

oceara

PARKVIEW RESIDENCES



PPS PROPERTIES



A Softer Life
Shaped by Sea and Serenity



PPS Properties is an emerging real estate development and management company focused on delivering high-quality residential, commercial and mixed-use developments. With a commitment to thoughtful planning, efficient project delivery and lasting value, the company transforms ambitious visions into well-executed developments.

Driven by quality, innovation and attention to detail, PPS Properties adopts a hands-on approach throughout every stage of the development journey. Every project is carefully managed to meet the highest standards while creating spaces that enrich communities and stand the test of time.





Mission

To transform spaces into thriving communities by developing innovative, sustainable with premium and elite class real estate solutions. We are dedicated to creating value for our clients, partners and stakeholders by blending thoughtful design with responsible management.

Vision

Our vision is to establish ourselves as a premier real estate development and management company that not only sets high standards for excellence in world-class real estate products and innovative concepts across diverse sectors—including residential, commercial, and mixed-use properties—but also actively engages in community building. We are committed to enhancing the quality of life in the neighbourhoods we serve by designing and developing sustainable, thoughtful projects that cater to the needs of residents and businesses alike. By focusing on exceptional service and strategic collaboration, we strive to create significant, lasting value for our customers, clients, and investors, fostering strong relationships that drive mutual success and community prosperity.



Inspired by lush greenery and open landscapes, layered with organic textures and subtle hints of the coast.

A Residential Retreat on Dubai Islands

Oceara Parkview Residences is a mid-rise residential development comprising 63 residences, offering a curated mix of 1-3 bedroom apartments and 3-4 bedroom townhouses designed for modern living.

The architecture emphasises openness and natural light, while expansive terraces create a strong connection to the surrounding coastal environment.

The result is a residential setting that balances contemporary design with the tranquillity of park-side living, surrounded by greenery, open space and a stronger connection to nature.





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PARKVIEW





Positioned between City Energy And Green Landscape

Nestled within the green heart of Dubai Islands, Oceara Parkview enjoys a unique setting surrounded by expansive parkland, open green spaces and the natural beauty of the coastline. While offering a quieter, nature-led lifestyle, the development remains seamlessly connected to Dubai's key business districts, leisure destinations and everyday conveniences, creating a balance between tranquillity and accessibility.



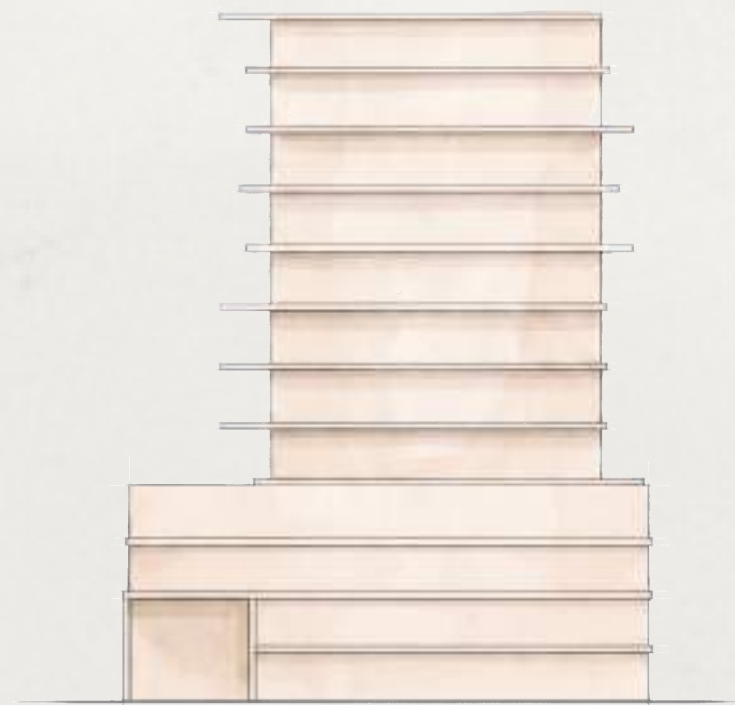
Living Spaces, Elevated Through Architecture

Inspired by the coastal edge and expansive Parkview Residences of Dubai Islands, Oceara Parkview Residences is shaped through a series of purposeful architectural principles.

