



D U B A I   S C I E N C E   P A R K

**EMPIRE**  
DEVELOPMENTS

Where innovation takes flight, luxury soars.

Dubai Science Park

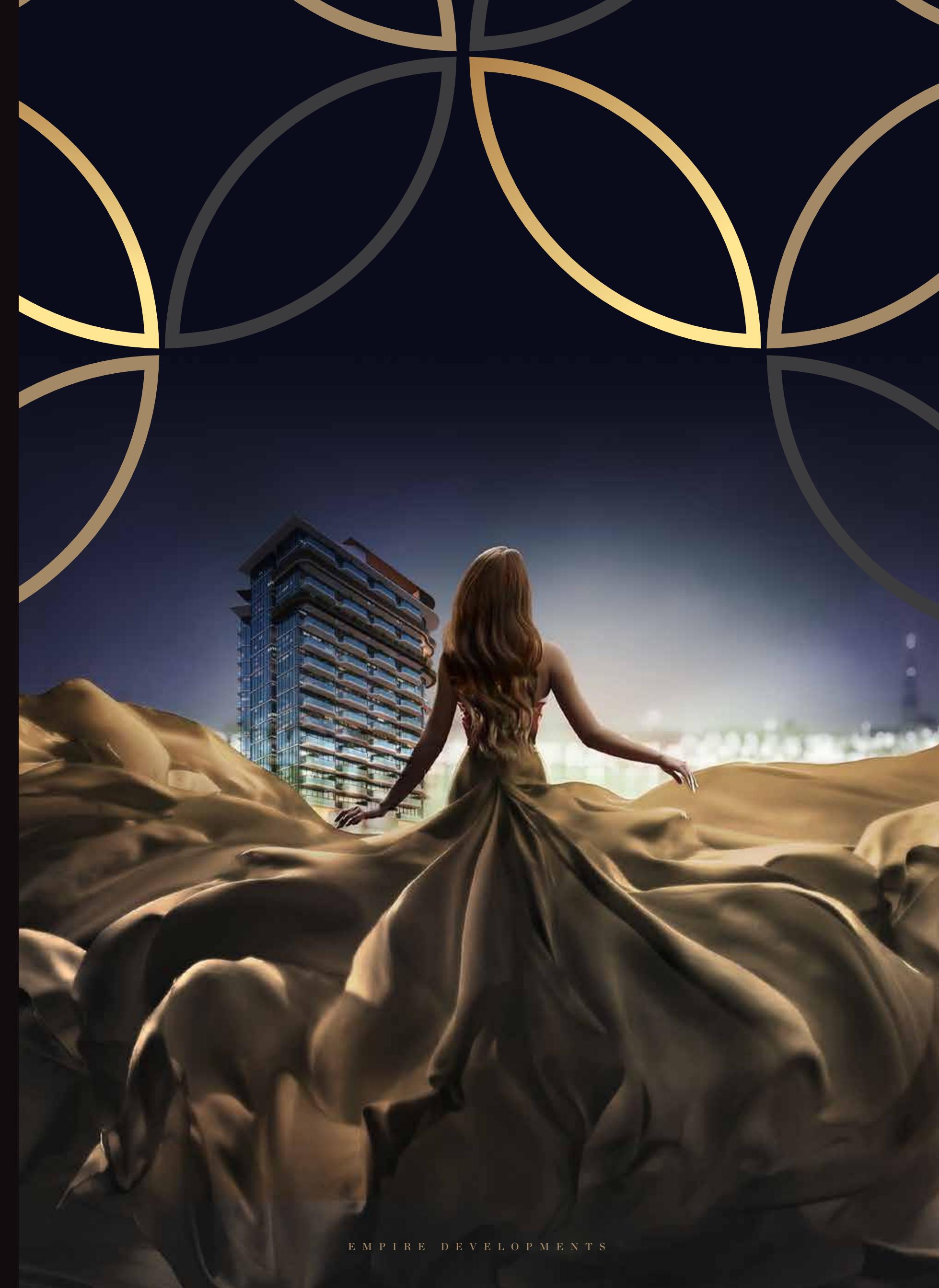
welcomes  
**EMPIRE**  
**LIVINGS**

SAY GOODBYE TO DAY-DREAMING

welcome

DREAM DAYS OF LUXURY

EMPIRE LIVINGS



EMPIRE DEVELOPMENTS



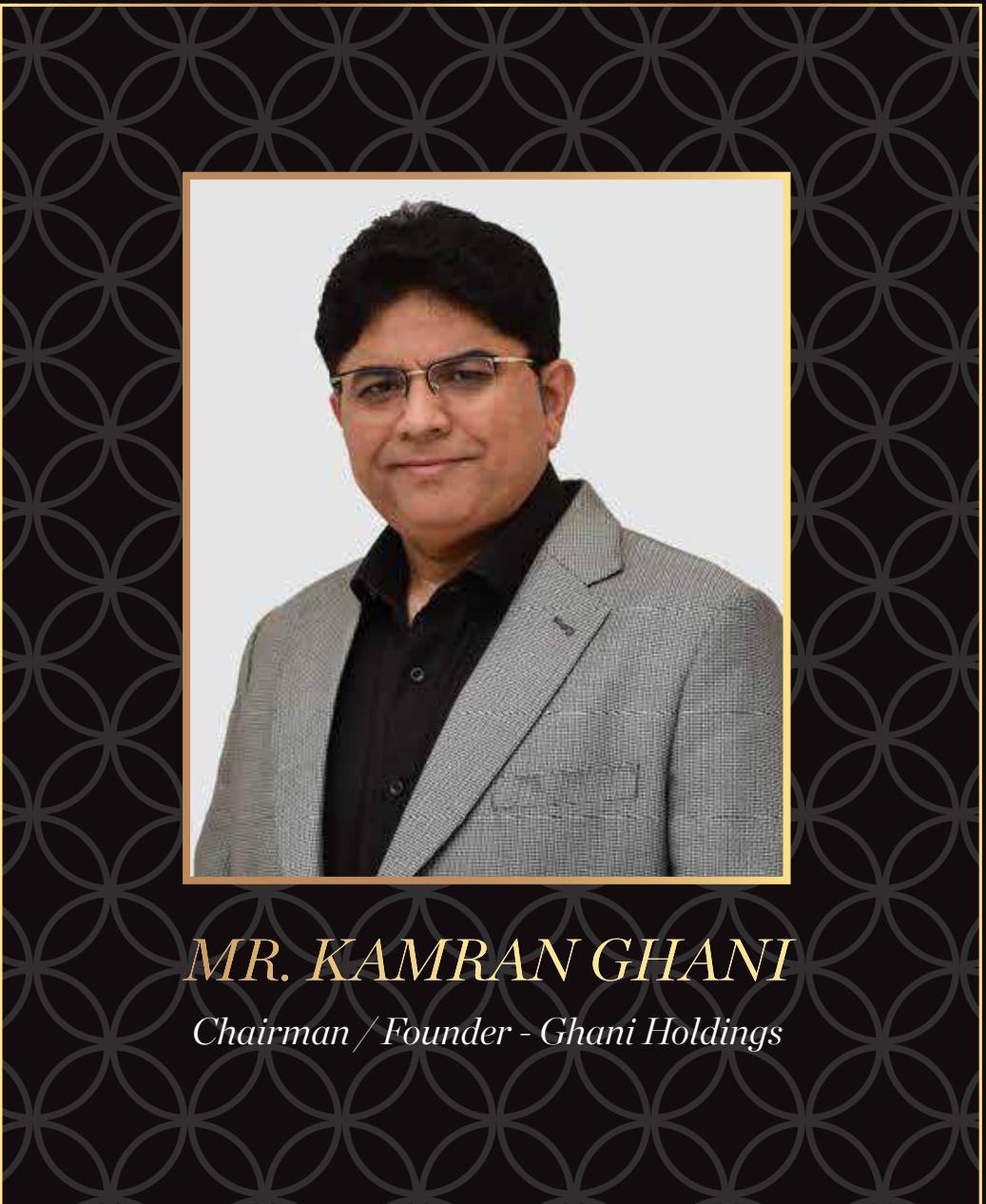
# A STANDING DREAM

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*



1



2



3



4



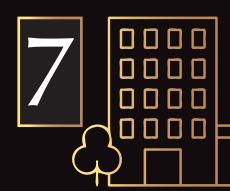
