
EMPIRE
LAKEVIEWS
LIWAN
FACT SHEET
EMPIRE
DEVELOPMENTS

EMPIRE
DEVELOPMENTS
CRAFTING HOMES
CREATING

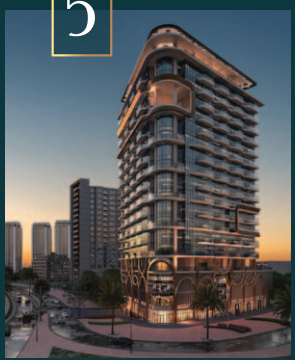
Legacies

OUR 6TH PROJECT



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



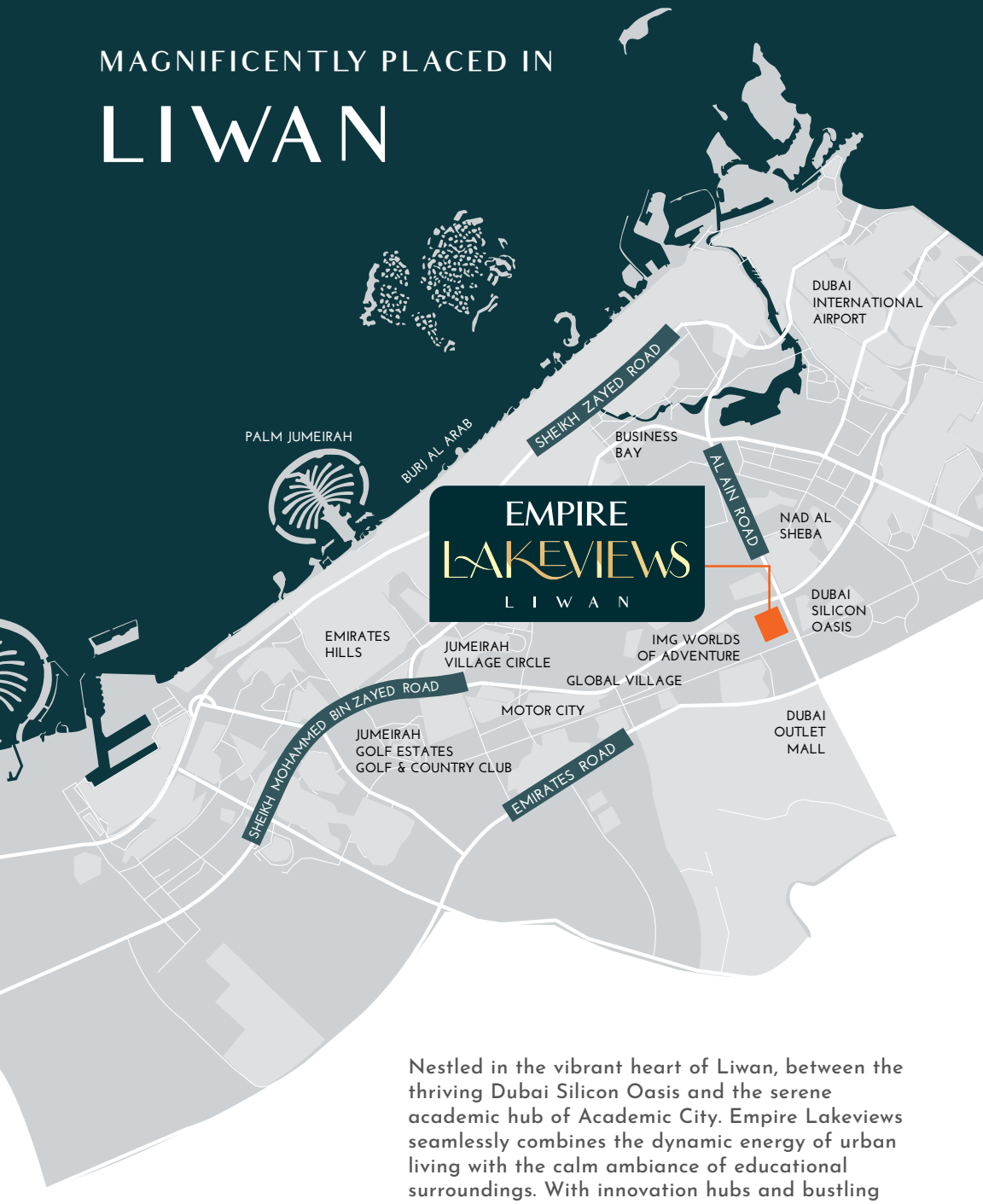
PLAZZO RESIDENCE
JUMEIRAH VILLAGE TRIANGLE

