CONFIDENT
GROUP
CONFIDENT
LANCASTER

Why Dubai?

- Safest City in the World
- Highly Competitive Prices
- Fastest Growing Economy
- High Capital Appreciation
- Ease of Investment
- Centre of the World
- Ranks 16th in doing Business
- 100% Tax Free Income
- Long-Term Golden Visa
- Worldwide Connectivity

Why Confident Group?

- Prime Location
- Heritage: 18+ years
- Completed Projects: 195+
- Developed Square Feet: 32,000,000+
- Happy Customers: 21,000+
- Freehold Ownership
- 18 Years of Trust
- Timely Delivery
- Affordable Luxury
- High Return on Investment

Why Liwan ?

- Dubai Properties Master Development
- High Quality Infrastructure
- Prime Location (Close proximity to key locations in Dubai)
- Up - coming district
- Connectivity (Direct Access to 3 Major Highways)

30 Minutes Burj Al Arab

30 Minutes The Walk - JBR

10 Minutes Academic City

30 Minutes Dubai Marina

5 Minutes Outlet Mall

10 Minutes Silicon Oasis

20 Minutes Downtown Dubai

30 Minutes Palm Jumeirah

10 Minutes Meydan Racecourse

17 Minutes Dubai International Airport

30 Minutes Dubai World Central Airport

15 Minutes Creek Harbor

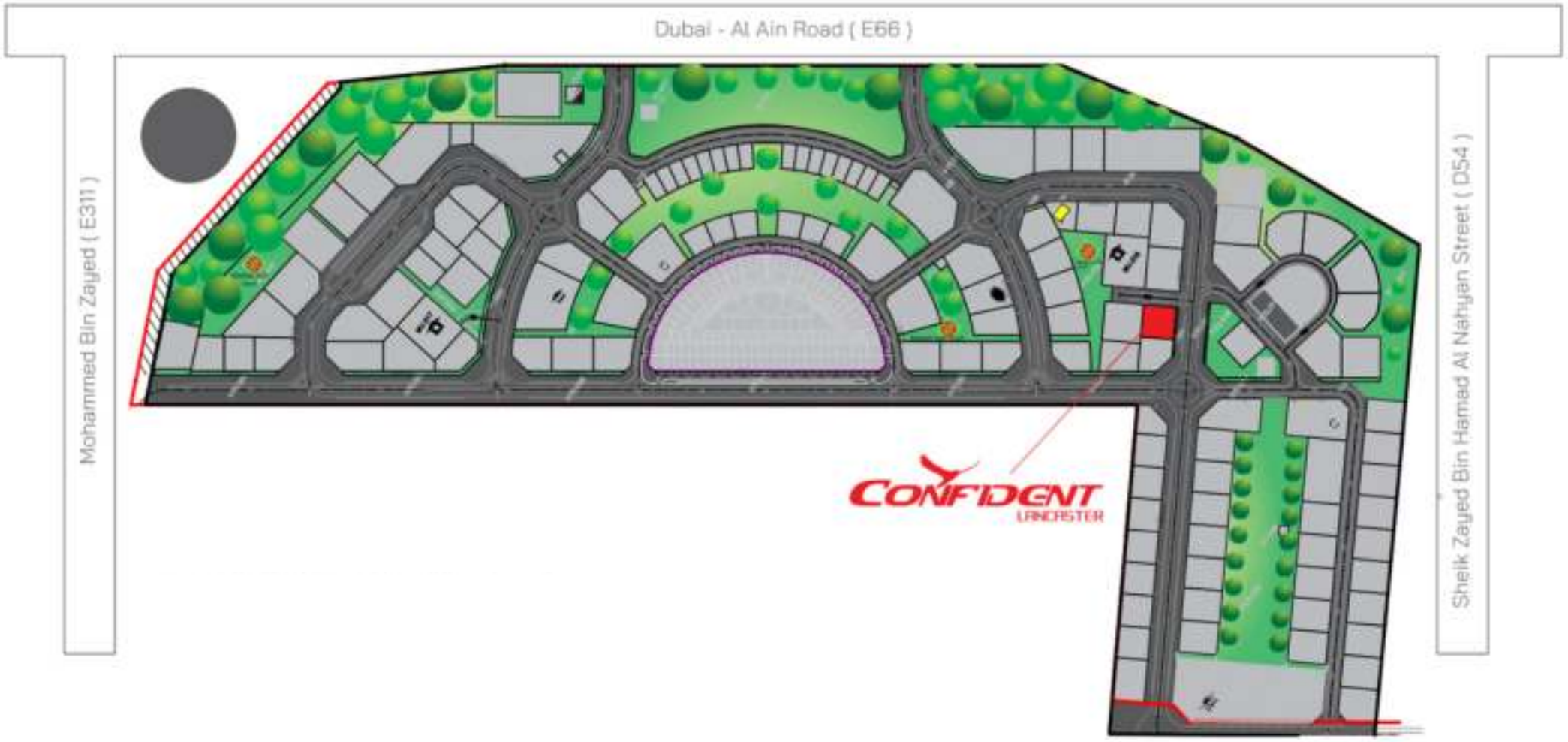
Overview Project

Configuration	Plot Area	Apartment Built-up Area
1 & 2 Bed Apertment	27,000 sqft+	769 sqft - 1482

Construction	Location	Possession
Full RCC - Aluform Technology	Liwan	April 2024 Onwards*

Overall development cluster

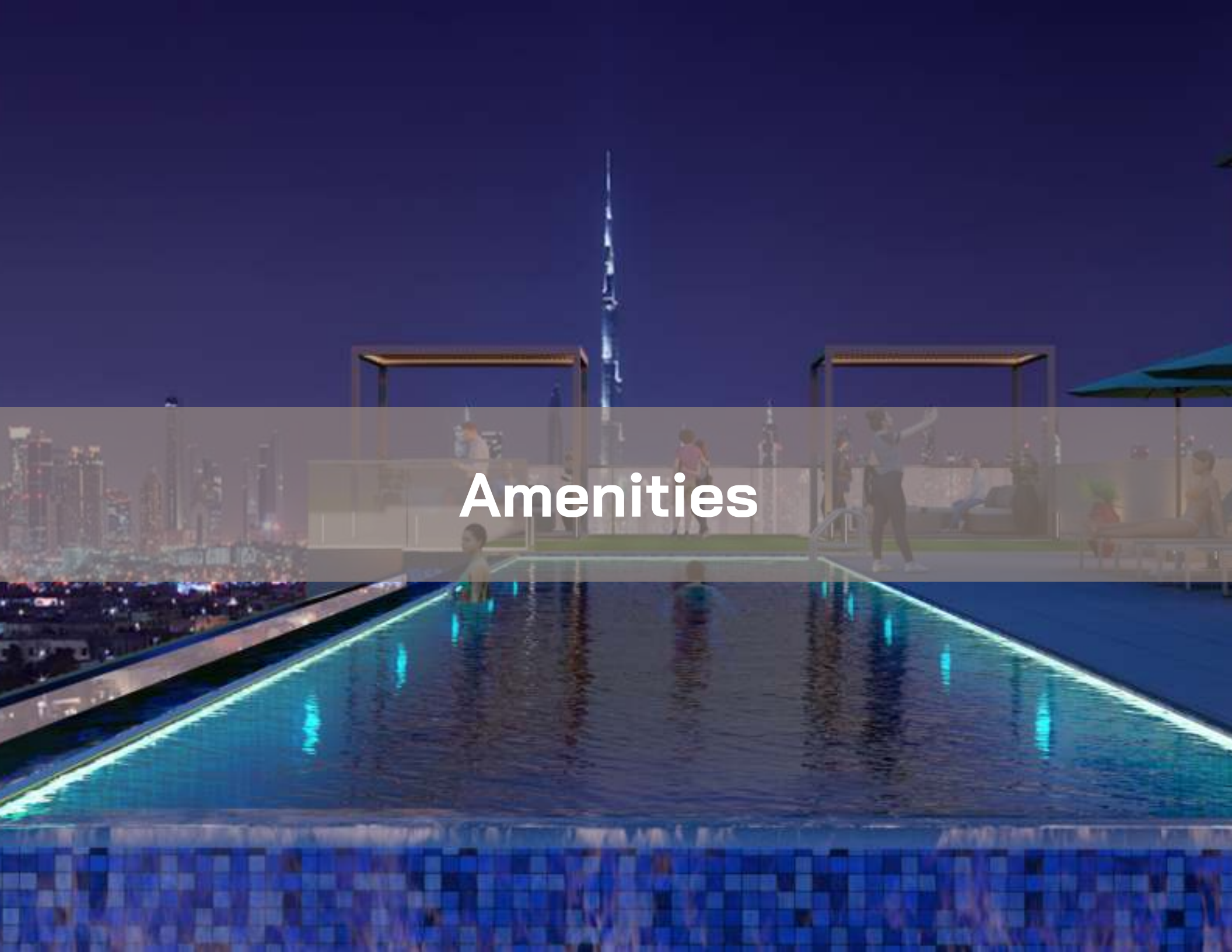
More than just a project



Liwan is a master-planned district located in Dubai, United Arab Emirates. Developed by Dubai Properties, it is a vibrant and integrated community designed to offer a balanced lifestyle with a mix of residential, commercial, and leisure facilities

