

Luma22





# welcome home

Centrally located in one of Dubai's most up-and-coming areas, Luma22 is an unparalleled building development.

These ace apartments offer various sizes plus convenience, beauty and state-of-the-art amenities.



## a place for new beginnings

Discover your ideal living space in the exquisite, affordable upscale apartments of Luma22, with amenities designed for a community of busy professionals and families.

Vibrant, light-filled spaces offer you a picturesque view of the centrally located private gardens.



# calculated convenience

Jumeirah Village Circle is one of the fastest expanding neighbourhoods in Dubai. Luma22 offers a master community designed for easy highway access to work, schools, malls, entertainment and sports.

Frequent travellers can connect to the world-class transportation hubs of Al Maktoum and Dubai International Airport.



**Burj Khalifa & Dubai Mall**  
15 minute drive

**Meydan One Mall**  
12 minute drive

**Palm Jumeirah**  
12 minute drive

**Mall of the Emirates**  
10 minute drive

**Dubai Hills Estate**  
7 minute drive

**Luma22**  
Jumeirah Village Circle

**Ibn Battuta Mall**  
12 minute drive

**Al Furjan**  
7 minute drive

**Luma21**

**Dubai Sports City**  
5 minute drive



Luma22

Community Park

JSS International School

Roohi Community Park

Circle Mall

Gadaf Park

Kids World Nursery

Sabar Park

Circle Community Park

JVC Castle Park

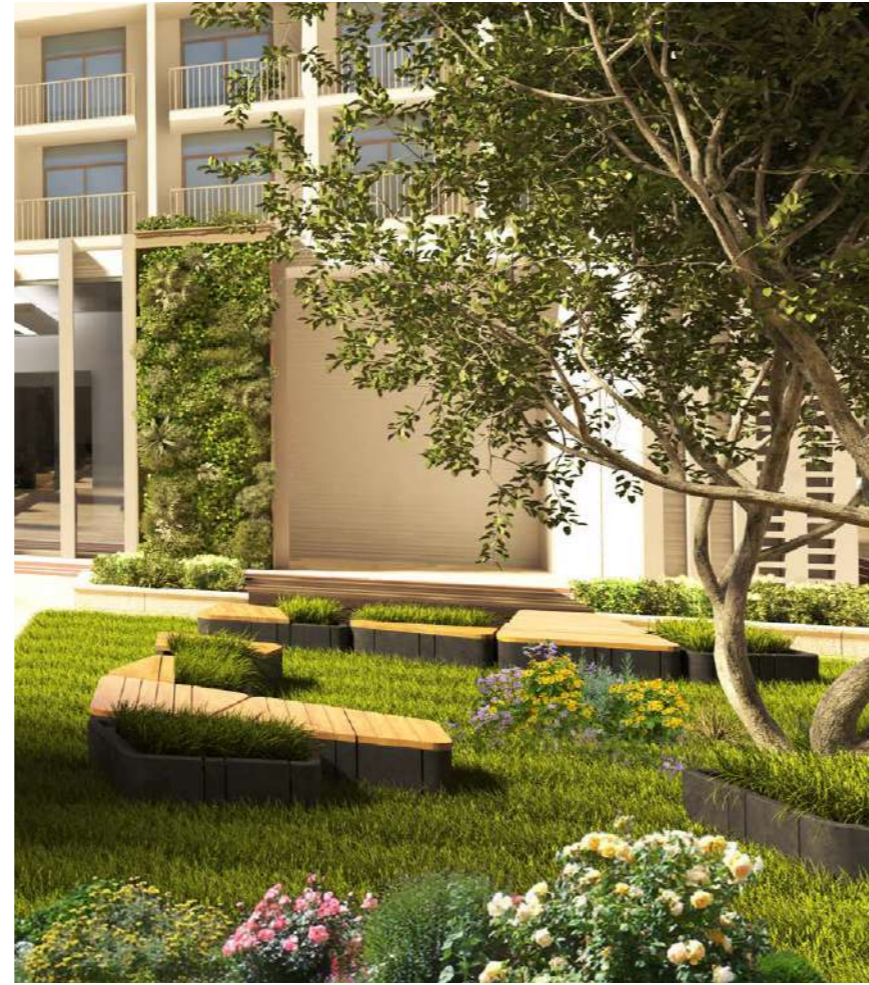
LadyBird Early Learning Centre

Luma21

discover  
jumeirah village circle

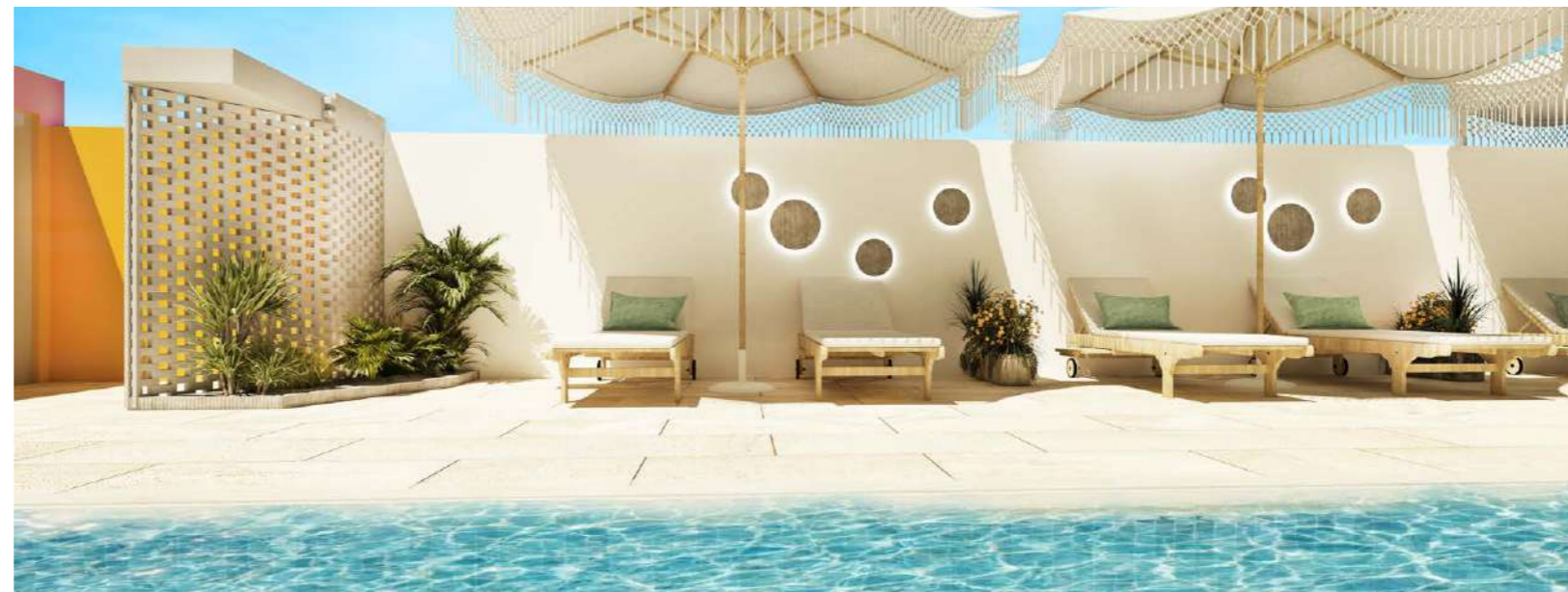


Luma22  
Google Maps  
location



