

LUM1NAR  
TOWER1

**Object 1**

Dubai Is a Gallery,  
and Buildings Are Showpieces

# 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.

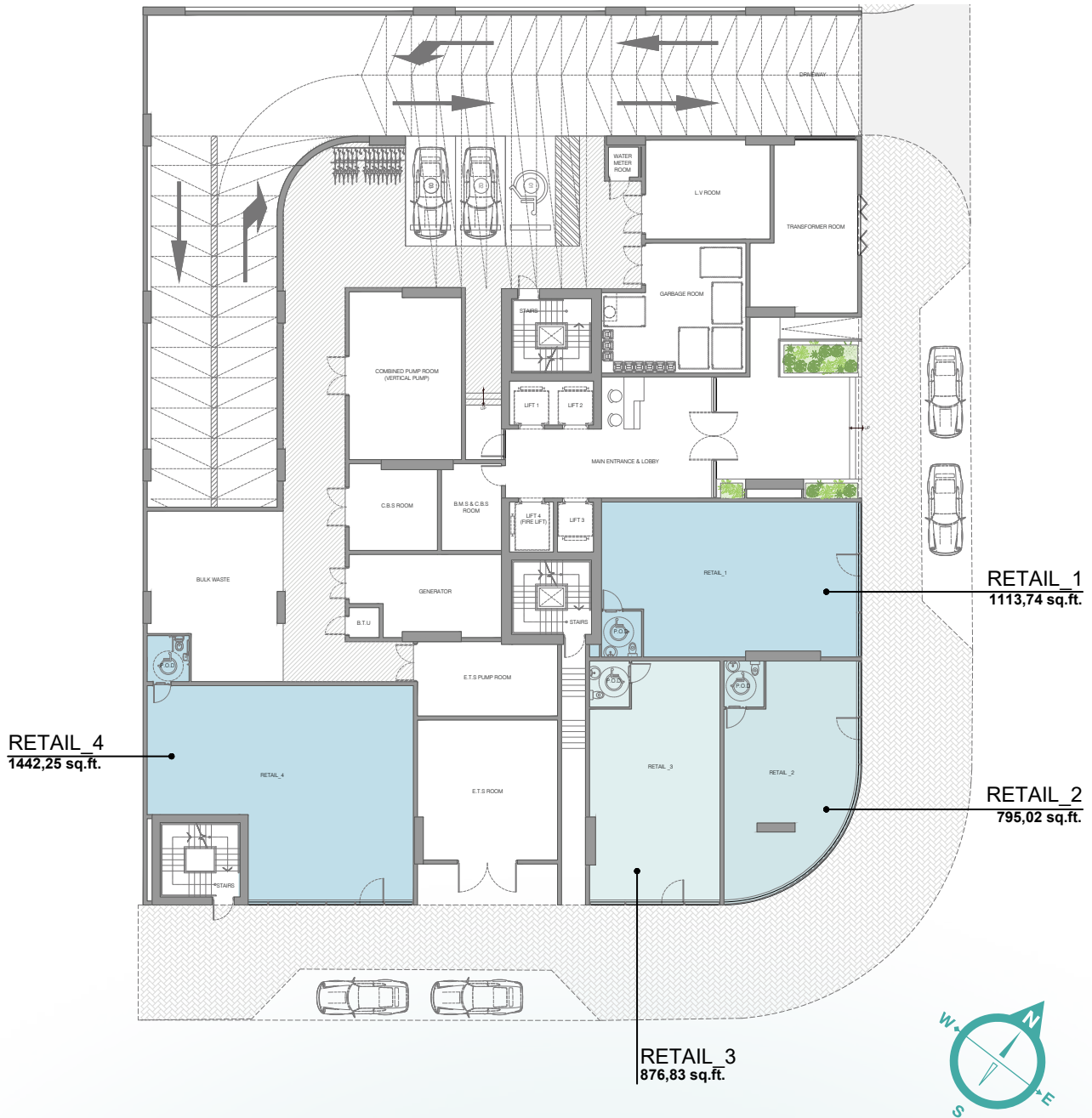
LUM1NAR Tower 1 is a 25-story project designed to be your guiding light into a world of comfort and well-being. Whether you're taking a dip in the pool or relaxing in the lush green outdoor lounge, we're confident you've found your way to living your best life.

