

EMPIRE LIVINGS

DUBAI SCIENCE PARK

AFS
REAL ESTATE
STAY AHEAD, INVEST SMART

db
DUBRICKS
POSSIBILITIES ARE LIMITLESS

EMPIRE
DEVELOPMENTS



Where innovation takes flight, luxury soars.

Dubai Science Park

welcomes

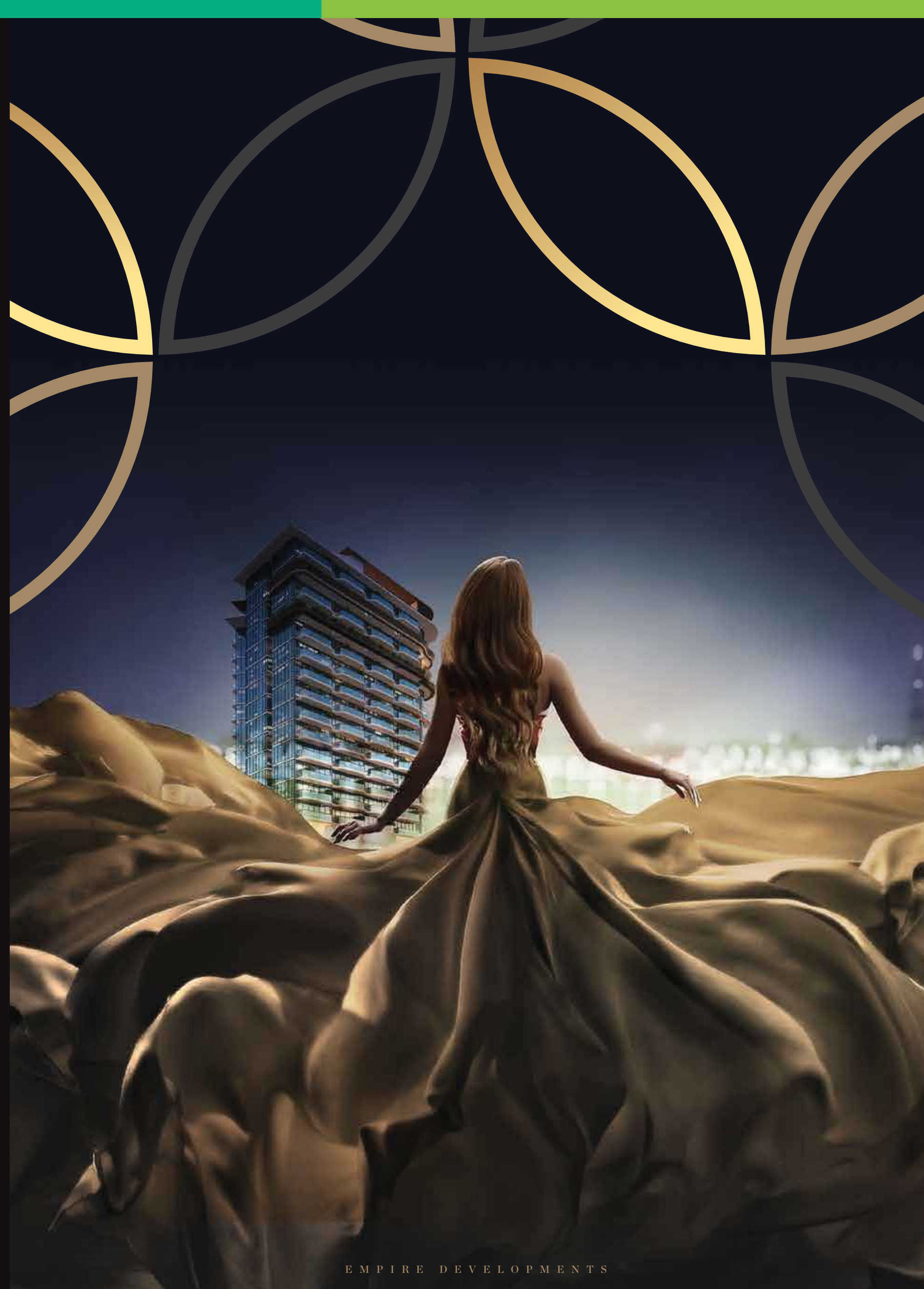
EMPIRE
LIVINGS

SAY GOODBYE TO DAY-DREAMING

welcome

DREAM DAYS OF LUXURY

EMPIRE LIVINGS



EMPIRE DEVELOPMENTS

A STANDING DREAM

An intelligently chosen 3-side corner plot at Dubai Science Park, just a 1-minute drive from Umm Suqaim Road and steps away from a future Metro stop sets the stage for Empire Developments' stellar project combining investment and residence for its partners. The high-rise features expansive parking on 2 basement floors, retail showrooms on the ground floor, 3 podium floors with a parking facility on each, one dedicated floor for world-class amenities and 14 floors offering different types of creatively designed apartments with a private pool or without pool options. Delivering the best panoramic vistas of Dubai Science Park

EMPIRE

DEVELOPMENTS

Thank you for your confidence. Introducing Empire Livings by Empire Developments, a magnum opus in Dubai Science Park's prime location. Experience unmatched luxury with our straight 1% plan! We hope you will continue to appreciate our efforts and invest with confidence in Empire Livings, just as you did with our previous project, Empire Estates.