Every element works together to enhance light, privacy, outdoor living and the relationship between architecture and nature.

Strategy & Concept

The Strata



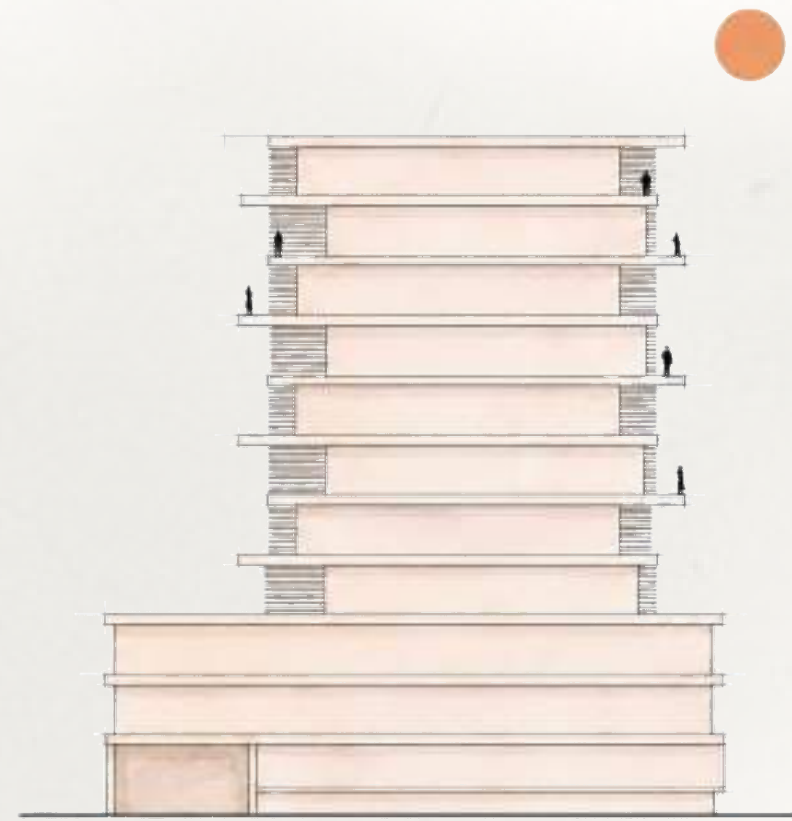
Building Form

The diagram illustrates the building's massing G + 2P + 8F as permitted by the Design Control Regulations (DCR) for Dubai Islands . This regulatory envelope defines the allowable ground level, podium configuration, and overall height, establishing the volumetric framework within which the architectural concept is developed.