OUR  
5<sup>TH</sup>  
PROJECT

EMPIRE LIVINGS - DUBAI SCIENCE PARK

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

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

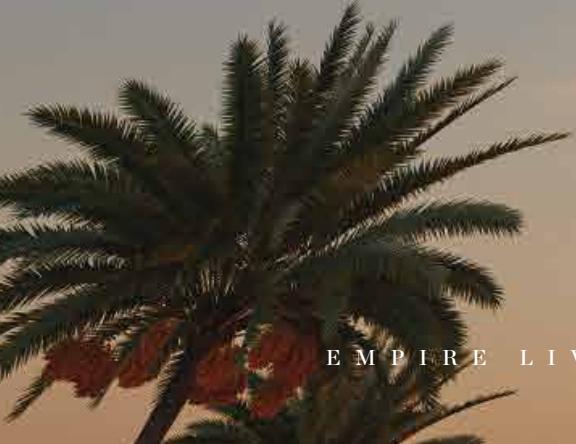
**14** STUDIO  
WITH POOL

**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.

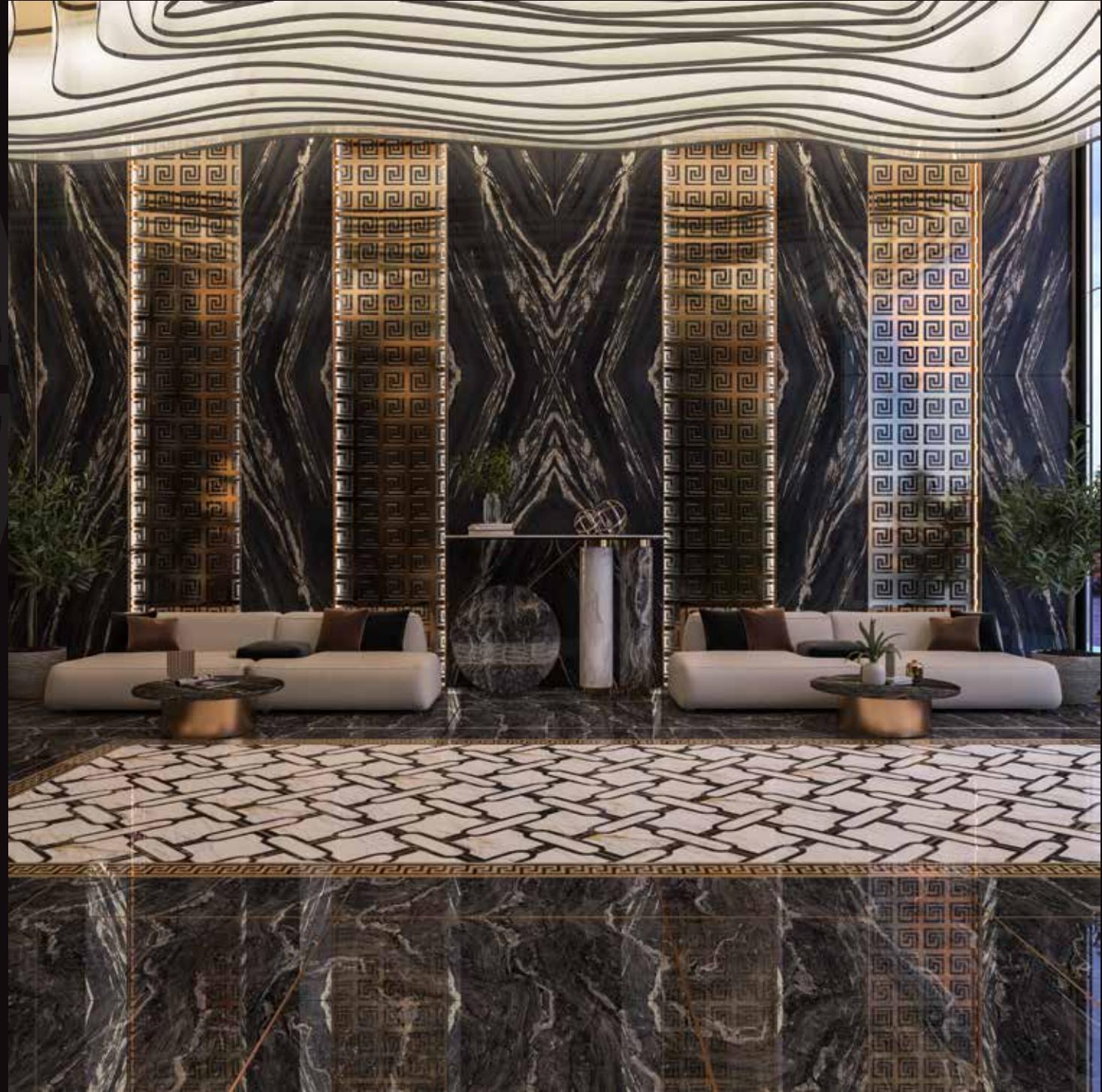


EMPIRE LIVINGS

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

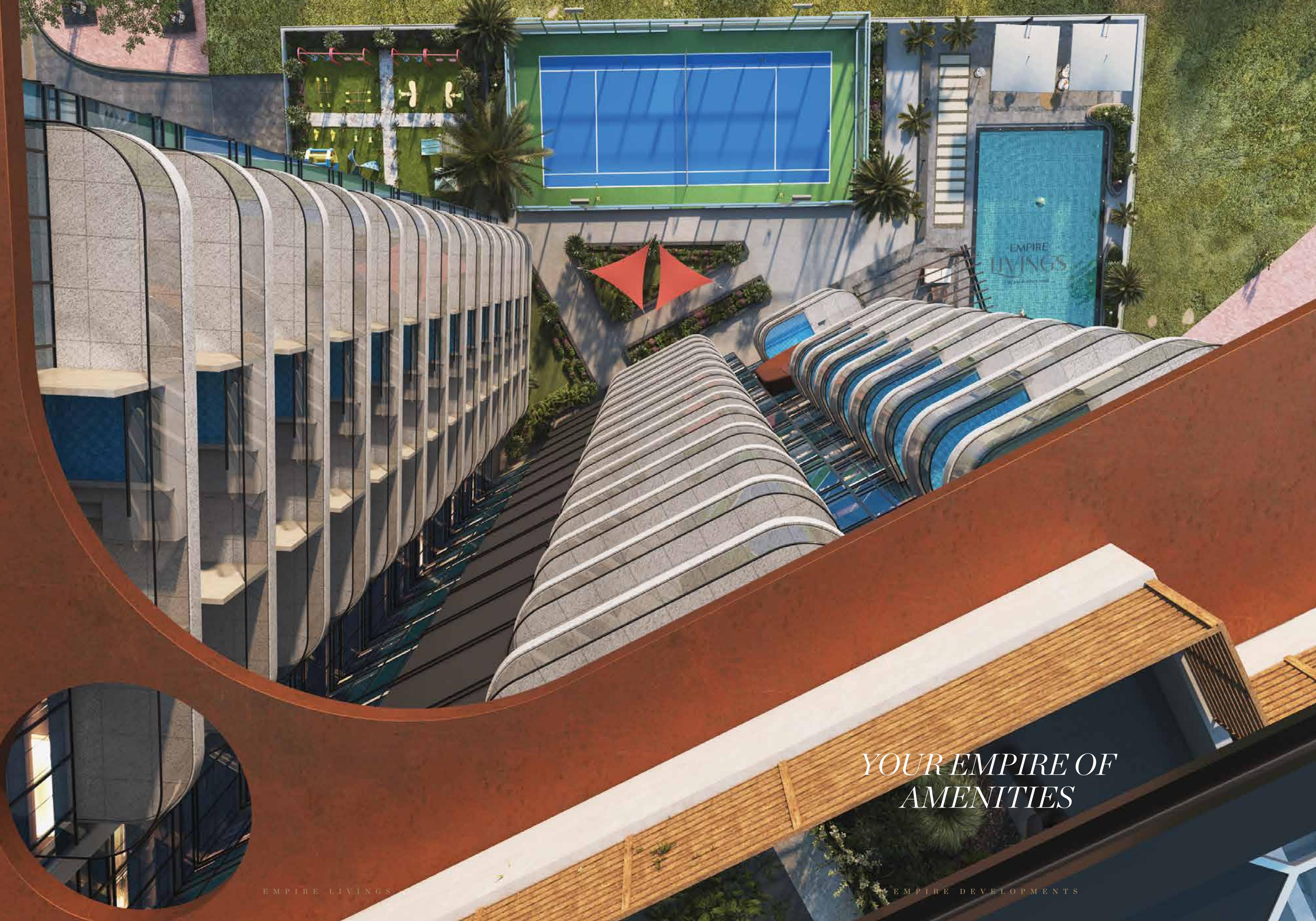


