

DUBAI CREEK HARBOUR

EMAAR

A wide-angle photograph of the Dubai Creek Harbour skyline at sunset. The sky is a mix of orange, yellow, and grey. The city's lights are beginning to glow, reflecting on the water. In the foreground, a curved walkway with a glass railing is visible, with several people walking and looking out at the water. The overall scene is a vibrant and modern urban waterfront.



The Future of Waterfront Living

ICONIC 2024

2,547 Transactions
~AED 11 Billion+ in Sales
Dubai's Most Transacted
Waterfront Community

DUBAI CREEK HARBOUR – MASTERPLAN VISION

An Iconic, Self-sustaining Urban Destination
Seamlessly Blending Lifestyle, Culture, Nature, & Connectivity

A VISION FOR 200,000+ RESIDENTS

- **3 Metro Stations** ensuring unmatched public transport access.
- **The Icon** – A central landmark with a vibrant mall to its south, flanked by 5-star hotels, gourmet restaurants, cultural centers, and art galleries.
- **Waterfront-Optimized Design** – Planned to maximize views of the waterfront and The Icon from key towers.

GREEN, ACCESSIBLE, INTERCONNECTED

- **All neighborhoods** connected to lush green spaces and open plazas.
- **7km Discovery Loop** – An open space network for walking and cycling, linking all districts.
- **12 Parks & Plazas** along the loop + **Icon Plaza** at the heart.
- **Sanctuary Walk** – A serene promenade near Ras Al Khor Wildlife Sanctuary.

COMMUNITY INFRASTRUCTURE AT SCALE

- **9 Mosques, 7 Schools, 12 Nurseries**
- **2 Hospitals, 20 Clinics**
- **Retail in Every District** – Supermarkets, line shops, and restaurants for everyday convenience

**A Breakthrough Moment for Dubai Creek Harbour
The Waterfront Will Never Be the Same!**

Dubai Creek Harbour



Emaar Properties Station will be the world's tallest metro station (Credit: Dubai Media Office)

Dubai Creek Harbour will be home to the world's tallest metro station once the Blue Line is up and running. The landmark "iconic" station will be named **Emaar Properties Station** for at least the first 10 years of operations. The 11,000 square metre space is designed to handle up to 160,000 passengers, with more than 70,000 expected to use it daily once it is operational.

A 1.300 metre-long viaduct will be constructed to allow the Metro to cross the Dubai Creek.

The Highest iconic station in the world
Emaar Properties
Part of Dubai Metro Blue Line

A distinctive design that harmoniously blends rich heritage with modern architectural elements

This landmark station reflects Dubai's vision of being a gateway to the future

Operational Date	Area
2029	11,000 square metres
	Height
	74 metres
	Width
	38 metres

Passenger Capacity
160,000
passengers
per day by 2040

Location
Dubai
Creek
Harbour

The station presents a wide range of business and investment opportunities

Emaar Properties has secured the naming rights to the station for a period of **10** years, starting from its official inauguration in **2029**

**Greengate District: The Latest Buzz in Dubai Creek Harbour
A Bold New Chapter in Lifestyle Living**

Green Gate District - 260,000 Sqm Of Nature's Embrace



After The Success Of Albergo, Altan, Silva & Montiva By Vida

Last Opportunity at Green Gate District

The Biggest Reveal Is Coming Soon

A NEW CHAPTER OF LUXURIOUS LIVING
BRINGING THE PALACE LIFESTYLE TO GREEN GATE



DUBAI CREEK
HARBOUR



PALACE
HOTELS AND RESORTS



GREEN GATE

THE BRAND

PALACE

HOTELS AND RESORTS

Endorsed as a premium homegrown luxury, Palace Hotels + Resorts is celebrated for setting the benchmark in ostentation and meticulous craftsmanship. The Palace brand transcends typical hospitality, offering a unique approach to refinement with personalised services and attention to detail. An experience that is truly a continuation of your desired lifestyle where you can be "at the heart of it all."



