



EMPIREgardens

DLRC

by

EMPIRE

DEVELOPMENTS

garden EMPIRE flourishes

WHERE LIFE *flourishes*

A HORIZON OF COMFORT

Dubai Land Residence Complex unfolds as a complete community, offering homes, workplaces, green spaces, learning centres, and everyday facilities shaped for comfort, connection, and contemporary living.

DUBAI LAND RESIDENCE COMPLEX

welcomes...



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EMPIRE GARDENS DLRC BY EMPIRE DEVELOPMENTS

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A STORY OF *Success*

Under the visionary leadership of Mr. Kamran Ghani, Ghani Holdings has flourished since its UAE inception in 1995. The company's diverse portfolio spans industries including import-export, tourism, hospitality, automobile trading, and real estate. Renowned for client services, organisational efficiency, and financial expertise, Ghani Holdings reached a strategic milestone in 2016 with the establishment of Plazzo Development Real Estate LLC, reinforcing its real estate footprint. Now this group comprises of many flourished companies including Empire Development and many others. As a dynamic conglomerate managing investments, subsidiaries, and trading, Ghani Holdings embodies innovation, design, and co-existence, crafting a global success story in the corporate landscape.



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MR. KAMRAN GHANI
Chairman / Founder - Ghani Holdings

Thank you

for your continued trust and confidence.

We are proud to introduce Empire Gardens DLRC by Empire Developments, a true masterpiece in the heart of Dubailand's prime location.

Discover unparalleled luxury with our exclusive straight 1% payment plan. We look forward to your continued support and confidence as you invest in Empire Gardens DLRC, just as you have in our previous landmark developments.

OUR **7th** PROJECT EMPIRE GARDENS DLRC



EMPIRE ESTATES
ARJAN



EMPIRE RESIDENCE
JUMEIRAH VILLAGE CIRCLE



PLAZZO HEIGHTS
JUMEIRAH VILLAGE CIRCLE



PLAZZO RESIDENCE
JUMEIRAH VILLAGE TRIANGLE



EMPIRE LAKEVIEWS
LIWAN



EMPIRE LIVINGS
DUBAI SCIENCE PARK

UPCOMING
PROJECTS

8th

RESIDENTIAL
TOWER
IN
JVC

9th

DOWNTOWN
JEBEL
ALI

EMPIRE DEVELOPMENTS CRAFTING HOMES CREATING *Legacies*

PLACED AT THE MOST SUITED SPOT

Located within Dubai Land Residence Complex, Empire Gardens offers direct access through Sheikh Zayed Bin Hamdan Al Nahyan Street and Al-Ain Road, connecting residents across Dubai.

5 MINUTES

- IMG Worlds of Adventure
- Academic City
- Silicon Oasis
- Global Village
- Dubai Outlet Mall

