

LUM1NAR
TOWER3

Object 1

Dubai Is a Gallery,
and Buildings Are Showpieces



District 2, Jumeirah Village Triangle

Building Description:

B+G+5P+20+R

w/ Retail (Ground Floor)

Anticipated Handover: Q3 2027

Anticipated Service Charge: AED 15/Sq.Ft.

Welcome to LUM1NAR Tower 3 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.

Floor Plans

GROUND FLOOR PLAN

FLOOR: G

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Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only may change at any time up to the final "as built" status in accordance with the final designs of the project, regulatory approvals and planning permissions

TYPICAL FLOOR PLAN

FLOOR: 1

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JVT COMMUNITY, POOL VIEWS



DUBAI MARINA, JUMEIRAH ISLANDS,
JVT COMMUNITY PARK VIEWS

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

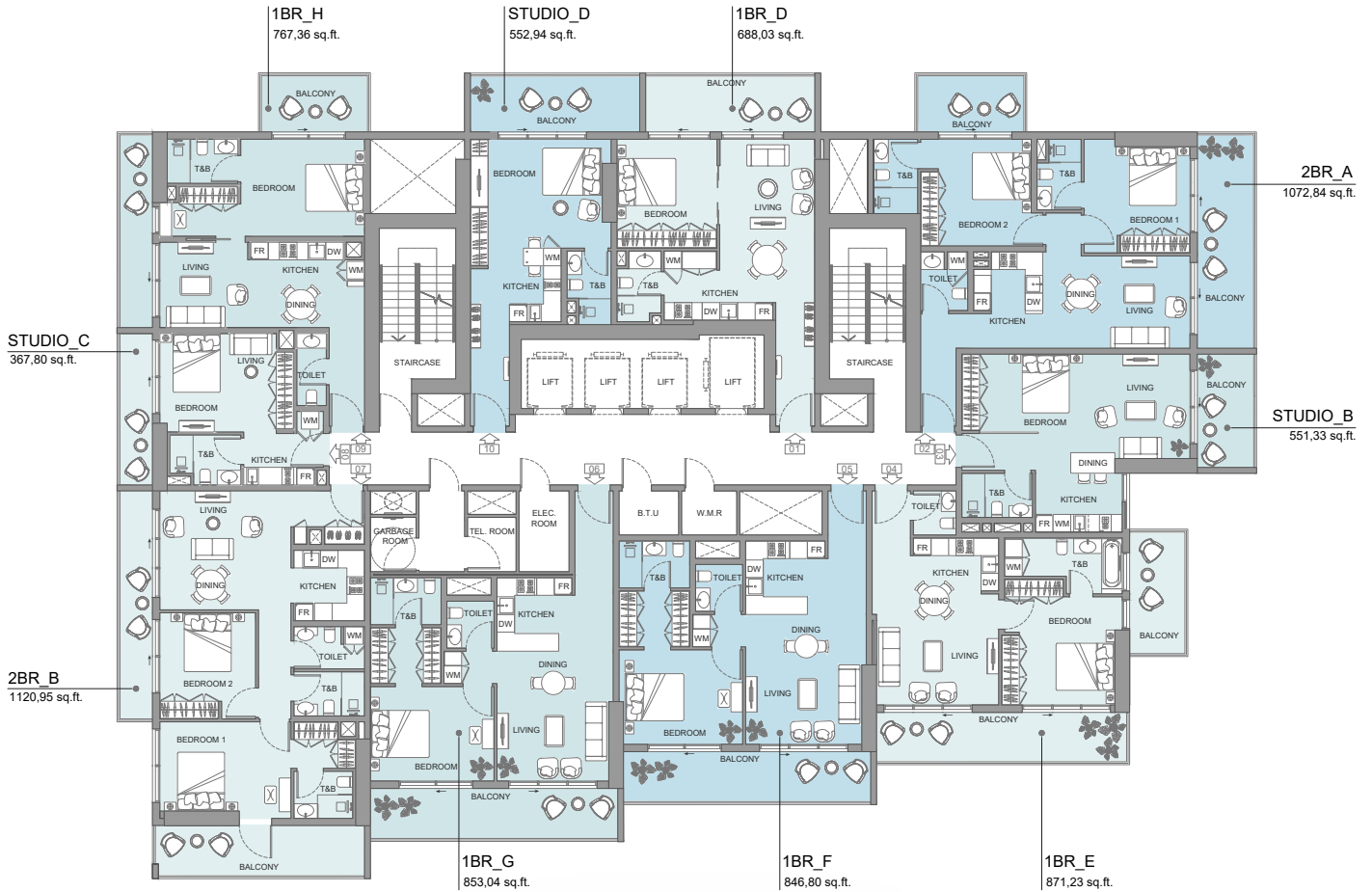
JVT COMMUNITY



TYPICAL FLOOR PLAN

FLOOR: 2 - 18

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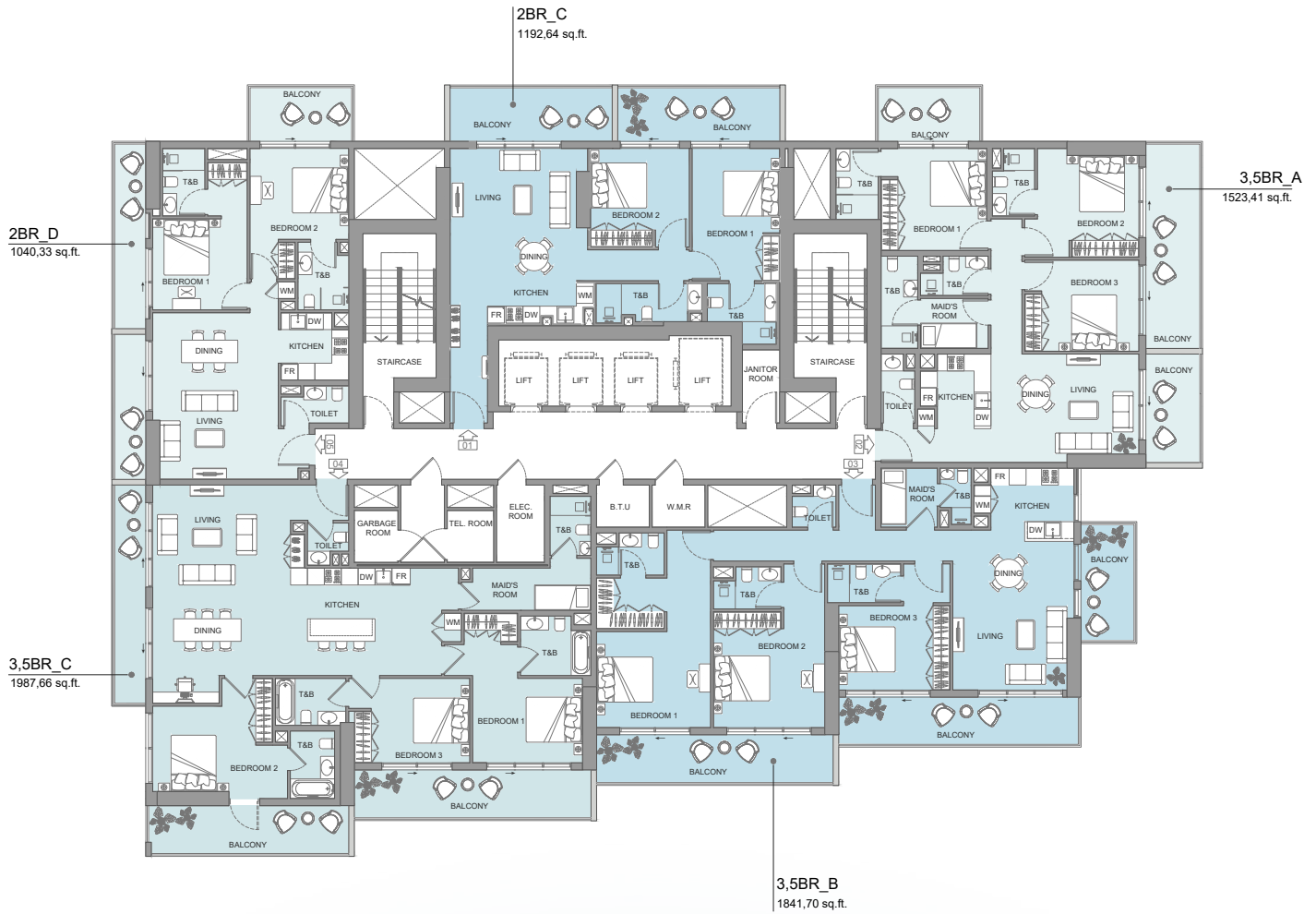


