



EMPIRE
DEVELOPMENTS

Where innovation takes flight, luxury soars.

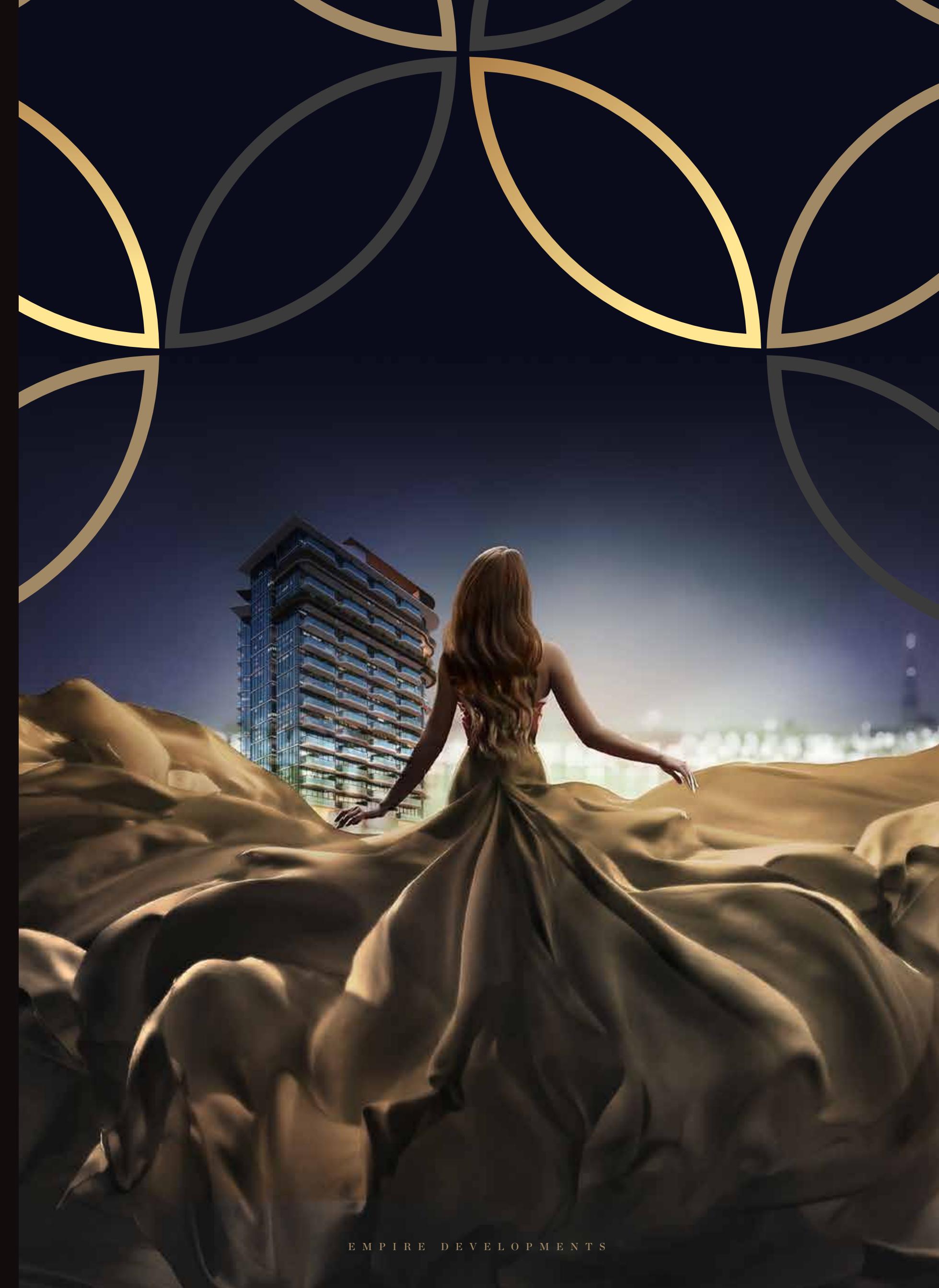
Dubai Science Park

welcomes
EMPIRE
LIVINGS

SAY GOODBYE TO DAY-DREAMING

welcome

DREAM DAYS OF LUXURY





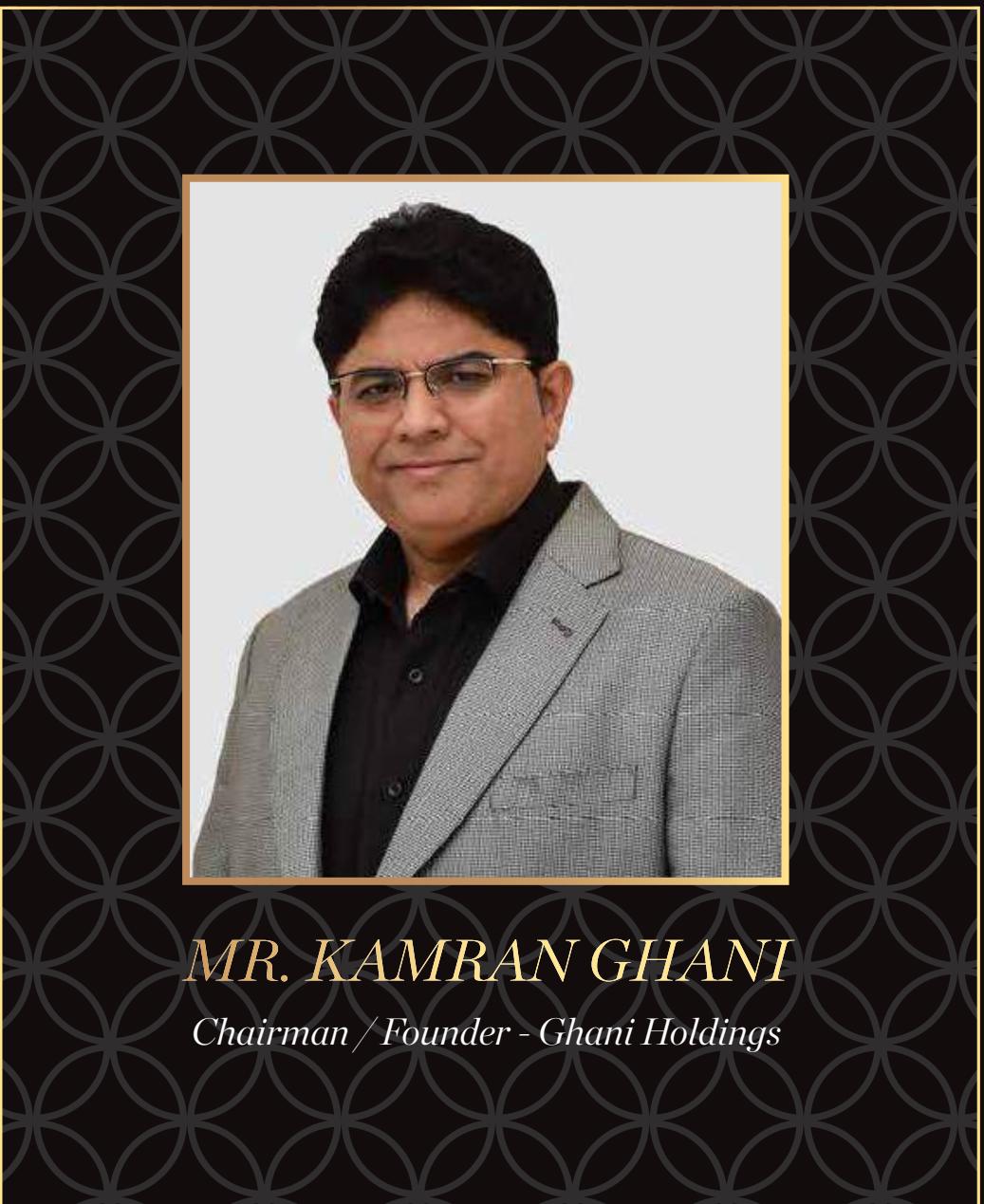
A STANDING DREAM

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

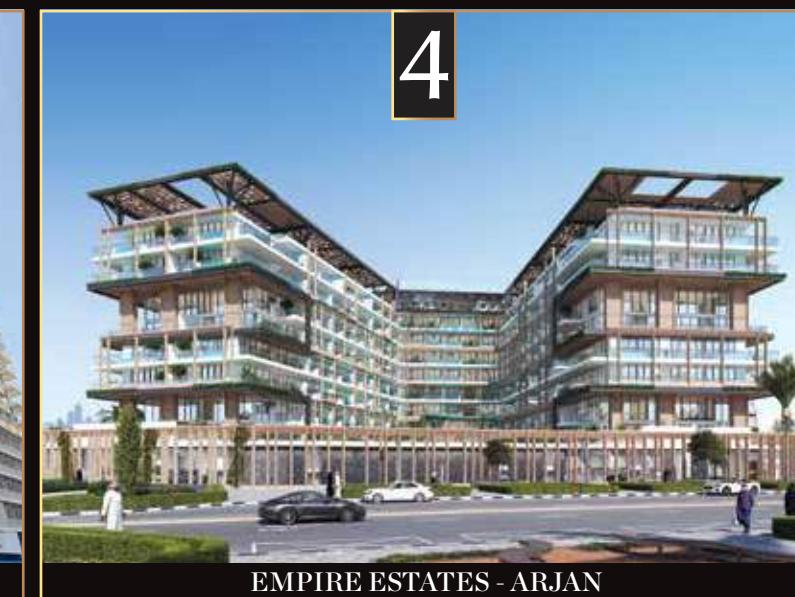
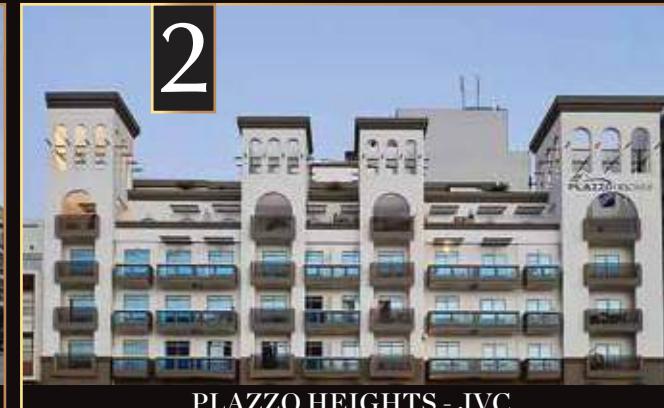
Thank you for your confidence. Introducing Empire Livings by Empire Developments, a magnum opus in Dubai Science Park's prime location. Experience unmatched luxury with our straight 1% plan! We hope you will continue to appreciate our efforts and invest with confidence in Empire Livings, just as you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



