

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

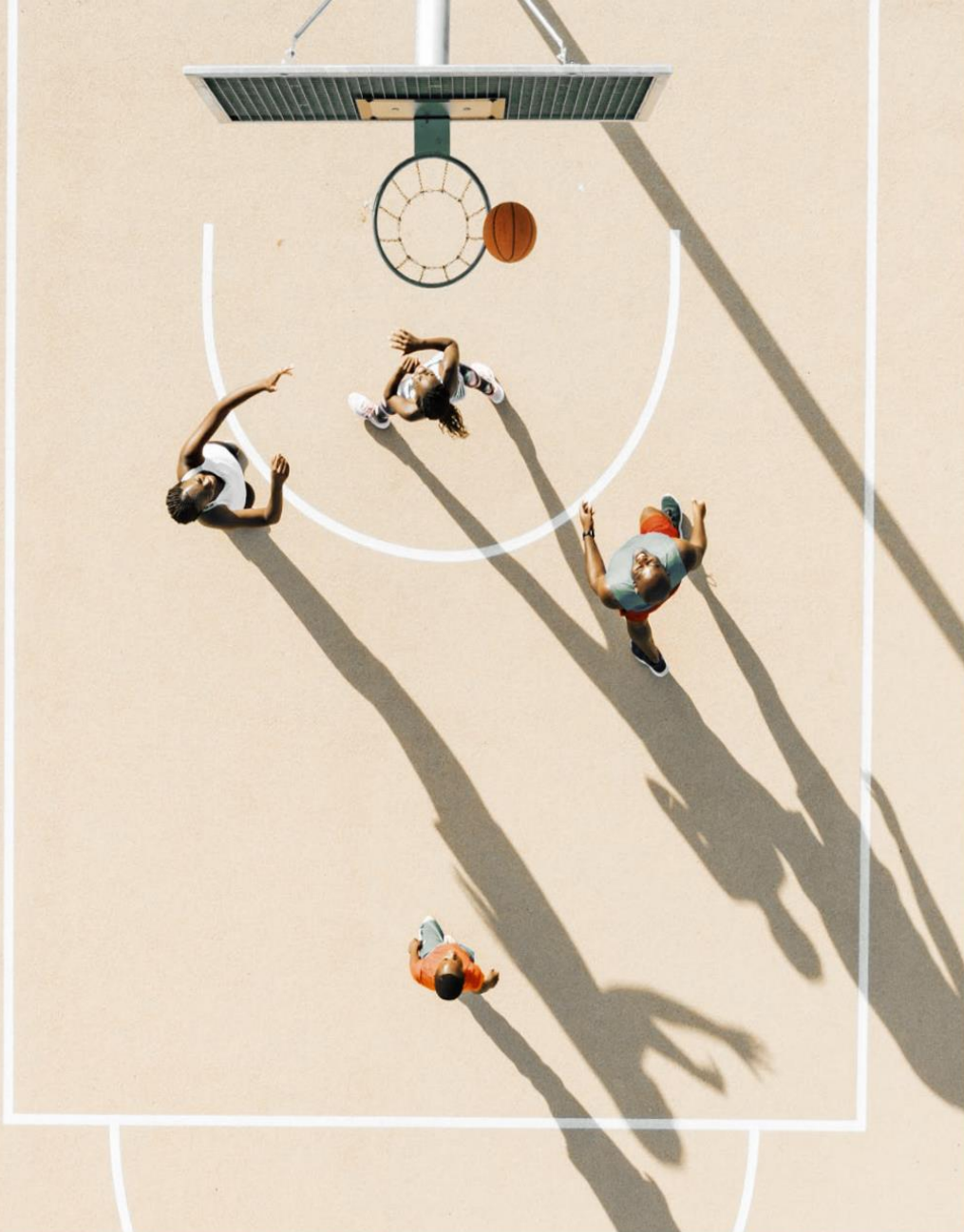
- Supermarket
- Restaurant
- Nursery

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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 tranquillity. 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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Palace Interiors

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Thoughtfully Designed Layouts

