

# Luma Park Views

Premium Residential Apartments  
Jumeirah Village Circle, Dubai

a project by



**TOWNX**

Experience  
your new *view*





# A breathtaking cityscape

Immerse yourself in the beauty of your surroundings as you enjoy a breathtaking view of our centrally located community parks.

A haven of tranquillity in the heart of the neighbourhood.





# 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.



# Discover the *location*

Luma  
Park  
Views



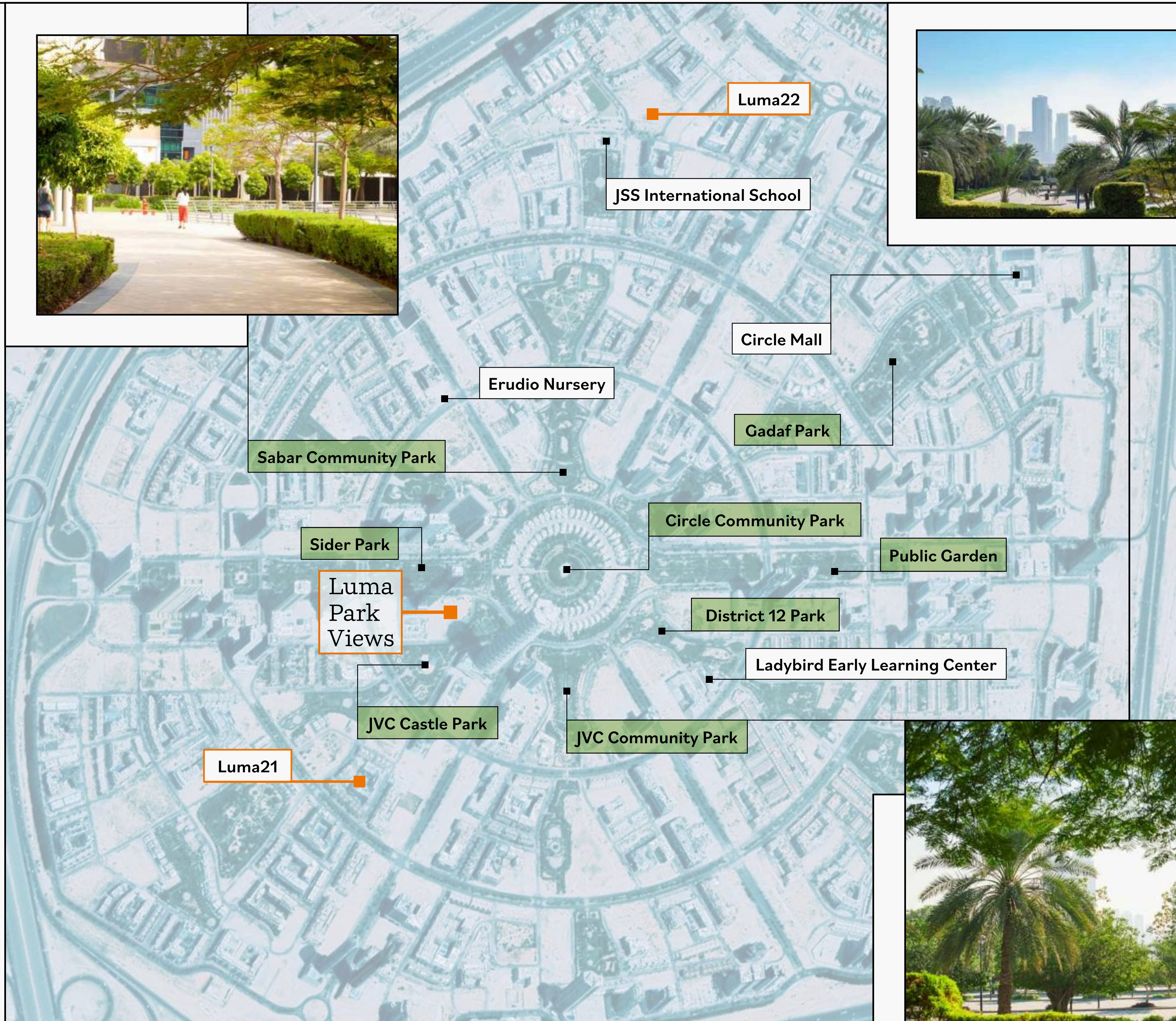
# Your green neighbourhood

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.



# The grand *gateway*





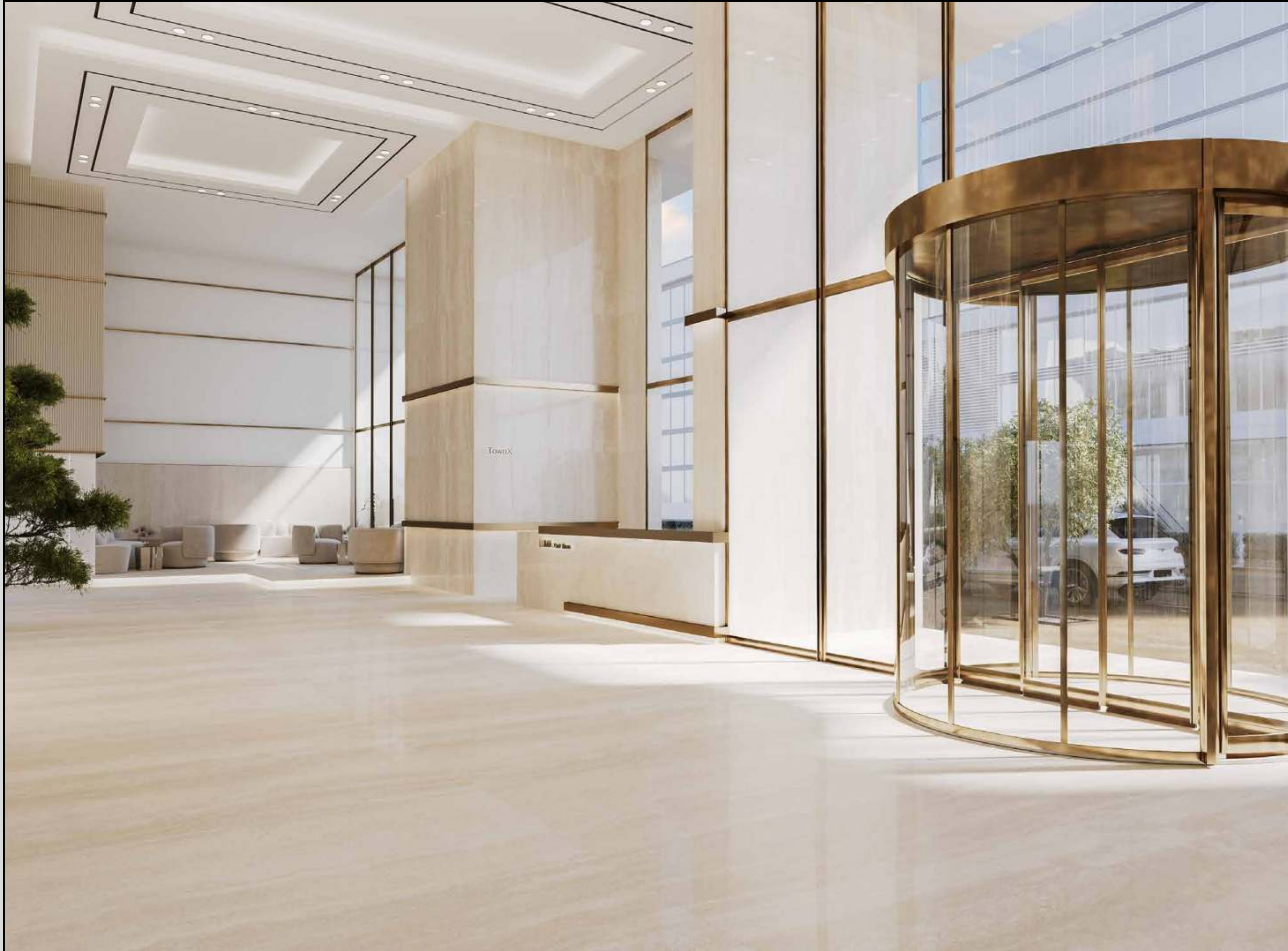
# Welcome in your new home

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 perfect entrance



Immerse yourself in a radiant and refined entrance hall at **Luma Park Views**, where a gracious welcome awaits as you step into your new apartment.

Each of them is crafted to leave you in awe.