WELCOME TO
LYVIA
By
PALACE

DUBAI CREEK HARBOUR



Lyvia By Palace – Iconic Location





Project Configuration B+G+2P+47

1BR/2BR/3BR Apartments
3BR Townhouses

Extensive Retail Presence

- Supermarket
- Restaurant
- Nursery

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DUBAI CREEK HARBOUR

Luxury Lifestyle Amenities

EMAAR



THE AMENITIES

A WORLD OF WELLNESS, LEISURE & PLAY

Discover a dynamic blend of activity and tranquility. Enjoy amenities like multi-sport courts, a pump track, table tennis, and badminton facilities. Children can explore the playful playground, while expansive green spaces provide a serene environment. This community hub seamlessly combines movement with relaxation, creating the ultimate escape.



Green Gate
Park



Central
Plaza



Landscaped
Links



Multi-Sport
Courts



Lawn &
BBQ Areas



Football
Field



Running
Track



Skate
Park



Retail /
F&B



Climbing
Wall

PROJECT AMENITIES

LYVIA BY PALACE AMENITIES



WHERE EVERY DAY

FEELS LIKE A HOLIDAY





KID'S POOL & PLAY AREA



EVENT LAWN AND YOGA DECK



OUTDOOR CINEMA

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DUBAI CREEK HARBOUR

Palace Interiors

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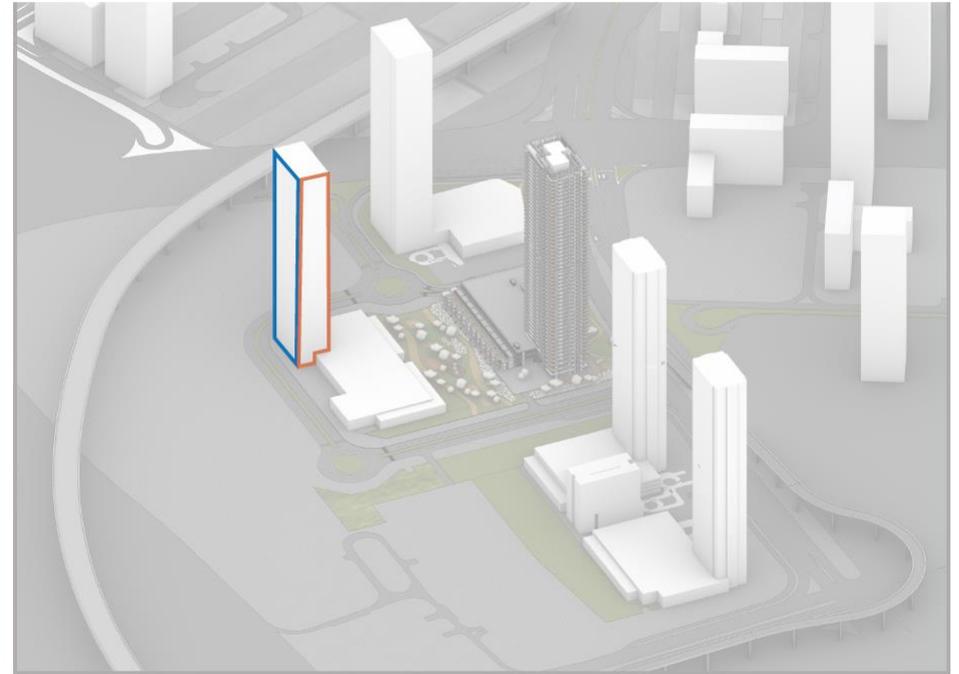
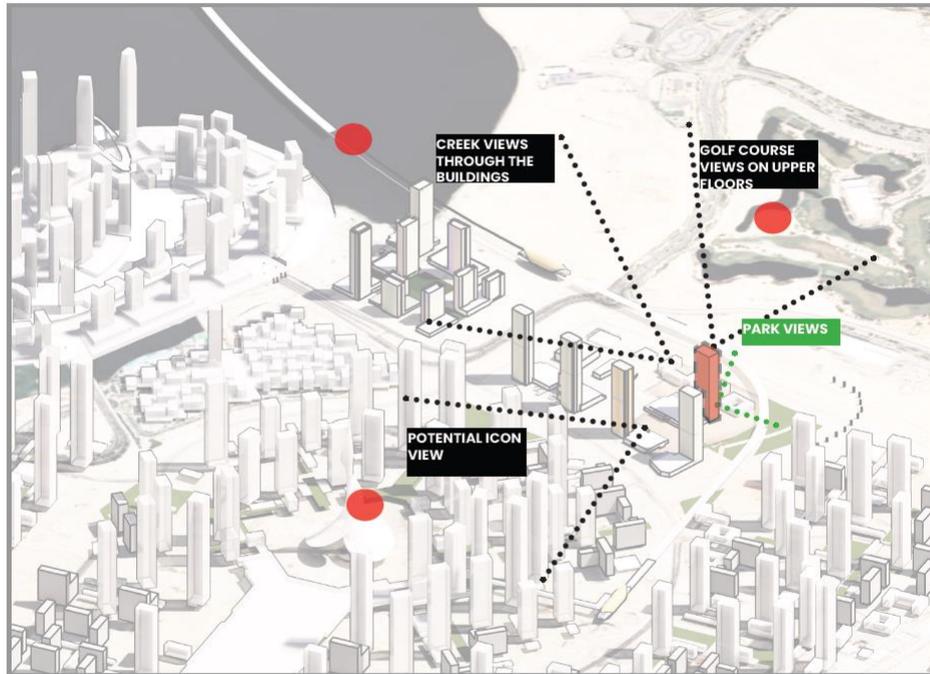
DUBAI CREEK HARBOUR