# Floor Plans

# GROUND FLOOR PLAN

FLOOR: G

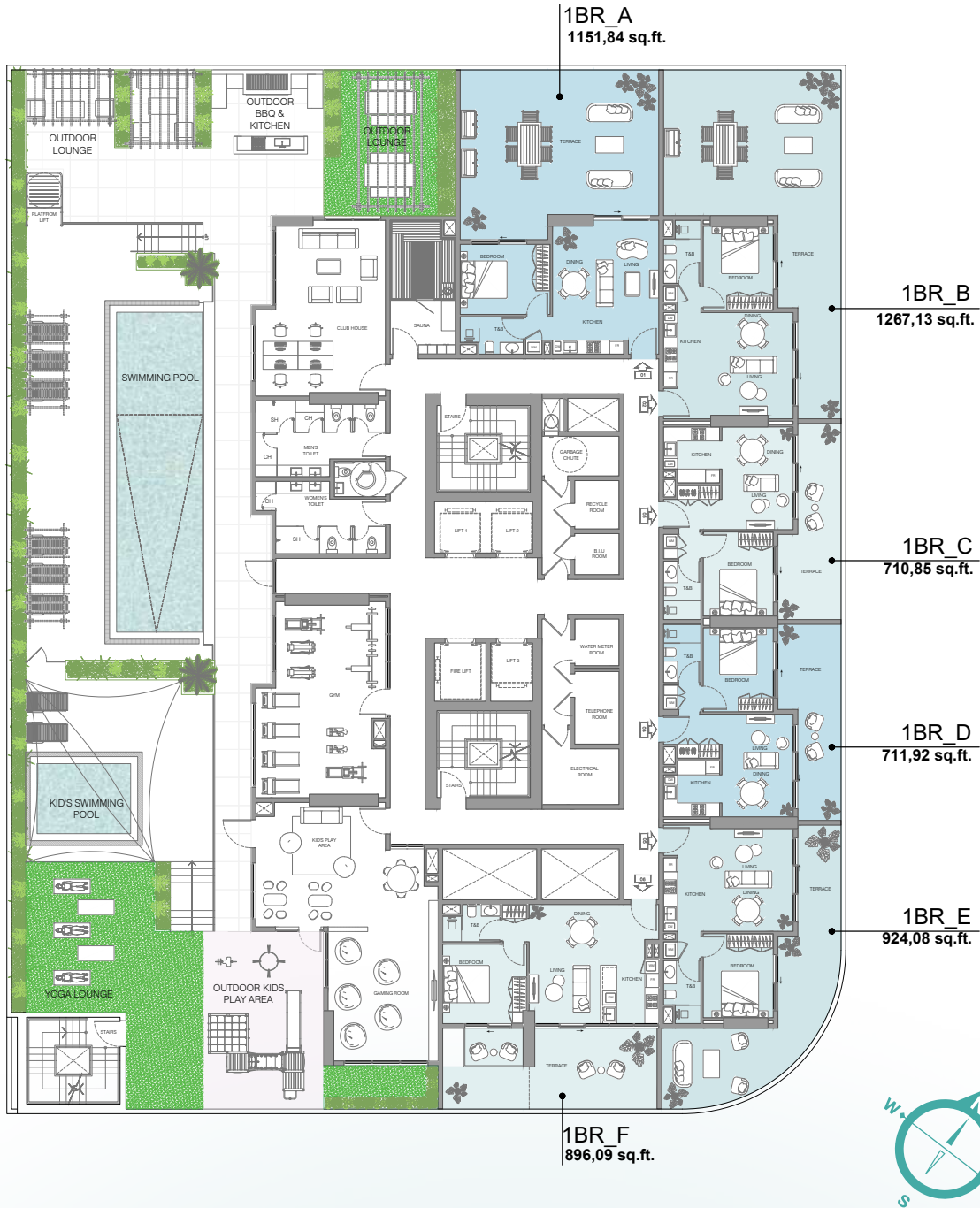
# LUM1NAR TOWER1



# TYPICAL FLOOR PLAN

FLOOR: 1

# LUM1NAR TOWER1



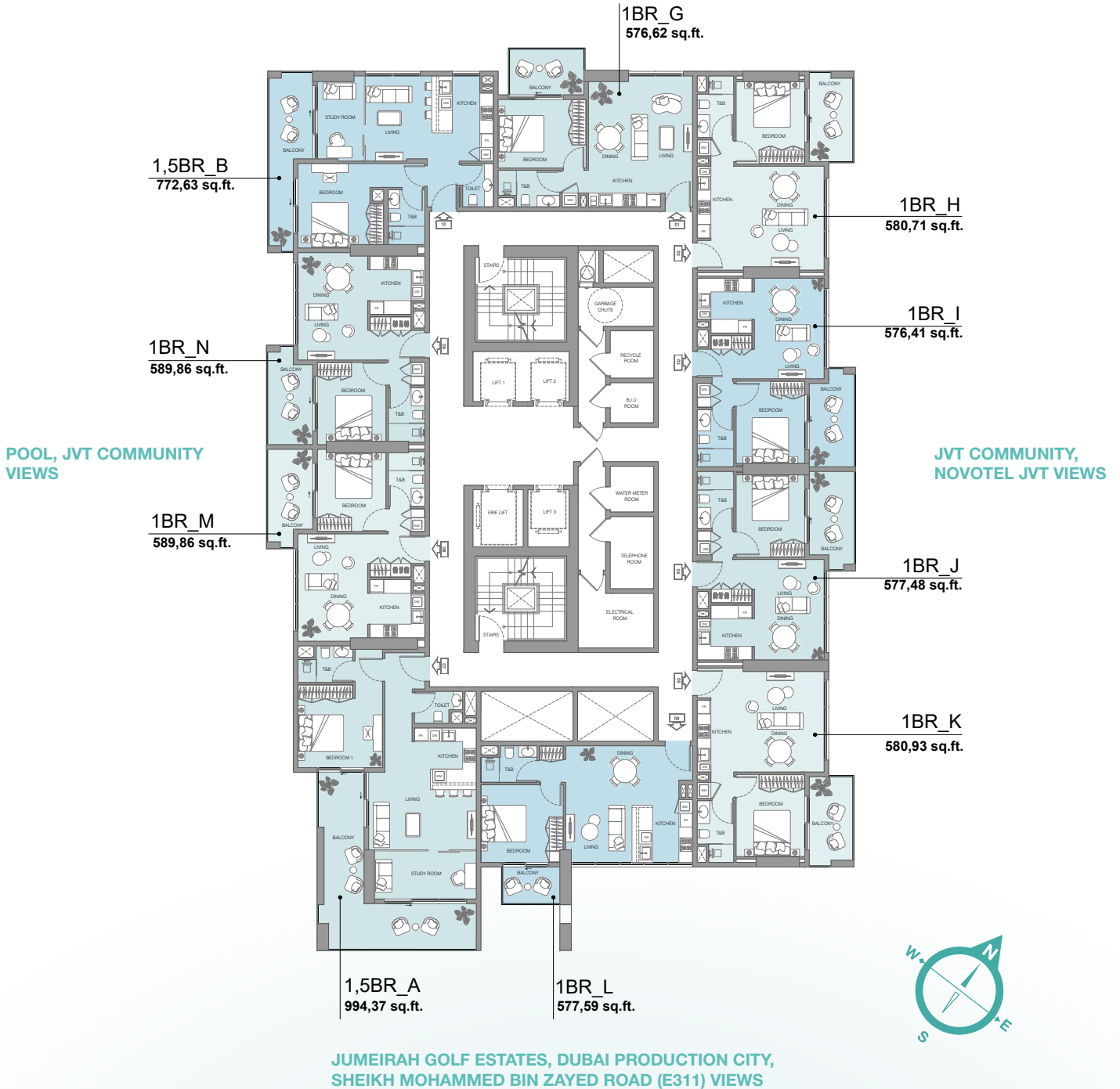
Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only may change at any time up to the final "as built" status in accordance with the final designs of the project, regulatory approvals and planning permissions

