

THE COMMUNITY

Dubai Creek Harbour is a unique waterfront enclave where contemporary luxury, serene nature, and creativity come together. This vibrant community blends striking modern design, picturesque water views, and stunning skylines into an immersive urban experience. Stroll through bustling streets filled with life and energy, or retreat to the tranquil sanctuary of Ras Al Khor Wildlife Reserve, where nature's beauty thrives. With its culture, commerce, and natural elements, every corner of Dubai Creek Harbour unveils a unique vision of tomorrow.

WHY LYVIA BY PALACE?

- **Nature-Inspired Living:** A branded residence that is a canvas for opulent nature inspired living. Greenery architecture, and prestige come together here.
 - **World of Wellness:** Sanctuary to unwind with yoga hubs, padel courts, outdoor gym and leisure pools.
 - **A Calm Escape:** Situated in Green Gate, one of Dubai Creek Harbour's greenest districts, offering serene living amidst parks.
- **Haven of Branded Life:** Featuring luxurious world class amenities and serene surroundings, private, connected spaces where city life softens.
 - **Palette of Sophistication:** Warm neutrals, rich textures, and luxurious details shape interiors and spaces that feel both tranquil and vibrant.
 - **Waterfront Hub:** A part of the vibrant Dubai Creek Harbour community, home to lively promenades, Creek Beach, and the Ras Al Khor Wildlife Reserve.



LOCATION AND VIEWS

- **Seamlessly Connected:** 20 mins to Dubai International Airport, 25 mins to Downtown Dubai, 30 mins to Dubai Marina
- **Dubai Creek Harbour:** Prime waterfront address just minutes from Dubai's iconic landmarks, offering seamless access to the city's best locations

Instalment	Payment Percentage	Date
Down Payment	10%	ON BOOKING
1st Instalment	10%	DEC 2025
2nd Instalment	10%	MAY 2026
3rd Instalment	10%	OCT 2026
4th Instalment	10%	APR 2027
5th Instalment 50% Construction Completion	10%	OCT 2027
6th Instalment 70% Construction Completion	10%	MAR 2028
7th Instalment 90% Construction Completion	10%	SEP 2028
8th Instalment 100% Construction Completion	20%	JUL 2029

RESIDENTIAL UNITS

Bedrooms	Units	Min. Area (sq. ft.)	Max. Area (sq. ft.)	Starting Price (in AED Mn)
1-Bedroom	230	755	1,417	1.98 Mn
2-Bedroom	191	1,144	1,917	2.92 Mn
3-Bedroom	48	1,821	1,835	4.12 Mn
3-Bedroom Townhouses	9	3,238	3,245	6.76 Mn

- **Total Units: 478**
- Step into a world of elevated living with 1 to 3-bedroom apartments and 3-bedroom townhouses.
- Warm neutrals, rich textures, and luxurious details shape interiors and spaces that feel both tranquil and vibrant.
- Every corner reflects contemporary elegance and timeless design. Bold yet thoughtful, with architecture that inspires daily living.



AMENITIES



- Infinity pool & pool deck
 - Kids pool & splash zone
 - Common garden
 - Bbq & picnic areas
 - Gym & outdoor fitness
- Yoga zone
 - Padel court
 - Landscaped terraces
 - Kids play areas
 - Retail & dining

THE DEVELOPER

EMAAR'S REVENUE FOR 2024 – AED 35.5 Bn

With a proven track-record in delivery, Emaar has delivered approximately 118,400+ residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.