



# EMPIRE LAKEVIEWS L I W A N

**FS**  
REAL ESTATE  
STAY AHEAD, INVEST SMART

**db**  
DUBRICKS  
POSSIBILITIES ARE LIMITLESS

**EMPIRE**  
DEVELOPMENTS

EMPIRE  
DEVELOPMENTS  
CRAFTING HOMES  
CREATING

OUR  
**6<sup>TH</sup>**  
PROJECT

# Legacies



EMPIRE LAKEVIEWS  
LIWAN

5



EMPIRE LIVINGS  
DUBAI SCIENCE PARK

4



EMPIRE ESTATES  
ARJAN

3



EMPIRE RESIDENCE  
JUMEIRAH VILLAGE CIRCLE

2



PLAZZO HEIGHTS  
JUMEIRAH VILLAGE CIRCLE

1



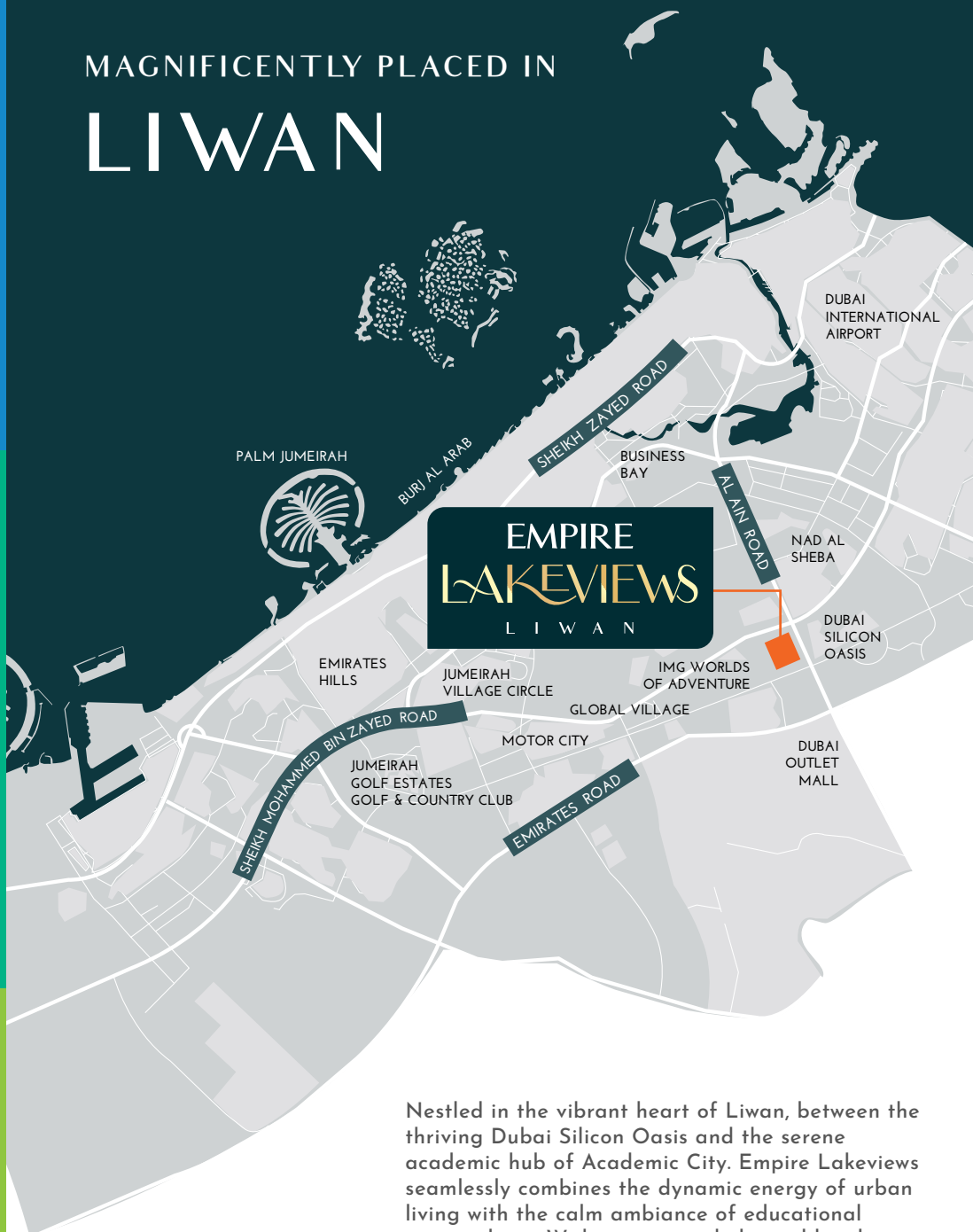
PLAZZO RESIDENCE  
JUMEIRAH VILLAGE TRIANGLE