MR. KAMRAN GHANI
Chairman / Founder - Ghani Holdings

CRAFTING HOMES
CREATING
legacies



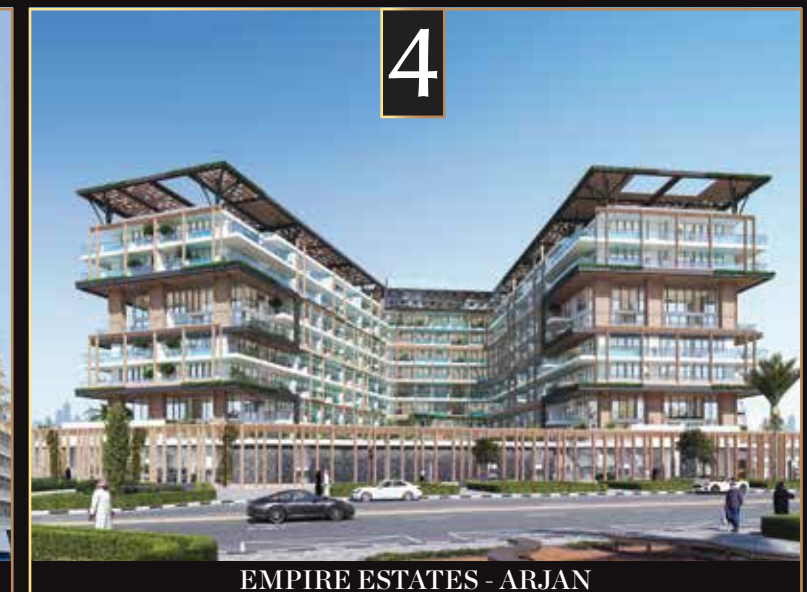
PLAZZO RESIDENCE - JVT



PLAZZO HEIGHTS - JVC



EMPIRE RESIDENCE - JVC



EMPIRE ESTATES - ARJAN



OUR
5TH
PROJECT

EMPIRE LIVINGS - DUBAI SCIENCE PARK

U P C O M I N G



RESIDENTIAL TOWER IN
LIWAN



RESIDENTIAL TOWER IN
JVC

EMPIRE LIVINGS

EMPIRE DEVELOPMENTS



A STORY OF
SUCCESS

EMPIRE LIVINGS



EMPIRE
DEVELOPMENTS



EMPIRE DEVELOPMENTS

PRESENTATING
DUBAI'S FINEST LIVING



DUBAI SCIENCE PARK



05

MINUTES
DUBAI HILLS MALL



15

MINUTES
MALL OF EMIRATES



15

MINUTES
BUSINESS BAY



15

MINUTES
PALM JUMEIRAH



20

MINUTES
DUBAI MARINA



25

MINUTES
DUBAI AIRPORT

EMPIRE LIVINGS

DUBAI SCIENCE PARK



EMPIRE
LIVINGS
DUBAI SCIENCE PARK

dubai's skyline
YOUR PERSONAL
POOLSIDE SANCTUARY

THE
FINEST ADDRESS OF
DUBAI SCIENCE PARK
AWAITS...

The Empire Livings project in Dubai Science Park is a testament to architectural elegance and modernity. With its breathtaking elevation, crafted using the latest durable materials and meticulously chosen colour combinations, this development stands as a beacon of contemporary design. It promises not only unparalleled beauty but also exceptional value, setting a new standard for unique living spaces. Each detail has been thoughtfully considered to ensure that Empire Livings is not just a place to live, but a place to truly call home.

EMPIRE LIVINGS

EMPIRE
LIVINGS
DUBAI SCIENCE PARK



EMPIRE DEVELOPMENTS

202 UNITS

14 STUDIO
WITH POOL

56 STUDIO
WITHOUT POOL

37 1BHK
WITH POOL

89 1BHK
WITHOUT POOL

6 1 BED DUPLEX
WITH POOL

meticulously
CRAFTED
LUSTROUS
COPPER ARCH ICON
facade



SECURE SPACES AND
SCENIC SURROUNDINGS

Experience ultra-modern spacious parking spaces on 5 floors including Basements 1 and 2, and Podiums 1 to 3. All offer smart, secure, and hassle-free parking and enjoy dedicated reserved spots that redefine convenience and peace of mind, each time and every time you park your vehicle.



EMPIRE
LIVING

DUBAI SCIENCE PARK

MAJESTIC ONYX ASCENT

Step into our stunning double-height reception lobby, a fusion of contemporary design and architectural finesse using state-of-the-art materials. Enjoy a welcoming, mood-lifting ambience, a lift lobby with 4 elevators, and a beautifully designed waiting area.



EMPIRE LIVINGS



EMPIRE DEVELOPMENTS

REGAL
MARBLE
PATHWAYS

Welcome to Empire Livings, the epitome of refined urban next-century living. Step into a world where creatively selected materials merge to form an unmatched luxurious combination. Experience a princely feeling as you pass through the corridors, showcasing unparalleled grandeur and top-quality finishes. Each detail has been meticulously chosen to create a fantastic and extraordinary appearance, reflecting the ultimate in style and sophistication.





