



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



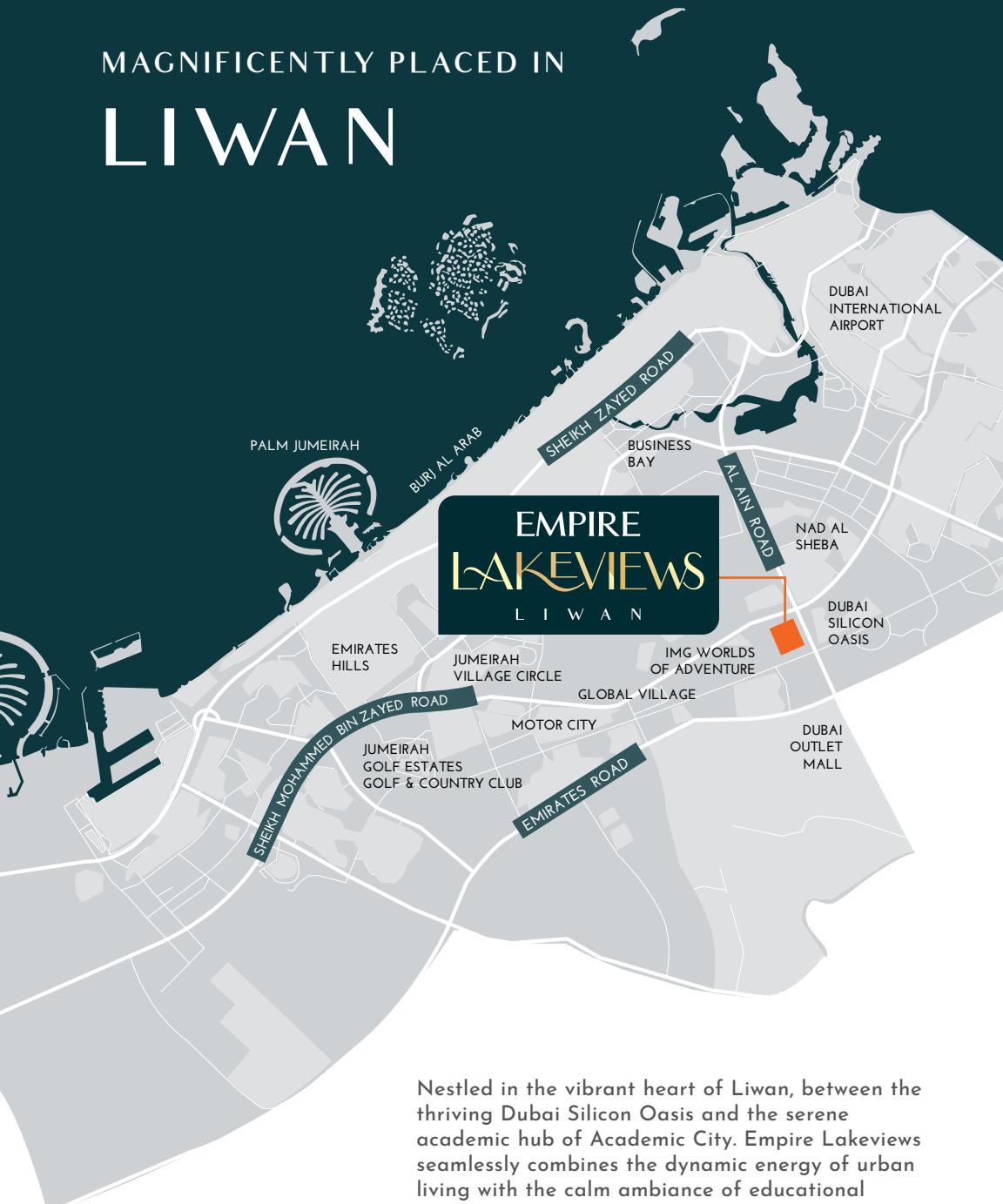
PLAZZO RESIDENCE  
JUMEIRAH VILLAGE TRIANGLE

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.