12 MINUTES

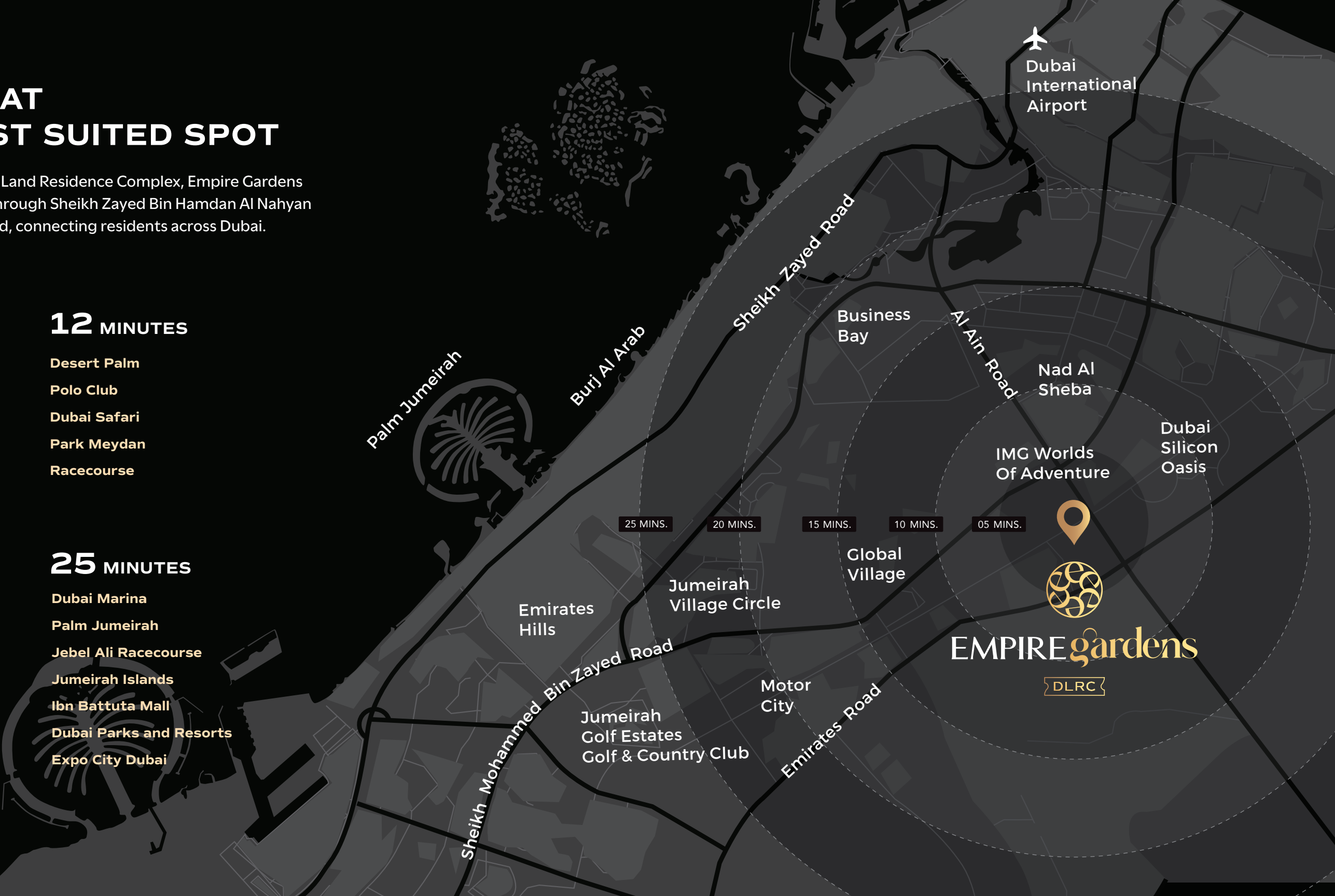
- Desert Palm
- Polo Club
- Dubai Safari
- Park Meydan
- Racecourse

22 MINUTES

- Dubai Intl. Airport
- Downtown Dubai
- Dubai Mall
- Burj Khalifa
- Dubai Frame
- Dubai Creek
- Mall of The Emirates

25 MINUTES

- Dubai Marina
- Palm Jumeirah
- Jebel Ali Racecourse
- Jumeirah Islands
- Ibn Battuta Mall
- Dubai Parks and Resorts
- Expo City Dubai



Vertical Living Redefined

Empire Gardens stands tall in Dubai Land Residence Complex with 13 floors, featuring podium amenities, pools, gyms, duplex apartments, and dedicated parking levels, creating a vertical community shaped around comfort, leisure, and contemporary urban living.



Name:
Empire Gardens DLRC

Location
Dubailand Residential Complex

Developer:
Empire Developments

Project Type:
Residential

Building Configuration:
2B + G + 13 + R



PROJECT FEATURES



LUXURY
APARTMENTS



GRAND
RECEPTION



HIGH
SPEED LIFTS



WIDE
CORRIDORS



OUTDOOR KIDS'
PLAY AREA



ADULTS'
SWIMMING POOL



KIDS'
SWIMMING POOL



POOL
SPLASH PAD



POOL
WATER BEDS



COVERED
PARKING



JOGGING
TRACK



PADEL
TENNIS



CABANAS



MEN & WOMEN GYM



OPEN GYM



OUTDOOR DINING AREAS



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1% PAYMENT PLAN
FOR 80 MONTHS

10%
DOWNPAYMENT

8%
GUARANTEED ROI

5 TYPES
OF APARTMENTS

PRE-APPROVED FINANCING
FROM THE DEVELOPER WITH
ZERO% INTEREST

PAY INSTALMENT
FROM THE
RENT

**POST
HANDOVER**
PAYMENT PLAN

MODERN
ROOFTOP
AMENITIES

STRATEGIC
LOCATION

CONVENIENT
PARKING

REASONS TO
Invest

A CONCRETE RISE IN THE CITY'S *Finest Setting*



Empire Gardens DLRC offers luxury apartments in the premium locale of Dubailand, surrounded by world-class amenities and modern comforts. Experience high-class living where elegance, convenience, and sophistication come together seamlessly.





