



EMPIRE *estates*

CROWNED LIVING AT

ARJAN

DUBAI

EMPIRE

DEVELOPMENTS



A PARADIGM OF

MODERN LIVING

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DEVELOPMENTS



A STORY OF SUCCESS

Under the visionary leadership of Mr. Kamran Ghani, Ghani Holdings has thrived since its UAE inception in 1995. The corporate holdings of the company span a wide array of industries, such as import-export, tourism, hospitality, automobile trading and real estate. The company excels in client services, organizational efficiency, and financial acumen. In 2016, the establishment of Plazzo Development Real Estate LLC, owned by Ghani Holdings, marked a strategic milestone, solidifying its real estate presence. A dynamic conglomerate managing investments, subsidiaries, and trading. Ghani Holdings exemplifies innovation, design, and co-existence, woven into a success story of excellence in the corporate landscape around the world.

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A TRAILBLAZER'S JOURNEY IN

BUSINESS

EXCELLENCE



MR. KAMRAN GHANI

Chairman / Founder - Ghani Holdings



Empowering the entrepreneurial odyssey with an unyielding vision, my mission is to transcend limits, scoff at the word 'NO,' and carve a legacy of relentless innovation and triumph.



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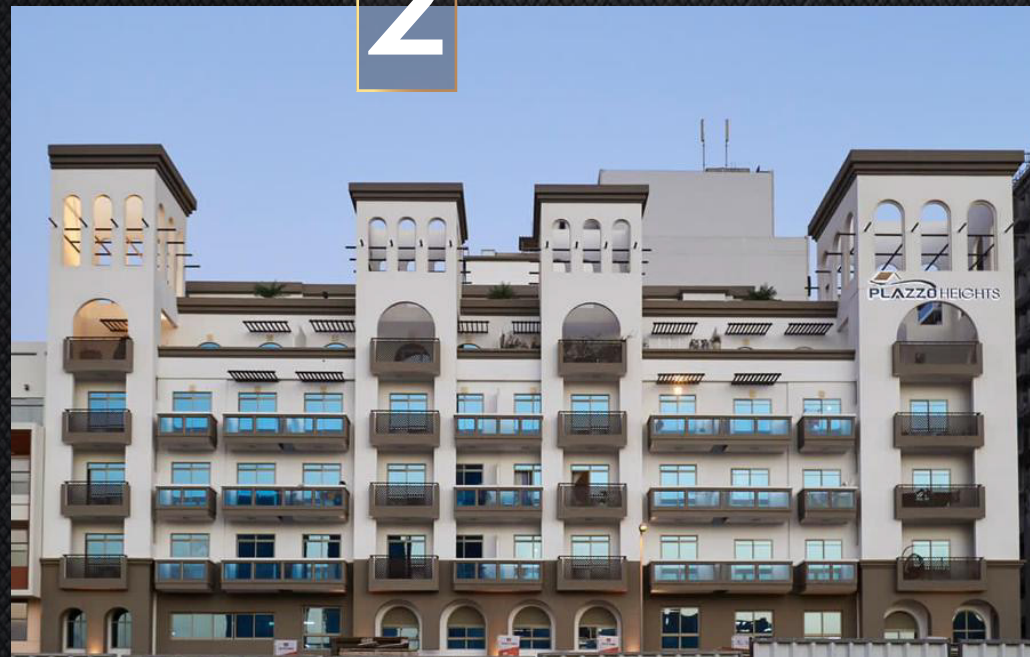
CRAFTING HOMES-CREATING LEGACIES

1



PLAZZO RESIDENCE - JVT

2



PLAZZO HEIGHTS - JVC

3



EMPIRE RESIDENCE - JVC

OUR
4TH
PROJECT



EMPIRE ESTATES - ARJAN

UPCOMING

5



RESIDENTIAL TOWER IN
DUBAI SCIENCE PARK

6



RESIDENTIAL TOWER IN
JVC



ARJAN'S

RESIDENTIAL RENAISSANCE

Arjan, celebrated for its inviting liveability, showcases compelling residential projects and numerous opportunities. The locale seamlessly integrates contemporary comforts with community allure, making it a desirable haven for individuals in pursuit of a refined lifestyle amid flourishing residential endeavours.



