

YOU ARE A GUIDE TO THE
WORLD OF LUXURY

An architectural rendering of a modern, multi-story residential building named 'LANCASTER'. The building features a dark grey facade with a grid of balconies, each enclosed with glass railings. The balconies have small potted plants. The building is topped with a red 'CONFIDENT' logo and a stylized bird icon. In the background, the Burj Khalifa is visible against a blue sky with light clouds. The foreground shows a road with a few cars and greenery.

LANCASTER

The logo for Confident Group, featuring a red stylized bird icon above the word 'CONFIDENT' in a bold, red, sans-serif font, with the word 'GROUP' in a smaller, red, sans-serif font below it.

CONFIDENT
GROUP

ABOUT US

Confident Group, a leading Indian real estate developer, distinguishes itself through an unwavering commitment to quality and meticulous attention to detail.

Renowned for crafting exceptional residential, commercial, and hospitality projects, we take pride in creating spaces that reflect precision and excellence.

Our customer-centric approach sets us apart. We prioritize understanding the unique needs of our clients, ensuring that every project not only meets but exceeds their expectations. From conceptualization to execution, we aim for a seamless and enriching experience for our customers.












At Confident Group, success is measured by the satisfaction of our customers. We believe in building lasting relationships, valuing and addressing our customers' concerns throughout their journey with us. Our commitment to quality, attention to detail, and customer satisfaction remain at the core of our philosophy. Confident Group strives to go beyond constructing buildings; we aim to create lifestyles that resonate with the essence of individual dreams.















OUR ADVANTAGES

-  Prime locations
-  Heritage 18+ years
-  Completed projects: 203+
-  Developed square feet: 106M
-  Happy customers: 21,536+
-  Freehold ownership
-  Timely delivery
-  Affordable luxury
-  High return on investment

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







OVERVIEW OF LANCASTER

125.000+
Sq.ft

81
Apartments

CONFIGURATION

1 & 2 bed apartment

PLOT AREA

27.000 sqft+

BULT-UP AREA

769 - 1482 sqft

CONSTRUCTION

Full RCC
Aluform Technology

LOCATION

Liwan

POSSESSION

April 2024 Onwards*



Overall development cluster - more than just a project

Dubai - Al Ain Road (E66)

Mohammed Bin Zayed (E311)



Sheik Zayed Bin Hamad Al Nahyan Street (D54)

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



LOCATION






Location: Liwan is situated at the intersection of Mohammed Bin Zayed Road (E31) and Dubai–Al Ain Road (E66)

Accessibility: The location offers convenient access to key areas such as Dubai International Airport, Meydan, Downtown Dubai, Silicon Oasis, Academic City, and more.

Liwan is situated across from Dubai Silicon Oasis (DSO): Where numerous new projects are emerging. This adds to the overall growth and development of the area.

Outdoor Spaces: Liwan is described as comprising beautifully designed outdoor spaces, likely offering a pleasant living environment with well-planned landscaping.

WHY LIWAN?

-  prime location
-  high quality infrastructure
-  Dubai properties master development
-  connectivity (direct access to 3 major highways)
-  up-coming district
-  cycling path

FOOTBALL PITCH

Brand new fully equipped outdoor football pitch with a perfect ground for quality football game, located in the heart of Liwan area, Queue point, open to public for this area.





Actual photograph from building

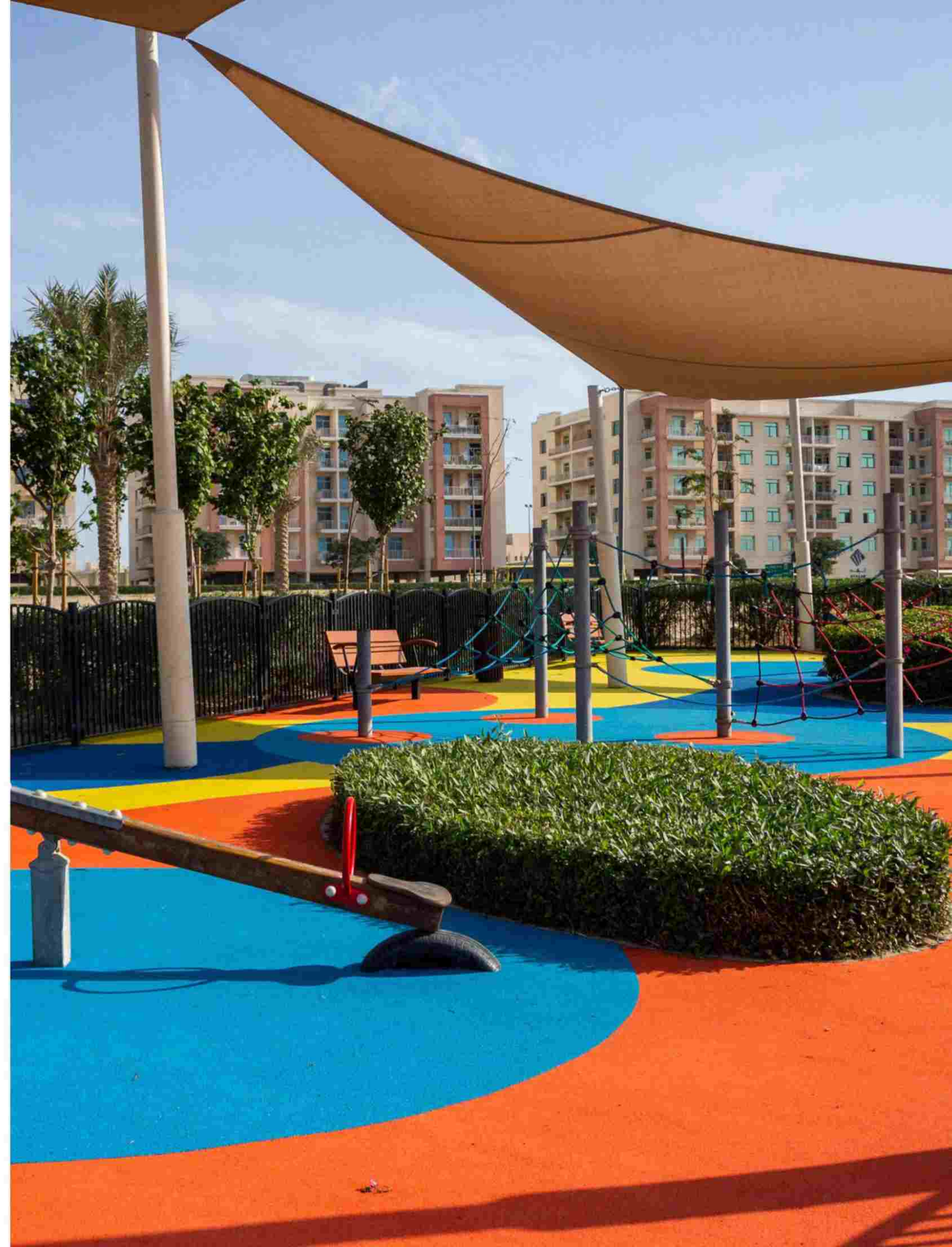


BASKETBALL COURT

On the territory of the district there is also a playground for playing basketball, where residents of the district can spend time with pleasure.