# Exquisite attention to every detail





Savor the  
*perfect brew*

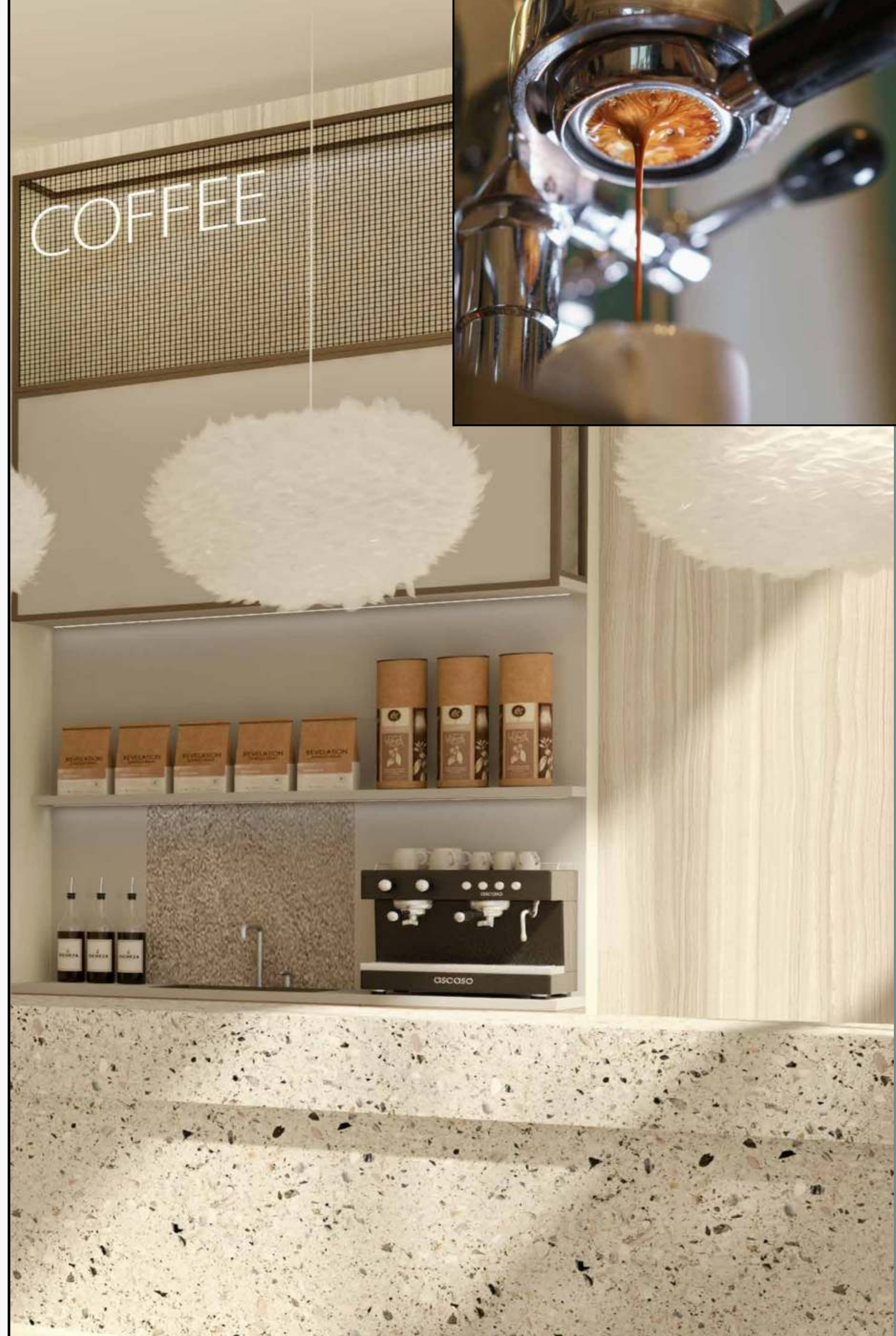


# The coffee shop

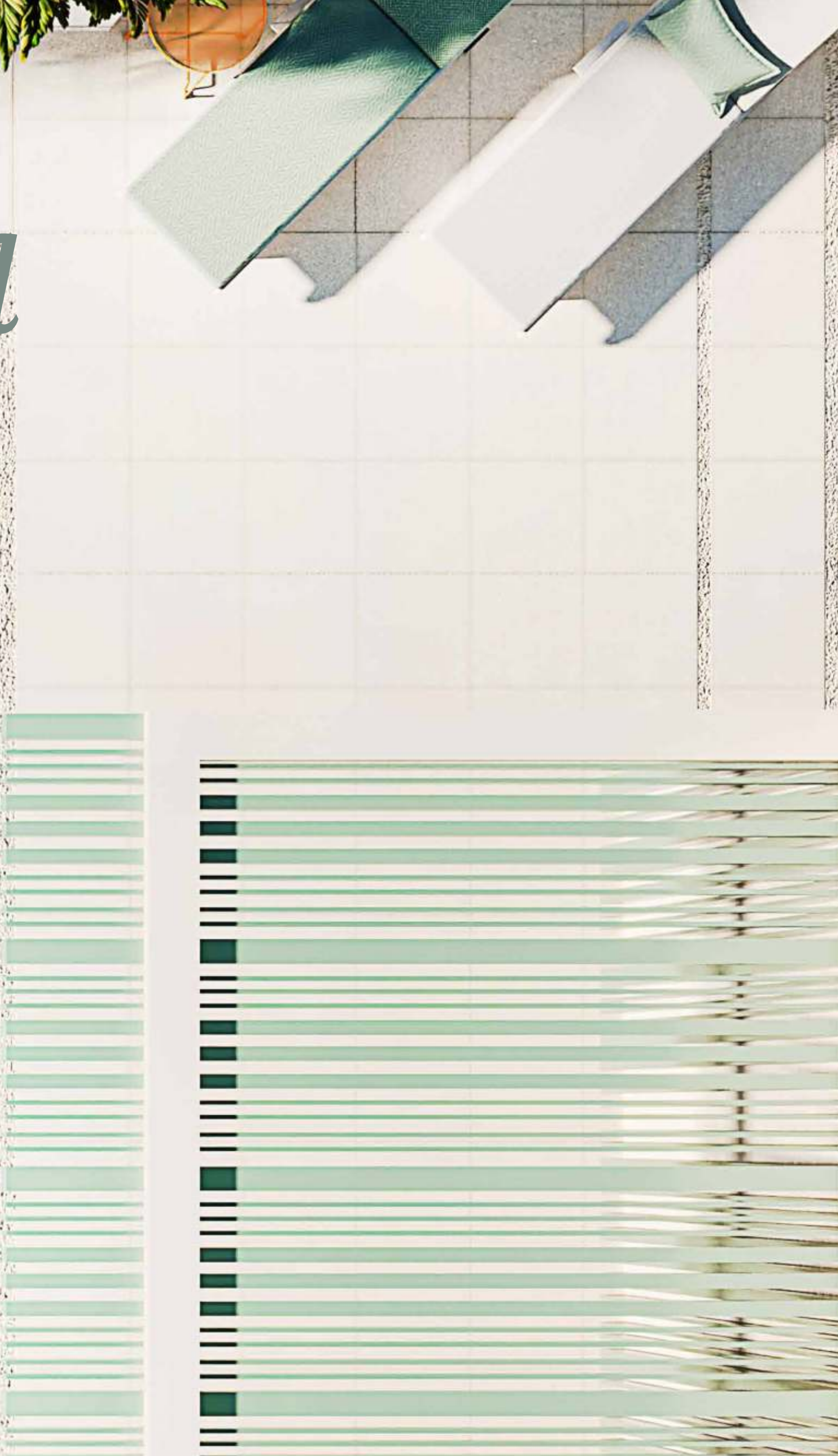
Introducing the Café Lobby.

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.



# Dip into the *swimming pool*

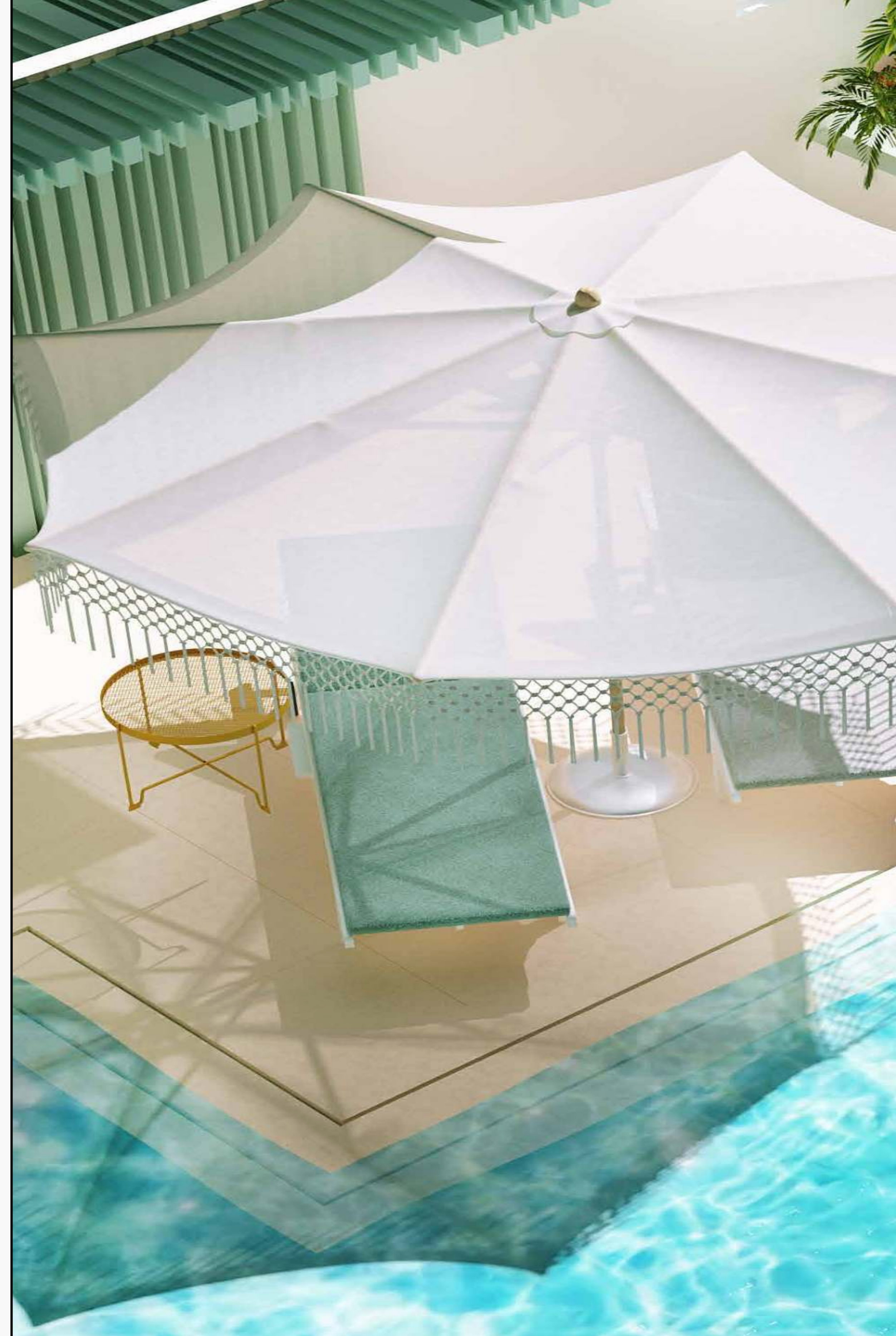




# A refreshing experience

Immerse yourself in pure relaxation at **Luma Park Views** exquisite swimming pool.

Dive into refreshing waters, unwind by the poolside, and soak up the sun in a tranquil and inviting separated areas for women and men.



