

WELCOME TO
LYVIA
By
PALACE

DUBAI CREEK HARBOUR



Lyvia By Palace – Iconic Location





Project Configuration

B+G+2P+47

1BR/2BR/3BR Apartments
3BR Townhouses

Extensive Retail Presence

- Supermarket
- Restaurant
- Nursery

LYVIA
By
PALACE

DUBAI CREEK HARBOUR

Luxury Lifestyle Amenities

EMAAR



THE AMENITIES

A WORLD OF WELLNESS. LEISURE & PLAY

Discover a dynamic blend of activity and tranquillity. Enjoy amenities like multi-sport courts, a pump track, table tennis, and badminton facilities. Children can explore the playful playground, while expansive green spaces provide a serene environment. This community hub seamlessly combines movement with relaxation, creating the ultimate escape.



Green Gate
Park



Central
Plaza



Landscaped
Links



Multi-Sport
Courts



Lawn &
BBQ Areas



Football
Field



Running
Track



Skate
Park



Retail /
F&B



Climbing
Wall

PROJECT AMENITIES

LYVIA BY PALACE AMENITIES

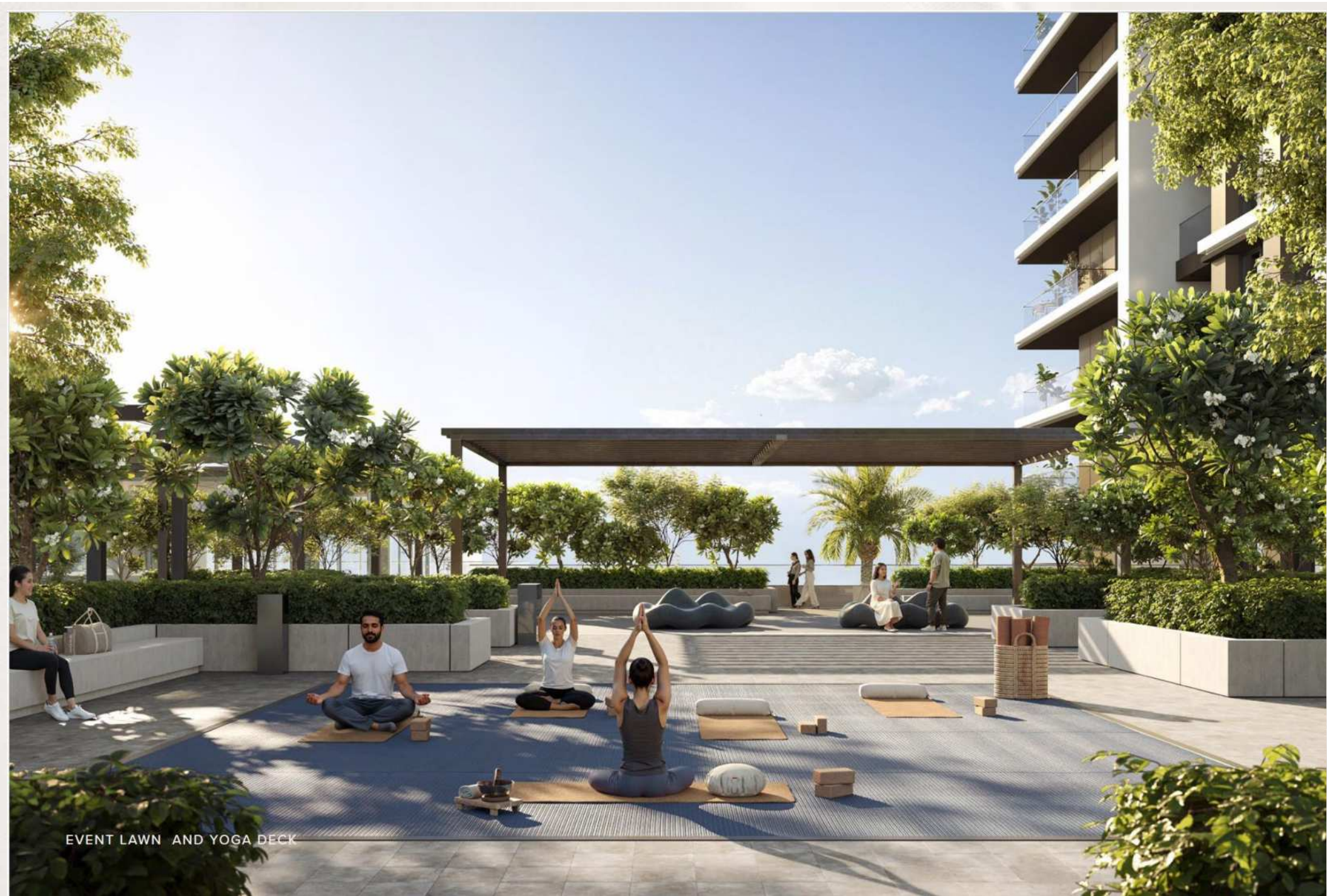


WHERE EVERY DAY
FEELS LIKE A HOLIDAY





KID'S POOL & PLAY AREA



EVENT LAWN AND YOGA DECK



OUTDOOR CINEMA

LYVIA
By
PALACE

DUBAI CREEK HARBOUR

Palace Interiors

