

LUM1NAR TOWER2

Object 1



ABOUT JUMEIRAH VILLAGE TRIANGLE

Jumeirah Village Triangle (JVT) is a sustainable gated green freehold development offering a serene atmosphere. This peaceful suburban community is considered as one of the top family-friendly neighbourhoods in Dubai is situated on the northern side of Dubai. Designed to match the lifestyle of the residents that live there, with its harmonious blend of modern living and green spaces, represents a prime choice for those seeking a family-oriented, comfortable, and eco-friendly lifestyle in Dubai.

JVT was built around a beautiful lake and encompasses many walkways and paths to offer their residents spectacular views as they go for leisurely strolls or walks around the vicinity. It is a city on its own, offering its residents a thriving community filled with parks, schools and mosques.

The neighborhood is an ideal choice for property investors eyeing lucrative returns as well as residents seeking a tranquil living experience. This community is preferred mostly by families and individuals who are seeking a premium and exceptional lifestyle that renders ultimate satisfaction to your heart and mind.



LOCATION

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Jumeirah Village Triangle (JVT) located at the junction of Sheikh Mohammed Bin Zayed Road (E311) and Al Khail Road (E44), conveniently located near the coastal areas to Jumeirah Island, Palm Jumeirah, and Palm Jebel Ali. It Offers easy access to central locations within the emirate.

JVT is surrounded by other emerging neighborhoods like Jumeirah Village Circle, Motor City, Sports City, etc. and is just a few minutes away from JLT, Emirates Hills, Dubai Marina and JBR. It is 30 minutes from the Dubai International Airport and 15 minutes to the beach.



Emirates Hills

Jumeirah Village Triangle (JVT)

Jumierah Village Circle

LUM1NAR Tower

PALM JUMEIRAH

BUSINESS BAY

Al Khail Rd

Al Khail Rd

Sheikh Mohammed Bin Zayed Rd

Sheikh Mohammed Bin Zayed Rd

EXPO CITY DUBAI

LOCATION

Attractions

- Dubai Miracle Garden – **9 minutes**
- Motiongate Theme Park – **25 minutes**
- Legoland Dubai – **27 minutes**
- The Walk JBR – **20 minutes**
- Palm Jumeirah – **22 minutes**

Golf clubs

- Jumeirah Golf Estates Golf Course – **15 minutes**
- Montgomerie Golf Course – **17 minutes**

Kids

- Sunmarke School – **2 minutes**
- Arcadia School – **5 minutes**
- JSS International School – **12 minutes**
- GEMS Founders School – **18 minutes**

Malls

- Circle Mall – **15 minutes**
- City Centre Meaisem – **11 minutes**
- Dubai Hills Mall – **17 minutes**
- Mall of the Emirates – **15 minutes**

Hotels

- Novotel JVT – **2 minutes**
- Mövenpick Hotel JVT – **2 minutes**
- Aloft Me'aisam – **15 minutes**
- FIVE Jumeirah Village Hotel – **15 minutes**



LIVING IN JVT

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Strategic Location

Easy commuting to other parts of Dubai due to proximity to major highways

Education

Living in JVT is made even more appealing with the presence of reputable nurseries and schools such as Jumeirah International Nursery and Kids Kingdom Nursery School for young children, as well as Sunmarke School and Arcadia School for those seeking primary education.

Upcoming Shopping Centre

JVT residents can anticipate the upcoming launch of Al Khail Avenue, a highly anticipated shopping center featuring popular brands, supermarkets, movie theaters, restaurants, hotels, and more.

Entertainment

The community members can also head to the shopping and entertainment hub City Centre Me'aisem in the neighbouring community of Dubai Production City for premium dining, retail and leisure options.

Plethora of Property Options

JVT offers diverse accommodation options, including villas, apartments, and townhouses.

Amenities and Environment

JVT features abundant amenities, including parks, walking paths, and sports courts, catering to both nature enthusiasts and those leading an active lifestyle

Healthcare

The location of the area allows its residents to reach a few of the best hospitals in the city in a matter of minutes. The closest hospitals near Jumeirah Village Triangle include NMC Royal Hospital in Dubai Investments Park, Saudi German Hospital in Al Barsha and Al Zahra Hospital.

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District 2, Jumeirah Village Triangle

Building configuration:

G+5P+19

Anticipated Handover: Q4 2026

Anticipated Service Charge: AED 15/Sq.Ft.

UNIT TYPES

1 BEDROOM	1.5 BEDROOM	2.5 BEDROOM	TOTAL
111	18	38	167

Welcome to LUM1NAR Tower 2 where every corner is infused with an enchanting ambiance, inviting you into a world of timeless elegance and modern allure.

Matte glass panels, softly lit from within, welcome you with a shimmering embrace blending the warmth of wood with the bold sophistication of dark accents.