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13 RESIDENTIAL
FLOORS

221 TOTAL
APARTMENTS

50 STUDIO
WITH POOL

51 STUDIO
WITHOUT POOL

100 1-BHK WITH
MAID / STUDY & POOL

12 2-BHK
WITH POOL

2 3-BHK WITH
MAID / STUDY & POOL

6 3-BHK DUPLEX WITH
MAID / STUDY & POOL

3 PARKING
FLOORS

Modern GARDEN SPIRIT



Empire Gardens DLRC redefines contemporary city living with 221 refined apartments, including select pool units and duplexes featuring maid or study rooms, private parking, and a serene, garden-inspired environment for modern lifestyles.



Elegance

AT ENTRY

The reception lobby of Empire Gardens possesses a large and elegant design. With stunning chandeliers and exquisite tiled flooring, it sets a grand tone from the moment you step into the building, offering a refined welcome.



Lifted

IN LUXURY

Empire Gardens features a sophisticated lift lobby with four high-speed, comfortable lifts, ensuring fast and smooth access to all floors, enhancing convenience and ease for residents.





THE *Immaculate* ENTRANCE

The waiting foyer, elegant reception, and refined lift lobby create an inviting arrival experience. Each space reflects comfort, precision, and understated design, setting a graceful tone for what lies beyond.





Aesthetic PASSAGEWAYS

The apartment corridors at Empire Gardens feature a chocolate brown and white colour scheme, with high-quality marble flooring and an inviting outlook, creating an elegant and comfortable passage for residents.



EMPIRE GARDENS DLRC BY EMPIRE DEVELOPMENTS

A Concrete

RISE IN THE CITY'S FINEST SETTING

101

STUDIO APARTMENTS

51

WITHOUT POOL

50

WITH POOL

Compact LIVING REDEFINED



Empire Gardens presents 101 studio apartments with and without pool access, offering smartly designed spaces that combine comfort, privacy, and convenience for modern urban lifestyles in Dubai.



Crafted

FOR CONNECTION

The studio apartment's open kitchen invites light and life to move freely. Every surface serves a purpose, creating a fluid connection between cooking, living, and unwinding within a thoughtfully composed contemporary space.





THE *Shared* TABLE

An open dining space extends from the kitchen, shaping an inviting area where meals become shared experiences. Light, texture, and proportion create a setting that celebrates togetherness and everyday living.



Freshness

WITHIN COMPACTNESS

The studio bathroom embraces simplicity with refined precision. Every element serves a purpose, combining comfort and clarity within a compact space that feels open, calm, and thoughtfully composed for daily renewal.





WHERE VIEWS *Breathe*

The terrace opens to sweeping views and quiet air, creating a place to pause and breathe. It becomes an extension of living, open, elevated, and shaped by the rhythm of light.