7 UPCOMING

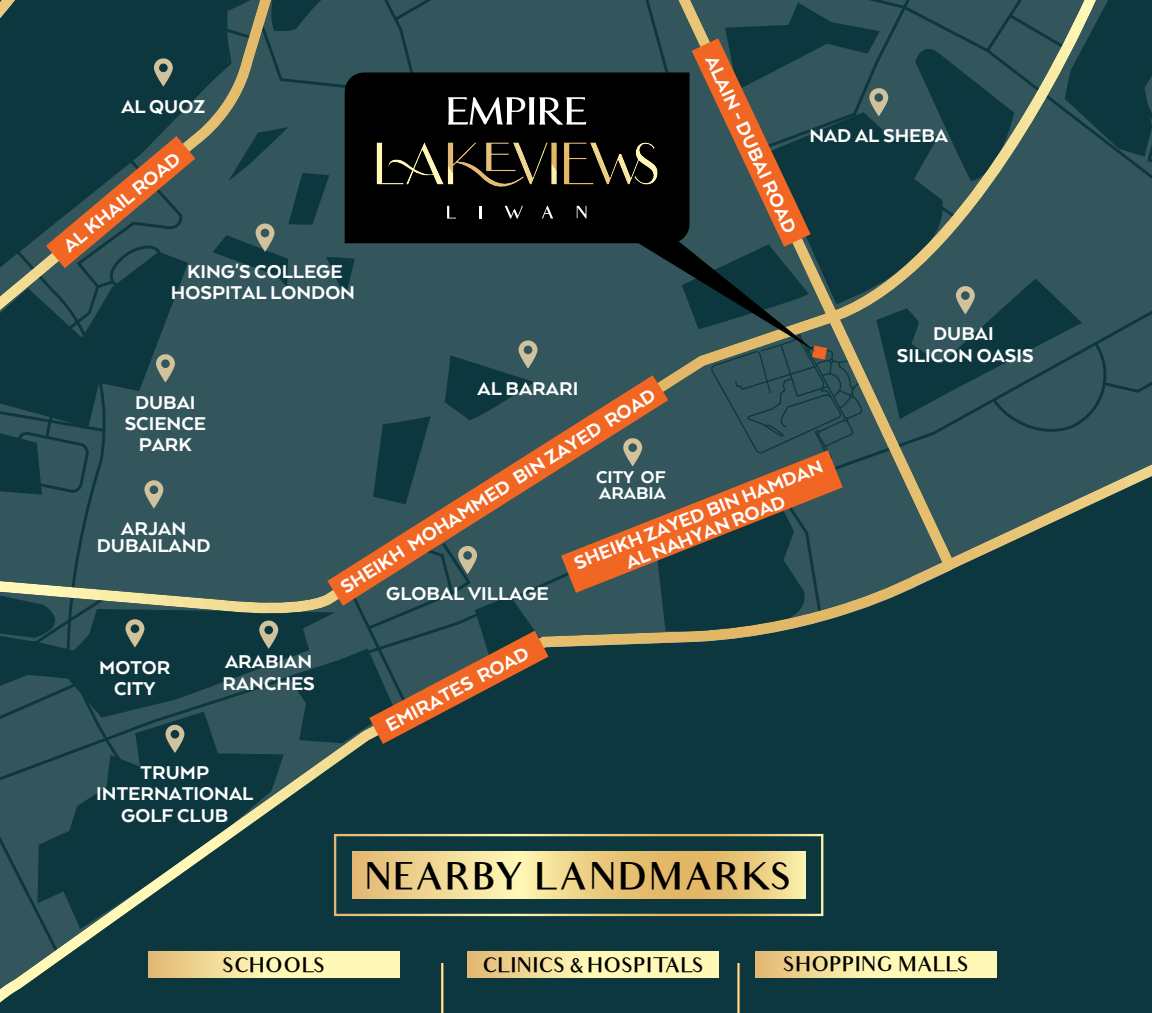
RESIDENTIAL TOWER IN
JUMEIRAH VILLAGE CIRCLE

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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.