E M P I R E D E V E L O P M E N T S

## REGAL MARBLE PATHWAYS

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*





*full-floor*  
LUXE  
AMENITIES  
*experience*



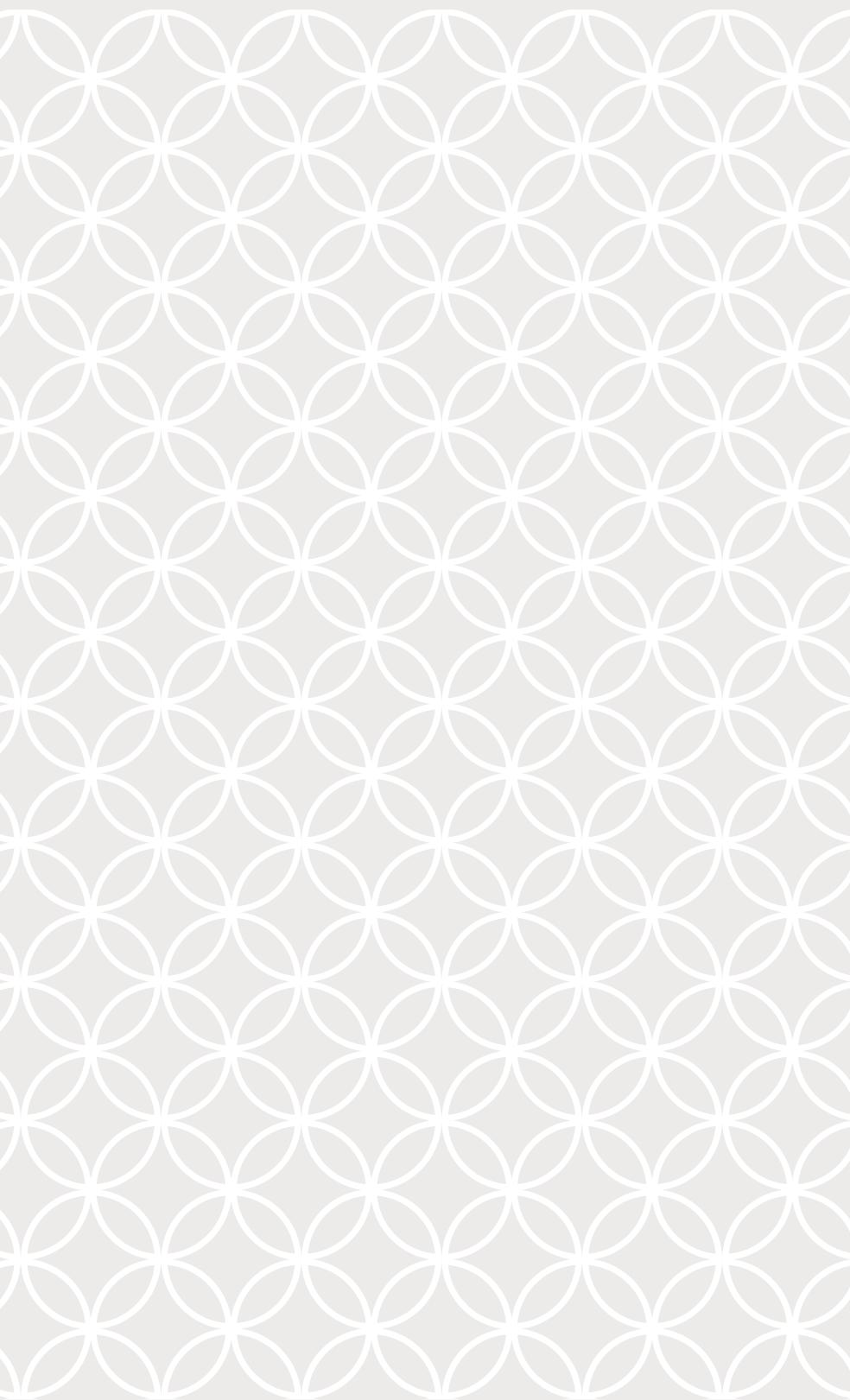
AQUA  
*Jewel*  
IN THE SKY





EMPIRE LIVINGS

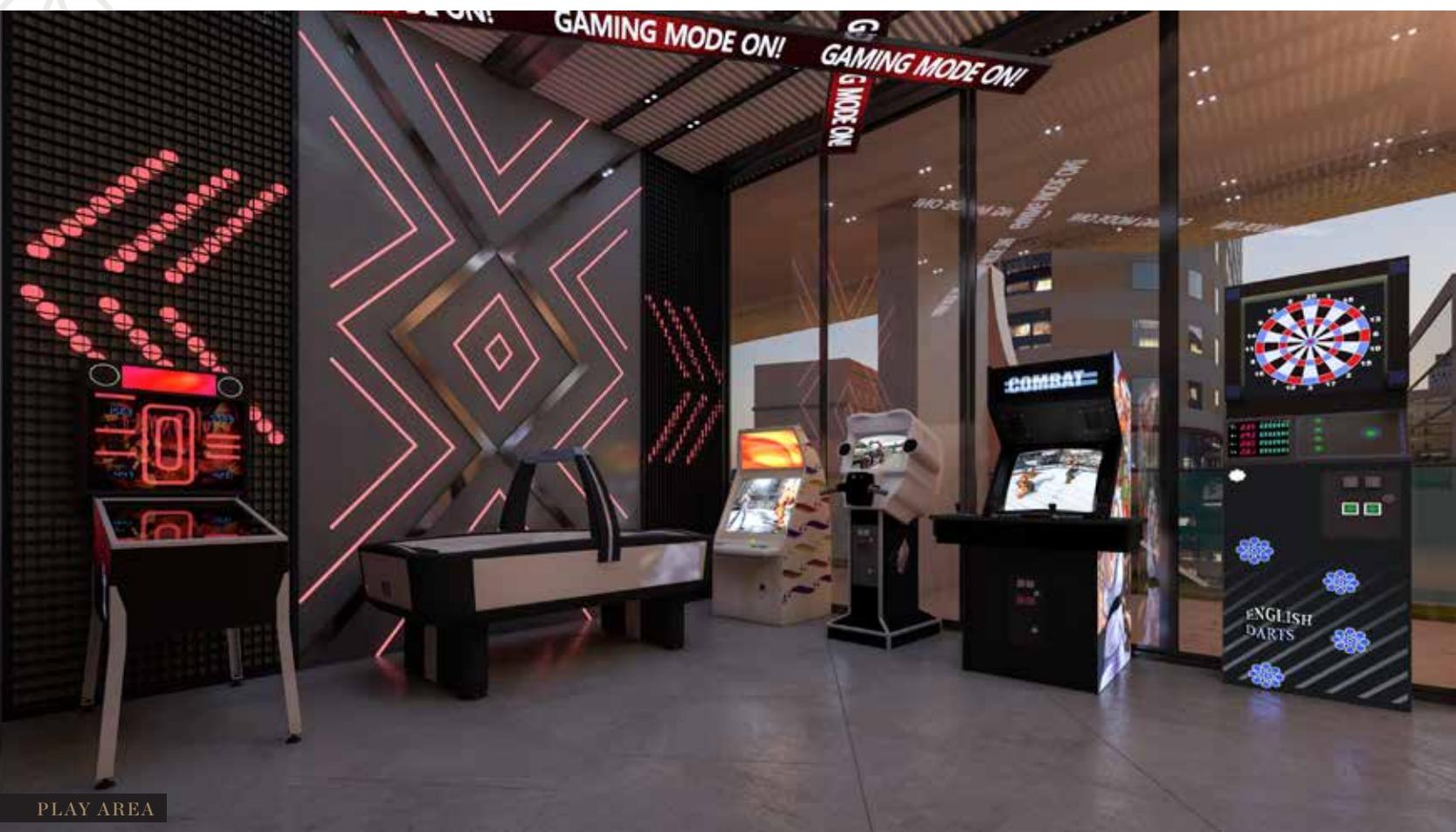
EMPIRE DEVELOPMENTS



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.



## LUXE LIFESTYLE HUB



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.