7

UPCOMING

RESIDENTIAL TOWER IN  
JUMEIRAH VILLAGE CIRCLE

# MAGNIFICENTLY PLACED IN LIWAN



Nestled in the vibrant heart of Liwan, between the thriving Dubai Silicon Oasis and the serene academic hub of Academic City, Empire Lakeviews seamlessly combines the dynamic energy of urban living with the calm ambiance of educational surroundings. With innovation hubs and bustling industrial zones nearby, residents can enjoy unparalleled access to essential amenities, embracing a balanced lifestyle in one of Dubai's most forward-thinking landscapes.

# EMPIRE LAKEVIEWS LIWAN

AL QUOZ

NAD AL SHEBA

KING'S COLLEGE  
HOSPITAL LONDON

DUBAI  
SCIENCE  
PARK

AL BARARI

DUBAI  
SILICON OASIS

ARJAN  
DUBAILAND

CITY OF  
ARABIA

MOTOR  
CITY

ARABIAN  
RANCHES

TRUMP  
INTERNATIONAL  
GOLF CLUB

GLOBAL VILLAGE

EMIRATES ROAD

SHEIKH MOHAMMED BIN ZAYED ROAD

SHEIKH ZAYED BIN HAMDAN  
AL NAHYAN ROAD

ALAIN DUBAI ROAD

AL KHAIL ROAD

## NEARBY LANDMARKS

### SCHOOLS

10

MINS.

The Indian International School  
(DSO Branch)

10

MINS.

Kent College Dubai

8

MINS.

Lycee Libanais Francophone  
Prive Meydan LLC - FZ

7

MINS.

GEMS FirstPoint School

10

MINS.

GEMS Wellington Academy-FZE

### CLINICS & HOSPITALS

10

MINS.

Axon Medica Polyclinic

10

MINS.

Medicure Poly Clinic Branch

10

MINS.

Magnum Gulf Medical  
Center LLC

10

MINS.

Estelaza Clinic LLC

### SHOPPING MALLS

10

MINS.

Silicon Central

11

MINS.

Cedre Shopping Centre

11

MINS.

Falcon City  
Community Centre

12

MINS.

Avenues Mall

15

MINS.

Dubai Mall



20

MINS.

Dubai International Airport

30

MINS.

