EMPIRE gardens

DLRC

by

EMPIRE

DEVELOPMENTS

EMPIRE

gardens

WHERE LIFE *flourishes*

EMPIRE GARDENS DLRC BY EMPIRE DEVELOPMENTS

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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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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.

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

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.

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OUR 7th PROJECT EMPIRE GARDENS DLRC



EMPIRE LAKEVIEWS
LIWAN



EMPIRE LIVINGS
DUBAI SCIENCE PARK



UPCOMING PROJECTS

8th

RESIDENTIAL TOWER IN JVC

9th

DOWNTOWN JEBEL ALI



EMPIRE ESTATES
ARJAN



EMPIRE RESIDENCE
JUMEIRAH VILLAGE CIRCLE



PLAZZO HEIGHTS
JUMEIRAH VILLAGE CIRCLE



PLAZZO RESIDENCE
JUMEIRAH VILLAGE TRIANGLE

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

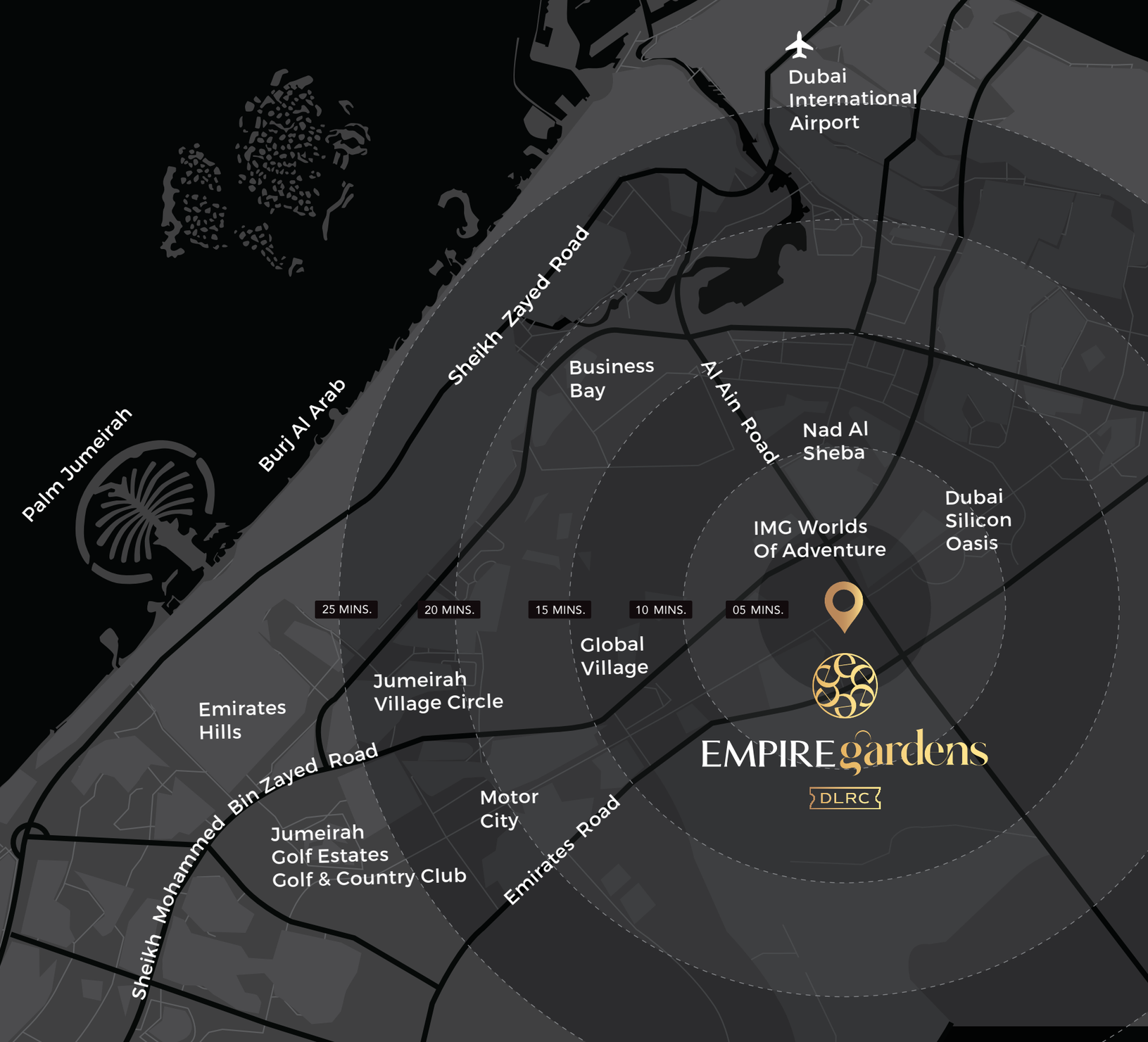
- Desert Palm
- Polo Club
- Dubai Safari
- Park Meydan
- Racecourse

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



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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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EMPIRE GARDENS DLRC BY EMPIRE DEVELOPMENTS

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 Selling*



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

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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.





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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.





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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.

A Concrete

RISE IN THE CITY'S FINEST SETTING

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101

STUDIO APARTMENTS

51	50
WITHOUT POOL	WITH POOL

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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

Breath

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.

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100

1-BHK APARTMENTS WITH POOL

63
WITHOUT MAID

37
WITH MAID

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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

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12

2-BHK APARTMENTS WITH POOL

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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.

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3-BHK APARTMENTS WITH POOL

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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.

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3-BHK DUPLEXES WITH POOL

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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.

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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.

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STANDING TALL AT

The Heart

OF CONVENIENCE



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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.

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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

OPEN GYM

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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