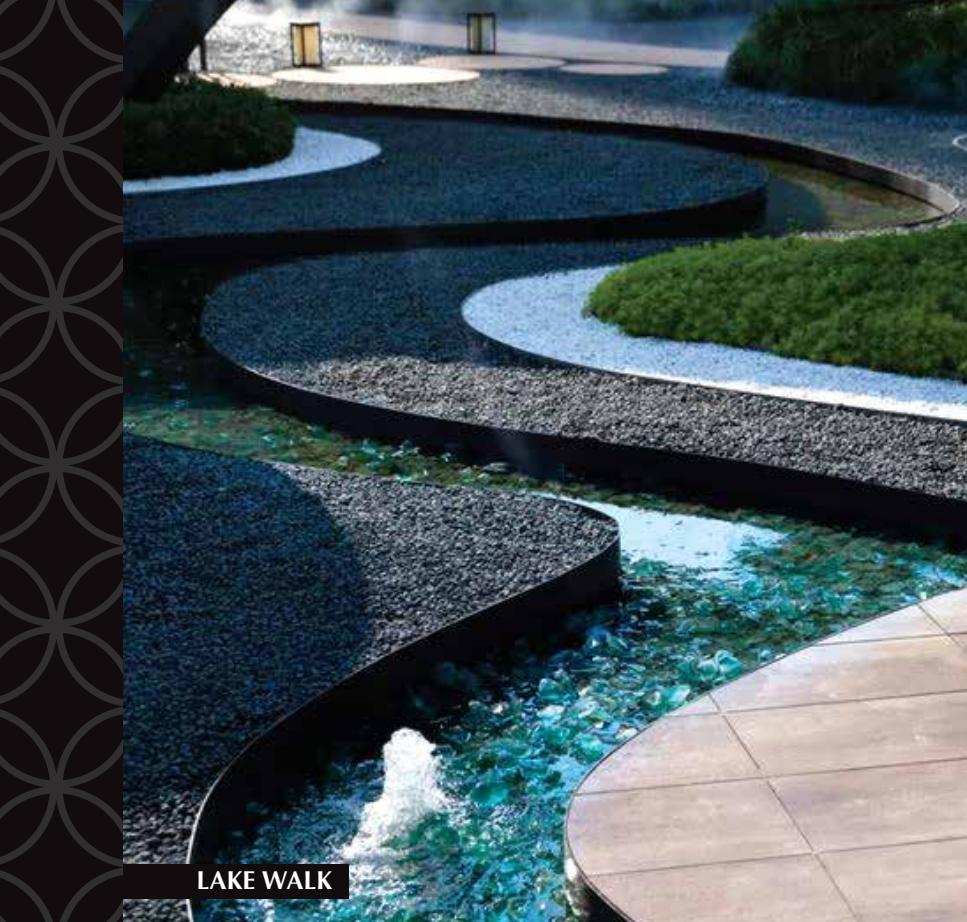
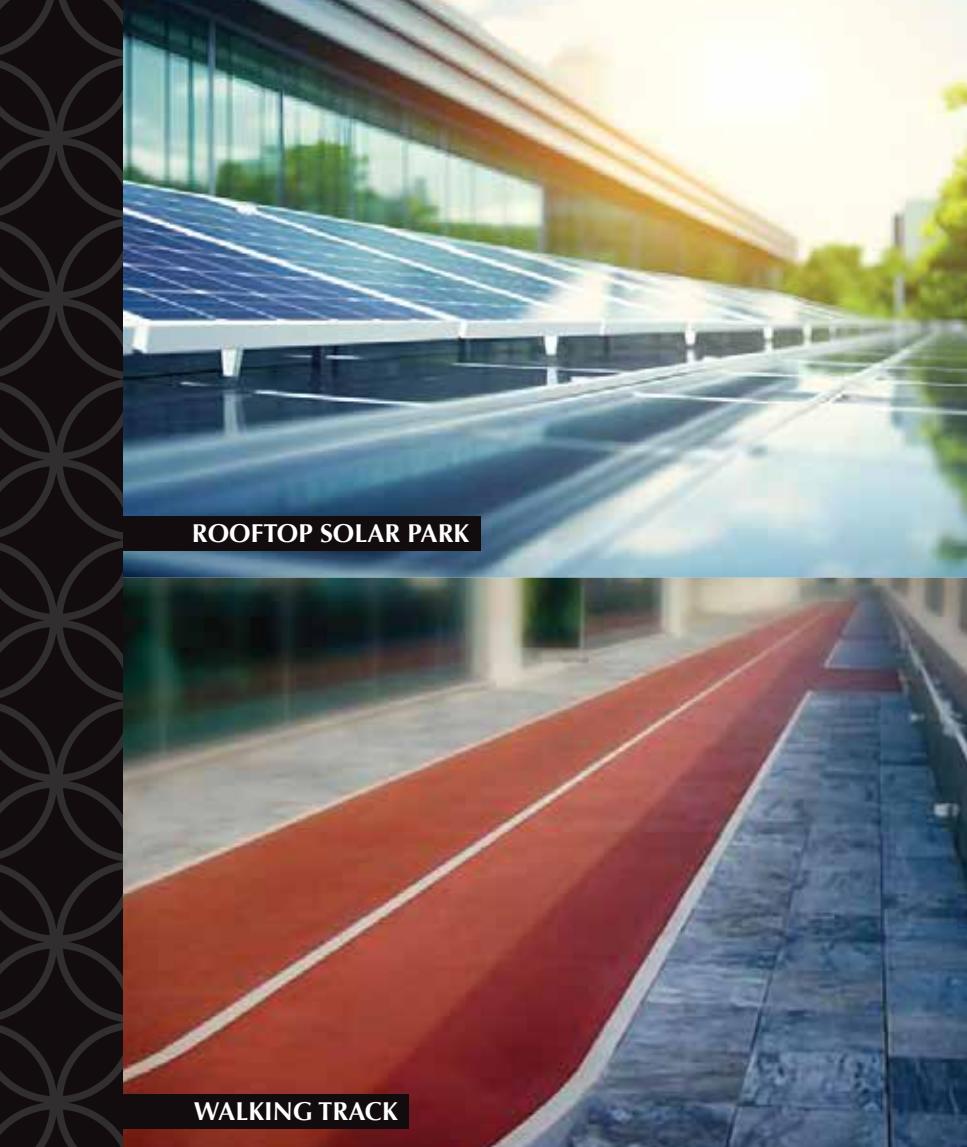
ELEVATED  
EXTRAVAGANCE