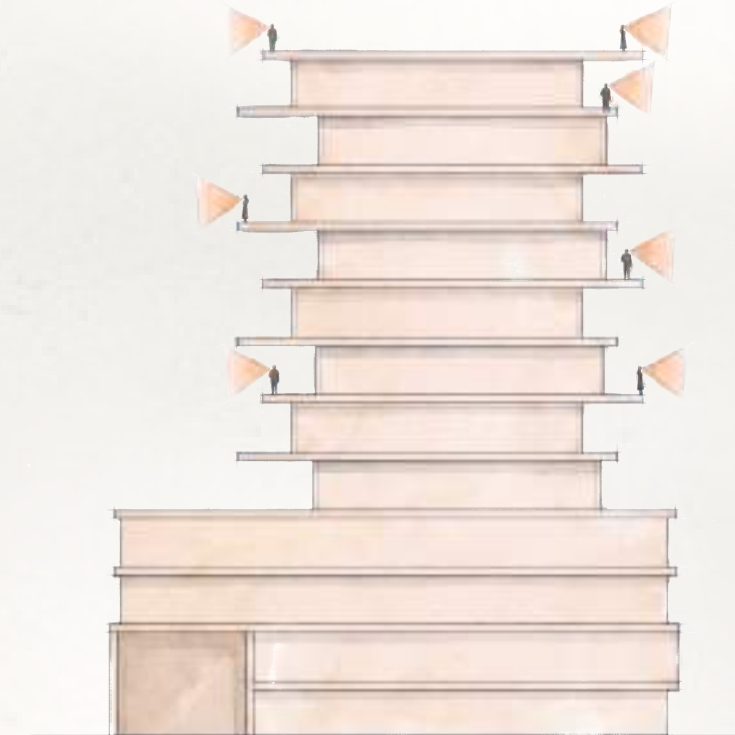
Layered Terraces

The diagram illustrates how the building is layered floor by floor to create a series of stepped terraces, enhancing the private outdoor areas with a high level of comfort. The resulting terraces provide generous, sheltered outdoor zones that elevate the living experience and strengthen the building's overall identity.



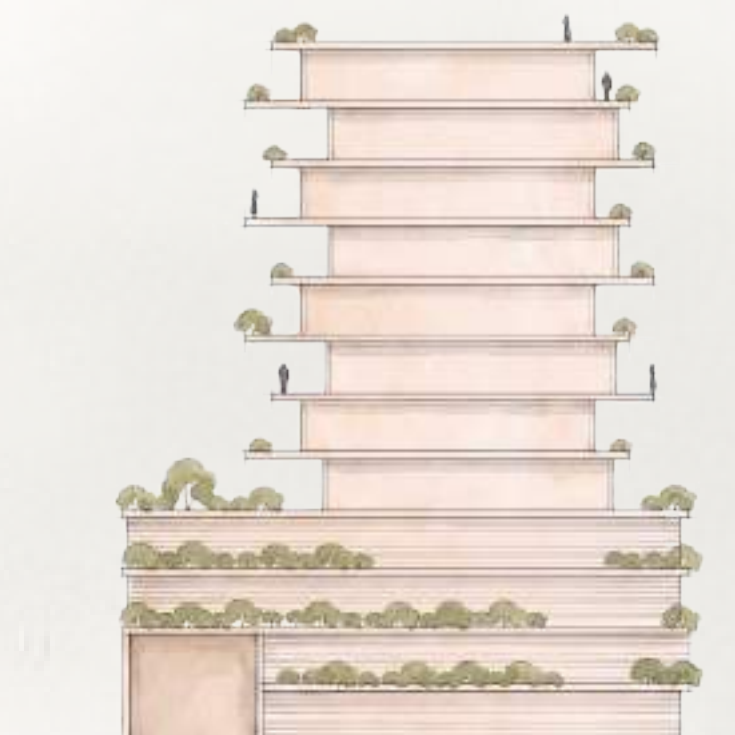
Light & Shadows

The diagram illustrates how the building's massing enhances the quality of light and shade within the balconies. The varied ceiling heights create a dynamic play of shadow and direct sunlight throughout the day, responding naturally to the changing sun path and time of day.