*YOUR EMPIRE OF
AMENITIES*

AN ENTIRE FLOOR OF

*30,000+ SQ. FT.
DEDICATED FLOOR FOR
AMENITIES*

SWIMMING
POOL



SITTING AREA



GYM



PADEL TENNIS



CO-WORKING
SPACE



INDOOR GAMES



OUTDOOR CINEMA



KIDS' PLAY
AREA



YOGA ROOM

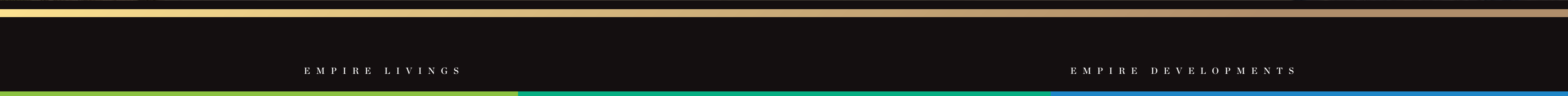


SAUNA



STEAM





full-floor
LUXE
AMENITIES
experience



AQUA
Jewel
IN THE SKY



ELITE TENNIS
COURT ESCAPE



The fantastic outdoor padel tennis court, open-air yet secluded, is exclusively designed for residents of this high-end residential project, offering a luxurious playing experience.

AGAIN
AGAIN
AGAIN
GAIN
GAIN

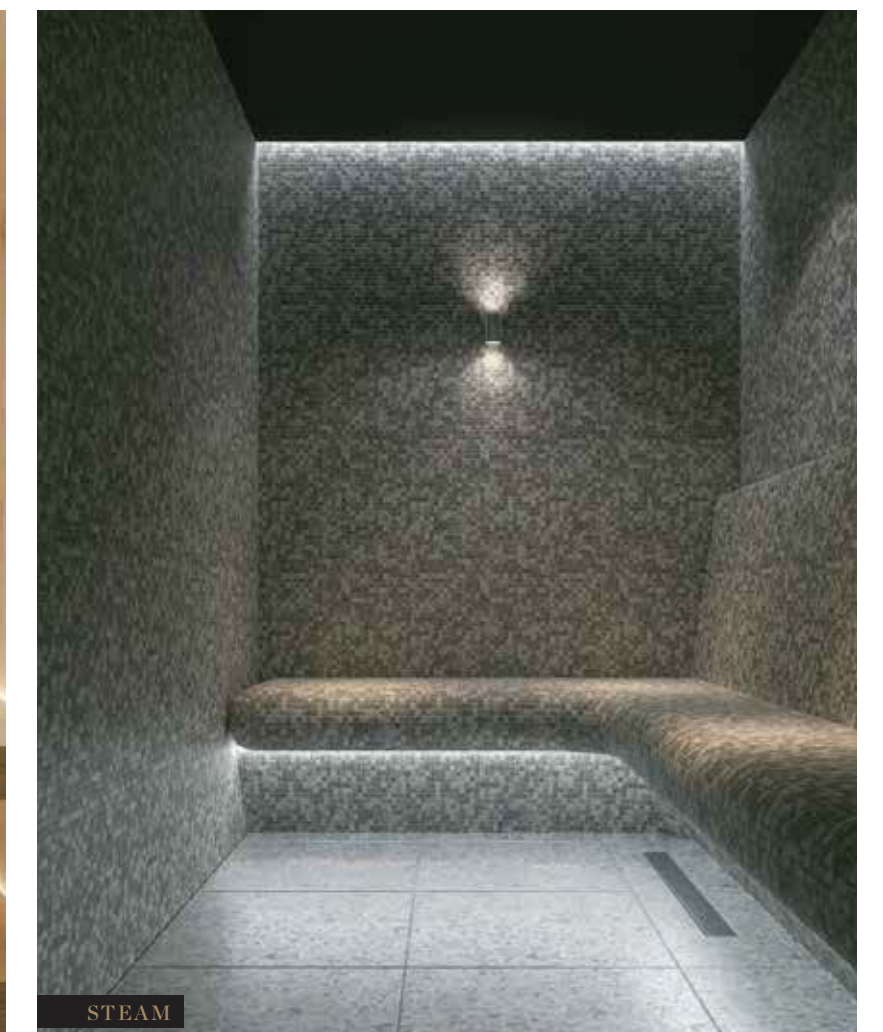
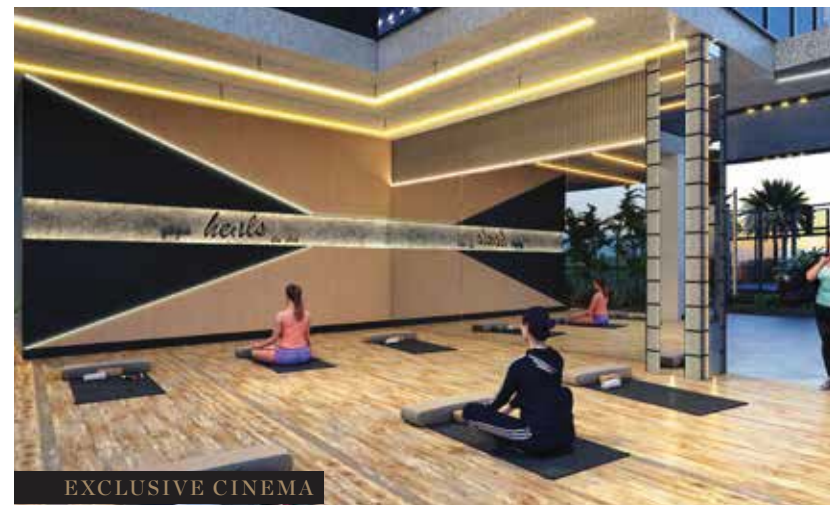
THIS IS
MY
HAPPY
HOUR

NO PAIN
NO GAIN

BRAVE

shaping up
YOUR LIFE AND YOU!