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TYPICAL FLOOR PLAN

FLOOR: 19 - 20

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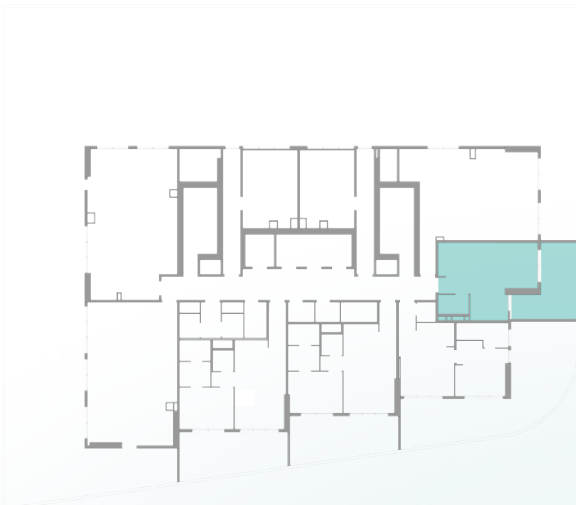
Studio



STUDIO

FLOOR: 1

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STUDIO TYPE A

SUITE AREA	461,45 sq. ft
BALCONY AREA	256,72 sq. ft
TOTAL SELLABLE AREA	718,17 sq. ft

STUDIO

FLOOR: 2 - 18

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STUDIO TYPE B

SUITE AREA	461,45 sq. ft
BALCONY AREA	89,88 sq. ft
TOTAL SELLABLE AREA	551,33 sq. ft

STUDIO

FLOOR: 2 - 18

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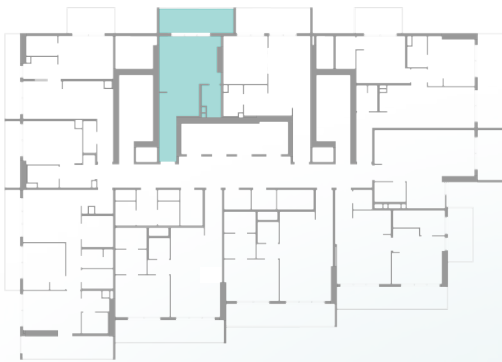
STUDIO TYPE C

SUITE AREA	292,67 sq. ft
BALCONY AREA	75,13 sq. ft
TOTAL SELLABLE AREA	367,80 sq. ft

STUDIO

FLOOR: 2 - 18

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STUDIO TYPE D

SUITE AREA	487,50 sq. ft
BALCONY AREA	131,10 sq. ft
TOTAL SELLABLE AREA	552,94 sq. ft