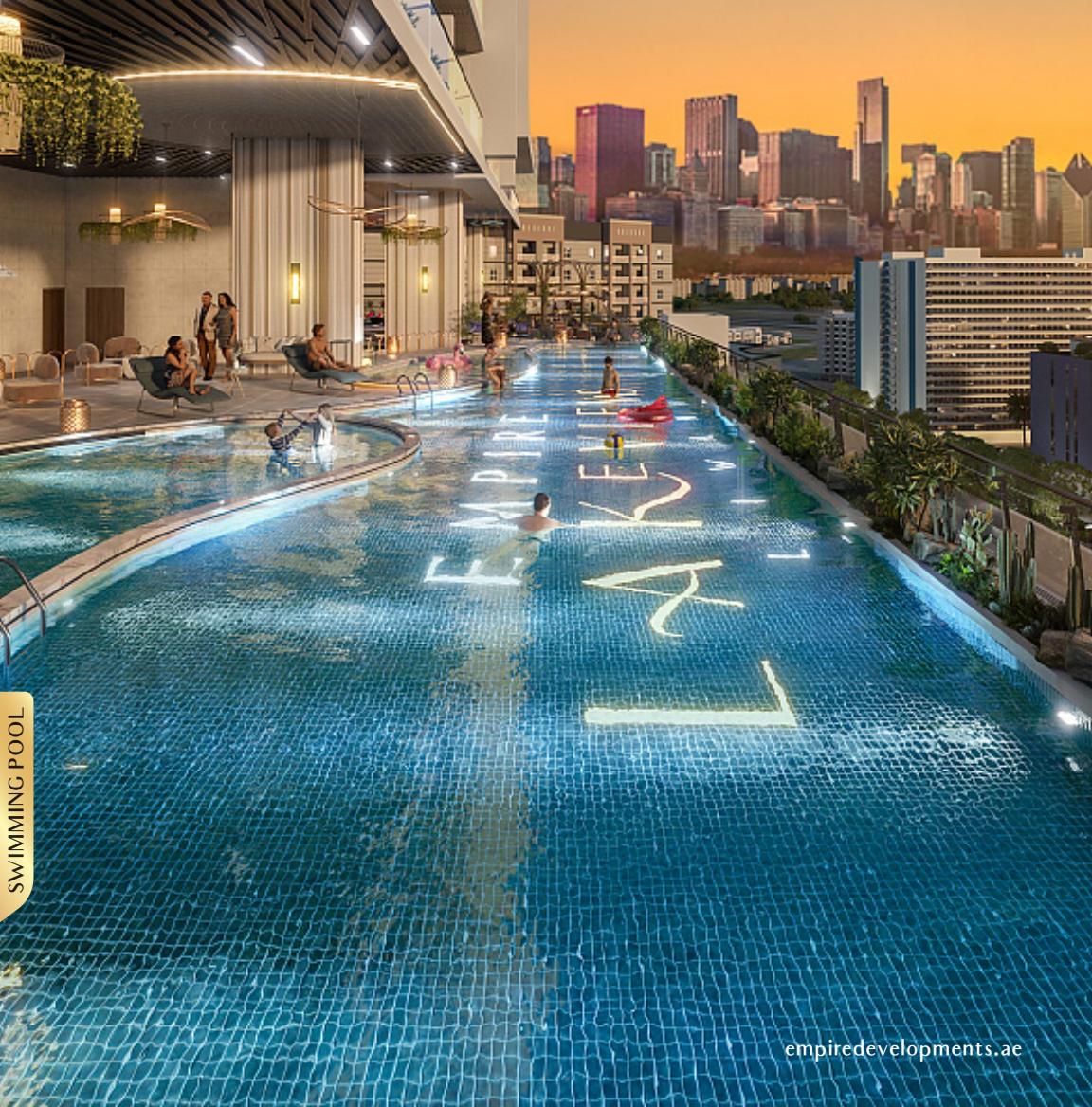


LIFT LOBBY

[empiredevelopments.ae](http://empiredevelopments.ae)

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

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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.