Thoughtfully Designed Layouts

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MAJOR VIEWS

TOWER POSITION AND VIEWS



TOWER POSITION VS.SURROUNDING

THE TOWER POSITION HAS SEVERAL POTENTIAL VIEWS OF THE SURROUNDINGS:

POTENTIAL VIEWS ARE LANDMARKS LIKE THE ICON, THE GOLF COURSE, THE CREEK, AS WELL AS THE GREEN PARKS.

TOWER VIEWS

-  MAIN FACADE WITH PARK/GOLF COURSE VIEW
-  SIDE FACADE WITH VIEWS TO CREEK

MAJOR VIEWS

LYVIA BY PALACE A06 LEVEL 30



DUBAI DOWNTOWN & CREEK VIEW



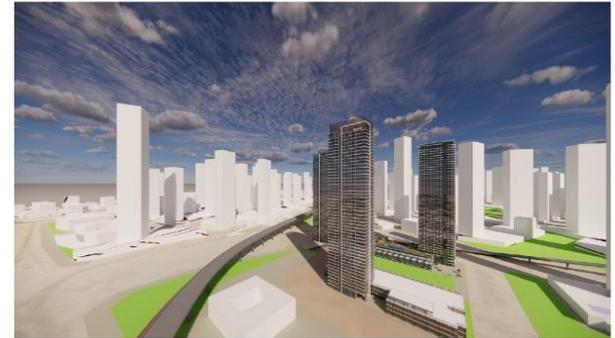
BURJ KHALIFA VIEW



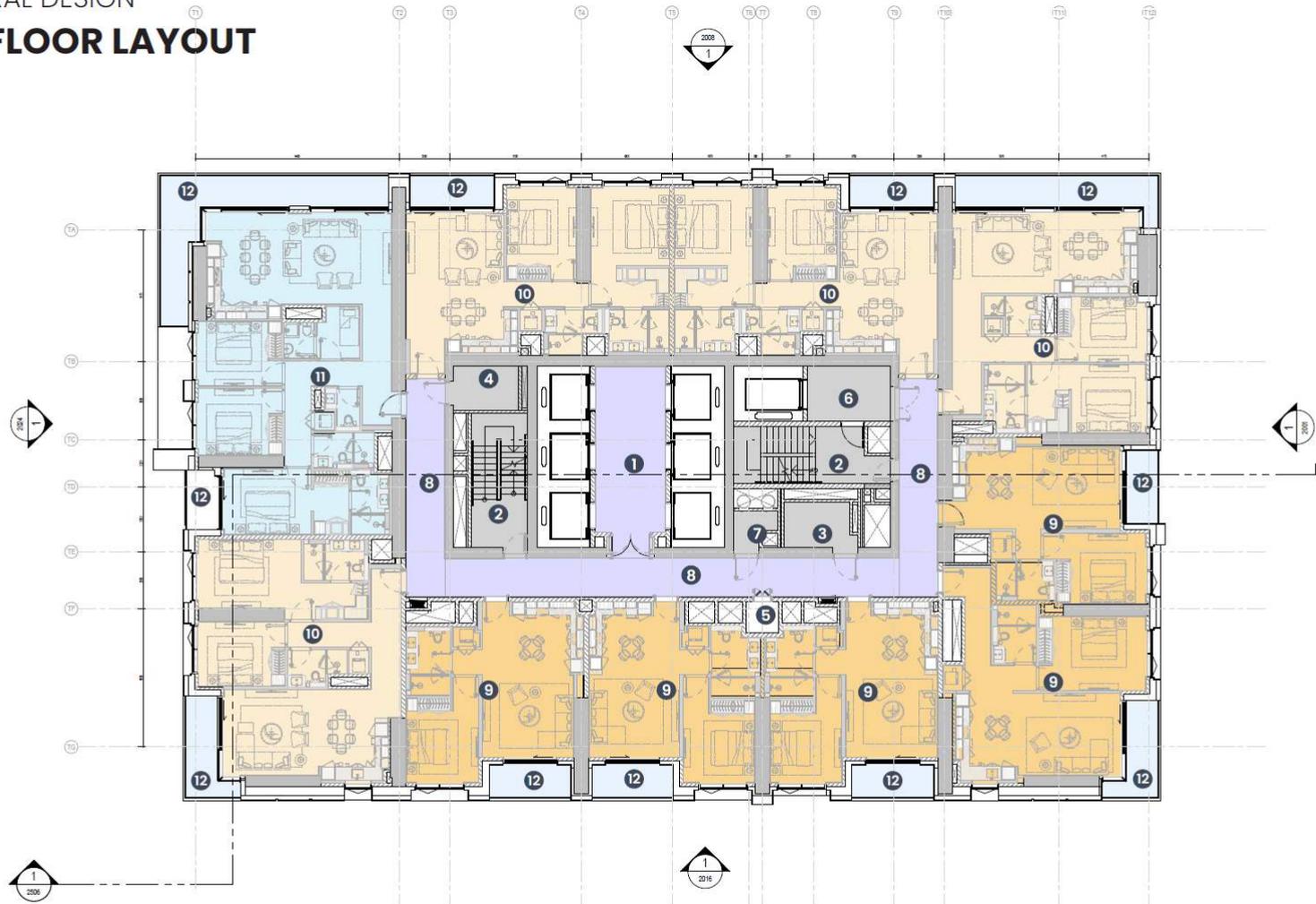
DUBAI CREEK TOWER VIEW



DUBAI CREEK HARBOUR EAST VIEWS



TYPICAL FLOOR LAYOUT



LEGEND

- | | | | | |
|-------------|-----------|-------------|-------------------|------------------------|
| TOWNHOUSES | MEP | RETAIL | 1 LIFT LOBBY | 8 CORRIDOR |
| 03 BEDROOMS | BOH | PARKING | 2 EXIT STAIRS | 9 1 BEDROOM APARTMENT |
| 02 BEDROOMS | LOBBY | NURSERY | 3 ELECTRICAL ROOM | 10 2 BEDROOM APARTMENT |
| 01 BEDROOM | AMENITIES | POST OFFICE | 4 TELECOM ROOM | 11 3 BEDROOM APARTMENT |
| | | | 5 WM ROOM | 12 BALCONY |
| | | | 6 FIRE LIFT LOBBY | |
| | | | 7 GARBAGE ROOM | |