CHILDREN'S PLAYGROUND

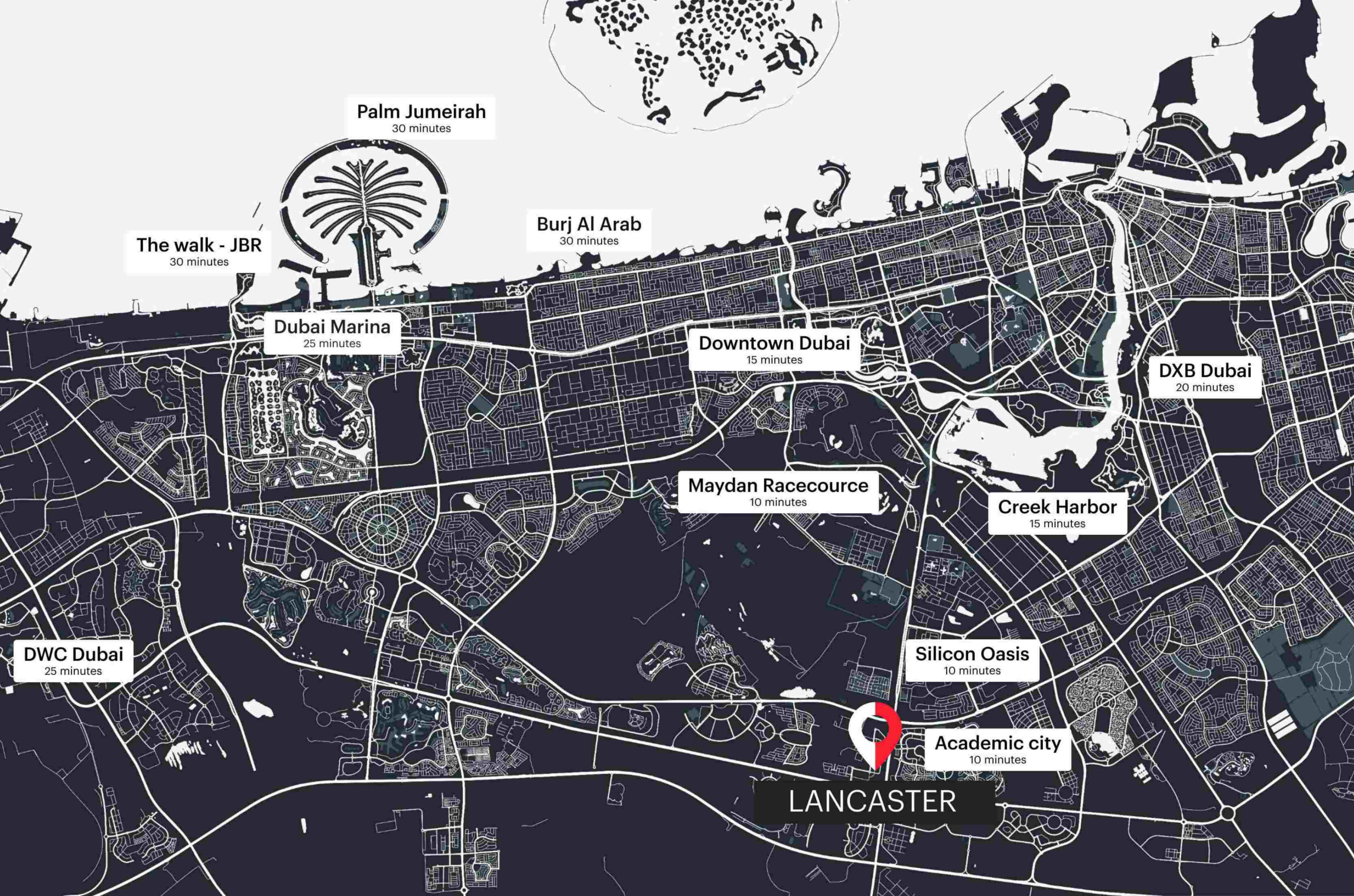
All game structures in park are designed with safety and entertainment in mind. It is an ideal place for children to explore, play and make new friends in front of the scenes of the city skyline. Parents can relax in this uplifted paradise, allowing their little ones to go on imaginary adventures. This is an integral part of family life in the Liwan quarter.