# designed for your comfort

Live in maximum comfort at a sustainable rate in our cosy community geared toward your well-being. Concierge services are always available to ensure your enjoyment and peace of mind.





Breathe deeply and take in the sights of our magnificent facade.

come back to a  
grand entrance



Discover a polished, modern lobby, complete with concierge services.





Refresh yourself in our cool swimming pools, invigorate yourself in our spotless gyms, or stroll through our private central gardens with a children's play area.

Luma22's attention to detail offers convenient, chic amenities, with separate men's and women's facilities.



A modern gym with various exercise machines, a large TV, and large windows overlooking a building. The gym is well-lit and features a variety of equipment including treadmills, ellipticals, and stationary bikes. A large TV on the wall displays a soccer match. The gym is located in a modern building with large windows and a view of the outdoors.

never miss  
a workout

Focus on your fitness with brand new equipment and separate amenities for men and women.

# wander in the garden



Let your children enjoy nature in our protected playground while you relax.



Flourish in a community of wonderful people and delightful amenities, then retreat to your new cosy home. The interior design of your apartment matches the exterior splendour of the building, with plenty of finishing touches designed to add to your enjoyment.



room  
to grow

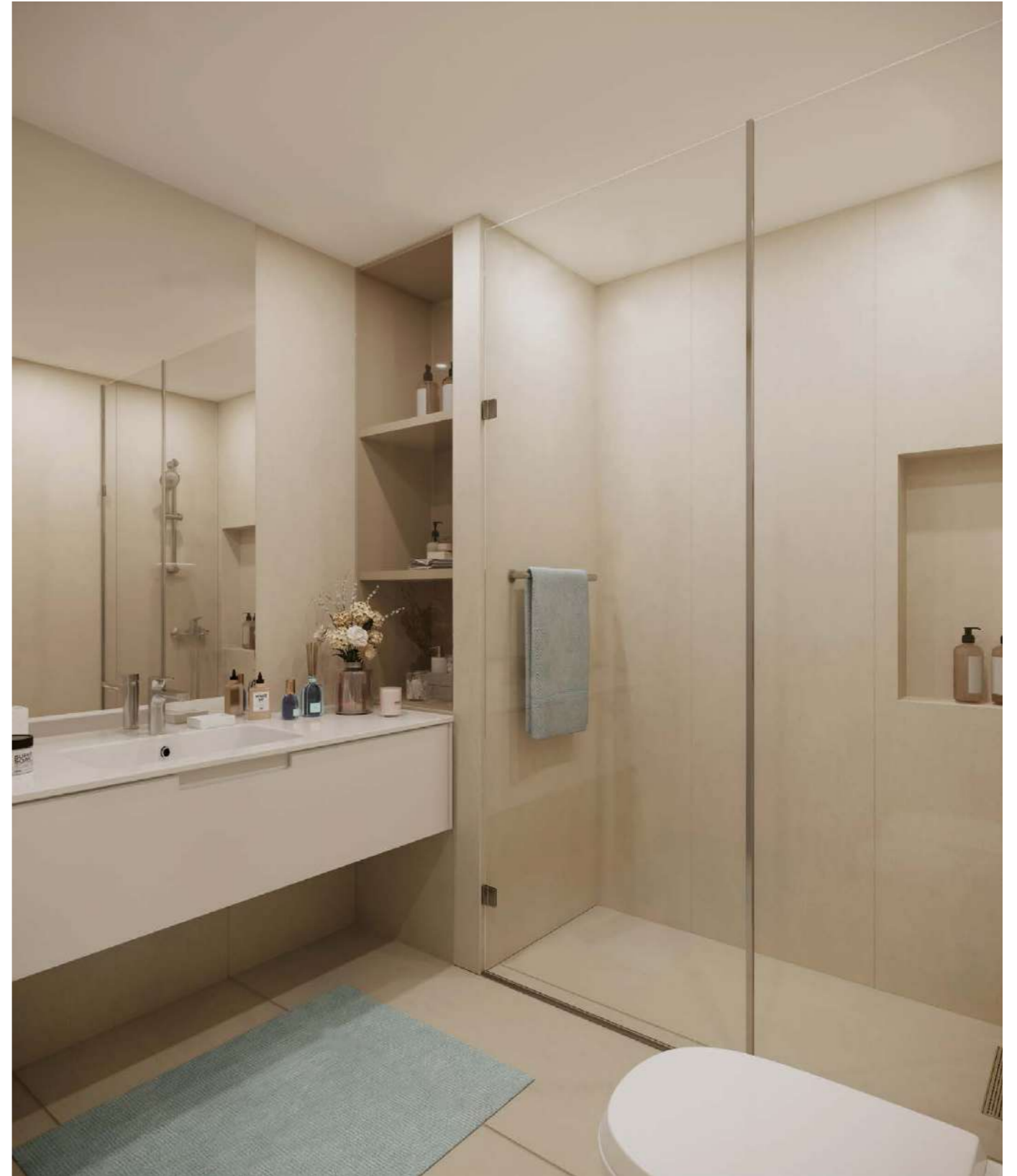
Fill your new spacious apartment with everything you need to make the space truly yours.

a home  
that's  
just right

Throughout your apartment home, natural light streams through the floor-to-ceiling windows.