Throughout the space, playful lights dance, casting intricate patterns and creating a sense of magic. Intricate lighting fixtures add a touch of whimsy, transporting you to a realm of limitless imagination.

Every corner of **LUM1NAR** is a testament to modern sophistication and enchantment. Welcome to your new home, where every moment is infused with wonder and beauty.

LUM1NAR TOWER2



AMENITIES

Lobby

The lobby with 24/7 concierge service, warmly welcomes residents and their guests with an interplay of light, the perfect blend of relaxation and socialization.

Kids Play Room

Ignite your child's imagination and creativity in our vibrant kids' playroom, where laughter echoes and friendships blossom amidst a world of interactive games and whimsical adventures.

Swimming Pool

Dive into luxury and relaxation in our outdoor swimming pool with poolside sun loungers, where azure waters meet sun-kissed serenity.

Outdoor Kids Play Area

Outdoor play area with just enough play elements to keep children busy and enough space to let them create their own worlds.

Kids Swimming Pool

Splash into endless fun and safety for your little ones in our dedicated kids' swimming pool, designed for joy-filled aquatic adventures.

Gym

Elevate your fitness routine with our state-of-the-art sports equipment, set against a backdrop of stunning city views, energizing residents for another productive day ahead.

AMENITIES



Outdoor Yoga Lounge

Find tranquility amidst nature's embrace in our outdoor yoga lounge, where serenity and rejuvenation intertwine beneath the open sky, inviting residents to harmonize mind, body, and spirit.



Clubhouse

A great place for socializing, playing games, and relishing the vibrant community of the LUM1NAR Tower 1



Outdoor Lounge

Unwind in style amidst the natural beauty of our outdoor lounge, where comfort meets tranquility, offering residents a serene retreat to relax and socialize.



Sauna

Experience ultimate relaxation and wellness in our sauna, a haven of soothing heat and rejuvenation where stresses melt away, leaving you refreshed and revitalized.



Prayer Rooms

LUM1NAR Tower 1 features prayer rooms, providing residents with a tranquil space for reflection and worship.



Outdoor Dining

Experience al fresco dining at its finest in our outdoor dining area, where delectable cuisine meets breathtaking views, creating the perfect setting for memorable meals under the open sky.



Gaming Room

Immerse yourself in a world of entertainment and excitement in our gaming room: PlayStation, VR, big-screen TV, where endless fun awaits with a variety of interactive experiences for residents to enjoy.



Outdoor BBQ & Kitchen

Savor the taste of outdoor living in our BBQ & kitchen area, where the aroma of grilled delicacies mingles with the joy of communal dining, creating unforgettable moments under the open sky.

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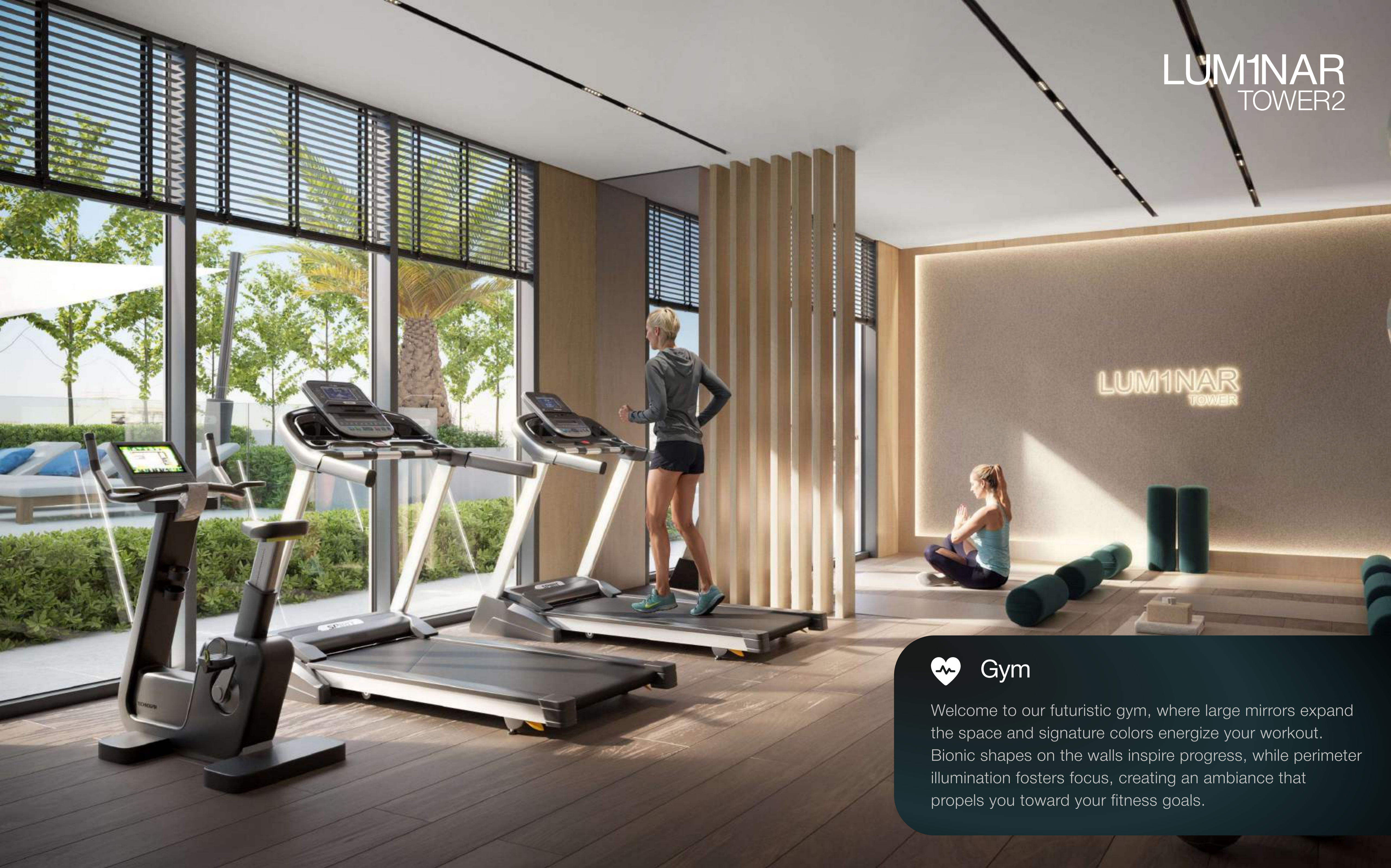