EMPIRE LIVINGS

EMPIRE DEVELOPMENTS

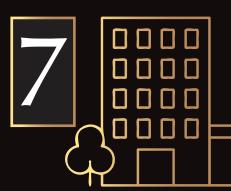
CRAFTING HOMES
CREATING
legacies



U P C O M I N G



RESIDENTIAL TOWER IN
LIWAN



RESIDENTIAL TOWER IN
JVC



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

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.



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*





**S E C U R E S P A C E S A N D
S C E N I C S U R R O U N D I N G S**

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.

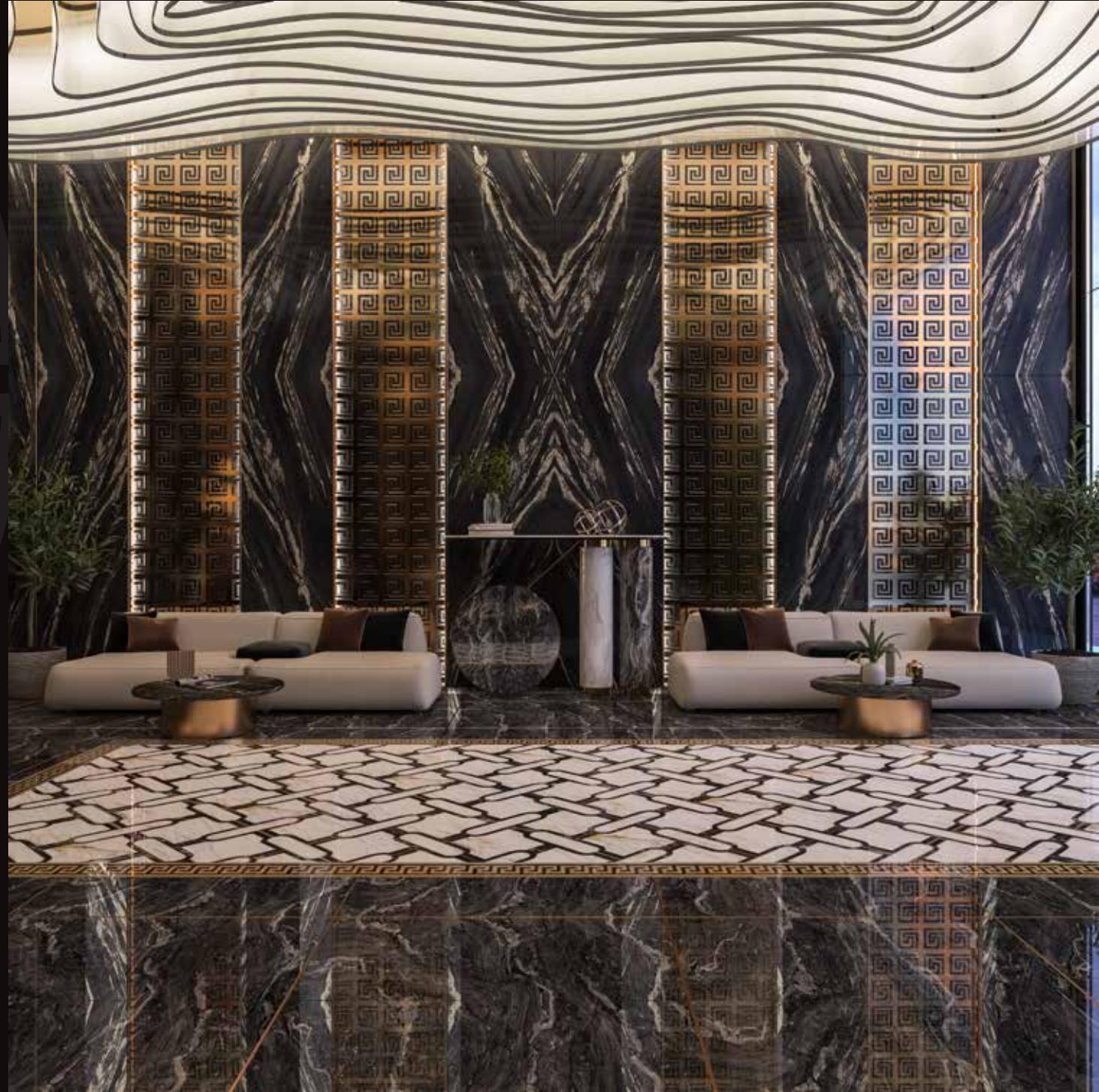


EMPIRE LIVINGS

EMPIRE DEVELOPMENTS

M A J E S T I C
O N Y X A S C E N T

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.