CYCLING PATH



around the district



Palm Jumeirah
30 minutes

Burj Al Arab
30 minutes

The walk - JBR
30 minutes

Dubai Marina
25 minutes

Downtown Dubai
15 minutes

DXB Dubai
20 minutes

Maydan Racecourse
10 minutes

Creek Harbor
15 minutes

DWC Dubai
25 minutes

Silicon Oasis
10 minutes

Academic city
10 minutes

LANCASTER

BURJ AL ARAB

30 minutes



PALM JUMEIRAH

30 minutes



DOWNTOWN DUBAI

15 minutes

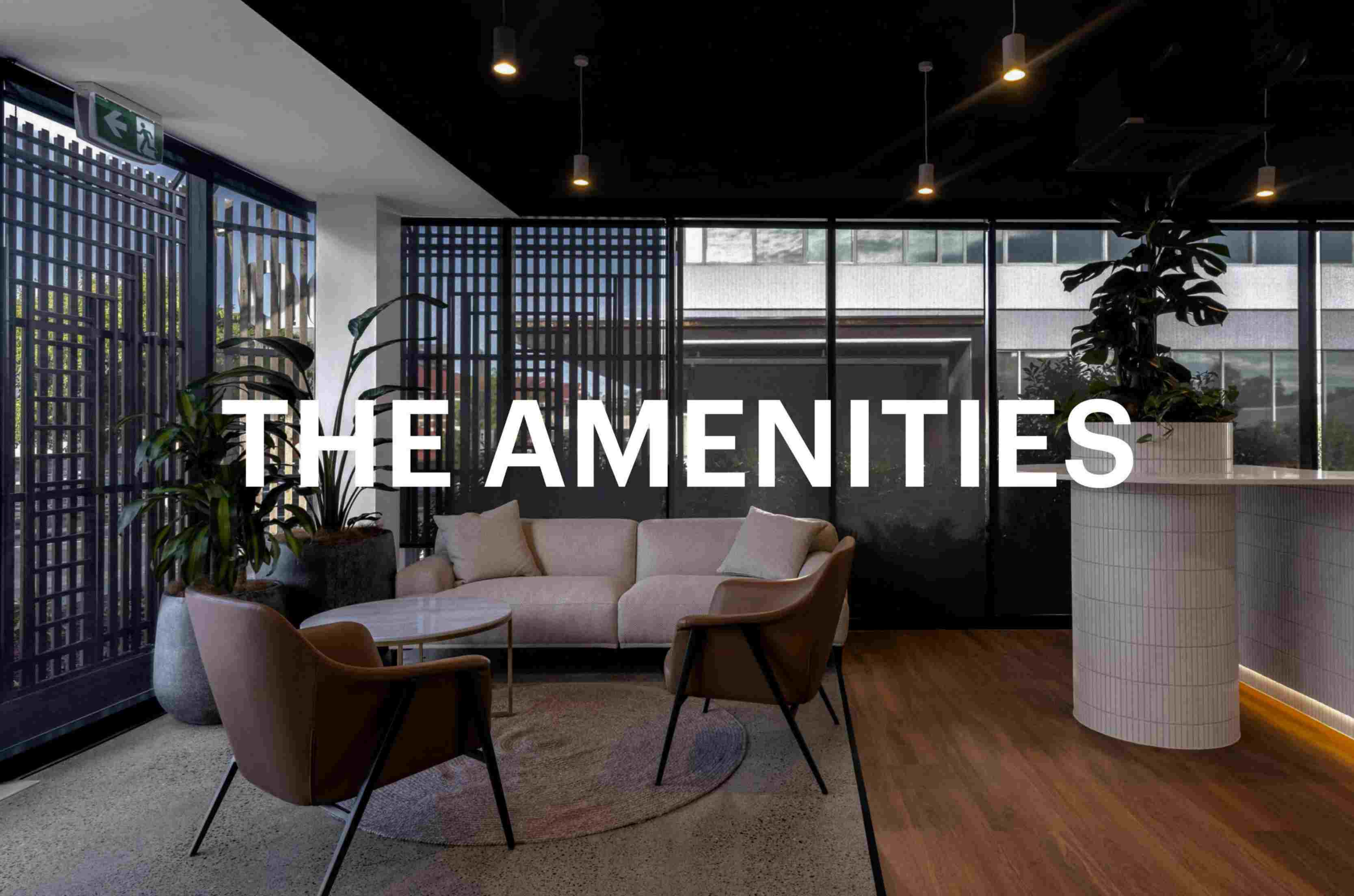


METRO

which will be in the Liwan area in 2029



THE 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. Gaming room
12. Meditation room
13. Toilet & change room
14. Club house reception
15. The gym
16. Barbecue

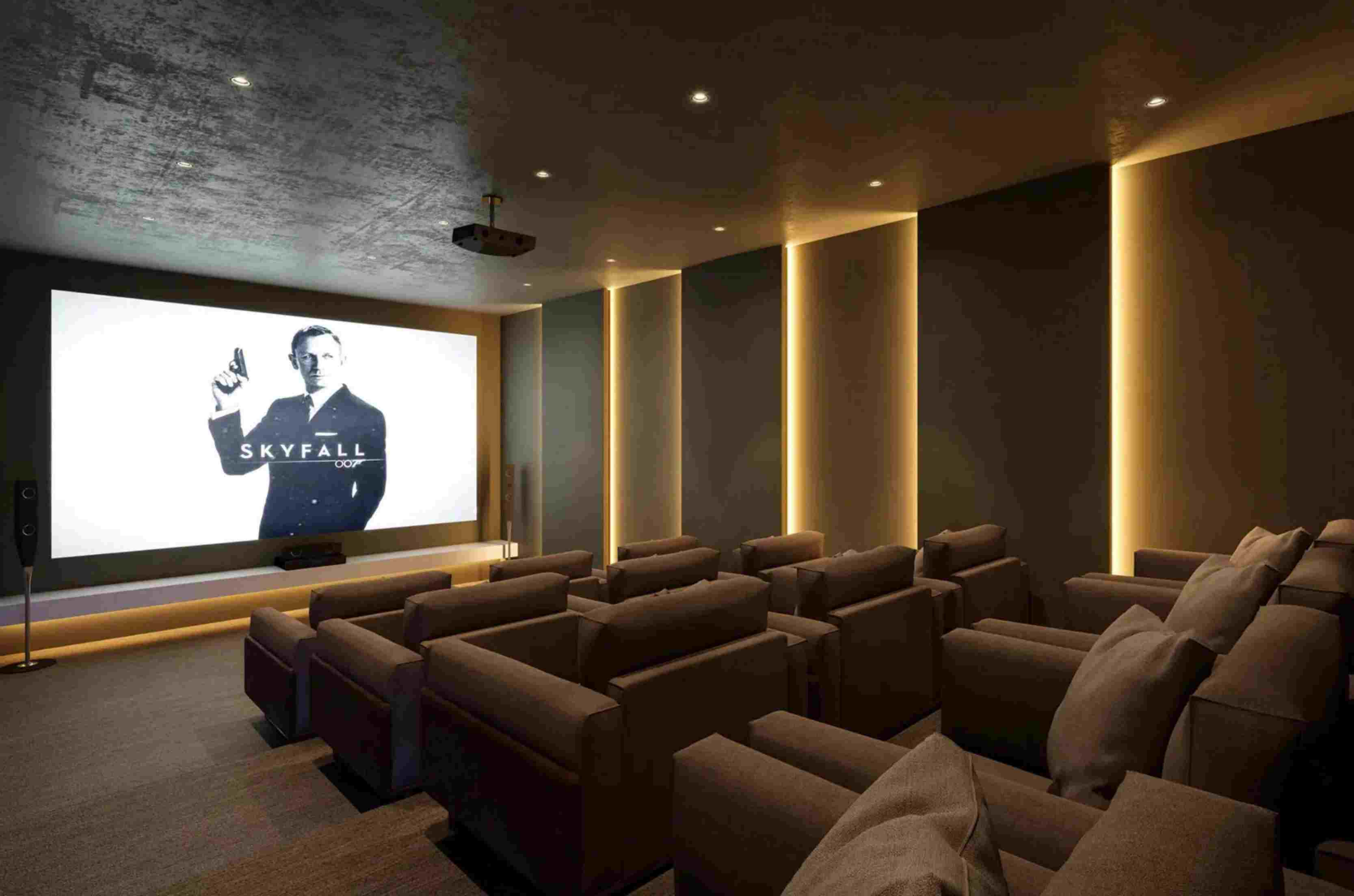




THE CINEMA

Experience the magic of cinema at Confident Lancaster's Private Cinema Facility, nestled within our exceptional building amenities.