Modern bathrooms reflect thoughtfulness in their everyday use, from the built-in shelving and roomy drawers and cabinets to the polished tile surrounding the shower.





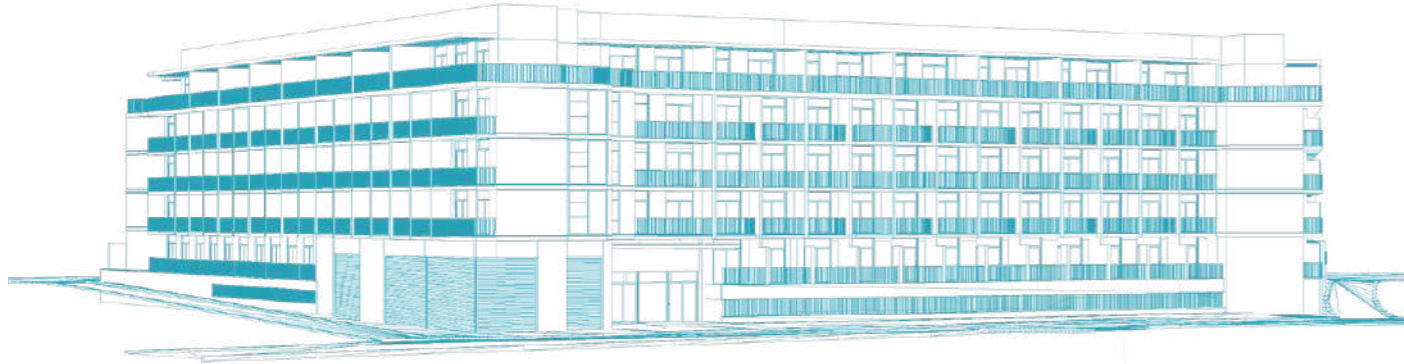
Luma22 is a perfect match for busy professionals, couples, and young families ready to find their element.

**find the home  
that matches you**





# a well-balanced housing development

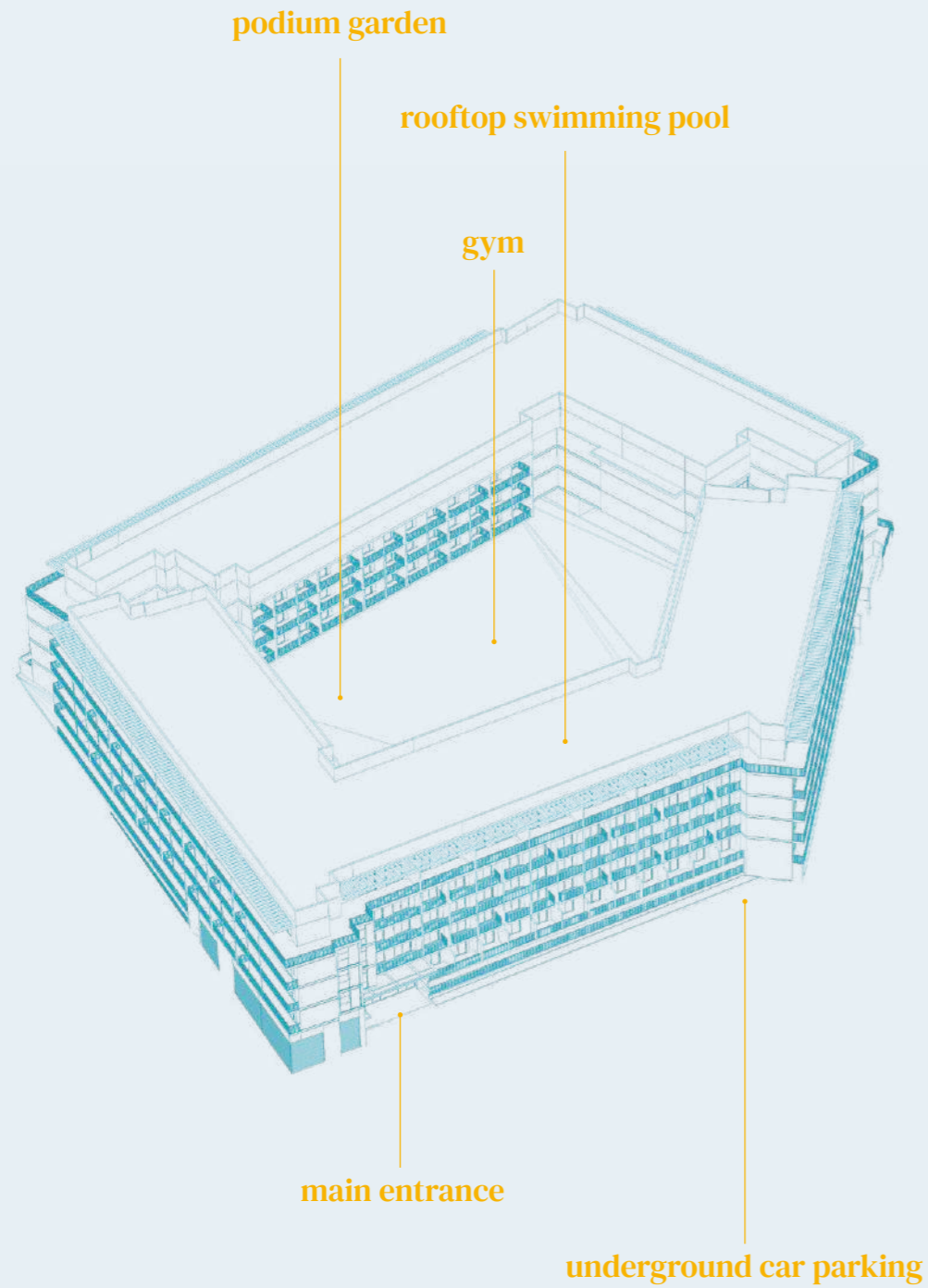


**5**  
residential  
floors

**4**  
apartment  
types






Cosy, spacious, and with all the amenities you're looking for.  
Come home to Luma22, a place you love.



