

# Luma Park Views

Premium Residential Apartments  
Jumeirah Village Circle, Dubai

a project by



**TOWNX**



# Exquisite tranquillity

Embrace the joy of unrushed mornings, sipping your favourite beverage on the balcony.

This is where cherished memories are made.

Find happiness in gracefully designed living areas, bathed in natural light, where each room reveals understated luxury—a place of peace from the bustling world outside.



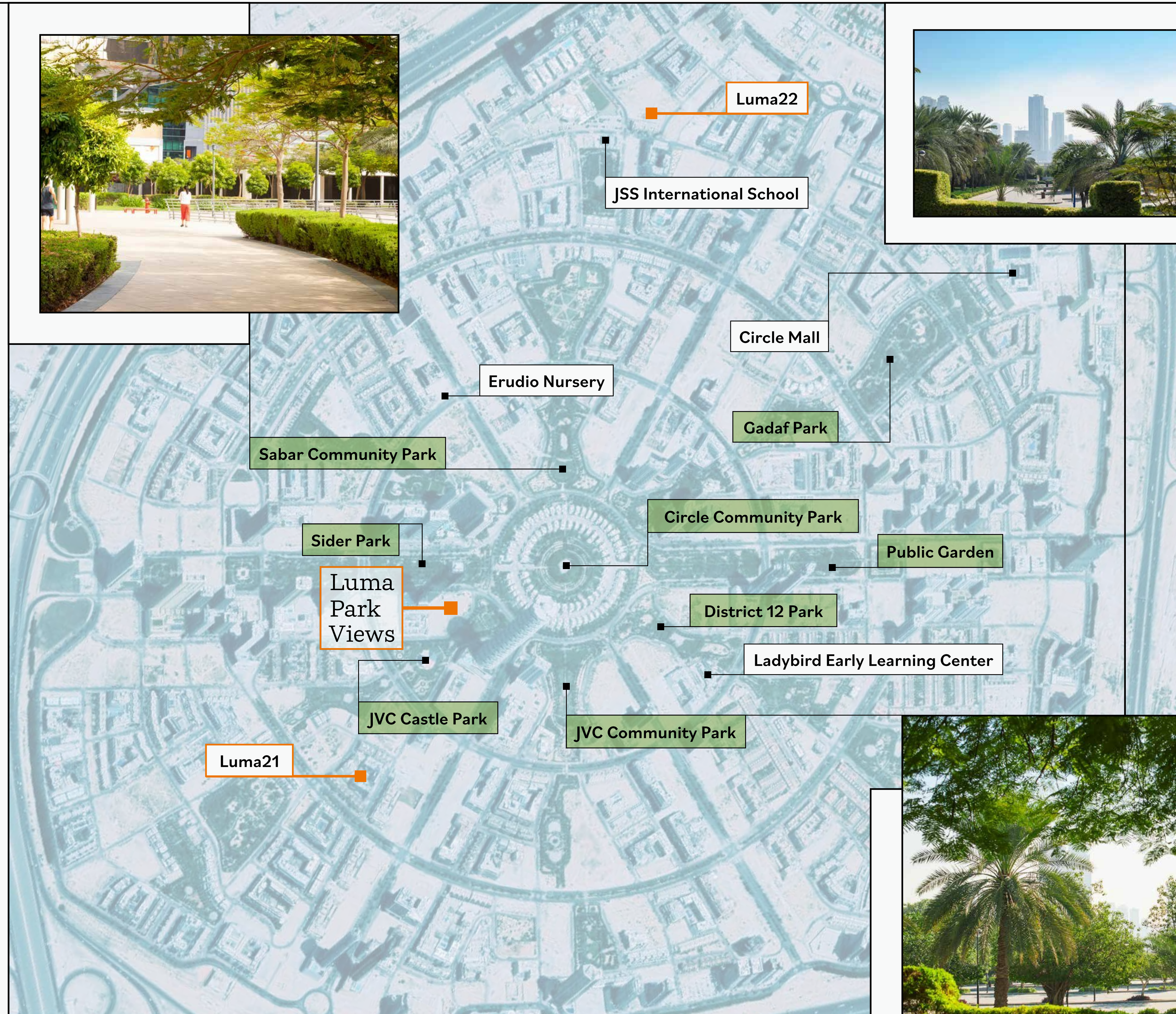
# Your green neighbourhood

Jumeirah Village Circle boasts abundant greenery and picturesque parks, making it a coveted amenity.