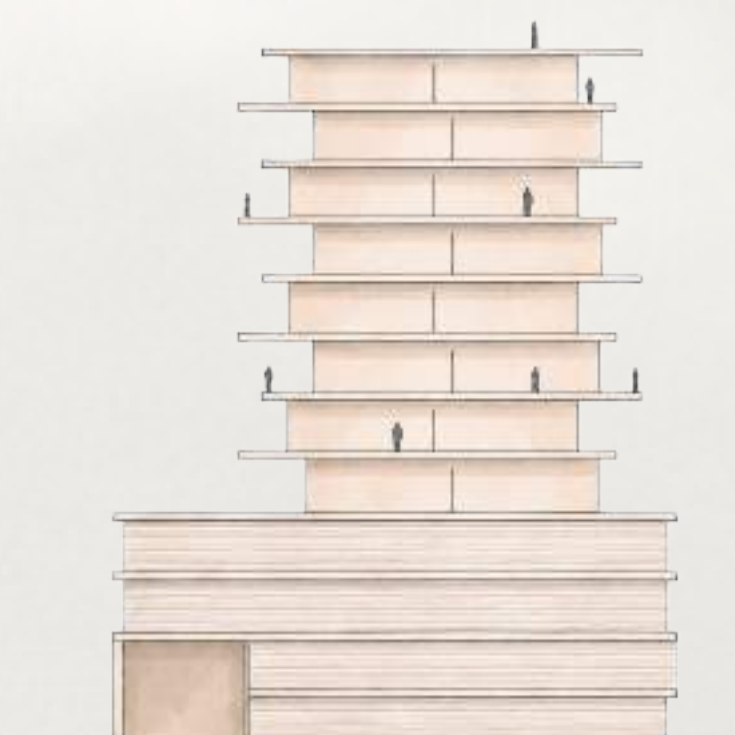
Views

The diagram illustrates how the building's massing enhances the quality of external views from all the balconies. By carefully shaping the volumes and adjusting the depth and angle of each balcony, the architecture ensures that residents enjoy open, uninterrupted views while maintaining privacy between units.



Vegetation

The diagram illustrates how the building's massing incorporates integrated green areas throughout the design. These terraces provide residents with generous outdoor spaces, where planted greenery enhances the visual quality of the façades, improves air circulation, and contributes to a more comfortable microclimate.



Privacy

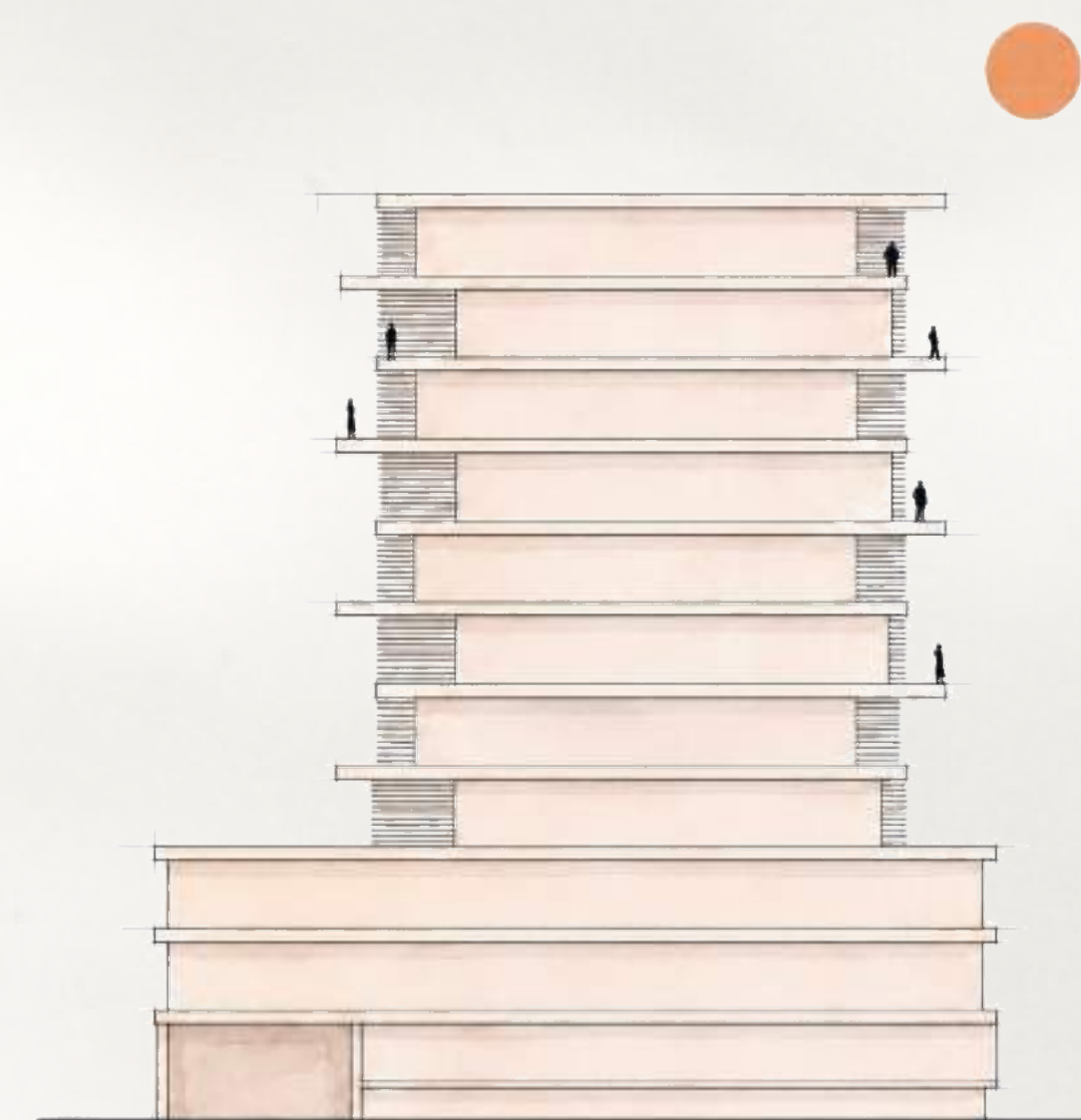
The diagram illustrates how the building's massing integrates privacy on the balconies through dividers between apartments, ensuring comfort and seclusion for each unit. These dividers preserve the building's chosen design concept without disrupting its overall architectural expression.