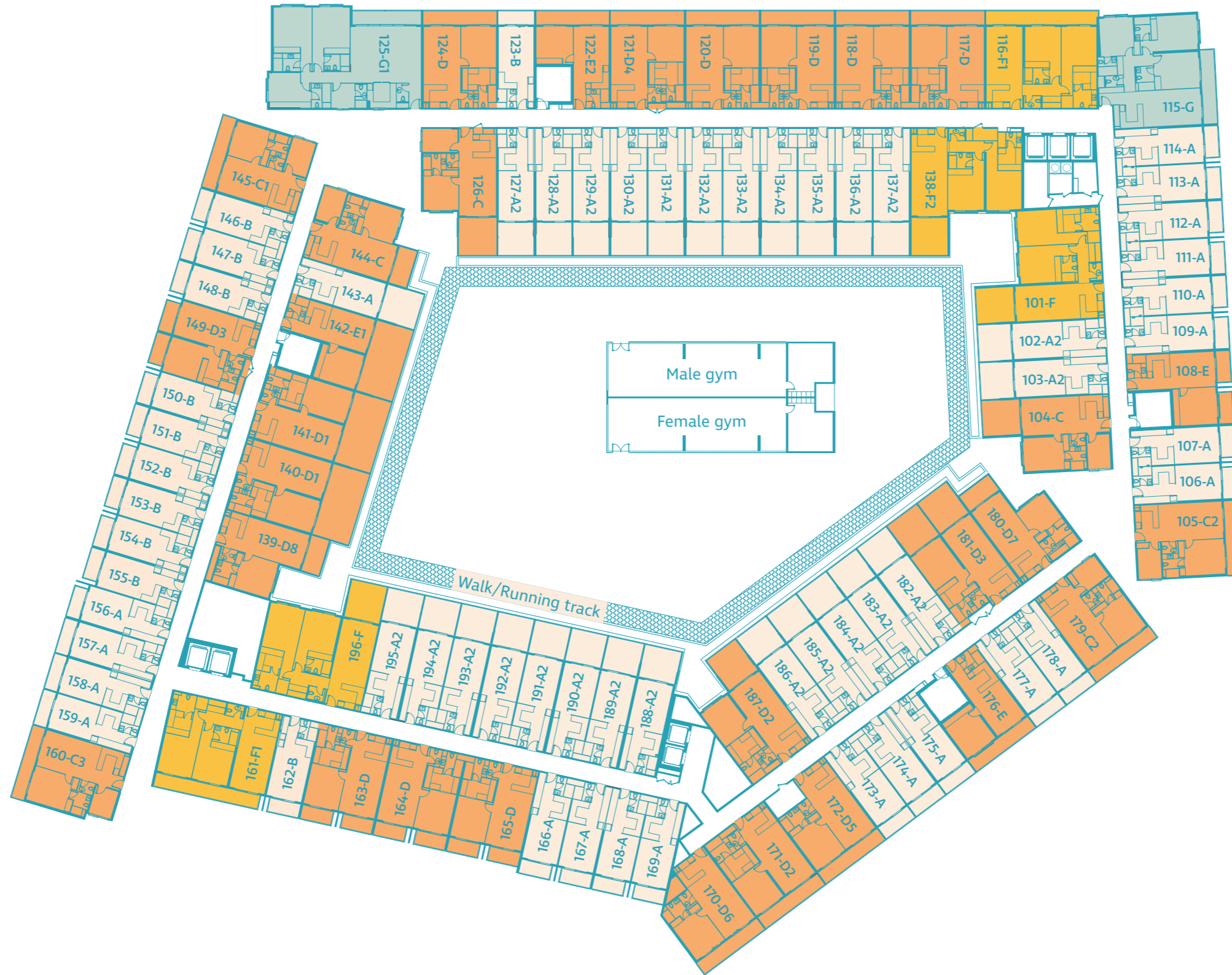
<b>Studio Apartment</b>	TYPE A
	TYPE B
<b>One Bedroom Apartment</b>	TYPE C
	TYPE D
	TYPE E
<b>Two Bedroom Apartment</b>	TYPE F
	TYPE H
<b>Three Bedroom Apartment</b>	TYPE G

ground floor



	STUDIO APARTMENT
	ONE BEDROOM APARTMENT
	THREE BEDROOM APARTMENT

first floor



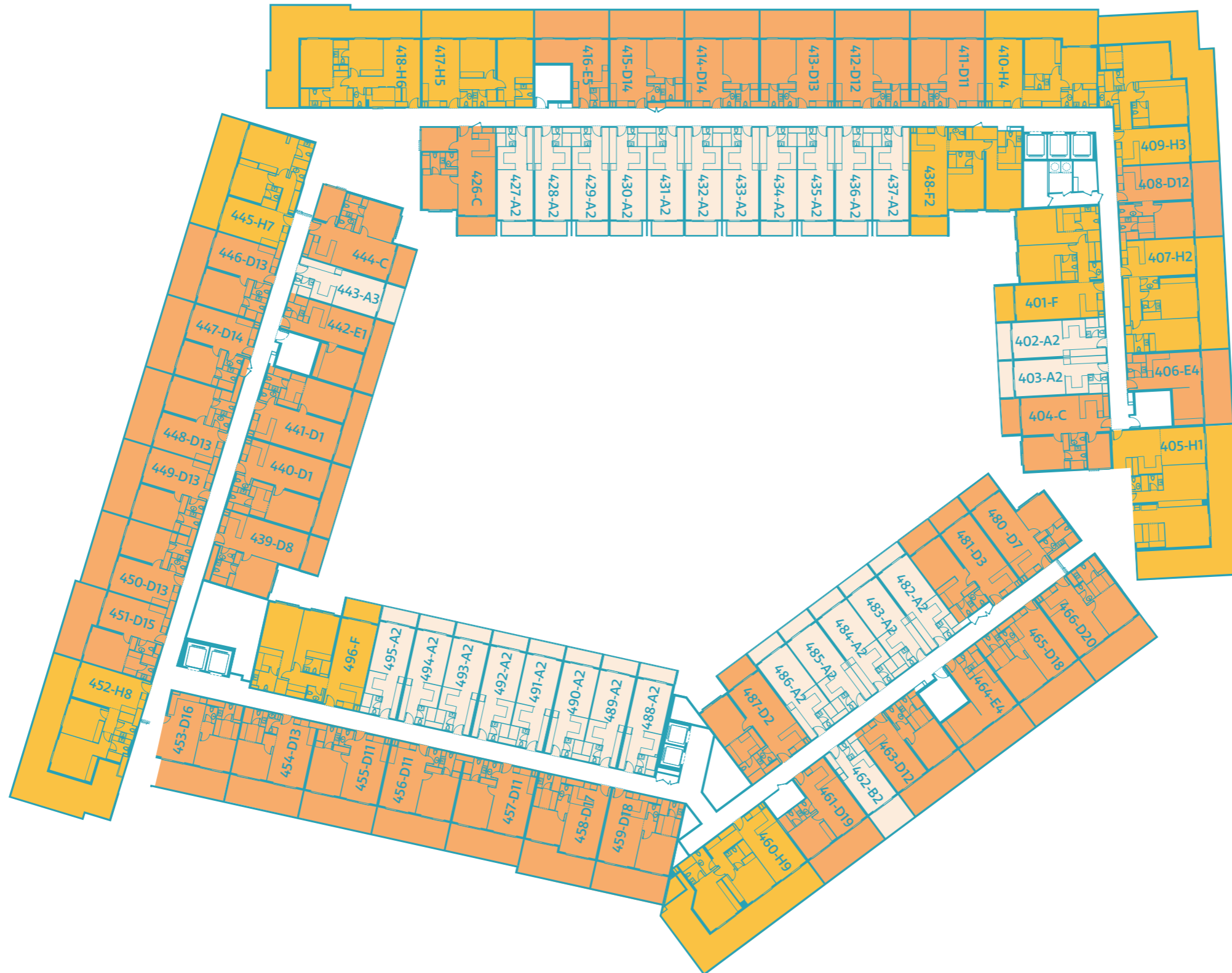
- STUDIO APARTMENT
- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT
- THREE BEDROOM APARTMENT