About Liwan

Liwan is a freehold development at the intersection of Mohammed Bin Zayed Road (E31) and Dubai – Al Ain Road (E66). This gives Liwan residents direct access to a number of prominent areas in the city, such as Dubai International Airport, Meydan, Downtown Dubai, Silicon Oasis, Academic City & many more. Sheikh Mohammed Bin Zayed Road allows direct access to the Dubai International Airport, which means frequent travellers don't face challenges when it comes to commuting in and out of the city. Liwan is across Dubai Silicon Oasis (DSO), where many new projects are emerging. Spread across an area of 13 million sq. ft. The Liwan master community was launched & developed Dubai Properties under Dubai Holding, it Comprised of beautifully designed outdoor spaces.



Amenities

The Amenities

1. ADULT'S POOL
2. KID'S POOL
3. SWIMMING POOL DECK
4. PERGOLA SEATING
5. OUTDOOR SHOWER
6. KID'S POOL DECK
7. KID'S PLAY AREA
8. PARTY HALL
9. CINEMA
10. INDOOR GAMES
11. PARADOX
12. MEDITATION
13. TOILET & CHANGE ROOM
14. CLUB HOUSE RECEPTION
15. THE GYM
16. BARBECUE

THE CINEMA

Experience the magic of cinema at Confident Lancaster's Private Cinema Facility, nestled within our exceptional building amenities. Step into a world of cinematic delight, where you can enjoy your favorite movies and shows in a private and comfortable setting. Whether you're seeking a cozy movie night with loved ones or a solo escape to immerse in captivating stories, our Private Cinema Facility provides the perfect escape. Sit back, relax, and let the big screen transport you to captivating worlds right at your fingertips. At Confident Lancaster, entertainment meets exclusivity, offering an unforgettable cinematic experience tailored just for you.

THE SPA

Indulge in pure relaxation at Confident Lancaster's dedicated SPA, featuring luxurious steam and sauna facilities within gender-specific change rooms. Unwind and rejuvenate in a serene environment, where you can immerse yourself in the ultimate spa experience tailored to your needs. Treat yourself to a well-deserved escape, and let the soothing steam and sauna transport you to a state of blissful tranquility. Your journey to relaxation begins here at Confident Lancaster SPA.

MEDITATION ROOM

Discover tranquility at Confident Lancaster - where our thoughtfully designed meditation room offers a serene escape from city life. Embrace mindfulness amid soothing ambiance, fostering personal growth in the heart of modern living. Your well-being is our priority.

THE GYM

Elevate your fitness journey at Confident Lancaster - where our meticulously crafted gym facility invites you to embark on a path to wellness. Embrace your physical potential in an environment dedicated to health and vitality. Your strength and vitality are our focus.

POOL

Experience aquatic bliss at Confident Lancaster's dual-section pool oasis. Adults can indulge in the serenity of the infinity pool, offering breathtaking vistas and relaxation, while our kids' pool provides a safe and joyful haven for young ones to splash and play. Dive into a world of leisure and family fun, all within the confines of our stunning pool facility.

PARTY HALL

Celebrate in style at Confident Lancaster's Party Hall- a versatile space designed for unforgettable gatherings and events. Whether it's a birthday bash, a milestone celebration, or a special occasion, our Party Hall sets the stage for cherished memories. With its spacious layout and
modern amenities, you can host your dream party and create an atmosphere of joy and merriment. The Party Hall is where moments of happiness unite, making every event a resounding success

BARBECUE

Welcome to the sizzling hotspot at Confident Lancaster - our Barbecue Area, a culinary oasis within our exceptional building amenities. Fire up the grills and indulge in the joy of outdoor dining with family and friends. Our Barbecue Area offers the perfect setting to create lasting memories while relishing deliciously grilled delights. Gather around under the open sky, surrounded by the warmth of laughter and the enticing aroma of delectable barbecues. At Confident Lancaster, the Barbecue Area is where connections are forged over fantastic food, making every meal a delightful experience to cherish.

INDOOR GAMES

Confident Lancaster's Indoor Games Facility embodies the epitome of luxury living within this prestigious development. This refined space showcases a pool table, table tennis, foosball, and air-hockey, each exuding sophistication. Bathed in soft, tasteful lighting and adorned with elegant decor, it exudes an ambiance that's perfect for both refined competition and social gatherings, making it a standout among the many exceptional amenities offered within this development.