# Elevate your *wellness journey*



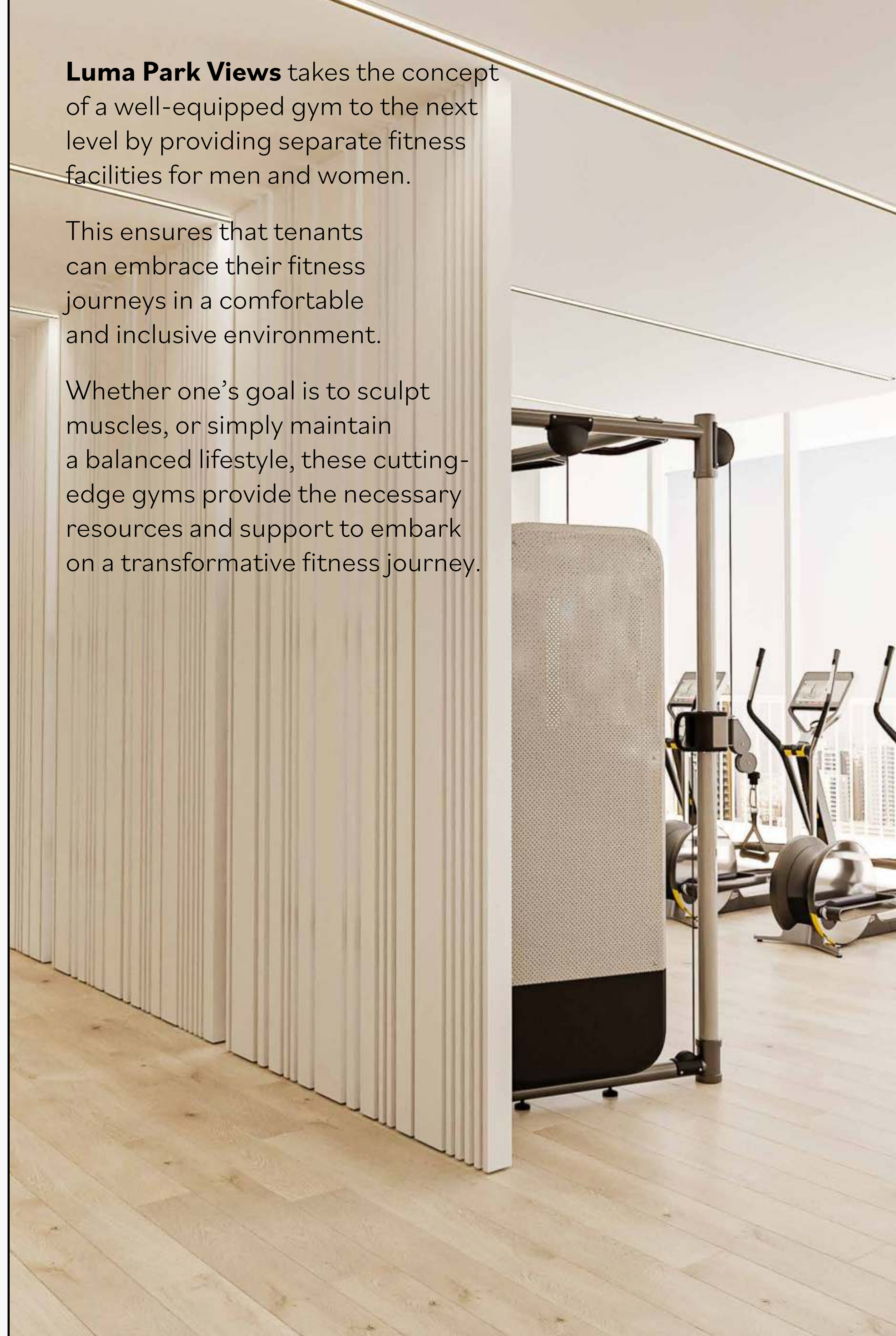
# The gym



**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.



# Tranquil *serenity*



# 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.



# The children *playground*



**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*



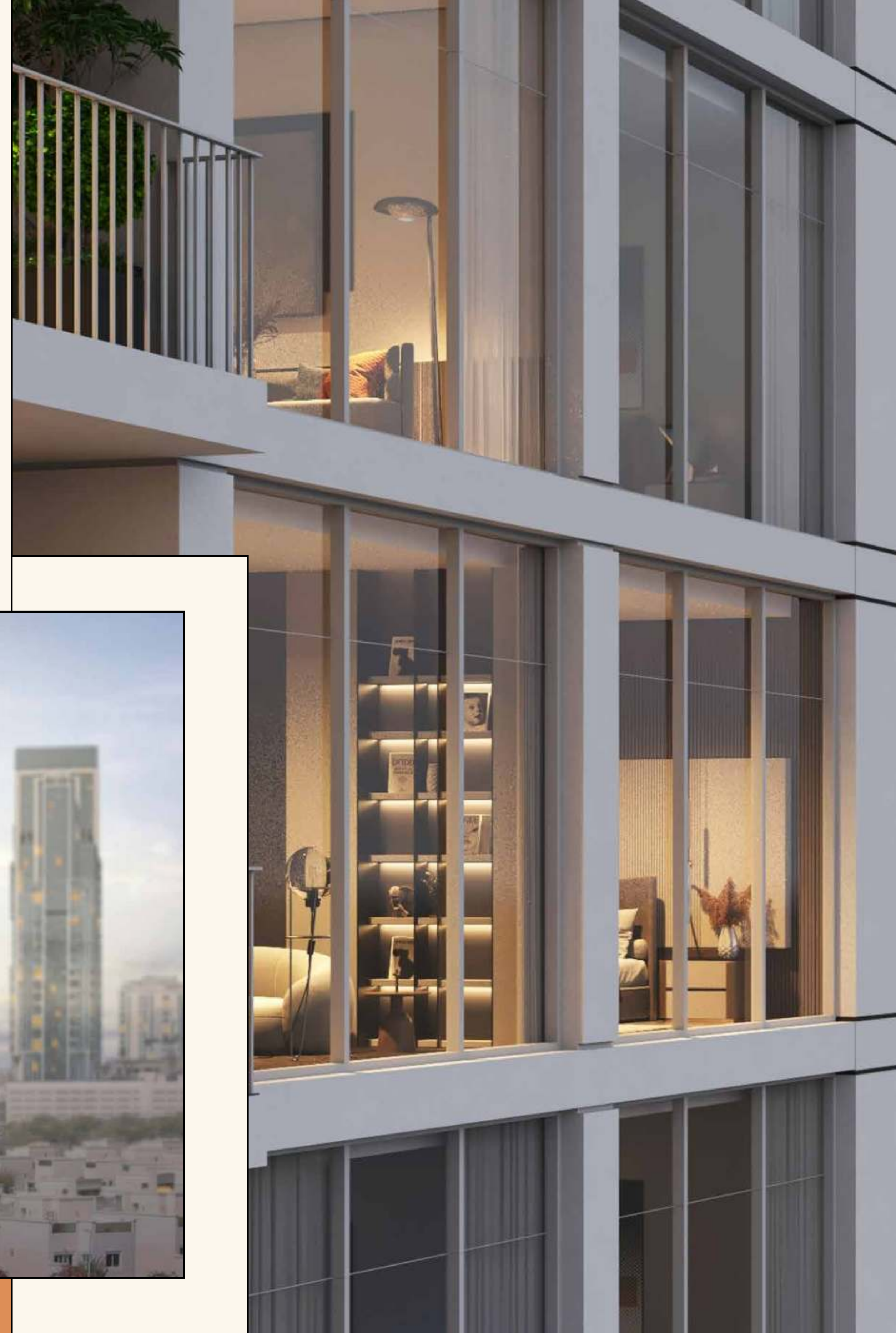
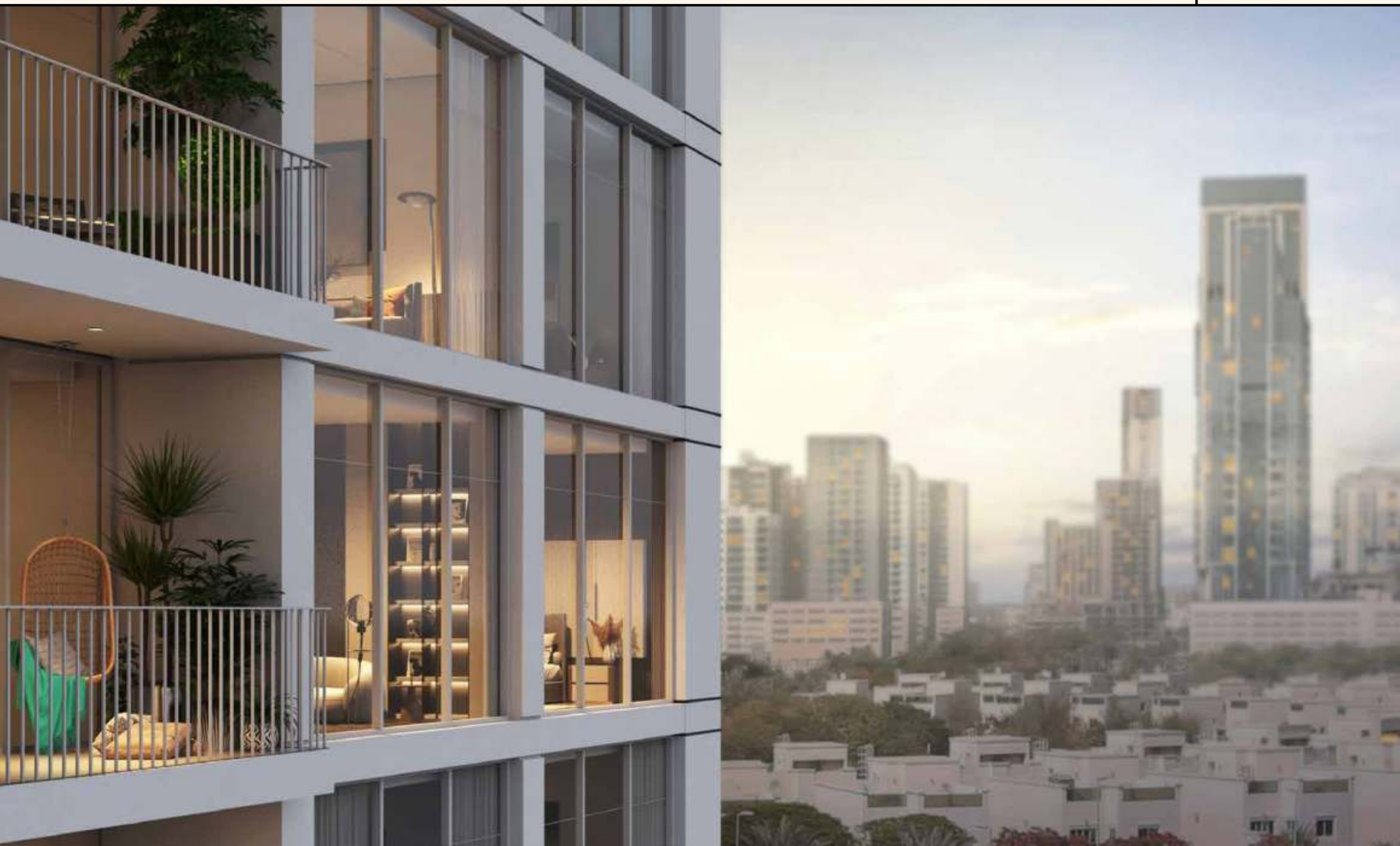


Signature  
*apartments*

# A new beginning

Welcome to the signature apartment, where every corner emanates a sense of luxury.

Here the possibilities are endless, allowing you to envision the perfect room arrangements that suit your unique lifestyle and preferences. Every detail has been thoughtfully curated to create a haven of exclusive comfort.