typical residential floor  
(second floor to third floor)



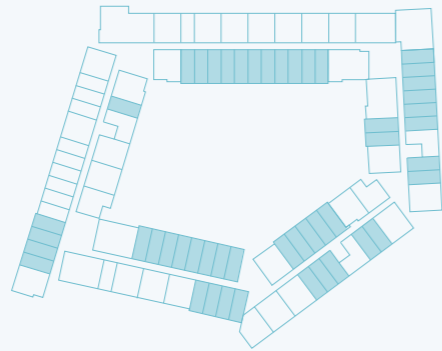
- STUDIO APARTMENT
- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT
- THREE BEDROOM APARTMENT

fourth floor



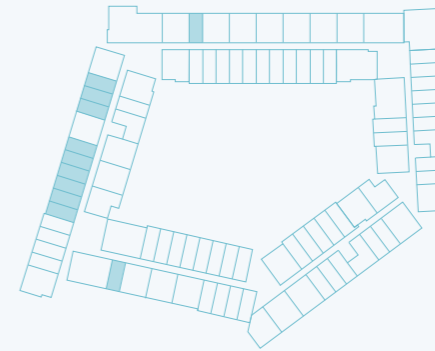
	STUDIO APARTMENT
	ONE BEDROOM APARTMENT
	TWO BEDROOM APARTMENT

## Studio Apartment TYPE A

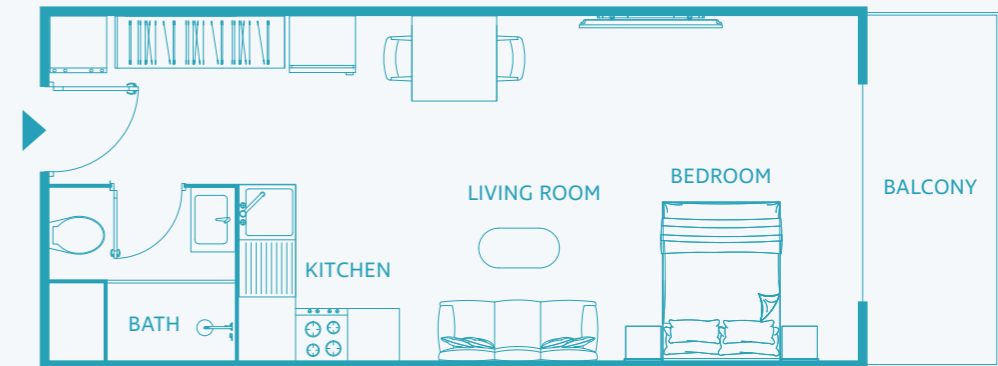
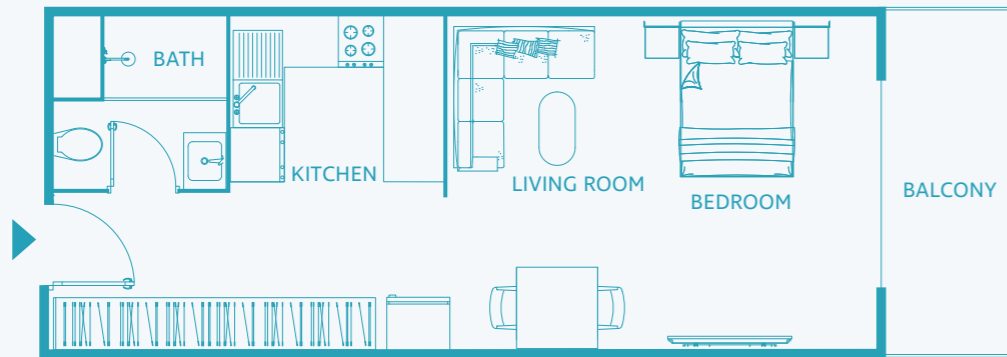