THE PARADOX

Within the vibrant community of Confident Lancaster, residents can enjoy a unique amenity – the Paradox Room. This dedicated gaming space is equipped with both Xbox and PlayStation consoles, creating an inviting environment for gamers of all levels. Whether you're looking to dive into the latest gaming adventures, challenge your neighbors to thrilling matches, or simply unwind with some friends, the Paradox Room has you covered. Beyond its gaming appeal, this space also serves as a hub for social interaction, fostering connections among residents and enhancing the sense of community within the building. At Confident Lancaster, the Paradox Room is just one example of the thoughtfully designed amenities that contribute to an exceptional living experience.

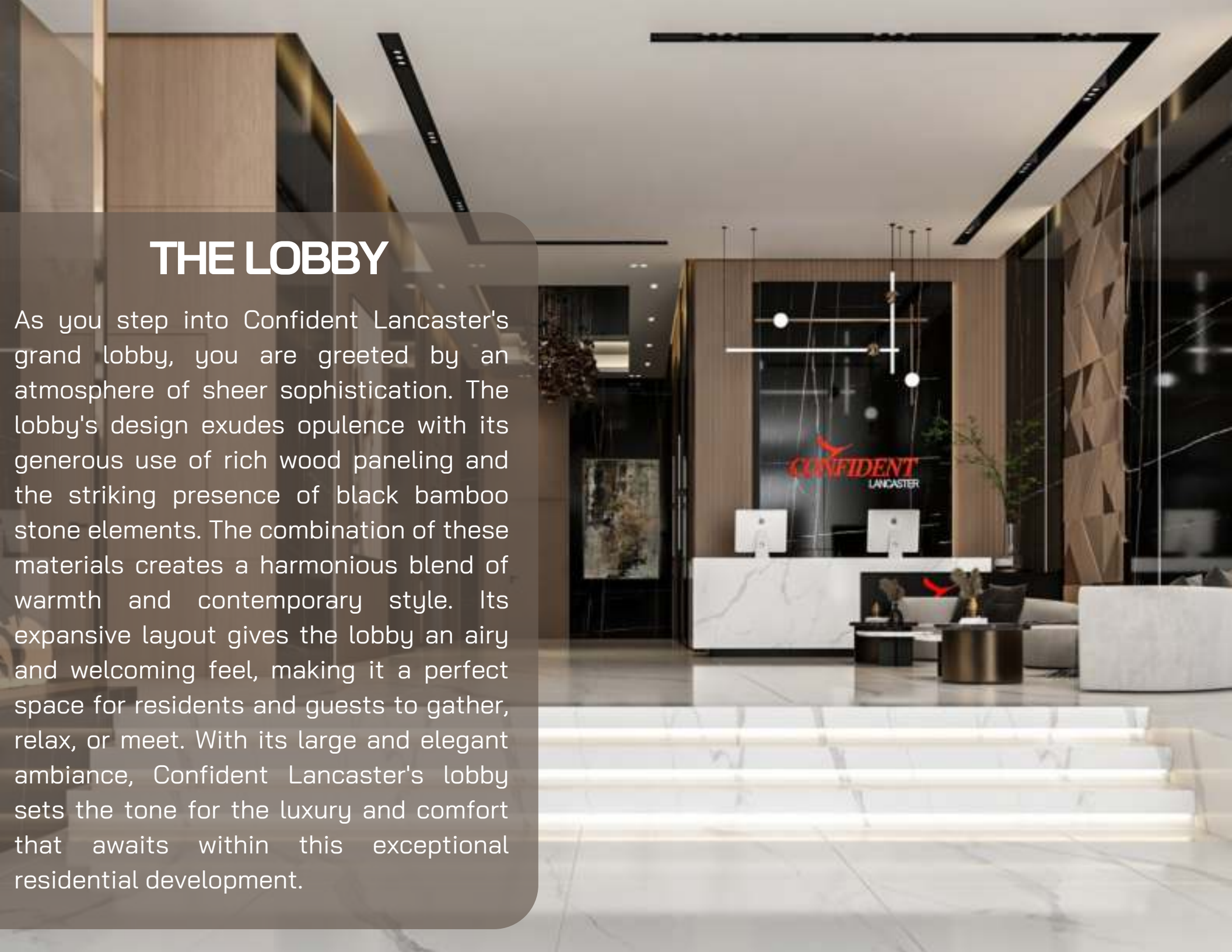
XBOX

PlayStation

CHILDREN PLAY AREA

Perched atop Confident Lancaster, the Outdoor Children's Play Area offers a unique rooftop oasis. With colorful play structures designed for safety and fun, it's the perfect place for kids to explore, play, and build friendships against a backdrop of the city skyline. Parents can relax in this elevated haven while their little ones embark on imaginative adventures, making it an essential component of family life within this prestigious development.