This offers a serene escape and provides an ideal setting for leisurely walks, picnics, and recreation.

The green landscapes create a harmonious blend of nature and modern living, with easy access to highways, schools, malls, entertainment venues, and sports facilities.

A perfect balance between urban convenience and a tranquil natural environment.



# Centrally located in Dubai

For frequent travelers, our location offers seamless connectivity to the world-class transportation hubs of Dubai International Airport and Al Maktoum International Airport.

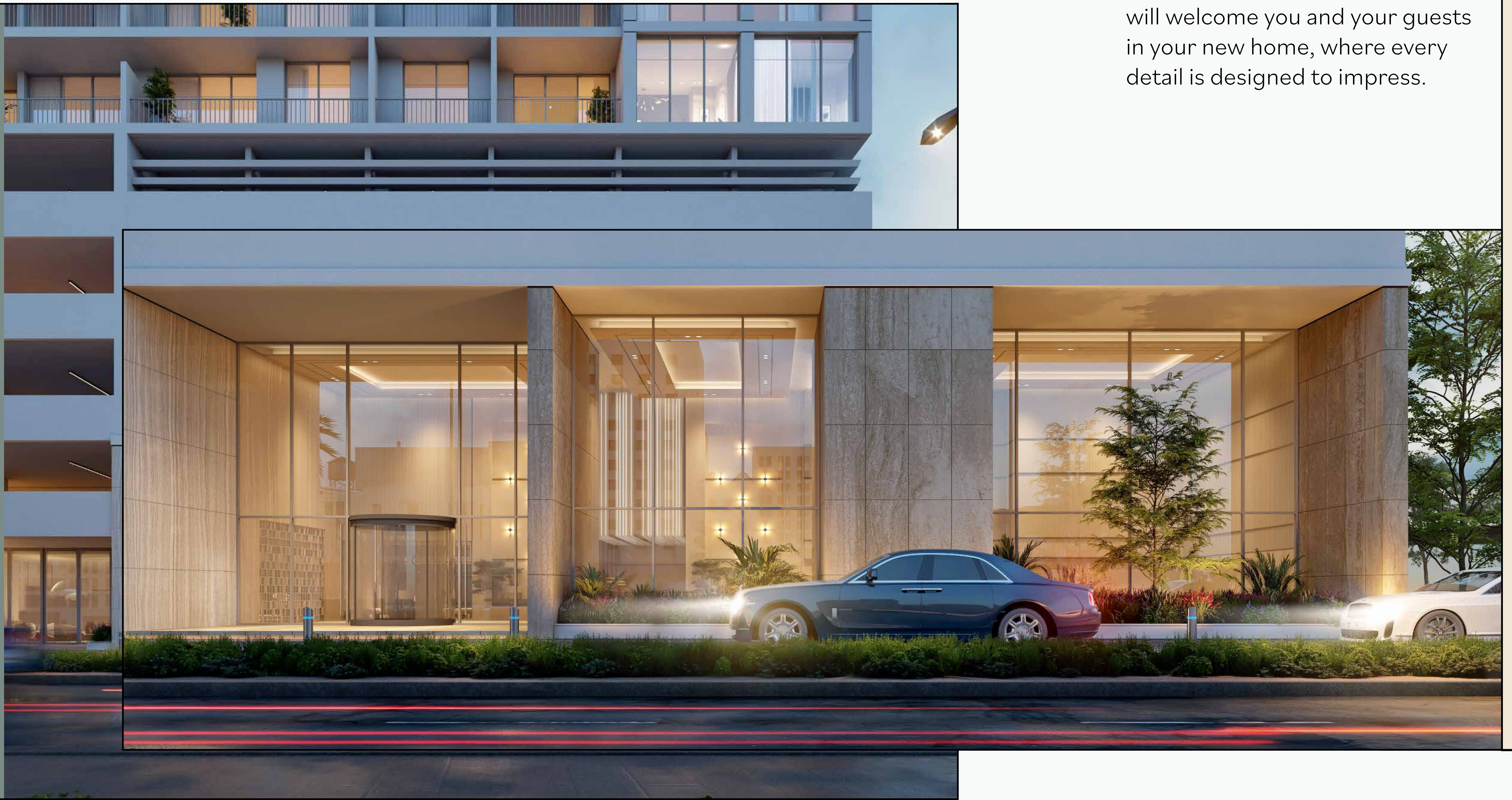
Discover the perfect balance of convenience and connectivity at **Luma Park Views**, where everything you need is within reach.