# TYPICAL FLOOR PLAN

FLOOR: 2 - 20

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DUBAI MARINA, JUMEIRAH ISLANDS,  
JVT COMMUNITY PARK VIEWS



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One Bedroom

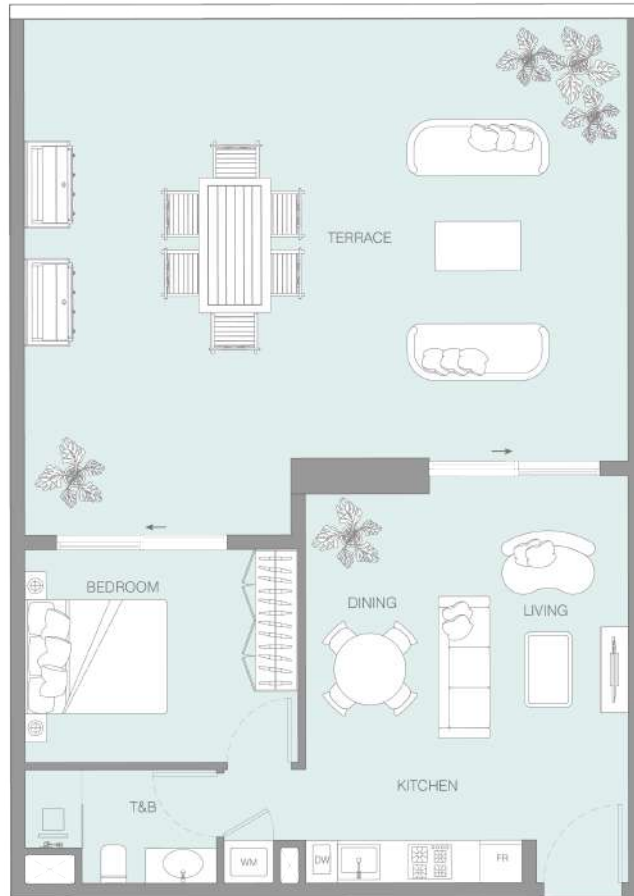




# ONE BEDROOM

FLOOR: 1

# LUM1NAR TOWER1



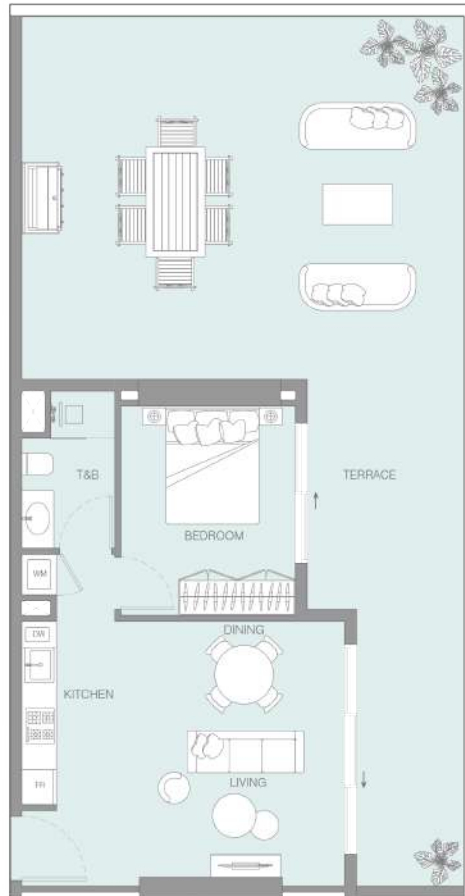
## 1 BR TYPE A

SUITE AREA	<b>499,34</b> sq. ft
BALCONY AREA	<b>652,51</b> sq. ft
TOTAL SELLABLE AREA	<b>1151,84</b> sq. ft

