



EMPIRE *estates*

CROWNED LIVING AT

ARJAN

DUBAI

EMPIRE

DEVELOPMENTS



A PARADIGM OF

MODERN LIVING

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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

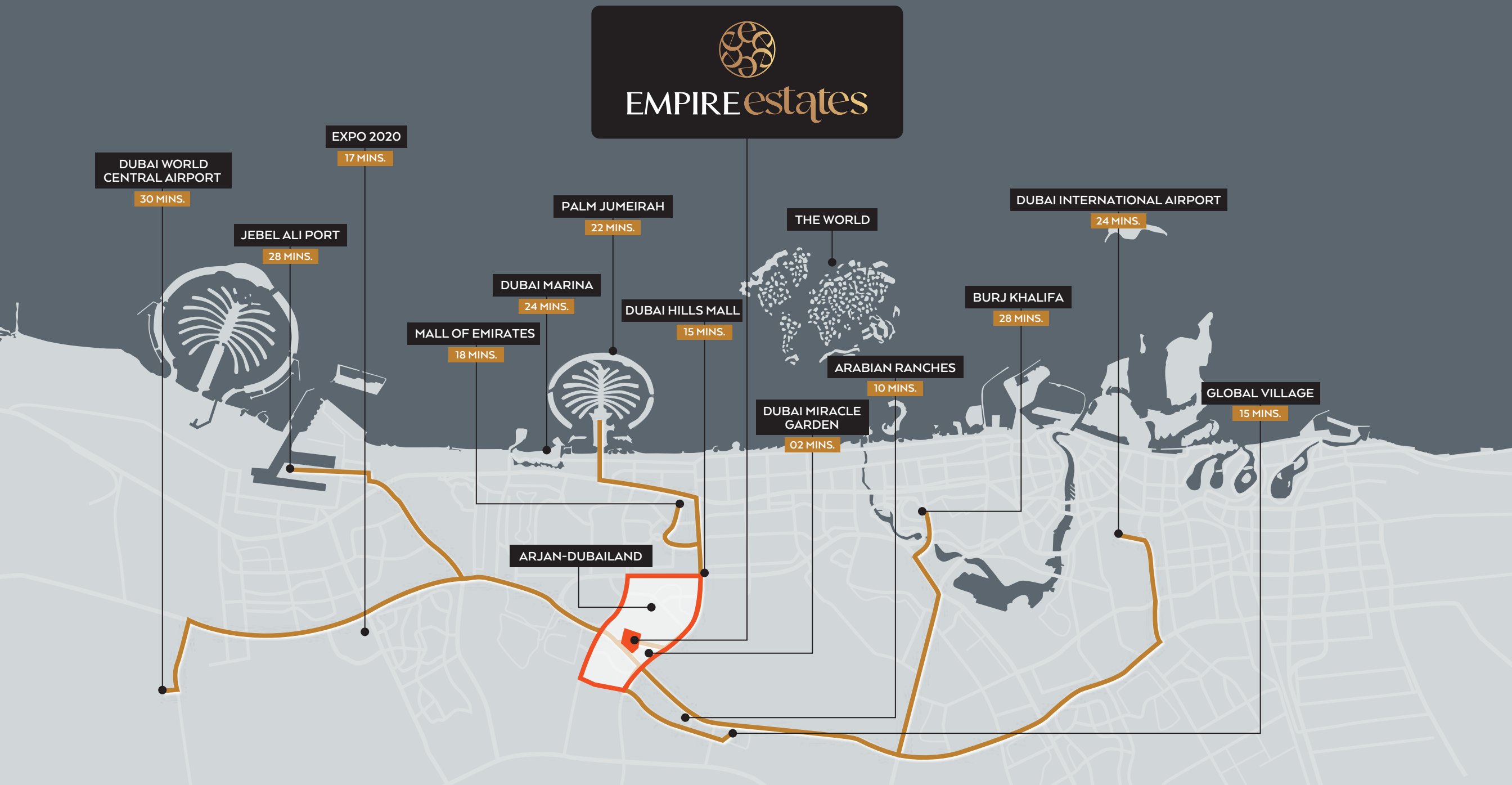
Arjan, celebrated for its inviting liveability, showcases compelling residential projects and numerous opportunities. The locale seamlessly integrates contemporary comforts with community allure, making it a desirable haven for individuals in pursuit of a refined lifestyle amid flourishing residential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