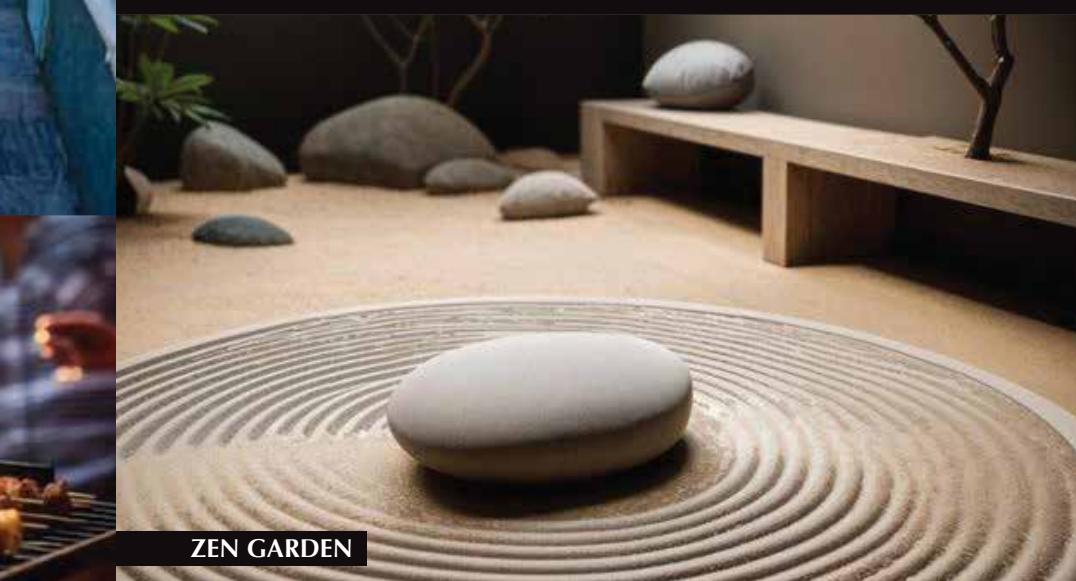


MAKE  
EVERY SUNSET  
AN OUTING

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



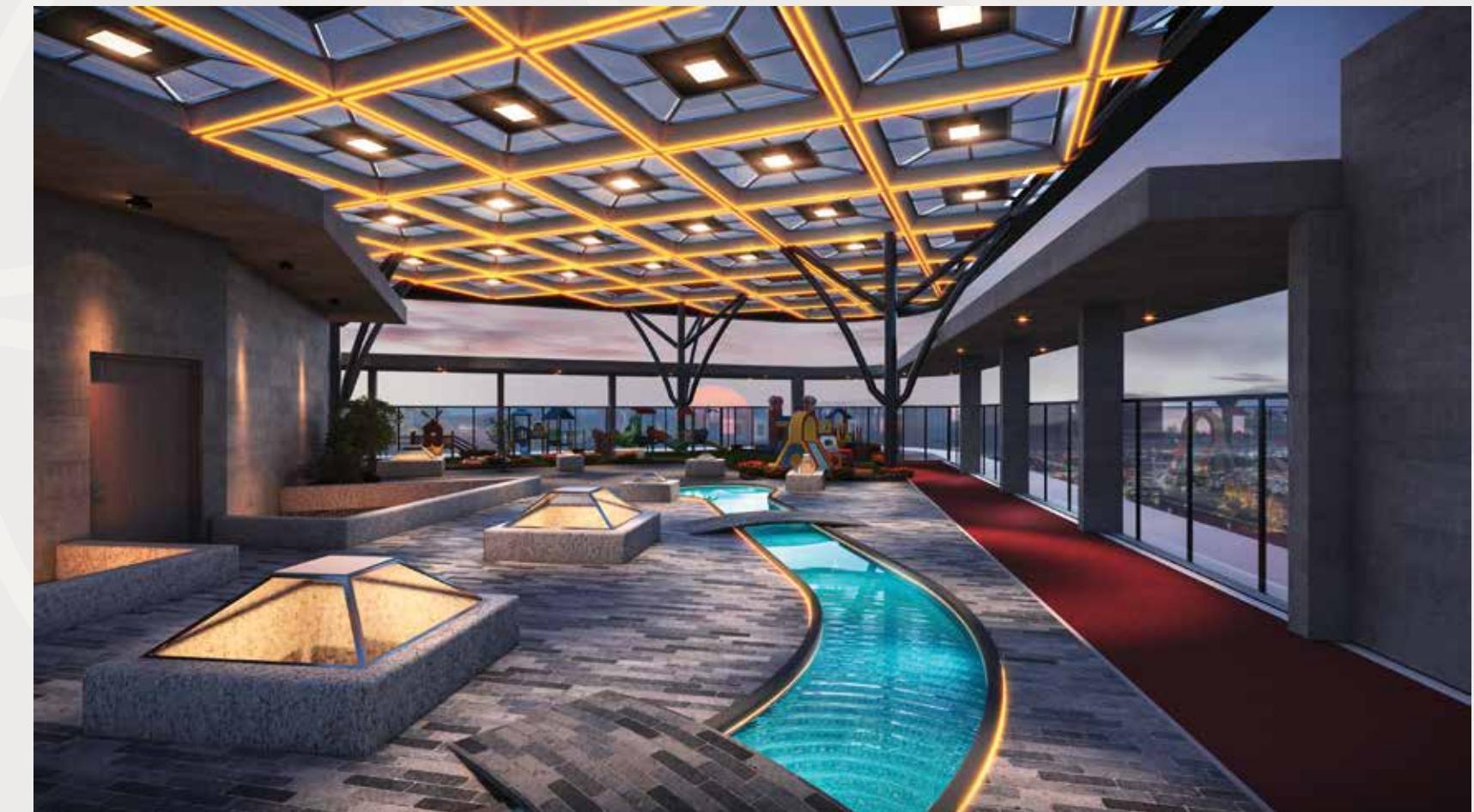
EMPIRE'S BBQ BLISS ZONE



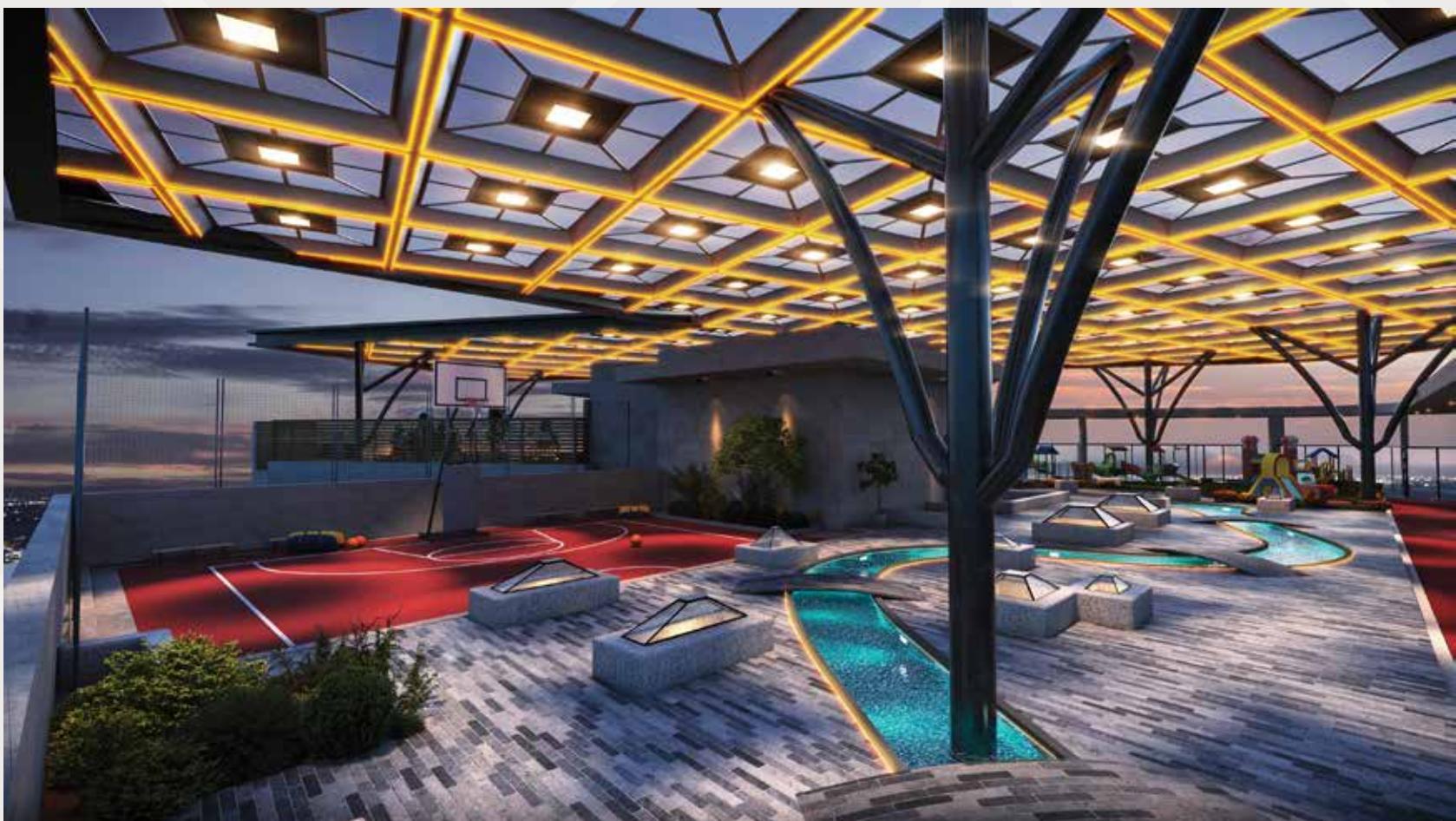
Z E N   E S C A P E S



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 DEVELOPMENTS

EMPIRE  
**LIVINGS**  
DUBAI SCIENCE PARK

**1**  
BED  
DUPLEX

EMPIRE LIVINGS



EMPIRE LIVINGS



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.

