

# LILIAN

## RESIDENCES

### WHERE RADIANCE RESIDES

WELCOME TO LILIAN RESIDENCES, A NEW RESIDENTIAL OFFERING  
BY LONDON GATE IN DUBAI SOUTH.

Conceived as a sanctuary of light and refined simplicity, Lilian Residences is designed for those who find beauty in authenticity and elegance in restraint. Every detail is thoughtfully composed to cultivate a sense of effortless grace and intuitive living. Here, life unfolds in an atmosphere that is luminous, serene, and quietly transformative — a radiant home for those who seek clarity, calm, and inspired connection.



### PROPERTY DETAILS

PROPERTY NAME LILIAN RESIDENCES	LOCATION DUBAI SOUTH	PROJECT TYPE RESIDENTIAL BUILDING	OWNERSHIP FREEHOLD
UNIT MIX STUDIO: 5 UNITS 1 BED: 28 UNITS 2 BED: 33 UNITS	TOTAL UNITS 66 APARTMENTS	COMPLETION DATE JULY 2027	

### LOCATION

EFFORTLESS ACCESS AT YOUR DOORSTEP

Lilian Residences boasts unparalleled connectivity, positioning residents at the nexus of Dubai's key destinations.

10 MIN Al Maktoum International Airport	15 MIN Dubai Parks and Resorts	20 MIN Dubai Marina	30 MIN Downtown Dubai
15 MIN Expo City Dubai	18 MIN Palm Jebel Ali	25 MIN Palm Jumeirah	40 MIN Dubai International Airport

### AMENITIES

LIFE THAT GLOWS

Lilian Residences offers a considered collection of amenities, each designed to enhance daily life and foster a vibrant, connected community.

 Grand Lobby	 Ample Parking	 Communal Areas	 Spacious Living
 Fitness Centre	 Rooftop Pool	 Green Oasis	 Play Area



### YOUR SPACE WITHIN

Lilian Residences offers a selection of meticulously designed homes, catering to diverse preferences:

1 BEDROOM	SUITE AREA: 54 – 65.14 sq. m. 585.88 – 701.16 sq. ft.	BALCONY AREA: 6.49 – 19.37 sq. m. 69.86 – 208.50 sq. ft.	TOTAL AREA: 64.86 – 85 sq. m. 698.15 – 909.66 sq. ft.
2 BEDROOM	SUITE AREA: 68.02 – 98 sq. m. 732.16 – 1054.54 sq. ft.	BALCONY AREA: 17.76 – 39 sq. m. 191.17 – 422.16 sq. ft.	TOTAL AREA: 85.78 – 124.11 sq. m. 923.33 – 1335.91 sq. ft.

### PAYMENT PLAN

30/70

20% + 4% DOWNPAYMENT On Booking	2.5% 1 <sup>ST</sup> PAYMENT 6 Months from Booking	2.5% 2 <sup>ND</sup> PAYMENT 12 Months from Booking
2.5% 3 <sup>RD</sup> PAYMENT 18 Months from Booking	2.5% 4 <sup>TH</sup> PAYMENT 24 Months from Booking	70% 5 <sup>TH</sup> PAYMENT On Handover (JULY 2027)



## RESIDE IN RADIANCE YOUR NEXT CHAPTER AWAITS

CONTACT NUMBER  
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BY LONDON GATE

LONDON GATE EMBODIES EXTRAORDINARY LIVING, consistently setting new benchmarks in Dubai's ever-evolving real estate landscape. Our commitment to quality, excellence, and our unique vision for creating distinctive living spaces have garnered the trust and admiration of discerning individuals and investors alike. As we forge ahead, our signature style luxury and reshape urban living in Dubai.