# ONE BEDROOM

FLOOR: 1

# LUM1NAR TOWER1



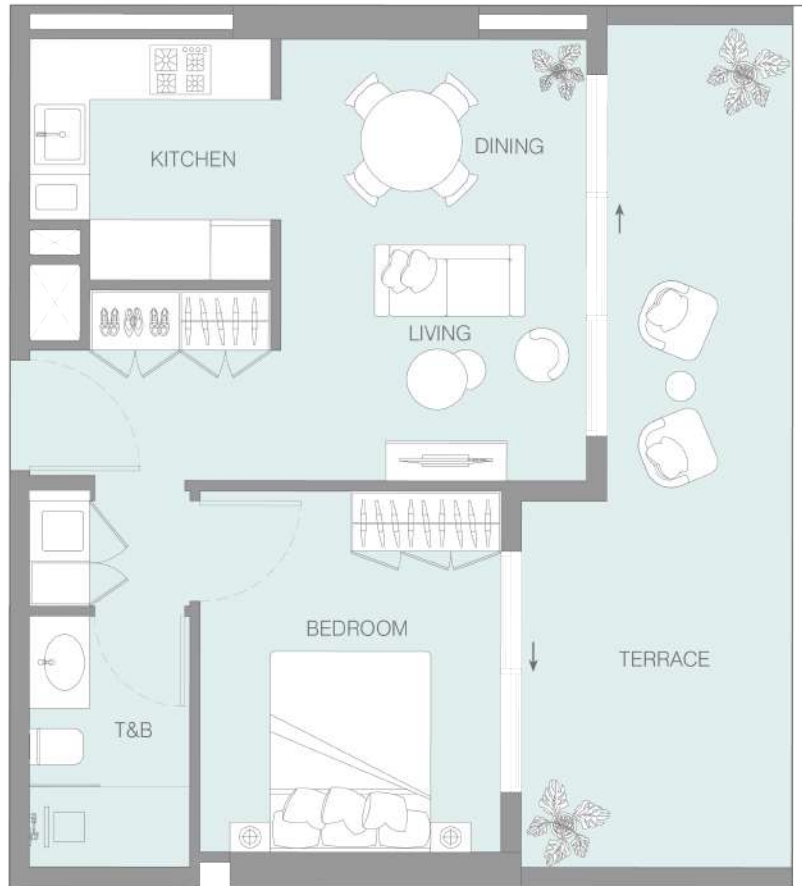
## 1 BR TYPE B

SUITE AREA	<b>495,68</b> sq. ft
BALCONY AREA	<b>771,45</b> sq. ft
TOTAL SELLABLE AREA	<b>1267,13</b> sq. ft

# ONE BEDROOM

FLOOR: 1

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TOWER1



## 1 BR TYPE C

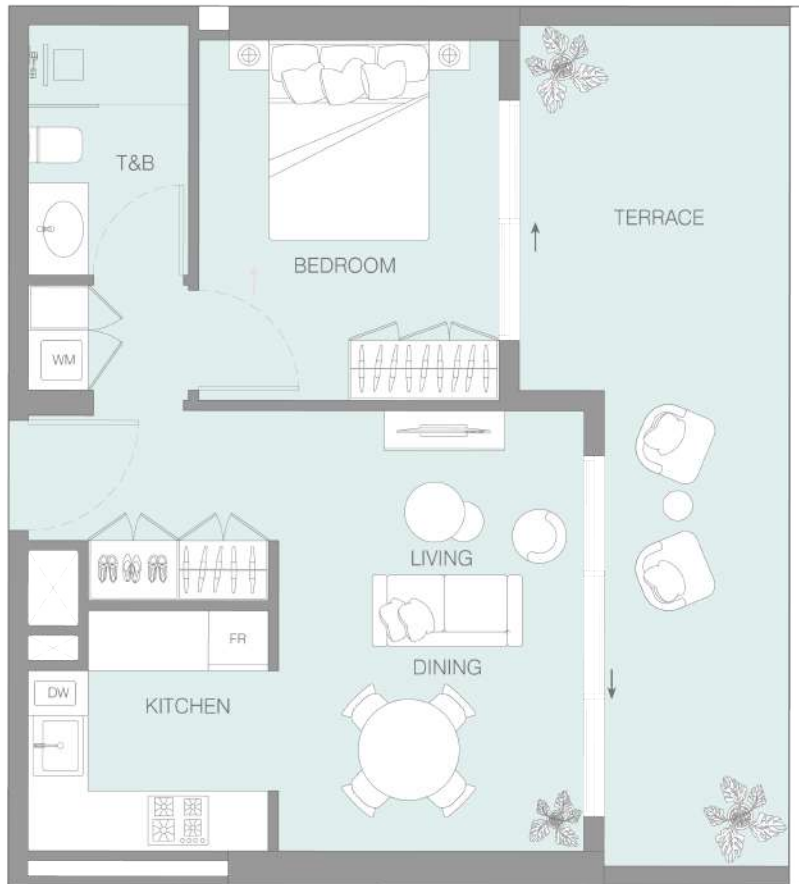
SUITE AREA	<b>482,76</b> sq. ft
BALCONY AREA	<b>228,09</b> sq. ft
TOTAL SELLABLE AREA	<b>710,85</b> sq. ft