Outdoor Kids Play Area



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Gym

Welcome to our futuristic gym, where large mirrors expand the space and signature colors energize your workout. Bionic shapes on the walls inspire progress, while perimeter illumination fosters focus, creating an ambiance that propels you toward your fitness goals.

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 Gaming Room





★ Kids Play Room

Welcome to our vibrant kids' play area, where light dances through milled panels and signature backlights add color. Tree-inspired seating and built-in poufs invite playful exploration, ensuring endless fun for every child.

SMART HOME SYSTEM

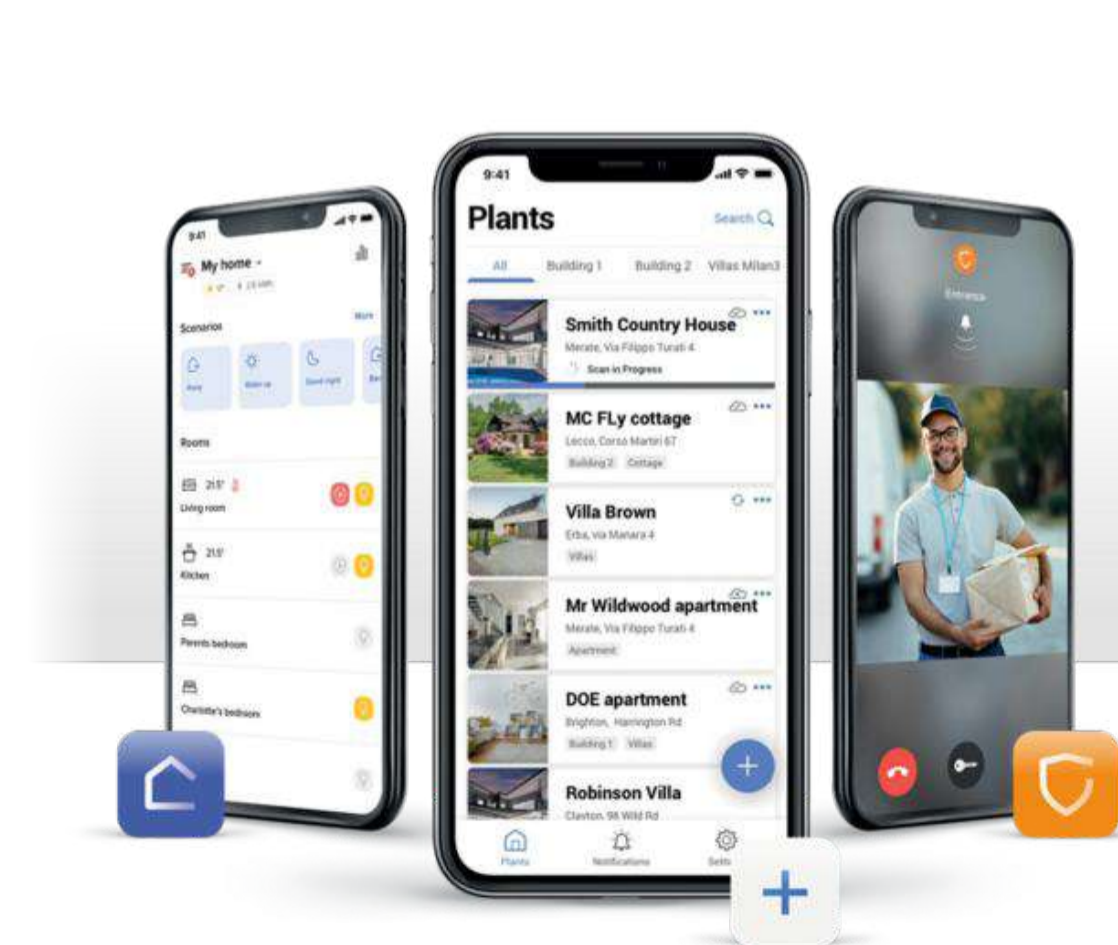
With the growth of digital technology, our daily lives and constantly evolving, just like our relationship to our habitat. Proliferation of connected devices, ageing population, energy savings or new ways of working from home: all of these factors are gradually being incorporated into our interiors.