E M P I R E L I V I N G S

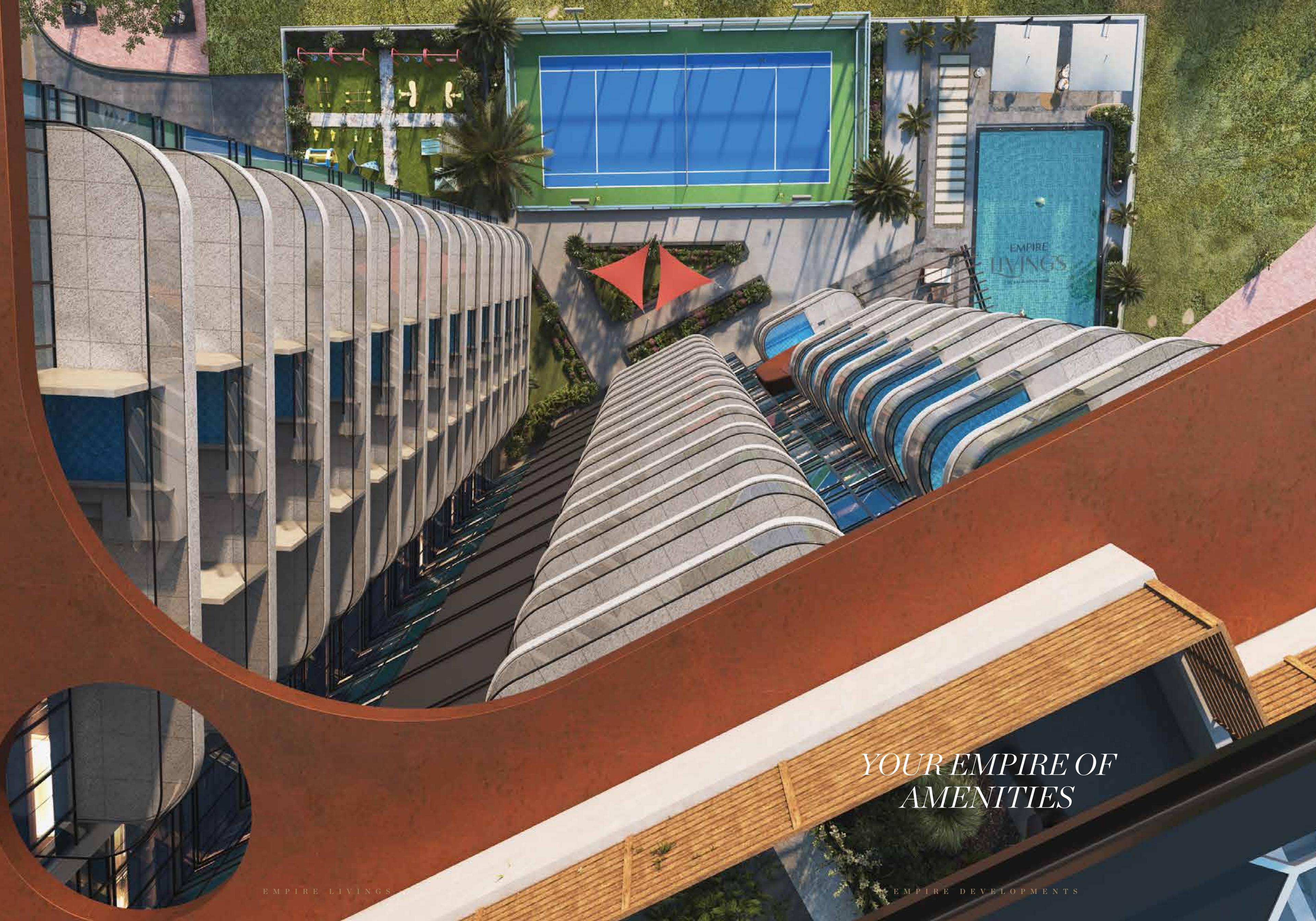


E M P I R E D E V E L O P M E N T S

R E G A L
M A R B L E
P A T H W A Y S

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

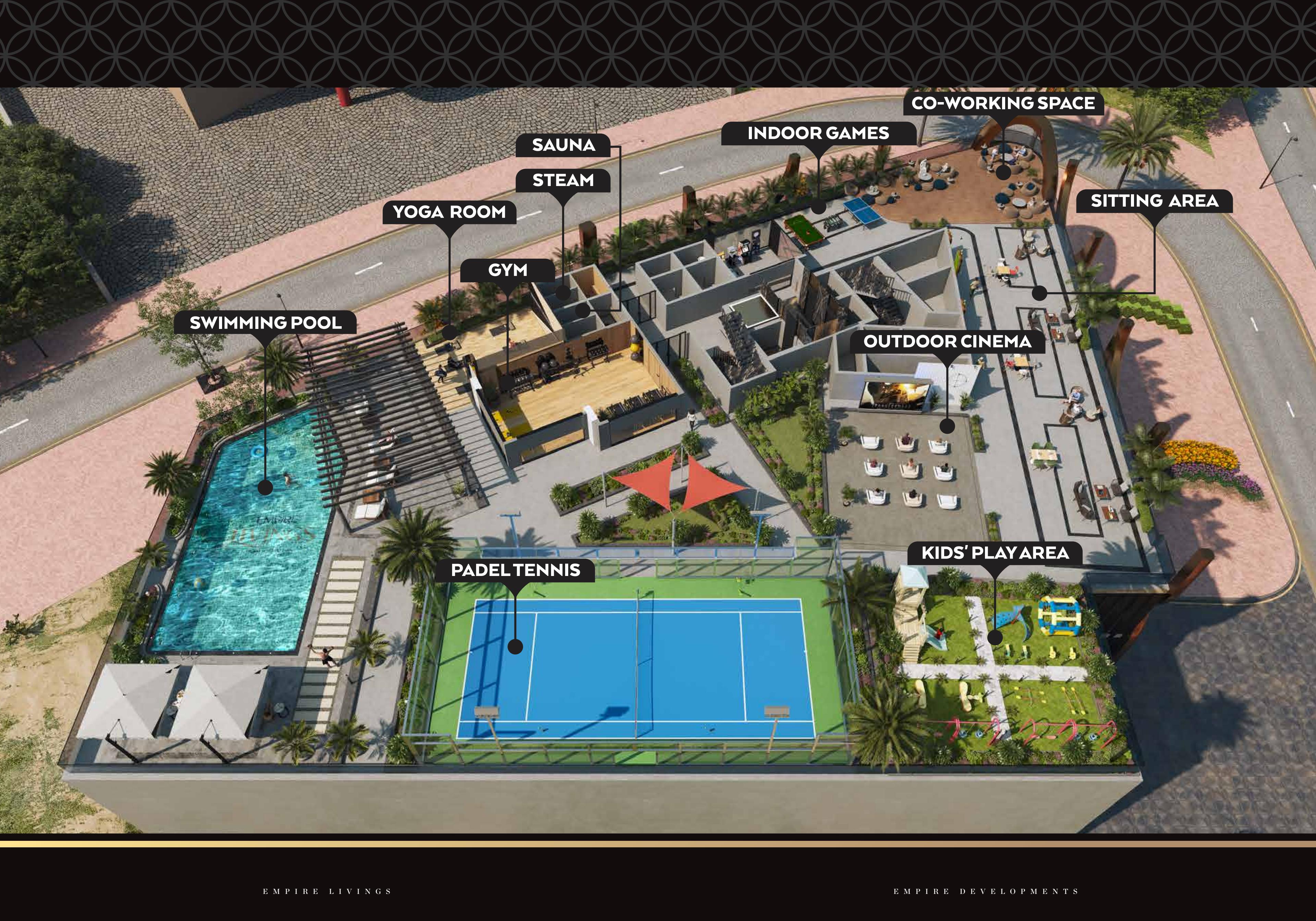


SAUNA