100

1-BHK APARTMENTS
WITH POOL

63

WITHOUT MAID

37

WITH MAID

Spaces THAT ADAPT



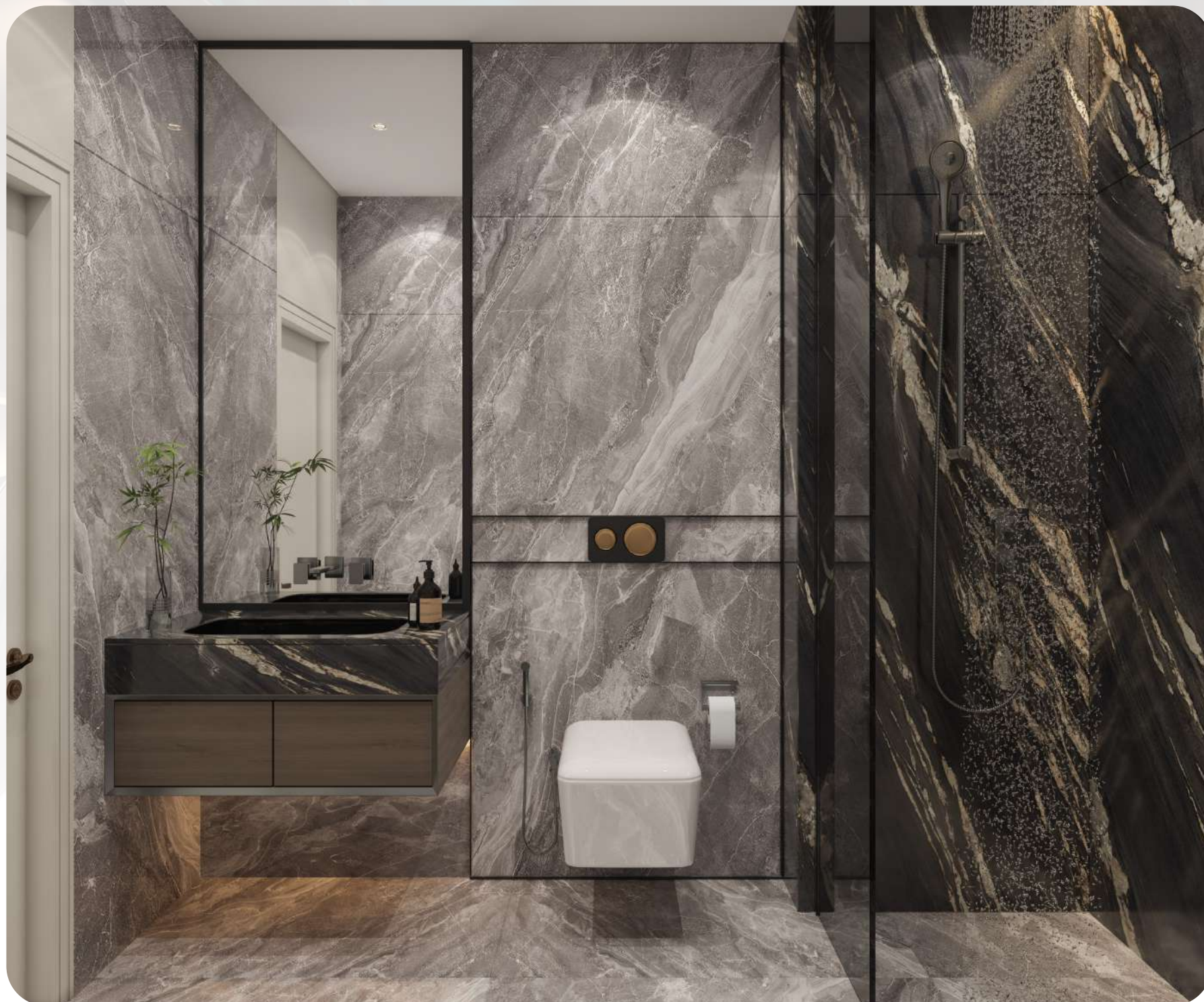
Empire Gardens features 1 BHK apartments, all with pool access, including 63 without maid's rooms and 37 with, offering versatility and comfort for modern city residents.



THE *Resting* CHAPTER

The bedroom of the 1-BHK apartments captures quiet comfort within refined simplicity. Designed for rest and renewal, it offers a private sanctuary where natural light and calm tones shape each moment.





EVERYDAY
Refresh
RITUAL

The 1-BHK bathroom is composed with purpose, offering a refreshing sense of clarity. Clean lines, refined fittings, and natural finishes create an intimate space designed for ease, comfort, and renewal.



Essence

OF TASTE

The kitchen serves as the heart of the home, where design meets daily rhythm. Its practical arrangement, refined finishes, and open flow inspire creativity, conversation, and comfort in every moment.





Connection

THROUGH CUISINE

The dining area brings people together through light, space, and purpose. Designed for shared moments, it transforms every meal into an experience, blending comfort, connection, and the rhythm of daily life.



Designed FOR EASE

The maid's room is designed for practicality and comfort, offering privacy and convenience within the residence. It reflects intelligent planning, ensuring essential space for support while maintaining a calm, composed environment.





Quiet

CORNER VIEW

The maid's room balcony brings light and air into the daily rhythm, creating a small yet refreshing retreat. It offers openness, comfort, and a quiet sense of connection to the outdoors.





WHERE
Lifestyle
IS ELEVATED



12

2-BHK APARTMENTS
WITH POOL

Spacious LIVING BEGINS



Empire Gardens presents 12 exclusive 2-BHK apartments, each with private pool access, offering spacious interiors and refined comfort designed for contemporary urban living in Dubai.



A ROOM *Remembered*

The 2-BHK bedroom offers a refined retreat, designed for rest and renewal. Soft tones, spacious proportions, and gentle light create a calm environment that nurtures comfort and quiet reflection.





Party

THROUGH DESIGN

The 2-BHK bathroom is composed for comfort and clarity. With refined fittings, soft tones, and a sense of balance, it offers a refreshing escape shaped around ease and everyday renewal.



THE *Heart* OF HOME

The open kitchen and dining area create a fluid connection between cooking and conversation. Light moves freely across the space, turning everyday dining into a shared experience of warmth and togetherness.





Sky

MEETS WATER

The terrace with a swimming pool offers calm above the city's pace. Open skies, clear water, and quiet air create an elevated escape where leisure, reflection, and freedom flow together.