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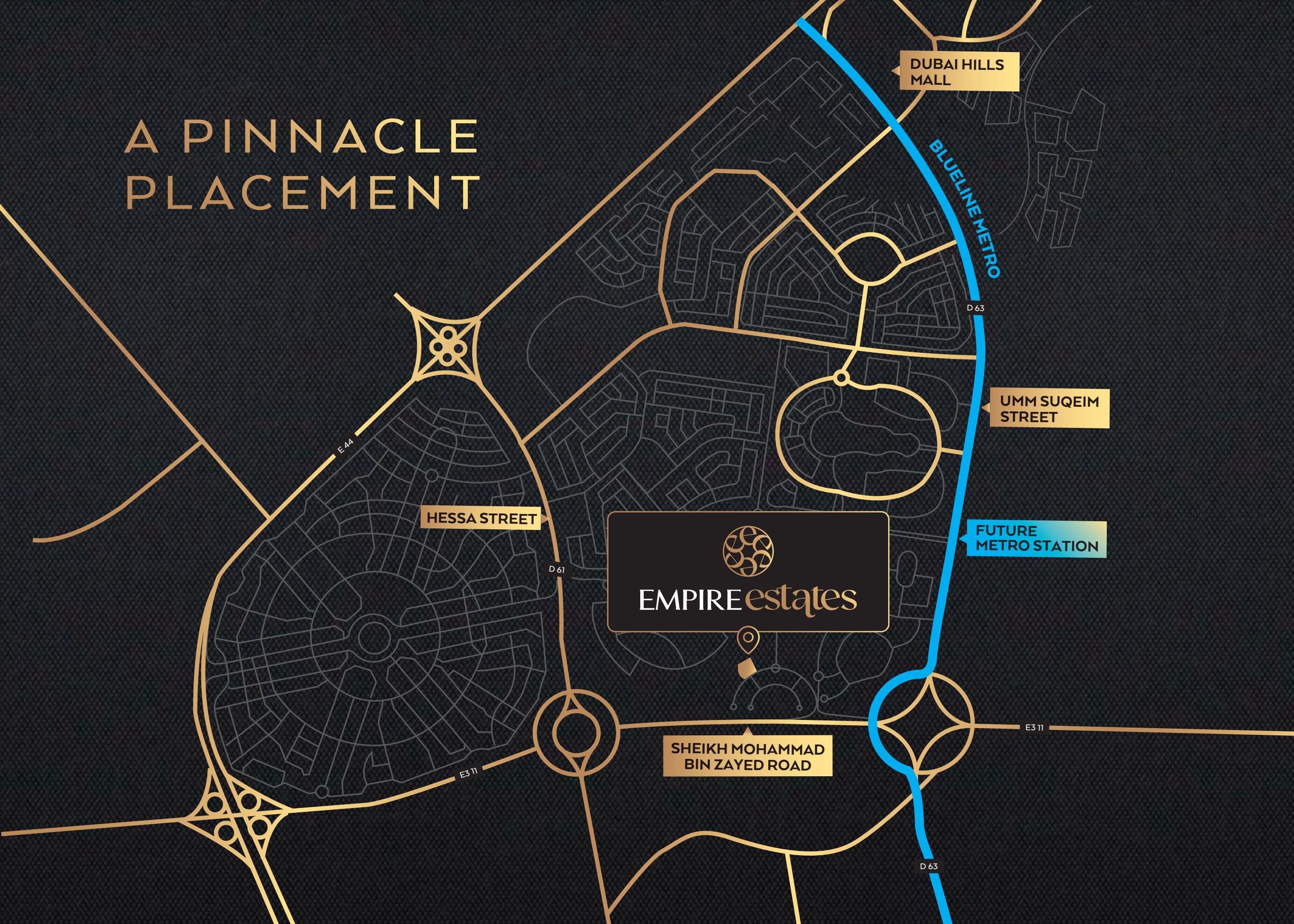
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IDEAL DUBAI LOCATION

Perfectly Placed in Dubai within the vibrant locale of Arjan, Empire Estates offers an unrivalled level of convenience. With a strategic location just a brief 15-minute drive from the renowned Mall of the Emirates and a mere 5 minutes from Dubai Miracle Garden, Global Village, and IMG World... every major destination is within effortless reach. The prestigious Parkview Hospital, the largest healthcare facility in the Middle East, is situated nearby, accompanied by six top-tier schools in the surrounding area. In essence, this project transforms the city into your literal playground.