STEAM





full-floor
LUXE
AMENITIES
experience



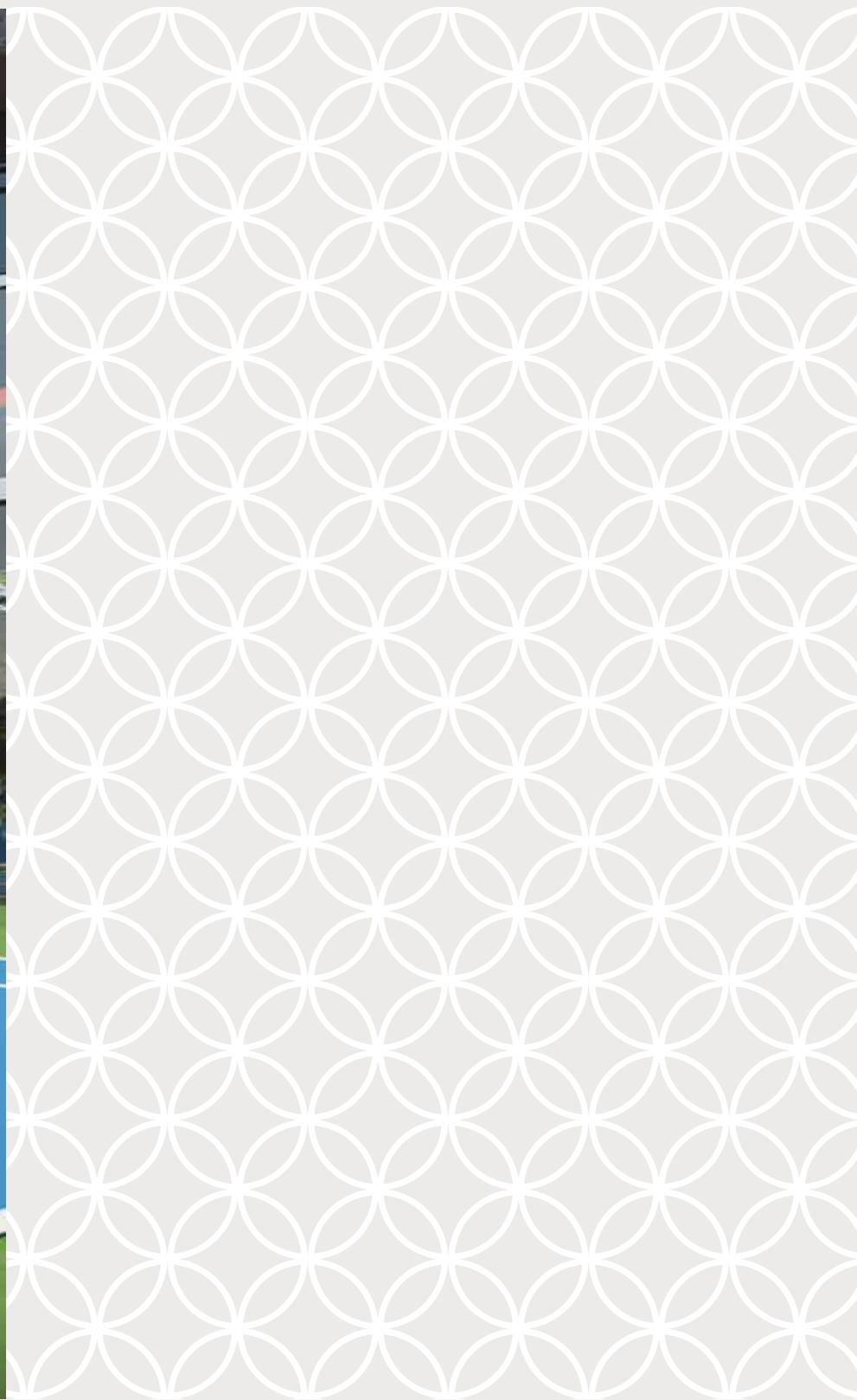
AQUA
Jewel
IN THE SKY



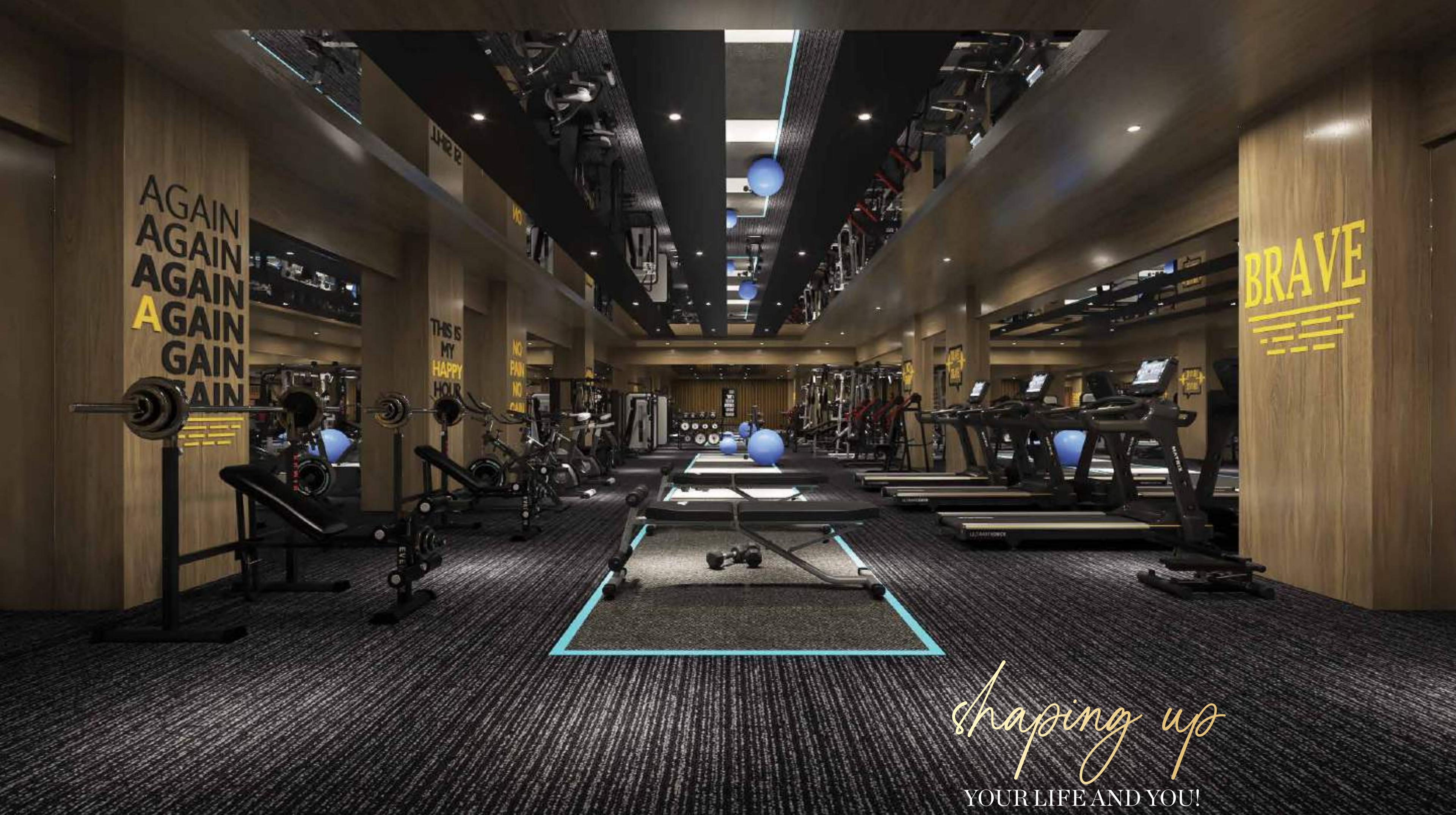


EMPIRE LIVINGS

EMPIRE DEVELOPMENTS



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.