Specfications



THE LOBBY

As you step into Confident Lancaster's grand lobby, you are greeted by an atmosphere of sheer sophistication. The lobby's design exudes opulence with its generous use of rich wood paneling and the striking presence of black bamboo stone elements. The combination of these materials creates a harmonious blend of warmth and contemporary style. Its expansive layout gives the lobby an airy and welcoming feel, making it a perfect space for residents and guests to gather, relax, or meet. With its large and elegant ambiance, Confident Lancaster's lobby sets the tone for the luxury and comfort that awaits within this exceptional residential development.

THE CORRIDORS

The corridors at Confident Lancaster exude a sense of timeless luxury and contemporary charm. These pathways are adorned with a unique blend of open pore styled travertine, Armani Grey accents, and wood cladding, creating a captivating visual tapestry. What sets Confident Lancaster apart from competitors is its commitment to spaciousness and grandeur. The main doors to the units have been thoughtfully designed, boasting larger dimensions than any others in the market. This not only enhances the overall aesthetic but also contributes to an unmatched sense of elegance. With all walls meticulously clad, these corridors are destined to remain a symbol of enduring sophistication, ensuring that the elegance they exude will stand the test of time for generations to come. Every step through these corridors evokes a modern and earthy ambiance, showcasing the natural beauty of the materials used, making it a truly remarkable experience for residents and visitors alike.

ELEVATORS

Confident Lancaster's commitment to quality is exemplified by its choice of elevators, which are supplied by Hyundai, a renowned name in the industry. These elevators not only provide reliable vertical transportation but also ensure residents' safety and comfort with their state-of-the-art technology and engineering.

HYUNDAI
ELEVATOR CO., LTD.

EXQUISITE WOODWORK

In every apartment at Confident Lancaster, attention to detail shines through in the woodwork. Meticulously crafted fixed furniture not only enhances the aesthetics but also provides functional elegance. This thoughtful addition ensures that residents enjoy both the beauty and practicality of their living spaces.

SMART A/C

At Confident Lancaster, comfort meets innovation. The residential development boasts Carrier air conditioning systems equipped with smart thermostats that seamlessly integrate with Amazon Alexa and Google Home. This cutting-edge technology allows residents to effortlessly control their climate, ensuring an ideal living environment year-round.

Carrier

Google Home

alexa

THE BATHROOMS

Elegance is paramount in every detail at Confident Lancaster, and this extends to the bathrooms. Each toilet is fitted with Armani Grey Natural Marble, a choice that embodies opulence and sophistication, elevating the overall design and ambiance of the space.

THE KITCHEN

The heart of every home, the kitchens at Confident Lancaster are nothing short of spectacular. Each apartment features Natural Stone Granite countertops, exuding timeless beauty. What's more, the kitchens are equipped with Samsung's premium range of appliances, including a gas stove, oven, 460L fridge, and a convenient 7KG washing machine. These high-quality appliances are thoughtfully placed within the kitchen for residents' convenience and efficiency in their daily routines

SAMSUNG

SANITARYWARE

Confident Lancaster Residential Development distinguishes itself through its choice of high-end sanitary ware by Bagno Design. Bagno Design's reputation for quality craftsmanship, attention to aesthetics, and commitment to sustainability perfectly complements the development's dedication to luxury and modern living. Their meticulously crafted fixtures ensure longevity and durability, while the diverse range of design options allows residents to personalize their bathrooms to their unique tastes, creating an unparalleled spa-like experience within this exceptional residential setting.

BAGNODESIGN

SWITCHES

Confident Lancaster Residential Development features a harmonious blend of switch fixtures by Le Grand, known for their elegant designs, and smart switches by GM Electrical, offering convenience and energy efficiency. Le Grand's switches add a touch of sophistication to the interiors, while GM Electrical's smart switches provide residents with advanced automation and remote control capabilities, enhancing both style and functionality within the development.

TILES

Confident Lancaster Residential Development features tiles from RAK Ceramics and Granito, renowned for their quality and design. RAK Ceramics offers durable and aesthetically diverse tiles for customization, while Granito adds a touch of uniqueness with their versatile and stylish solutions, enhancing the development's interior spaces with a blend of enduring beauty and functionality.

GRANITO
LIVING IN STYLE WITH THE ULTIMATE TILE

RAK
CERAMICS