EMAAR

LYVIA
By
PALACE

DUBAI CREEK HARBOUR

EMAAR

LYVIA
By
PALACE

DUBAI CREEK HARBOUR

EMAAR

LYVIA
by
PALACE

DUBAI CREEK HARBOUR

EMAAR

LYVIA
By
PALACE

DUBAI CREEK HARBOUR

Thoughtfully Designed Layouts

EMAAR

SUMMARY

PROJECT COMPOSITION

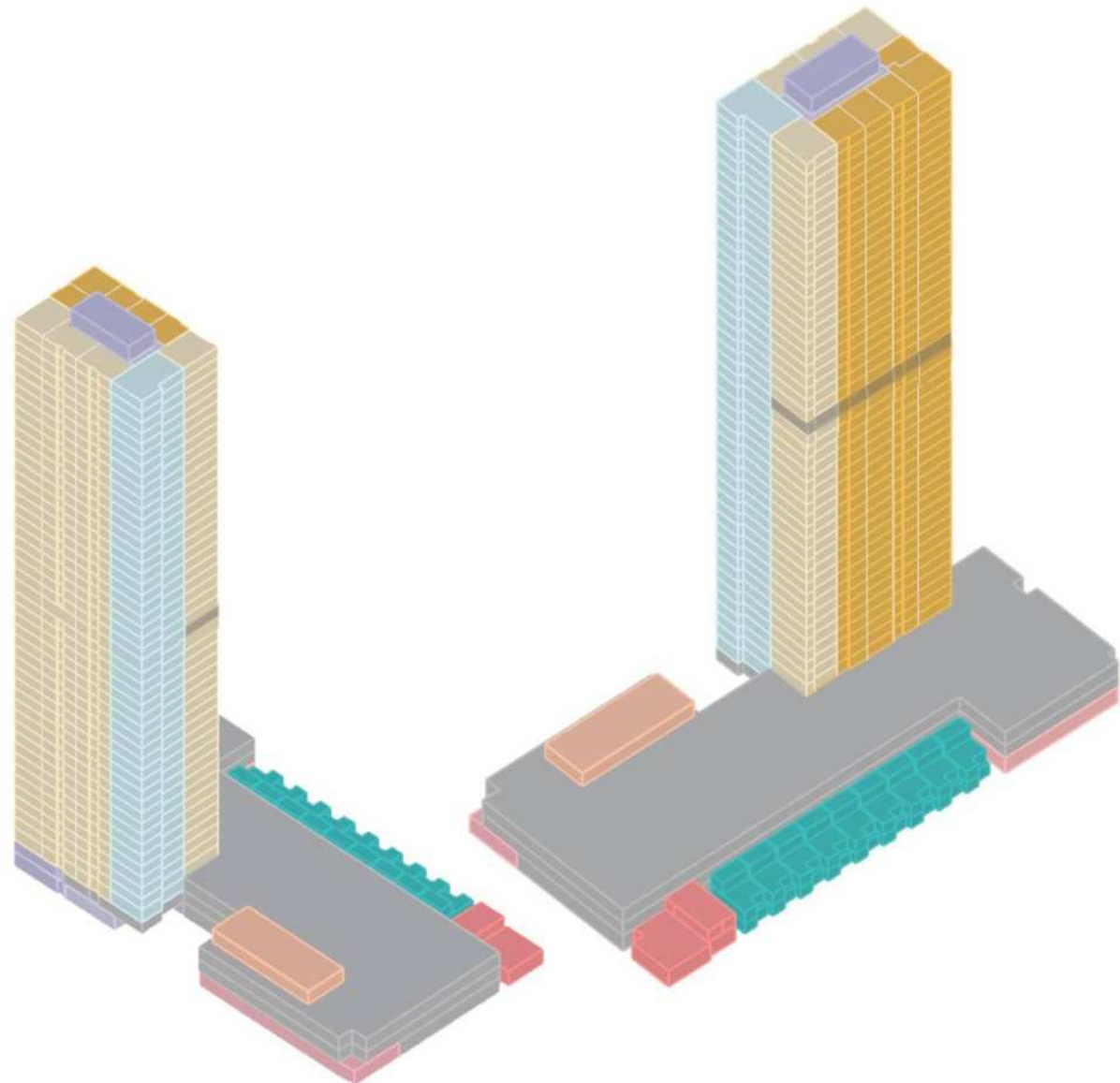
LEGEND

- 03 BEDROOMS
- 02 BEDROOMS
- 01 BEDROOM
- MEP
- BOH
- LOBBY
- AMENITIES
- F & B RETAIL
- SUPERMARKET
- NURSERY
- PARKING

 **RESIDENTIAL**
Total of 51,613 sqm

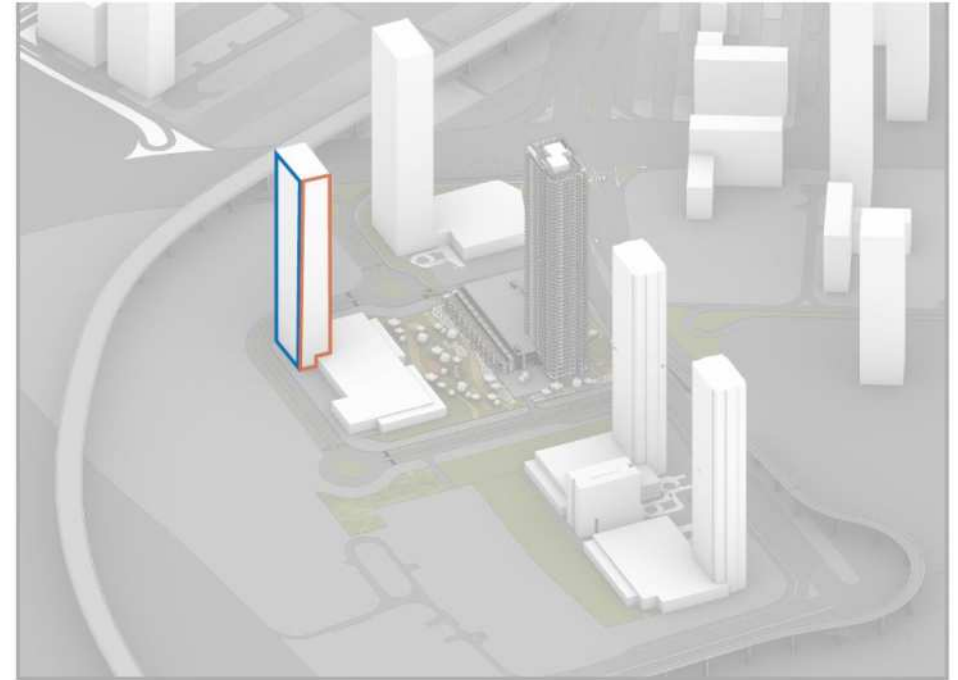
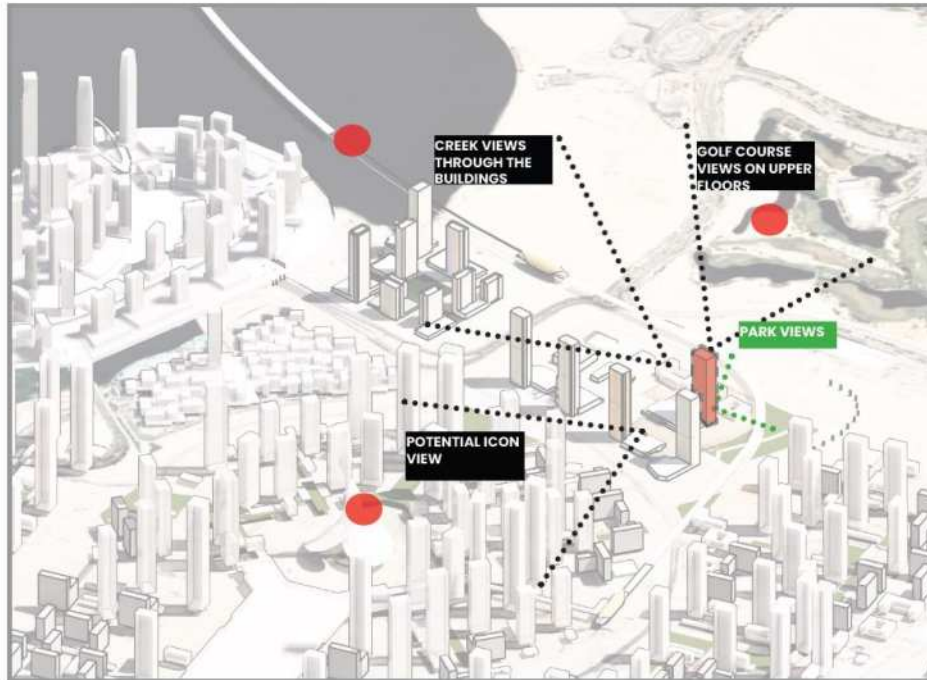
 **RETAIL**
Total of 1493,782 sqm