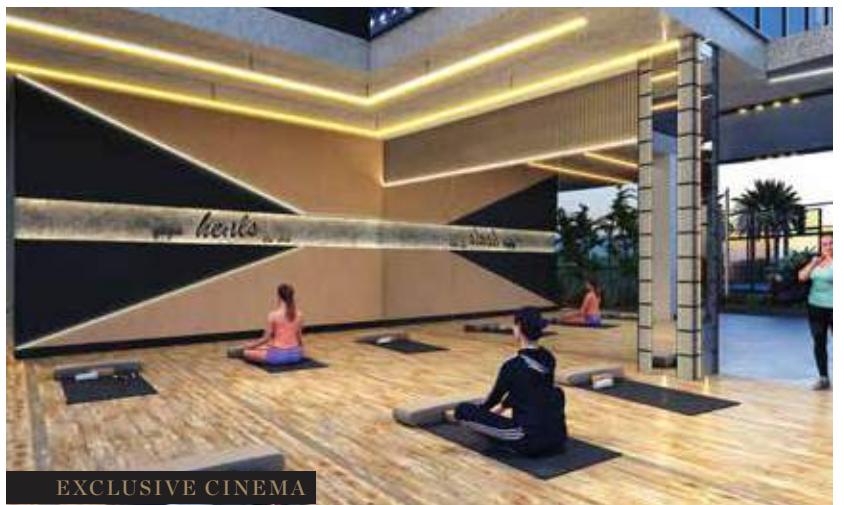
shaping up

YOUR LIFE AND YOU!

LUXE
LIFESTYLE HUB



CO-WORKING AREA



EXCLUSIVE CINEMA



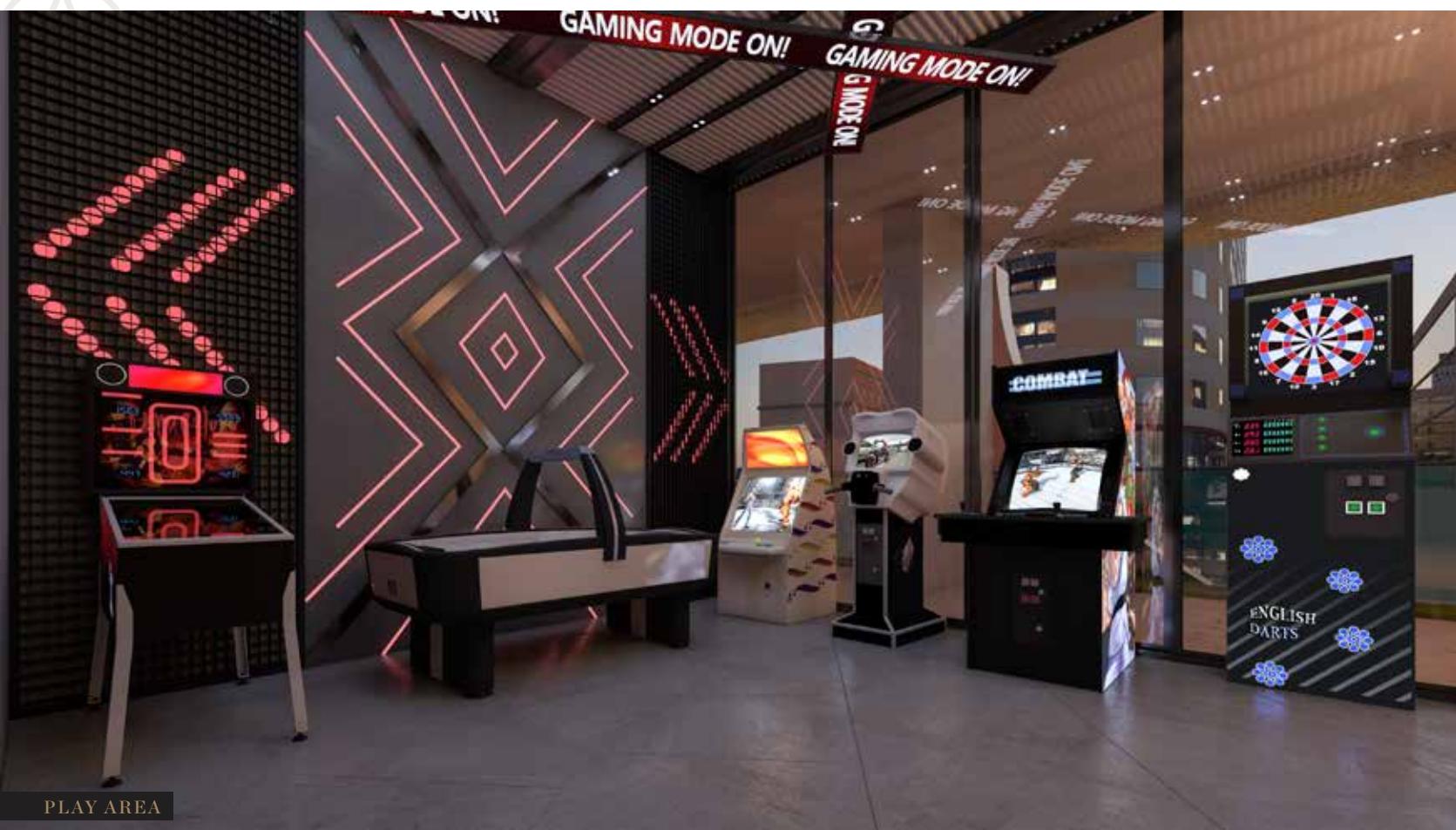
SITTING AREA



KIDS' PLAY AREA



YOGA SPACE



PLAY AREA



SAUNA



STEAM

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.