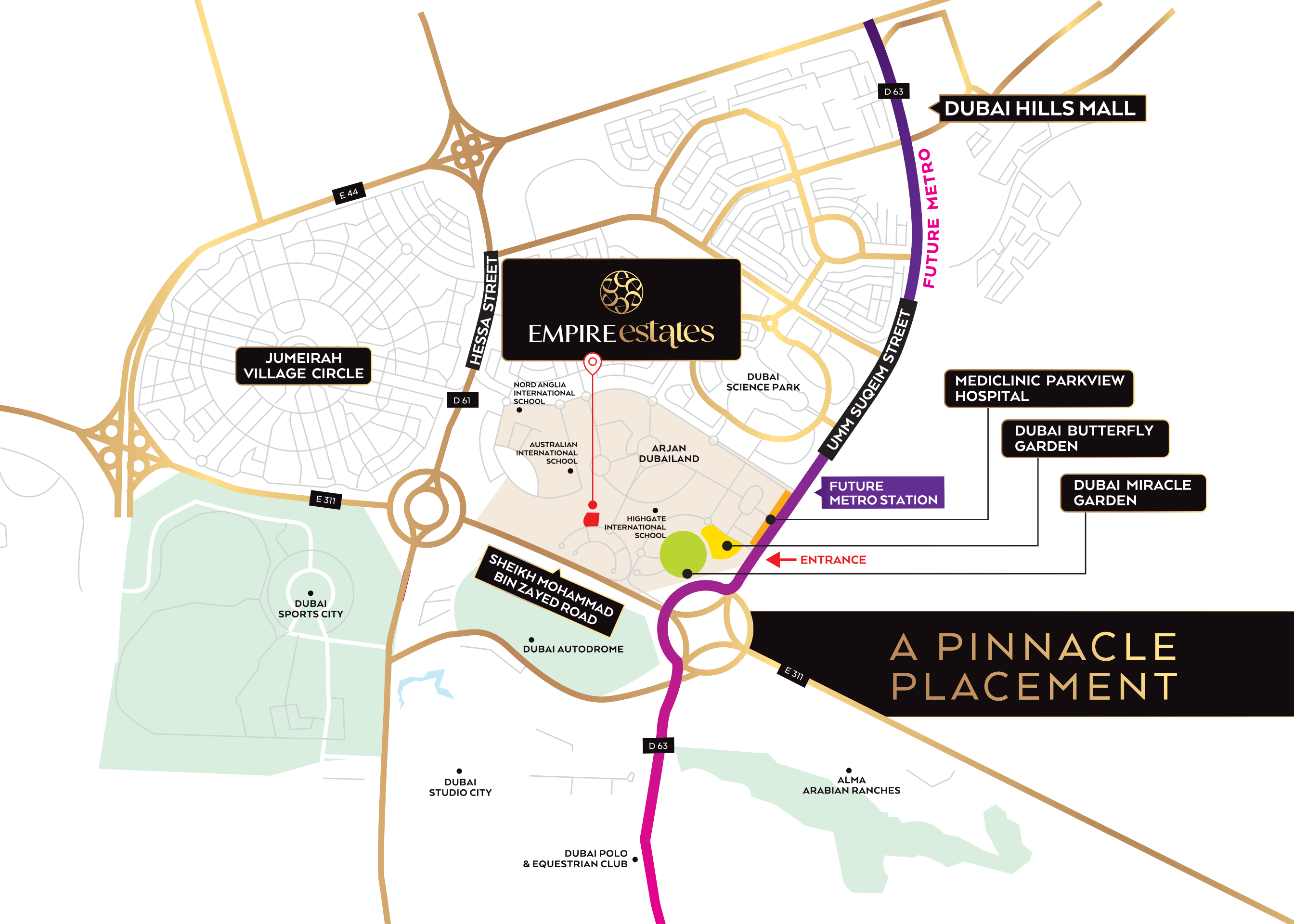


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IDEAL DUBAI LOCATION

Perfectly placed in the prime centre of Dubai within the vibrant locale of Arjan, Empire Estates offers an unrivalled level of convenience. With a strategic location just a brief 18-minute drive from the renowned Mall of the Emirates, a mere 2 minutes from Dubai Miracle Garden and 15 minutes from Global Village... 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.





