



EMPIRE
LAKEVIEWS
LI WAN

FACT SHEET

EMPIRE
DEVELOPMENTS

EMPIRE
DEVELOPMENTS
CRAFTING HOMES
CREATING

OUR
6TH
PROJECT

Legacies



EMPIRE LAKEVIEWS
LIWAN



EMPIRE LIVINGS
DUBAI SCIENCE PARK



EMPIRE ESTATES
ARJAN



EMPIRE RESIDENCE
JUMEIRAH VILLAGE CIRCLE



PLAZZO HEIGHTS
JUMEIRAH VILLAGE CIRCLE

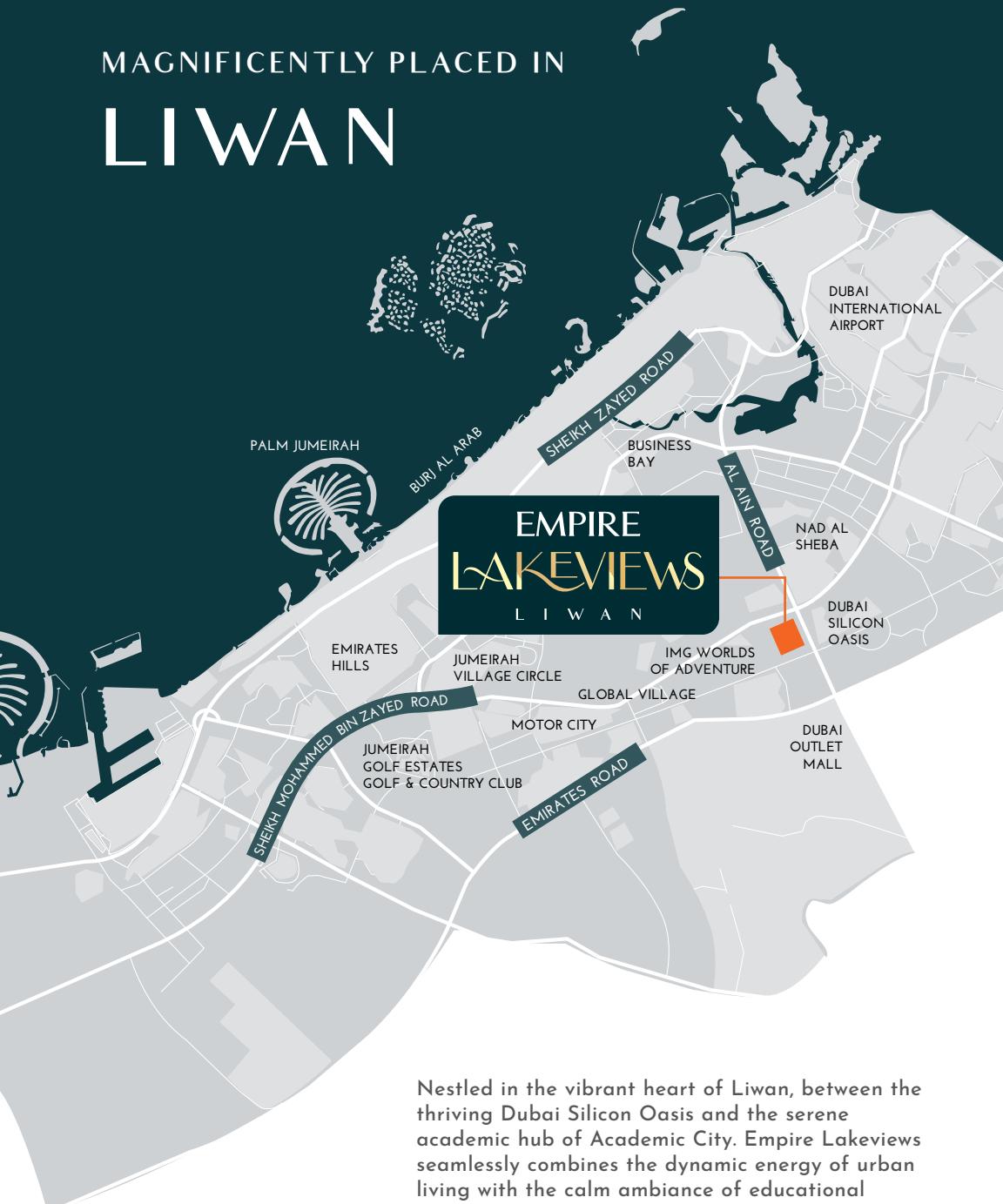


PLAZZO RESIDENCE
JUMEIRAH VILLAGE TRIANGLE

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



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



REASONS TO INVEST IN

EMPIRE LAKEVIEWS LI WAN

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
LAKEVIEWS
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
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.