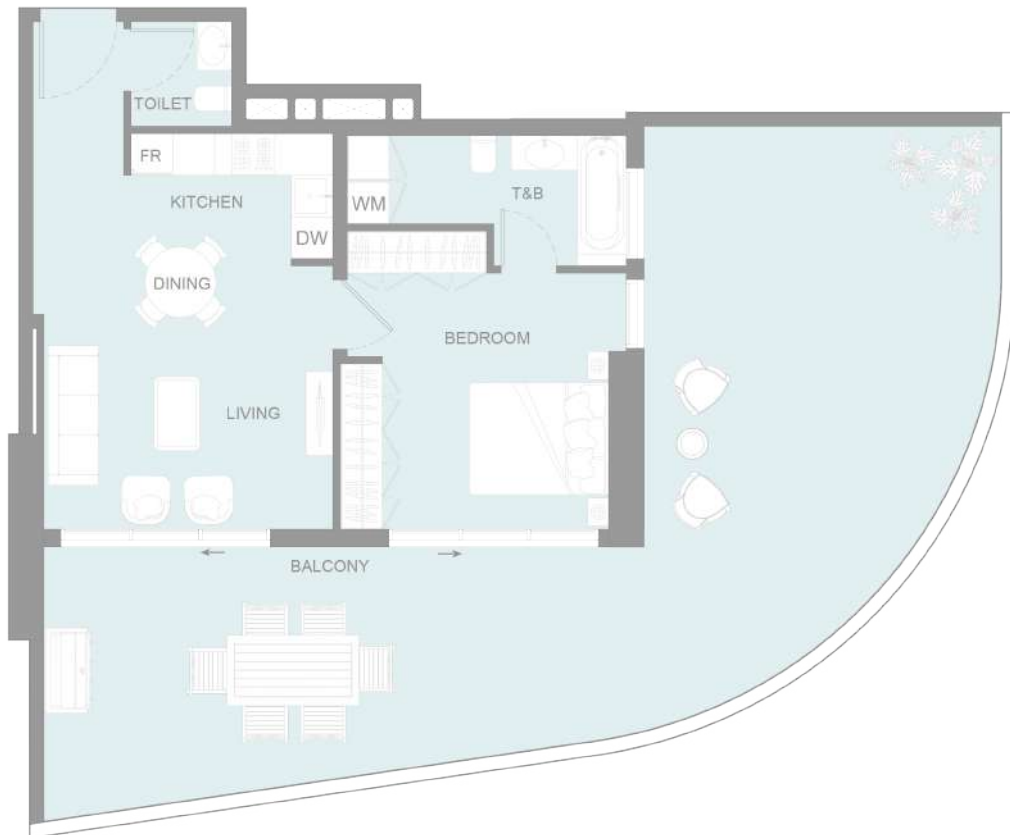
One Bedroom



ONE BEDROOM

FLOOR: 1

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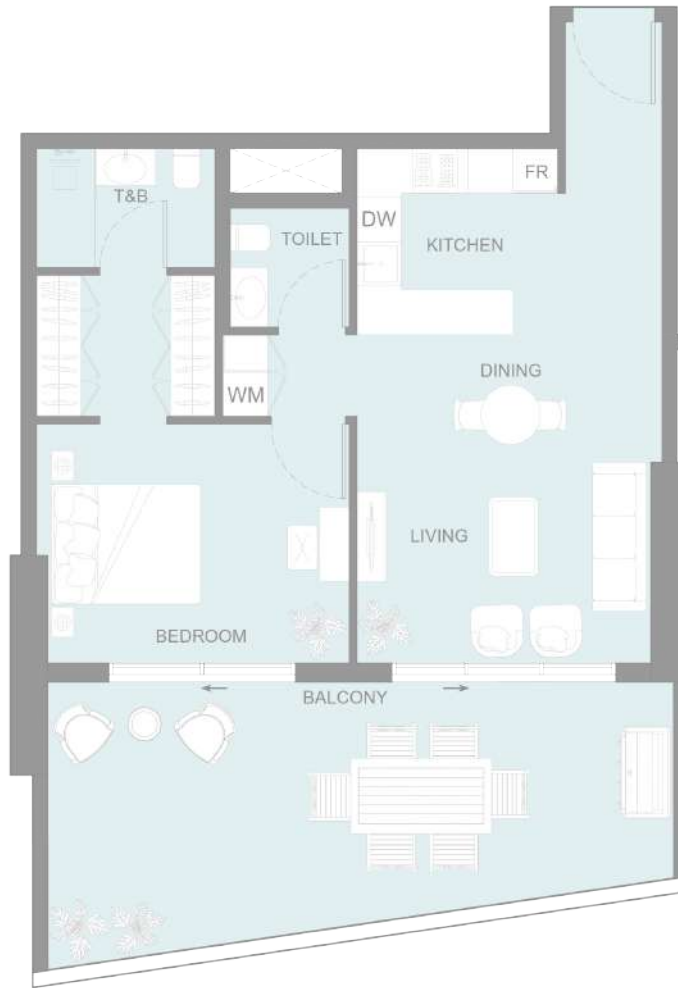
1 BR TYPE A

SUITE AREA	610,21	sq. ft
BALCONY AREA	745,83	sq. ft
TOTAL SELLABLE AREA	1356,04	sq. ft

ONE BEDROOM

FLOOR: 1

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1 BR TYPE B

SUITE AREA	675,65 sq. ft
BALCONY AREA	322,06 sq. ft
TOTAL SELLABLE AREA	997,71 sq. ft

ONE BEDROOM

FLOOR: 1

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1 BR TYPE C

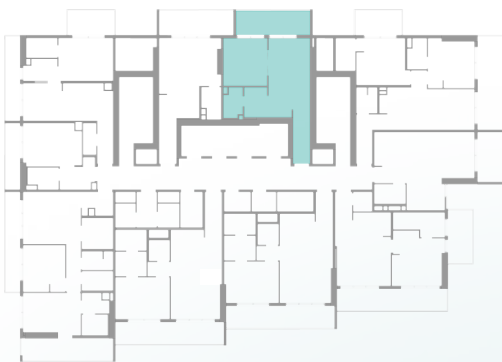
SUITE AREA	684,26	sq. ft
BALCONY AREA	320,66	sq. ft
TOTAL SELLABLE AREA	1004,92	sq. ft