Al Maktoum International Airport

# EMPIRE LAKEVIEWS

L I W A N



REASONS TO INVEST IN

# EMPIRE LAKE VIEWS LIWAN

**1** % PAYMENT PLAN  
FOR 80 MONTHS

**10** % DOWN PAYMENT

**\*10** % GUARANTEED  
ROI  
\*T&C APPLY

PRE-APPROVED FINANCING  
FROM THE DEVELOPER WITH  
**ZERO** %  
INTEREST

PAY INSTALMENT  
FROM THE  
**RENT**

**POST HANDOVER**  
PAYMENT PLAN

PRIME

**LOCATION**  
SPOT

DEDICATED FLOOR FOR

**LEISURE**

MODERN

**ARCHITECTURE**  
HARMONISED WITH NATURE

STUNNING

**LAKE VIEWS**  
FROM HOME

RESIDENTIAL

# APARTMENTS

604

TOTAL  
APARTMENTS

29

FLOORS  
ELEVATION

16+

AMENITIES ON  
DEDICATED  
FLOOR

9

PASSENGER  
& SERVICE  
ELEVATORS

110

STUDIO  
APARTMENTS  
WITH POOL

168

1 BHK  
APARTMENTS  
WITH POOL

44

2 BHK  
APARTMENTS  
WITH POOL

222

STUDIO  
APARTMENTS  
WITHOUT POOL

54

1 BHK  
APARTMENTS  
WITHOUT POOL

6

3 BHK  
DUPLEXES  
WITH POOL

# A GATEWAY TO *Grace*

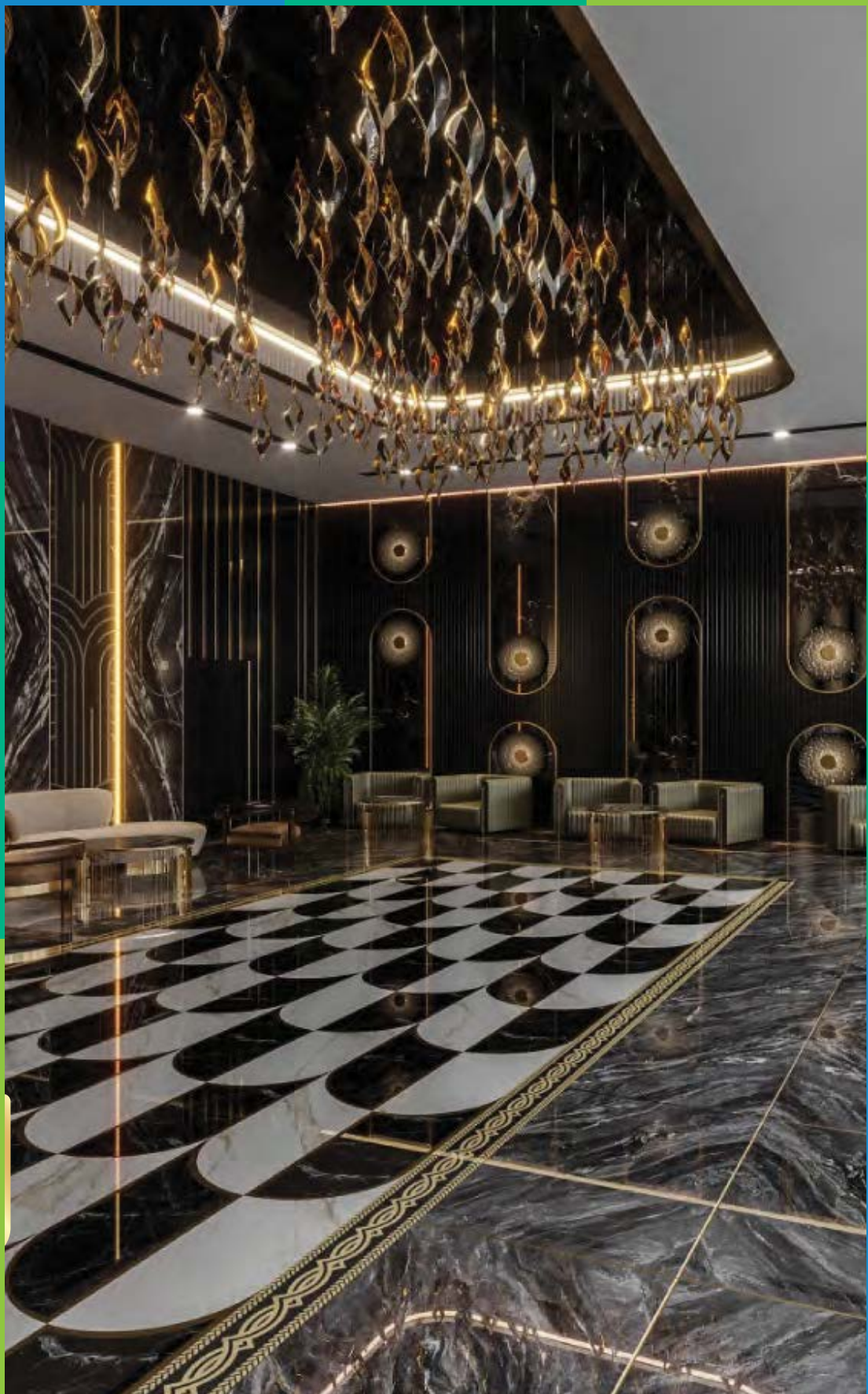
Empire LakeViews elegant reception offers a sophisticated yet welcoming experience. With refined décor, tranquil lake views, and meticulously crafted details, it embodies a serene grace that sets a memorable tone for every guest.



# A HAVEN OF *Paize*

The lift lobby and waiting area of Empire LakeViews radiate sophisticated class, merging comfort with sophistication. Designed to offer a calming pause, these spaces gracefully enrich the journey.