UNIT SIZE: from 436 to 577 SQFT

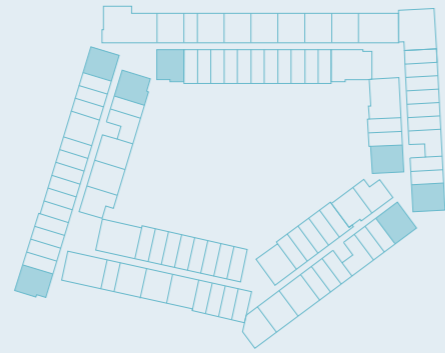
## Studio Apartment TYPE B



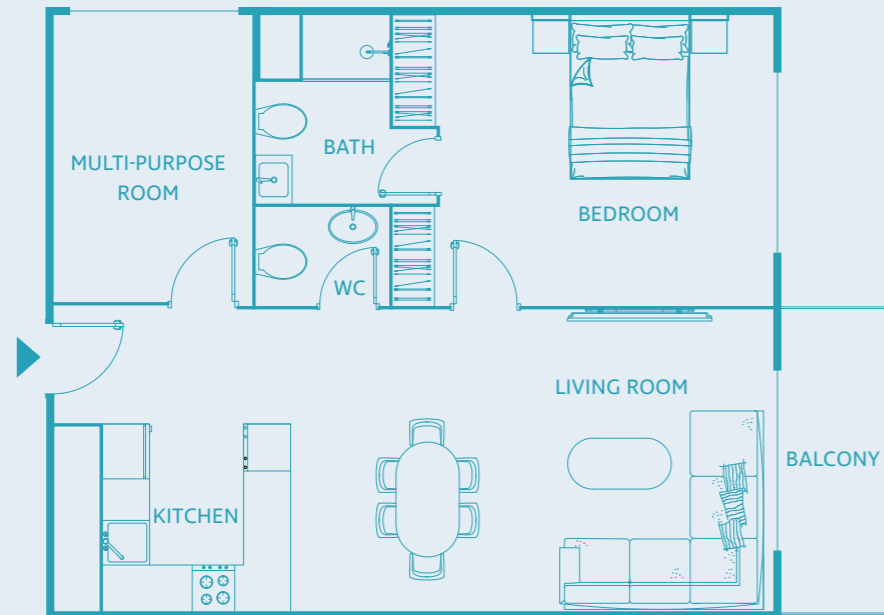
UNIT SIZE: from 414 to 713 SQFT



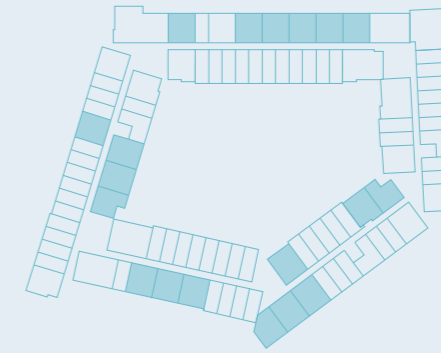
## One Bedroom Apartment TYPE C



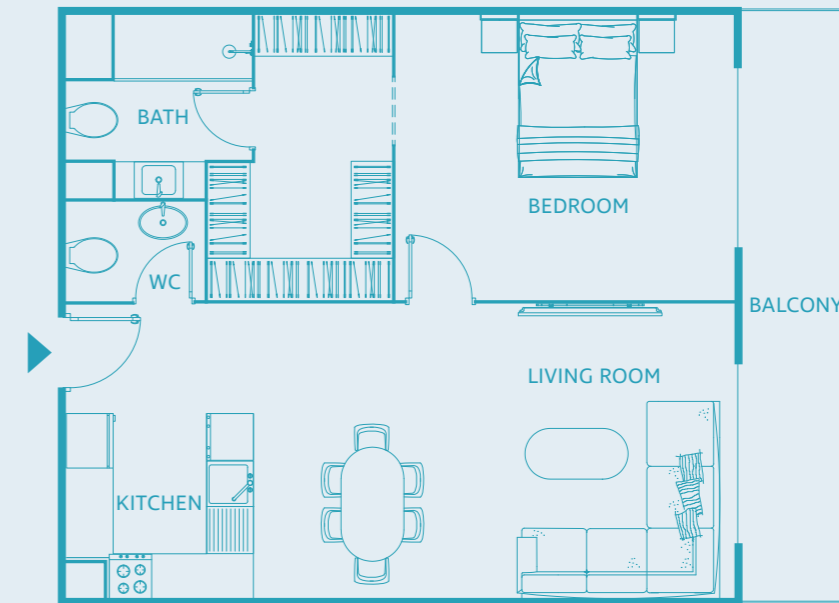
UNIT SIZE: from 827 to 926 SQFT



## One Bedroom Apartment TYPE D



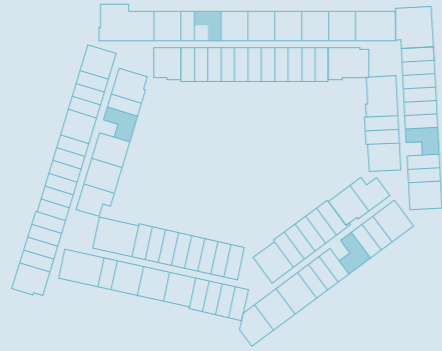
UNIT SIZE: from 727 to 1102 SQFT



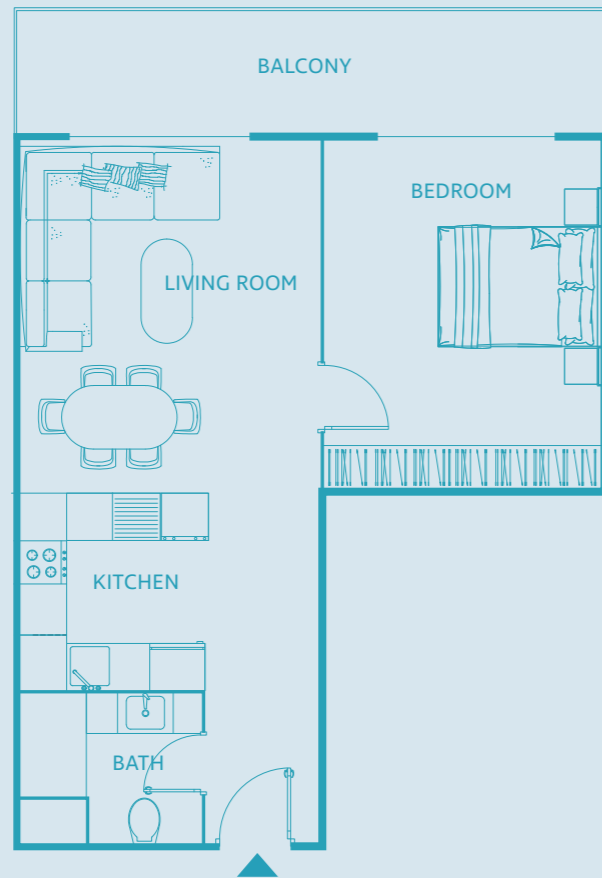


# One Bedroom Apartment

TYPE E

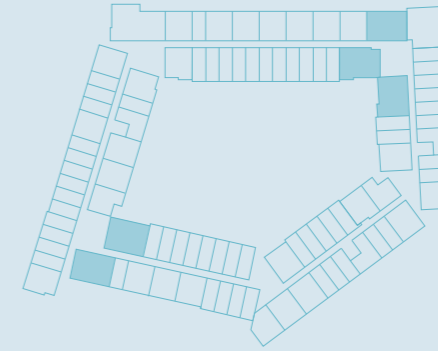