MOMENTS BEFORE

Ascent

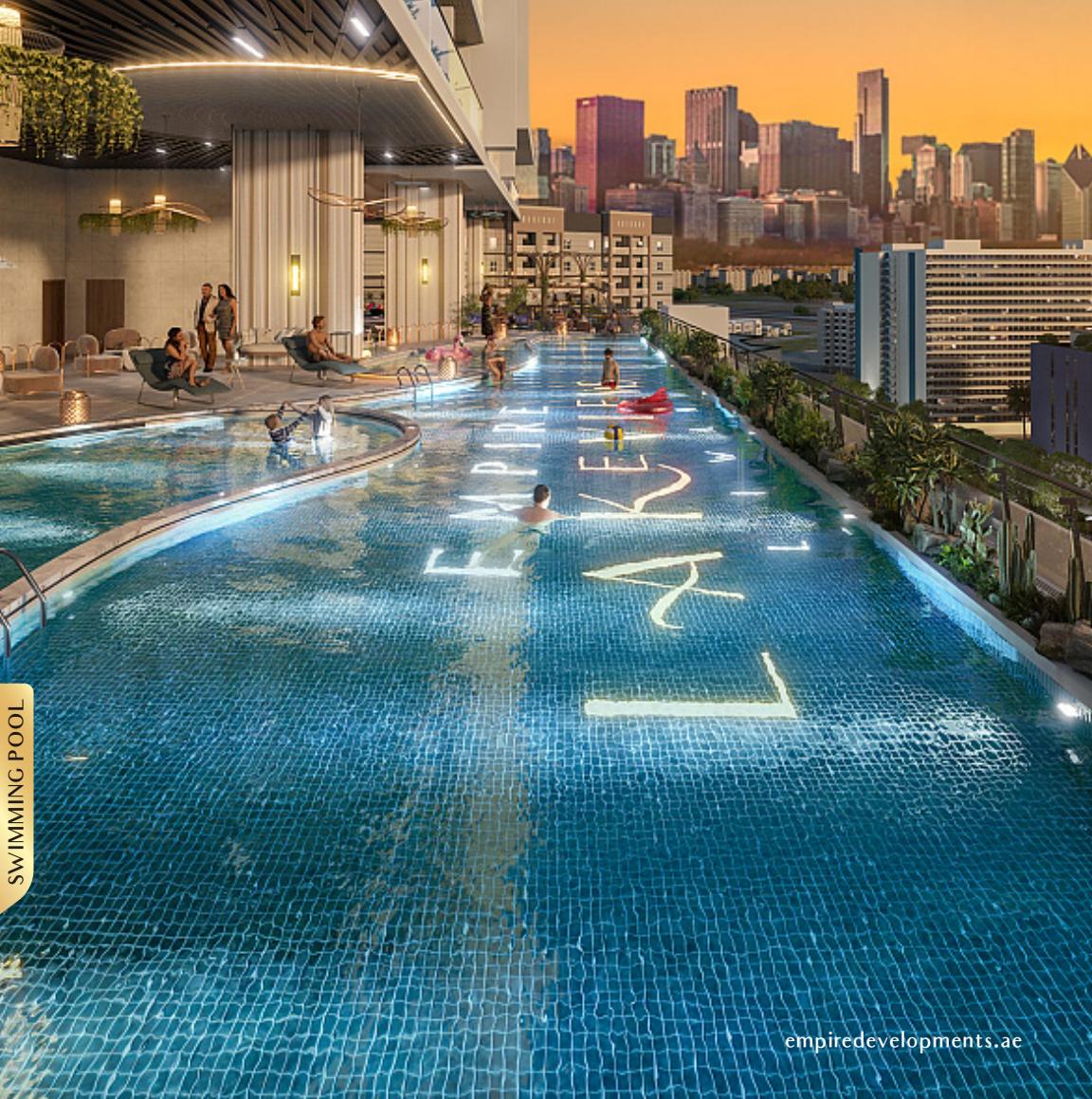
The sophisticated lift lobby offers an elegant prelude to your home. With contemporary design and refined finishes, it creates an atmosphere of comfort and luxury, setting the tone for an exceptional living experience.