Signature  
apartments

# The dwelling of your dreams



Signature  
*apartments*

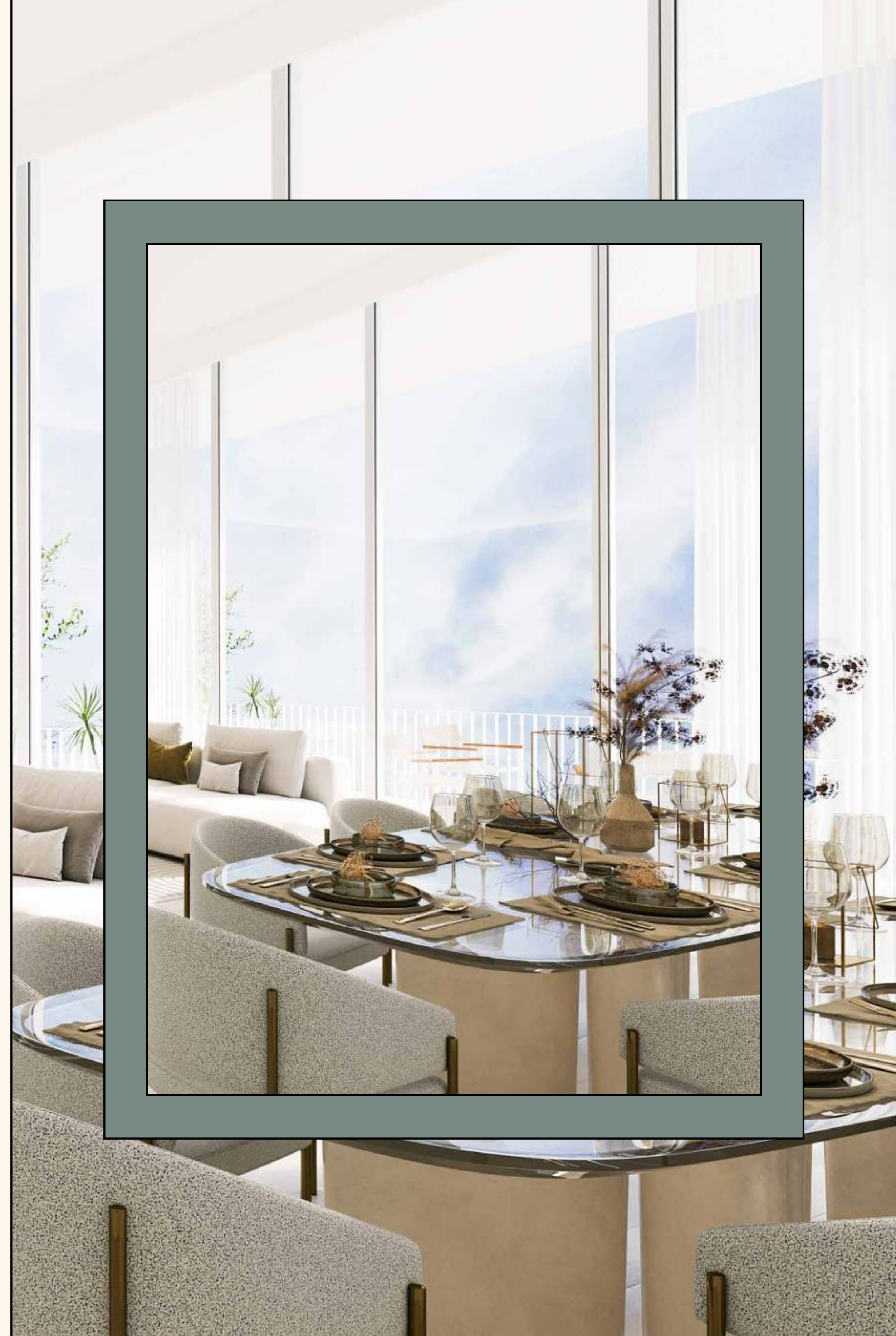
## A breathtaking view

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.



Signature  
*apartments*



# A home that is just right

This apartment, a cozy haven of comfort, evokes a gentle sense of belonging—a cherished refuge where you can be your authentic self and find solace in the embrace of home.



Signature  
*apartments*

A familiar feeling



Signature  
apartments



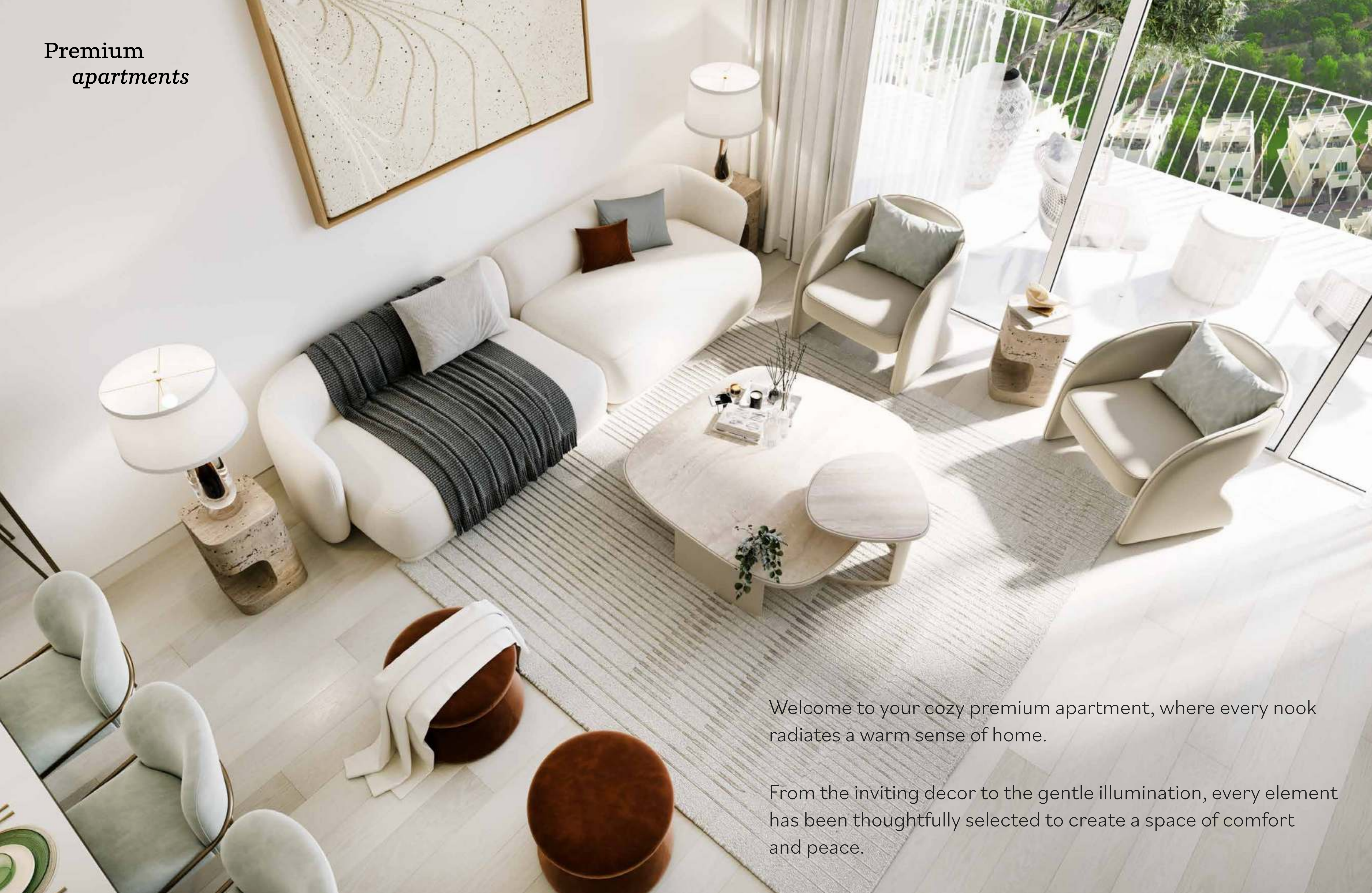
Within this signature apartment, a cherished haven of comfort, a profound sense of belonging unfolds—a place where you can nurture the growth of your family, fostering bonds that thrive in the embrace of a truly luxurious home.



# Premium *apartments*



Premium  
*apartments*



Welcome to your cozy premium apartment, where every nook radiates a warm sense of home.

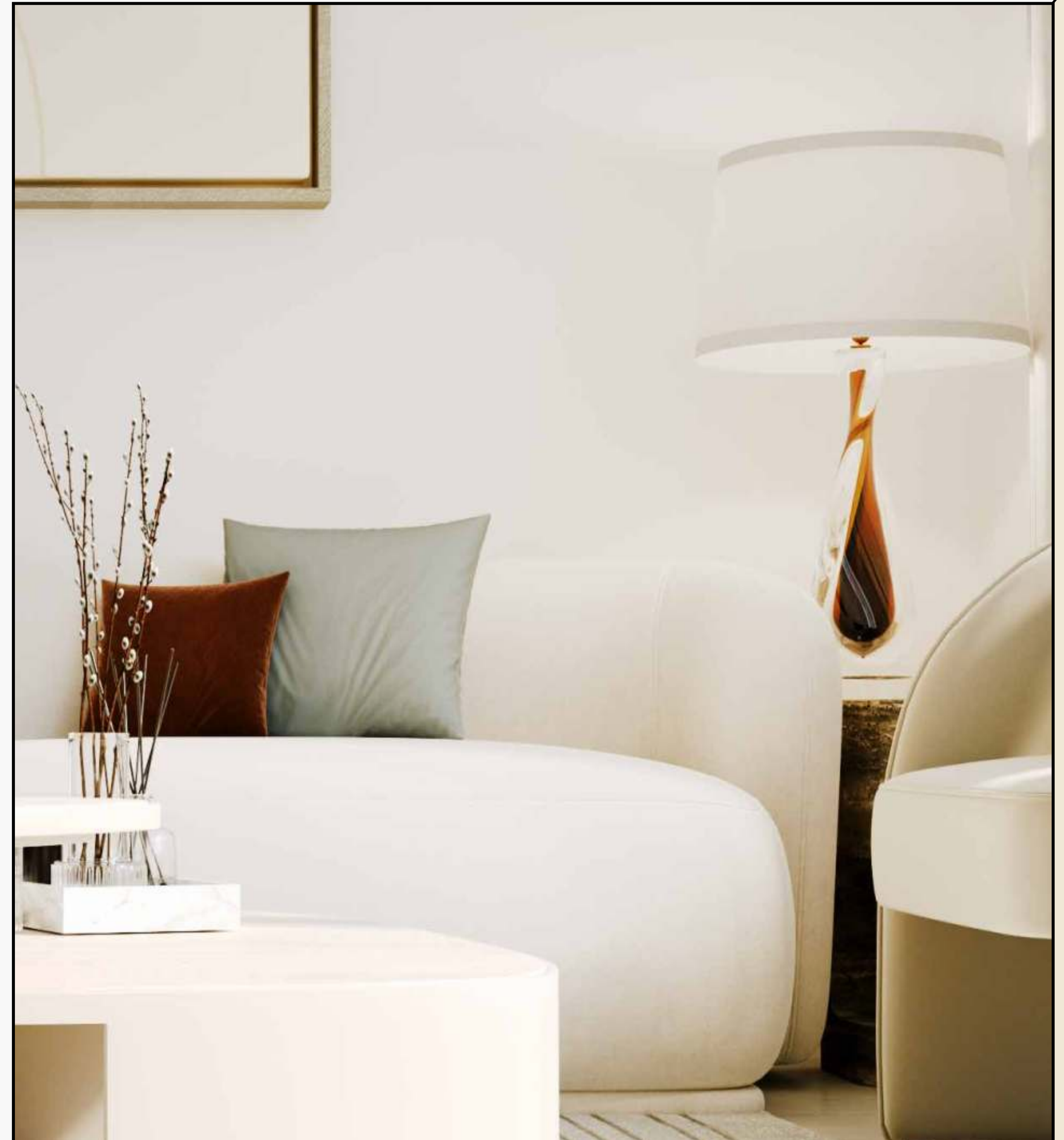
From the inviting decor to the gentle illumination, every element has been thoughtfully selected to create a space of comfort and peace.



Premium  
*apartments*

# Unwind in style

As you settle in you'll find solace in the knowledge that this space is more than just a home—it's a gentle reminder of life's simple joys and the embrace of contentment.



Premium  
*apartments*



## Premium is the word

The tastefully chosen color palette adds a touch of elegance to the space. Gentle, warm lighting carefully illuminates the room, creating a cozy ambiance that envelopes you in a welcoming embrace.

As you explore further, you'll discover the attention to detail that enhances your comfort. From the flooring to the decorated walls, everything resonates a relaxing atmosphere.

