

LILIAN

RESIDENCES



AFS
REAL ESTATE
STAY AHEAD, INVEST SMART



db
DUBRICKS
POSSIBILITIES ARE LIMITLESS

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LILIAN RESIDENCES

A NEW LIGHT

WHERE RADIANCE RESIDES

WELCOME TO LILIAN RESIDENCES, A NEW EXCITING OFFERING BY LONDON GATE IN DUBAI SOUTH.

Conceived as a sanctuary of light and refined simplicity, Lilian Residences is designed for those who find beauty in authenticity and elegance in restraint.

Every detail is thoughtfully composed to cultivate a sense of effortless grace and intuitive living. Here, life unfolds in an atmosphere that is luminous, serene, and quietly transformative - a radiant home for those who seek clarity, calm, and inspired connection.



DUBAI

A ENDURING APPEAL

DUBAI CONTINUES TO CAPTIVATE
AS A HUB OF INNOVATION,
OPPORTUNITY, AND A LIFESTYLE
OF DISTINCTION.

It presents an exceptional environment
for residents and investors, boasting
world-class infrastructure, unparalleled
connectivity, and a steadfast
commitment to safety and quality of life.

DUBAI

DUBAI SOUTH

TOMORROW'S COMMUNITY

LILIAN IS PERFECTLY
SITUATED WITHIN DUBAI
SOUTH, A VISIONARY MASTER
DEVELOPMENT SHAPING THE
FUTURE OF URBAN LIVING.

This dynamic area offers a meticulously
planned environment where luxury
and everyday convenience converge,
fostering thriving communities for
living, working, and investing. Dubai
South is designed with abundant green
spaces, essential services, and a focus
on holistic well-being.



DUBAI

EFFORTLESS ACCESS
YOUR CITY, CLOSER



LILIAN RESIDENCES BOASTS UNPARALLELED CONNECTIVITY, POSITIONING RESIDENTS AT THE NEXUS OF DUBAI'S KEY DESTINATIONS.