A PINNACLE PLACEMENT



DUBAI HILLS
MALL

BLUELINE METRO

D 63

UMM SUQEIM
STREET

FUTURE
METRO STATION



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SHEIKH MOHAMMAD
BIN ZAYED ROAD

E3 11

D 63

D 61

E44

HESSA STREET



8 REASONS

TO INVEST IN EMPIRE ESTATES

01

PRE-APPROVED
FINANCING FROM THE
DEVELOPER WITH
ZERO
INTEREST

02

NO
BULLET
PAYMENT

03

STRAIGHT
1%
PAYMENT PLAN

04

PLAN
YOUR
FINANCE
WITH EASE

05

PAY YOUR
INSTALLMENT
FROM THE
RENT

06

PAY
56%
AND GET
YOUR KEY

07

44%
PAYMENT POST
HANDOVER
PAYMENT PLAN

08

EXPECTED
ROI
10%-12%



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ATALE OF OPULENCE IN THE HEART OF ARJAN



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PROJECT
SUMMARY



BEYOND

AESTHETICS

Live with unparalleled sophistication at Empire Estates! Elevate your lifestyle with our premium residential project, offering expansive and meticulously designed apartments. We don't just stop at aesthetics; we redefine luxury living with top-notch amenities that transcend ordinary expectations. Say yes to uncompromising luxury—welcome to Empire Estates, where opulence meets perfection!



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SOPHISTICATED DROP-OFF ELEGANCE



Discover the embodiment of convenience at our contemporary residential haven. Our excellent drop-off area seamlessly blends functionality with sophistication, ensuring a seamless transition between the bustling outside world and your serene home oasis.



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A

BRANDED

WELCOME



ITALIAN BRANDED TILES

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BRANDS DEFINE FINENESS

Experience our state-of-the-art smart elevators
gracing the ground floor. These cutting-edge lifts,
adorned with excellence from global brands,
seamlessly integrate into the meticulously crafted
Reception and Lift Lobby.



BRANDED LOBBY



SMART ELEVATORS



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ELITE BRANDED

AMBIANCE

Embark on a journey of lavishness as you enter this architectural magnum opus, where the precisely designed apartment corridors present a striking fusion of rich black and warm brown tones.

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SWIMMING POOL



SKY GYM



WORLD-CLASS AMENITIES



TENNIS COURT



BBQ AREA



JOGGING TRACK





PREMIER
AMENITIES
COLLECTION

T H E P O D I U M



**LAGOON TYPE TEMPERATURE
CONTROLLED SWIMMING POOL**



POOL LOUNGE



LEDGE LOUNGERS



KIDS POOL



JACUZZI



WATERFALL



OUTDOOR KIDS PLAY AREA



BBQ AREA



PADDLE TENNIS COURT



WALKING & JOGGING TRACK



OUTDOOR GAZEBO SITTING AREAS

T H E S K Y



SKY GYM



SAUNA ROOM



STEAM ROOM



**MALE & FEMALE
CHANGING ROOMS**



LOCKERS ROOM

T H E C L U B



BUSINESS CENTRE



SNOOKER



TABLE TENNIS



TABLE FOOTBALL



GUEST LOUNGE



BACKYARD CAFÉ

T H E G R O U N D



EXCLUSIVE DROP OFF AREA



SAFE PEDESTRIAN ENTRANCE



**FREE PARKING FOR EACH APARTMENT
ON GROUND FLOOR**



DOUBLE HEIGHT BRANDED LOBBY



3 PASSENGER SMART ELEVATORS



1 CARGO / SERVICE ELEVATOR



INTELLIGENT SECURITY



HOME AUTOMATION



BRANDED CORRIDORS



FAMILY-FRIENDLY

GREEN PODIUM



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LUXE AQUA MARVEL



Perched atop the smart residential Empire Estates, the lagoon-shaped swimming pool captivates with its amazingly crafted waterfall view. Cascading seamlessly into the azure depths, the water feature creates a serene oasis, marrying architectural sophistication with natural allure for an unparalleled residential experience.