LUXE LIFESTYLE HUB



The world-class residential facilities also feature a co-working area with high-speed internet and ergonomic seating, a safe kids' play area, an exclusive cinema fostering communal bonds, a serene yoga space for mindfulness, and a sitting area enhancing resident connections.

ELEVATED
EXTRAVAGANCE



MAKE
EVERY SUNSET
AN OUTING

EMPIRE LIVINGS



ROOFTOP SOLAR PARK



WALKING TRACK



BBQ AREA



LAKE WALK



ROOFTOP *SOLAR PARK*



ZEN GARDEN



HALF BASKETBALL COURT



WATERFALL

ROOFTOP
THE PERFECT
BLEND OF

*relaxation
&
recreation*

HALF BASKETBALL COURT

WALKING TRACK

LAKE WALK

WATERFALL

KIDS PLAY AREA

ZEN GARDEN

BBQ AREA

ECO-CONSCIOUS
GREEN ENERGY



The Solar Park in Empire Living symbolises a groundbreaking fusion of sustainability and urban life. Harnessing the sun's power, this innovative development reduces carbon footprints, offers green spaces, and sets a new standard for eco-conscious city planning.

A WALKWAY TO HEALTH



EMPIRE'S BBQ BLISS ZONE



ZEN ESCAPES



SERENE LAKE WALK



OPULENT AMBIENCE



PERFECT LEISURE



EMPIRE
LIVINGS
DUBAI SCIENCE PARK

DISCOVER
UNMATCHED
livings

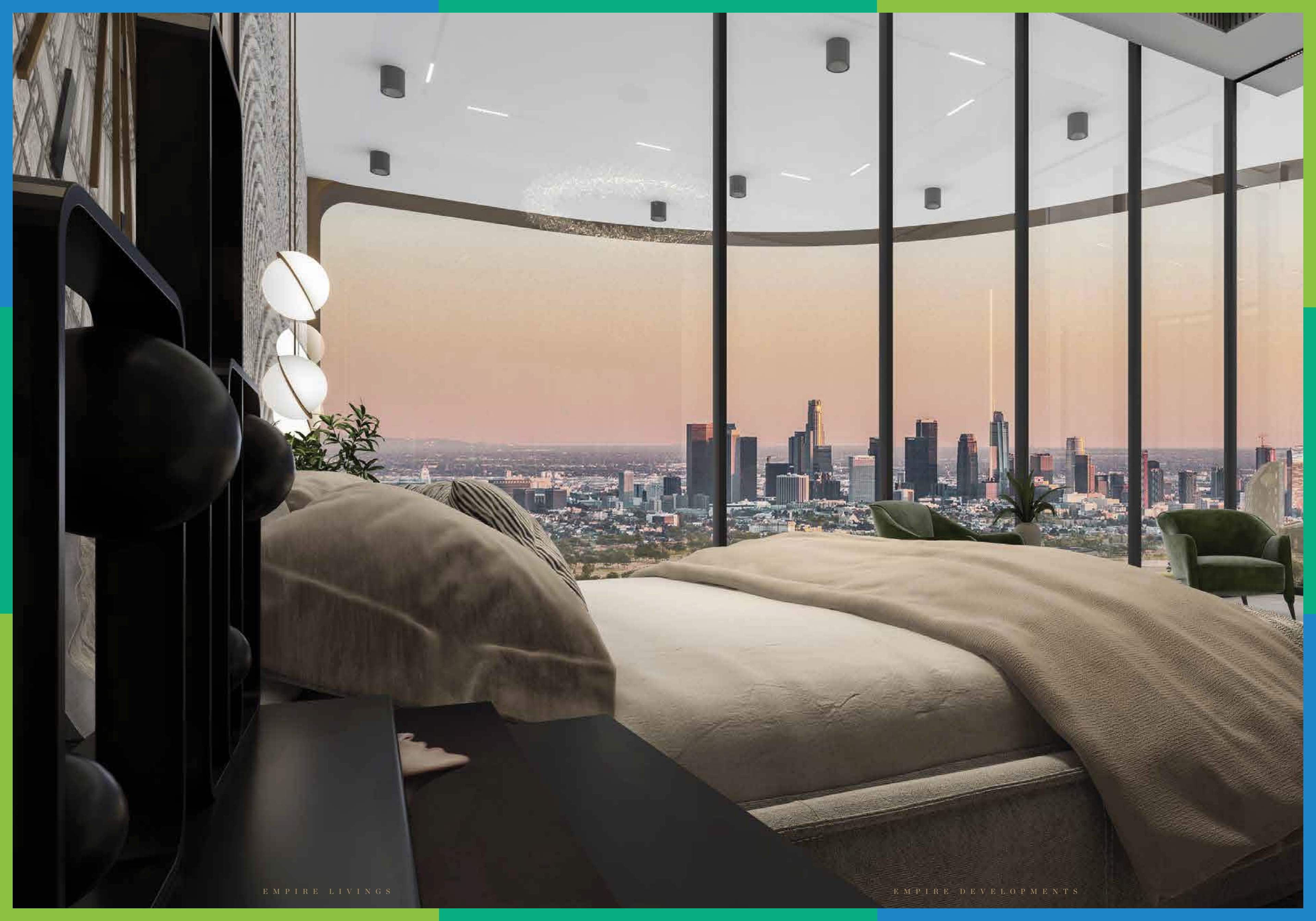
Empire Livings is crafted for your lifestyle, offering luxurious apartments of different types that suit your needs and requirements including studio apartments, cosy one-beds, standard one-beds, and stylish one-bedroom duplexes. Some apartments feature secluded terrace pools too. Live your way at Empire Livings!



