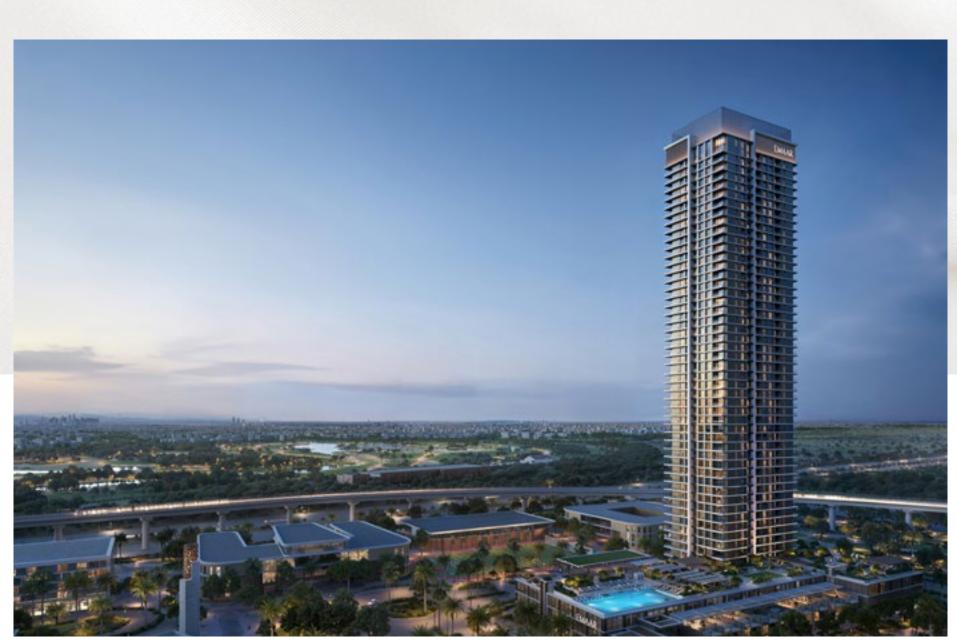


DUBAI CREEK HARBOUR



# NATURE-INSPIRED LIVING Rising in Green Gate, Lyvia offers a bold expression of luxury

A REALM OF LUXURIOUS,

and calm. A rare lifestyle framed by nature, urban energy, and tranquil living, ready to inspire your next chapter.



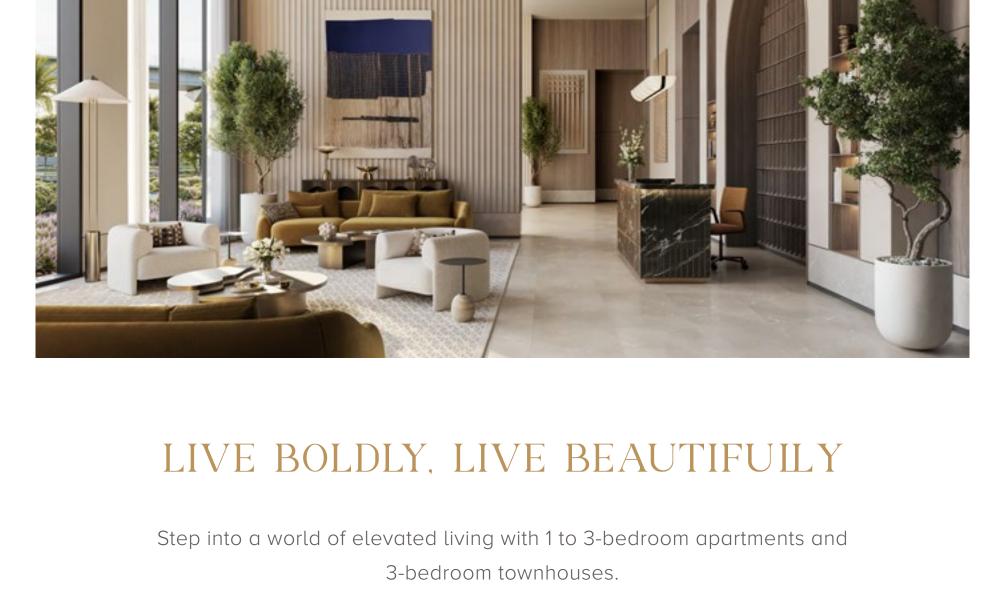
## Beyond its serene ambience, Lyvia embodies the Palace spirit of curated luxury. Vibrant terraces, garden retreats, and social spaces offer leisure and play, while

CURATED LUXURY,

SPIRIT OF THE PALACE

nearby retail, dining, and culture make balanced living effortless.