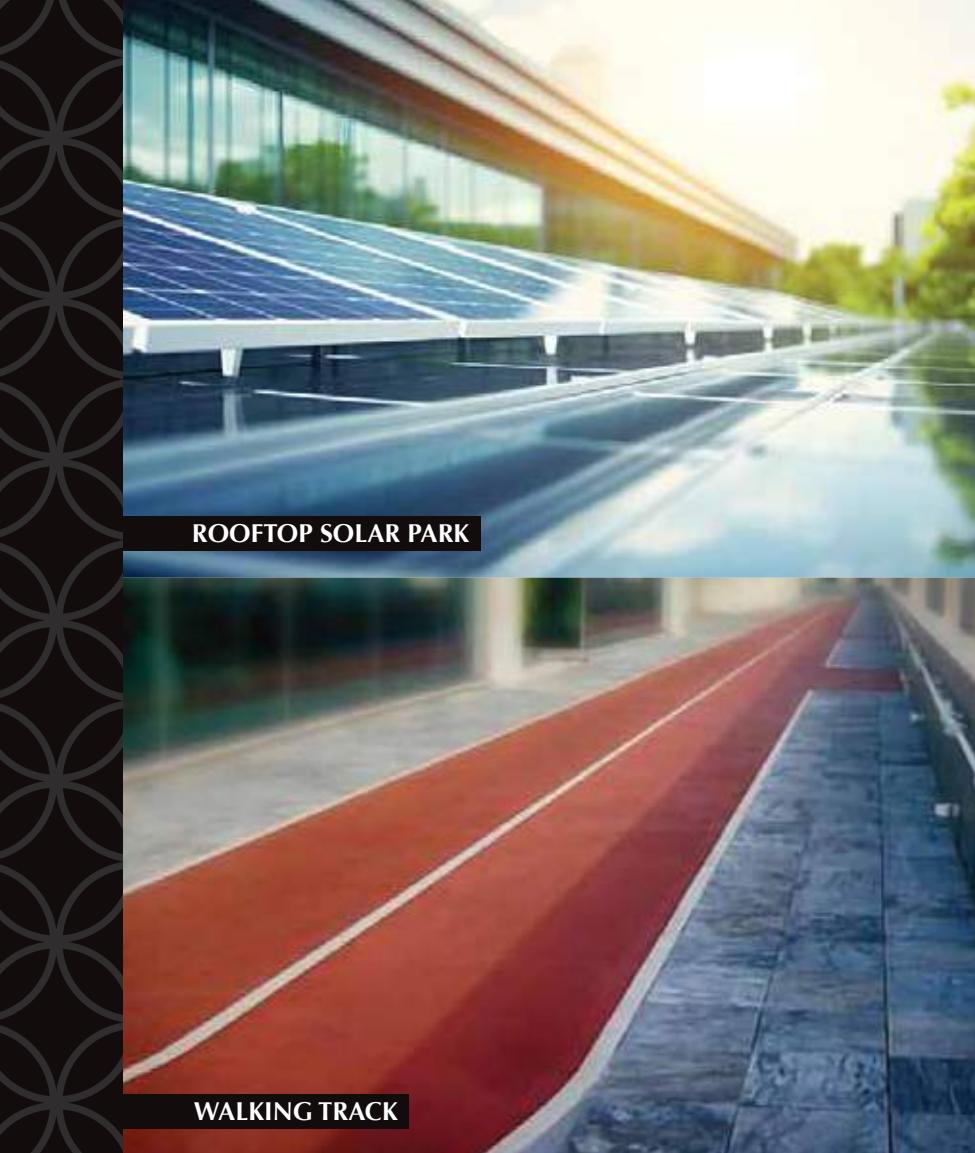
ELEVATED
EXTRAVAGANCE





MAKE
EVERY SUNSET
AN OUTING

EMPIRE LIVINGS



ROOFTOP SOLAR PARK

ROOFTOP
THE PERFECT
BLEND OF

*relaxation
&
recreation*



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



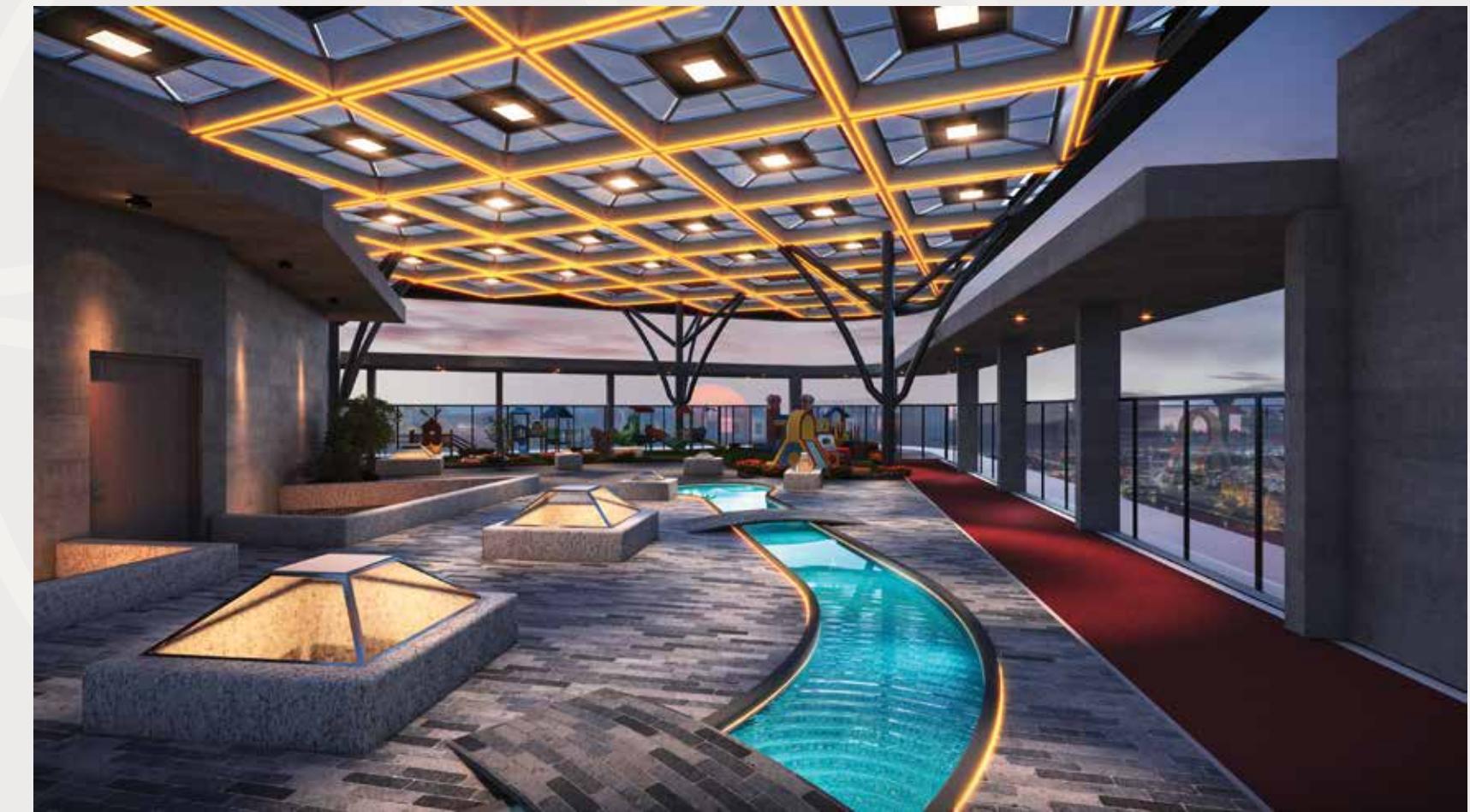
EMPIRE'S BBQ BLISS ZONE



Z E N E S C A P E S



S E R E N E L A K E W A L K



O P U L E N T A M B I E N C E



P E R F E C T L E I S U R E



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 LIVINGS



EMPIRE DEVELOPMENTS

1
BED
DUPLEX





EMPIRE LIVINGS

EMPIRE DEVELOPMENTS



EMPIRE LIVINGS

EMPIRE DEVELOPMENTS



EMPIRE LIVINGS

EMPIRE DEVELOPMENTS



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.

EMPIRE LIVINGS

STYLISH
DUPLEX LIVING



Sophisticated living with sleek modern design and urban convenience.