Smart Lock

Change the way you access your home forever, by unlocking your door with a smartphone or smartwatch. Take advantage of keyless access permissions for your family members, friends, and other services. Stay in control of your property with three tiers of virtual keys and rely on the smart lock's history feature to monitor who enters and leaves.

Home Automation controls

Control light levels, play music, set the temperature or control your home security with radiant Home automation solutions.



MyHOME+
becomes even smarter



PERFECTING THE AIR WITH DAIKIN

Daikin is a world-leading air conditioning manufacturer with a noble mission: Perfecting the Air.

Daikin air conditioning systems offer superior performance, energy-efficiency, and comfort in stylish solutions conforming to all interior spaces and lifestyles. It utilizes Daikin technology for lower costs and environmental impact.

Daikin ventilation systems are designed to maintain indoor air quality by providing sufficient levels of fresh outdoor air and humidity control.

HEAT PUMP

Absorbing and moving heat from the air

1

INVERTER

Contributes to greater energy savings and comfort

2

REFRIGERANT CONTROL

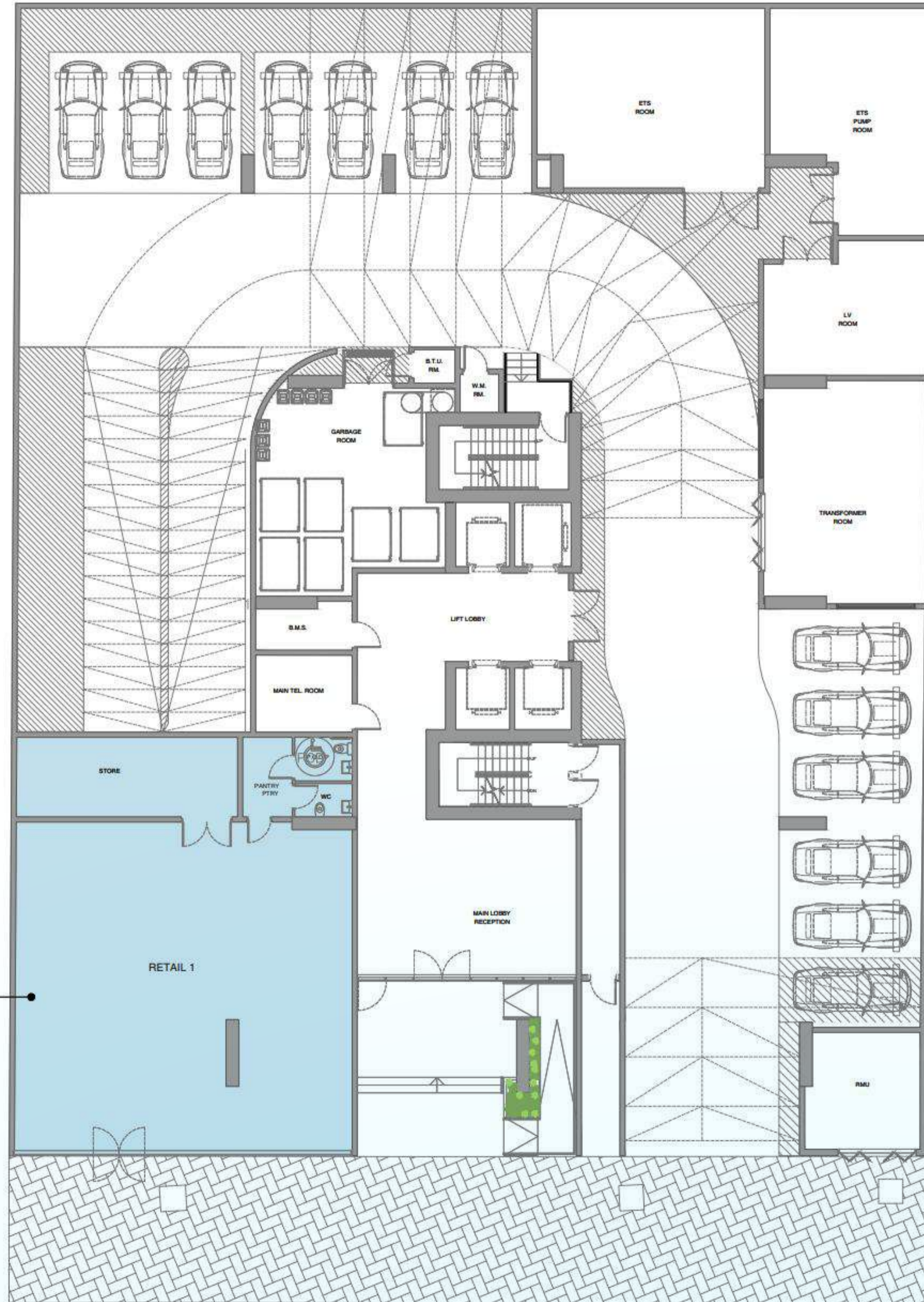
Efficient heat transport

3

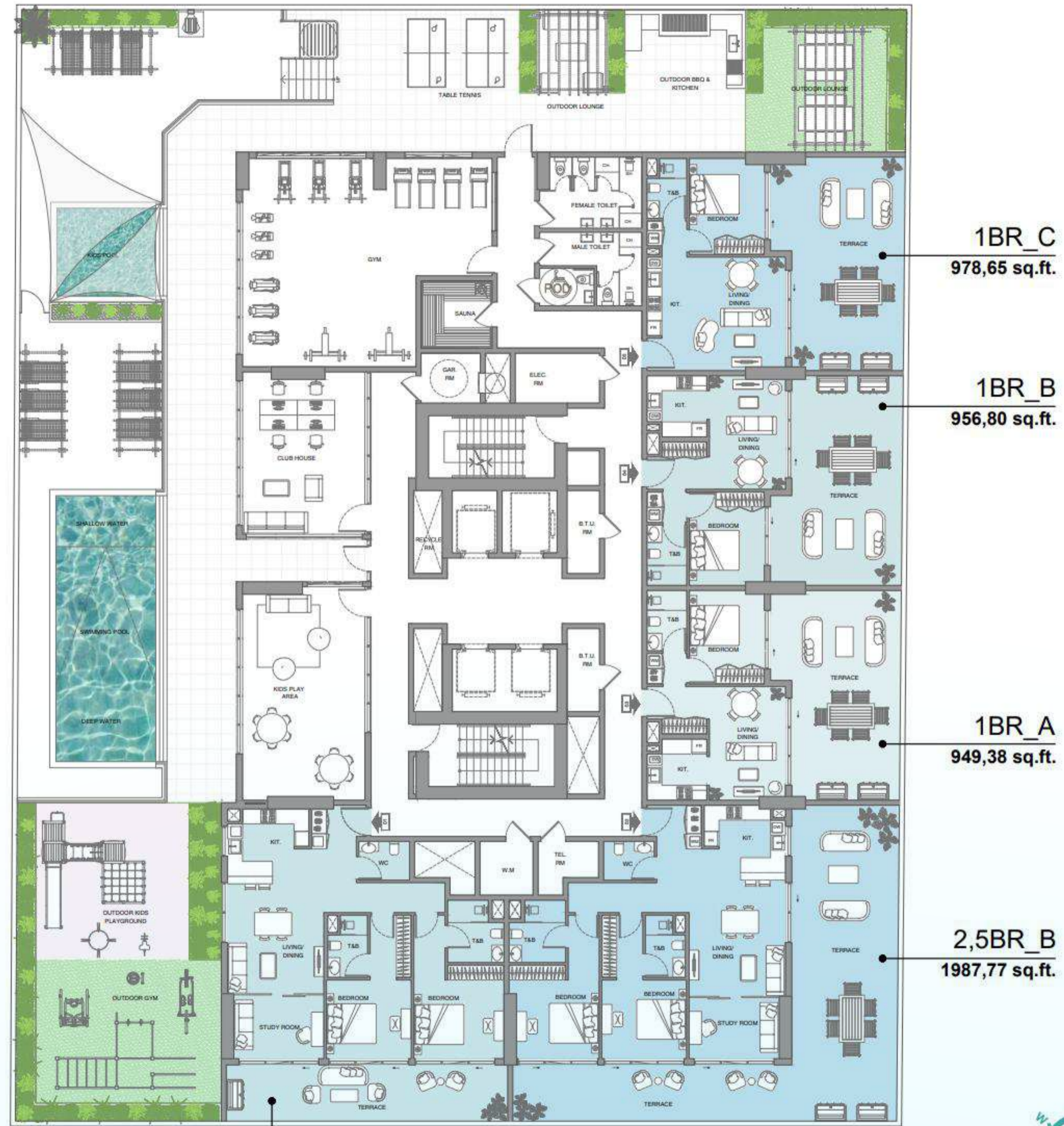


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RETAIL_1
2345,46 sq.ft.