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ONE BEDROOM

FLOOR: 2 - 18

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1 BR TYPE D

SUITE AREA	483,94 sq. ft
BALCONY AREA	131,10 sq. ft
TOTAL SELLABLE AREA	688,03 sq. ft

ONE BEDROOM

FLOOR: 2 - 18

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1 BR TYPE E

SUITE AREA	610,21 sq. ft
BALCONY AREA	261,02 sq. ft
TOTAL SELLABLE AREA	871,23 sq. ft

ONE BEDROOM

FLOOR: 2 - 18

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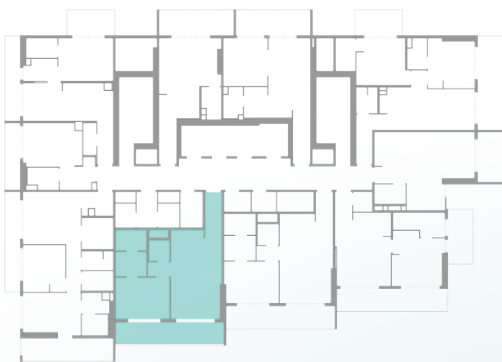
1 BR TYPE F

SUITE AREA	675,65 sq. ft
BALCONY AREA	171,15 sq. ft
TOTAL SELLABLE AREA	846,80 sq. ft

ONE BEDROOM

FLOOR: 2 - 18

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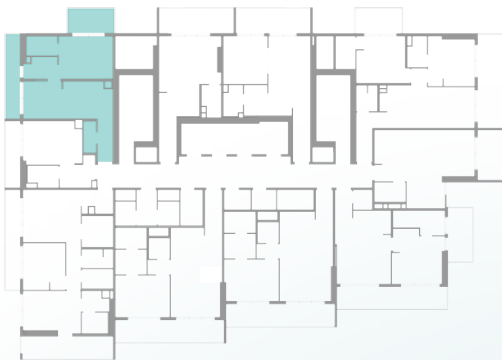
1 BR TYPE G

SUITE AREA	684,26 sq. ft
BALCONY AREA	168,78 sq. ft
TOTAL SELLABLE AREA	853,04 sq. ft

ONE BEDROOM

FLOOR: 2 - 18

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1 BR TYPE H

SUITE AREA	592,77 sq. ft
BALCONY AREA	174,59 sq. ft
TOTAL SELLABLE AREA	767,36 sq. ft

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Two Bedroom



Two white light switches on the wall.

A white tiered floor lamp with a black base, positioned to the right of the sofa.

A light blue sofa with several pillows, including a dark blue velvet pillow and a gold sequined pillow.

A round coffee table with a speckled top and base, sitting on a large white shag rug.

A doorway leading to another room, showing a glimpse of a dark wooden cabinet.

TWO BEDROOM

FLOOR: 2 - 18

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2 BR TYPE A

SUITE AREA	828,61	sq. ft
BALCONY AREA	244,23	sq. ft
TOTAL SELLABLE AREA	1072,84	sq. ft

TWO BEDROOM

FLOOR: 2 - 18

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2 BR TYPE B

SUITE AREA	868,00	sq. ft
BALCONY AREA	252,95	sq. ft
TOTAL SELLABLE AREA	1120,95	sq. ft

TWO BEDROOM

FLOOR: 19 - 20

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2 BR TYPE C

SUITE AREA	914,82	sq. ft
BALCONY AREA	262,42	sq. ft
TOTAL SELLABLE AREA	1192,64	sq. ft

TWO BEDROOM

FLOOR: 19 - 20

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2 BR TYPE D

SUITE AREA	874,24	sq. ft
BALCONY AREA	166,09	sq. ft
TOTAL SELLABLE AREA	1040,33	sq. ft

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Three Bedroom Pro



THREE BEDROOM PRO

FLOOR: 19 - 20

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3,5 BR TYPE A

SUITE AREA	1189,41 sq. ft
BALCONY AREA	334,00 sq. ft
TOTAL SELLABLE AREA	1523,41 sq. ft

THREE BEDROOM PRO

FLOOR: 19 - 20

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3,5 BR TYPE B

SUITE AREA	1408,67 sq. ft
BALCONY AREA	433,03 sq. ft
TOTAL SELLABLE AREA	1841,70 sq. ft

THREE BEDROOM PRO

FLOOR: 19 - 20

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3,5 BR TYPE C

SUITE AREA	1562,70 sq. ft
BALCONY AREA	424,96 sq. ft
TOTAL SELLABLE AREA	1987,66 sq. ft



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