EMPIRE DEVELOPMENTS

VIEW- INFUSED
CULINARY HAVEN



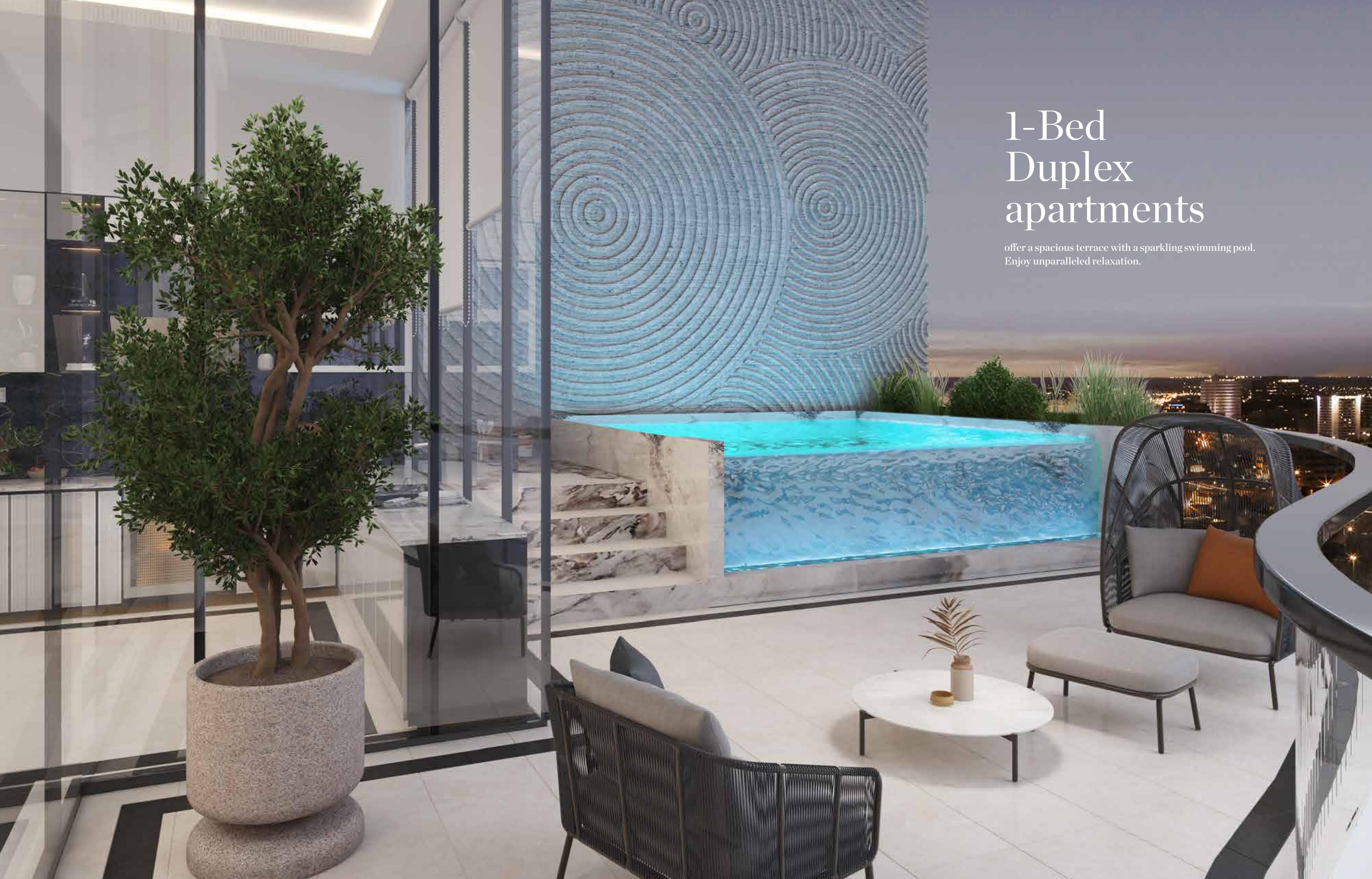
Cooking for your loved ones has never been this enjoyable.

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.

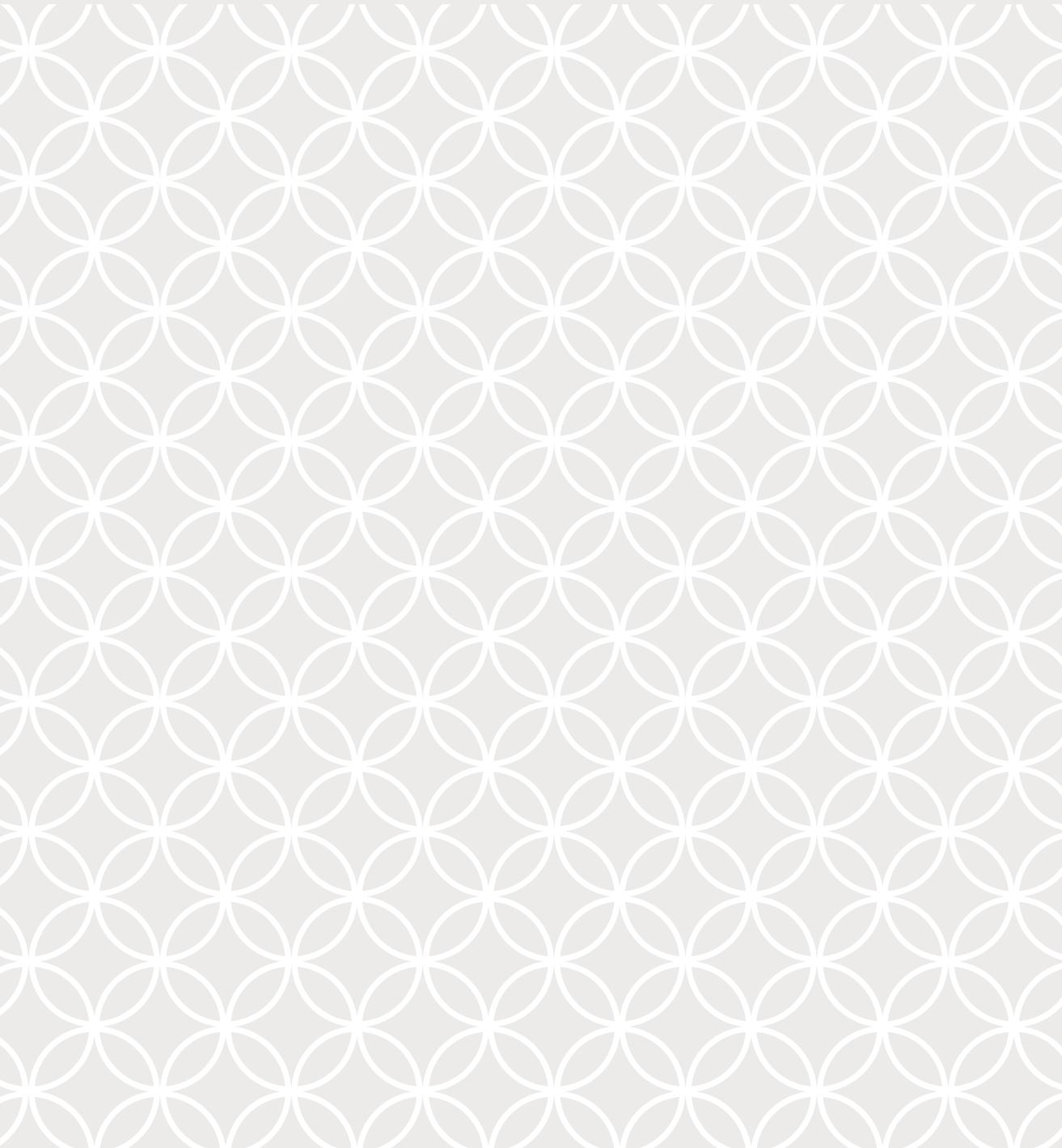
1
BED
APARTMENT

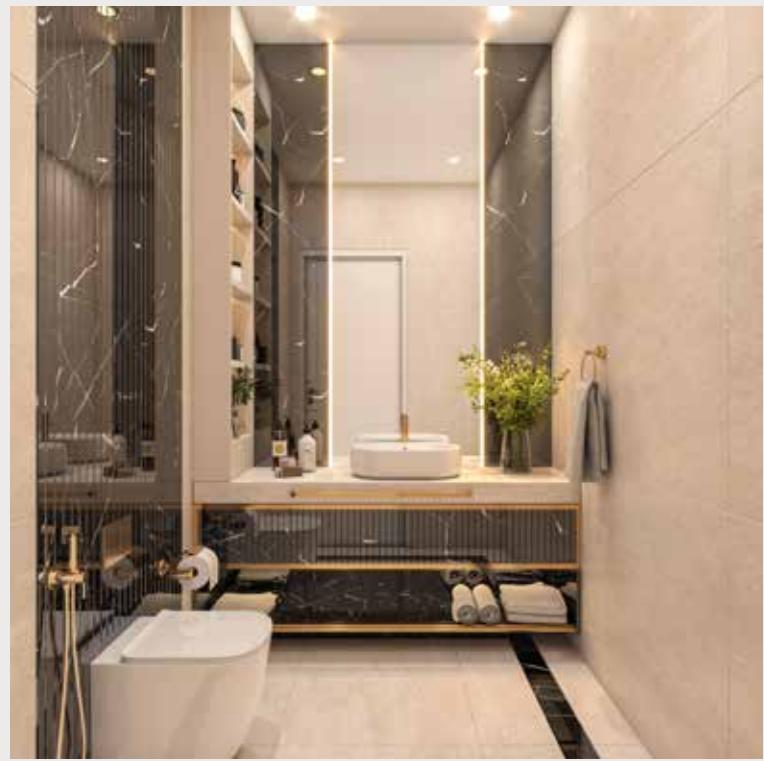




SKYLINE SERENITY

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.