GROUND FLOOR



POOL, JVT COMMUNITY VIEWS

JVT COMMUNITY, NOVOTEL JVT VIEWS



2,5BR_A
1381,66 sq.ft.

JUMEIRAH GOLF ESTATES, DUBAI PRODUCTION CITY,
SHEIKH MOHAMMED BIN ZAYED ROAD (E311) VIEWS

FIRST FLOOR PLAN

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DUBAI MARINA, JUMEIRAH ISLANDS,
JVT COMMUNITY PARK VIEWS

1,5BR_A
912,67 sq.ft.

1BR_G
647,56 sq.ft.

1BR_F
633,13 sq.ft.

1BR_H
599,98 sq.ft.

1BR_E
581,04 sq.ft.

1BR_I
599,98 sq.ft.

1BR_D
581,04 sq.ft.

2,5BR_C
1270,89 sq.ft.

2,5BR_D
1261,96 sq.ft.

POOL, JVT COMMUNITY
VIEWS

JVT COMMUNITY,
NOVOTEL JVT VIEWS

JUMEIRAH GOLF ESTATES, DUBAI PRODUCTION CITY, SHEIKH MOHAMMED BIN ZAYED ROAD (E311) VIEWS



TYPICAL FLOOR PLAN

FLOOR: 2ND-19TH

Apartments





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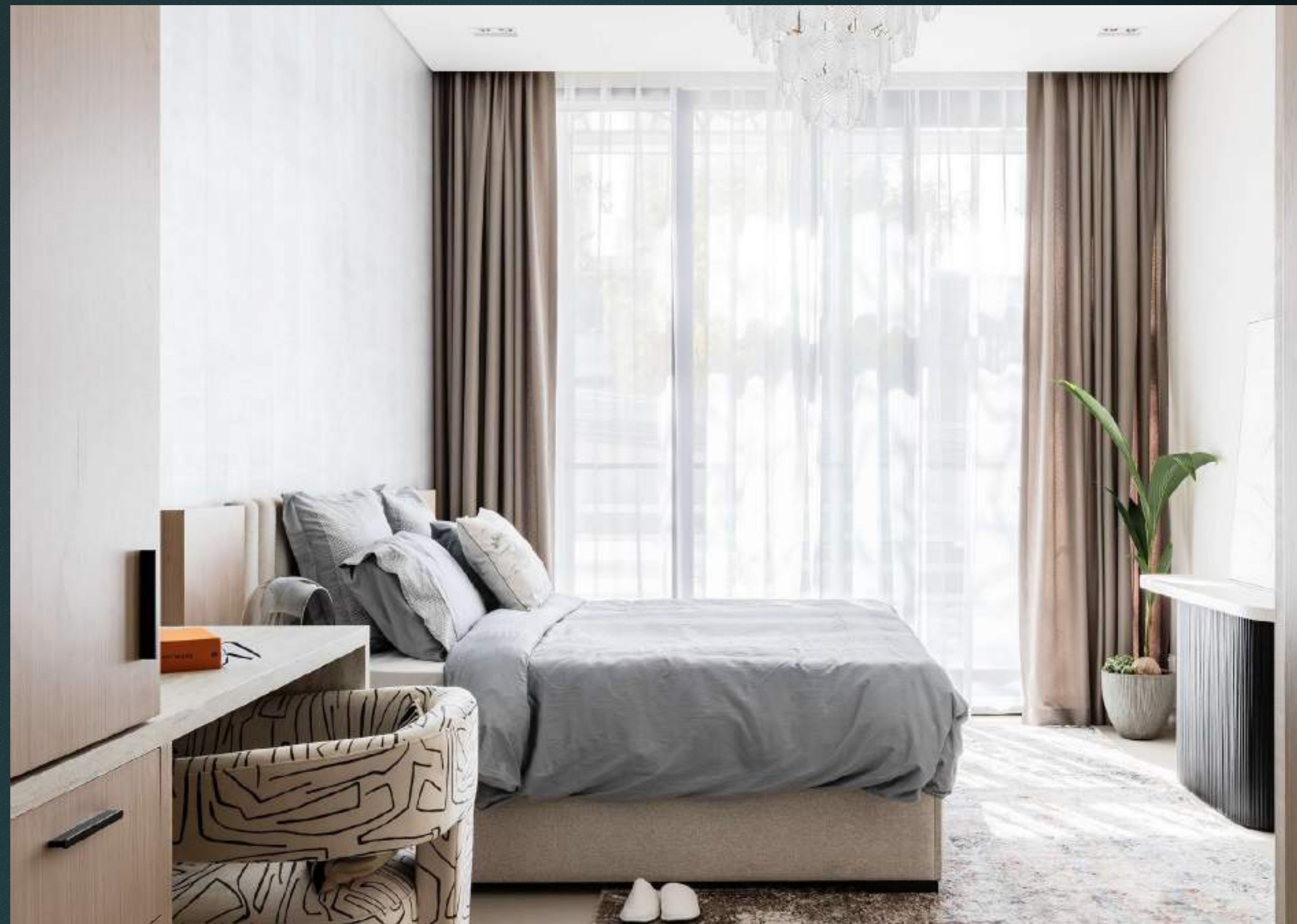
KITCHEN