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# ONE BEDROOM

FLOOR: 1

LUM1NAR  
TOWER1



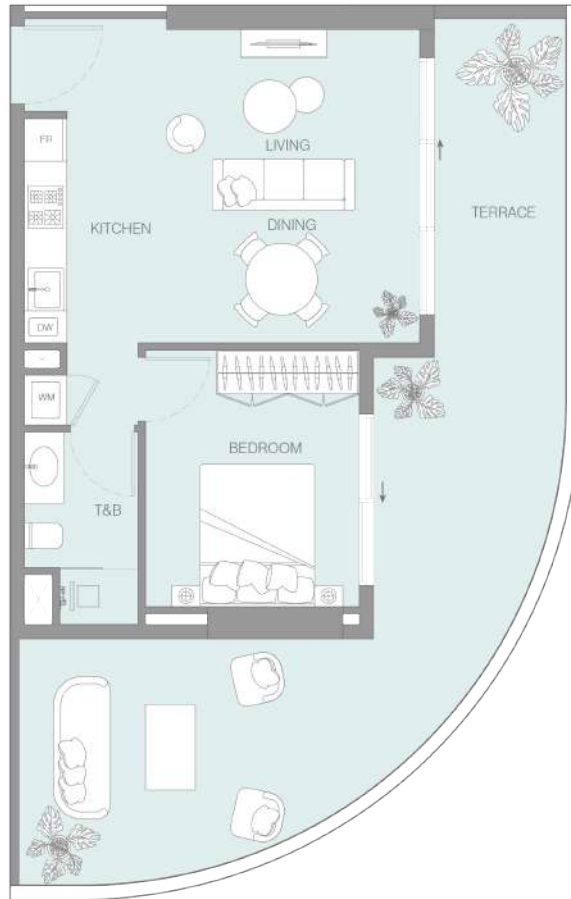
## 1 BR TYPE D

SUITE AREA	<b>483,84</b> sq. ft
BALCONY AREA	<b>228,09</b> sq. ft
TOTAL SELLABLE AREA	<b>711,92</b> sq. ft

# ONE BEDROOM

FLOOR: 1

# LUM1NAR TOWER1



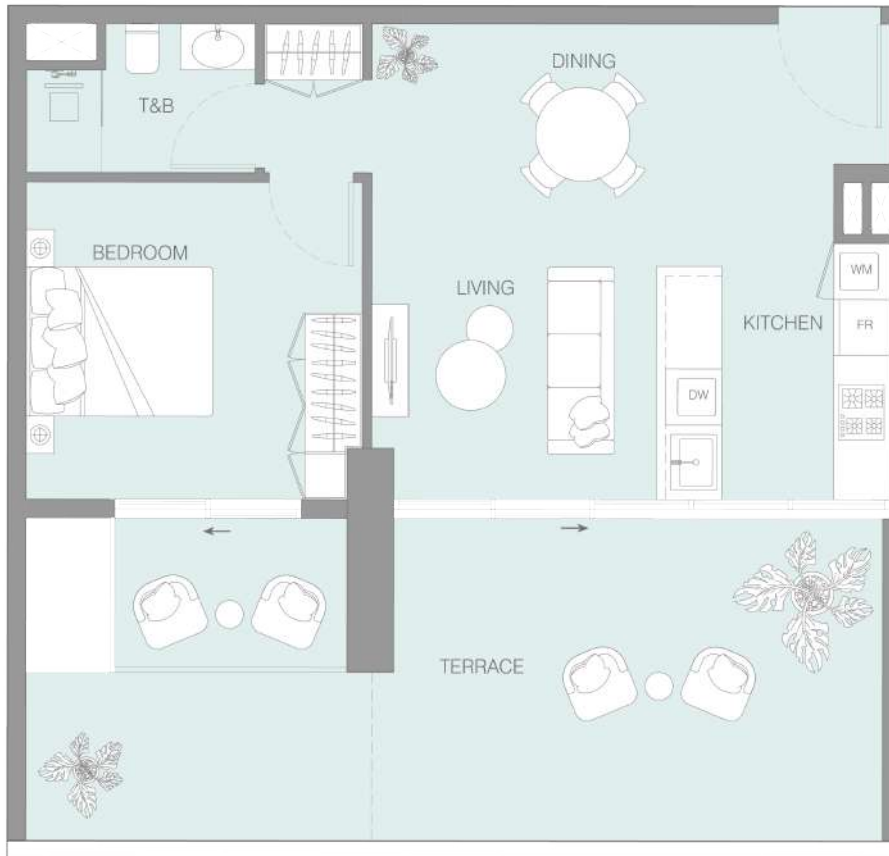
## 1 BR TYPE E

SUITE AREA	<b>493,42</b> sq. ft
BALCONY AREA	<b>430,66</b> sq. ft
TOTAL SELLABLE AREA	<b>924,08</b> sq. ft

