

LUM1NAR TOWER1

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

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.



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

LUM1NAR
TOWER1

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.

LUM1NAR TOWER1

District 2, Jumeirah Village Triangle

Building configuration:

B+G+4P+20+R

RETAIL 1-4

Anticipated Handover: Q3 2026

Anticipated Service Charge: AED 15/Sq.Ft.

UNIT TYPES

1 BEDROOM	1.5 BEDROOM	TOTAL
158	38	196

Welcome to LUM1NAR Tower 1 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 TOWER1



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.

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





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

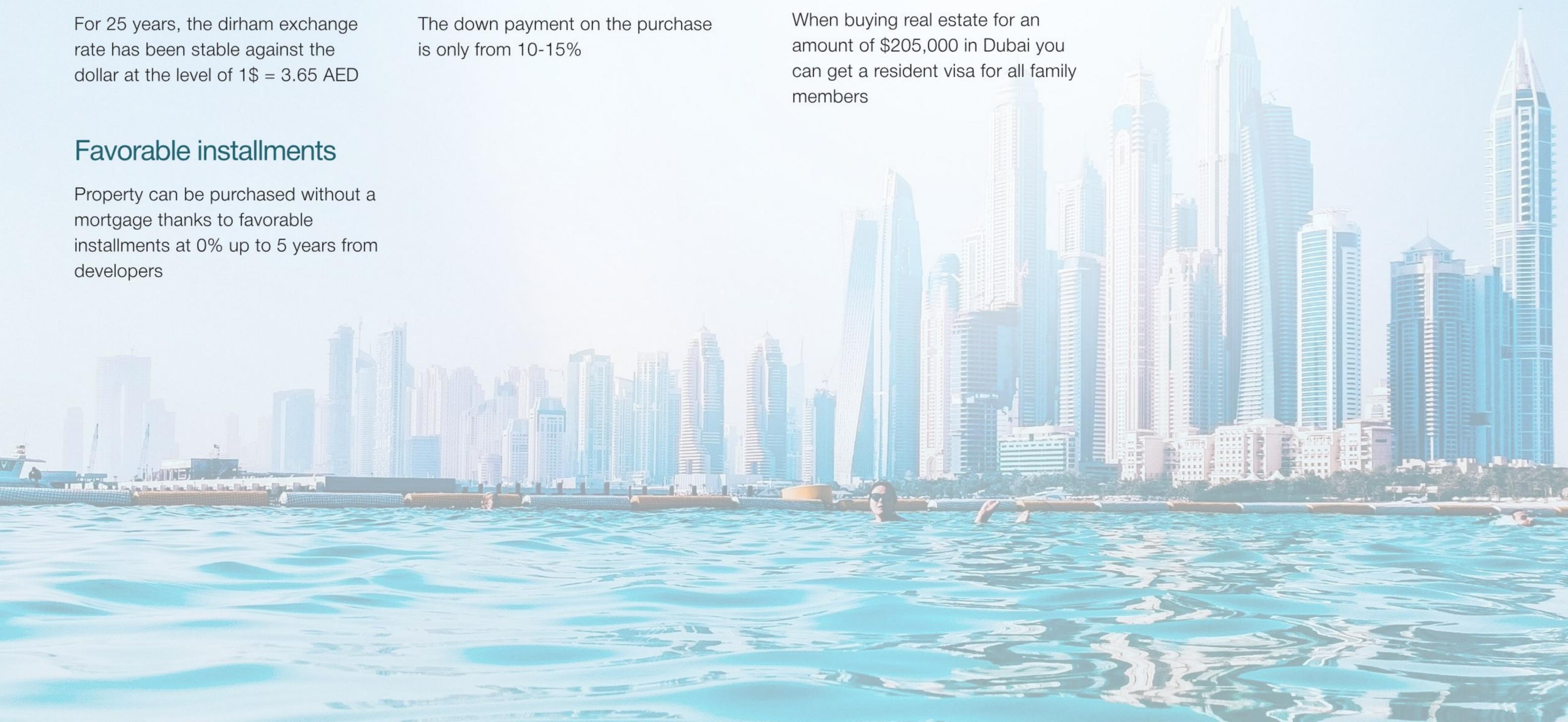
The down payment on the purchase is only from 10-15%

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.



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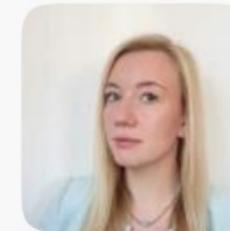


+971 (4) 412-5000

Affiliate
managers



**Alevtina
Kapustina**



**Svetlana
Guseva**

Office

Housebook Real Estate LCC,
Dubai Marina, office 2502-01, Dubai, UAE
Company license: 1128098

ae.housebook.deals

partner@housebook.ae