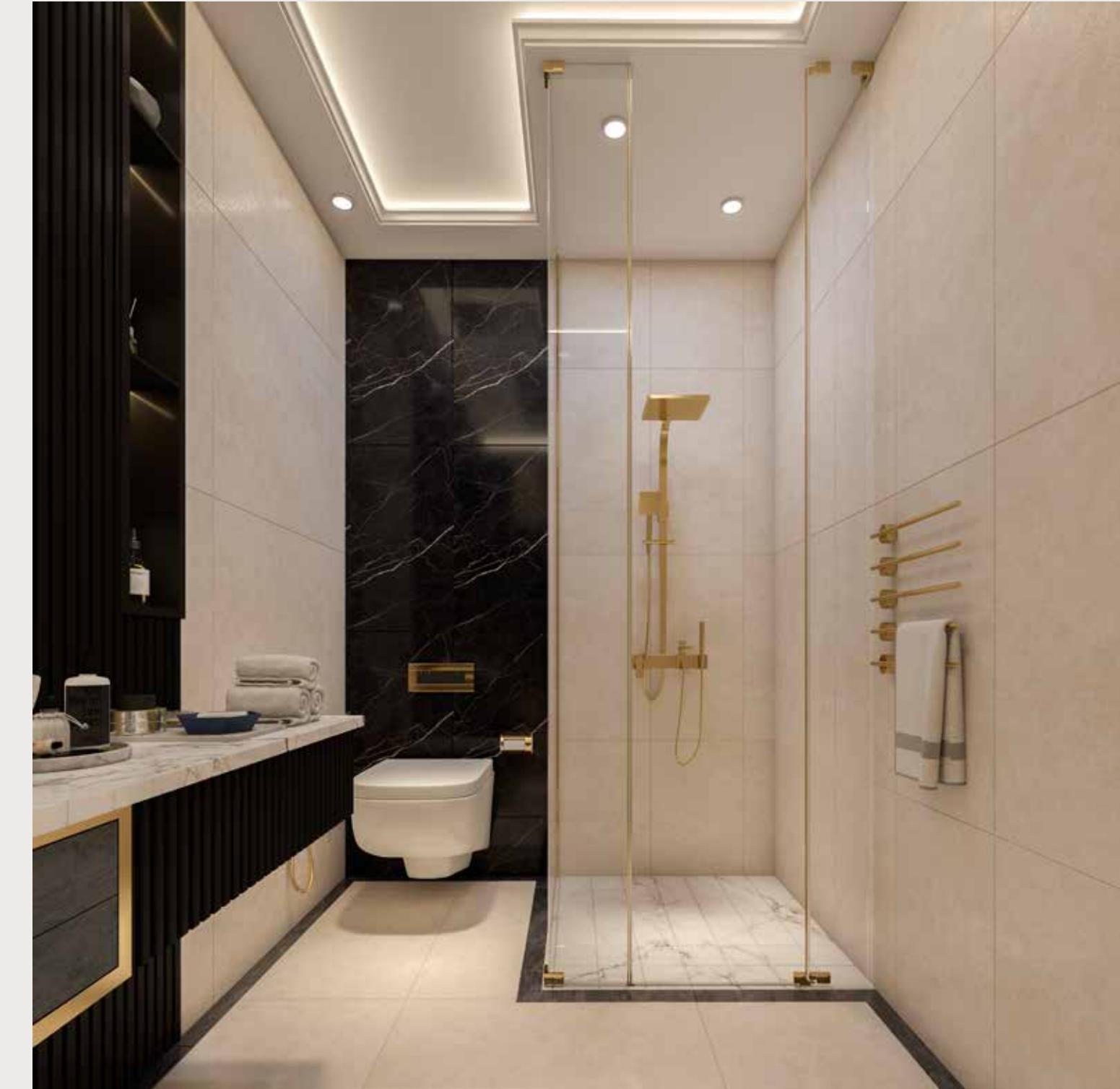
EMPIRE DEVELOPMENTS

VIEW-INFUSED  
CULINARY HAVEN



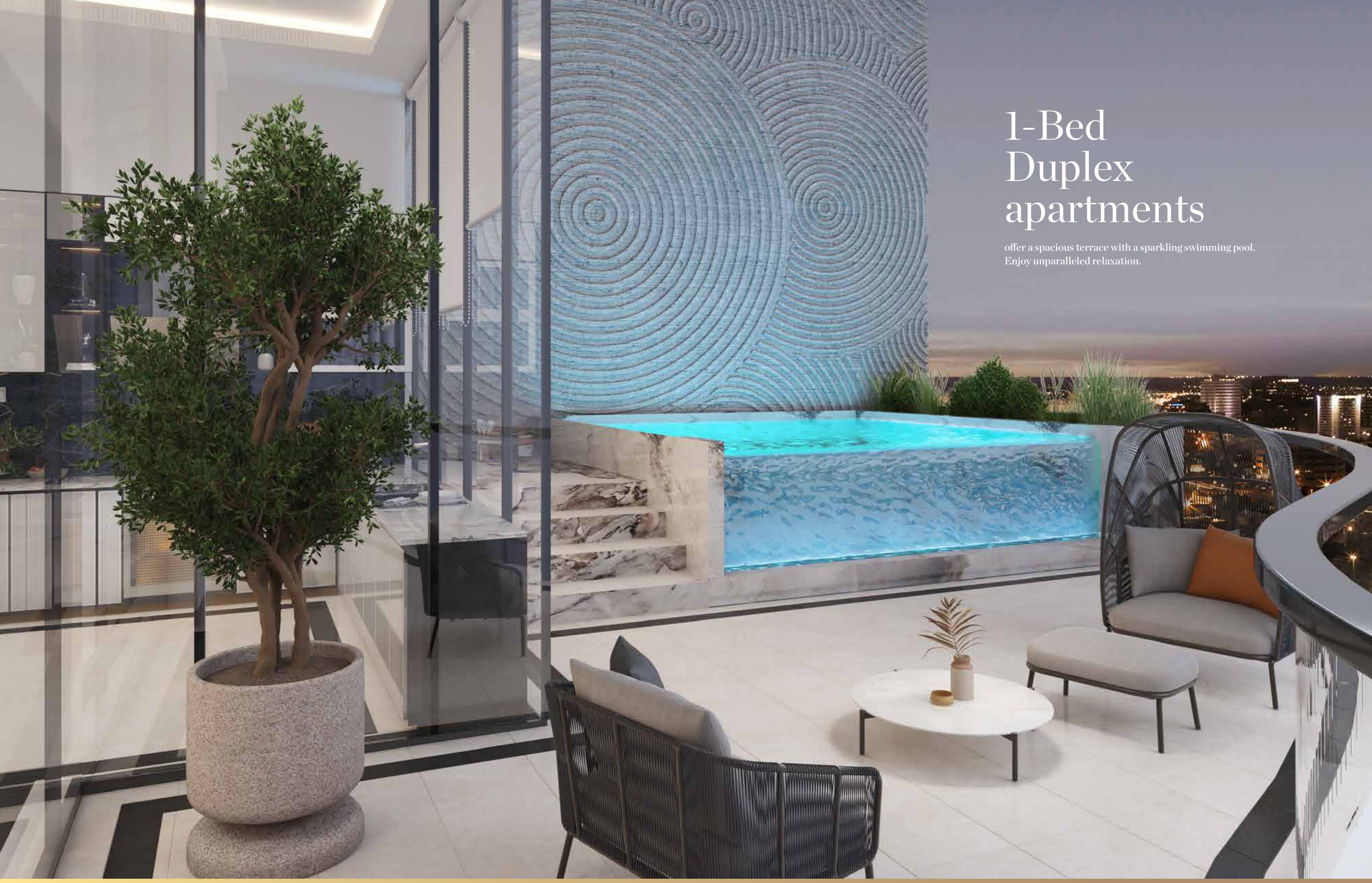
Cooking for your loved ones has never been this enjoyable.

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.