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BATHROOM

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BEDROOM

DUBAI IS A RELIABLE CITY FOR INVESTMENT

Fastest growing country

In just 50 years, the United Arab Emirates has transformed from 7 poor emirates to one of the richest and fastest growing countries in the world, visited by millions of tourists every year

Growth Rate

Among all cities in the world, Dubai's growth rate is second only to China's Shanghai

GDP Growth

In 2022, the Arab Emirates' GDP grew to \$504 billion

Economy Prosperity

UAE Minister of Economy Abdullah bin Tuq Al Marri forecasts the country's economy to grow by 7% in 2023





DUBAI IS A RELIABLE CITY FOR INVESTMENT

Dubai is among the top cities with the lowest percentage of real estate bubble risk.

BENEFITS OF DUBAI

Exchange rate

For 25 years, the dirham exchange rate has been stable against the dollar at the level of 1\$ = 3.65 AED

Loyal Down payment

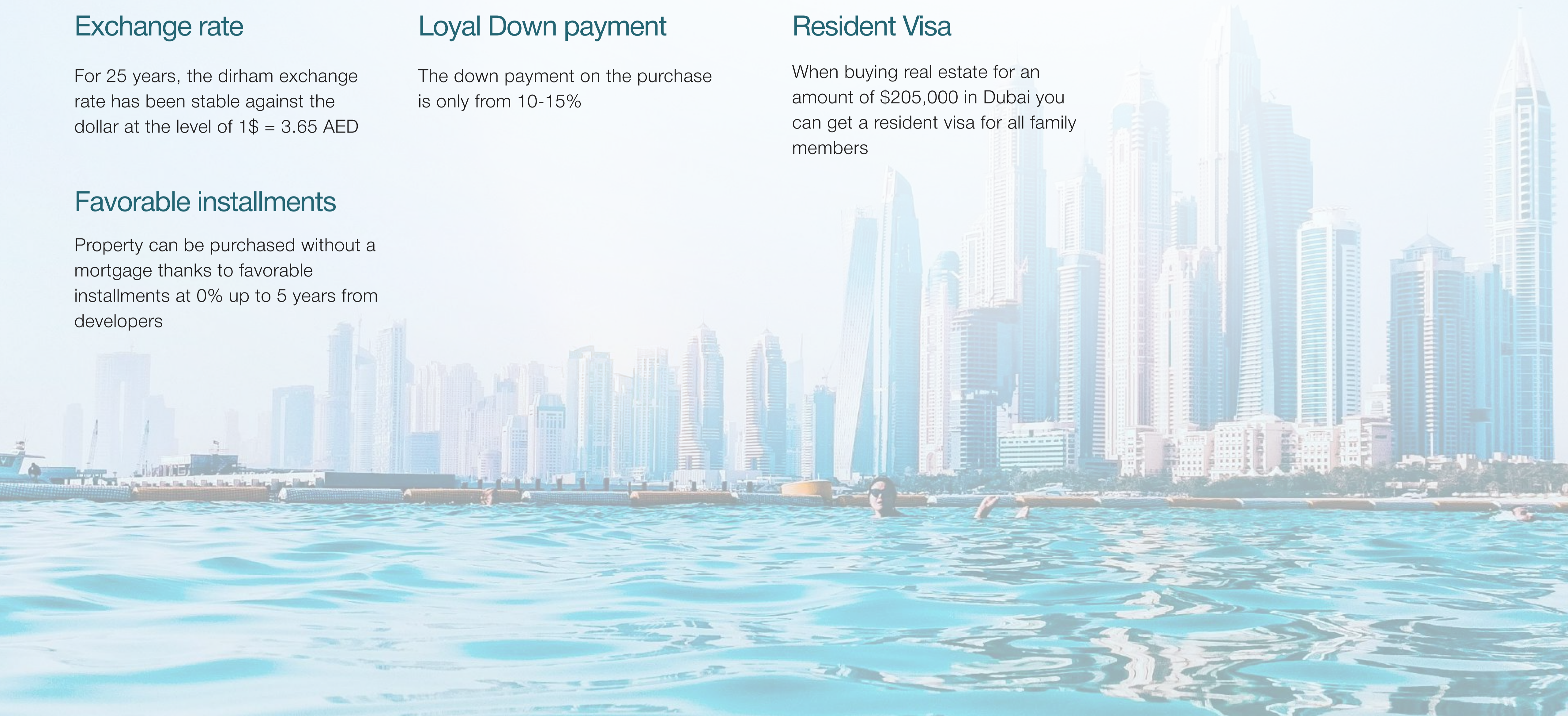
The down payment on the purchase is only from 10-15%