 **NURSERY**
Total of 711,383 sqm



MAJOR VIEWS

TOWER POSITION AND VIEWS



TOWER POSITION VS.SURROUNDING

THE TOWER POSITION HAS SEVERAL POTENTIAL VIEWS OF THE SURROUNDINGS:

POTENTIAL VIEWS ARE LANDMARKS LIKE THE ICON, THE GOLF COURSE, THE CREEK, AS WELL AS THE GREEN PARKS.

TOWER VIEWS

-  MAIN FACADE WITH PARK/GOLF COURSE VIEW
-  SIDE FACADE WITH VIEWS TO CREEK

MAJOR VIEWS

LYVIA BY PALACE A06 LEVEL 30



DUBAI DOWNTOWN & CREEK VIEW



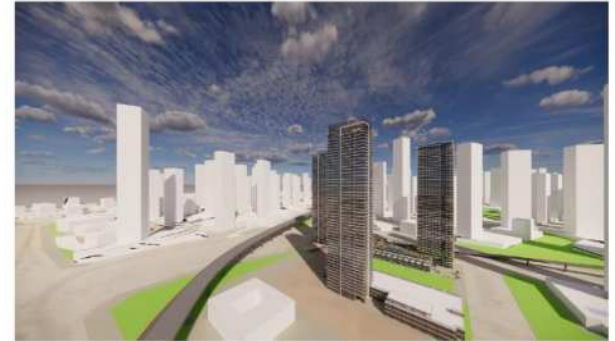
BURJ KHALIFA VIEW



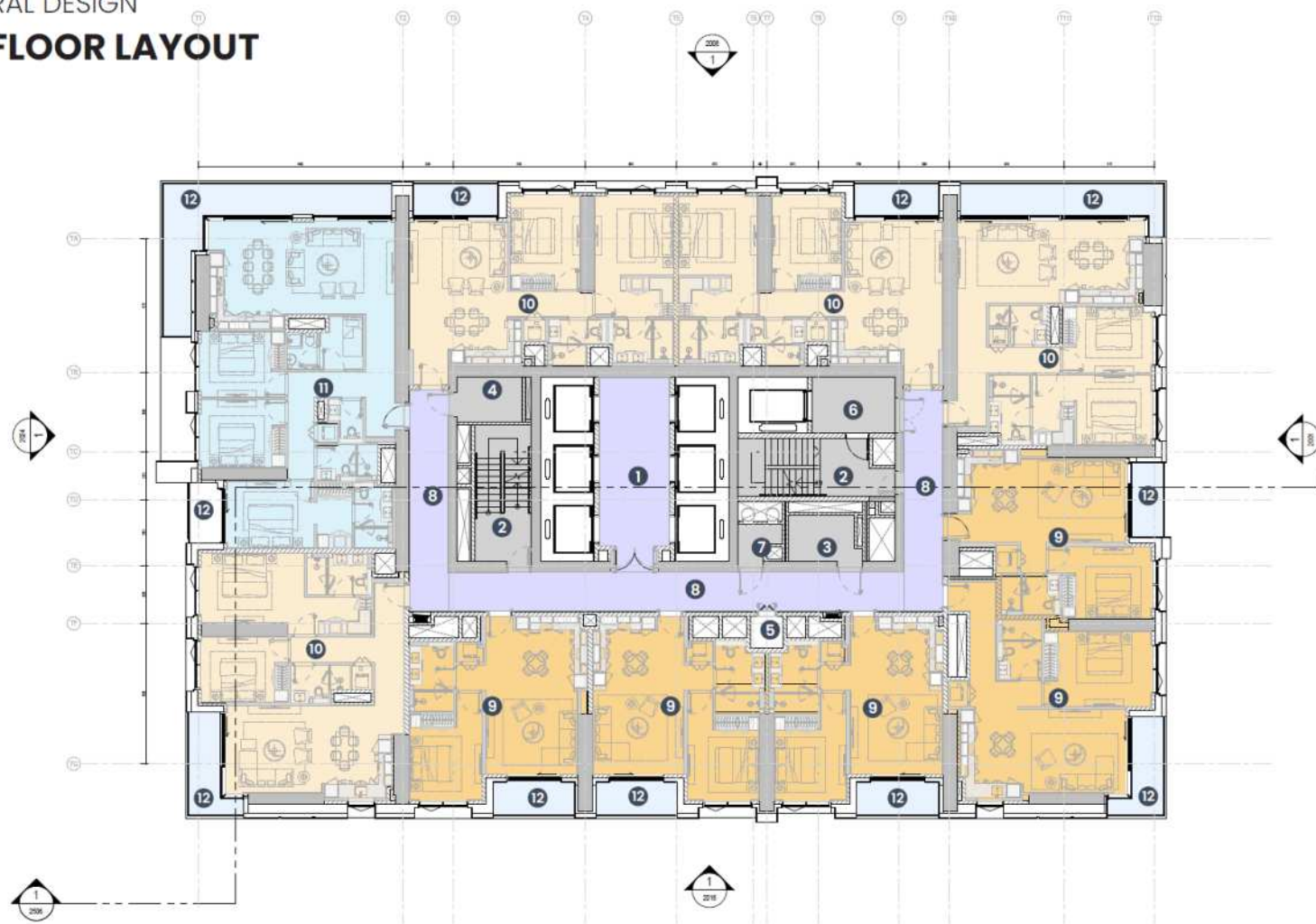
DUBAI CREEK TOWER VIEW



DUBAI CREEK HARBOUR EAST VIEWS



TYPICAL FLOOR LAYOUT



LEGEND

- | | | | | |
|--|--|--|--|---|
| ● TOWNHOUSES | ● MEP | ● RETAIL | ● 1 LIFT LOBBY | ● 8 CORRIDOR |
| ● 03 BEDROOMS | ● BOH | ● PARKING | ● 2 EXIT STAIRS | ● 9 1 BEDROOM APARTMENT |
| ● 02 BEDROOMS | ● LOBBY | ● NURSERY | ● 3 ELECTRICAL ROOM | ● 10 2 BEDROOM APARTMENT |
| ● 01 BEDROOM | ● AMENITIES | ● POST OFFICE | ● 4 TELECOM ROOM | ● 11 3 BEDROOM APARTMENT |
| | | | ● 5 WM ROOM | ● 12 BALCONY |
| | | | ● 6 FIRE LIFT LOBBY | |
| | | | ● 7 GARBAGE ROOM | |

One Bedroom Units
Fully Fitted Kitchens
Average Size -801 Sqft



