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OFF PLAN

Empire Lakeviews

Location: Dubailand, Dubai

Starting From: AED 699,000

Permit No: 2

Empire Lakeviews

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Empire Developments	**Apartments & Duplexs**	**Q4 2030**	**11/20**	**Off Plan**

ABOUT THE PROJECT

Empire Lakeviews is a contemporary residential development by **Empire Developments** in Liwan, bringing a large collection of modern apartments and lifestyle amenities to the established Wadi Al Safa 2 district. Designed for buyers seeking an accessible entry into Dubai's property market without compromising on facilities, the project combines studios, one- and two-bedroom residences with selected duplex layouts and private-pool configurations.

The tower has been conceived as a modern residential landmark, with a contemporary façade, extensive glazing and balconies creating a strong vertical architectural identity. Its substantial height provides selected residences with elevated views across Liwan and the surrounding Dubai landscape, while the development's podium and rooftop spaces accommodate a broad selection of leisure facilities.

The residential collection begins with efficient studios suited to individual professionals and investors. One-bedroom apartments provide additional living space for couples and residents seeking a more conventional home layout, while two-bedroom configurations broaden the project's appeal to families. Selected duplex residences introduce a more distinctive living experience, with larger layouts and additional privacy.

One of the most notable elements of **Empire Lakeviews by Empire Developments** is the availability of selected residences with private pools. These configurations introduce a resort-inspired element that can appeal to both end-users and investors looking for properties with features that differentiate them within Dubai's competitive apartment market.

Interiors follow a contemporary approach focused on practical layouts, natural light and comfortable everyday living. Large windows help brighten the residences, while balconies in applicable configurations extend the living environment outdoors. Modern kitchens and carefully selected finishes support the project's positioning as a lifestyle-oriented residential development.

Amenities are a major part of the Empire Lakeviews proposition. Residents are planned to have access to swimming facilities, a fully equipped gym and dedicated wellness spaces, alongside landscaped recreational areas. Children's play facilities make the project suitable for families, while social and entertainment spaces provide areas for residents to relax and spend time together.

The development also incorporates outdoor fitness and leisure facilities, creating opportunities for an active lifestyle without leaving the property. Rooftop and podium amenities take advantage of the tower's scale, giving residents multiple environments for recreation, exercise and relaxation.

The **Liwan location** adds practical value for both end-users and investors. Positioned in Wadi Al Safa 2 within the wider Dubailand area, Liwan provides convenient connections to key road corridors, including **Dubai–Al Ain Road and Sheikh Mohammed Bin Zayed Road**. This allows residents to travel towards Downtown Dubai, Business Bay, Dubai International Airport and other major employment and lifestyle destinations.

Dubai Silicon Oasis and Academic City are also nearby, giving residents access to additional retail, education, healthcare and employment infrastructure. The surrounding area includes schools, supermarkets and everyday services, supporting Liwan's evolution as a practical residential destination rather than purely an investment-led neighbourhood.

For end-users, Empire Lakeviews offers a broad range of homes supported by extensive amenities and convenient road connectivity. Professionals can consider the compact studio and one-bedroom inventory, while couples and families have access to larger apartments and duplex configurations.

For investors searching for **apartments for sale in Liwan**, Empire Lakeviews offers a varied residential mix capable of targeting multiple tenant profiles. The combination of private-pool options, contemporary amenities and comparatively accessible entry pricing can help differentiate selected properties in the future rental and resale market.

Overall, **Empire Lakeviews Dubai** combines contemporary high-rise living, extensive amenities and a well-connected Liwan location, creating an attractive option for buyers considering an **off-plan property in Dubai** for personal use or investment.

Why Buy Empire Lakeviews Through A1 Properties?
With hundreds of residences and configurations ranging from compact studios to larger duplex homes, careful unit selection is important at Empire Lakeviews. A1 Properties can help buyers compare available properties according to layout, size, floor, orientation, views, private-pool configuration, price per square foot and payment structure.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to both investors and end-users navigating Dubai's property market. Investors can assess acquisition prices, individual unit positioning, rental considerations and future resale potential, while end-users can focus on usable living space, privacy, floor level, outdoor areas and long-term suitability.

Our advisors can provide end-to-end support covering property selection, negotiation, reservation, documentation, financing assistance and ownership transfer. Following completion, A1 Properties can also assist owners with leasing and future resale, providing continuity throughout the property's ownership cycle.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10%	**1%**	**20%**
Down Payment	During Construction	On Handover

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