# Welcome in your new home

At **Luma Park Views**, comfort and happiness are part of the living experience from start to finish.

A double height grand entrance will welcome you and your guests in your new home, where every detail is designed to impress.

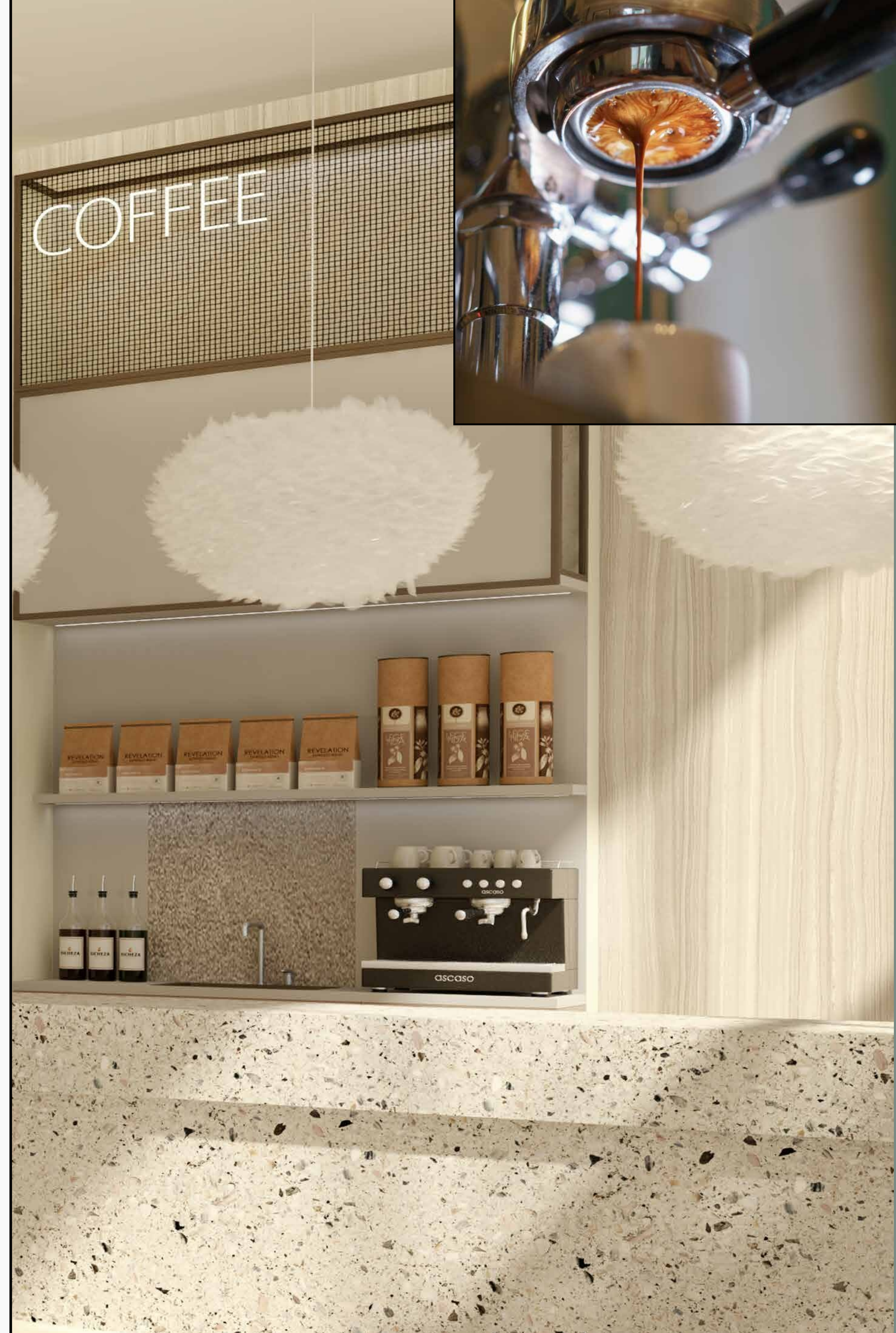


# The coffee shop

Introducing the Café Lobby.

Welcome to a realm where the scent of coffee lingers, where time pauses to honor the beauty of the moment.

A space that speaks to your heart and soul, leaving an indelible imprint on your journey through comfortable living.



# The gym

**Luma Park Views** takes the concept of a well-equipped gym to the next level by providing separate fitness facilities for men and women.

This ensures that tenants can embrace their fitness journeys in a comfortable and inclusive environment.

Whether one's goal is to sculpt muscles, or simply maintain a balanced lifestyle, these cutting-edge gyms provide the necessary resources and support to embark on a transformative fitness journey.



# Private oasis

Having a private garden as a common space in your building is a true privilege.

The garden's flourishing greenery creates a harmonious connection between the tenants and nature, offering an oasis right at your doorstep.

It serves as a rejuvenating retreat where residents can unwind, relax, and immerse themselves in the beauty of the natural world, fostering a sense of peace and well-being.



**Luma Park Views** offers a fantastic playground as one of its delightful features.

Located in the midst of the private garden, this delightful space is where children's laughter fills the air, fostering friendships that bring immeasurable happiness.

Here, the joys of a close-knit family and the magic of childhood are just a step away, inviting you to embrace a world of shared adventures.