UNIT SIZE: from 662 to 920 SQFT

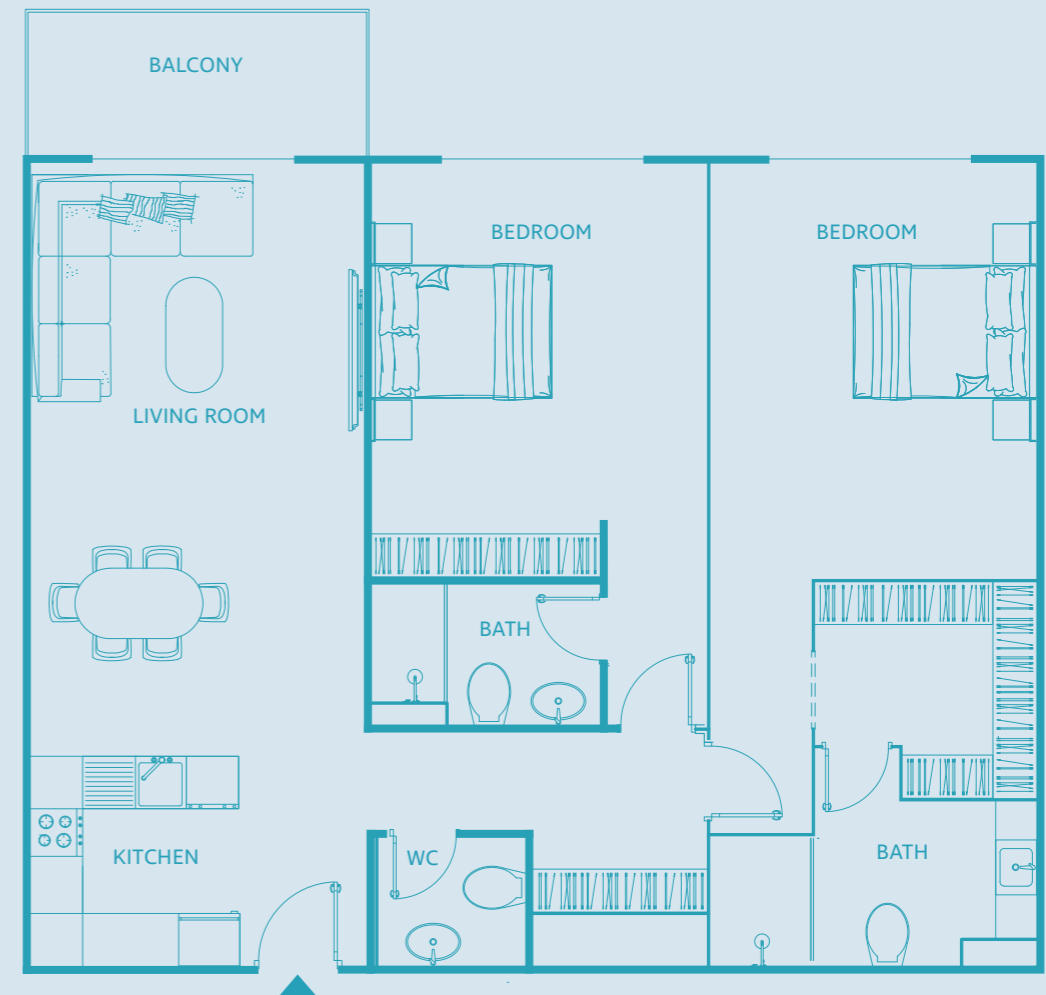


# Two Bedroom Apartment

TYPE F

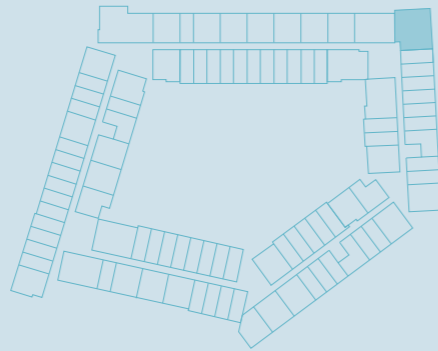


UNIT SIZE: from 1138 to 1309 SQFT

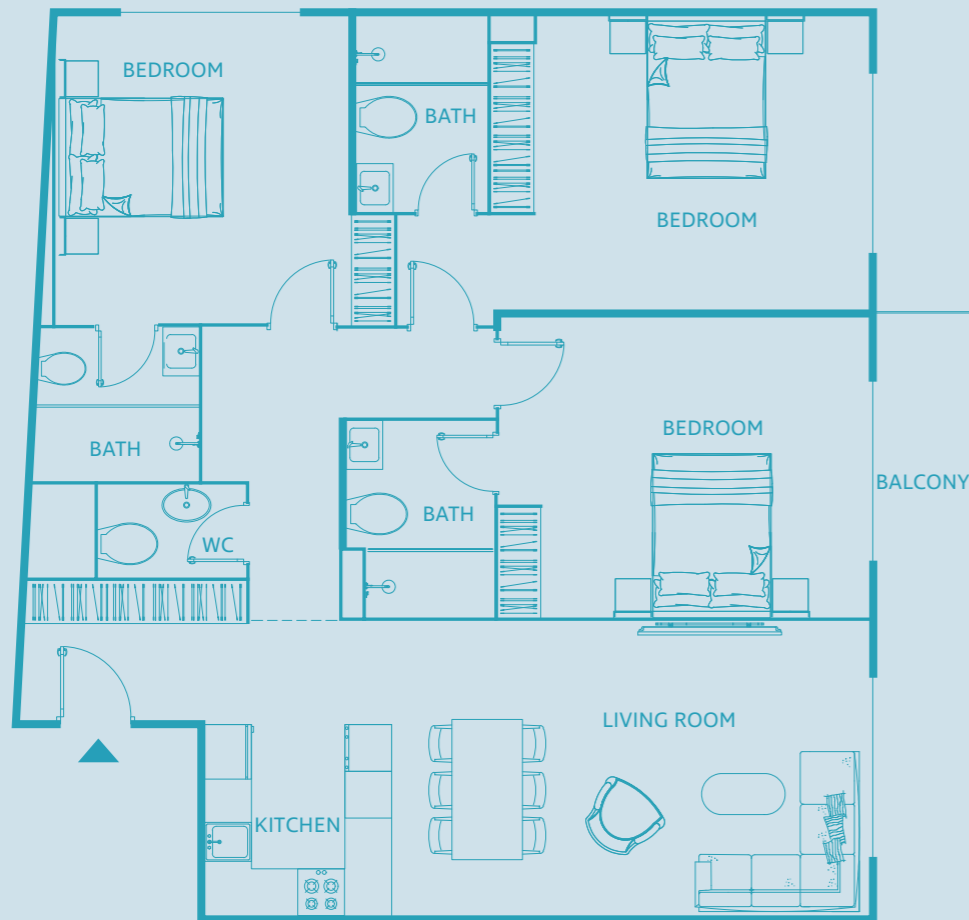


# Three Bedroom Apartment

TYPE G

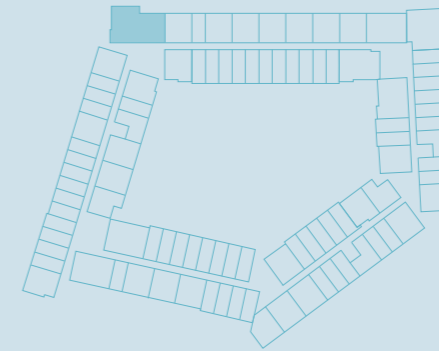


UNIT SIZE: from 1399 to 1715 SQFT

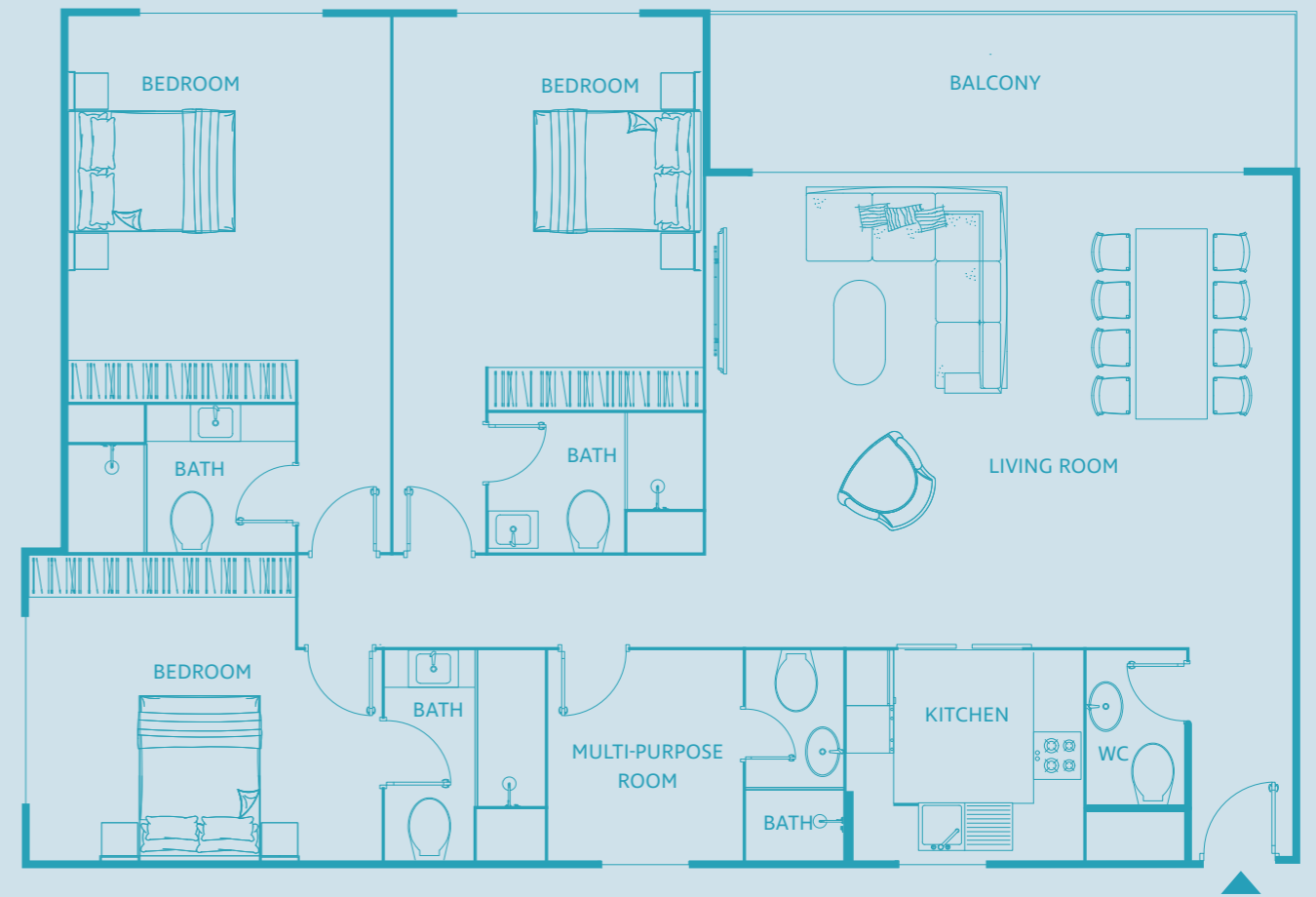


# Three Bedroom Apartment

TYPE G1



UNIT SIZE: from 1756 to 2145 SQFT





## quality as standard

Form and function blend seamlessly in Luma22's modern building. With its practical amenities and quality furnishings, you can see where we've exceeded expectations to make your place truly feel like home.



**Easy18** completed in 2019



**Easy19** completed in 2021



**Luma21** completed in 2022

**TownX** is an established real estate developer focused on delivering best-in-class experiences based in Dubai, UAE.

The developer has successfully delivered multiple residential projects across the city.

The core value for every development is a focus on a user-centric experience where family comes first – linked with best-in-class specifications.