EMPIRE  
**LIVINGS**  
DUBAI SCIENCE PARK

**1**  
BED  
APARTMENT

EMPIRE LIVINGS

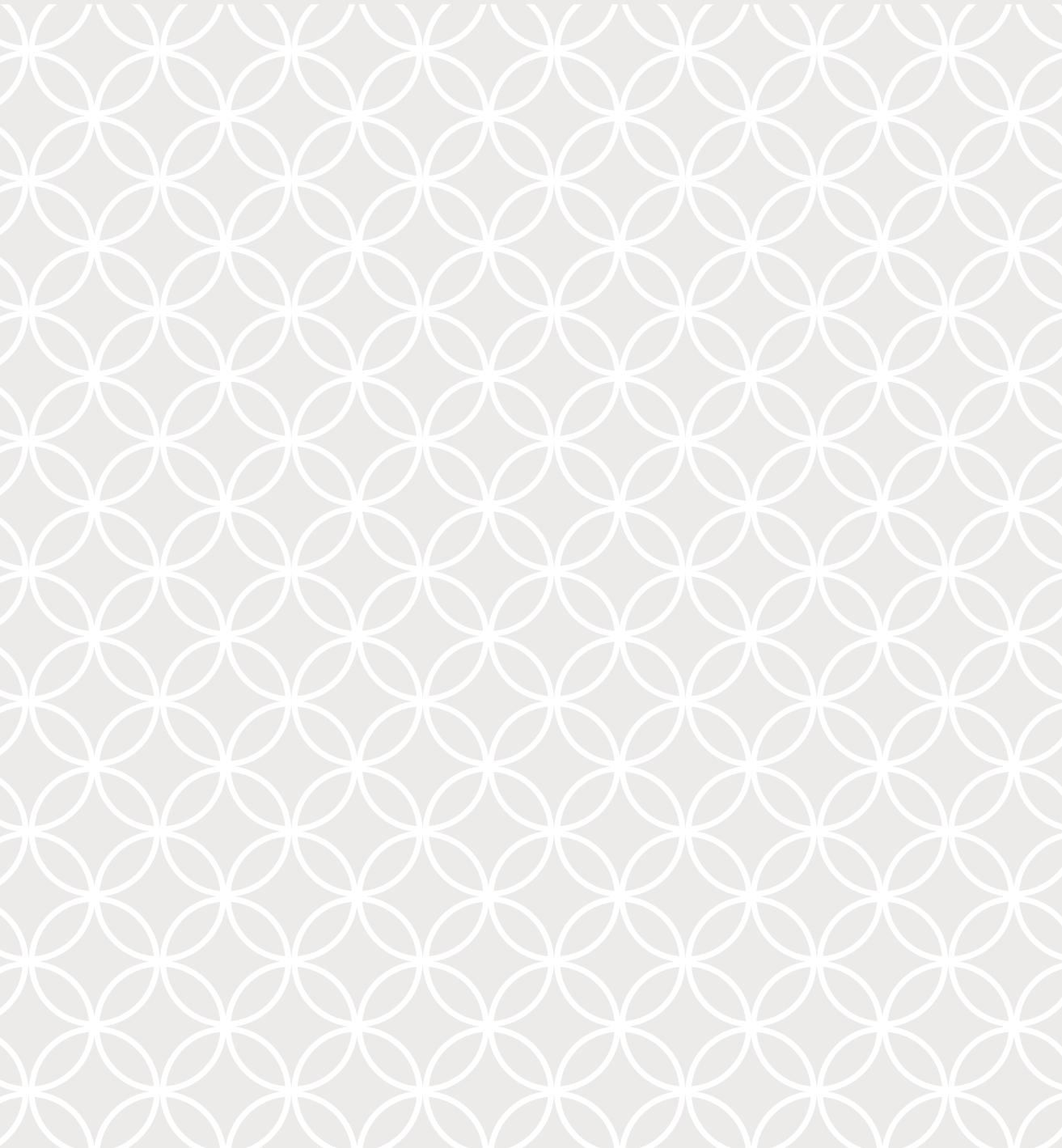


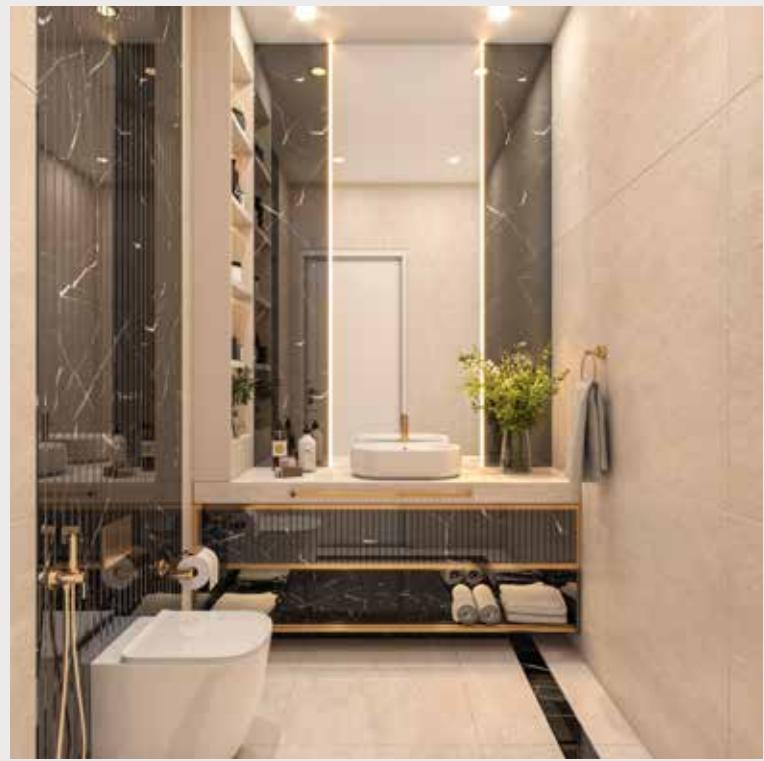
EMPIRE DEVELOPMENTS



## 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.





## S T Y L I S H L O F T H A V E N

Contemporary living in a one-bedroom apartment, offering elegant simplicity, functional spaces, and easy access to urban amenities.



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

EMPIRE  
LIVINGS  
DUBAI SCIENCE PARK

1  
BED  
COZY

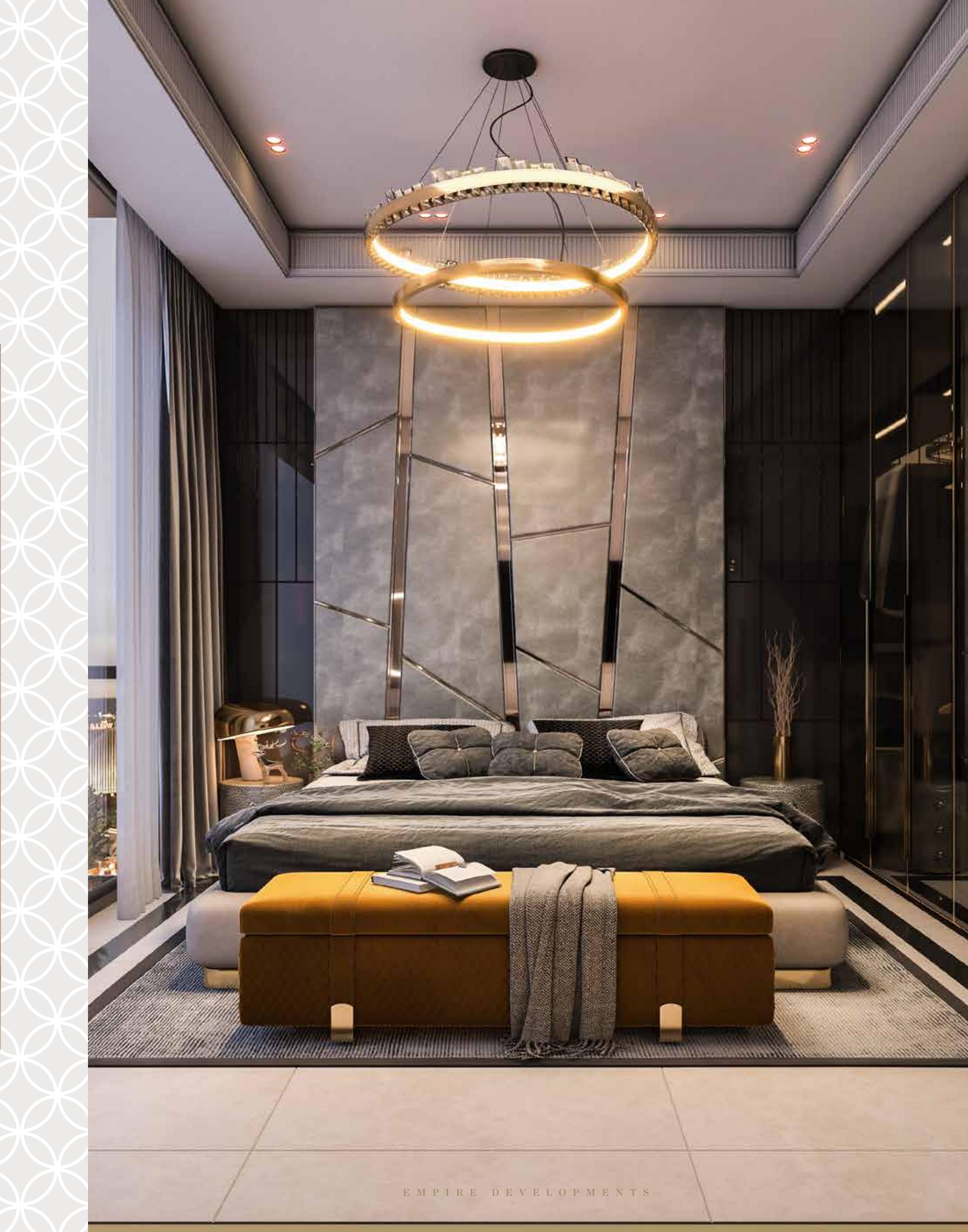
EMPIRE LIVINGS



EMPIRE DEVELOPMENTS

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



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LIVINGS  
DUBAI SCIENCE PARK

