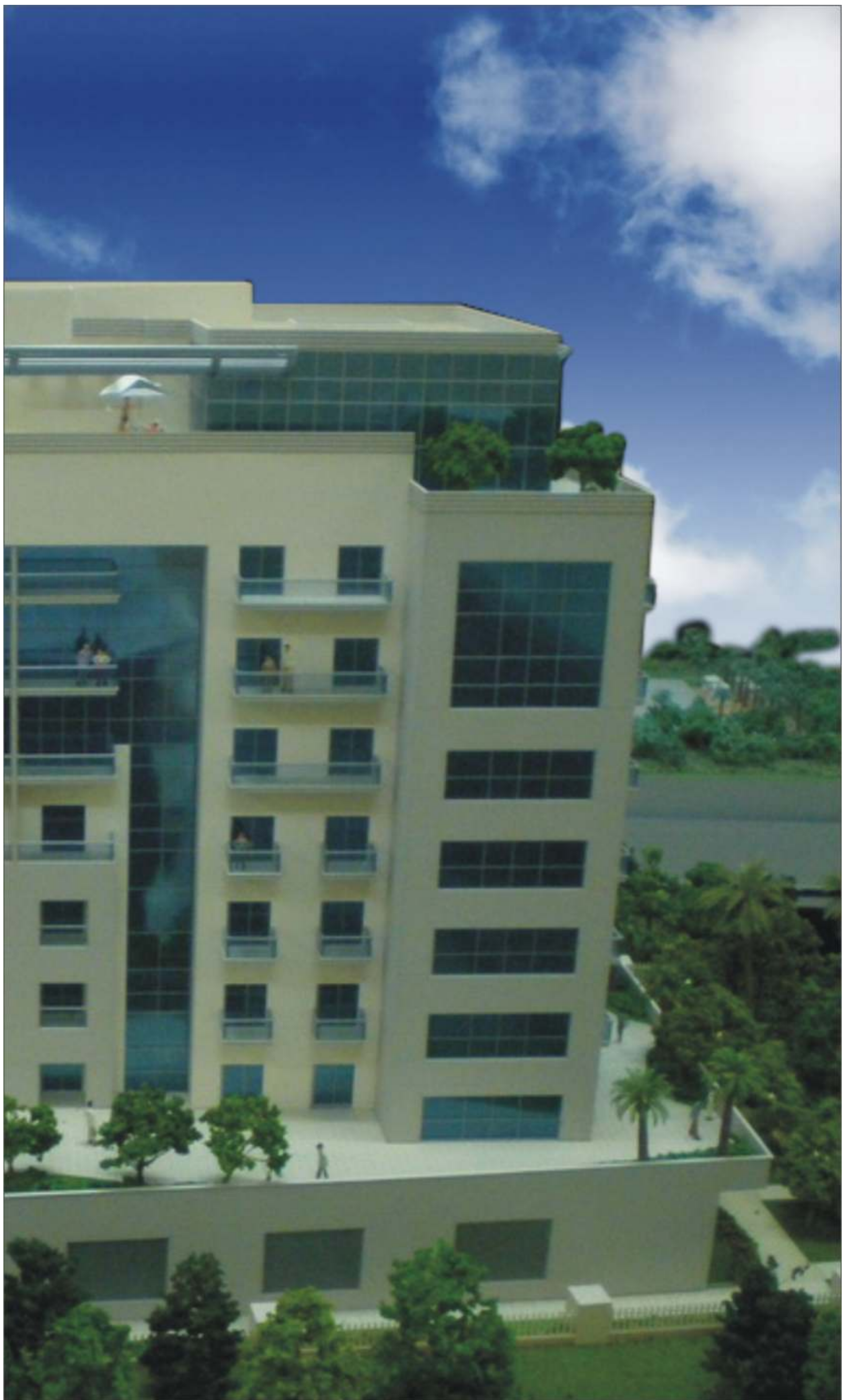
arkiplan

consulting architects & engineers

Arkiplan is one of the world class architectural and engineering consultants with its base in Dubai and with a vision of providing a new face to the construction arena of Dubai. The design approach of Arkiplan synthesizes creative imagination and rational logic. Producing buildings and schemes that have popular public appeal, and bearing no contradiction to the progressive culture of early twenty first century, planning, designing and Management works are carried out by personnel having extensive proven successful track record of professional experience on internationally recognized projects.



NAUMAN
L I V I N A







Studio 1 and 2 Bedroom Apartments

A high profile project

Come home to Nauman Livna. Go ahead; experience a radiant lifestyle, the Nauman Livna lifestyle. The vision is to transform stereotypical living into an epoch-making innovative lifestyle in well-choreographed high-rises of pride and prestige. Nauman Livna will envisage the essence of hypermodern style of living with preeminence of location, refreshing design, architectural innovations, emphasis on safety and security for those who want to improve choice and freedom to treasure ultimate happiness.



Dubai Map



Site: R.34 International City,
Phase 3, Dubai UAE

Map not to scale

Location

Join the ranks of successful people from around the world for owning secluded paradise of your own at the bon vista location of Dubai International City. It is a ten minutes drive from Dubai international airport and surrounded by many heavens of Dubai mega metropolis like, Dubai Financial Centre, Dubai Festival City, Academic City, Dubai Global Village and many more..