Layered Terraces

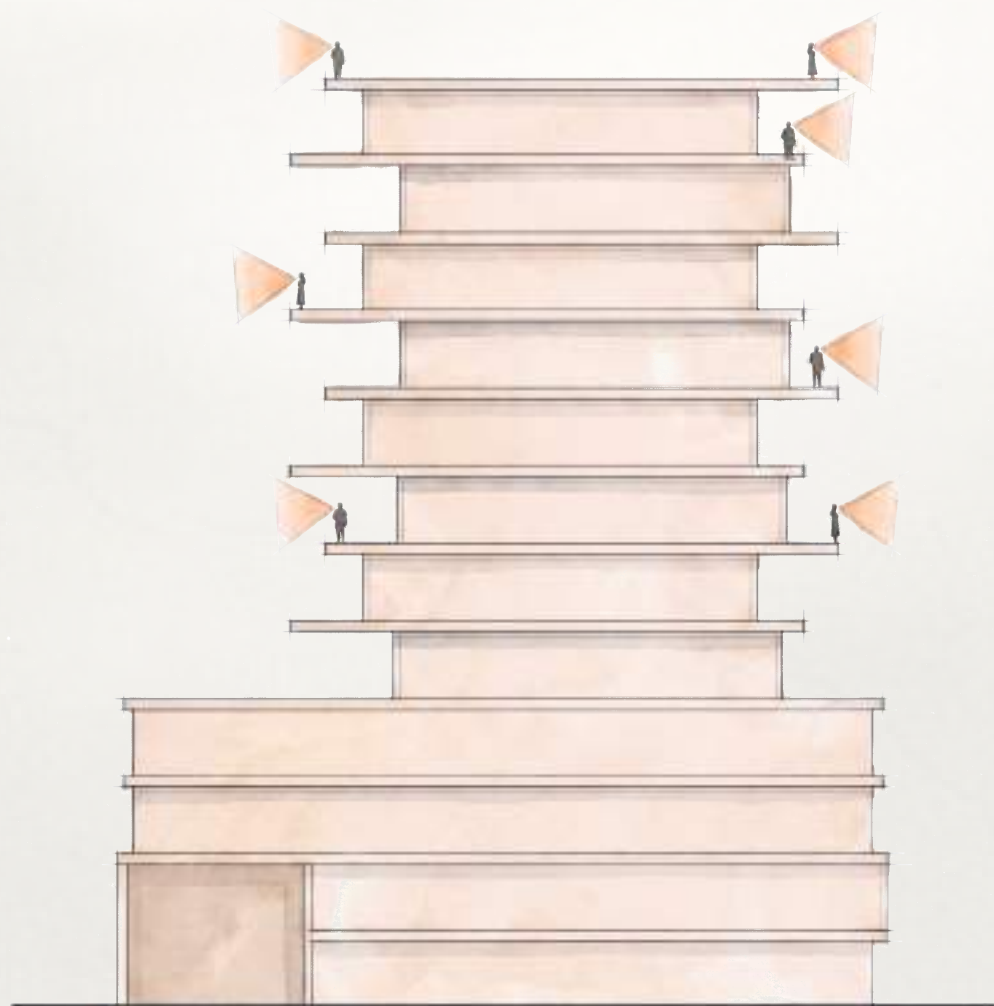
Stepped floor plates create expansive terraces that extend living beyond the interiors.