10 MIN
Al Maktoum
International Airport

15 MIN
Dubai Parks
and Resorts

20 MIN
Dubai Marina

30 MIN
Downtown Dubai

15 MIN
Expo City Dubai

18 MIN
Palm Jebel Ali

25 MIN
Palm Jumeirah

40 MIN
Dubai International
Airport

LIGHTNESS IN DESIGN



THOUGHTFUL, CONSIDERED

PROJECT AT A GLANCE

PROJECT NAME
Lilian Residences

TYPE
Residential Building

LOCATION
Dubai South

NUMBER OF APARTMENTS
66

UNIT MIX
5 Studio units
28 One Bedroom units
33 Two Bedroom units

COMPLETION DATE
JULY 2027



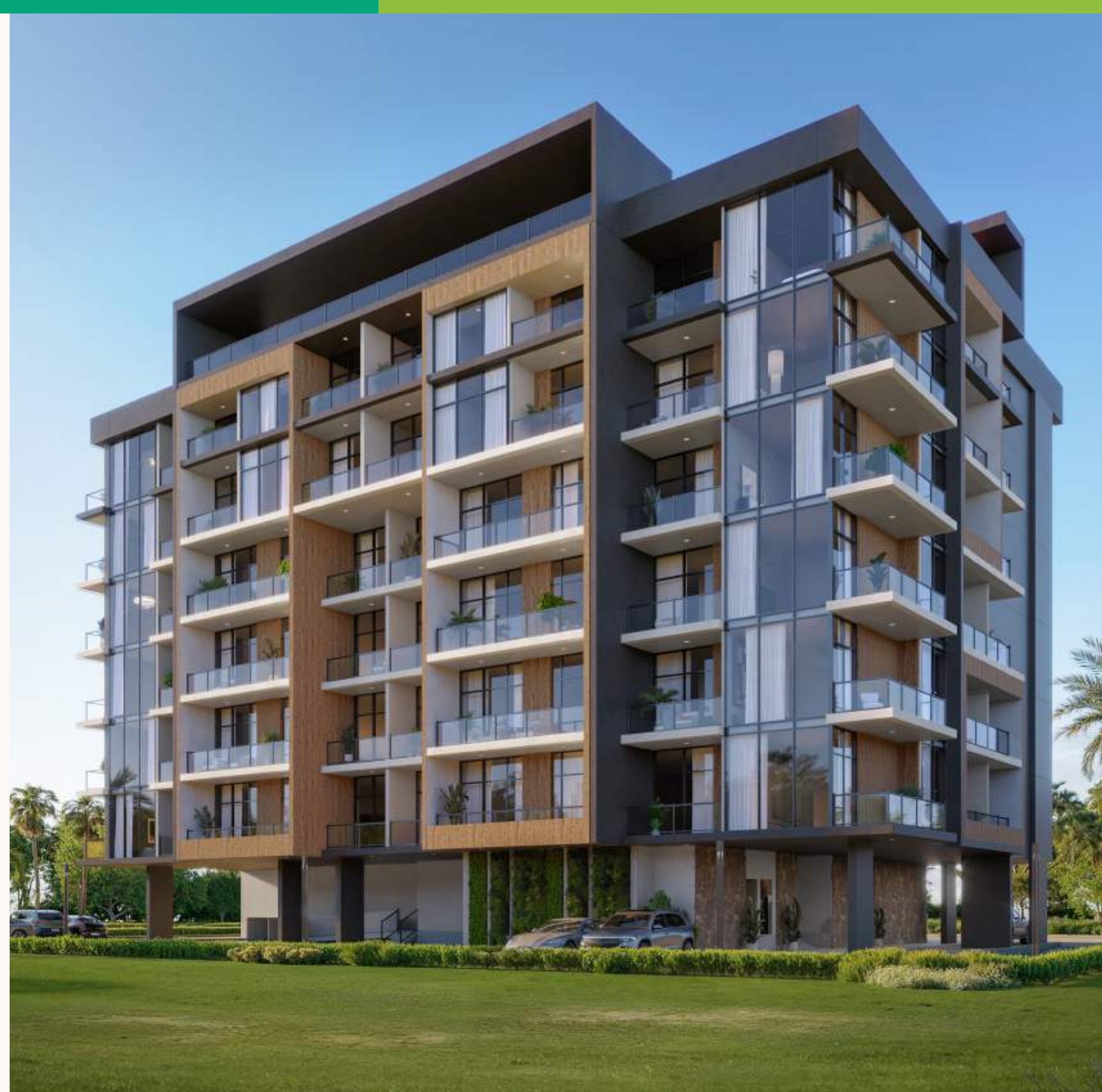
EXTERIOR

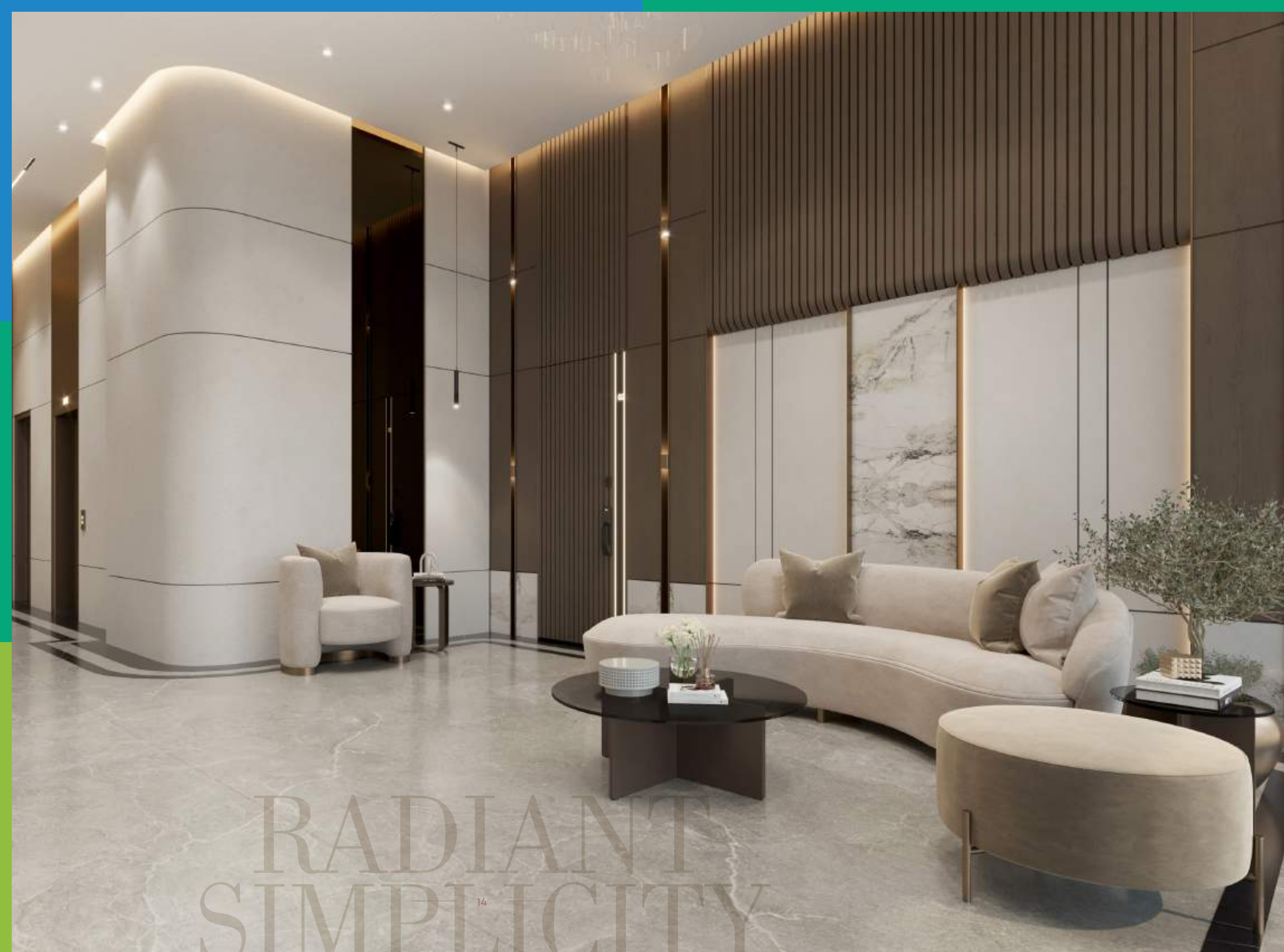
EXTERIOR

FORM & FUNCTION

LILIAN'S ARCHITECTURE REFLECTS A MODERN PURITY —
WHERE RADIANCE TAKES FORM IN STRUCTURE AND SPACE.

The facade balances deep tones with warm accents, creating a presence that is both sophisticated and inviting. Each residence is graced with private balconies and expansive floor-to-ceiling windows, drawing in natural light and opening to clear, uninterrupted views. The design embodies a quiet elegance, where every line and material serves both purpose and beauty — a seamless union of refined simplicity and luminous living.