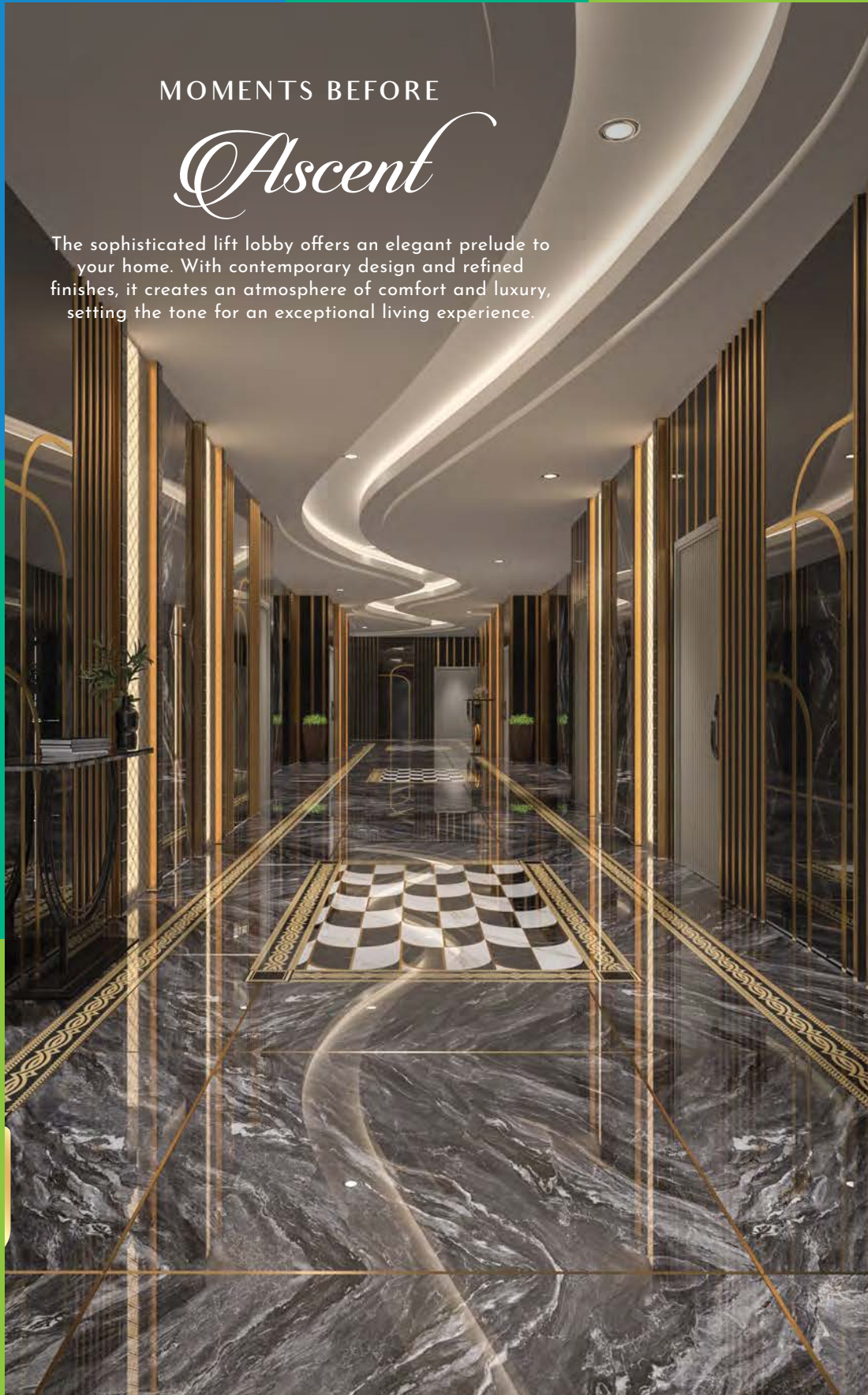




MOMENTS BEFORE

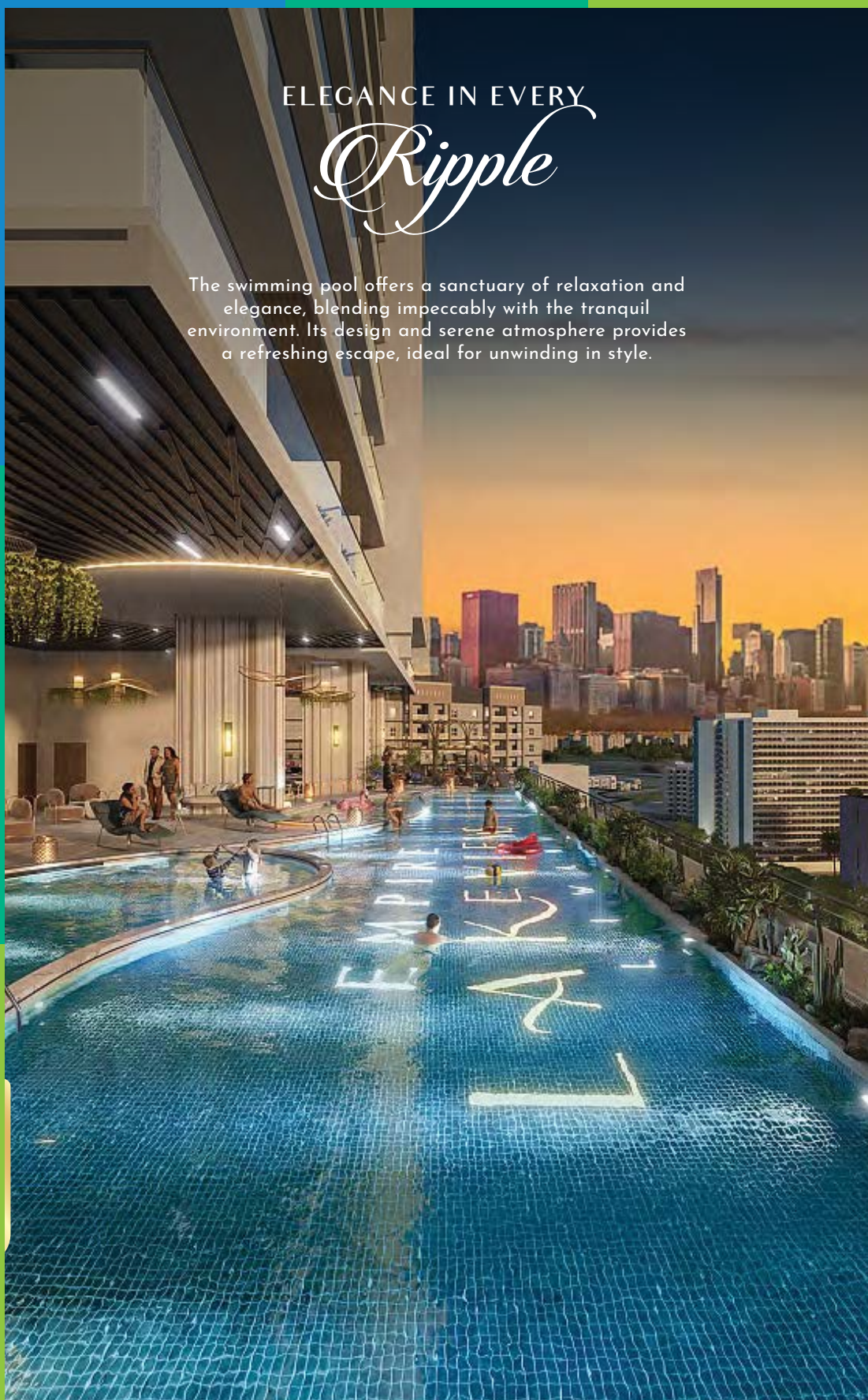
# *Ascent*

The sophisticated lift lobby offers an elegant prelude to your home. With contemporary design and refined finishes, it creates an atmosphere of comfort and luxury, setting the tone for an exceptional living experience.