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 L.L.C

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
LIWAN



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REASONS TO INVEST IN

EMPIRE LAKEVIEWS

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

PRIME LOCATION SPOT

DEDICATED FLOOR FOR LEISURE

MODERN ARCHITECTURE HARMONISED WITH NATURE

STUNNING LAKE VIEWS FROM HOME

POST HANDOVER PAYMENT PLAN

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RESIDENTIAL

APARTMENTS

604
TOTAL APARTMENTS

29
FLOORS ELEVATION

16+
AMENITIES ON DEDICATED FLOOR

9
PASSENGER & SERVICE ELEVATORS

110
STUDIO APARTMENTS WITH POOL

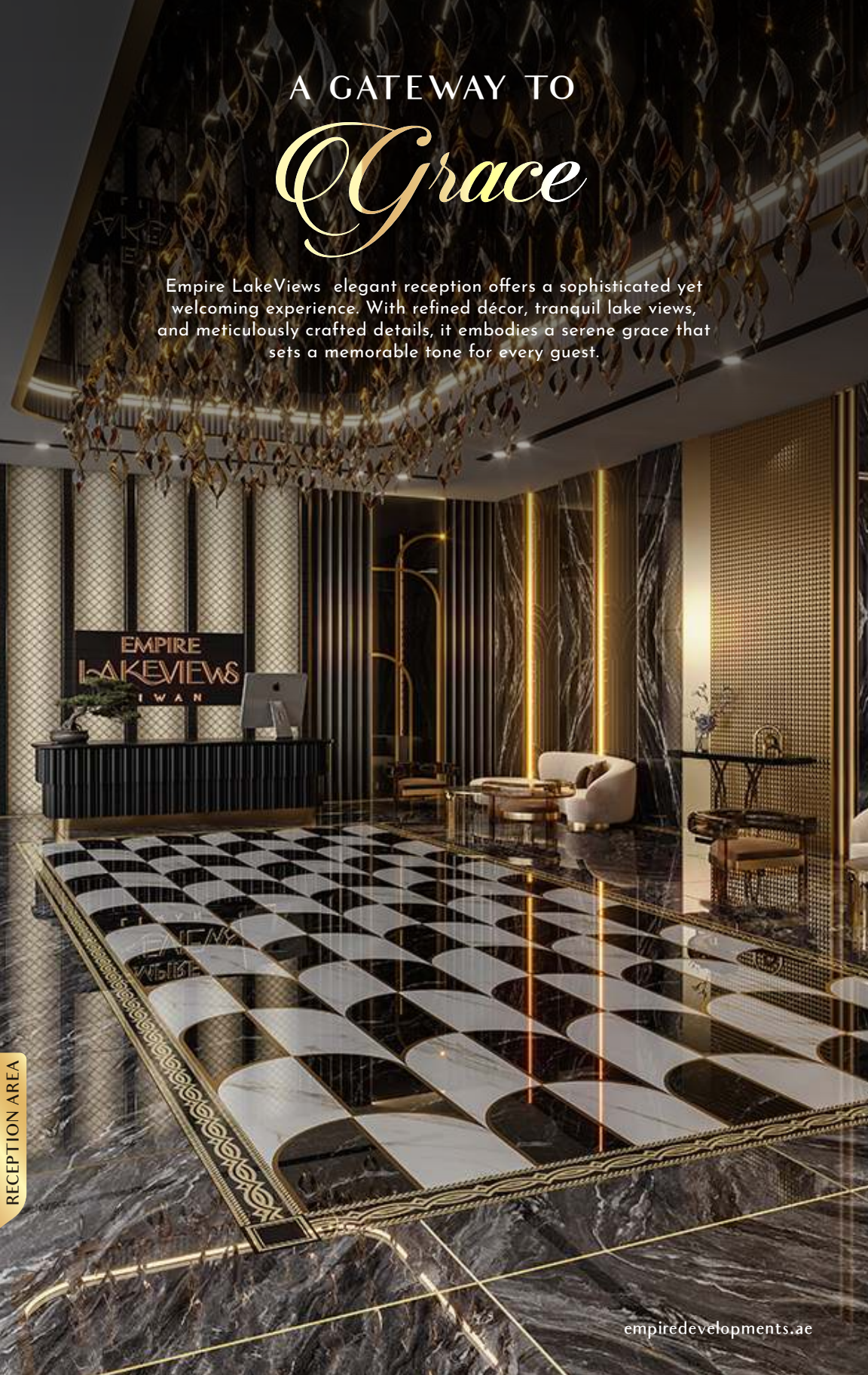
168
1 BHK APARTMENTS WITH POOL

44
2 BHK APARTMENTS WITH POOL

222
STUDIO APARTMENTS WITHOUT POOL

54
1 BHK APARTMENTS WITHOUT POOL

6
3 BHK DUPLEXES WITH POOL

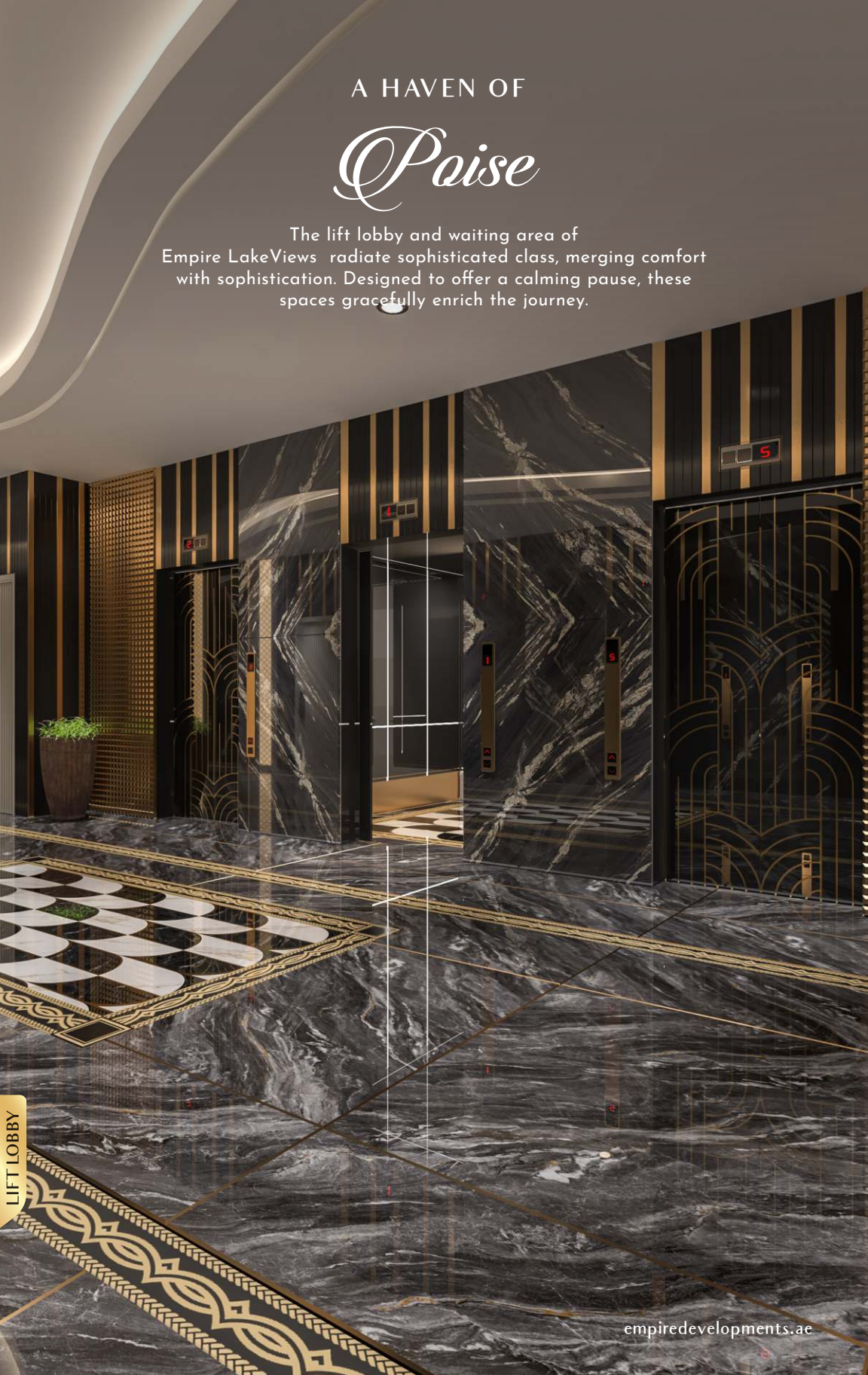


A GATEWAY TO *Grace*

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.