JUMEIRAH
VILLAGE CIRCLE

NORD ANGLIA
INTERNATIONAL
SCHOOL

AUSTRALIAN
INTERNATIONAL
SCHOOL

HIGHGATE
INTERNATIONAL
SCHOOL

DUBAI
SCIENCE PARK

ARJAN
DUBAILAND

MEDICLINIC PARKVIEW
HOSPITAL

DUBAI BUTTERFLY
GARDEN

DUBAI MIRACLE
GARDEN

FUTURE
METRO STATION

ENTRANCE

SHEIKH MOHAMMAD
BIN ZAYED ROAD

DUBAI
SPORTS CITY

DUBAI AUTODROME

DUBAI
STUDIO CITY

DUBAI POLO
& EQUESTRIAN CLUB

ALMA
ARABIAN RANCHES

DUBAI HILLS MALL

FUTURE METRO

A PINNACLE
PLACEMENT

8 REASONS

TO INVEST IN EMPIRE ESTATES

01

PREAPPROVED
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
INSTALMENT
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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ARJAN

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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 DROPOFF 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 DEFINED

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



KID'S 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 DROPOFF 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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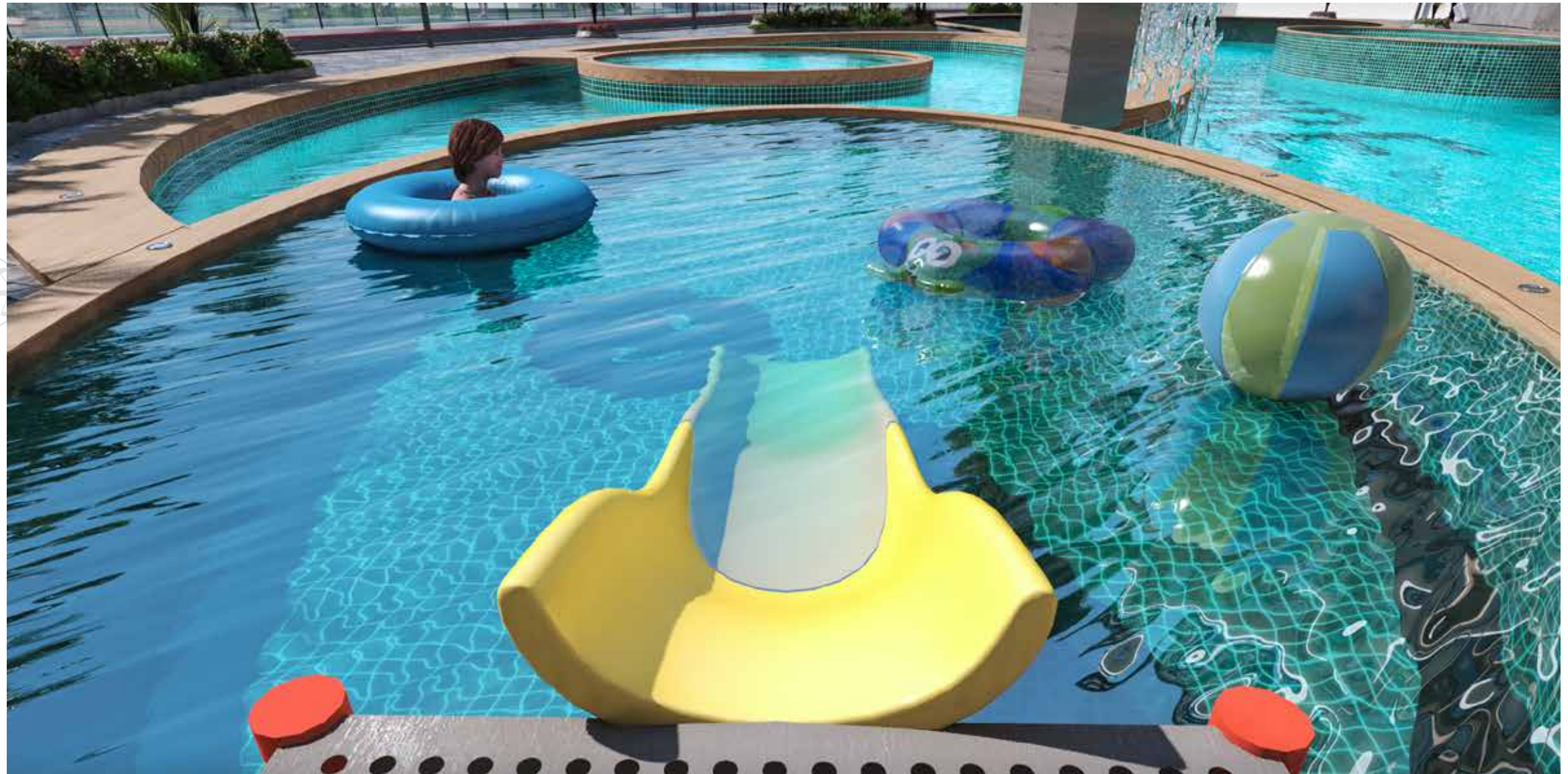
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EMPIRE'S