# ONE BEDROOM

FLOOR: 1

# LUMINAR TOWER1



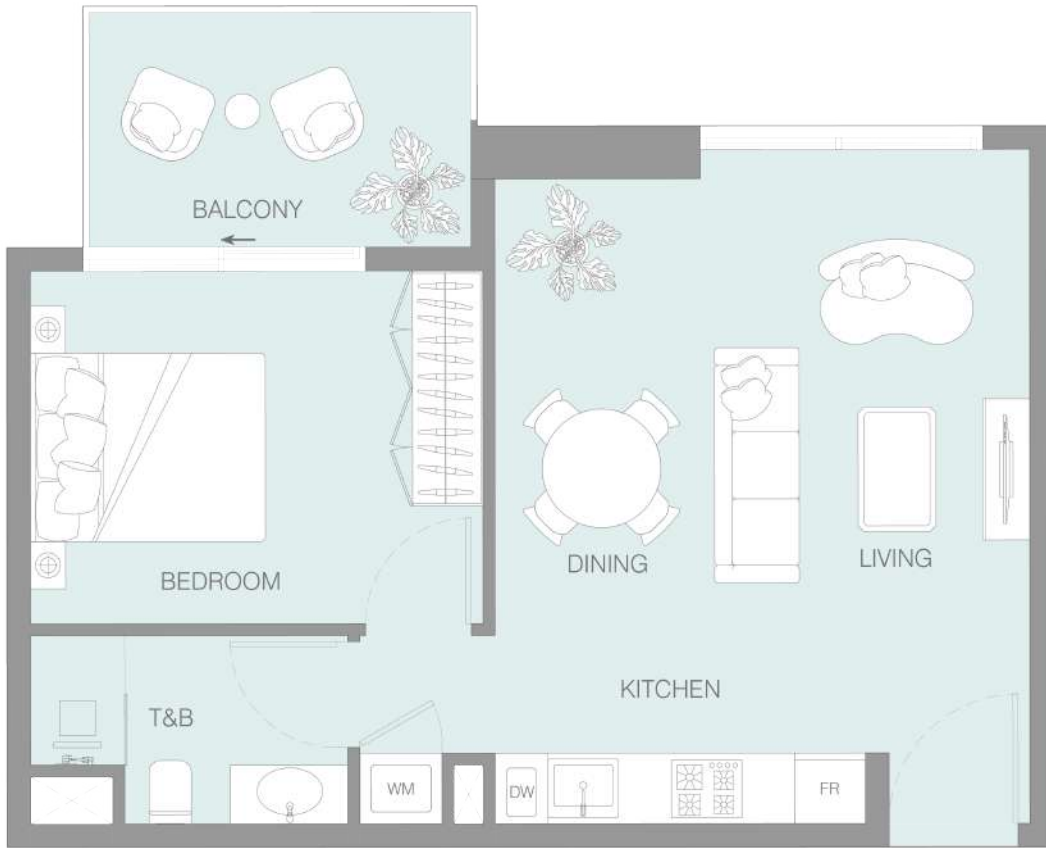
## 1 BR TYPE F

SUITE AREA	<b>524,63</b> sq. ft
BALCONY AREA	<b>371,46</b> sq. ft
TOTAL SELLABLE AREA	<b>896,09</b> sq. ft

# ONE BEDROOM

FLOOR: 2 - 20

LUM1NAR  
TOWER1



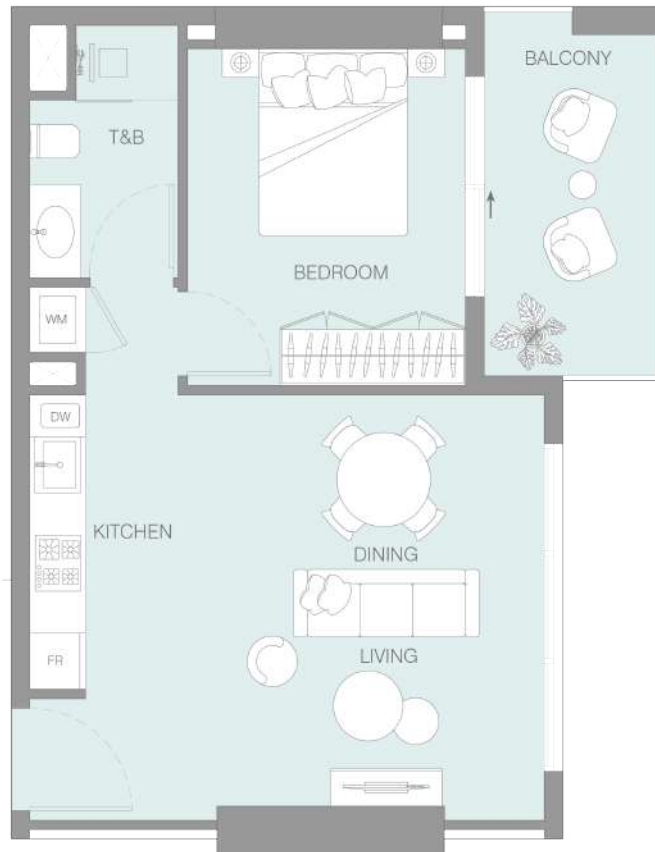
## 1 BR TYPE G

SUITE AREA	<b>498,80</b> sq. ft
BALCONY AREA	<b>77,82</b> sq. ft
TOTAL SELLABLE AREA	<b>576,62</b> sq. ft

# ONE BEDROOM

FLOOR: 2 - 20

# LUM1NAR TOWER1



## 1 BR TYPE H

SUITE AREA	<b>493,52</b> sq. ft
BALCONY AREA	<b>87,19</b> sq. ft
TOTAL SELLABLE AREA	<b>580,71</b> sq. ft