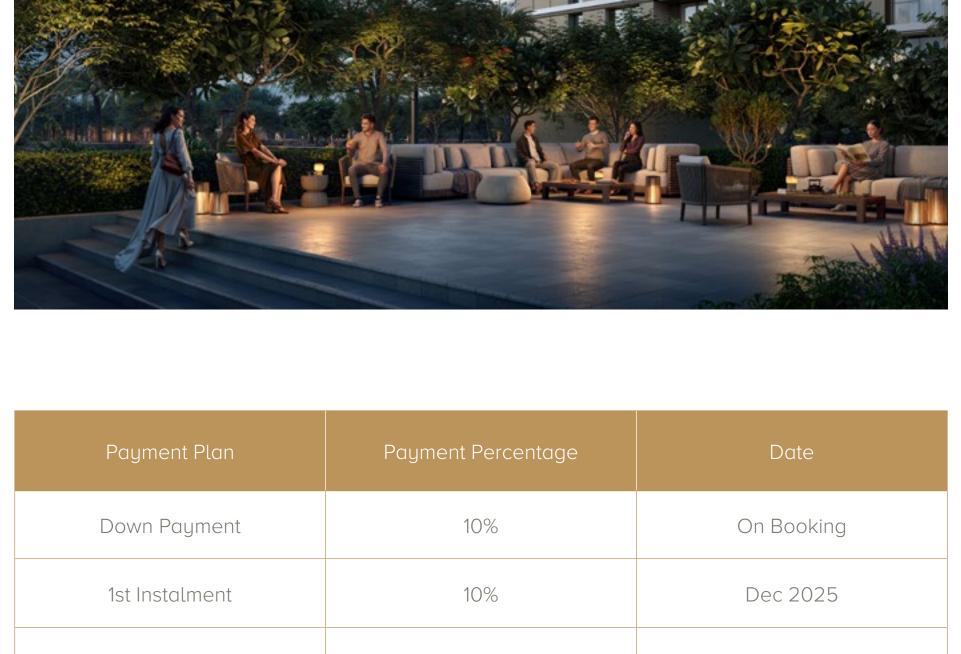




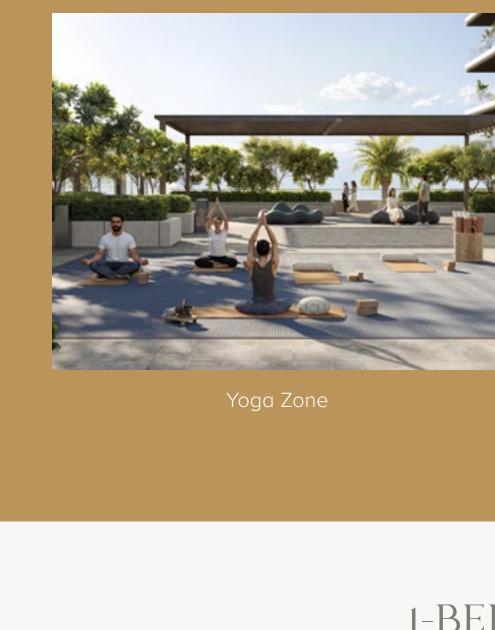
### Warm neutrals, rich textures, and luxurious details shape interiors and spaces that feel both tranquil and vibrant.

Bedrooms Units Min. Area (sq. ft.) Max. Area (sq. ft.) Starting Price (in AED Mn)

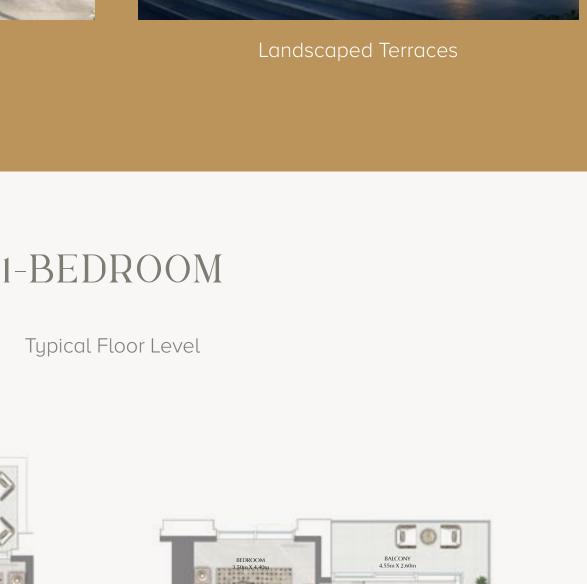
1-Bedroom	230	755	1,417	1.98 Mn
2-Bedroom	191	1,144	1,917	2.92 Mn
3-Bedroom	48	1,821	1,835	4.12 Mn
3-Bedroom Townhouses	9	3,238	3,245	6.76 Mn
				,



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				
A WORLD OF WEILNESS,						
LEISURE & PLAY						



Infinity Pool & Pool Deck



BALCONY

ROOF LOUNGE 7.00m X 4.00m

Kids Pool & Splash Zone

# 2-BEDROOM

Typical Floor Level

DROOM 3.55m



BEDROOM

3.00m X 3.30m

BEDROOM

3.00m X 3.30m

BALCONY



**EMAAR** 

WALK-IN WARDROBE 1.20m X 2.00m

MASTER BATHROOM

2.40m X 2.75m

MAID'S ROOM

2.85m X 2.15m

MAID'S BATHROOM 2.60m X 1.25m

KITCHEN + DINING 3.50m X 3.70m

> LAU. 1.00m

FOYER 1.50m X 1.40m