# A joyful place

Signature  
*apartments*

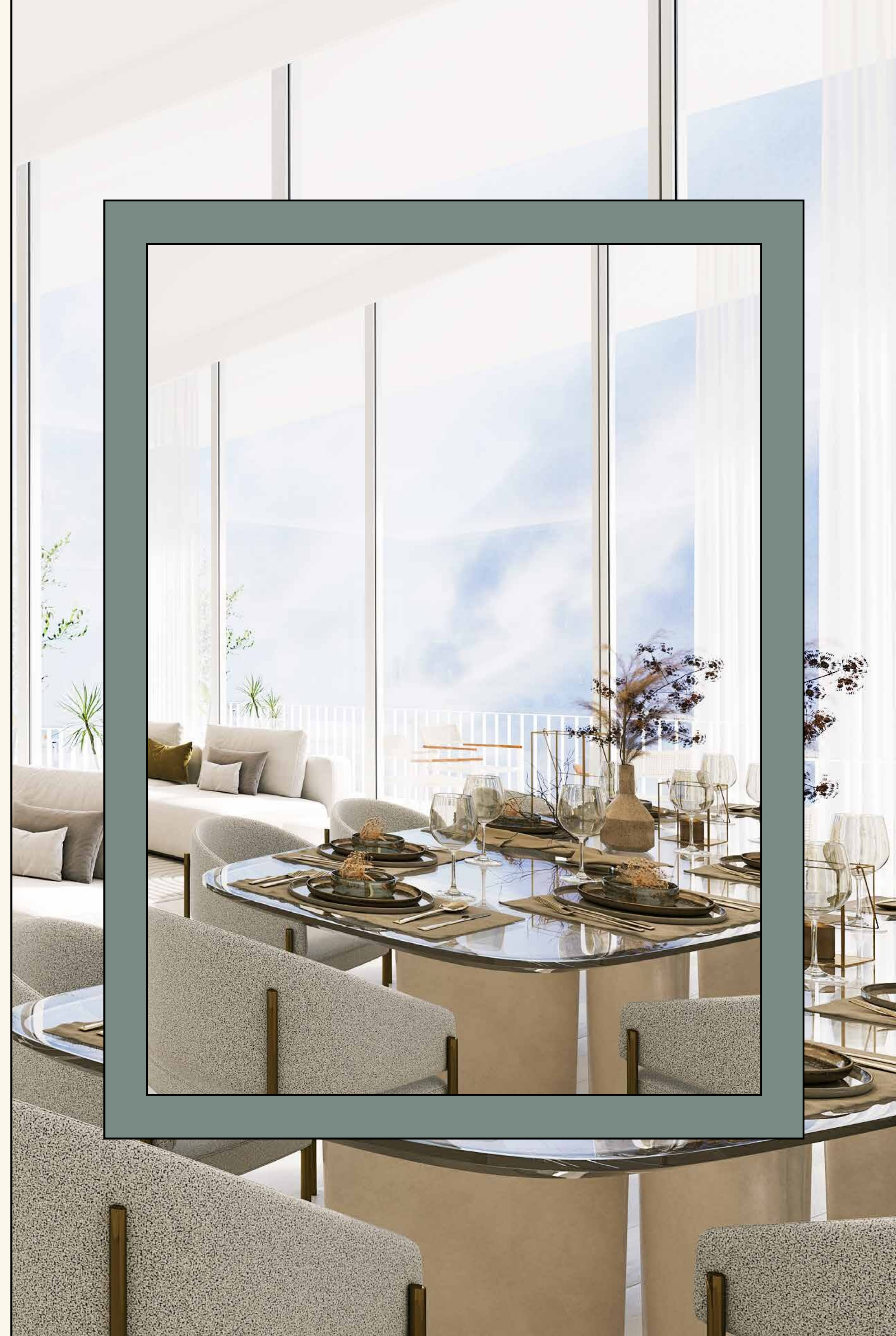
# A breathtaking view

As you settle in, surrounded by familiar treasures, you'll find solace in knowing that this space is more than just a residence—it's a reminder of the finest quality of premium living.

Attention to detail is the word.