# ONE BEDROOM

FLOOR: 2 - 20

LUM1NAR  
TOWER1



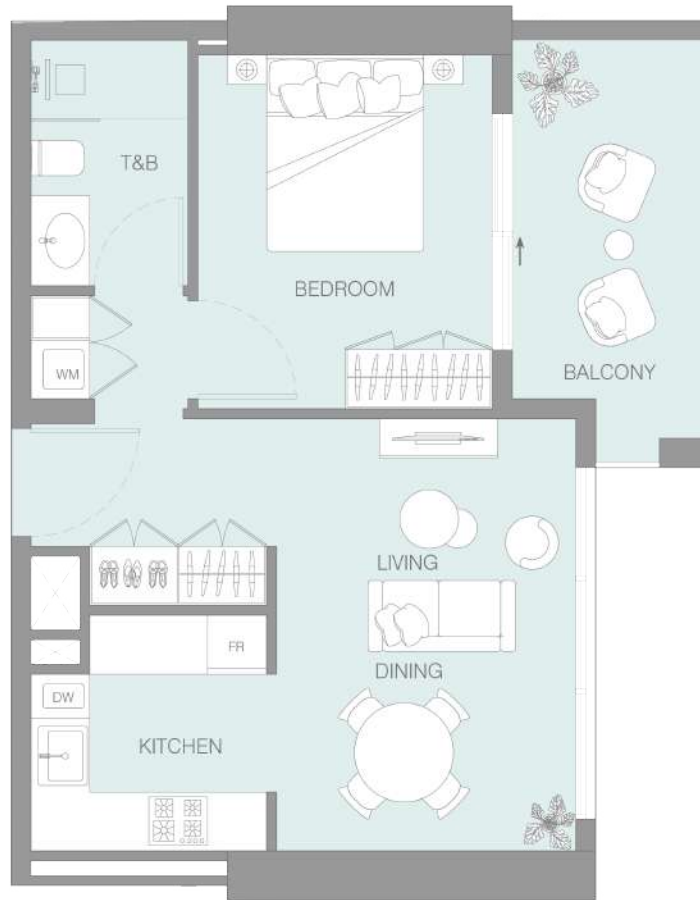
## 1 BR TYPE I

SUITE AREA	<b>481,90</b> sq. ft
BALCONY AREA	<b>94,51</b> sq. ft
TOTAL SELLABLE AREA	<b>576,41</b> sq. ft

# ONE BEDROOM

FLOOR: 2 - 20

LUM1NAR  
TOWER1



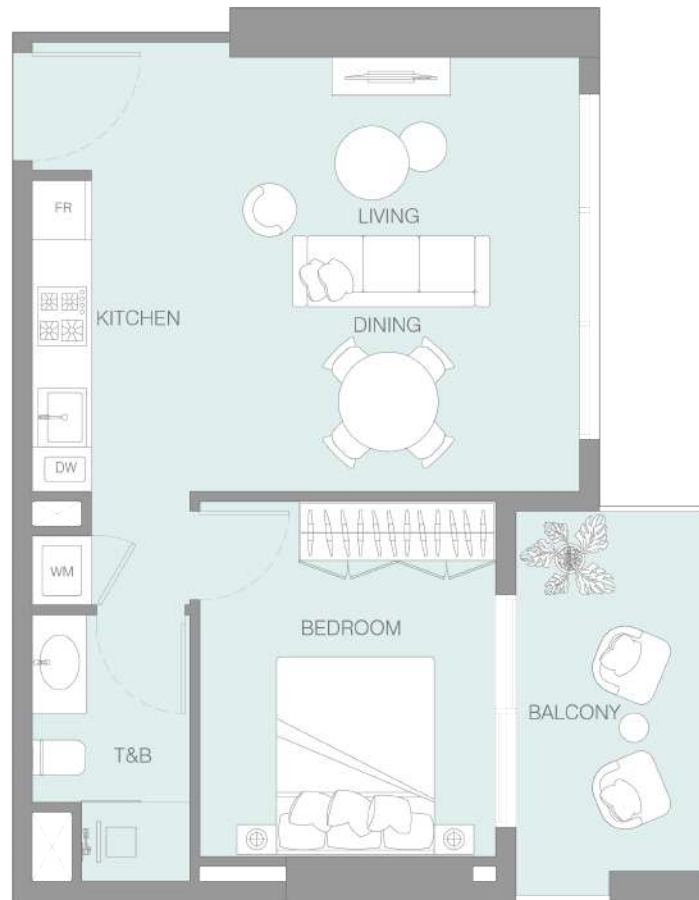
## 1 BR TYPE J

SUITE AREA	<b>482,98</b> sq. ft
BALCONY AREA	<b>94,51</b> sq. ft
TOTAL SELLABLE AREA	<b>577,48</b> sq. ft