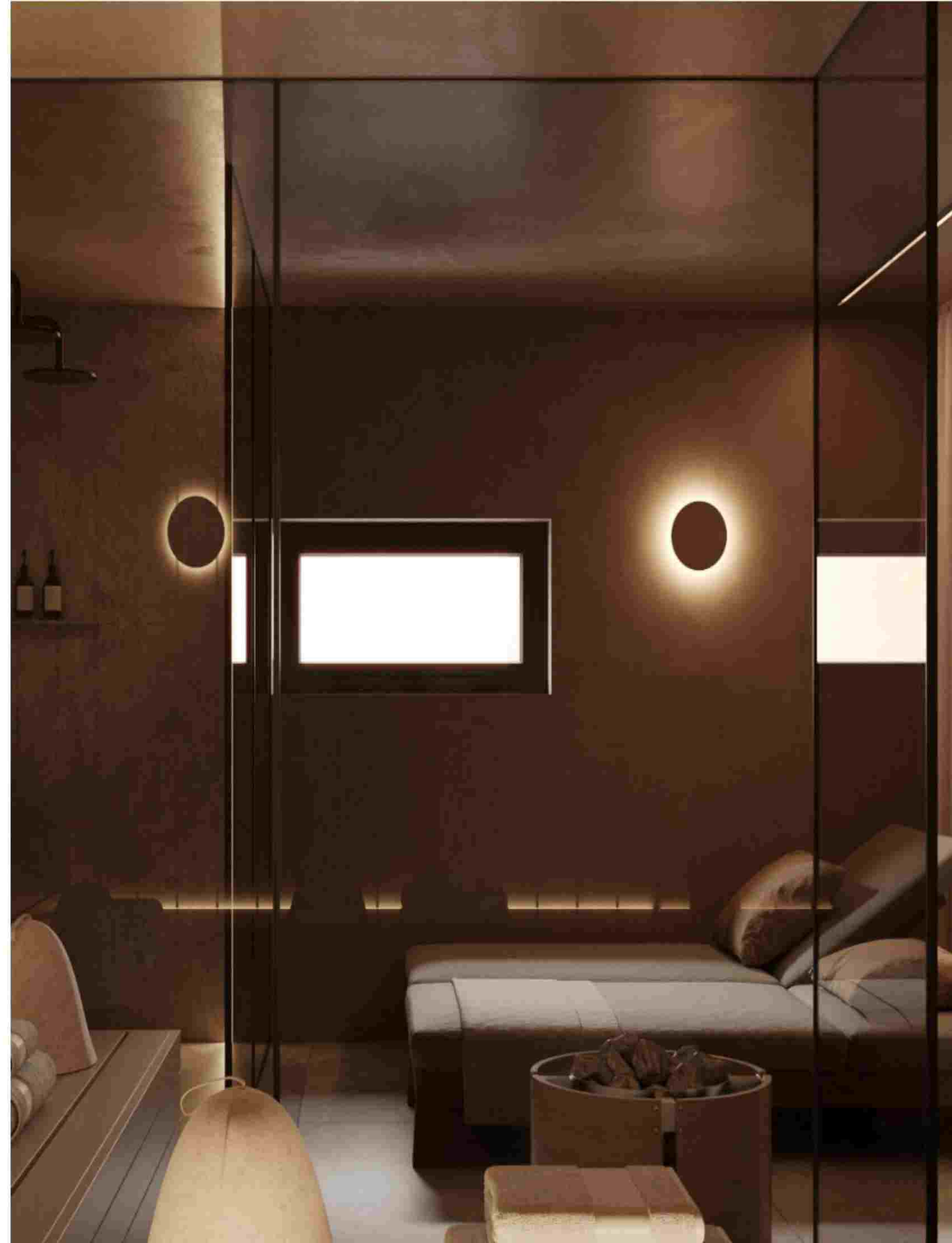
Our private cinema facility provides the perfect escape. Sit back, relax, and let the big screen transport you to captivating worlds right at your fingertips.



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.





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.







SWIMMING 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.





BARBECUE

Welcome to the sizzling hotspot at Confident Lancaster - our Barbecue Area, a culinary oasis. 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.





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.





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

This dedicated gaming space is equipped with both Xbox and PlayStation consoles, creating an inviting environment for gamers of all levels. 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.





CHILDREN PLAY AREA

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.



SPECIFICATIONS

THE LOBBY

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. The spacious layout makes it an ideal place to gather, relax or meet residents and guests.





CONFIDENT
LANCASTER

CO





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.

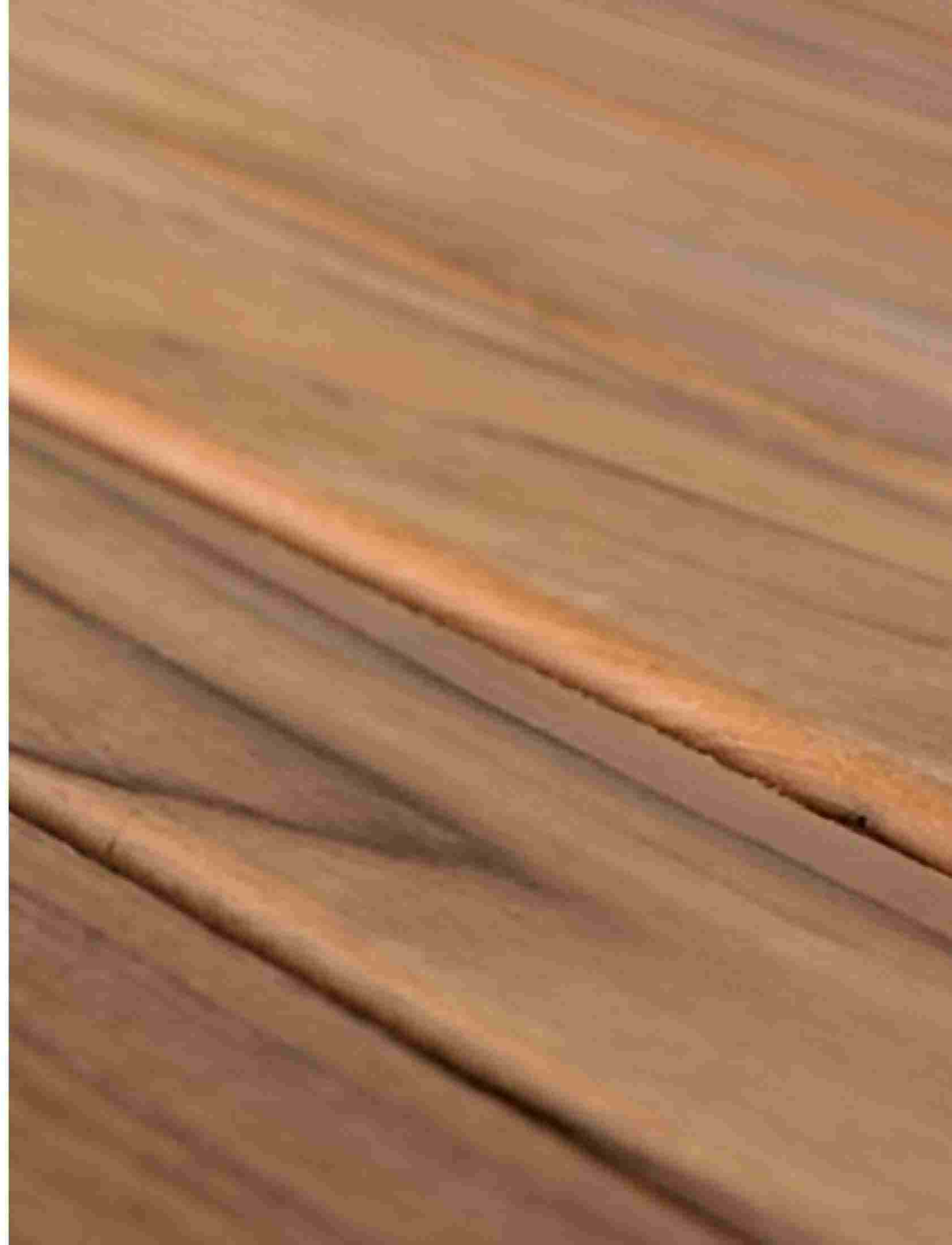






EXQUISITE WOODWORK

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.





THE CORRIDORS

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. 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.