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SUMMARY

PROJECT COMPOSITION

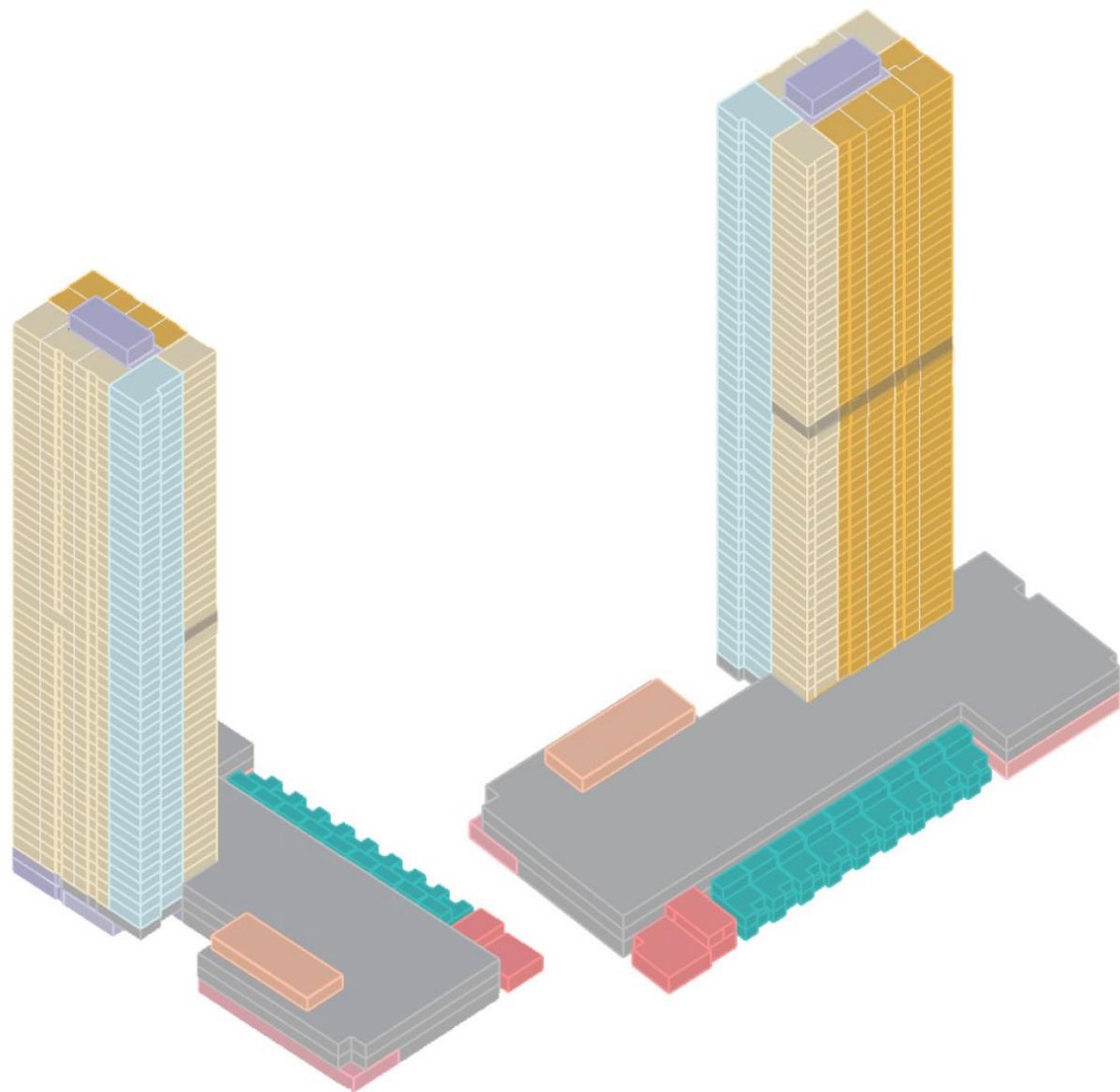
LEGEND

- 03 BEDROOMS
- 02 BEDROOMS
- 01 BEDROOM
- MEP
- BOH
- LOBBY
- AMENITIES
- F & B RETAIL
- SUPERMARKET
- NURSERY
- PARKING