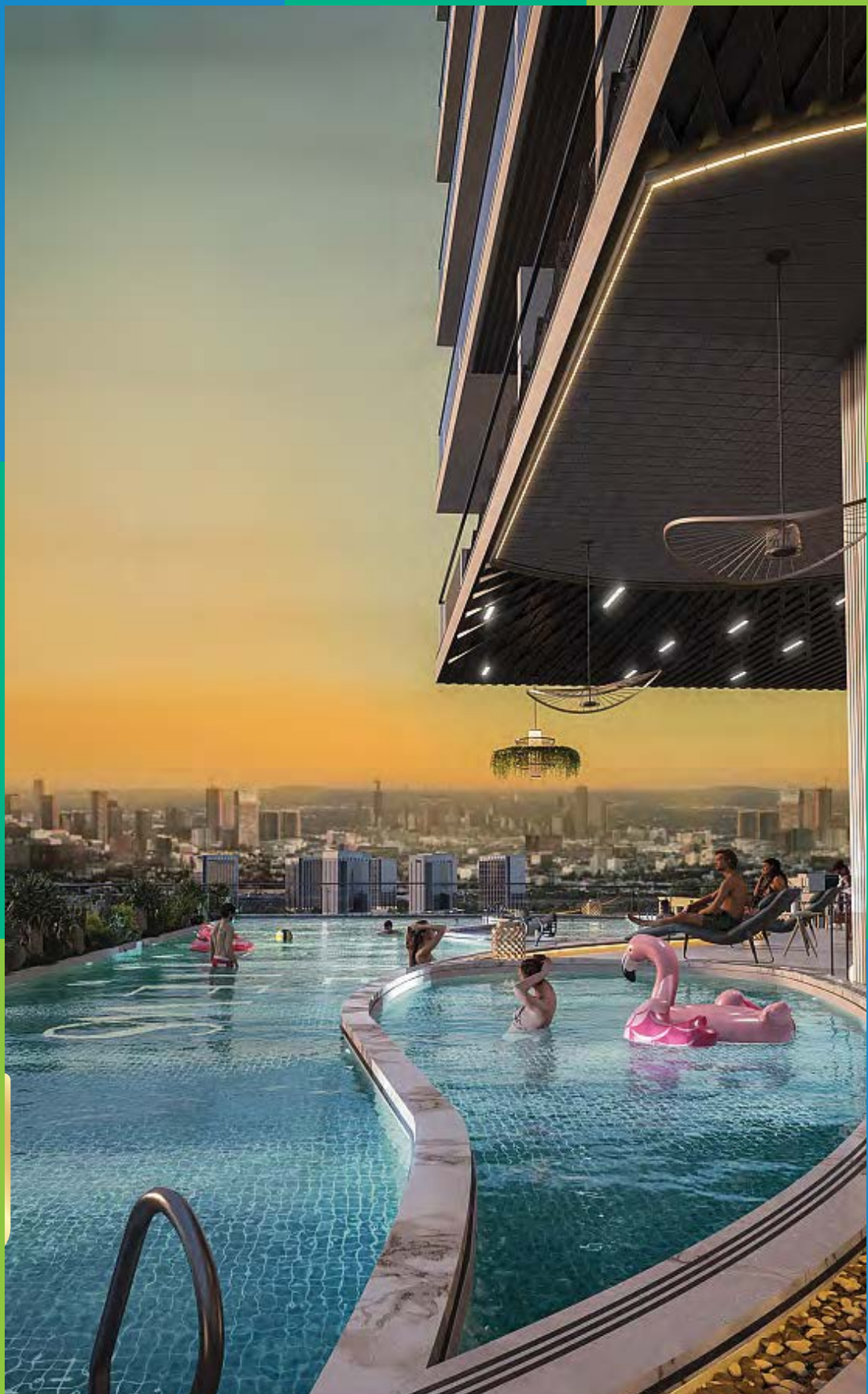


ELEGANCE IN EVERY  
*Ripple*

The swimming pool offers a sanctuary of relaxation and elegance, blending impeccably with the tranquil environment. Its design and serene atmosphere provides a refreshing escape, ideal for unwinding in style.







# WHISPERS OF THE *Creek*

The Creek Park offers a serene escape, inviting visitors into lush green landscapes and peaceful pathways. This peaceful area creates a soothing retreat where nature's beauty brings calm and rejuvenation.



# ACES IN *Action*

The tennis court at Empire LakeViews offers a top-tier space for players of all skill levels. Surrounded by scenic views, it provides the perfect setting for intense rallies, leisure play, and friendly competition.



A modern outdoor basketball court at dusk. The court has a red and black floor with white lines. Two men are playing basketball; one is in the foreground holding the ball, and the other is in the background. The court is enclosed by a glass wall with a black frame. The ceiling is a dark, textured surface with glowing yellow, wavy, neon-like lines. In the background, a city skyline is visible through the glass wall, and a palm tree is on the left. A basketball hoop and backboard are visible on the left side of the court.

## COURT OF *Champions*

The basketball court invites residents to energise their game with top-quality facilities. Whether for practice, friendly matches, or competitive play, this vibrant space inspires skill, camaraderie, and active recreation for all ages.