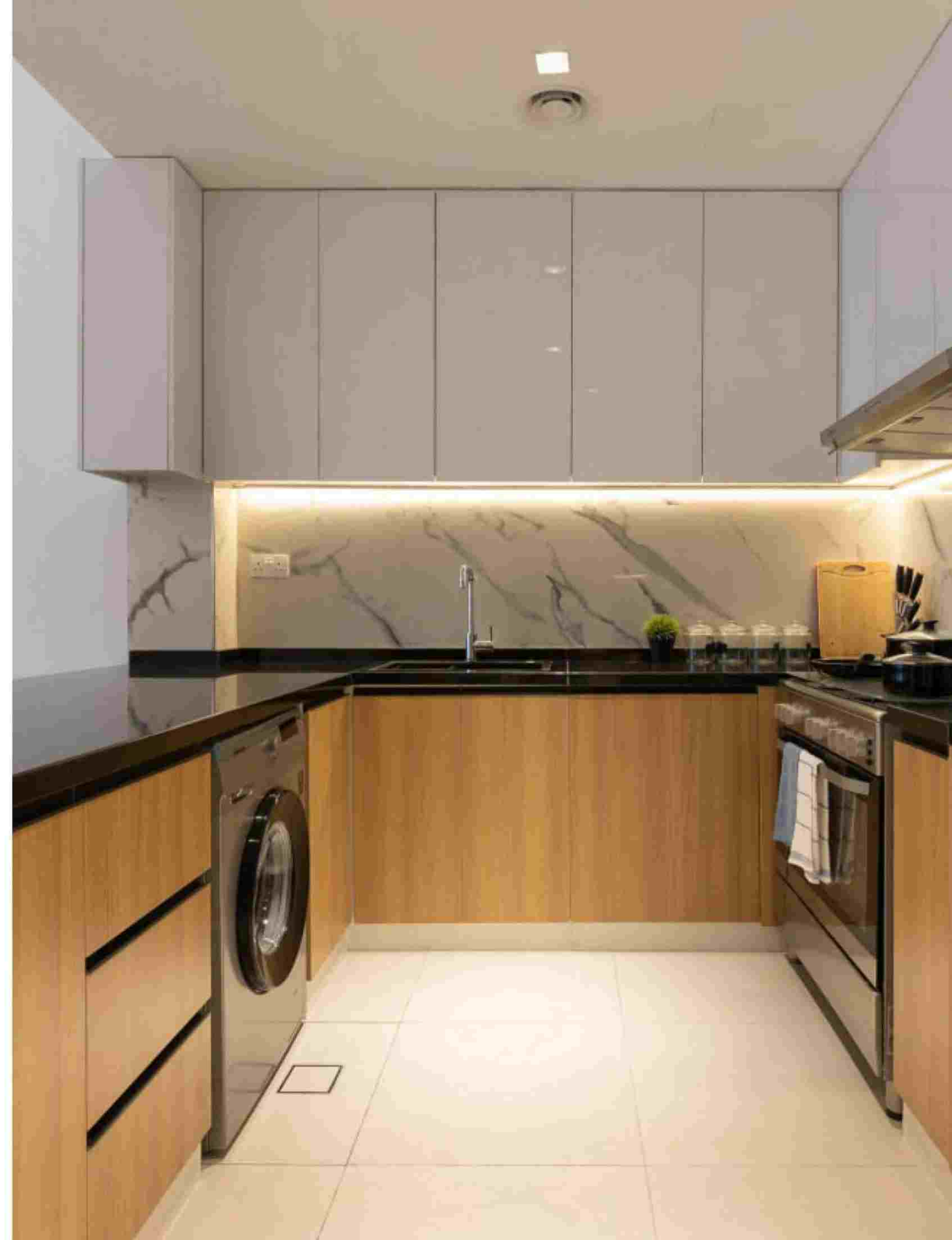


THE KITCHEN

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





SMART A/C

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.









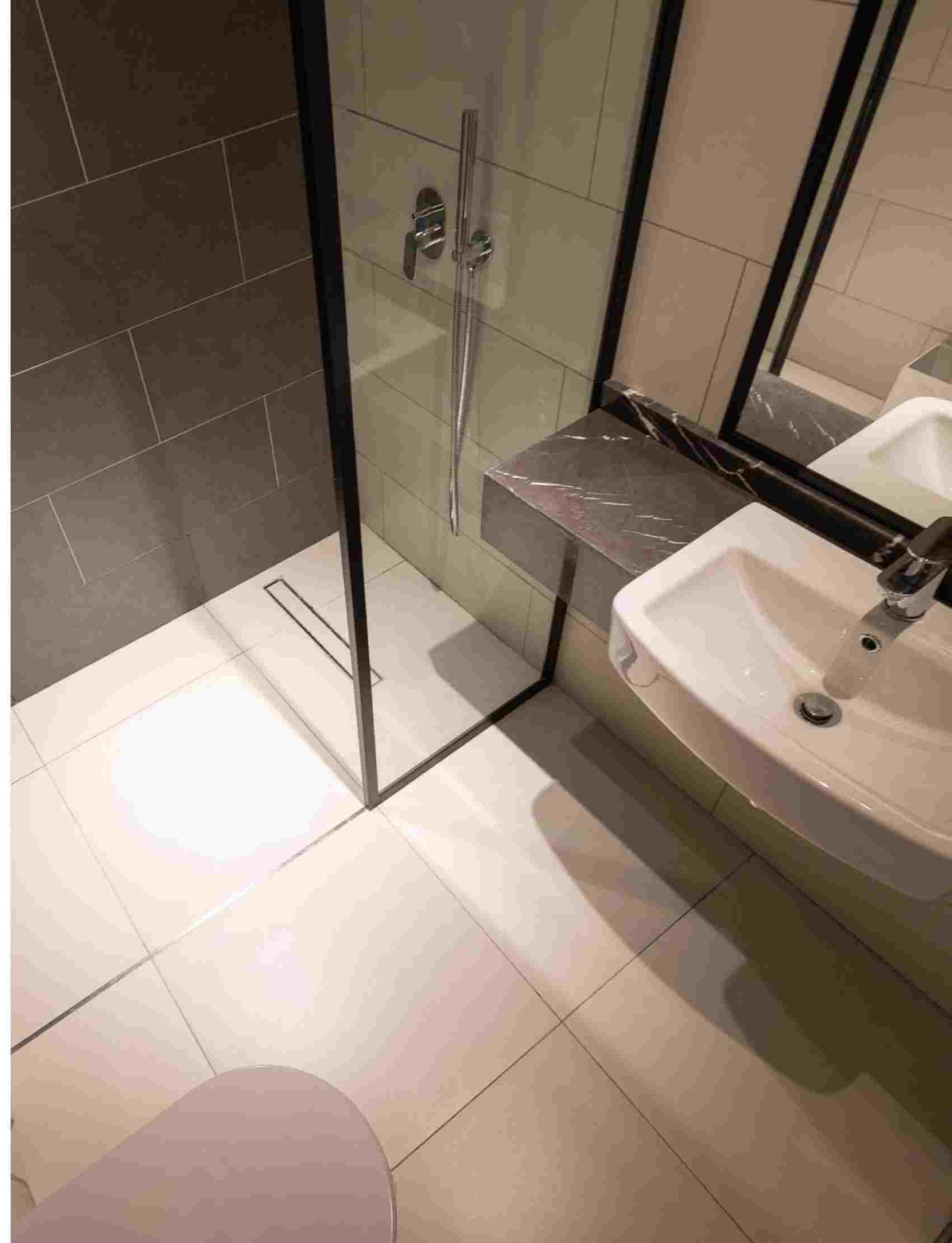
SWITCHES

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. Smart switches provide residents with automation and remote control capabilities, style and within the enhancing functionality development.



THE BATHROOM

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.