Light & Shadows

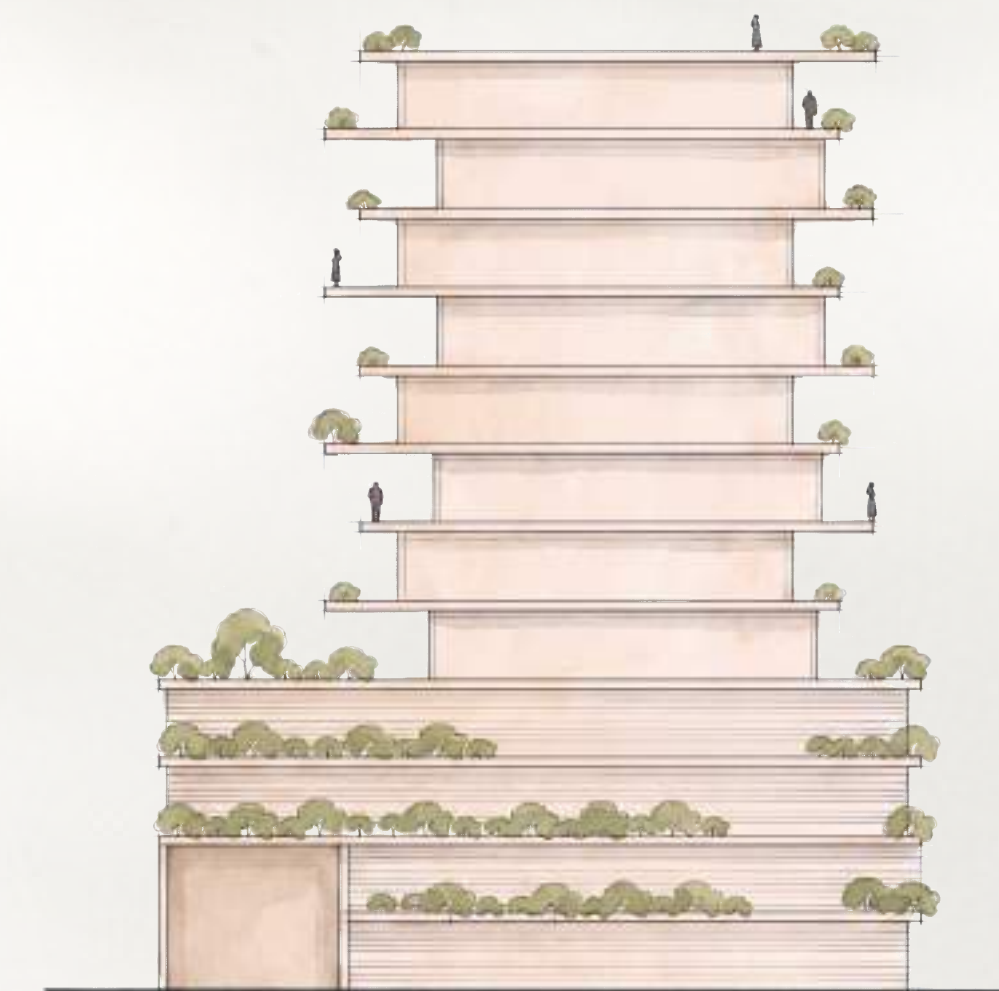
Layered terraces optimise daylight and create natural shade for more comfortable indoor and outdoor living.