Resident Visa

When buying real estate for an amount of \$205,000 in Dubai you can get a resident visa for all family members

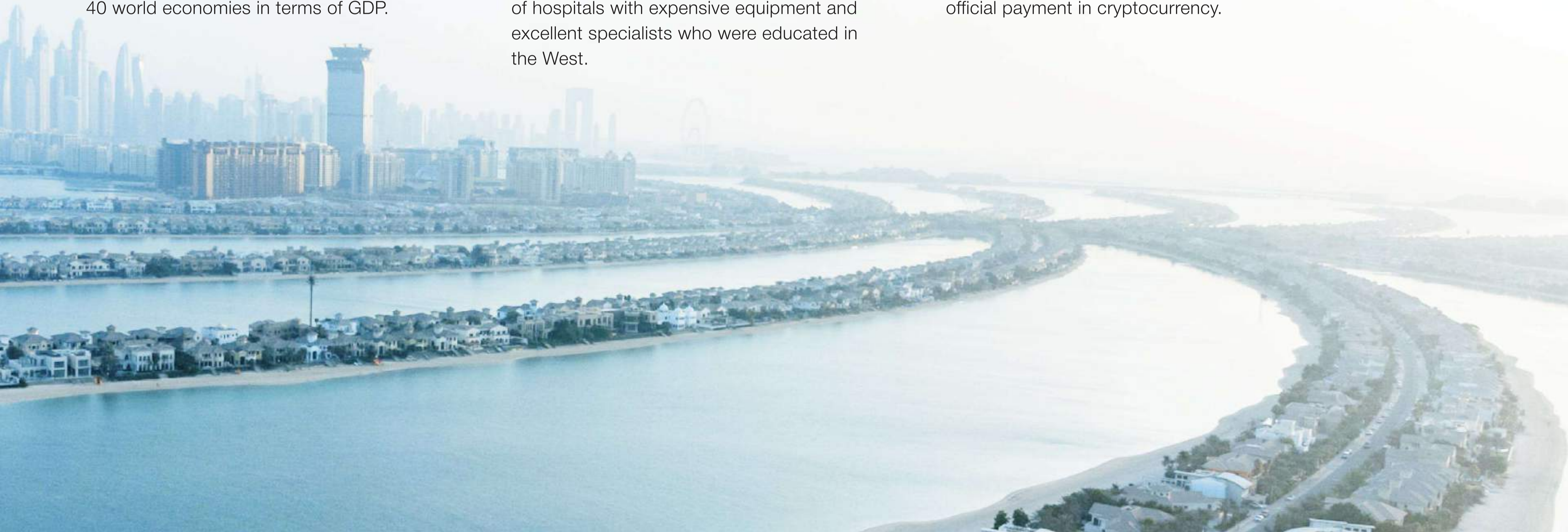
Favorable installments

Property can be purchased without a mortgage thanks to favorable installments at 0% up to 5 years from developers



BENEFITS OF DUBAI

- Dubai is ranked 11th safest in the world by Numbeo, with low crime rates and a high level of well-being.
- School education in the UAE is one of the most progressive in the world.
- According to the Urban Master Plan by 2040 Dubai should become the best place to live.
- The United Arab Emirates is among the top 40 world economies in terms of GDP.
- Excellent health care system with hundreds of hospitals with expensive equipment and excellent specialists who were educated in the West.
- Remote registration of transactions, official payment in cryptocurrency.



GOLDEN VISA

Investing in real estate over **\$545,000** you and your family receive a **10-year Gold Visa**, which provides a number of strong benefits:

- 1 Being in the country without restrictions
- 2 Opening a local bank account for international transactions
- 3 Medical care in the UAE's world clinics under insurance programs
- 4 Free to open and conduct business in the UAE
- 5 Ability to apply for a Schengen visa and a U.S. visa
- 6 Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries
- 7 Obtaining a local driving license, which is an international license

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