RECEPTION AREA

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A HAVEN OF
Poise
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.
LIFT LOBBY
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WAITING AREA

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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.
LIFT LOBBY
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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.

SWIMMING POOL


KID'S POOL



SWIMMING POOL

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.



CREEK PARK

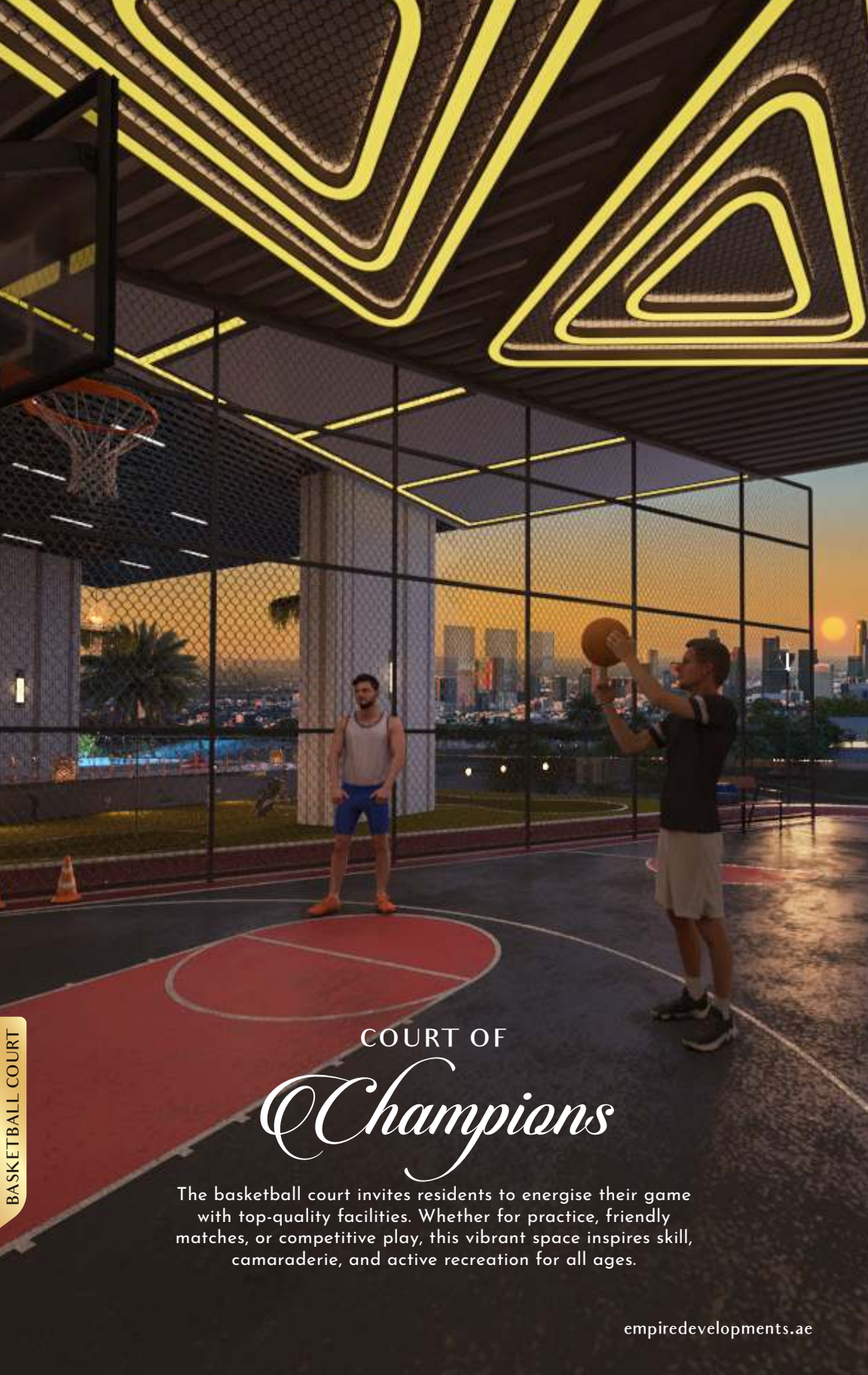
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ACES IN *Action*

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.