 **RESIDENTIAL**
Total of 51,613 sqm

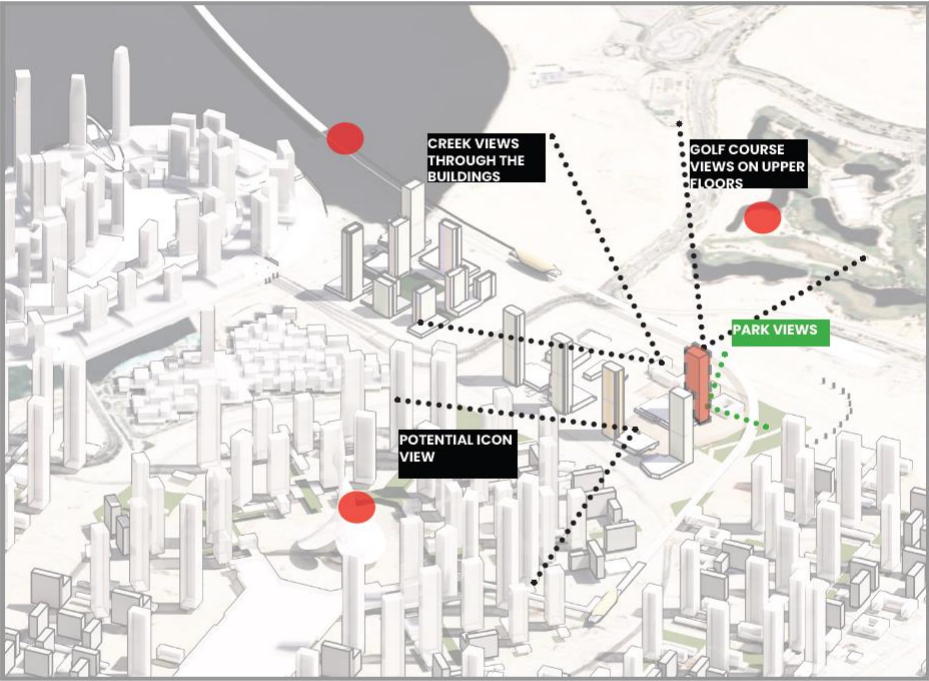
 **RETAIL**
Total of 1493,782 sqm

 **NURSERY**
Total of 711. 383 sqm



MAJOR VIEWS

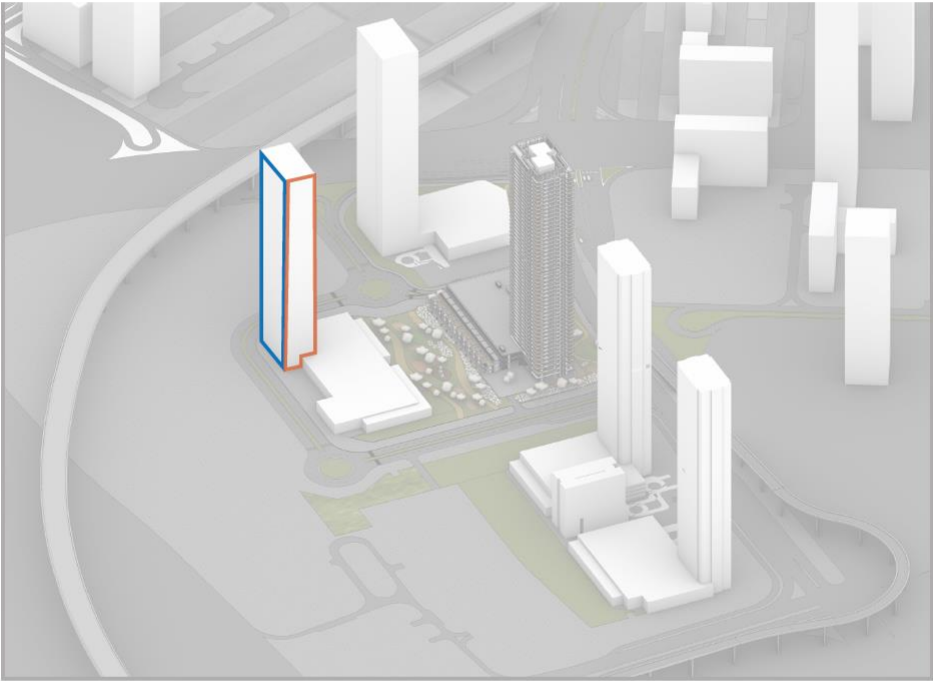