SANITARYWARE

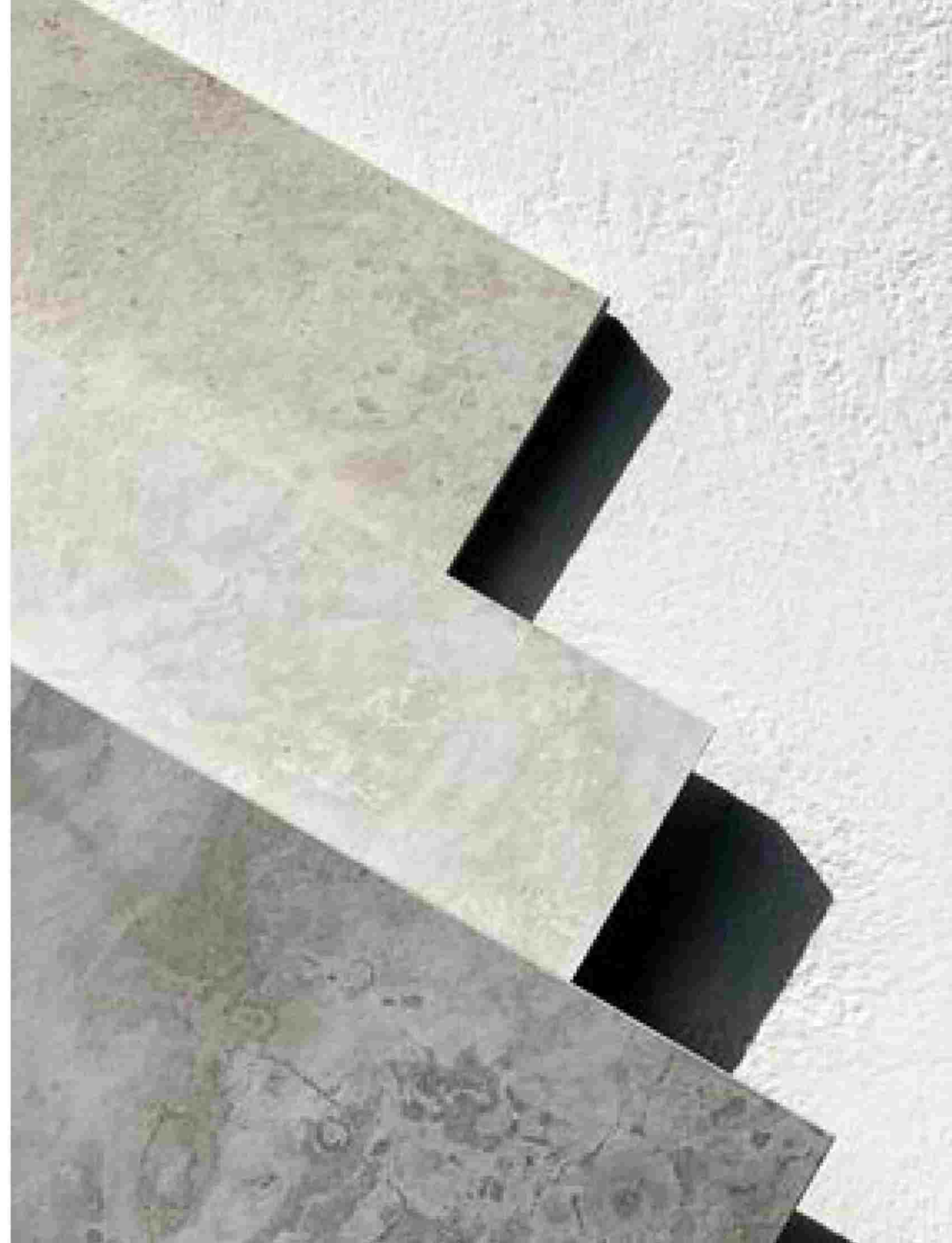
The residential complex Confident Lancaster is distinguished by the choice of high-quality plumbing from Bagno Design. Bagno Design's reputation for high quality workmanship and attention to aesthetics. Their carefully crafted plumbing ensures durability, while a wide range of design options allows residents to personalize their bathrooms, creating an unsurpassed spa atmosphere in this exceptional residential complex.

BAGNODESIGN



TILES

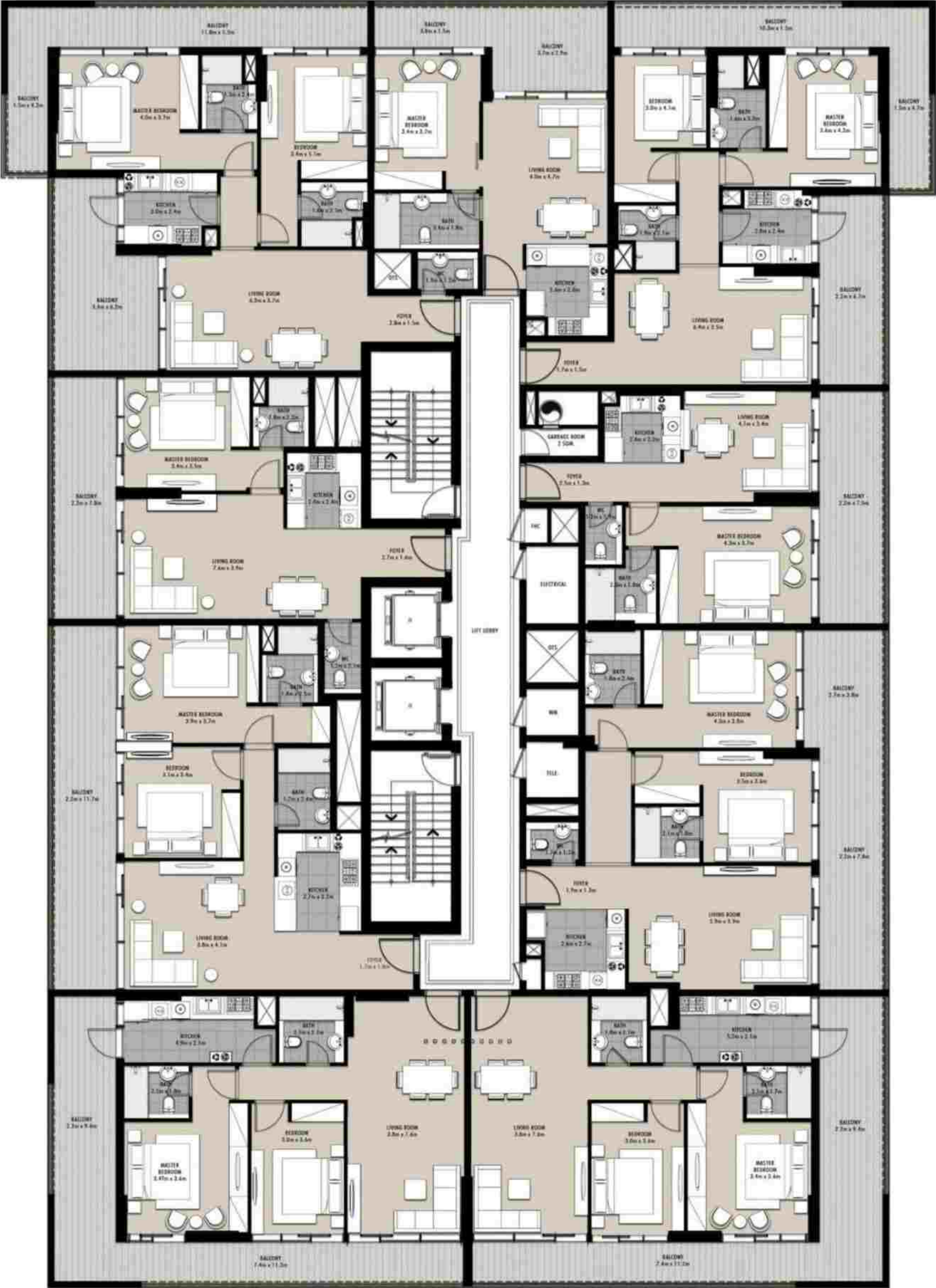
The Confident Lancaster residential complex features RAK ceramic and granite tiles, known for their durability and aesthetic diversity, made to order, while Granito adds a touch of uniqueness with its versatile and stylish solutions, improving the interior space of the complex with a combination of enduring beauty and functionality.