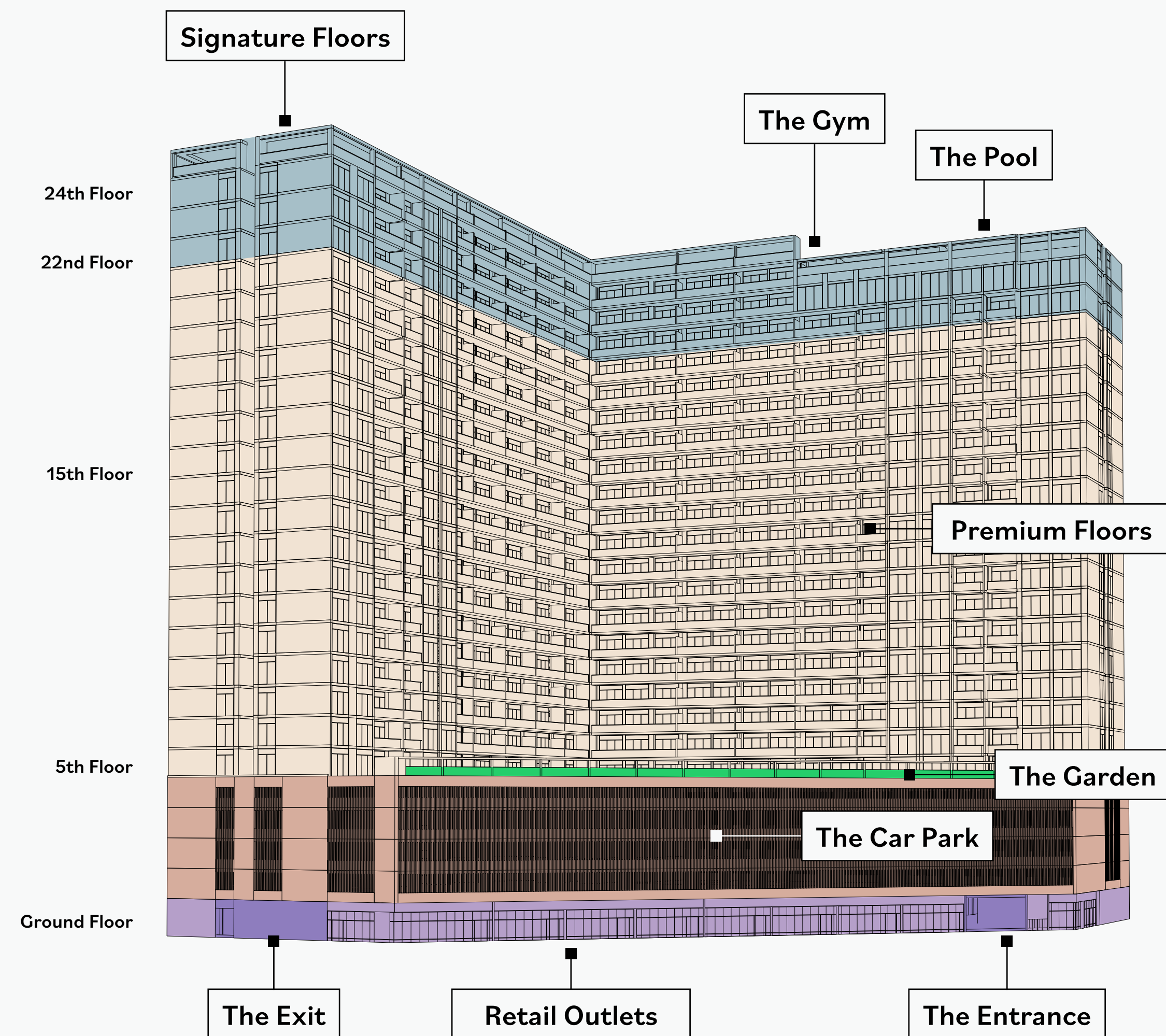
Step out onto the expansive balconies, and be captivated by the breathtaking landscape views that unfold before your eyes.

The stunning vistas serve as a daily reminder of the beauty that surrounds the exceptional signature apartments.



# Unmatched luxuries

Start a new fitness journey at your private gym, unwind by the sparkling pool, enjoy a meal at the cafe, and revel in the convenience of exclusive shopping experiences, all in one building - a vibrant community at your doorstep.



# Property details



**Luma Park Views** comprises of 25 floors and 7 apartment types – featuring 1, 2 and 3 Bedrooms with state-of-the-art amenities.

Each apartment type comes with a different layout options; including floor size, balconies and external views.

With its practical amenities and superior fixtures & fittings, each apartment is finished to a high-quality standard.



## Building Amenities

- Modern sustainable architecture designed by TownX design team
- Grand double height ground floor lobby
- Ground floor lobby lounge for convenience and meetings
- 24 Hour concierge
- Lobby HVAC integrated scent diffuser system
- Cafe/co-working space adjacent to the ground floor lobby (by third party)
- Commercial retail outlets at ground floor (by third party)

## Smart Technology & Security

- High speed elevators with advanced systems for enhanced travel experience
- Dedicated service elevator and service lobby with loading and unloading bay
- Restricted access in elevators to individual floors for extra safety and comfort of residents
- Video enabled access control for all residents
- Smart locks at all apartment entry doors accessible by digital keypad, fingerprint or key/fob
- CCTV coverage for all building entrances and common areas
- Dedicated control and security rooms
- Advanced building management and control system for enhanced building control and energy saving
- Advanced fresh air handling and ventilation systems with energy recovery
- Green building certified sustainable development
- Wifi internet connection in select common areas