TOWER POSITION AND VIEWS



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



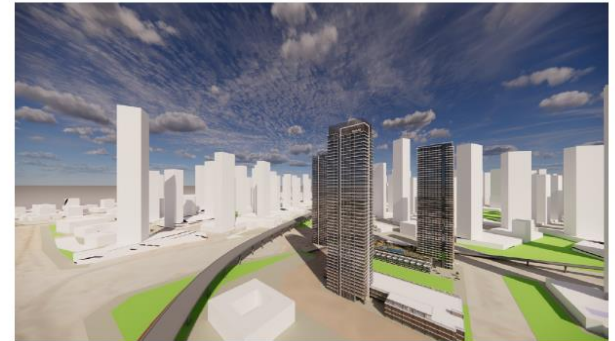
BURJ KHALIFA VIEW



DUBAI CREEK TOWER VIEW

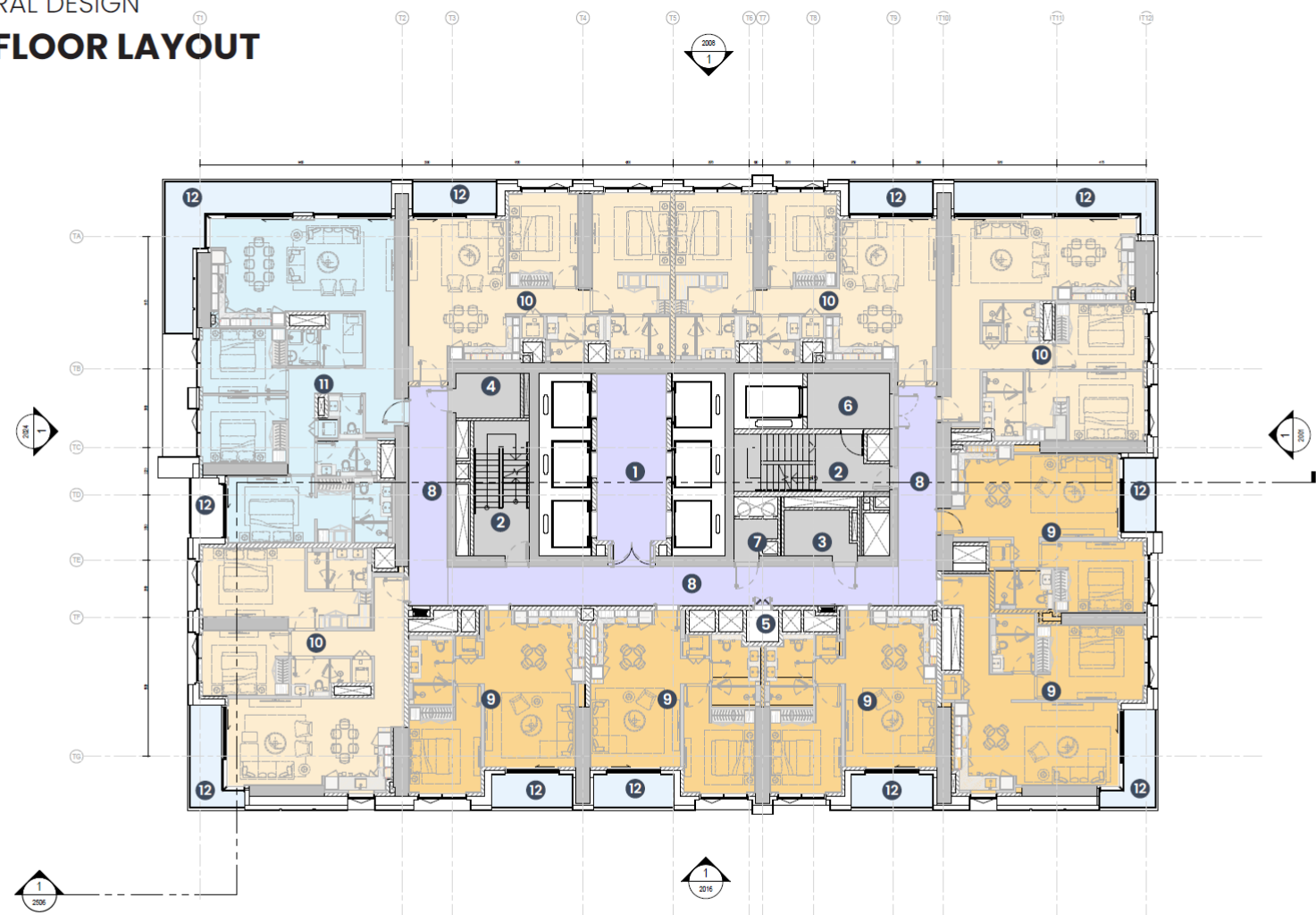