Two Bedroom Units
Fully Fitted Kitchens
Average Size -1,188 Sqft



Three Bedroom Units
Fully Fitted Kitchens
Average Size -1,834 Sqft



Boutique Three Bedroom Townhouses

Fully Fitted Kitchens

Average Size -3,239 Sqft



LYVIA
By
PALACE

DUBAI CREEK HARBOUR

Commercials

EMAAR



One BR

230 Units

755 -1,417
Sqft

Two BR

191Units

1,144 –
1,917 Sqft

Three BR

48 Units

1,821 –
1,835 Sqft

Three BR TH

9 Units

3,238 -
3,245 Sqft



One BR

- Min - AED 1.98 Mn
- Avg – AED 2.18 Mn
- Max - AED 2.68 Mn

Two BR

- Min- AED 2.92 Mn
- Avg – AED 3.11 Mn
- Max – AED 3.44 Mn

Three BR

- Min – AED 4.12 Mn
- Avg – AED 4.33 Mn
- Max – AED 4.52 Mn

Three BR TH

~ AED 6.76 Mn

Payment Plan



10%

Down Payment

On Booking

10%

1st Instalment

Dec 2025

10%

2nd Instalment

May 2026

10%

3rd Instalment

Oct 2026

10%

4th Instalment

April 2027

10%

5th Instalment

Oct 2027

Upon 50% Construction Completion*

10%

6th Instalment

Mar 2028

Upon 70% Construction Completion*

10%

7th Instalment

Sep 2028

Upon 90% Construction Completion*

20%

8th Instalment

Jul 2029

Upon 100% Construction Completion*

*Estimated Construction Completion Date