EMPIRE DEVELOPMENTS

1
BED
D U P L E X











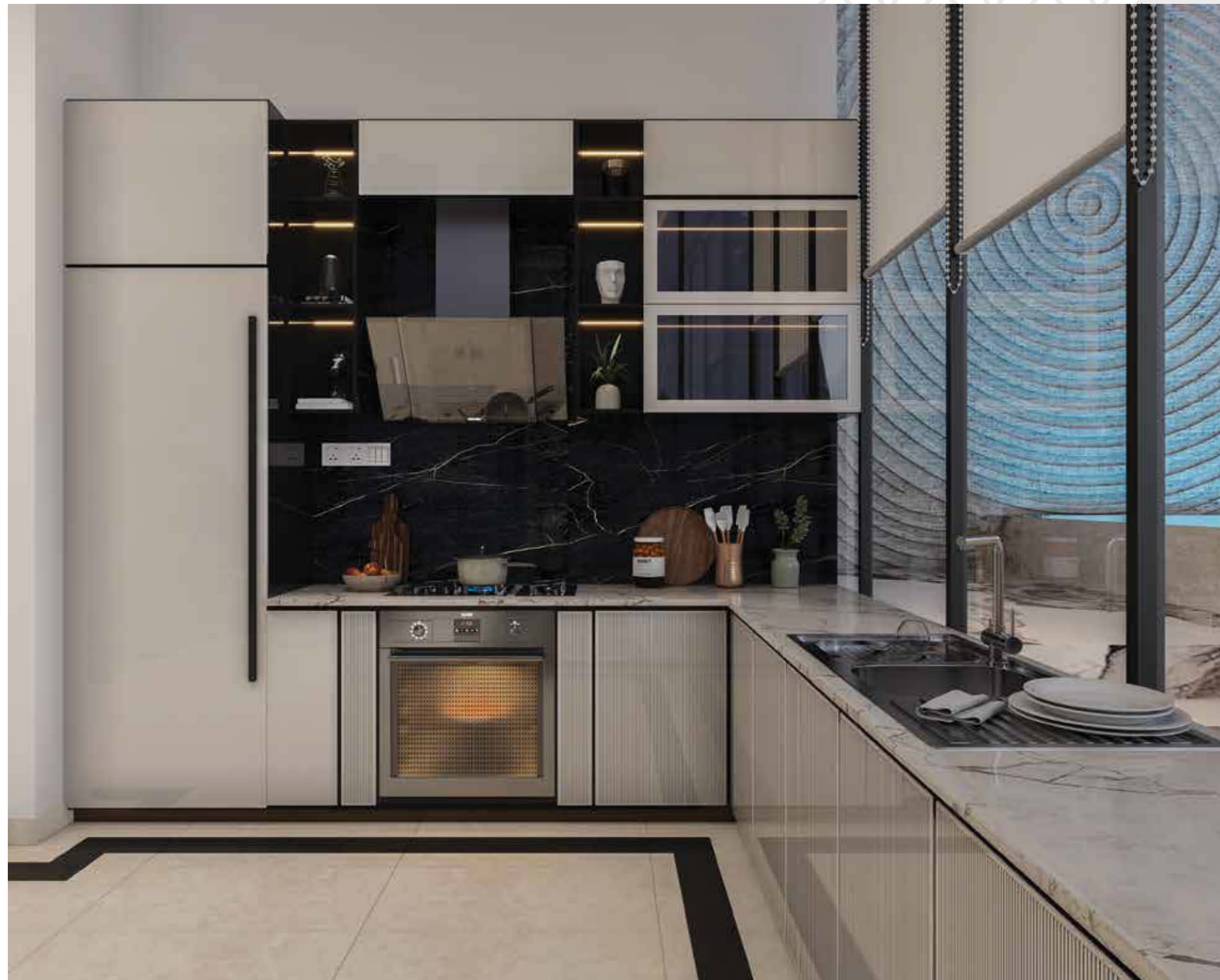
The contemporary, fully-equipped kitchen features wall-sized glass windows that offer stunning views of the large terrace of your apartment that also offers your very own secluded sparkling blue swimming pool.

STYLISH
DUPLEX LIVING



Sophisticated living with sleek modern design and urban convenience.