One Bedroom Units
Fully Fitted Kitchens
Average Size -801 Sqft



Two Bedroom Units
Fully Fitted Kitchens
Average Size -1,188 Sqft



Three Bedroom Units
Fully Fitted Kitchens
Average Size -1,834 Sqft



Boutique Three Bedroom Townhouses

Fully Fitted Kitchens

Average Size -3,239 Sqft



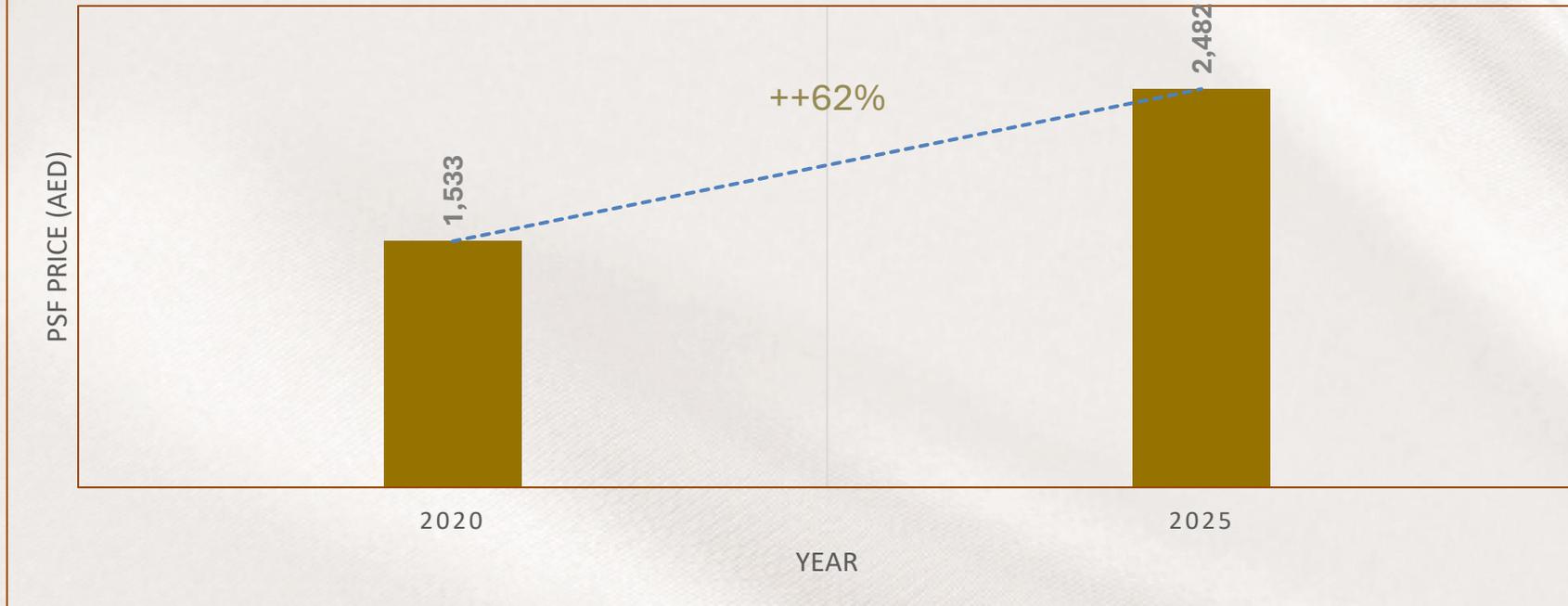
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DUBAI CREEK HARBOUR

#Opportunity

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Dubai Creek Harbour- PSF Appreciation Chart



62% PSF appreciation in just 5 years — Dubai Creek Harbour has rapidly evolved into a **prime investment hotspot**, delivering **exceptional capital growth** and signaling **strong forward momentum**

BRANDED VS. NON-BRANDED UNITS

Rental Yield Comparison

Rentals History
Data from 1 May 2023 - 5 May 2025 | Include data for current month

START DATE	LOCATION	DURATION	RENT (AED)	TYPE	BEDS	AREA (SQFT)
15 Apr 2024	Palace Residences Dubai Creek Harbour	12 months NEW	120,000	Apartment	1	700
15 Mar 2024	Palace Residences Dubai Creek Harbour			Apartment	1	700
2 Mar 2024	Palace Residences Dubai Creek Harbour			Apartment	1	712
20 Jan 2024	Palace Residences Dubai Creek Harbour	12 months NEW	120,000	Apartment	1	712
12 Dec 2023	Palace Residences Dubai Creek Harbour	12 months NEW	135,000	Apartment	1	712

AVG AED 120,000

Rentals History
Data from 1 May 2023 - 5 May 2025 | Include data for current month