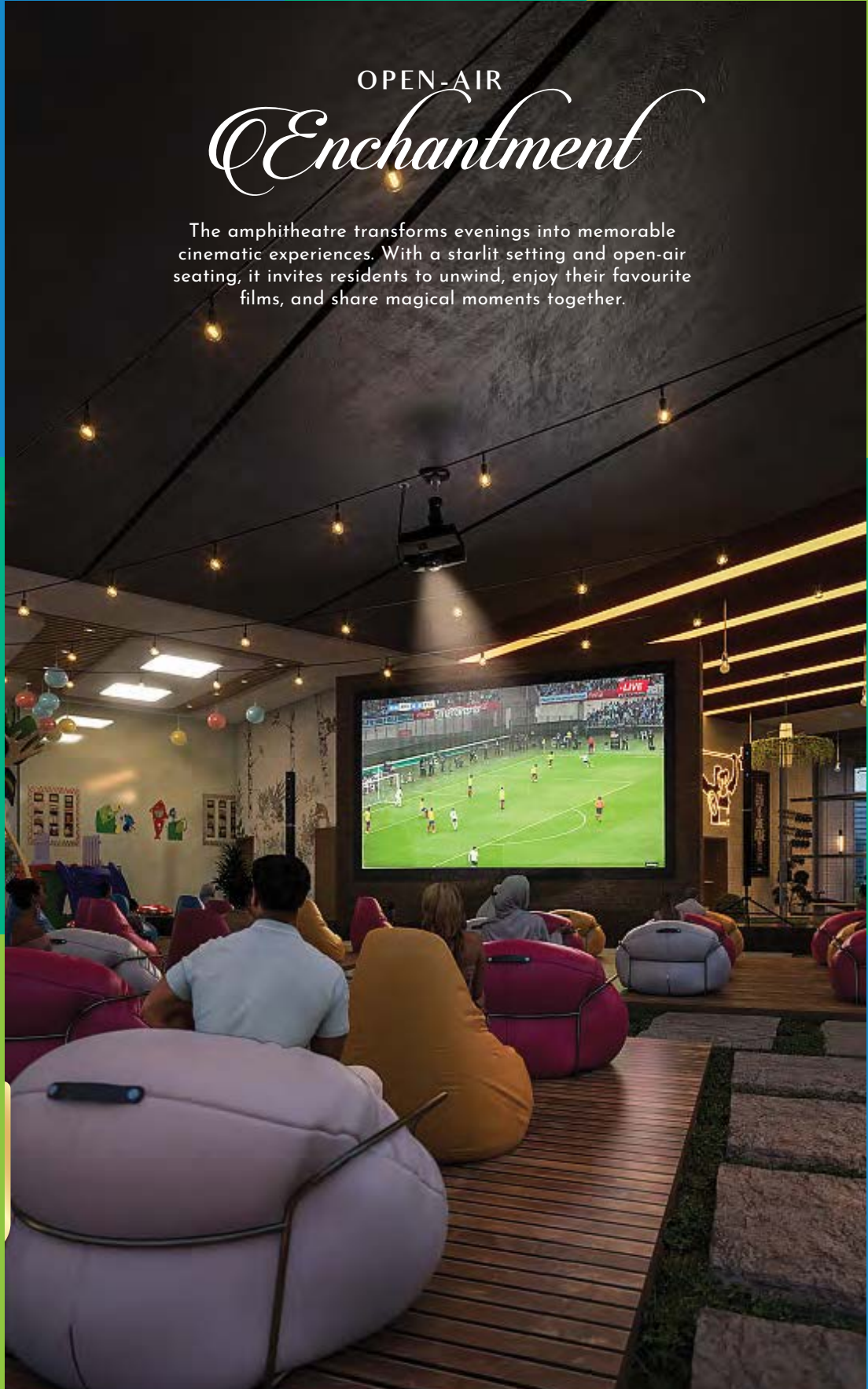
A woman in a red shirt and white shorts is captured mid-swing on a mini golf course. The course is set within a large, modern building with a high, vaulted ceiling. The ceiling features a series of dark, rectangular panels and is illuminated by long, vertical light fixtures. Large, circular planters filled with greenery hang from the ceiling. In the background, a black metal fence and other people are visible, suggesting a social and recreational environment.