Premium  
*apartments*



Room to grow



Premium  
*apartments*



# Unmatched elegance and convenience

From the bathroom to the living area, every room of your new premium apartment is designed to fill your living experience with happiness.

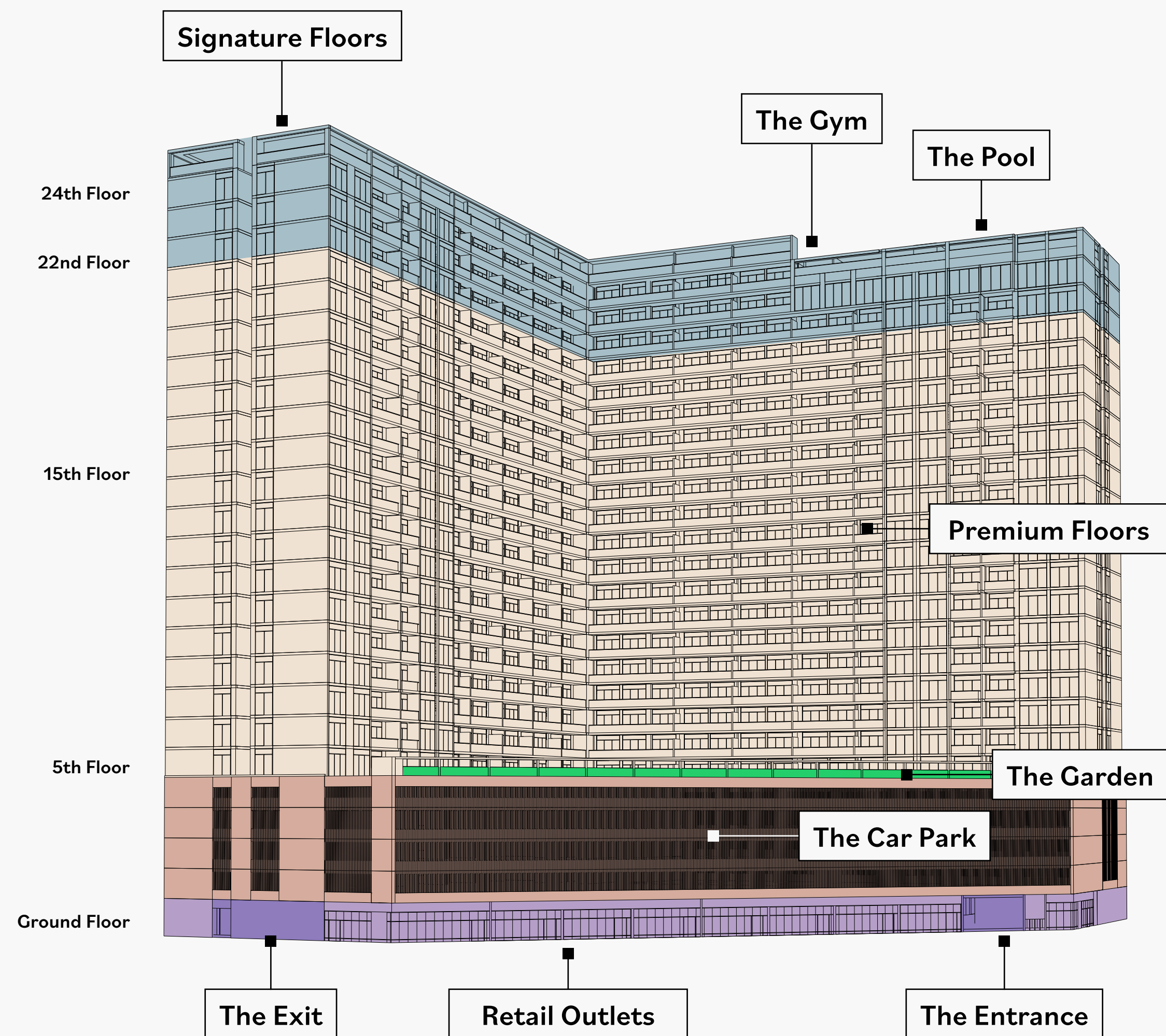


# Apartment *specifications*

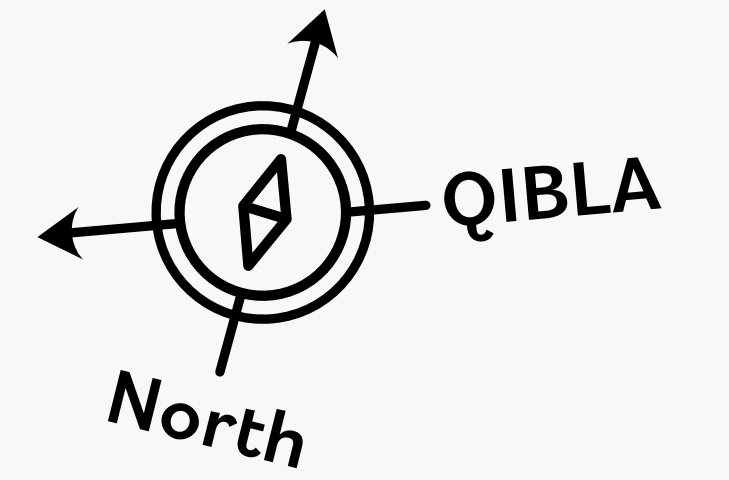


# Unmatched luxuries

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.



# Typical floor plan



- One Bedroom Apartment
- Two Bedrooms Apartment
- Three Bedrooms Apartment

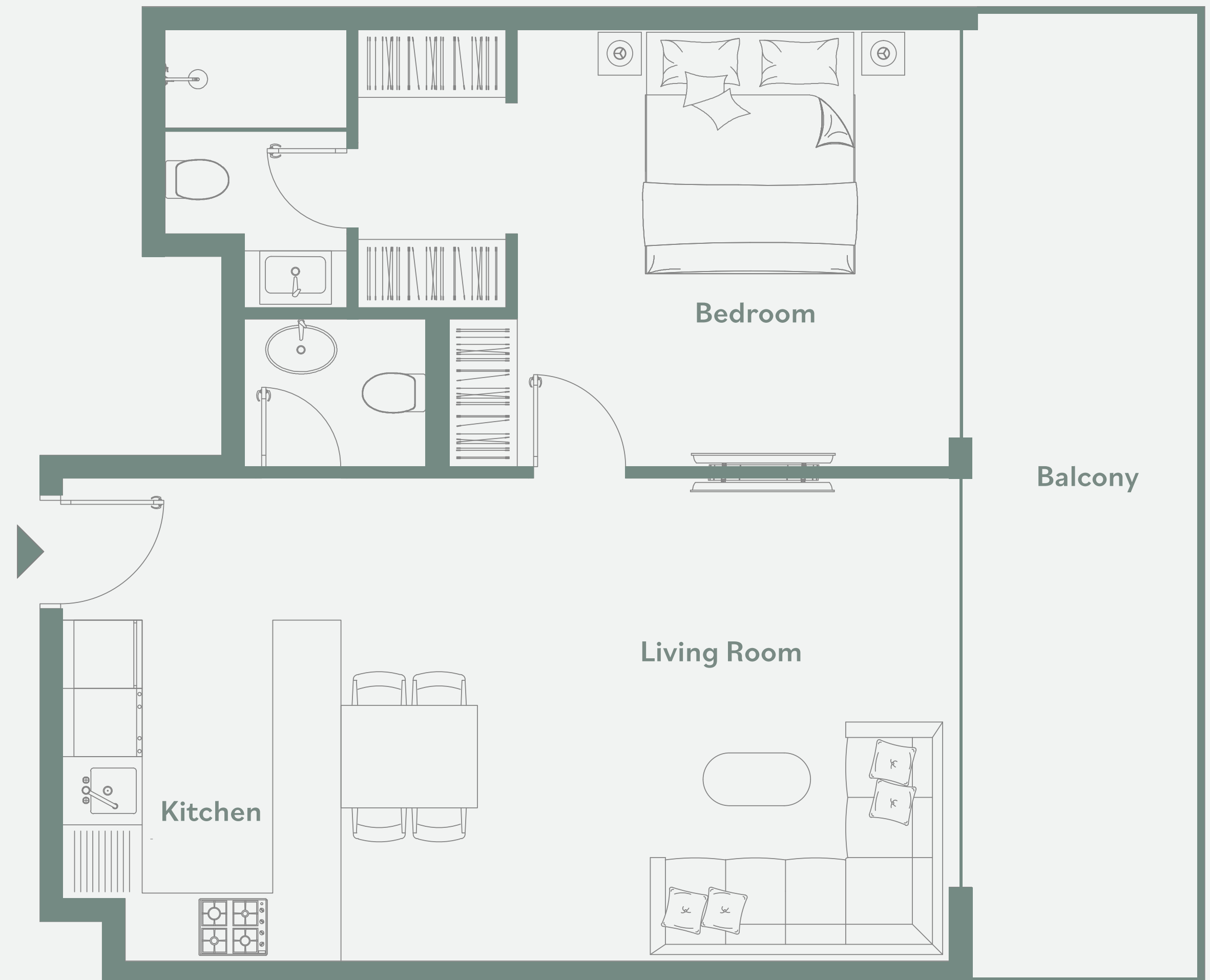
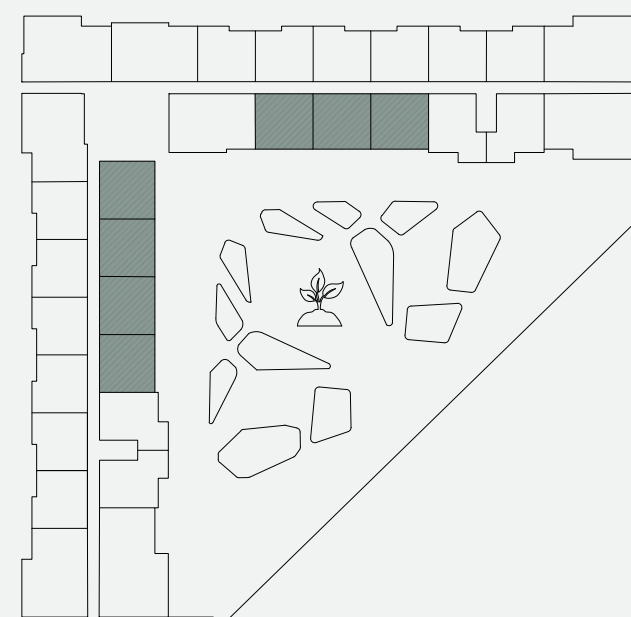
# One bedroom apartment – Type A

## General

- Approx. 3.1m clear ceiling height in principal rooms
- High performance floor to ceiling double glazing window systems
- Built in heat/smoke detectors and in-suite water sprinkler system
- Individual apartment water, electricity, cooling, gas metering
- One car parking space included
- Unit Size: 861.00 - 879.52 sqft