# STUDIO

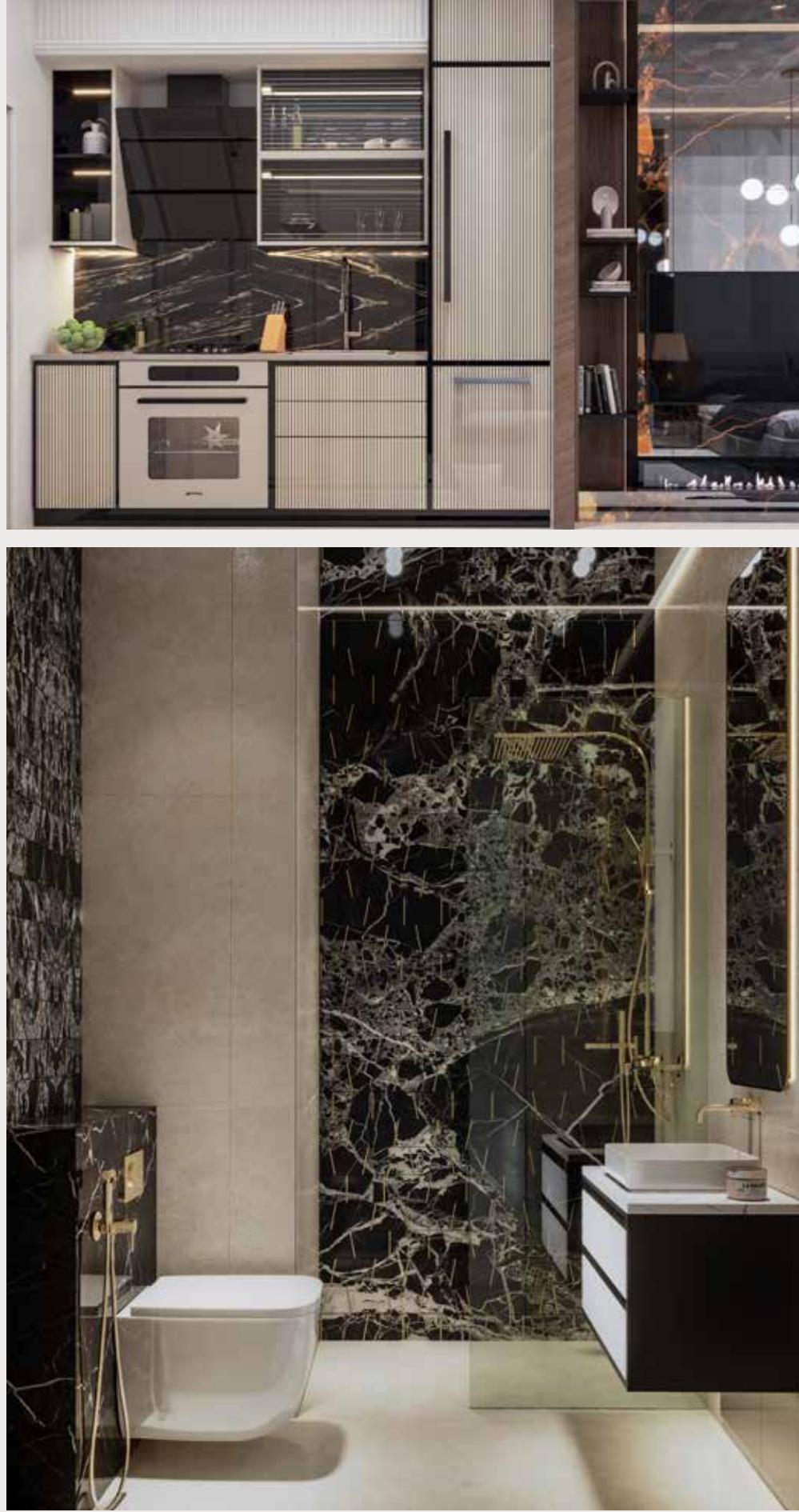




EMPIRE LIVINGS

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

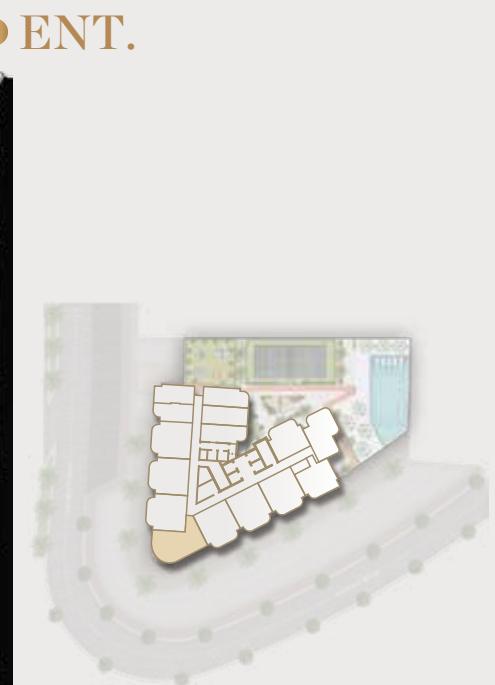
### 1 BED DUPLEX

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.



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

● ENT.



## 1 BED APARTMENT WITH POOL

SIZE: 635.39 SQ. FT.



FLOORS	UNITS
4TH FLOOR	410
5TH FLOOR	510
6TH FLOOR	610
8TH FLOOR	810
10TH FLOOR	1010

● ENT.



## 1 BED APARTMENT WITH POOL

SIZE RANGE: 708.27 TO 720.54 SQ. FT.



FLOORS	UNITS
4TH FLOOR	412
6TH FLOOR	612
12TH FLOOR	1202, 1203
14TH FLOOR	1401, 1402, 1403

● ENT.

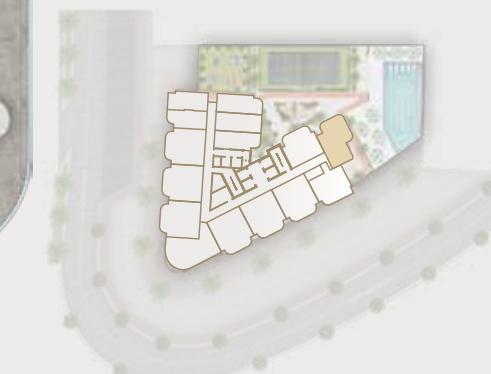


## 1 BED APARTMENT WITH POOL

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.

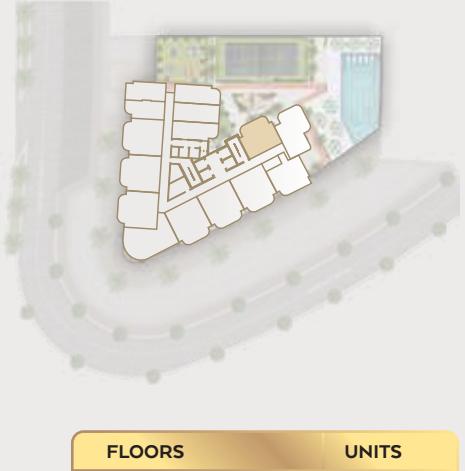


FLOORS	UNITS
2ND TO 15TH FLOORS	SERIES 11



## 1 BED APARTMENT WITHOUT POOL

SIZE RANGE : 580.61 TO 584.05 SQ. FT.



● ENT.

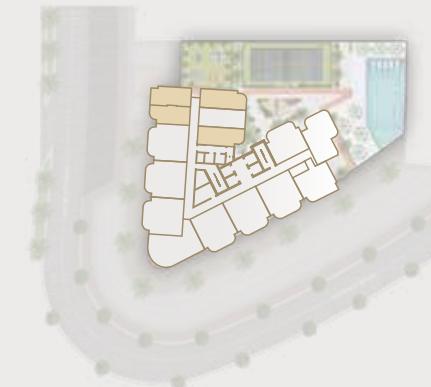
## STUDIO - WITHOUT POOL

SIZE RANGE: 352.41 TO 436.48 SQ. FT.

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



● ENT.



## STUDIO - WITH POOL

SIZE: 428.84 SQ. FT.

FLOORS	UNITS
2ND TO 15TH FLOORS	SERIES 7



● ENT.



*welcome*

TO WHERE LIFESTYLES ARE DEFINED  
BY HEIGHTS,  
OFFERING A SECURE

*investment*

WITH UNPARALLELED ROI