DUBAI CREEK HARBOUR EAST VIEWS



ARCHITECTURAL DESIGN

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



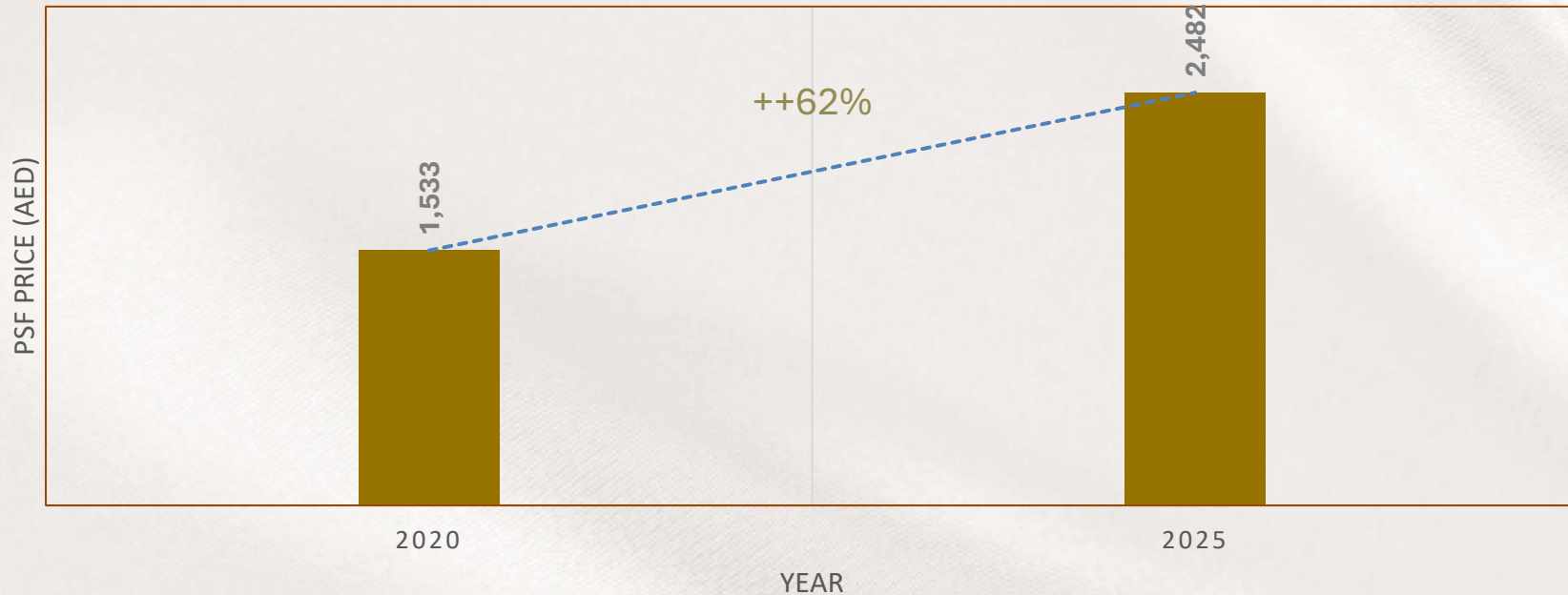
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DUBAI CREEK HARBOUR