START DATE	LOCATION	DURATION	RENT (AED)	TYPE	BEDS	AREA (SQFT)
1 Mar 2024	The Grand Dubai Creek Harbour	12 months NEW	100,000	Apartment	1	804
11 Feb 2024	Dubai Creek Residence Tower 2 North Dubai Creek Harbour > Dubai Creek Residences	12 months RENEWAL	100,000	Apartment	1	1,715
9 Feb 2024	The Grand Dubai Creek Harbour			Apartment	1	799
29 Jan 2024	Bayshore 3 Dubai Creek Harbour > Bayshore			Apartment	1	690
23 Jan 2024	Harbour Views 1 Dubai Creek Harbour > Harbour Views	RENEWAL	105,000	Apartment	1	709
13 Jan 2024	The Grand Dubai Creek Harbour	12 months RENEWAL	105,000	Apartment	1	791
12 Jan 2024	Dubai Creek Residence Tower 2 North Dubai Creek Harbour > Dubai Creek Residences	12 months NEW	105,000	Apartment	1	1,170
3 Jan 2024	Harbour Views 2 Dubai Creek Harbour > Harbour Views	12 months NEW	110,000	Apartment	1	709

AVG AED 100,000

Branded Residences Command ~ 20% Higher Rental Vs. Non-Branded Units

Branded Vs. Non-branded Units Sale Price Comparison

Sales History

Data from 1 Nov 2023 - 8 May 2024 | Include data for current month

DATE	LOCATION	PRICE (AED)	TYPE	BEDS	BUILT-UP
2 May 2024	Palace Residences Dubai Creek Harbour	2,000,000	Apartment	1	700
25 Apr 2024	Palace Residences Dubai Creek Harbour	2,000,000	Apartment	1	699
25 Apr 2024	Palace Residences Dubai Creek Harbour		Apartment	1	705
1 Apr 2024	Palace Residences Dubai Creek Harbour	AVG - AED 2,000,000			
27 Mar 2024	Palace Residences Dubai Creek Harbour	2,000,000	Apartment	1	700
14 Mar 2024	Palace Residences Dubai Creek Harbour	2,150,000	Apartment	1	700
1 Mar 2024	Palace Residences Dubai Creek Harbour	2,200,000	Apartment	1	700
8 Jan 2024	Palace Residences Dubai Creek Harbour	2,100,000	Apartment	1	700

Sales History

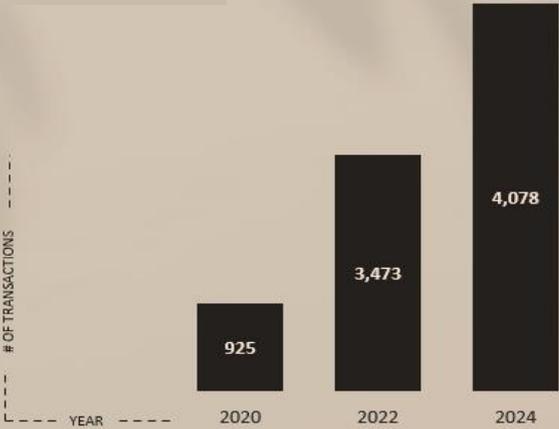
Data from 1 Nov 2023 - 8 May 2024 | Include data for current month

DATE	LOCATION	PRICE (AED)	TYPE	BEDS	BUILT-UP
1 May 2024	Creek Edge Tower 2 Dubai Creek Harbour > Creek Edge	1,700,000	Apartment	1	1,023
30 Apr 2024	Creek Edge Tower 1 Dubai Creek Harbour > Creek Edge	1,625,000	Apartment	1	807
27 Mar 2024	Creek Edge Tower 1 Dubai Creek Harbour		Apartment	1	728
26 Mar 2024	Creek Edge Tower 1 Dubai Creek Harbour	AVG AED 1,650,000			
11 Mar 2024	Bayshore 2 Dubai Creek Harbour > Bayshore at Creek Beach	1,690,000	Apartment	1	694
5 Feb 2024	Creek Edge Tower 1 Dubai Creek Harbour > Creek Edge	1,659,000	Apartment	1	707
1 Feb 2024	The Grand Dubai Creek Harbour	1,850,000	Apartment	1	804
22 Jan 2024	The Grand Dubai Creek Harbour	1,800,000	Apartment	1	804