1
BED
COZY



U P S C A L E S T Y L I S H
L I F E S T Y L E

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





CITY CHIC APARTMENTS



EMPIRE
LIVINGS
DUBAI SCIENCE PARK

STUDIO

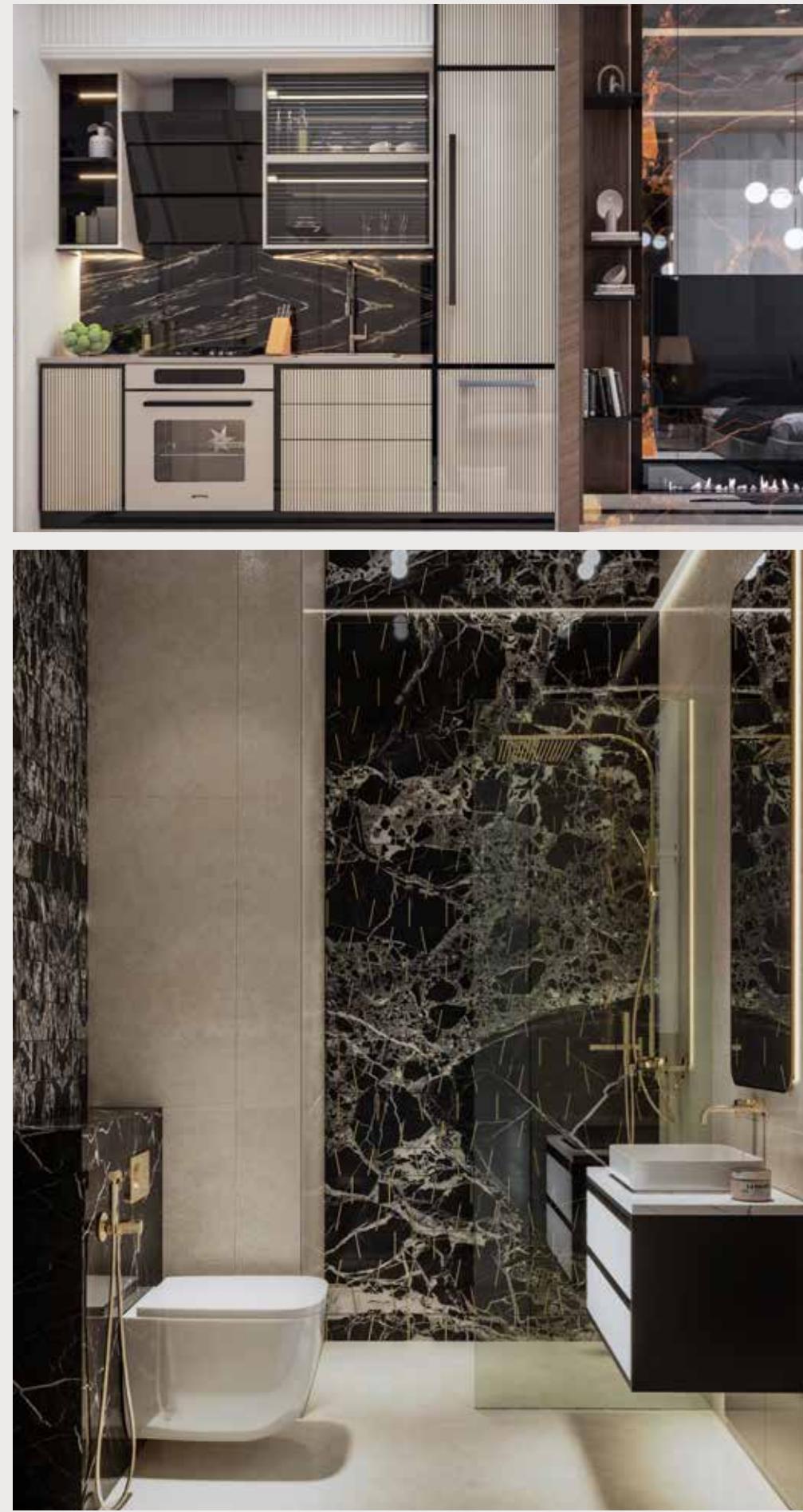




EMPIRE LIVINGS

EMPIRE DEVELOPMENTS

T R E N D Y
U R B A N A B O D E



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: 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 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

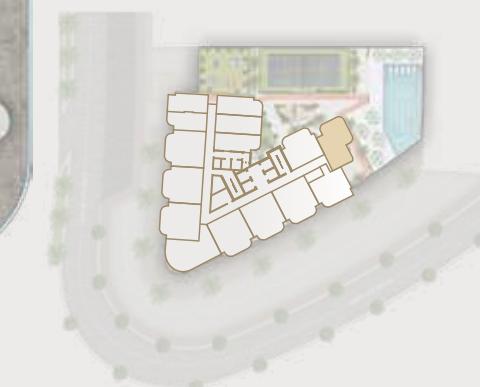
1 BED APARTMENT WITH POOL

SIZE: 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.

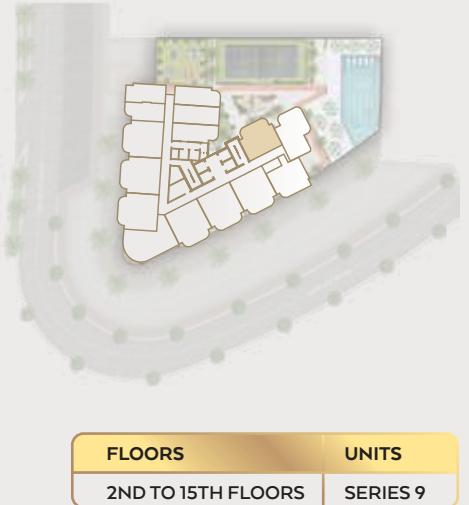


FLOORS
2ND TO 15TH FLOORS
UNITS
SERIES 11



1 BED APARTMENT WITHOUT POOL

SIZE RANGE: 580.61 TO 584.05 SQ. FT.



FLOORS
2ND TO 15TH FLOORS
UNITS
SERIES 9

● ENT.

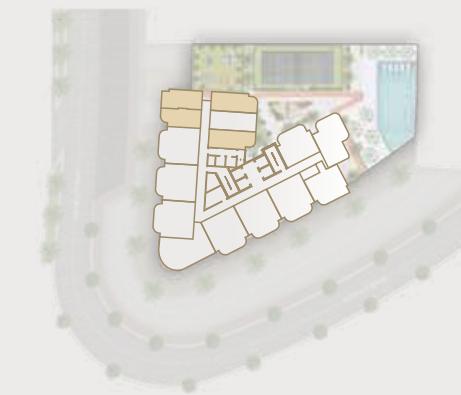
STUDIO - WITHOUT POOL

SIZE RANGE: 352.41 TO 436.48 SQ. FT.

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



● ENT.



STUDIO - WITH POOL

SIZE: 428.84 SQ. FT.

FLOORS
2ND TO 15TH FLOORS
UNITS
SERIES 7



● ENT.



welcome

TO WHERE LIFESTYLES ARE DEFINED
BY HEIGHTS,
OFFERING A SECURE

investment

WITH UNPARALLELED ROI