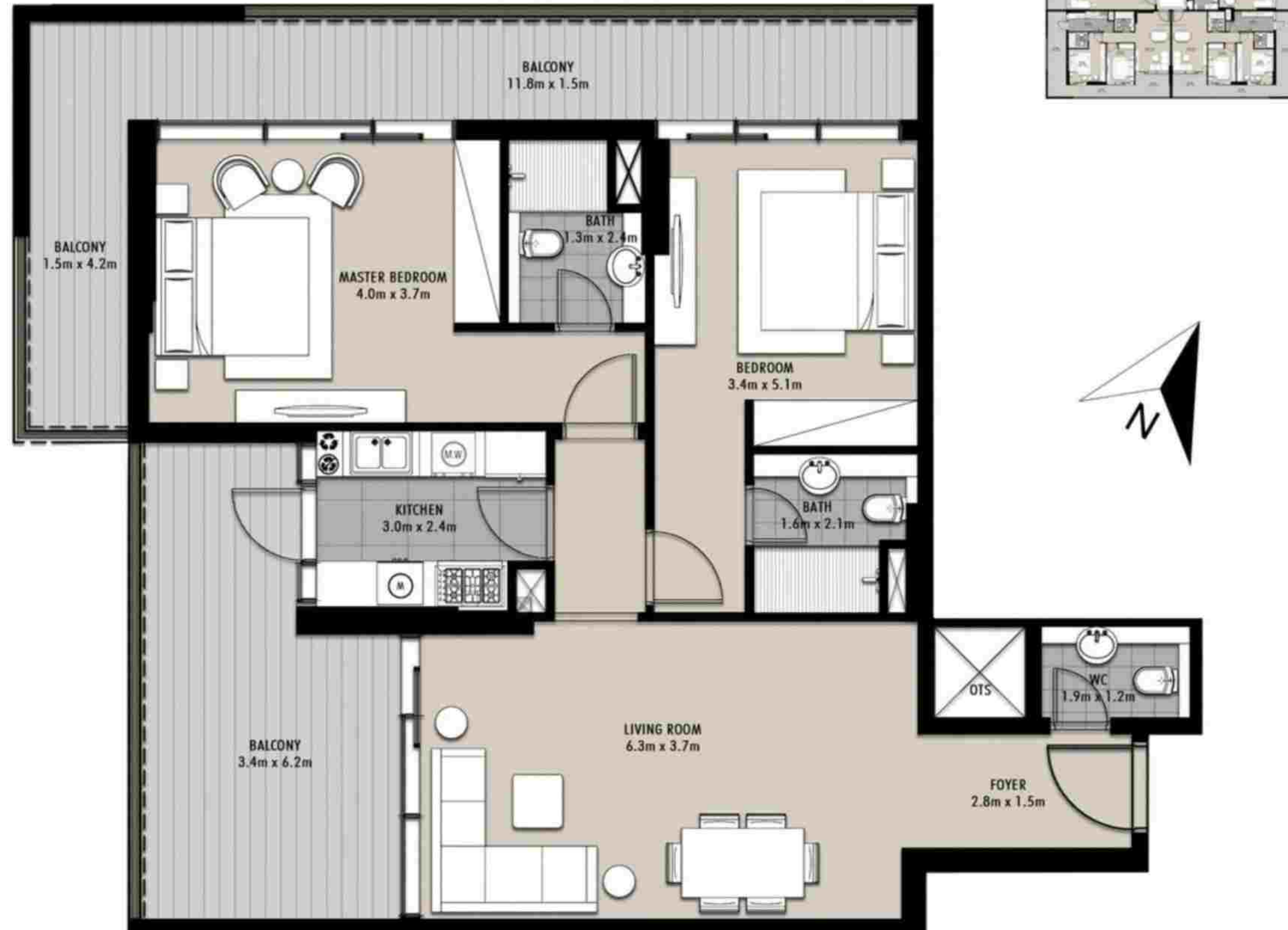
A detailed architectural floor plan is spread across a white surface. The plan features various rooms, corridors, and structural elements, with labels such as 'Bathroom', 'Kitchen', and 'Living Room'. A black pen lies diagonally across the upper right portion of the plan. A long, thin ruler is positioned horizontally across the middle left. In the bottom right corner, a pair of compasses and a pencil are visible. A roll of white paper is partially unrolled in the bottom left. The overall scene is brightly lit, with soft shadows.

FLOOR PLANS





FLOOR PLAN



Unit Size - 1482.08 Sqft

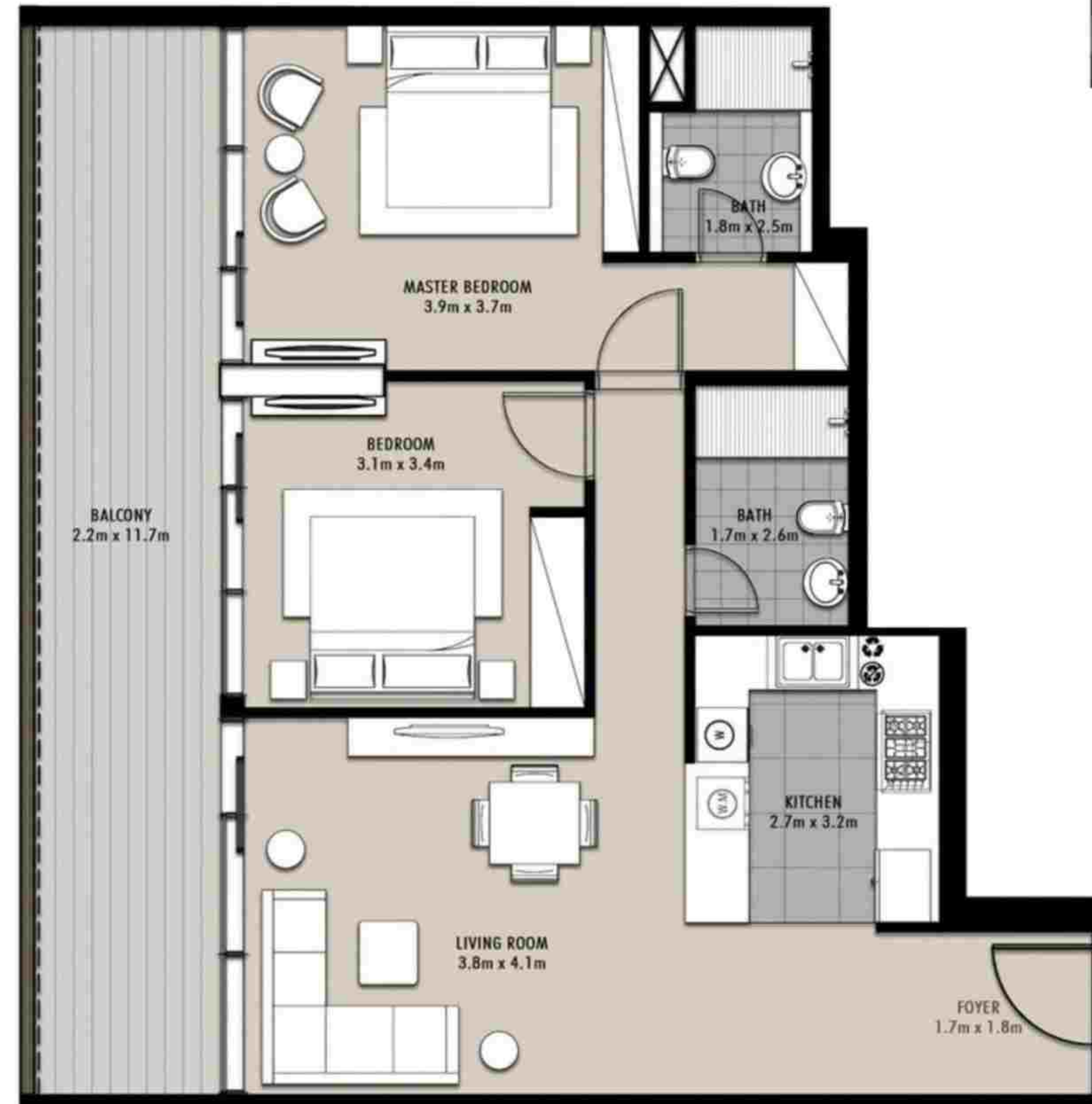
Internal - 1011.05 sqft Balcony - 471.03 sqft