Highlights

International City Features

- Schools, post office, civil defense, food outlets, retail outlets, shopping malls and other services.
 - Secure living environment
 - Recreational facilities and restaurants
- Parking facilities available throughout the development

Project's Highlights

- Ground plus 8 story with 2 level basements
 - Mid rise building
 - Freehold property
- Located in the international City on Emirates road
- 10 minutes drive from the City Centre Deira, Dubai
 - Residence visa for allottees and their family
 - Close to Dragon Mart
- 5 minutes drive to Dubai land, the biggest leisure, entertainment lifestyle destination in the Middle East







International City

International City's residential district will feature ten international themed precincts currently accommodating over 80,000 residents as well as serving as a world class hub for international investors. Open since 2004, Dragon Mart offers the largest selection of Chinese products. International City aims to develop a host of retail outlets to meet every need of the residents.





THE PROJECT

FACILITIES AND FEATURES

- Healthy Environment.
- Fully equipped state of the art Gymnasium
- Easily accessible two level basement covered parking
- High speed lifts
- Centrally air - conditioned
- Stunning views
- Elegant reception
- Exquisite floor tiles
- Solid core entry doors with security view hole
- Built-in closets
- Round-the-clock security services and concierge desk
- Maintenance and facilities management
- Separate sauna and steam rooms for ladies and gents
- High quality finishes and fittings
- Apartment ready for cable TV, advance telephones, high speed internet access and state of the art security system
- High quality switches, outlets and intercoms
- Adult / children's swimming pools





THE PROJECT

KITCHEN

- High quality Kitchen cabinetry
- Exquisite tiled flooring and walls
- Twin bowl stainless steel sink and quality mixture taps
- Space and services provided for major appliance
- Ceiling and counter lighting

BATHROOM

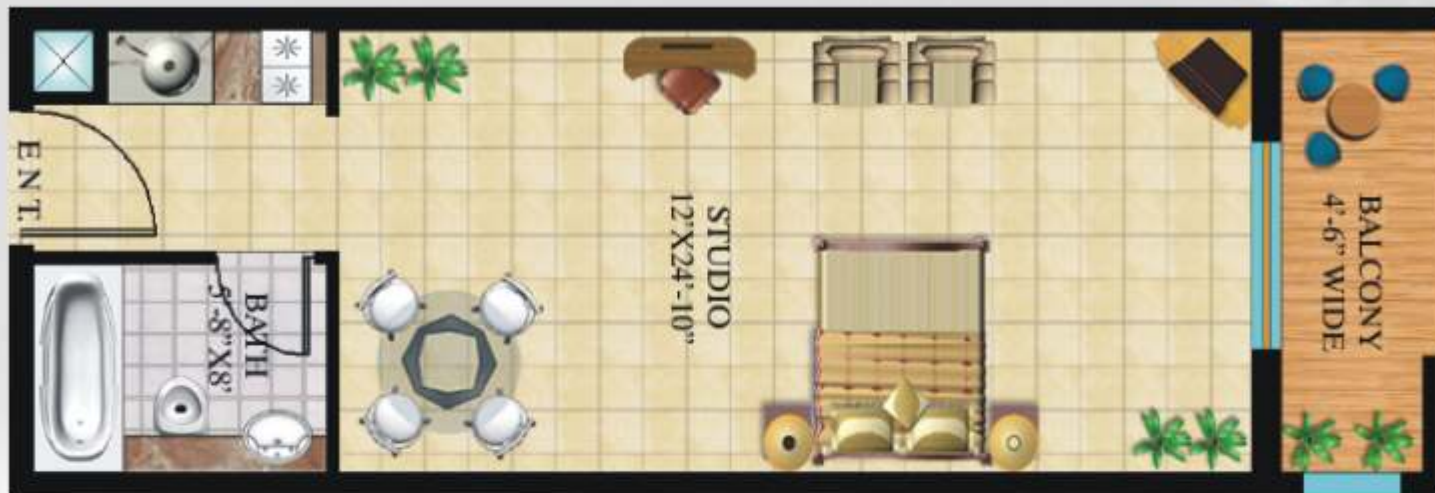
- High quality vanities
- Elegant tiled flooring and wall
- Exquisite sanitary ware with matching accessories
- High mirrors and vanity lighting
- High quality mixer taps

ESSENTIALLY EXCELLENT

- Closed circuit TV, security and access control
- Convenient enter-phone system allows direct access to suites
- Close location to world class schools, post offices, hospitals and other services



STUDIO APT. TYPE- A



Total Area = 598.40 Sq. Ft.

STUDIO APT. TYPE- C



Total Area = 498.54 Sq. Ft.

STUDIO APT. TYPE- D



Total Area = 404.78 Sq. Ft.

STUDIO APT. TYPE- F



Total Area = 370.77 Sq. Ft.

1 BED ROOM APT. TYPE-A

Total Area = 937.71 Sq. Ft.



1 BED ROOM APT. TYPE-C

Total Area = 931.73 Sq. Ft.



Total Area = 1,148.63 Sq. Ft.

2 BED ROOM APT. TYPE-A



Total Area = 1,815.13 Sq. Ft.

2 BED ROOM APT. TYPE-D



Marketing Consultants



Silver Crescent
Real Estate

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Developers



**Nauman Abid
Properties Ltd.**

Architects Consultants



arkiplan
consulting architects & engineers



International City

DISCLAIMER

Nauman Livna is constantly seeking ways to improve the specifications and design of the building and the modifications take place continually. While all reasonable care has been taken in preparing these architectural renderings, illustrations, pictures, photographs, and other graphic representations portrayed in this brochure, they are artistic impressions and may differ some detail from the actual.

CROSSCHECK