# ONE BEDROOM

FLOOR: 2 - 20

LUM1NAR  
TOWER1



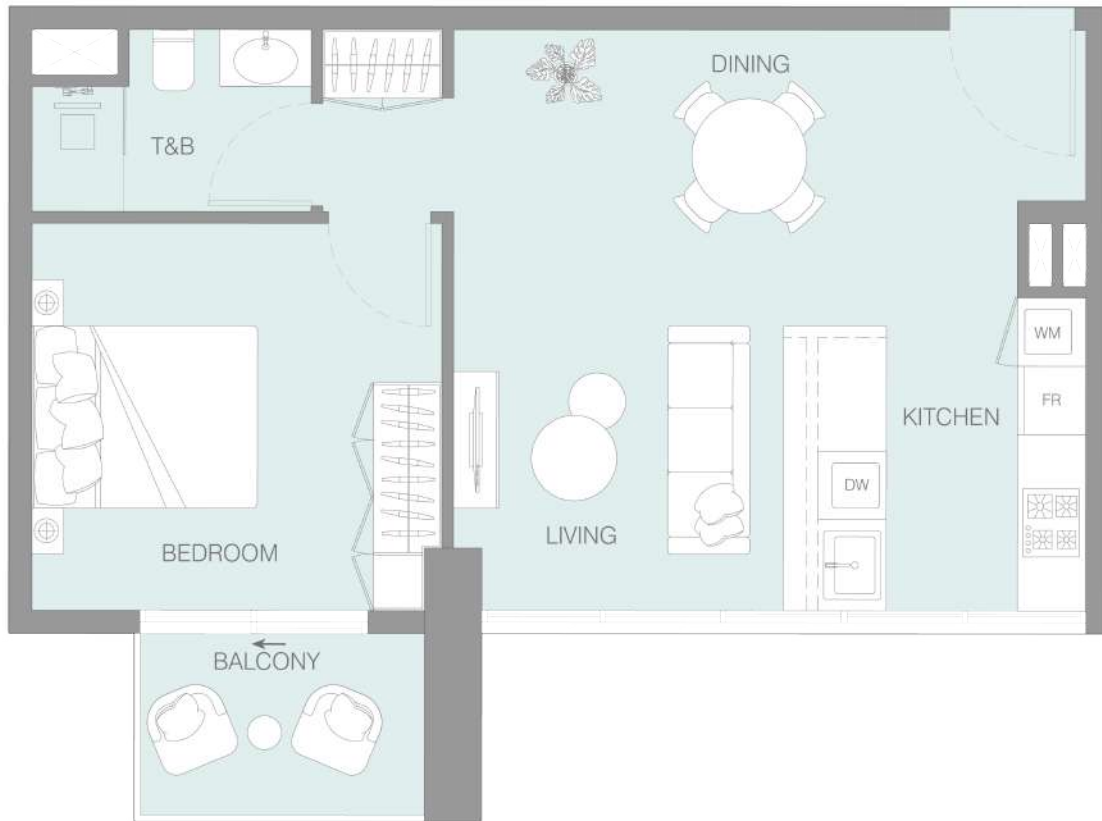
## 1 BR TYPE K

SUITE AREA	<b>494,17</b> sq. ft
BALCONY AREA	<b>86,76</b> sq. ft
TOTAL SELLABLE AREA	<b>580,93</b> sq. ft

# ONE BEDROOM

FLOOR: 2 - 20

LUM1NAR  
TOWER1



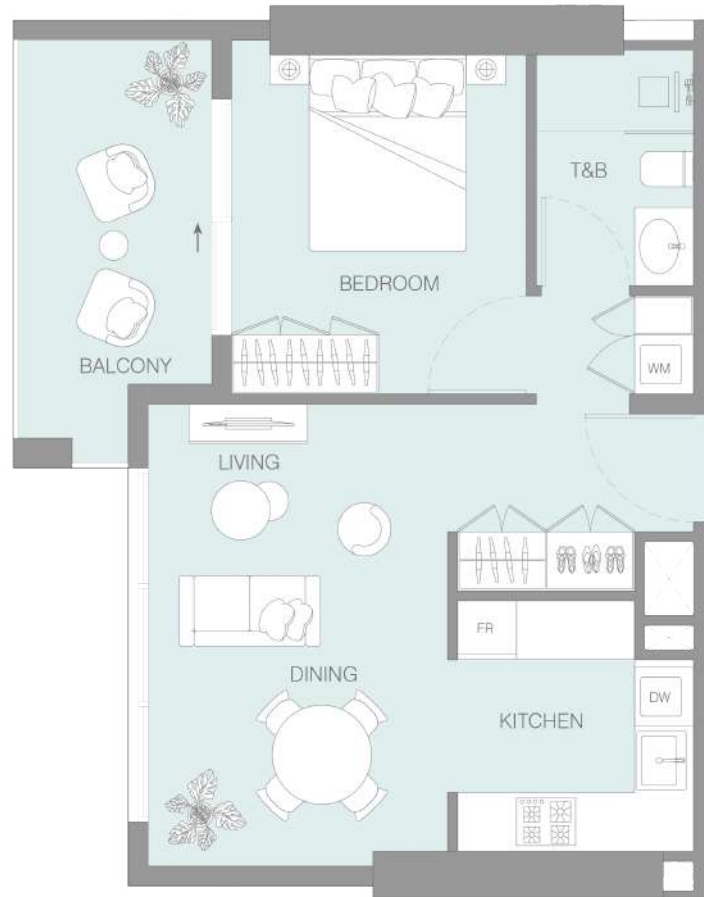
## 1 BR TYPE L

SUITE AREA	<b>525,06</b> sq. ft
BALCONY AREA	<b>52,53</b> sq. ft
TOTAL SELLABLE AREA	<b>577,59</b> sq. ft

# ONE BEDROOM

FLOOR: 2 - 20

LUM1NAR  
TOWER1



## 1 BR TYPE M

SUITE AREA	<b>496,75</b> sq. ft
BALCONY AREA	<b>93,11</b> sq. ft
TOTAL SELLABLE AREA	<b>589,86</b> sq. ft

# ONE BEDROOM

FLOOR: 2 - 20

LUM1NAR  
TOWER1



## 1 BR TYPE N

SUITE AREA	<b>496,75</b> sq. ft
BALCONY AREA	<b>93,11</b> sq. ft
TOTAL SELLABLE AREA	<b>589,86</b> sq. ft

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One Bedroom Pro





# ONE BEDROOM PRO

FLOOR: 2 - 20

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## 1,5 BR TYPE A

SUITE AREA	<b>701,59</b> sq. ft
BALCONY AREA	<b>292,78</b> sq. ft
TOTAL SELLABLE AREA	<b>994,37</b> sq. ft

# ONE BEDROOM PRO

FLOOR: 2 - 20

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## 1,5 BR TYPE B

SUITE AREA	<b>634,10</b> sq. ft
BALCONY AREA	<b>138,53</b> sq. ft
TOTAL SELLABLE AREA	<b>772,63</b> sq. ft



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