EMPIRE

DOWN TOWN

JEBEL ALI

by

EMPIRE

DEVELOPMENTS

EMPIRE

DOWN TOWN

A WELCOMING THRESHOLD

Disclaimer:
“Empire Down Town” is a temporary/project working name and is subject to change. The final project name will be confirmed and announced upon obtaining the necessary approvals from the relevant authorities.

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SUCCESS STORY

Since establishing its UAE operations in 1995 under the leadership of Mr Kamran Ghani, Ghani Holdings has advanced from a focused enterprise into a multi-sector group with enduring commercial reach. Its activities span import and export, tourism, hospitality, automobile trading, and real estate, supported by disciplined governance, strong client stewardship, and financial management. The formation of Plazzo Development Real Estate LLC in 2016 marked a decisive step in strengthening the Group's property platform. Today, Ghani Holdings oversees a growing portfolio of successful companies, including Empire Development and other ventures, operating as an integrated group managing investments, subsidiaries, and trading interests. The organisation continues to expand through clear direction, considered design thinking, and long-term commercial purpose, establishing a credible international presence within the corporate arena.

GHANI HOLDINGS
GROUP OF COMPANIES
SINCE 1995

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PLAZZO
Development Real Estate L.L.C.

PARK REGIS
BUSINESS BAY HOTEL · DUBAI

COLOMBIA
Used Cars & Auto Parts LLC

HOT WHEELS
CAR RENTAL

ZONE Tourism
Tours & Travels Agency

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MR. KAMRAN GHANI
Chairman / Founder - Ghani Holdings

MESSAGE

We deeply value the trust and confidence you have placed in our work and are pleased to present Empire Down Town by Empire Developments, ideally positioned in Jebel Ali's prime district as a distinguished residential address. With thoughtfully structured and flexible payment plans, the project is designed to offer a seamless investment journey with greater ease and confidence. We look forward to welcoming you once again to the Empire family as you invest in Empire Down Town, building upon the trust and relationship established through our earlier developments and taking it forward into this exciting new chapter.

OUR 8th PROJECT DOWNTOWN JEBEL ALI



EMPIRE GARDENS
DLRC



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

UPCOMING PROJECTS

9th

RESIDENTIAL TOWER IN

JVC

EMPIRE DEVELOPMENTS
CRAFTING HOMES CREATING LEGACIES

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A NEW ADDRESS

On Jebel Ali Central Street, a mixed-use address opens with showrooms and reception, parking across podium levels, apartments from first to ninth floors, and a shared gym and pool supporting daily life.

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A CONNECTED ADDRESS

Ideally positioned on Jebel Ali Central Street with Sheikh Zayed Road close behind, the address secures fast access across trade corridors, daily routes, and major city gateways, strengthening everyday reach.