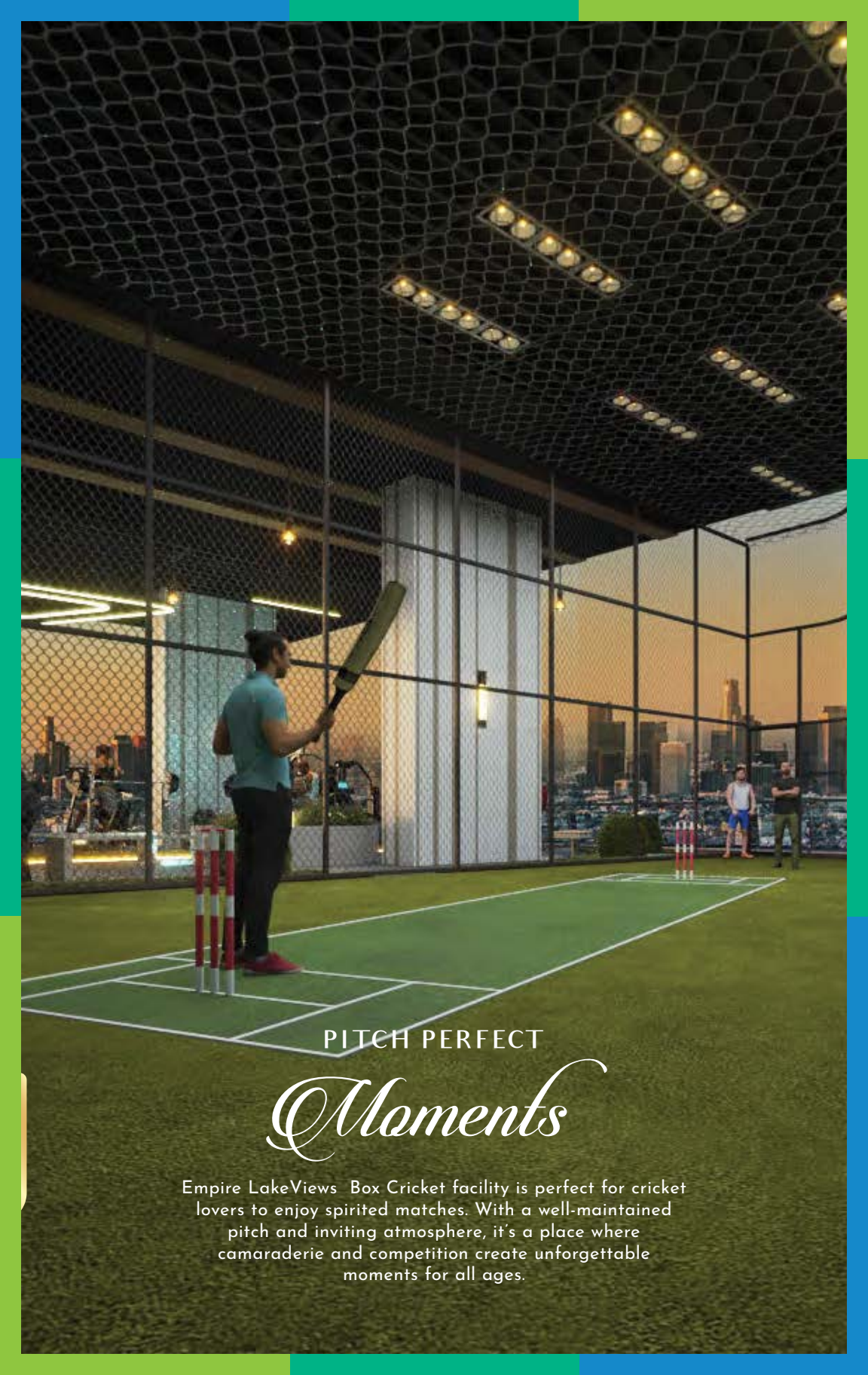
## A SWING INTO *Calm*

The mini golf course at Empire LakeViews provides a delightful retreat. This inviting green space encourages residents to relax, enjoy friendly competition, and experience the joy of outdoor leisure.

# OPEN-AIR *Enchantment*

The amphitheatre transforms evenings into memorable cinematic experiences. With a starlit setting and open-air seating, it invites residents to unwind, enjoy their favourite films, and share magical moments together.





PITCH PERFECT

# *Moments*

Empire LakeViews Box Cricket facility is perfect for cricket lovers to enjoy spirited matches. With a well-maintained pitch and inviting atmosphere, it's a place where camaraderie and competition create unforgettable moments for all ages.

WHERE FEET FIND  
*Freedom*

The jogging track invites residents to invigorate their day with energising runs or calming strolls. Surrounded by greenery and fresh air, it's an ideal space for fitness, relaxation, and enjoying nature's tranquillity.



CREATIVE CORNER

# *Awaits*

Empire LakeViews co-working space fosters productivity and creativity, offering a contemporary, dynamic environment for professionals. With inspiring views and functional design, it's an ideal setting to nurture's ideas, network, and achieve goals.



# A VISTA FOR *Vitality*

The panoramic gym at Empire LakeViews offers an invigorating fitness experience in an open area. This striking space lets residents exercise while enjoying sweeping views, making each workout both energising and uplifting.



TINY FEET, BIG

*Fun*

Empire LakeViews Kids Play Area offers a delightful escape for children to explore, laugh, and play freely. Safe, colourful, and full of engaging activities, it's a space where childhood memories are made every day.



A rooftop pet park at dusk. The park features artificial grass, a low wall with dog bone cutouts, and various play equipment like a green ring and a red ramp. Several people and dogs are present, including a large golden retriever in the foreground. A modern building with large windows is on the right, and a city skyline is visible in the background under a sunset sky.

A TAIL-WAGGING

# *Haven*

The Pet Park is a dedicated space for pets to roam, play, and socialise in a safe environment. Surrounded by nature, it's an inviting spot for pets and their owners to enjoy together.



# EMPIRE LAKEVIEWS L I W A N

FOR MORE INFORMATION PLEASE CONTACT



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## EMPIRE

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DEVELOPMENTS