## Finishes

- Flooring: porcelain tiles, matte finish, timber effect
- Custom designed fire resistant entry door with electronic smart lock
- Laminated modern interior doors with magnetic door hardware
- Custom designed contemporary kitchen cabinetry, in a white colour
- Quartz worktop, glass backsplash, undermount sink with mixer
- Custom designed contemporary built in wardrobes
- Built in appliances: Siemens (or equivalent) refrigerator, dishwasher, washing machine, gas oven, gas hob, extraction hood
- Bathroom sanitaryware, faucets and accessories: Grohe, Geberit, Vitra (or equivalent)





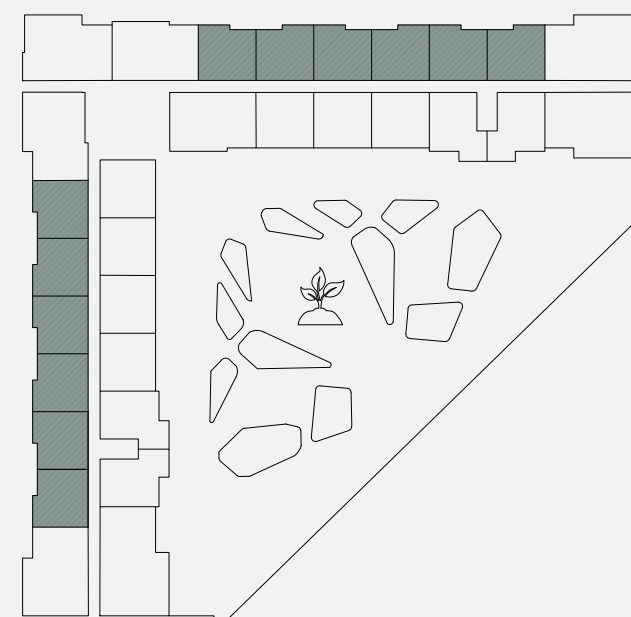
# One bedroom apartment – Type B

## General

- Approx. 3.1m clear ceiling height in principal rooms
- High performance floor to ceiling double glazing window systems
- Built in heat/smoke detectors and in-suite water sprinkler system
- Individual apartment water, electricity, cooling, gas metering
- One car parking space included
- Unit Size: from 838.29 to 849.16 sqft

## Finishes

- Flooring: porcelain tiles, matte finish, timber effect
- Custom designed fire resistant entry door with electronic smart lock
- Laminated modern interior doors with magnetic door hardware
- Custom designed contemporary kitchen cabinetry, in a white colour
- Quartz worktop, glass backsplash, undermount sink with mixer
- Custom designed contemporary built in wardrobes
- Built in appliances: Siemens (or equivalent) refrigerator, dishwasher, washing machine, gas oven, gas hob, extraction hood
- Bathroom sanitaryware, faucets and accessories: Grohe, Geberit, Vitra (or equivalent)



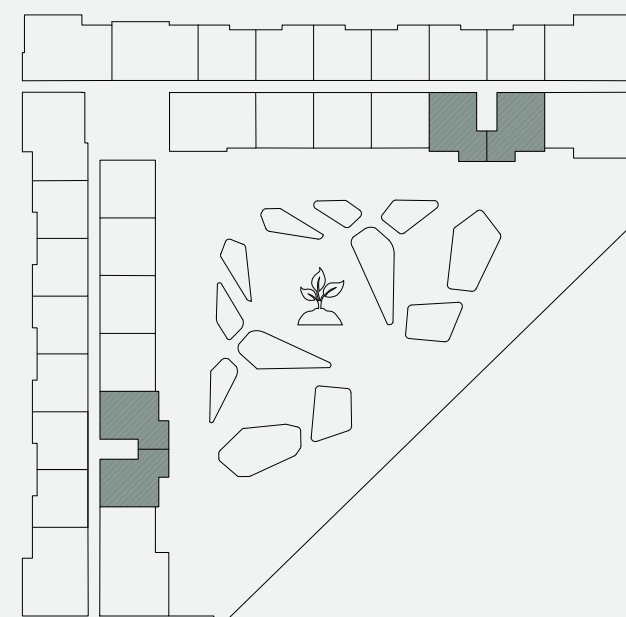
# One bedroom apartment – Type C

## General

- Approx. 3.1m clear ceiling height in principal rooms
- High performance floor to ceiling double glazing window systems
- Built in heat/smoke detectors and in-suite water sprinkler system
- Individual apartment water, electricity, cooling, gas metering
- One car parking space included
- Unit Size: from 797.49 to 806.75 sqft

## Finishes

- Flooring: porcelain tiles, matte finish, timber effect
- Custom designed fire resistant entry door with electronic smart lock
- Laminated modern interior doors with magnetic door hardware
- Custom designed contemporary kitchen cabinetry, in a white colour
- Quartz worktop, glass backsplash, undermount sink with mixer
- Custom designed contemporary built in wardrobes
- Built in appliances: Siemens (or equivalent) refrigerator, dishwasher, washing machine, gas oven, gas hob, extraction hood
- Bathroom sanitaryware, faucets and accessories: Grohe, Geberit, Vitra (or equivalent)



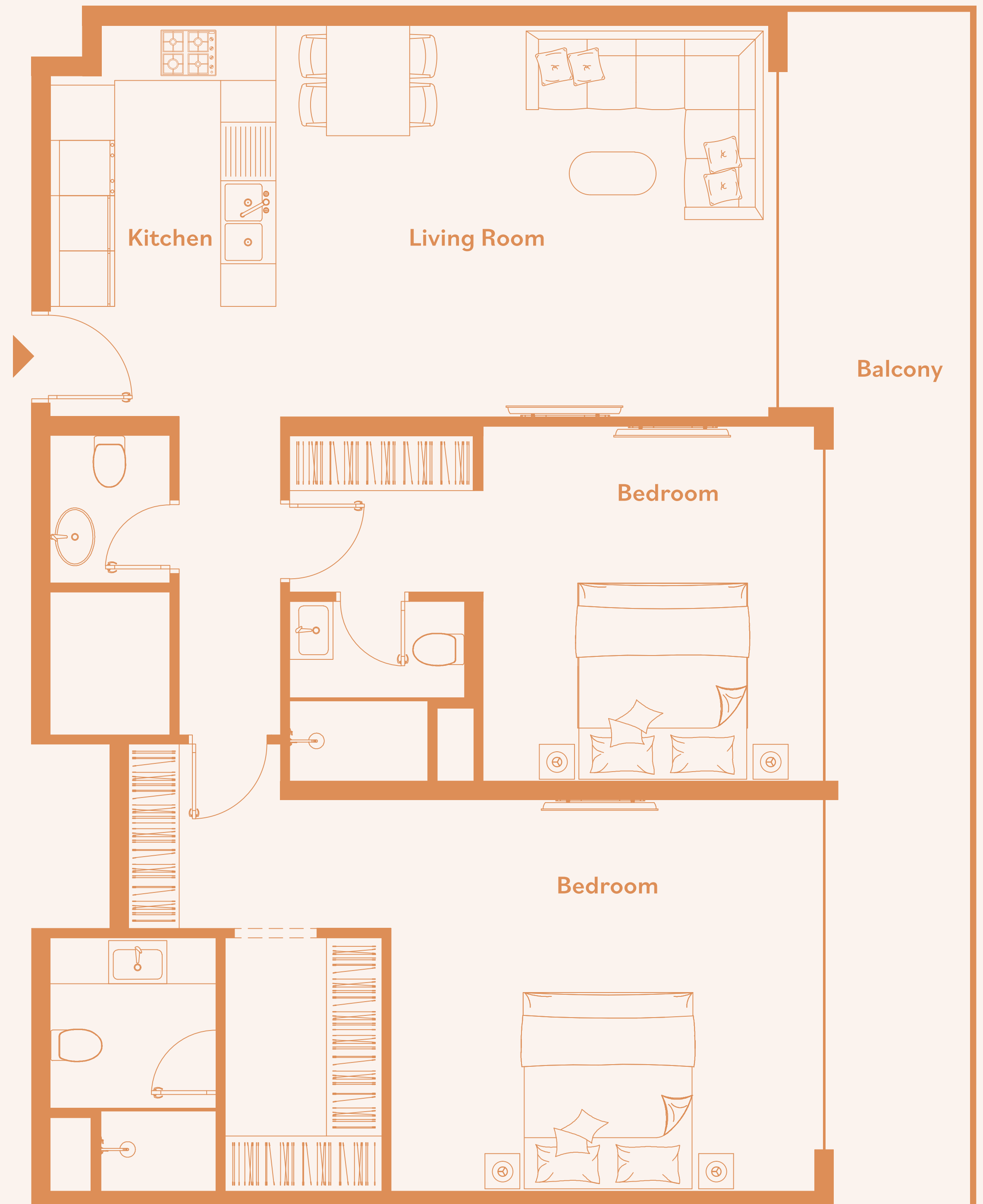
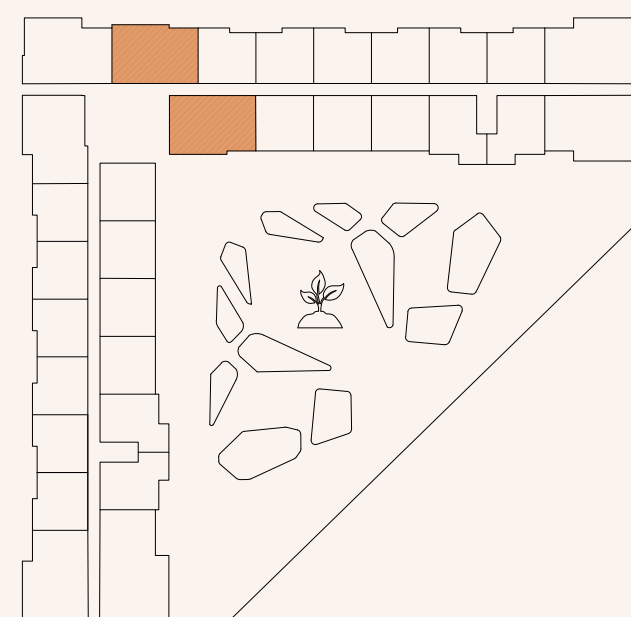
# Two bedrooms apartment – Type D

## General

- Approx. 3.1m clear ceiling height in principal rooms
- High performance floor to ceiling double glazing window systems
- Built in heat/smoke detectors and in-suite water sprinkler system
- Individual apartment water, electricity, cooling, gas metering
- Two car parking spaces included
- Unit Size: 1234.08 - 1360.34 sqft

## Finishes

- Flooring: porcelain tiles, matte finish, timber effect
- Custom designed fire resistant entry door with electronic smart lock
- Laminated modern interior doors with magnetic door hardware
- Custom designed contemporary kitchen cabinetry, in a white colour
- Quartz worktop, glass backsplash, undermount sink with mixer
- Custom designed contemporary built in wardrobes
- Built in appliances: Siemens (or equivalent) two refrigerators, dishwasher, washing machine, gas oven, gas hob, extraction hood
- Bathroom sanitaryware, faucets and accessories: Grohe, Geberit, Vitra (or equivalent)