VIEW - INFUSED
CULINARY HAVEN



Cooking for your loved ones has never been this enjoyable.

EMPIRE LIVINGS



The chic and voguish bathroom is with top-quality branded fixtures and fittings, ensuring a luxurious experience.

EMPIRE DEVELOPMENTS

1-Bed Duplex apartments

offer a spacious terrace with a sparkling swimming pool.
Enjoy unparalleled relaxation.

1
BED
APARTMENT

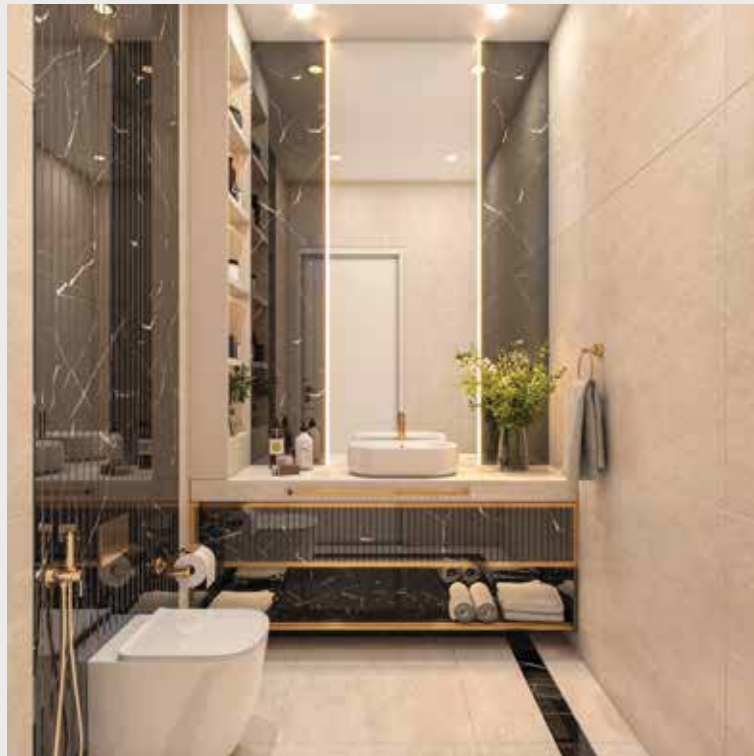




SKYLINE SERENITY

The contemporary lounge of your stylish apartment features expansive wall-sized glass windows, offering breathtaking city views, while the serene master bedroom ensures a calm, peaceful sleep, providing the perfect urban sanctuary.





STYLISH LOFT HAVEN

Contemporary living in a one-bedroom apartment, offering elegant simplicity, functional spaces, and easy access to urban amenities.