TENNIS COURT



BASKETBALL 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.



MINI GOLF COURSE

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.

AMPHITHEATRE



BOX CRICKET

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.

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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.
JOGGING TRACK
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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.
CO-WORKING SPACE
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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.



OUTDOOR GYM

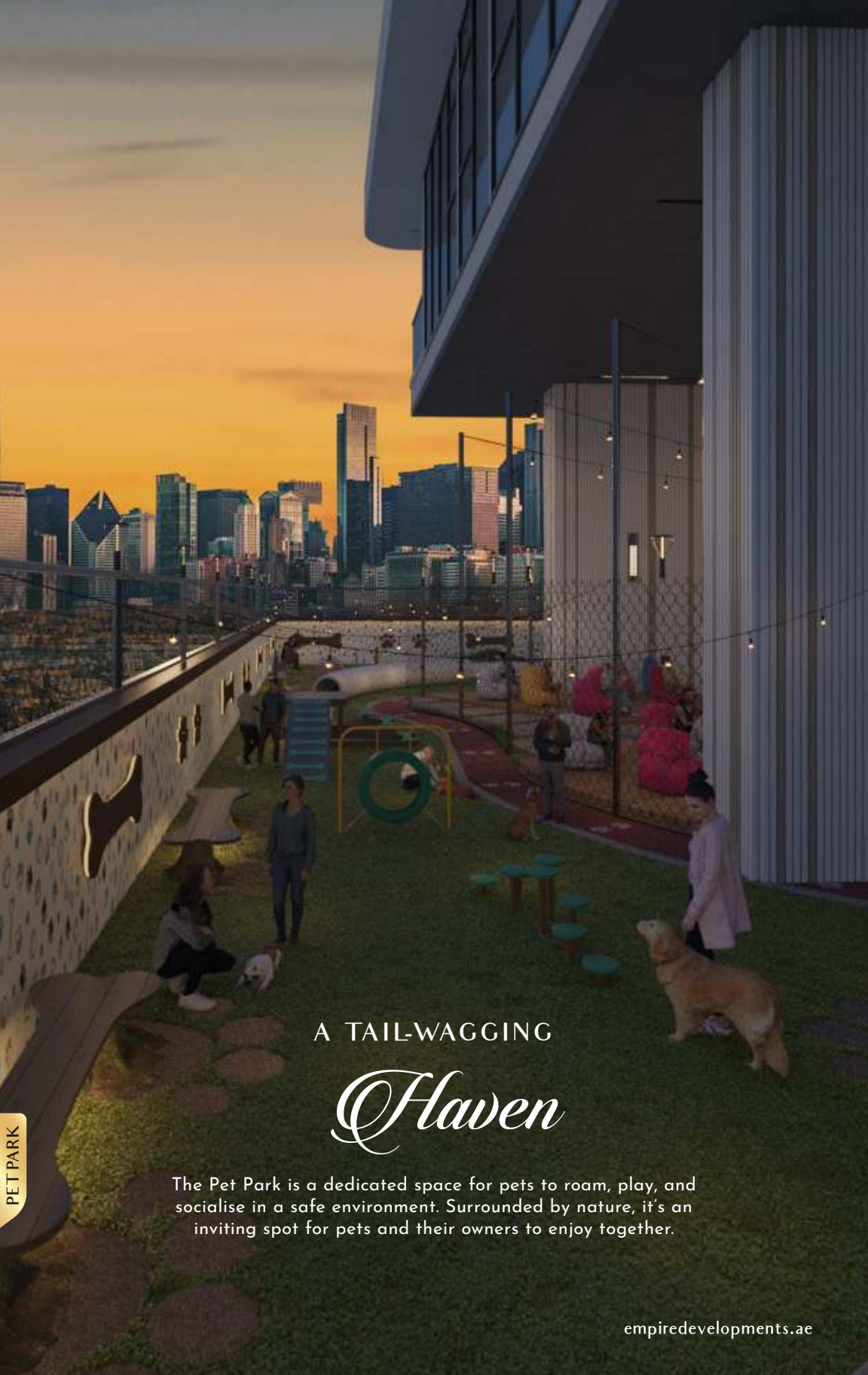
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TINY FEET, BIG *Fun*

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.