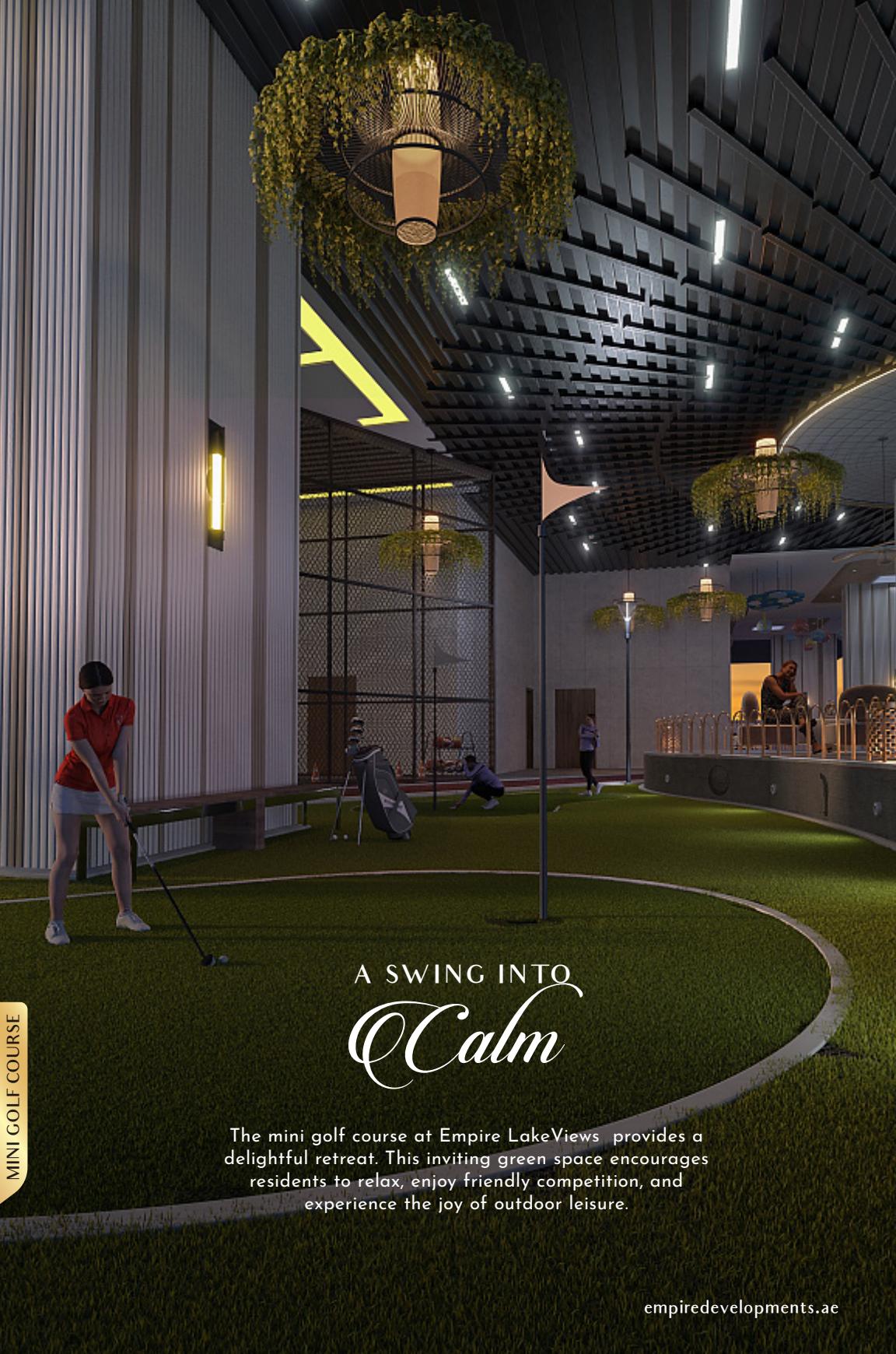




BASKETBALL COURT

# 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.



AMPHITHEATRE



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.