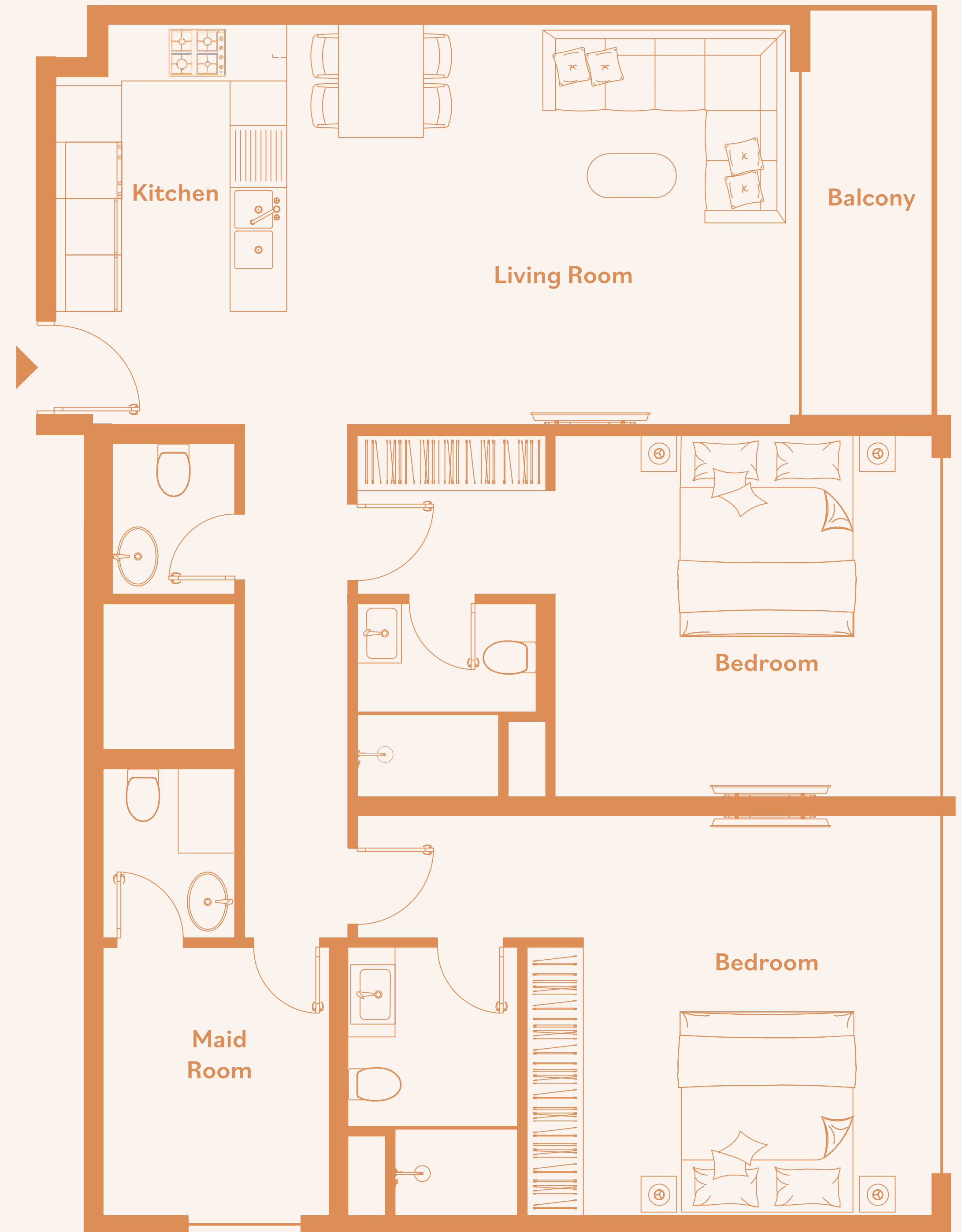
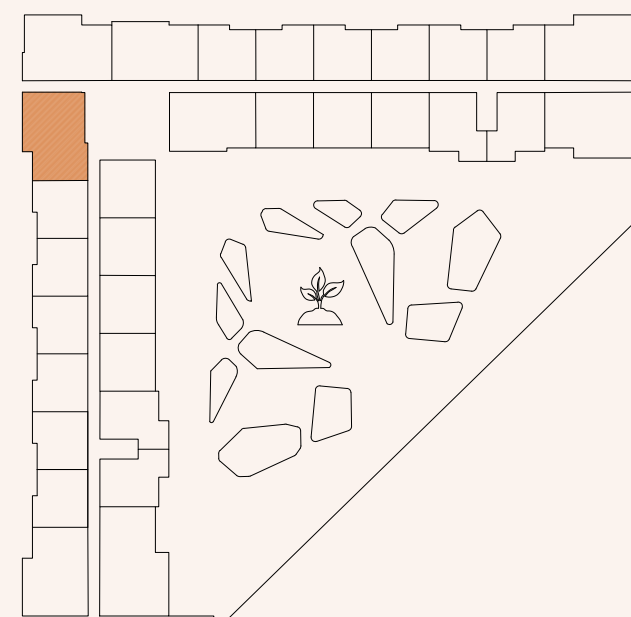
# Two bedrooms + maids room apartment – Type E

## General

- Approx. 3.1m clear ceiling height in principal rooms
- Maid Room
- High performance floor to ceiling double glazing window systems
- Built in heat/smoke detectors and in-suite water sprinkler system
- Individual apartment water, electricity, cooling, gas metering
- One Tandem car parking space included
- Unit Size: 1242.69 sqft

## Finishes

- Flooring: porcelain tiles, matte finish, timber effect
- Custom designed fire resistant entry door with electronic smart lock
- Laminated modern interior doors with magnetic door hardware
- Custom designed contemporary kitchen cabinetry, in a white colour
- Quartz worktop, glass backsplash, undermount sink with mixer
- Custom designed contemporary built in wardrobes
- Built in appliances: Siemens (or equivalent) two refrigerators, dishwasher, washing machine, gas oven, gas hob, extraction hood
- Bathroom sanitaryware, faucets and accessories: Grohe, Geberit, Vitra (or equivalent)



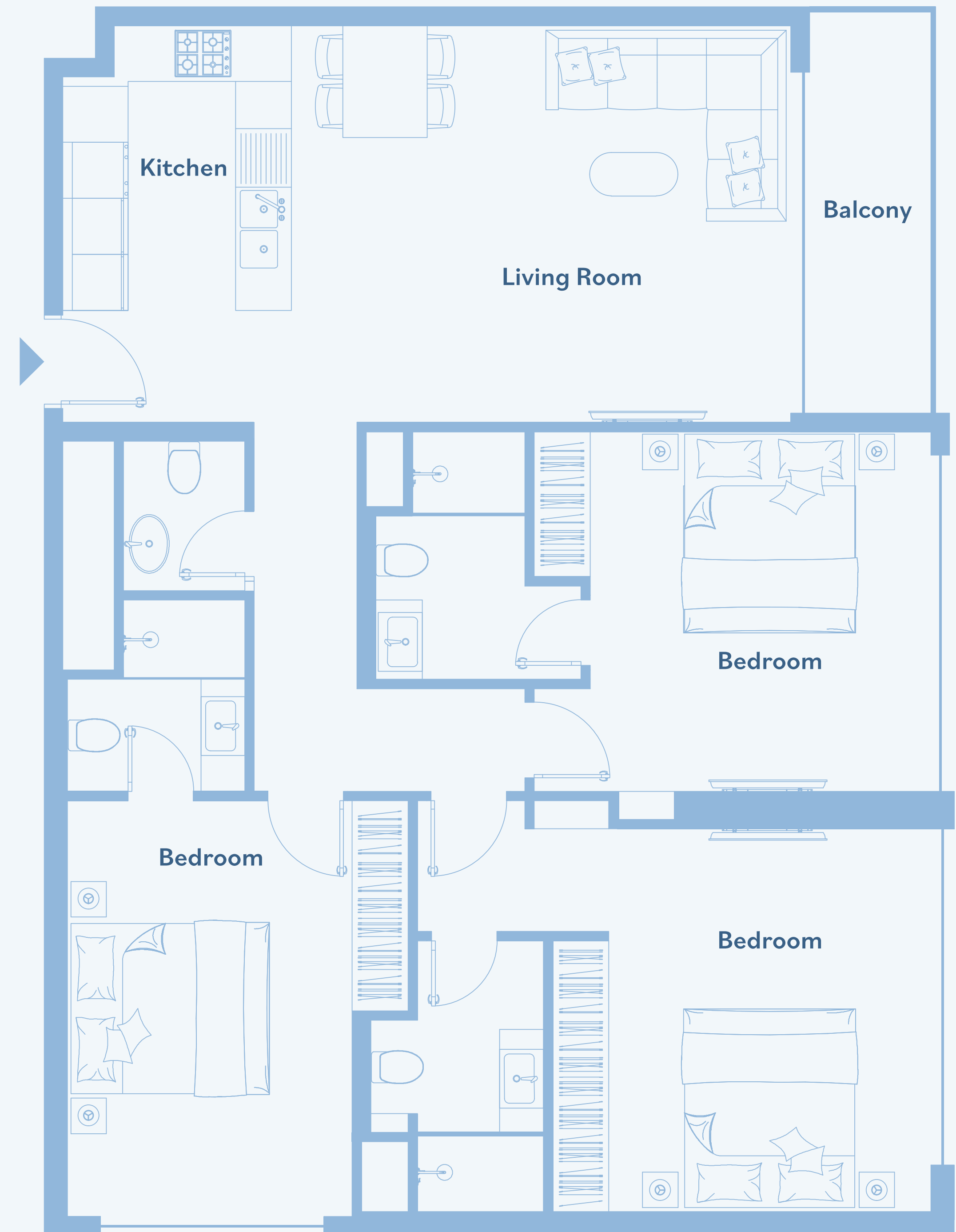
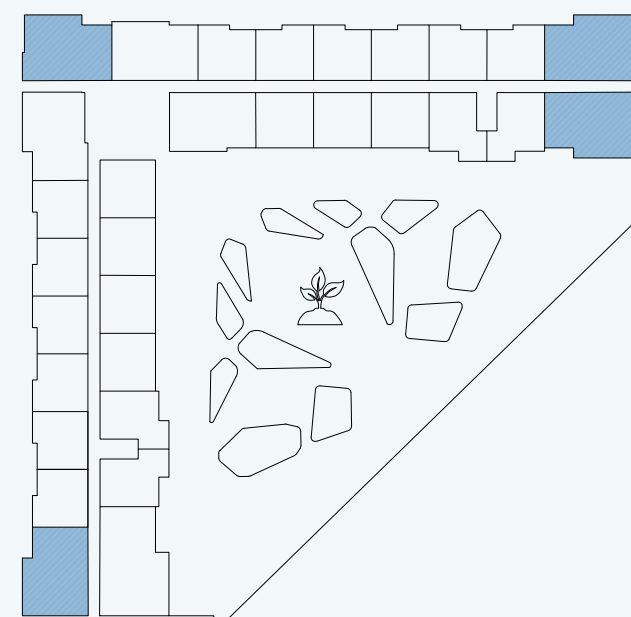
# Three bedrooms apartment – Type F

## General

- Approx. 3.1m clear ceiling height in principal rooms
- High performance floor to ceiling double glazing window systems
- Built in heat/smoke detectors and in-suite water sprinkler system
- Individual apartment water, electricity, cooling, gas metering
- Two car parking spaces included
- Unit Size: 1298.23 - 1344.73 sqft