EMPIRE LIVINGS



EMPIRE DEVELOPMENTS

EMPIRE
LIVINGS
DUBAI SCIENCE PARK

1

B E D
C O Z Y

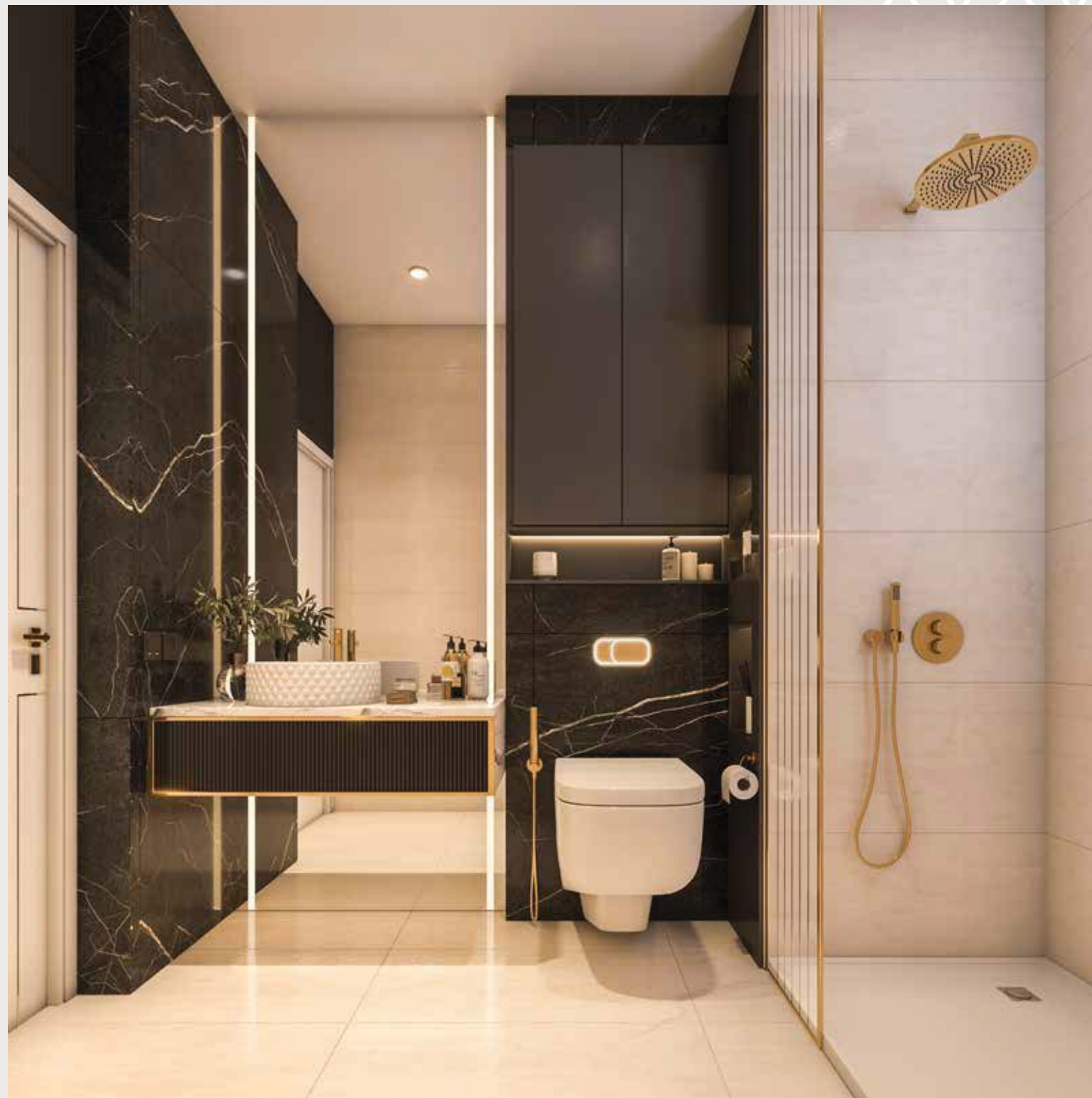
EMPIRE LIVINGS



EMPIRE DEVELOPMENTS

UPSCALE STYLISH LIFESTYLE

The charming one-bedroom apartment radiates coziness, with warm decor, intimate spaces, and all the comforts of home in a compact layout.



EMPIRE LIVINGS



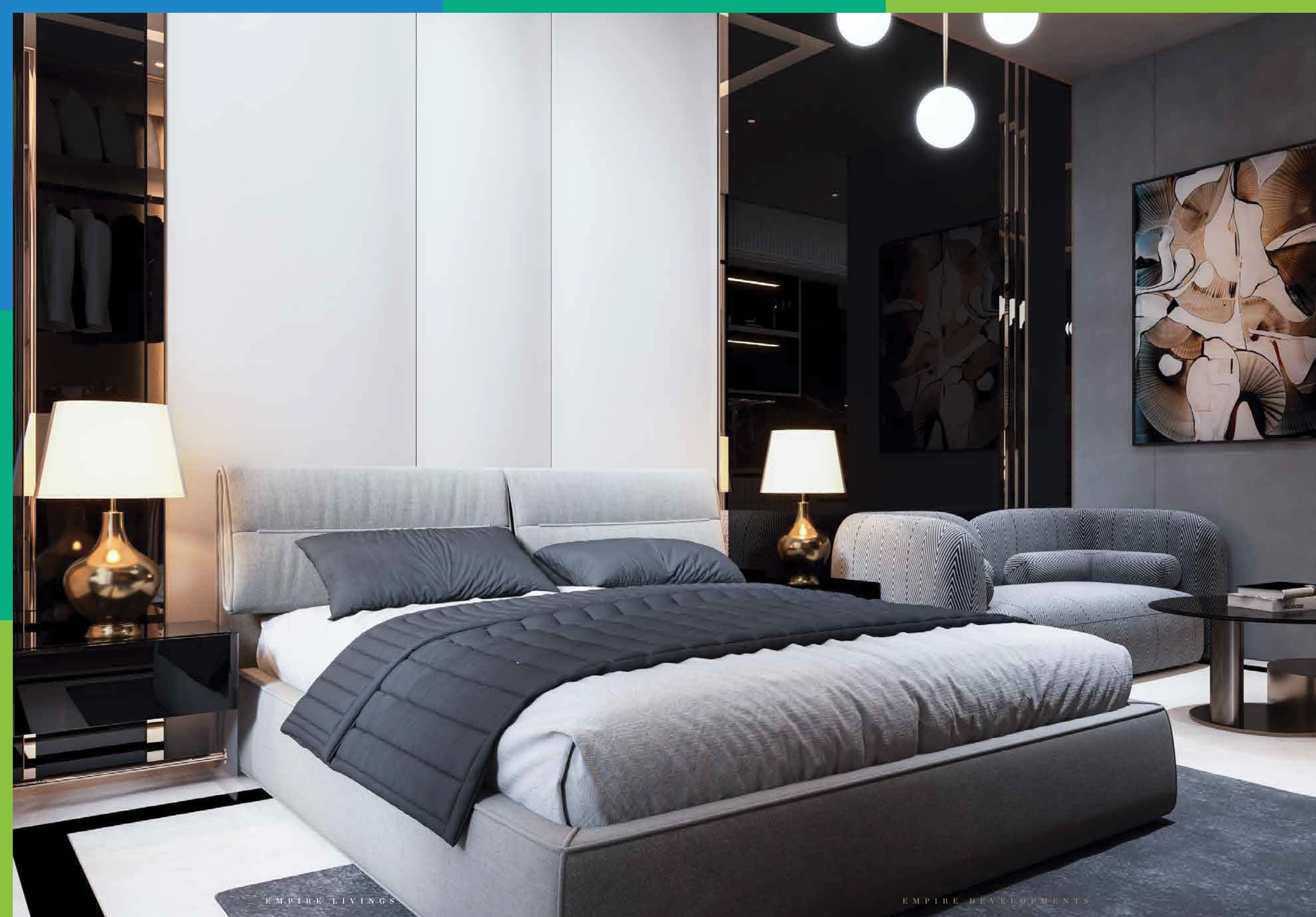
EMPIRE DEVELOPMENTS



CITY CHIC APARTMENTS

STUDIO





TRENDY
URBAN ABODE



Enjoy efficient living in this studio apartment, where smart design maximizes space, creating a cozy haven with modern convenience.