02

3-BHK APARTMENTS
WITH POOL

Exclusivity REDEFINED HERE



Empire Gardens features only two exclusive 3-BHK apartments on the first floor, each with a private pool, offering refined comfort and exceptional residential exclusivity.



Comfort

IN GRANDEUR

The bedroom of the 3-BHK apartment offers refined comfort and quiet luxury. Expansive, light-filled, and composed, it becomes a sanctuary for rest, reflection, and moments of unhurried living.





Essence OF RENEWAL

The bathroom of the 3-BHK apartment reflects refined simplicity and ease. Clean lines, gentle light, and elegant fittings create a tranquil space designed for comfort, renewal, and everyday clarity.



THE SHARED *Hearth*

The kitchen and dining area form a connected space of warmth and purpose. Designed for both creation and connection, it invites shared moments where flavours, light, and conversation flow naturally.





THE *Floating* ESCAPE

The balcony with a swimming pool extends living into the open air. Sunlight dances on water, creating a tranquil space that invites relaxation, reflection, and moments of pure, elevated calm.



06

3-BHK DUPLEXES
WITH POOL

Dual LEVEL DISTINCTION



Empire Gardens presents six exclusive 3-BHK duplexes, each with a private pool and prime corner positioning, offering enhanced privacy, space, and refined urban comfort.





Voices OF SPACE

The 3-BHK duplex lounge draws energy from space and light. It's a setting where design meets emotion, a place where moments linger, conversations unfold, and living feels complete.

Morning THROUGH GLASS



The bedroom welcomes daylight through large windows, creating a sense of openness and calm. Natural light softens every corner, turning each morning into a quiet beginning filled with warmth and ease.



THE RHYTHM OF *Flavour*



The large, modern-day kitchen is designed for both creativity and ease. With generous space, refined finishes, and smart design, it transforms cooking into an experience of comfort, movement, and connection.

Steps OF EASE



The staircase offers a smooth, comfortable transition between levels. Designed with proportion and flow, it connects spaces effortlessly, adding rhythm and elegance to daily movement within the home.



Light OVER WATER



The duplex terrace pool offers an elevated retreat where sky and water meet. Surrounded by open air and light, it becomes a serene space for leisure, reflection, and quiet indulgence.

Vistas THROUGH LINES



The huge glass balustrade creates a sense of openness while maintaining safety and form. Its transparency invites light, framing uninterrupted views that enhance the spatial depth and elegance of design.





STANDING TALL AT

The Heart

OF CONVENIENCE



Space FOR ALL



The ground level of Empire Gardens provides parking for 62 cars, contributing to a total capacity of 230, ensuring convenient access and ample space for residents.

Underground CONVENIENCE ENSURED



Empire Gardens features two basement parking levels, each accommodating 84 cars, providing residents with secure, well-planned spaces designed for convenience, accessibility, and everyday ease.





RISE
Beyond
ORDINARY



Moments BY WATER

The podium level at Empire Gardens features outdoor leisure with an adults' pool, kids' pool, splash pad, and relaxing water beds, offering refreshing moments for all ages.

Strength IN FOCUS



Located at the podium level, the men's gym at Empire Gardens offers a dynamic fitness environment equipped for strength, endurance, and a balanced urban lifestyle.



Recreation REACHES HIGHER

OUTDOOR DINING AREA

PADEL COURT

EMPIRE gardens

OPEN GYM

JOGGING TRACK

CABANAS

OUTDOOR KIDS' PLAY AREA

CABANAS

JOGGING TRACK

Run ABOVE ALL



The rooftop jogging track at Empire Gardens offers an energising experience above the city, where every stride is paired with open skies and inspiring panoramic views.



Strength ABOVE GROUND



The rooftop open-air gym at Empire Gardens creates an inspiring fitness space, combining fresh air, panoramic city views, and a revitalising environment for daily workouts.

Calm ABOVE CITY



The rooftop cabanas at Empire Gardens offer peaceful private retreats, inviting residents to unwind amid open skies, gentle breezes, and panoramic views of Dubai's skyline.



Meals WITH ALTITUDE



The rooftop outdoor dining area is an inviting setting under open skies, where residents can enjoy shared moments surrounded by breathtaking city views.

Skyline PLAYTIME ZONE



The rooftop outdoor kids' play area offers a lively, safe environment where children can enjoy open-air fun surrounded by refreshing views and bright skies.



Rally WITH VIEWS



The rooftop padel tennis court delivers a vibrant sporting experience, where every serve and rally unfolds against panoramic city views and open skies.



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