



EMPIRE LAKEVIEWS LIWAN

FACT SHEET

EMPIRE

DEVELOPMENTS

EMPIRE
DEVELOPMENTS
CRAFTING HOMES
CREATING

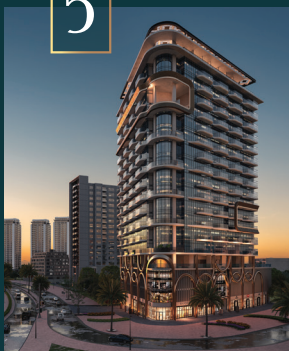
OUR
6TH
PROJECT

Legacies



EMPIRE LAKEVIEWS
LIWAN

5



EMPIRE LIVINGS
DUBAI SCIENCE PARK

4



EMPIRE ESTATES
ARJAN

3



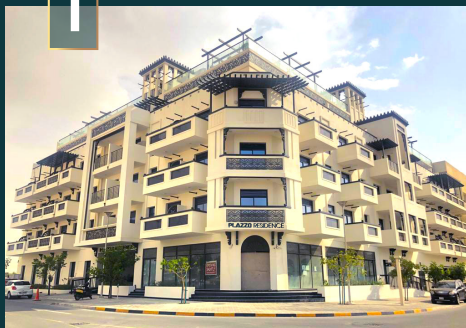
EMPIRE RESIDENCE
JUMEIRAH VILLAGE CIRCLE

2



PLAZZO HEIGHTS
JUMEIRAH VILLAGE CIRCLE

1



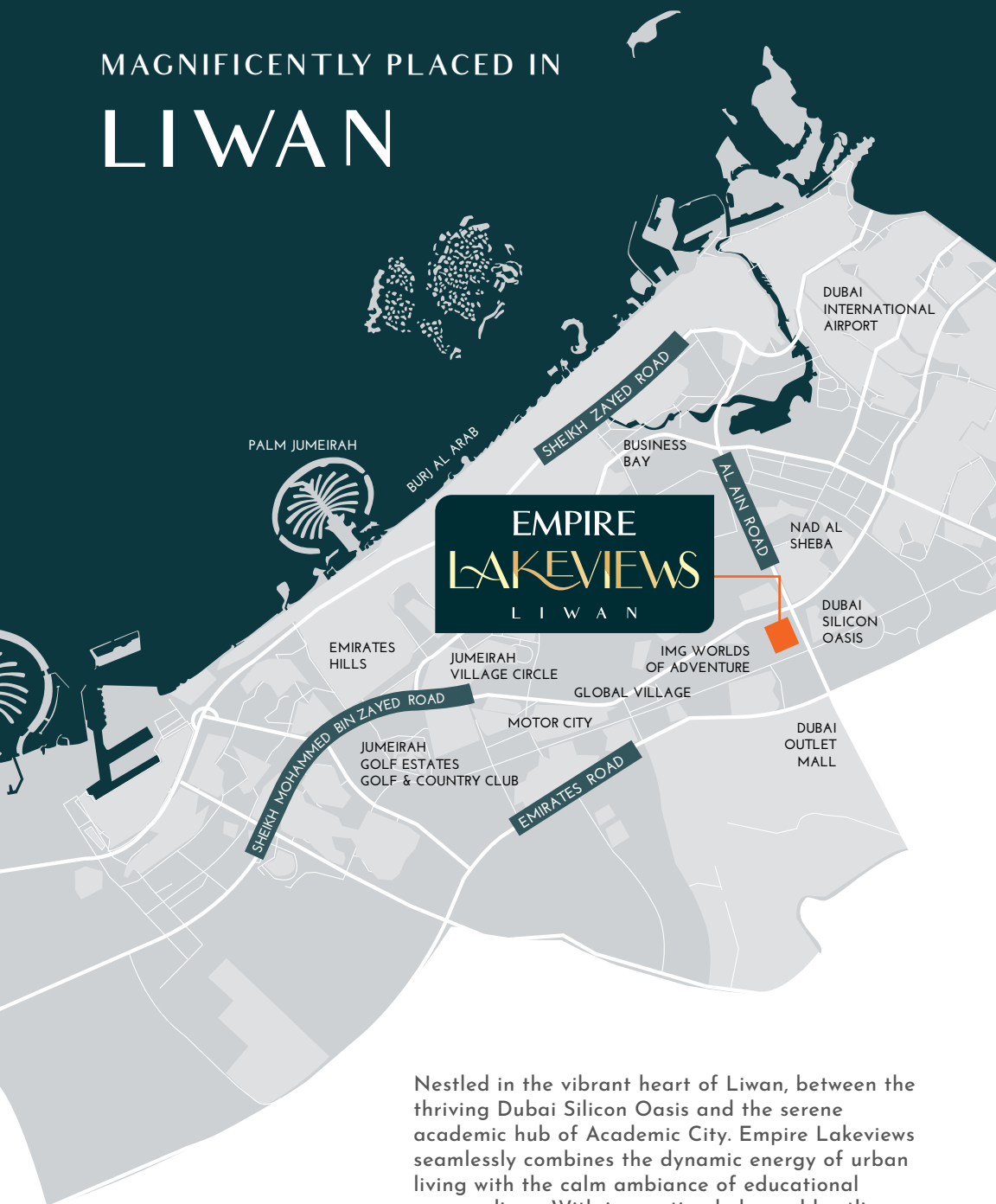
PLAZZO RESIDENCE
JUMEIRAH VILLAGE TRIANGLE

7

UPCOMING

RESIDENTIAL TOWER IN
JUMEIRAH VILLAGE CIRCLE

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

L I W A N



REASONS TO INVEST IN

EMPIRE LAKE VIEWS L I W A N

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

LAKE VIEWS
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.

RECEPTION AREA

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.





WAITING AREA

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

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



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.

TENNIS 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.

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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

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

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.