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MAJESTIC

LAGOON RESPITE



Dive into the expansive embrace of our colossal lagoon pool, a haven that signals you to unwind after a demanding day. Surrender to the allure of its vast azure expanse, where the stresses of everyday life simply fade away. Close your eyes, luxuriate in the sun's soothing caress, and let it transport you to a tranquil empire of relaxation and rejuvenation. This isn't just a pool; it's a lavish water haven where calmness meets pure luxury.



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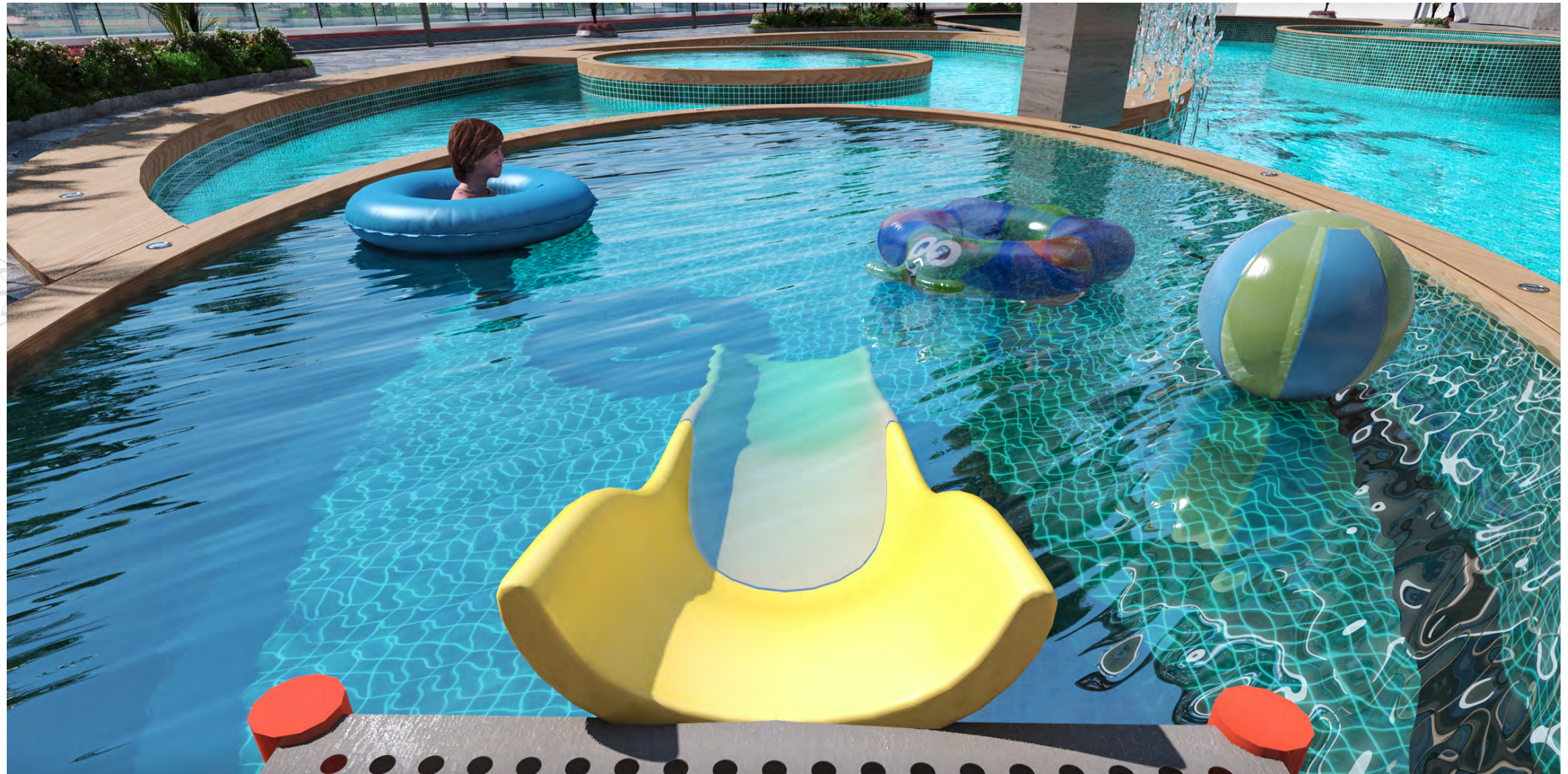
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EMPIRE'S