NEARBY LANDMARKS

1 MIN
LIFE PHARMACY
METRO STATION

2 MIN
SHEIKH
ZAYED ROAD

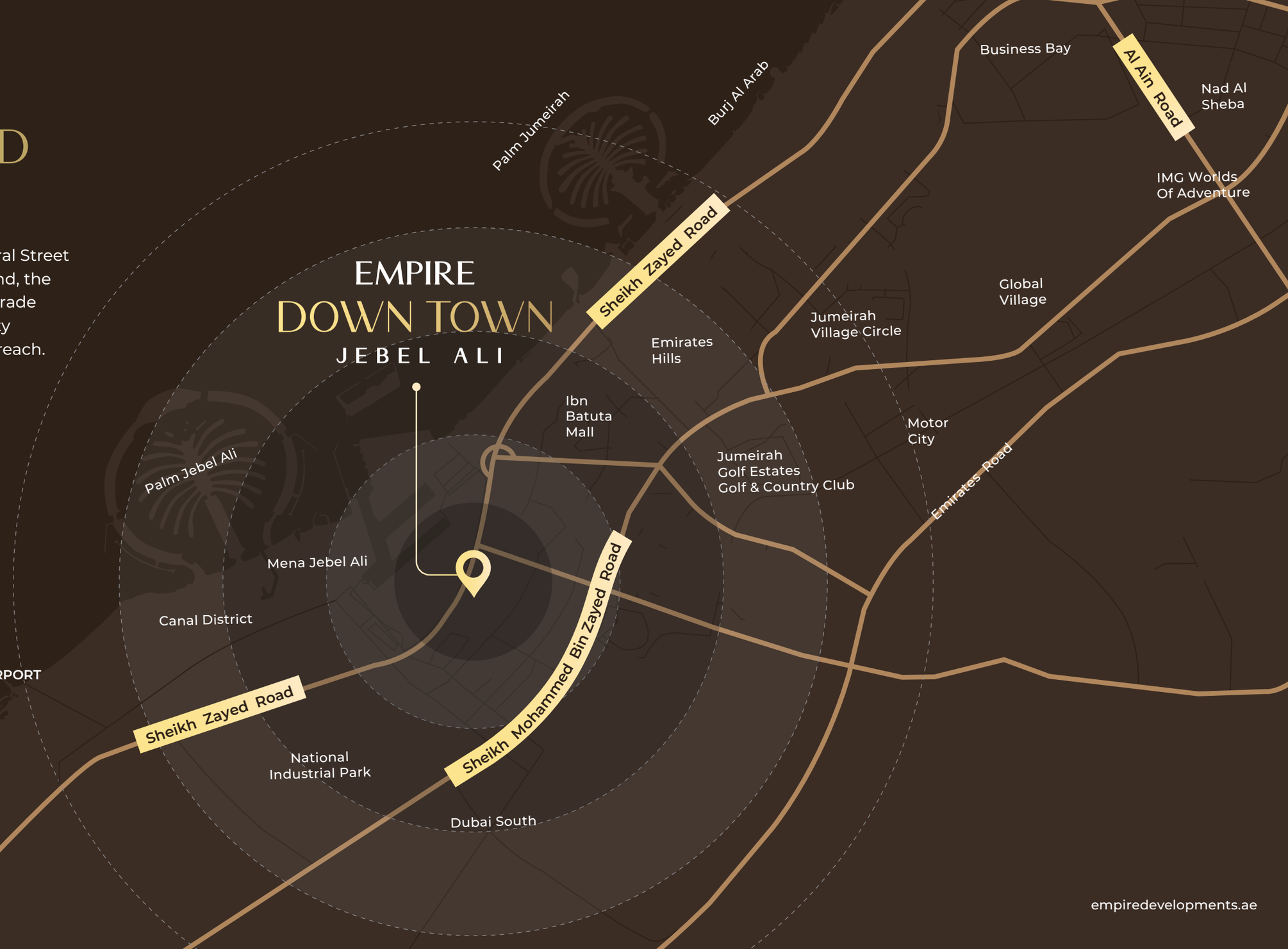
15 MINS
JEBEL ALI
FREE ZONE

15 MINS
AL MAKTOUM
INTERNATIONAL AIRPORT

15 MINS
EXPO
CITY DUBAI

20 MINS
PALM
JEBEL ALI

10 MINS
IBN BATUTA
MALL



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3 BED APARTMENTS

2 BED APARTMENTS

1 BED APARTMENTS

STUDIO APARTMENTS

RECEPTION
LOBBY

RETAIL UNITS

INDOOR
PARKING

INDOOR
GYM

OPEN
SWIMMING POOL

OUTDOOR
SITTING TERRACE

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METRO ACCESS *at* GLANCE

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A CIVIC FRONTAGE

With an awe-inspiring façade, right at the street level, showrooms establish a confident commercial presence, defining the first point of contact for visitors while reinforcing the project's role within the daily flow of the district.

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COMMERCIAL AT GROUND

Two showrooms and one retail shop activate the ground level, supporting daily services and public engagement while maintaining a clear transition between commercial activity and residential life above.

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DEDICATED VEHICLE FLOORS

With parking arranged across four levels, residents experience direct access, reliable circulation, and a smoother transition between vehicle and home each day.

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A LANDMARK WORTH COMING HOME

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RECEPTION WITH POISE

The arrival sequence introduces a reception supported by a calm waiting foyer, establishing a clear first point of contact that supports orientation, comfort, and orderly circulation within the building.

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THE PEACEFUL PASSAGE

The residential corridors provide a composed route to each residence, where light, material presence, and controlled pacing create a steady approach to private living above the public floors.



OPULENT VERTICAL ACCESS

This lift lobby defines the pause before ascent, offering clarity of movement, visual depth, and a calm setting that guides residents and visitors towards the upper levels.

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A DEFINING *city* ADDRESS

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RESIDENTIAL UNITS' BREAKDOWN

54	35	18	9	116
STUDIO	1-BEDROOM	2-BEDROOM	3-BEDROOM	TOTAL APARTMENTS

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Studio

APARTMENTS

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A RESTFUL CORNER

Designed for daily living, the sleeping space provides comfort and visual calm, supporting rest without interruption from surrounding activity.