# Property details

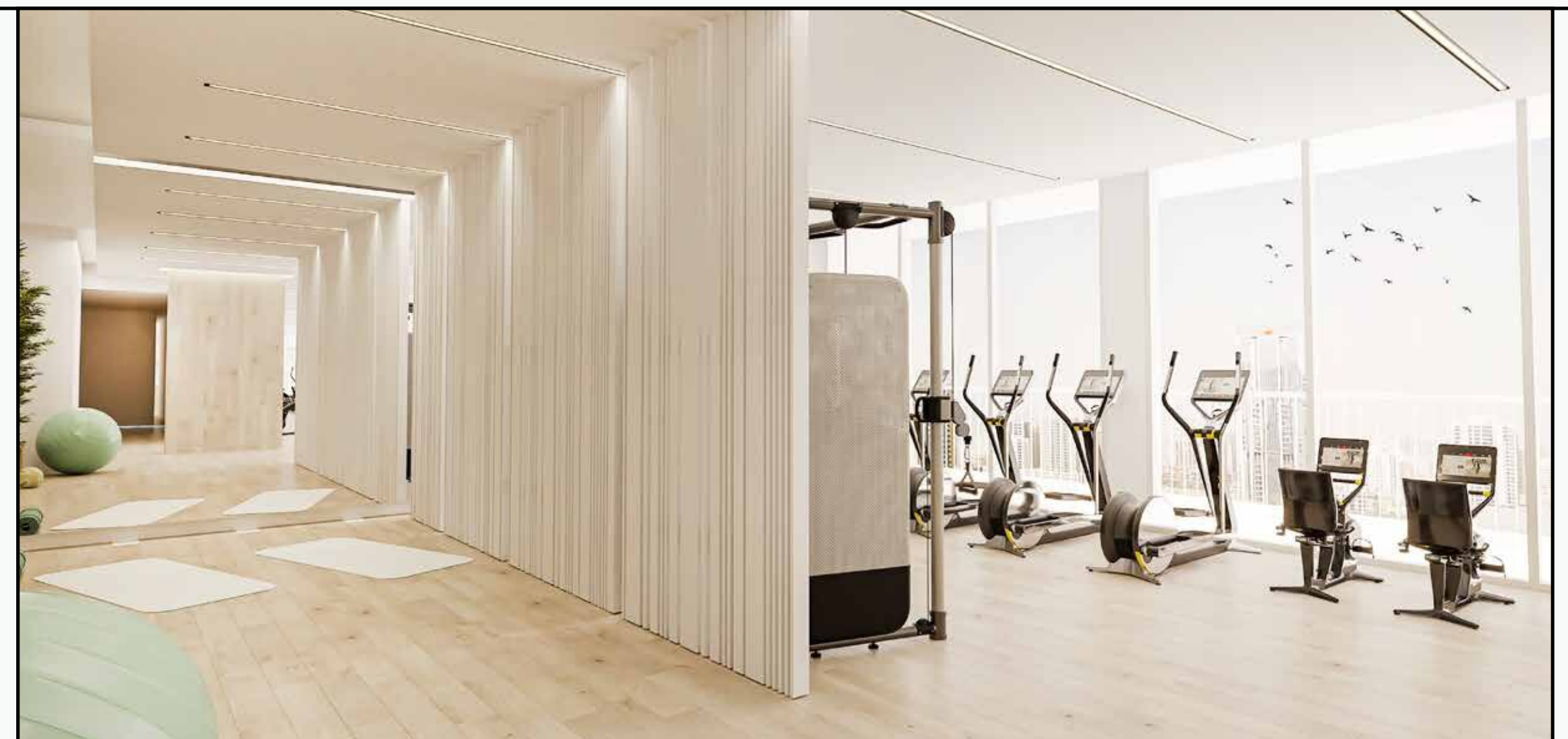


## Parking

- Number plate recognition system for easy car parking access
- Dedicated bicycle parking for residents and visitors
- Dedicated electrical scooter parking with charging provision
- Dedicated EV chargers for residents convenience

## Amenities

- Jogging/walking track
- Art butterfly shaped garden designed by TownX design team
- Kids play area
- Rest areas
- Workout areas
- Signature roof fitness centers separated for male and female with Technogym (or equivalent) cardio and weightlifting equipment
- Signature roof swimming pools separated for male pool (20mx5m) and female pool (15mx5m)





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