KIDDIE COVE



Empire Estates unveils a vibrant oasis for its youngest residents – a dedicated kid's pool. With playful water features and safety in mind, this amenity ensures endless joy and cherished memories.



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ZEN-INSPIRED AQUATIC BLISS

indulge in luxurious relaxation with the modern-day Jacuzzi, seamlessly integrated into our project. Immerse yourself in the soothing embrace of bubbling warmth, surrounded by contemporary design and cutting-edge technology for the ultimate at-home spa experience.



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A WONDERLAND FOR KIDS!



Welcome to the Ultimate Kids Play Area! This fully equipped, safe, and spacious play area ensures endless fun for your little ones. Explore thrilling play structures, engage in creative activities, and watch your children play freely in a secure environment.



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BBQ CORNER



Placed within Empire Estates, the dedicated BBQ area, invites residents to savour the joys of grilling. This sizzling community hub fosters camaraderie as neighbours gather, creating unforgettable moments around the irresistible aroma of barbecue delights.



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PADDLE

TENNIS COURT



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JOGGING TRACK



Discover the perfect blend of fitness and serenity at the Empire Estate's walking and jogging tracks on its first floor. Indulge yourself in lush greenery and wonderfully crafted landscapes as you traverse these well-maintained paths, providing an ideal setting for a refreshing and rejuvenating outdoor workout experience.



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THE CLUB



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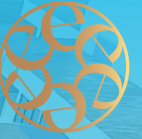
SKY GYM WORKOUT

Placed atop Empire Estate, the sky gym offers a breathtaking fitness experience. With panoramic views of the cityscape and open skies, it's a haven where workouts become transcendent, merging the physical and the sublime.



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A SKY FULL OF FITNESS



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MALE & FEMALE CHANGING ROOMS



SAUNA ROOM



STEAM ROOM



LOCKERS ROOM



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BLENDING
LUXURY AND CONVENIENCE

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DISTINCT REALMS YOUR LIVING CANVAS



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SKY VILLA DUPLEXES

SIZE: 1639.68 SQ.FT. TO 3167.94 SQ.FT.

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LAVISH
SKY VILLA

SKY VILLA DUPLEXES

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SKY VILLA DUPLEXES

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ELEGANT DINING

HAVEN

Your chic and spacious dining room is a haven for creating cherished family memories or savouring intimate dinners. The elegant ambience and ample seating make it perfect for daily family fiestas or romantic evenings, ensuring a delightful dining experience for all occasions.

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SKY VILLA DUPLEXES

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THE EPICUREAN OASIS

Your culinary masterpiece is your impeccably styled and fully equipped kitchen. Adorned with top-class fittings and fixtures, this space is a haven to showcase culinary prowess with grace and style.



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LOFTY LUXE LOUNGE



SKY VILLA DUPLEXES

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THE VERDANT

SKY LOUNGE



Escape to our elevated oasis retreat, where the spacious open-air terrace, seamlessly blends a lush green area with a chic lounge vibe. Immerse yourself in the serenity of nature while enjoying the comfort of a stylish and inviting atmosphere.



SKY VILLA DUPLEXES

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PRIVATE BLUE AQUATIC

PARADISE

Superbly placed within the confines of your lavish Sky Villa lies an oasis of tranquillity—the private swimming pool. Its elegant design seamlessly blends modern aesthetics with natural elements, creating a captivating retreat where every dip becomes a luxurious escape into serenity.