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.



SWIMMING POOL





SWIMMING POOL

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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.





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.



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.



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





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.

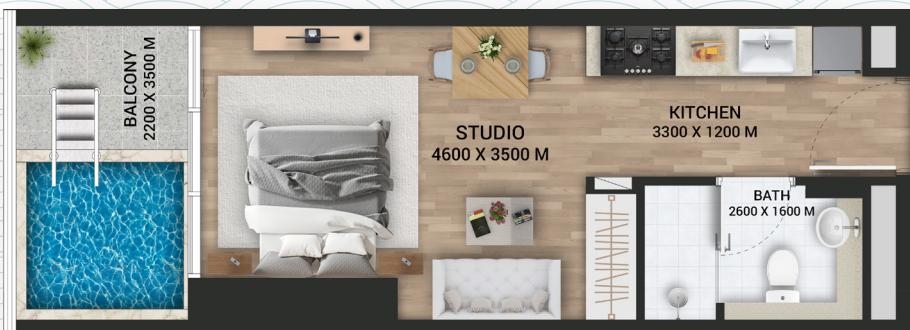
EMPIRE
LAKEVIEWS
LI WAN

INDIVIDUAL
FLOOR PLANS

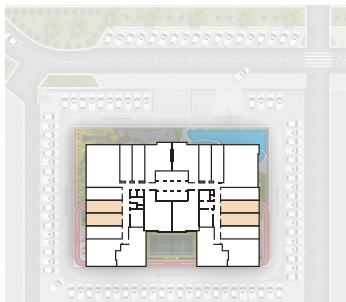
EMPIRE
LAKEVIEWS
LIWAN

STUDIO WITH POOL

SIZE RANGE : 407.09 - 425.39 SQ. FT.



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS



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EMPIRE
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LIWAN

STUDIO WITHOUT POOL

SIZE RANGE : 410.75 - 432.60 SQ. FT.

ENT.

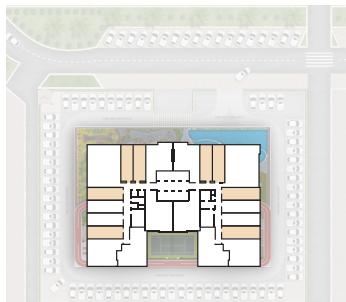
KITCHEN
3300 X 1200 M

STUDIO
4600 X 3500 M

BATH
2600 X 1600 M

BALCONY
2200 X 3500 M

EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS



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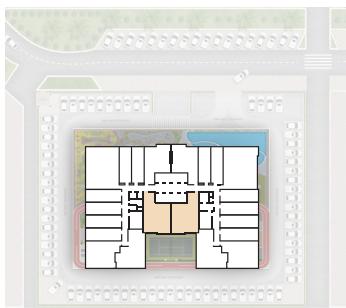
EMPIRE LAKEVIEWS LIWAN

1 BHK WITH POOL

SIZE RANGE : 856.70 - 867.14 SQ. FT.



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS



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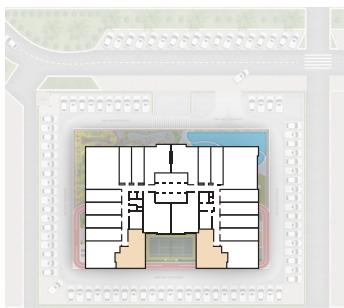
EMPIRE
LAKEVIEWS
LIWAN

1 BHK WITH POOL

SIZE RANGE : 753.80 - 754.12 SQ. FT.