Views

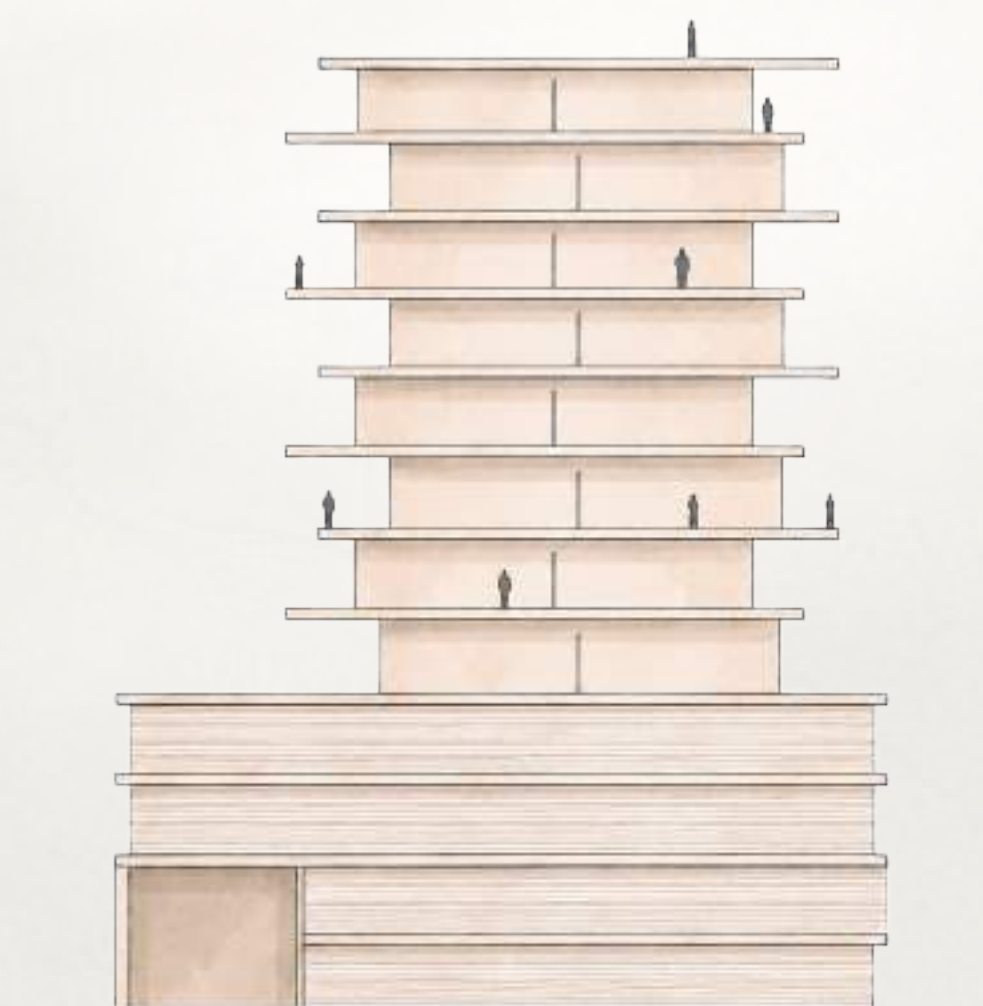
Generous balconies are positioned to frame uninterrupted park and coastal views.





Vegetation

Integrated greenery softens the architecture and strengthens its connection to nature.



Privacy

Carefully designed balcony screens provide privacy while preserving openness and views.



Connected to the City
Grounded by Nature

- | | | |
|---|-----------------------------------|------------|
| 1 | DUBAI INTERNATIONAL AIRPORT (DXB) | 15 minutes |
| 2 | DUBAI CREEK HARBOUR | 15 minutes |
| 3 | PARK HYATT DUBAI | 20 minutes |
| 4 | JUMEIRAH | 20 minutes |
| 5 | DOWNTOWN DUBAI & BURJ KHALIFA | 20 minutes |
| 6 | DUBAI MALL | 20 minutes |
| 7 | DIFC | 20 minutes |
| 8 | DUBAI CREEK GOLF CLUB | 20 minutes |

- RED LINE METRO
- GREEN LINE METRO
- BRIDGE TO MAINLAND







A New Wonder Beneath the Waves

Set to become one of Dubai's most remarkable environmental and lifestyle destinations, Dubai Reef is an ambitious marine regeneration project designed to enhance biodiversity, create thriving coral habitats and introduce new waterfront experiences.