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SKY VILLA DUPLEXES

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UNMATCHED SERENITY



The master bedroom epitomizes tranquillity and sophistication with a lovely blend of style and grandeur. This room is meticulously designed for optimal comfort, the room seamlessly blends plush furnishings with calming hues, creating a haven for restful sleep and rejuvenation.



SKY VILLA DUPLEXES

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GRANDIOSE

BATHROOM



Within your opulent home is a meticulously designed, expansive bathroom that radiates elegance. The continuous integration of a sophisticated walk-in style closet enhances functionality and luxury, creating a haven for indulgence and relaxation.



SKY VILLA DUPLEXES

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3

BED

LUXURY TRIO

SIZE: 1771.01 SQ.FT.

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FOR
ABSOLUTE
TRANQUILLITY

The master bedroom of your 3-bedroom luxury apartment epitomizes tranquillity. It is a harmonious blend of huge wall-sized glass windows, soft ambient lighting, and a sophisticated colour scheme, creating an oasis of calm, offering residents a serene retreat from the bustling world outside.



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3 BED APARTMENTS

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3 BED APARTMENTS

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ATTRACTIVE AND FASHIONABLE LOUNGE

Step into the stunning lounge of your three-bed haven, where lavish design and modern elegance converge. With extravagant furnishings and a breathtaking ambience, this space redefines the art of sophisticated living.



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DINE IN

STYLE

In the centre of your luxurious 3-bed apartment, the spacious open dining area between the lounge and the kitchen exudes elegance. Bathed in natural light, it is comfortable and stylish, creating an inviting sanctuary for unforgettable dining experiences.



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3 BED APARTMENTS

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MIRROR MARVEL

LAVISH BATH

Step into the epitome of indulgence within the voguish bathroom of your 3-bed apartment. Dual mirrors and sinks grace the space, complemented by top-of-the-line equipment for unparalleled style and functionality.



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3 BED APARTMENTS

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SPECTACULAR CITYSCAPE

3 BED APARTMENTS

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2

BED

DYNAMIC DUO

SIZE: 1036.55 SQ.FT. TO 1757.74 SQ.FT.

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ELEGANCE EMBRACED



2 BED APARTMENTS

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BEAUTIFUL LOUNGE FOR YOUR

FAMILY



2 BED APARTMENTS

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REFRESH, REJUVENATE TO PERFECTION