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 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.



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.





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.

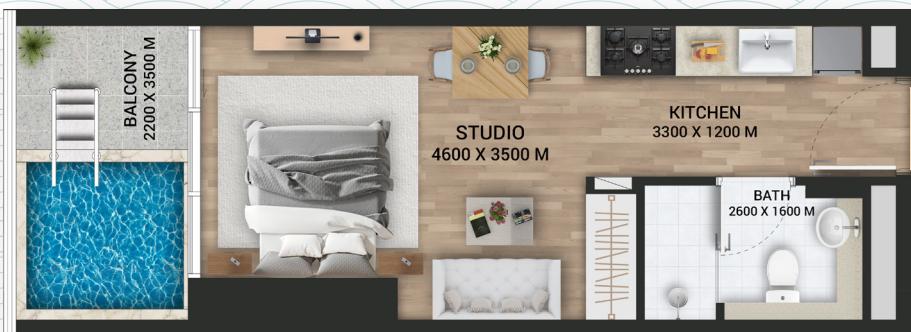
EMPIRE  
LAKEVIEWS  
LI WAN

INDIVIDUAL  
**FLOOR PLANS**

**EMPIRE**  
**LAKEVIEWS**  
LIWAN

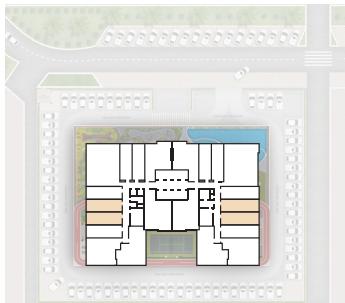
**STUDIO WITH POOL**

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



ENT.

EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS



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**EMPIRE**  
**LAKEVIEWS**  
LIWAN

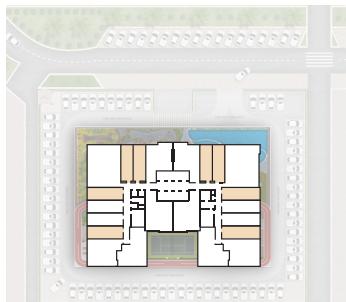
**STUDIO WITHOUT POOL**

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

ENT.



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS

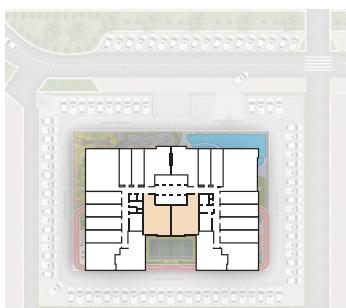


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# EMPIRE LAKEVIEWS LIWAN

1 BHK WITH POOL

SIZE RANGE : 856.70 - 867.14 SQ. FT.



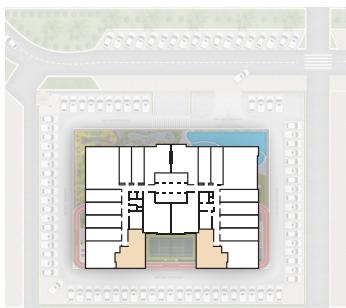
**EMPIRE**  
**L A K E V I E W S**  
L I W A N