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS



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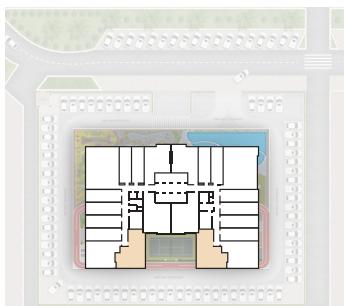
EMPIRE
LAKEVIEWS
LIWAN

1 BHK WITHOUT POOL

SIZE RANGE : 753.80 - 754.12 SQ. FT.



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS

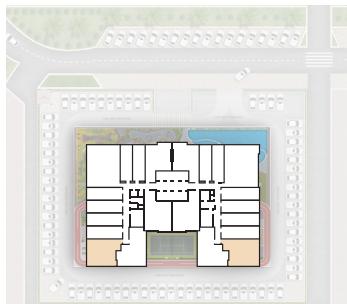


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EMPIRE
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1 BHK WITH POOL

SIZE RANGE : 804.28 - 830.11 SQ. FT.



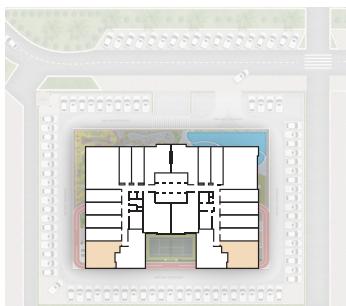
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EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS

EMPIRE
LAKEVIEWS
LIWAN

1 BHK WITH POOL

SIZE RANGE : 804.28 - 830.11 SQ. FT.



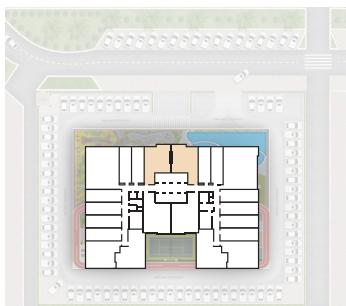
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EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS

EMPIRE
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1 BHK WITH POOL

SIZE RANGE : 789.86 - 789.96 SQ. FT.

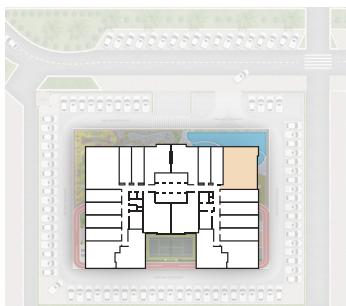


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2 BHK WITH POOL

SIZE RANGE : 1328.00 SQ. FT.

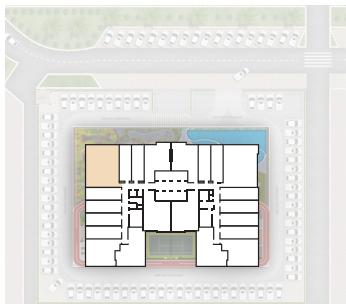


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EMPIRE
LAKEVIEWS
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2 BHK WITH POOL

SIZE RANGE : 1319.66 SQ. FT.



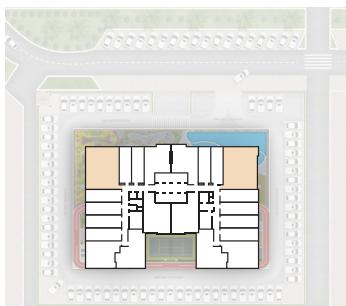
EMPIRE
LAKEVIEWS
LIWAN

3 BHK DUPLEX WITH POOL

SIZE RANGE : 2633.71 SQ. FT.
LOWER LEVEL



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS



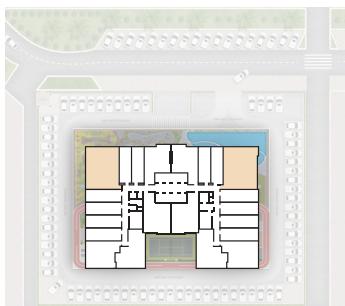
EMPIRE
LAKEVIEWS
LIWAN

3 BHK DUPLEX WITH POOL

SIZE RANGE : 2633.71 SQ. FT.
UPPER LEVEL



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS



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