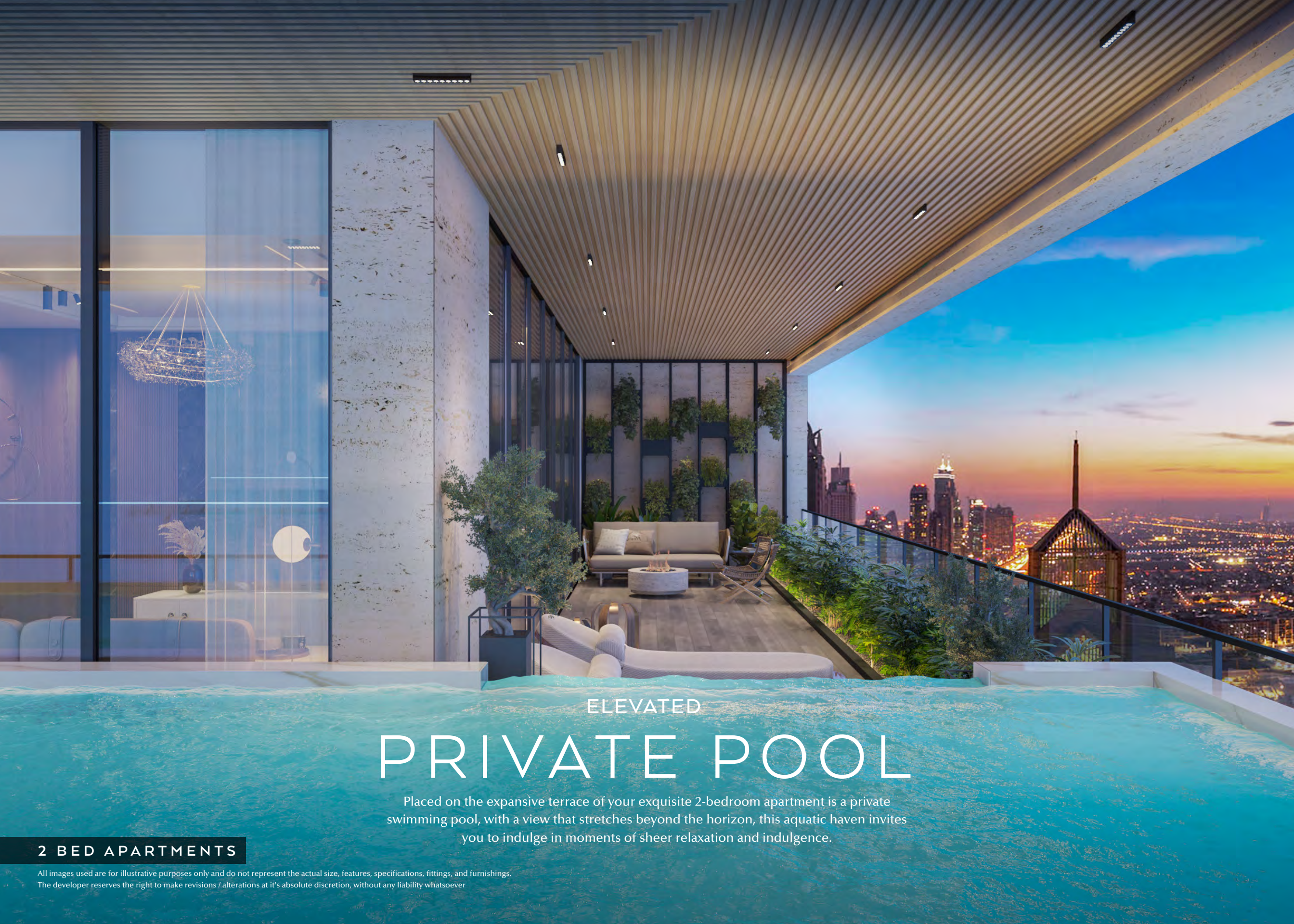
Completing the master bedroom is a spacious tiled, bathroom where you can refresh yourself with a hot shower. The bathroom is stylishly designed with optimum use of space, equipped with the most modern bathroom fittings and branded faucets, the ultra-modern bathroom gives you the perfect feel of freshness.



2 BED APARTMENTS

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ELEVATED PRIVATE POOL

Placed on the expansive terrace of your exquisite 2-bedroom apartment is a private swimming pool, with a view that stretches beyond the horizon, this aquatic haven invites you to indulge in moments of sheer relaxation and indulgence.

2 BED APARTMENTS

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HIGH ALTITUDE RETREAT



2 BED APARTMENTS

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1

BED

SOLO LIVING

SIZE: 898.42 SQ.FT.

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COMPACT SLEEPING HAVEN



1 BED APARTMENTS

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GET REFRESHED IN
STYLE

Your apartment has a stylish bathroom adorned with top-notch fittings offering a rejuvenating escape.

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1 BED APARTMENTS

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DINE IN STYLE



In the open dining area of your one-bed apartment, the contemporary design of the open dining space invites you to dine in sophistication, creating a cosy yet elegant atmosphere that enhances your overall living experience.



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STYLISHNESS AT ITS BEST



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SECLUDED

AQUATIC BLISS



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BALUSTRADE

LIKE NO OTHER

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STUDIO



LIVING SOLUTIONS



SIZE: 443.55 SQ.FT.



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COZY STUDIO



SLEEPSCAPE



STUDIO

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SIMPLICITY WITH
STYLE



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SHINE YOUR CULINARY SKILLS



Embrace the charm of a compact dream oasis within the confines of a studio apartment. This kitchen area combines functionality with aesthetics.



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PERFECT DAILY

REJUVENATION

Your bathroom redefines elegance and luxury. With its sleek design, modern fixtures, and impeccable attention to detail, this stylish space offers a sanctuary for relaxation and rejuvenation.



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EXPERIENCE

ULTIMATE VISTAS



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ARJAN

DUBAI



www.empiredevelopments.ae



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