CHILDREN PLAY AREA



PET PARK

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.

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EMPIRE

LAKEVIEWS

LIWAN

INDIVIDUAL
FLOOR PLANS

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EMPIRE

LAKEVIEWS

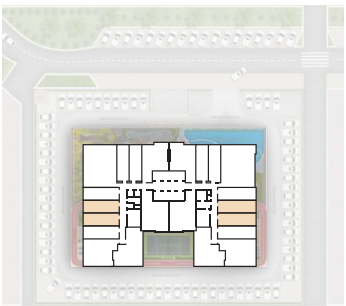
LIWAN

STUDIO WITH POOL

SIZE RANGE : **407.09 - 425.39** SQ. FT.



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS





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EMPIRE LAKEVIEWS

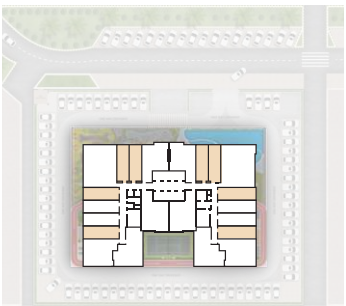
LIWAN

STUDIO WITHOUT POOL

SIZE RANGE : **410.75 - 432.60** SQ. FT.



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS





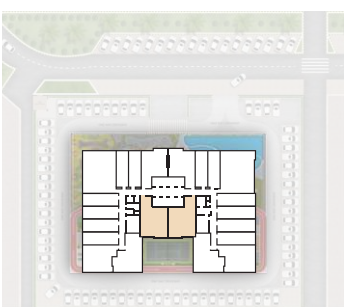
EMPIRE
LAKEVIEWS
LIWAN

1 BHK WITH POOL

SIZE RANGE : **856.70 - 867.14** SQ. FT.



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS





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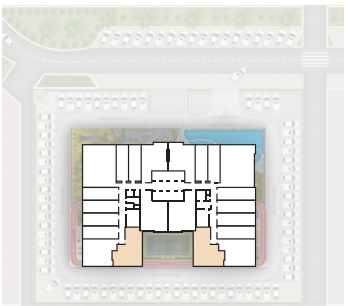
EMPIRE
LAKEVIEWS
LIWAN

1 BHK WITH POOL

SIZE RANGE : **753.80 - 754.12** SQ. FT.



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS





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EMPIRE LAKEVIEWS

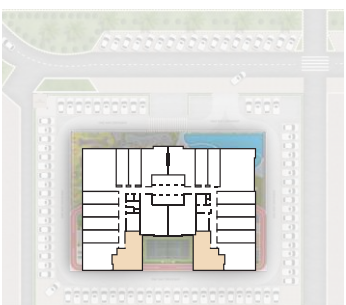
LIWAN

1 BHK WITHOUT POOL

SIZE RANGE : **753.80 - 754.12** SQ. FT.



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EMPIRE LAKEVIEWS

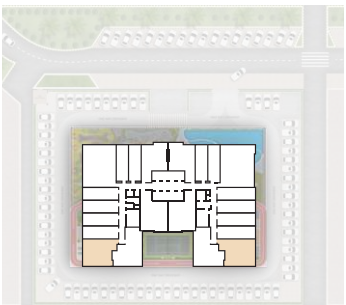
LIWAN

1 BHK WITH POOL

SIZE RANGE : **804.28 - 830.11** SQ. FT.



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS





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EMPIRE LAKEVIEWS

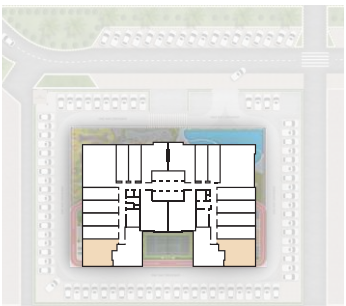
LIWAN

1 BHK WITH POOL

SIZE RANGE : **804.28 - 830.11** SQ. FT.