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

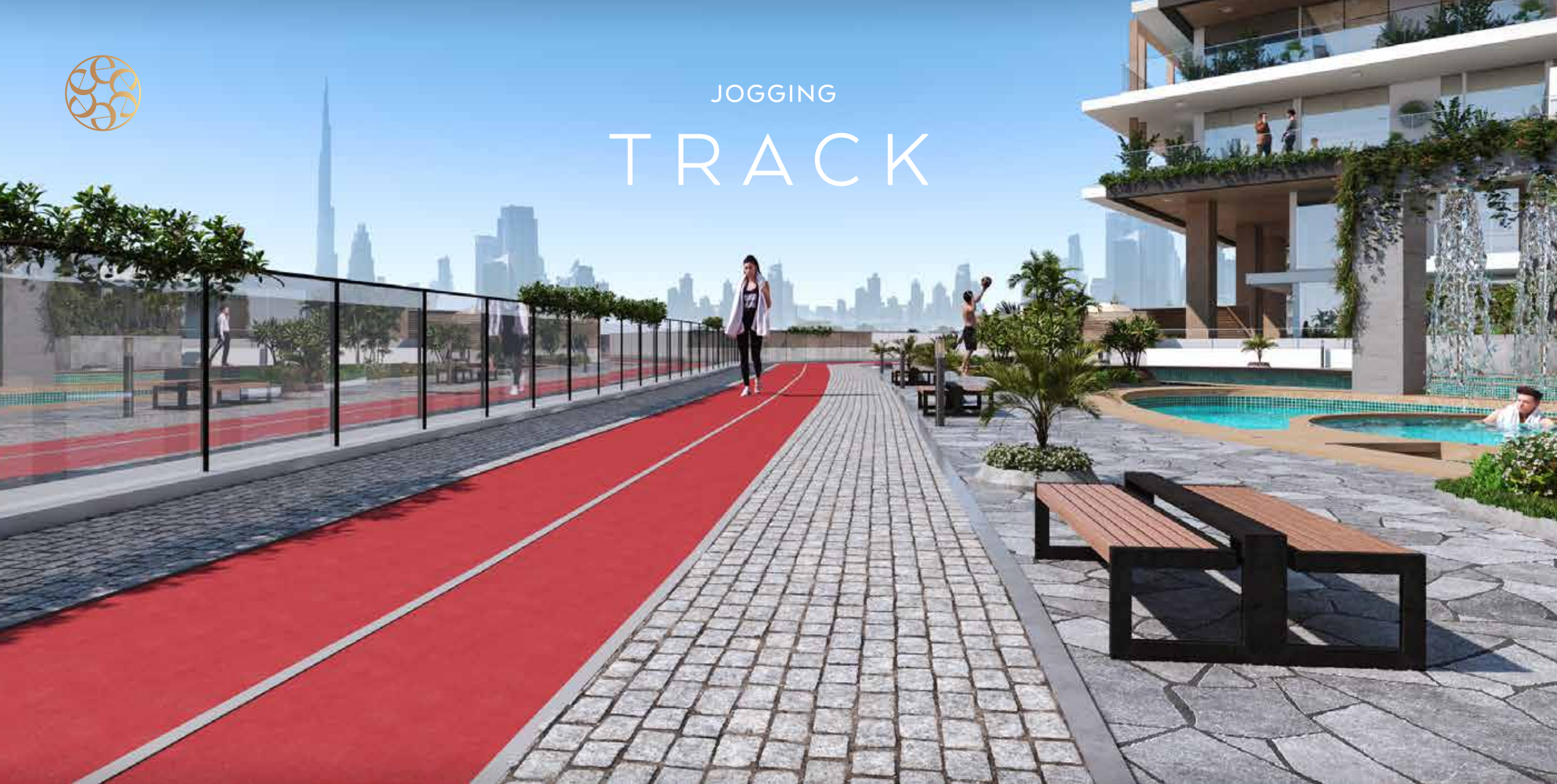


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JOGGING TRACK



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.



