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OFF PLAN

Lyvia

Location: Dubai Creek Harbour, Dubai

Starting From: AED 1,980,000

Permit No: 2

Lyvia

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments & Townhouses**	**Q3 2029**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Lyvia by Palace at Dubai Creek Harbour is a premium branded residential development by **Emaar Properties**, bringing the refined hospitality character of the Palace brand to the emerging **Green Gate** district. The project combines contemporary urban living with landscaped surroundings, park views and the wider waterfront lifestyle of Dubai Creek Harbour.

The residential collection includes **1, 2 and 3-bedroom apartments alongside 3-bedroom townhouses**. With **478 residences**, Lyvia is a substantial but defined release within the expanding Dubai Creek Harbour masterplan.

The Palace branding is an important distinction. Rather than functioning as a conventional Emaar apartment development, Lyvia incorporates a more hospitality-influenced residential identity, with Emaar describing the project around curated luxury, landscaped retreats and sophisticated communal environments.

Architecturally, Lyvia uses a contemporary design language intended to remain elegant and timeless. Its interiors incorporate **warm neutral tones, rich textures, marble and timber elements**, reflecting the Palace brand's more refined aesthetic while maintaining a calm residential atmosphere.

Greenery is central to the development. Residences are oriented toward landscaped environments, while garden retreats, promenades and terraces create connections between the buildings and the surrounding Green Gate district. This nature-led positioning distinguishes Lyvia from the more marina-focused sections

of Dubai Creek Harbour.

The amenity programme includes an **infinity swimming pool and pool deck, children's pool and splash zone, common garden, barbecue and picnic areas, gym, outdoor fitness facilities, multipurpose room, yoga zone, padel court, landscaped terraces and children's play areas**.

Residents also benefit from the extensive infrastructure planned throughout **Dubai Creek Harbour**. Emaar describes the master community as incorporating approximately **500,000 sq. m. of parks and open spaces**, alongside Dubai Creek Marina, waterfront promenades, restaurants, retail, schools and healthcare facilities.

The community's proximity to **Ras Al Khor Wildlife Sanctuary** adds another distinctive element, providing a natural environment immediately adjacent to a major urban waterfront development. Dubai Creek Harbour also offers convenient access toward Downtown Dubai and Dubai International Airport.

Lyvia launched from **AED 1.98 million**, placing it above some conventional Emaar apartment releases while offering the additional positioning of a Palace-branded residence.

From an investment perspective, Lyvia combines **Emaar development, Palace branding, Dubai Creek Harbour positioning and the emerging Green Gate district**. These characteristics may appeal to buyers seeking a differentiated branded residence without moving into Dubai's significantly higher-priced ultra-luxury branded segment.

Individual residences should be compared according to **floor, internal area, park or landscape orientation, balcony or terrace configuration, townhouse versus apartment format and acquisition price per square foot**. The limited three-bedroom townhouse collection should be assessed separately from standard apartments because its larger format and outdoor space can create a different end-user and resale profile.

Why Buy Lyvia by Palace Through A1 Properties?
Purchasing **Lyvia by Palace at Dubai Creek Harbour** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available apartments and townhouses according to layout, floor, orientation, views, price per square foot and payment structure. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers evaluate the additional value associated with Palace branding against conventional Emaar residences.

For investors, our advisors can benchmark Lyvia against **Montiva by Vida, Altan, Albero, Silva, Creek Haven and Creek Bay**, considering branding, entry pricing, location within Dubai Creek Harbour, future supply and resale positioning. For end-users, the selection process can focus on living space, greenery, views, outdoor areas and proximity to the community's waterfront and lifestyle infrastructure.

From unit selection and reservation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10%	70%	20%
Down Payment	During Construction	On Handover

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