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS





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EMPIRE LAKEVIEWS

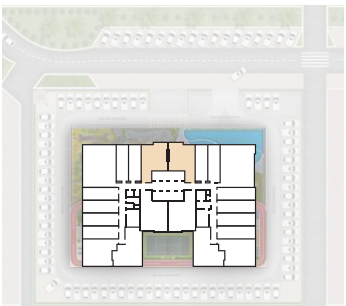
LIWAN

1 BHK WITH POOL

SIZE RANGE : **789.86 - 789.96** SQ. FT.



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS





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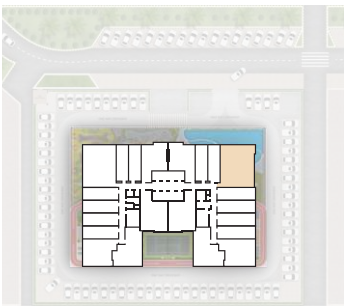
EMPIRE
LAKEVIEWS
LIWAN

2 BHK WITH POOL

SIZE RANGE : **1328.00** SQ. FT.



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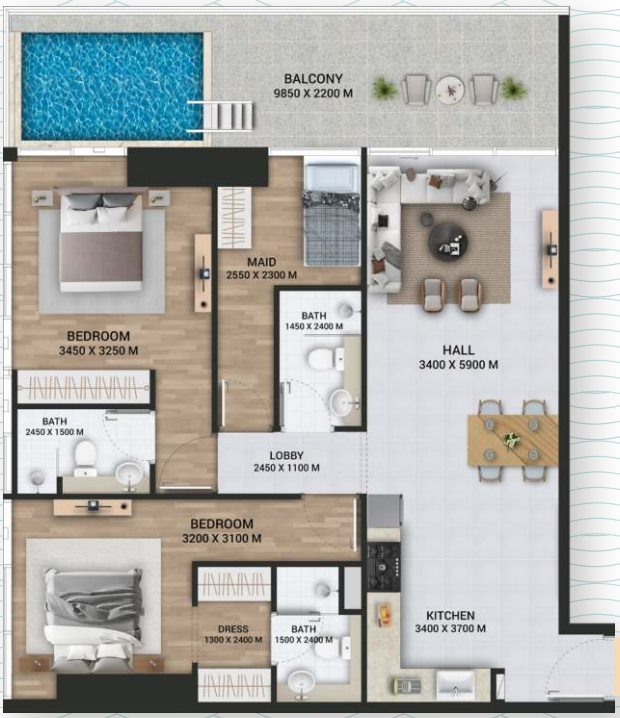


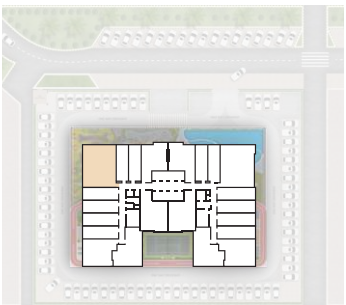
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EMPIRE
LAKEVIEWS
LIWAN

2 BHK WITH POOL

SIZE RANGE : **1319.66** SQ. FT.







EMPIRE LAKEVIEWS

LIWAN

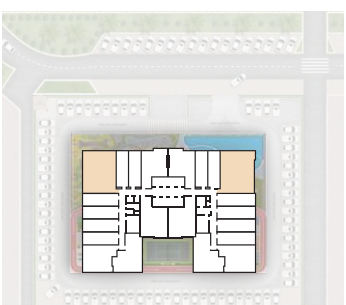
3 BHK DUPLEX WITH POOL

SIZE RANGE : **2633.71** SQ. FT.

LOWER LEVEL



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS





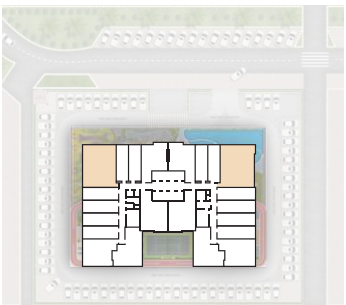
EMPIRE
LAKEVIEWS
LIWAN

3 BHK DUPLEX WITH POOL

SIZE RANGE : **2633.71** SQ. FT.
UPPER LEVEL



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