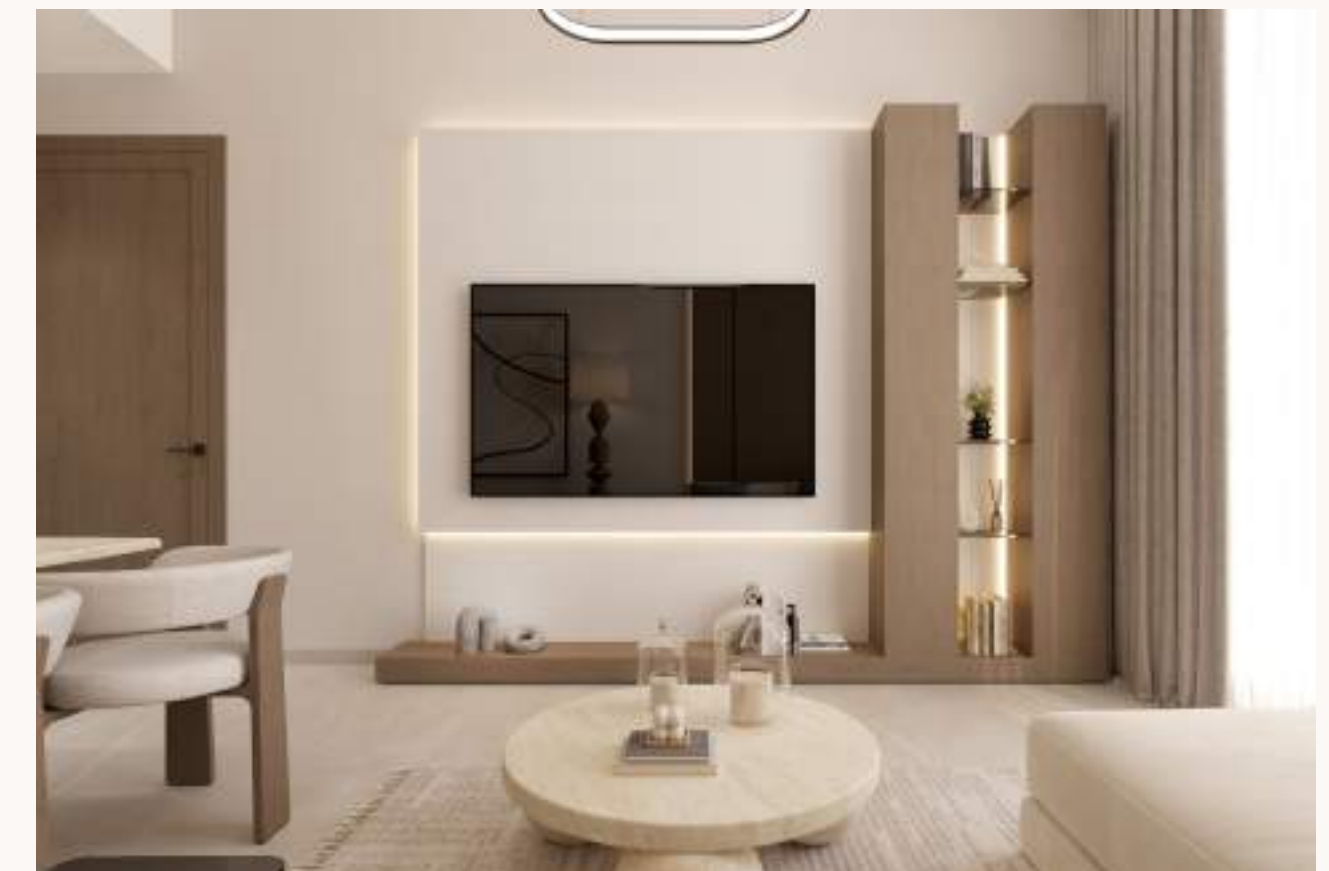
RADIANT
SIMPLICITY

INTERIORS

SERENITY THAT SHINES

INTERIORS ARE SHAPED AS
SANCTUARIES OF STILLNESS
AND RADIANT SIMPLICITY.

Guided by a design philosophy that celebrates light, air, and quiet refinement, each space invites a sense of calm presence. High ceilings, clean architectural lines, and a soft, neutral palette of whites, greys, and sun-warmed browns create an atmosphere that is both grounding and luminous — a quiet retreat where elegance unfolds effortlessly, and radiance resides in every detail.



LIVING AREAS

OPEN-PLAN DESIGNS ALLOW FOR A FLUID SENSE OF SPACE, IDEAL FOR RELAXED LIVING AND QUIET CONTEMPLATION.



BEDROOMS

SERENE AND WELL-PROPORTIONED, EACH BEDROOM INCLUDES INTEGRATED WARDROBES AND STREAMLINED DESIGNS, FOSTERING COMFORT AND EASE.



KITCHENS

MODERN AND EFFICIENTLY DESIGNED, THESE INTEGRATED SPACES FEATURE LIGHT CABINETRY AND CONTEMPORARY APPLIANCES, SUPPORTING EFFORTLESS DAILY ROUTINES.





BATHROOMS

FEATURING CONTEMPORARY FIXTURES, WALL-MOUNTED TOILETS, AND SLEEK FLOATING VANITIES WITH BACKLIT MIRRORS. WALK-IN SHOWERS WITH GLASS PARTITIONS OFFER A CLEAN, INVITING EXPERIENCE.

Materials and finishes are hand-selected for their integrity and elegance, shaping a living experience that endures.

VIBRANT,
CONNECTED
COMMUNITY.

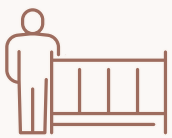




LIFE THAT GLOWS

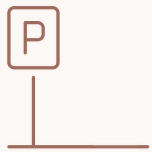
CURATED COMFORTS

LILIAN OFFERS A CONSIDERED COLLECTION OF AMENITIES, EACH DESIGNED TO ENHANCE DAILY LIFE AND FOSTER A VIBRANT, CONNECTED COMMUNITY.



GRAND WELCOME:

An impressive entrance lobby, with its high ceilings and refined finishes, sets a tone of understated luxury.



PARKING:

Ample covered parking spaces provide convenience and ease for residents.



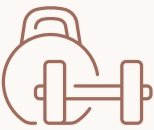
COMMUNITY:

Thoughtfully designed communal areas encourage relaxed interaction and a sense of belonging among residents.



SPACIOUS LIVING:

Large, light and airy living areas ensure year-round calm and comfort.



FITNESS CENTRE:

A fully-equipped gymnasium supports a healthy and active lifestyle.



ROOFTOP POOL:

A tranquil rooftop swimming pool provides a refreshing escape, complete with comfortable lounging areas.



GREEN OASIS:

Serene rooftop landscaped gardens feature inviting walkways, seating areas, and dedicated BBQ zones for outdoor enjoyment.



JOYFUL PLAY:

A dedicated, safe children's play area ensures fun for younger residents.

YOUR SPACE WITHIN

UNIT TYPES AND LAYOUTS

LILIAN OFFERS A SELECTION OF
METICULOUSLY DESIGNED HOMES,
CATERING TO DIVERSE PREFERENCES.

1 BEDROOM

SUITE AREA:	BALCONY AREA:	TOTAL AREA:
54 – 65.14 sq. m.	6.49 – 19.37 sq. m.	64.86 – 85 sq. m.
585.88 – 701.16 sq. ft.	69.86 – 208.50 sq. ft.	698.15 – 909.66 sq. ft.

2 BEDROOM

SUITE AREA:	BALCONY AREA:	TOTAL AREA:
68.02 – 98 sq. m.	17.76 – 39 sq. m.	85.78 – 124.11 sq. m.
732.16 – 1054.54 sq. ft.	191.17 – 422.16 sq. ft.	923.33 – 1335.91 sq. ft.







LILIAN

RESIDENCES

FOR MORE INFORMATION PLEASE CONTACT



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