## Finishes

- Flooring: porcelain tiles, matte finish, timber effect
- Custom designed fire resistant entry door with electronic smart lock
- Laminated modern interior doors with magnetic door hardwares
- Custom designed contemporary kitchen cabinetry, in a white colour
- Quartz worktop, glass backsplash, undermount sink with mixer
- Custom designed contemporary built in wardrobes
- Built in appliances: Siemens (or equivalent) two refrigerators, dishwasher, washing machine, gas oven, gas hob, extraction hood
- Bathroom sanitaryware, faucets and accessories: Grohe, Geberit, Vitra (or equivalent)



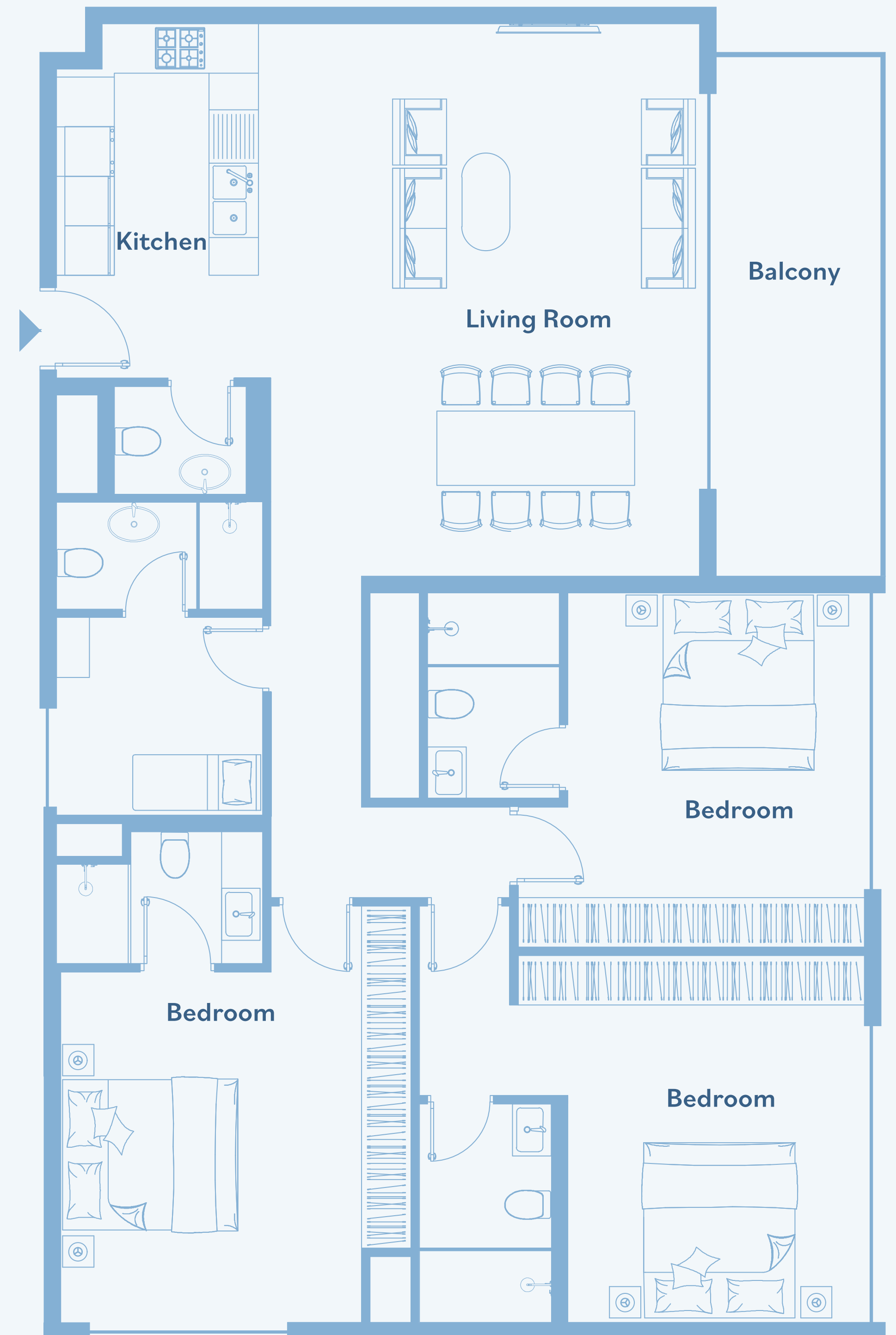
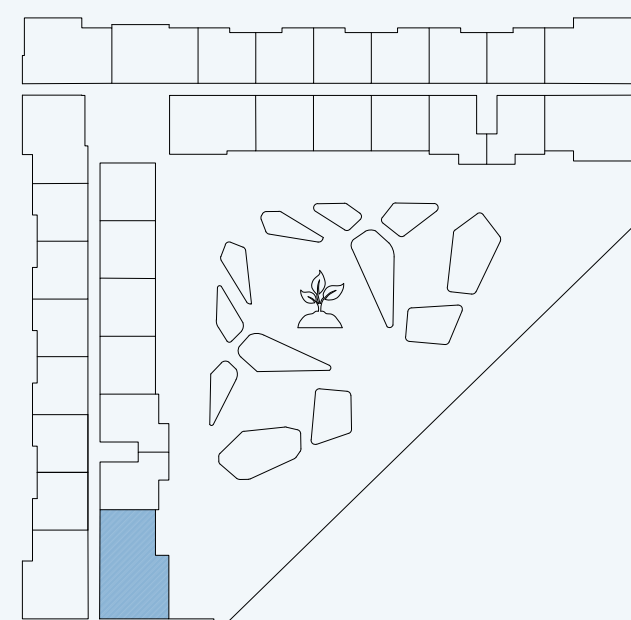
# Three bedrooms + maids room apartment – Type G

## General

- Approx. 3.1m clear ceiling height in principal rooms
- Maid Room
- High performance floor to ceiling double glazing window systems
- Built in heat/smoke detectors and in-suite water sprinkler system
- Individual apartment water, electricity, cooling, gas metering
- Two car parking spaces included
- Unit Size: 1700.05 -1711.35 sqft

## Finishes

- Flooring: porcelain tiles, matte finish, timber effect
- Custom designed fire resistant entry door with electronic smart lock
- Laminated modern interior doors with magnetic door hardwares
- Custom designed contemporary kitchen cabinetry, in a white colour
- Quartz worktop, glass backsplash, undermount sink with mixer
- Custom designed contemporary built in wardrobes
- Built in appliances: Siemens (or equivalent) two refrigerators, dishwasher, washing machine, gas oven, gas hob, extraction hood
- Bathroom sanitaryware, faucets and accessories: Grohe, Geberit, Vitra (or equivalent)



# 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)





# TownX: a proven track record



Easy18 completed in 2019



Easy19 completed in 2021



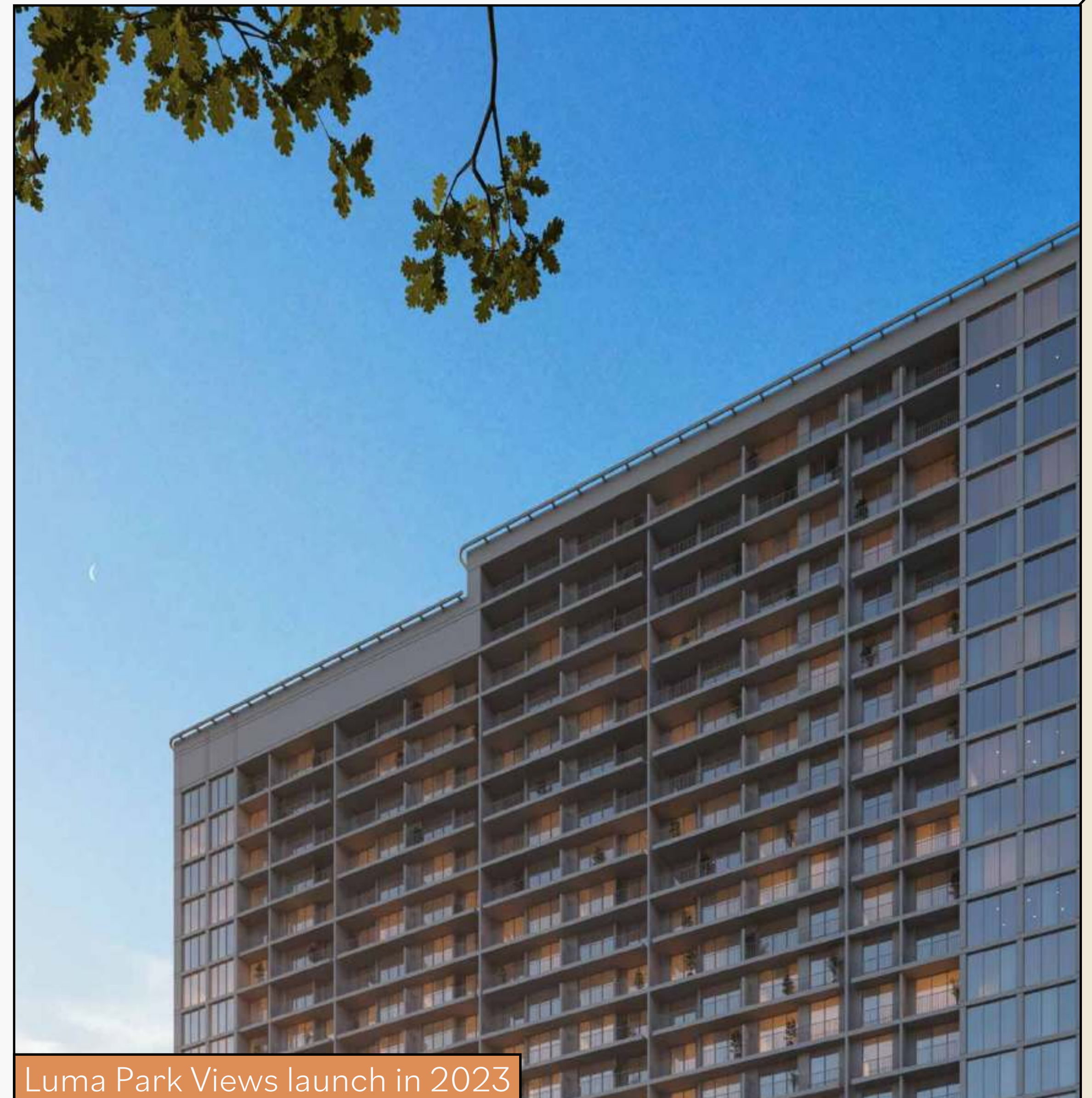
Luma22 completion in 2024



Luma21 completed in 2023

**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.



Luma Park Views launch in 2023



# *Luma*

Luma is **light**.

The sun sets over Dubai with you in your comfy, snug bed. Luma means sunset, home and light – everything that has inspired this building to become a unique residential development for a community of successful, first-rate people like you.

The moment for taking your fate into your own hands and finding a place to call home.

**You are welcome here.**

# Luma Park Views

TownX Development | [www.townx.com](http://www.townx.com)

Premium Residential Apartments  
Jumeirah Village Circle, Dubai



**TOWNX**