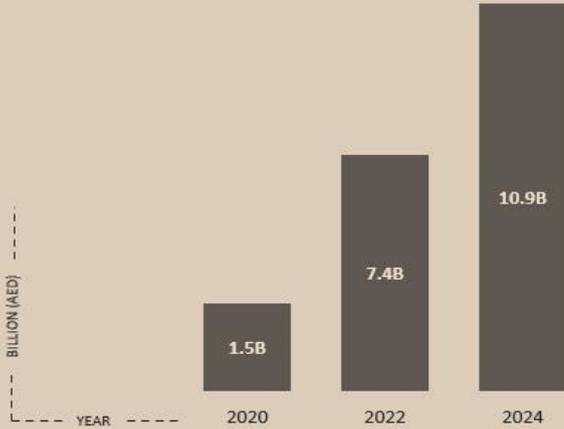
Branded Residences Command ~ 20% Higher Appreciation Vs. Non-Branded Units

DCH – Multifold Growth Over the Years

Unit Volume 4X



Sales Value 7x

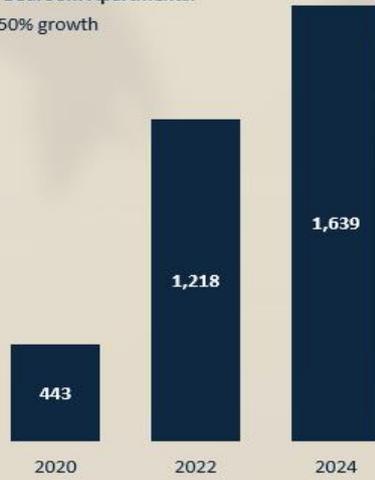


Source: Property Monitor. Primary & Secondary Date
Data: YTD April 2025

Sales Volume – Unprecedented Growth

Over **3.5x**

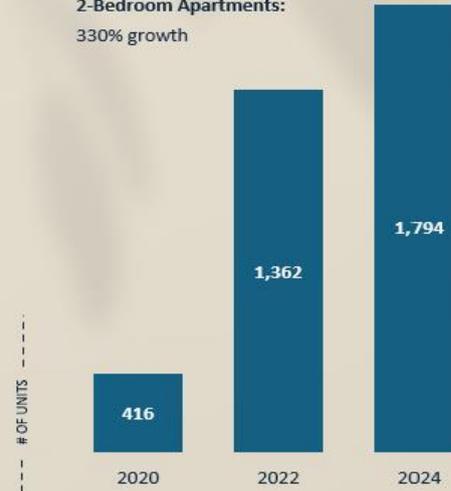
1-Bedroom Apartments:
250% growth



1 Bedroom

Over **4.3x**

2-Bedroom Apartments:
330% growth



2 Bedroom

Source: Property Monitor. Primary & Secondary Date
Data: YTD April 2025

Overall volume surge reflects 3.5 times in 1 bedroom and 4.3 times in 2 bedroom



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DUBAI CREEK HARBOUR

Commercials

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One BR

230 Units

755 -1,417
Sqft

Two BR

191Units

1,144 –
1,917 Sqft

Three BR

48 Units

1,821 –
1,835 Sqft

Three BR TH

9 Units

3,238 -
3,245 Sqft



One BR

- Min - AED 1.98 Mn
- Avg - AED 2.18 Mn
- Max - AED 2.68 Mn

Two BR

- Min- AED 2.92 Mn
- Avg - AED 3.11 Mn
- Max - AED 3.44 Mn

Three BR

- Min - AED 4.12 Mn
- Avg - AED 4.33 Mn
- Max - AED 4.52 Mn

Three BR TH

~ AED 6.76 Mn

Payment Plan



10%

Down Payment

On Booking

10%

1st Instalment

Dec 2025

10%

2nd Instalment

May 2026

10%

3rd Instalment

Oct 2026

10%

4th Instalment

April 2027

10%

5th Instalment

Oct 2027

Upon 50% Construction Completion*

10%

6th Instalment

Mar 2028

Upon 70% Construction Completion*

10%

7th Instalment

Sep 2028

Upon 90% Construction Completion*

20%

8th Instalment

Jul 2029

Upon 100% Construction Completion*

*Estimated Construction Completion Date

Agents Pack

Rising in the heart of Dubai Creek Harbour's Green Gate, Lyvia by Palace is a bold statement of elegance and escape.

This branded residence blends nature-inspired luxury with contemporary design, creating a sanctuary where greenery meets urban energy.

A place where architecture, prestige, and tranquility converge — an exclusive lifestyle ready to unfold.

Scan the QR code to discover more.