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THE BATH CHAMBER

Designed for regular use, the bathroom offers a clean, calm environment that supports daily care with clarity, privacy, and long-term practicality.





STUDIO KITCHEN ZONE

The studio kitchen supports daily cooking through clear work surfaces, integrated storage, and defined preparation zones, maintaining order within a compact home while allowing routine tasks to flow with ease.

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METRO IN YOUR VIEW

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1-Bedroom

APARTMENTS

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LIVING WITH EASE

The one-bedroom home supports daily living through clear separation of rest and social areas, offering comfort, privacy, and an ordered setting for work, leisure, and quiet evenings.

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THE FAMILY TABLE

This dining space supports routine meals and brief gatherings, offering a social point within the home while preserving comfort, clarity of movement, and everyday practicality.

THE HOME KITCHEN

This kitchen provides a practical setting for daily meals, offering durable finishes, a clear working sequence, and an environment suited to regular use within the private home.



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DESIGNED FOR RESTFUL LIVING

Set apart from social zones, the bedroom provides a dedicated setting for rest, where privacy, cosiness, and visual peacefulness support nightly routines and unhurried mornings.

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THE PRIVATE WASHROOM

The bathroom provides a private setting for daily care, with defined wet and dry areas, practical fittings, and durable surfaces that support routine use with comfort and discretion.

THE OUTDOOR EDGE

Set above the urban movement, the terrace creates an outdoor point for pause, with clear outlooks maintained through a glass balustrade that supports safety and visual openness.



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A *raised* OUTLOOK





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2-Bedroom

APARTMENTS

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SHARED PRIVATE CITY LIVING

The two-bedroom home supports shared living with clear separation of private rooms and social areas, offering comfort, privacy, and a settled setting for families or long-term residents.

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THE PERSONAL SUITE

Designed as a personal chamber, the bedroom supports rest and renewal, offering privacy and luxury within a tranquil domestic setting removed from shared living areas.

PERSONAL CARE SUITE

This washroom provides a private environment for daily rituals, allowing moments of care to unfold with calm, clarity, and a sense of retreat from the pace of the day.



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THE HEART OF THE HOME

Designed as a social centre of the home, the kitchen supports shared meals and daily rituals, creating a natural point of connection within the two-bedroom residence.

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ABOVE CITY LIGHTS

Set above the city, the terrace offers an open setting for pause and evening rest, with a glass balustrade maintaining clear views and daylight across the outdoor living edge.

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BUILT *to* STAND APART

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3-Bedroom

APARTMENTS

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LUXURIOUS URBAN LIVING

Designed for long-term living, the home provides space for daily routines, shared time, and private rest, supporting a settled pattern of life within a luxurious and comfortable domestic setting.

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MADE FOR SHARED MOMENTS

The kitchen and dining areas come together as the heart of daily life, offering a practical, open setting where preparation, shared meals, conversation, and family time flow naturally, creating a warm and inviting atmosphere for unhurried evenings at home.

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THE INNER SUITE

This room gives rest its own place, allowing mornings to begin slowly and evenings to close quietly, supported by light, order, and a sense of personal space.

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A VOGUISH BATHROOM WASHROOM

This voguish bathroom offers a dedicated place for daily care, allowing routine moments to proceed with privacy and comfort within a composed and fashionable setting removed from the movement of the home.

YOUR ELEVATED GARDEN

The terrace offers a generous green setting where seating, planting, and open air create space for slow evenings, private conversations, and quiet pauses above the movement of the city.



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A DISTINGUISHED ARCHITECTURE

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THE PODIUM POOL

This raised pool supports daily refresh and evening pauses, giving water and daylight a central place within the shared outdoor life of the building.

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YOUR OUTDOOR SOCIAL ESCAPE

The podium deck offers a refined outdoor space to unwind and connect, featuring comfortable seating and dedicated BBQ facilities for relaxed gatherings and open-air dining.

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THE FITNESS FLOOR

This training space gives daily movement its own place, supporting strength work and cardio within an open indoor environment set above the pace of the street

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RELAXATION AT ITS FINEST

The male sauna offers a private wellness retreat designed for relaxation and rejuvenation. A warm, tranquil setting provides the perfect space to unwind, refresh, and recharge after a busy day.

UNWIND IN PURE COMFORT

The female sauna offers a serene private retreat for relaxation and rejuvenation. Designed for comfort and wellness, it provides a tranquil space to unwind, refresh, and restore your energy.



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A MAJESTIC PRESENCE *at* NIGHT

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