TYPE 02



Unit Size - 916.33 Sqft

Internal - 727.32 sqft Balcony - 189.01 sqft



Unit Size - 1255.83 Sqft

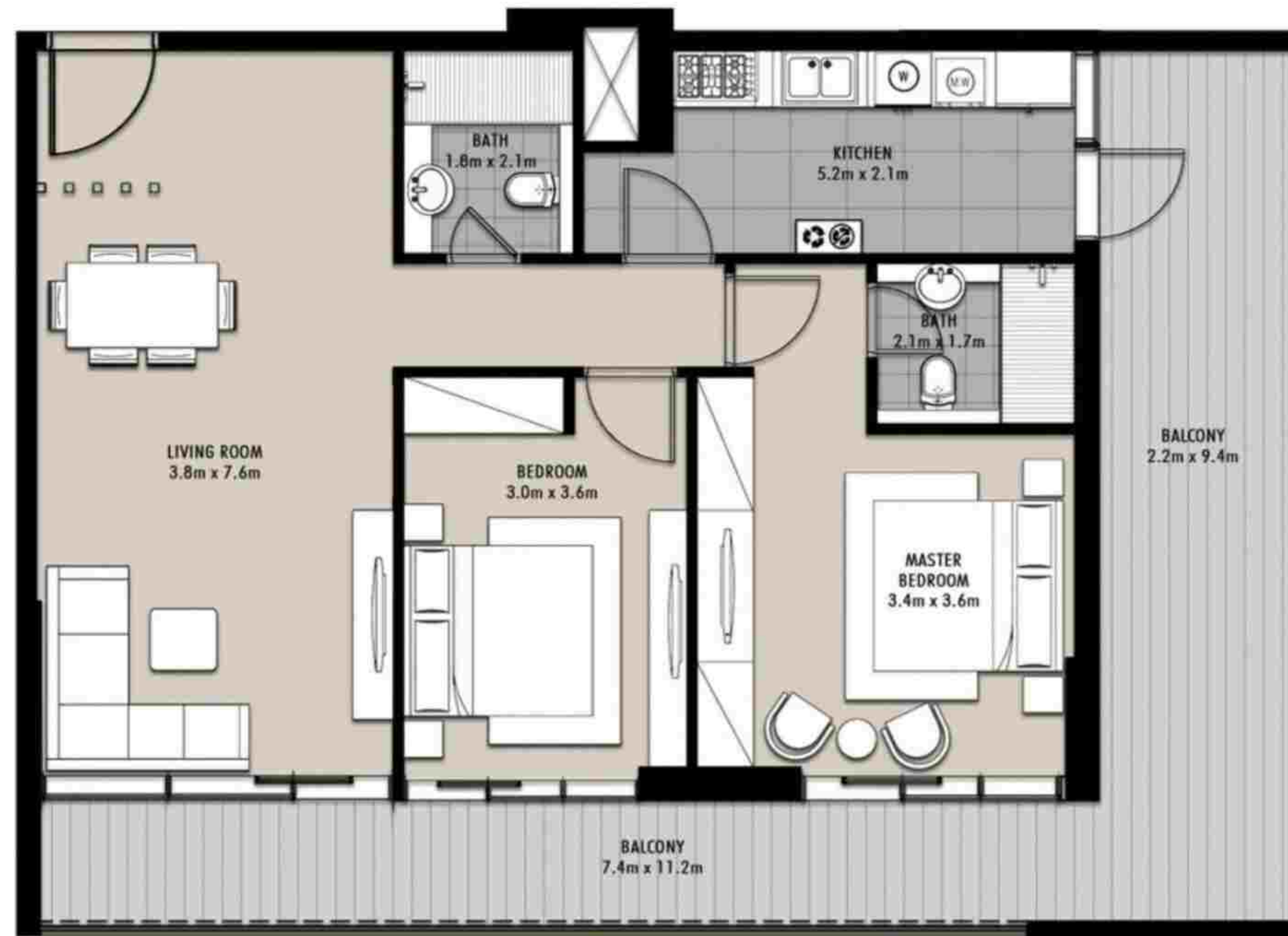
Internal - 973.38 sqft Balcony - 282.45 sqft

TYPE 04



Unit Size - 1349.47 Sqft

Internal - 939.44 sqft Balcony - 410.03 sqft



Unit Size - 1362.28 Sqft

Internal - 945.48 sqft Balcony - 416.80 sqft

TYPE 06



Unit Size - 1346.35 Sqft

Internal - 1038.29 sqft Balcony - 308.06 sqft



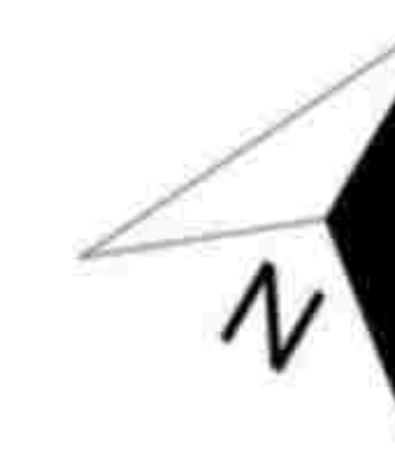
Unit Size - 824.41 Sqft

Internal - 636.90 sqft Balcony - 187.51 sqft



Unit Size - 1347.00 Sqft

Internal - 946.15 sqft Balcony - 400.85 sqft



Unit Size - 769.51 Sqft

Internal - 582.65 sqft Balcony - 186.86 sqft



CONFIDENT GROUP

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THANKS FOR WATCHING


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