**1 BHK WITH POOL**

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



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS



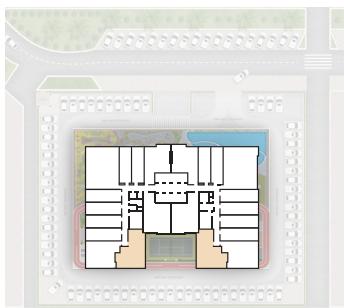
**EMPIRE**  
**LAKEVIEWS**  
LIWAN

**1 BHK WITHOUT POOL**

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



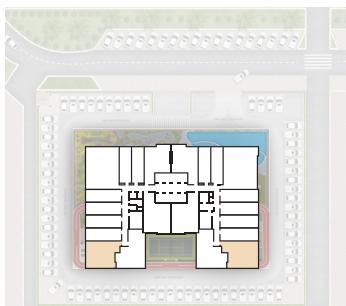
EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS



**EMPIRE**  
**L A K E V I E W S**  
L I W A N

**1 BHK WITH POOL**

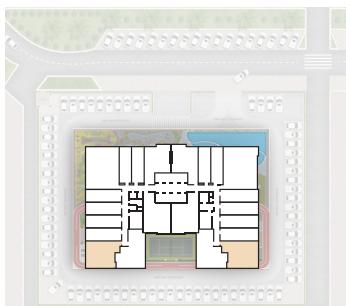
**SIZE RANGE : 804.28 - 830.11 SQ. FT.**



# EMPIRE LAKEVIEWS LIWAN

1 BHK WITH POOL

SIZE RANGE : 804.28 - 830.11 SQ. FT.

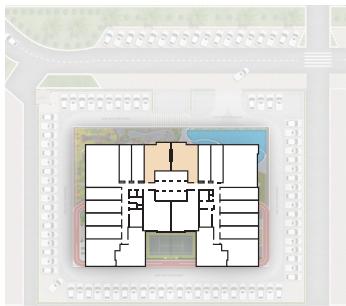


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# EMPIRE LAKEVIEWS LIWAN

1 BHK WITH POOL

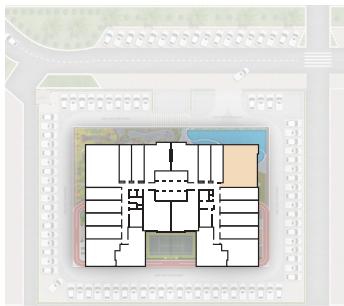
SIZE RANGE : 789.86 - 789.96 SQ. FT.



**EMPIRE**  
**LAKEVIEWS**  
LIWAN

**2 BHK WITH POOL**

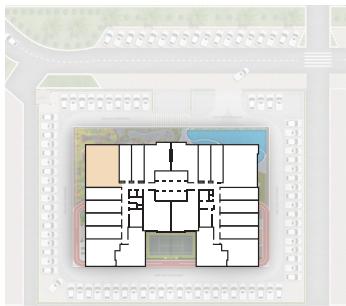
**SIZE RANGE : 1328.00 SQ. FT.**



**EMPIRE**  
**LAKEVIEWS**  
LIWAN

**2 BHK WITH POOL**

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



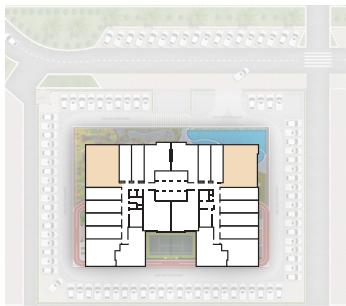
**EMPIRE**  
**LAKEVIEWS**  
LIWAN

**3 BHK DUPLEX WITH POOL**

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



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS



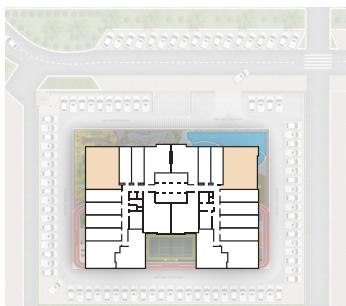
**EMPIRE**  
**LAKEVIEWS**  
LIWAN

**3 BHK DUPLEX WITH POOL**

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



EMPIRE LAKEVIEWS BY EMPIRE DEVELOPMENTS



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# EMPIRE

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## DEVELOPMENTS



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