#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	AVG AED 120,000				700
2 Mar 2024	Palace Residences Dubai Creek Harbour					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

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	AVG AED 100,000				799
29 Jan 2024	Bayshore 3 Dubai Creek Harbour > Bayshore					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

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	AVG - AED 2,000,000	Apartment	1	705
1 Apr 2024	Palace Residences Dubai Creek Harbour		Apartment	1	700
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

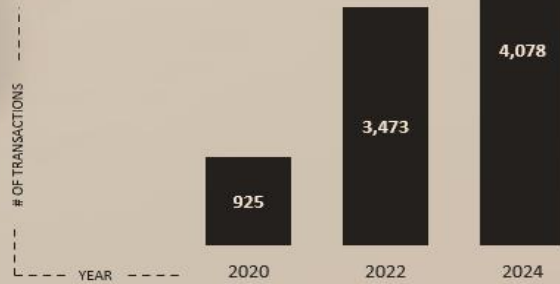
Data from 1 Nov 2023 - 8 May 2024 | Include data for current month ☒

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	AVG AED 1,650,000	Apartment	1	728
26 Mar 2024	Creek Edge Tower 1 Dubai Creek Harbour		Apartment	1	728
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

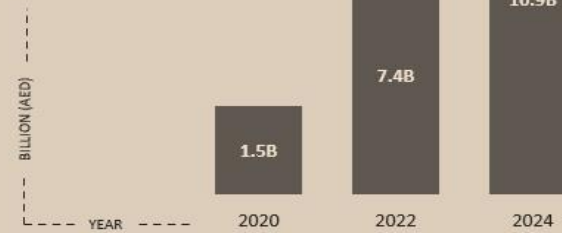
Branded Residences Command ~ 20% Higher Appreciation Vs.Non-Branded Units

DCH – Multifold Growth Over the Years

Unit Volume 4X



Sales Value 7x

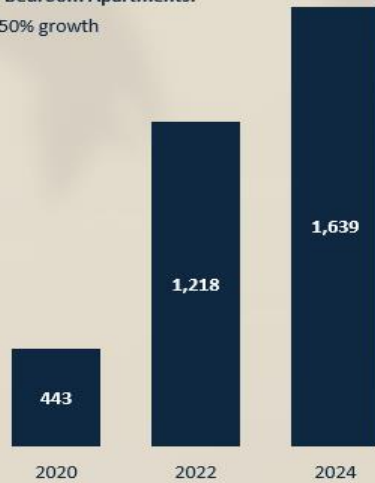


Source: Property Monitor. Primary & Secondary Date
Data: YTD April 2025

Sales Volume – Unprecedented Growth

Over 3.5x

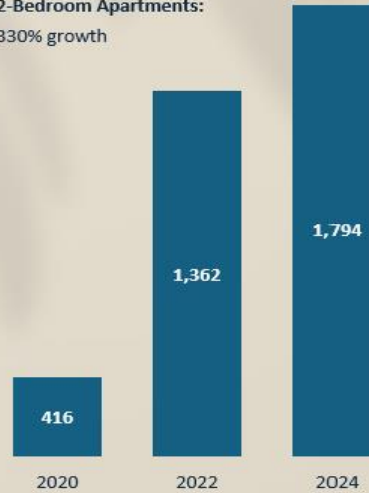
1-Bedroom Apartments:
250% growth



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