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

DISTINCT REALMS YOUR LIVING CANVAS

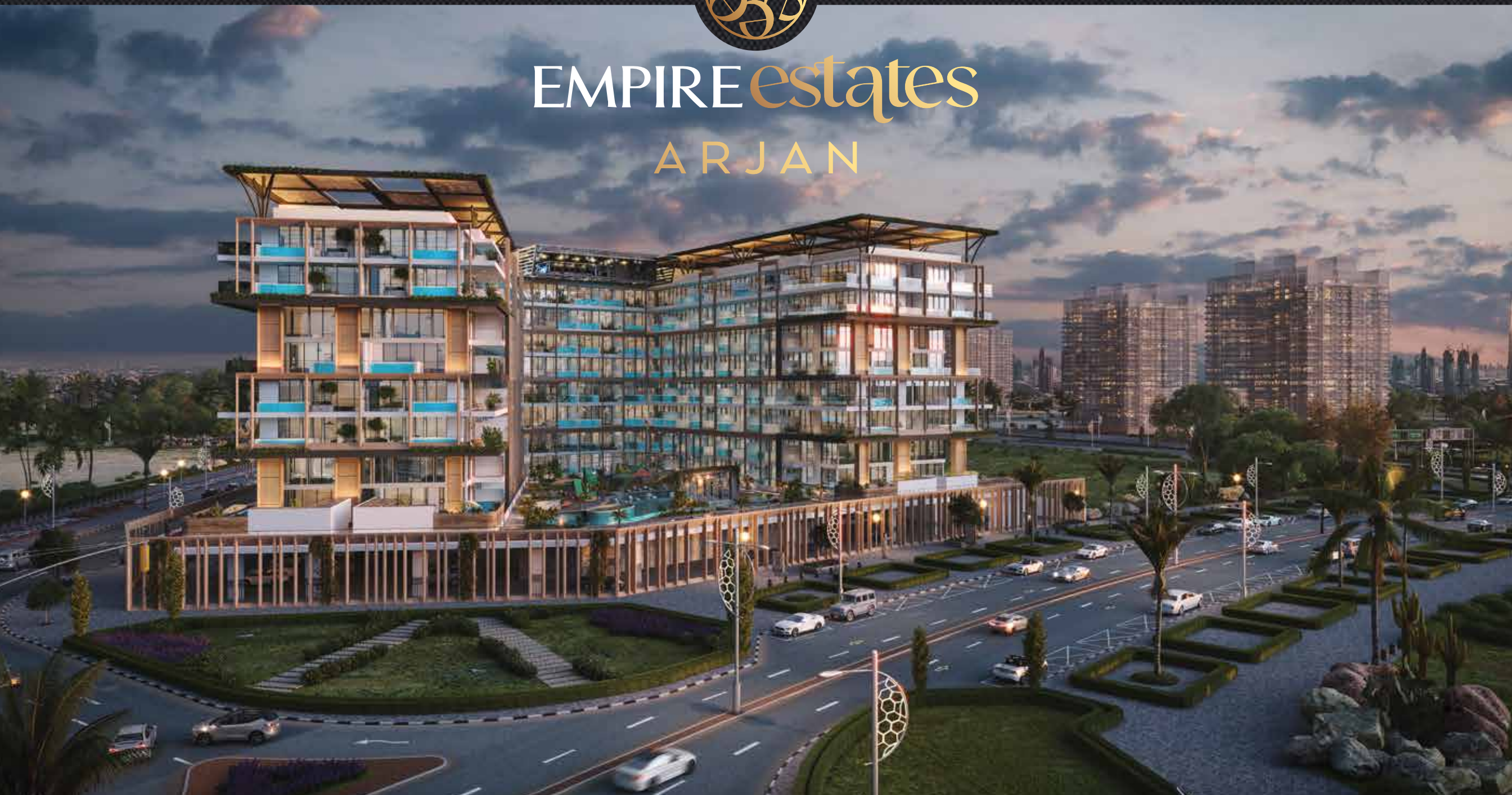


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