EMBRACE
THE FUTURE OF

urban

LIVING

FLOOR PLANS

1 BED DUPLEX

SIZE: 1071.23 SQ. FT.

FLOORS	UNITS
2ND FLOOR	215
4TH FLOOR	415
6TH FLOOR	615
8TH FLOOR	815
10TH FLOOR	1015
14TH FLOOR	1415



LOWER LEVEL



UPPER LEVEL

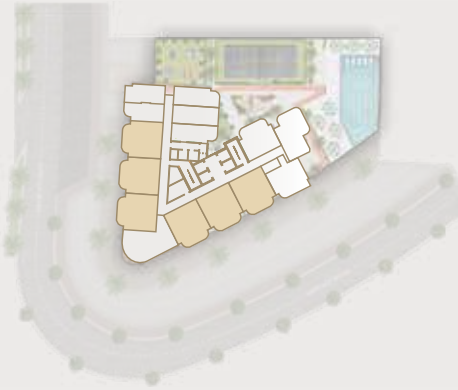


1 BED APARTMENT
WITHOUT POOL

SIZE RANGE: 708.27 TO 721.94 SQ. FT.



ENT.



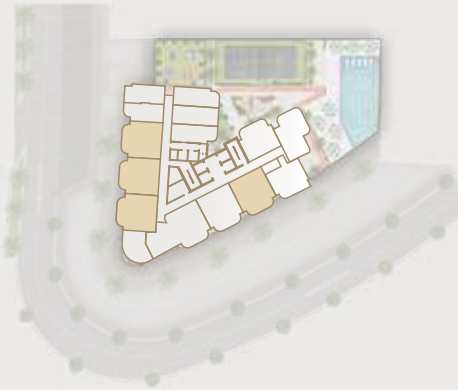
FLOORS	UNITS
2ND TO 15TH FLOORS	SERIES 1, SERIES 2, SERIES 3, SERIES 12, SERIES 13, SERIES 14 EXCEPT 412, 612, 1201, 1202, 1203, 1214, 1401, 1402, 1403

1 BED APARTMENT
WITH POOL

SIZE RANGE: 708.27 TO 720.54 SQ. FT.



ENT.



FLOORS	UNITS
4TH FLOOR	412
6TH FLOOR	612
12TH FLOOR	1202, 1203
14TH FLOOR	1401, 1402, 1403

1 BED APARTMENT
WITH POOL

SIZE: 635.39 SQ. FT.



ENT.

FLOORS	UNITS
4TH FLOOR	410
5TH FLOOR	510
6TH FLOOR	610
8TH FLOOR	810
10TH FLOOR	1010



1 BED APARTMENT
WITH POOL

SIZE: 673.17 SQ. FT.

FLOORS	UNITS
2ND FLOOR	210
3RD FLOOR	310
7TH FLOOR	710
9TH FLOOR	910
11TH FLOOR	1110
12TH FLOOR	1210
13TH FLOOR	1310
14TH FLOOR	1410
15TH FLOOR	1510

ENT.



1 BED APARTMENT
WITH POOL

SIZE: 622.05 SQ. FT.

ENT.



FLOORS	UNITS
2ND TO 15TH FLOORS	SERIES 11



1 BED APARTMENT
WITHOUT POOL

SIZE RANGE : 580.61 TO 584.05 SQ. FT.



FLOORS	UNITS
2ND TO 15TH FLOORS	SERIES 9



ENT.

STUDIO - WITHOUT POOL

SIZE RANGE: 352.41 TO 436.48 SQ. FT.

FLOORS	UNITS
2ND TO 15TH FLOORS	SERIES 4, SERIES 5, SERIES 6, SERIES 8

ENT.



STUDIO - WITH POOL

SIZE: 428.84 SQ. FT.

FLOORS	UNITS
2ND TO 15TH FLOORS	SERIES 7

ENT.



welcome

TO WHERE LIFESTYLES ARE DEFINED
BY HEIGHTS,
OFFERING A SECURE

investment

WITH UNPARALLELED ROI

EMPIRE LIVINGS

DUBAI SCIENCE PARK

FOR MORE INFORMATION PLEASE CONTACT



REAL ESTATE

STAY AHEAD, INVEST SMART

☎ +971 55 476 7630
☎ +971 4 368 7878
✉ info@afsrealestate.com
🌐 www.afsrealestate.com



DUBRICKS

POSSIBILITIES ARE LIMITLESS

☎ +971 50 674 2020
☎ +971 4 368 7878
✉ info@dubricks.com
🌐 www.dubricks.com