Positioned close to Oceara Parkview Residences, it will transform the surrounding coastline into a destination where nature, recreation and sustainability come together, creating long-term value for both residents and the wider community.

A World of
Experiences, Within Reach



Enjoy the tranquillity of island living while remaining effortlessly connected to Dubai Island's most important destinations, business districts, lifestyle hubs and leisure experiences.





Inspired by
Coast and Canopy

Surrounded by Best of Dubai

- ① BEACH RESORT (HOTEL)
- ② WATER EDGE (HOTEL)
- ③ MALL / SHOPPING CENTRE / ENTERTAINMENT
- ④ COMMUNITY (MASJID)
- ⑤ EDUCATION (SCHOOL)
- ⑥ COMMUNITY FACILITIES
- ⑦ COMMUNITY (HOSPITAL)
- ⑧ COMMUNITY (MARINA FACILITIES)
- ⑨ COMMUNITY FACILITIES (BOARDWALK)
- ⑩ COMMUNITY FACILITIES (BEACH)
- ⑪ ROCK EDGE
- ⑫ PETROL STATION
- ⑬ CAR PARKING
- ⑭ OPEN SPACE / PARKS
- ⑮ UTILITY
- ⑯ FUTURE MIXED USE DEVELOPMENT



Nature Woven Into Every Corner

The expansive Oceara Parkview Residences that define the surroundings have inspired a community where nature is woven into everyday life. Landscaped pathways, pocket gardens and thoughtfully designed outdoor spaces extend the sense of greenery beyond the horizon.











Made for slow mornings
by the Water and Golden
Afternoons in the Sun



INFINITY POOL



BBQ AREA

Wellness IN MOTION

A collection of modern fitness and wellness amenities designed to help you maintain balance, build strength and embrace a healthier way of living





GYM



INDOOR KIDS PLAY AREA



YOGA AREA



A Home Shaped by the Soul of the Sea

Inspired by the landscape that surrounds it, the interior palette is shaped by three defining elements of Dubai Islands.

Layers of blue capture the tranquillity of the waterfront, verdant greens reflect the parkland, while warm beige tones draw from the natural textures of the coastline. The result is a refined and balanced aesthetic that feels both contemporary and effortlessly connected to nature.

A Palette of Calm

The landscape doesn't end at the window. It continues through every material, texture and tone, creating interiors that feel calm, balanced and deeply connected to their surroundings.

Travertine-inspired surfaces, natural wood textures, elegant porcelain finishes and thoughtfully selected materials bring warmth, character and timeless refinement to every space.





LIVING ROOM



KITCHEN



LIVING ROOM



TERRACE



BEDROOM



BEDROOM



WASHROOM



Rare Convenience
Thoughtfully
Built In

At Oceara Parkview Residences, every residence is enhanced with a carefully curated collection of integrated features that elevate everyday wellbeing, simplify daily life and deliver comfort that lasts longer.

While architecture shapes the home, it is the carefully integrated details that shape the experience of living within.

Water SOFTENER

Designed to care for skin, hair and household finishes, softened water brings a gentler everyday living experience.



Fan Coil AIR PURIFICATION

Integrated air purification continuously improves indoor air quality, creating a fresher and healthier living environment.



Smart ENTRY SET

Keyless access, remote visitor management and multiple entry options bring security and convenience together in one seamless system.

Food WASTE DISPOSER

A cleaner, more hygienic kitchen experience by disposing of food waste instantly, reducing odours and everyday mess.



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PARKVIEW RESIDENCES

DEVELOPED BY



POWERED BY

