

LUM1NAR
TOWER3

Object 1

Dubai Is a Gallery,
and Buildings Are Showpieces



LUM1NAR TOWER3

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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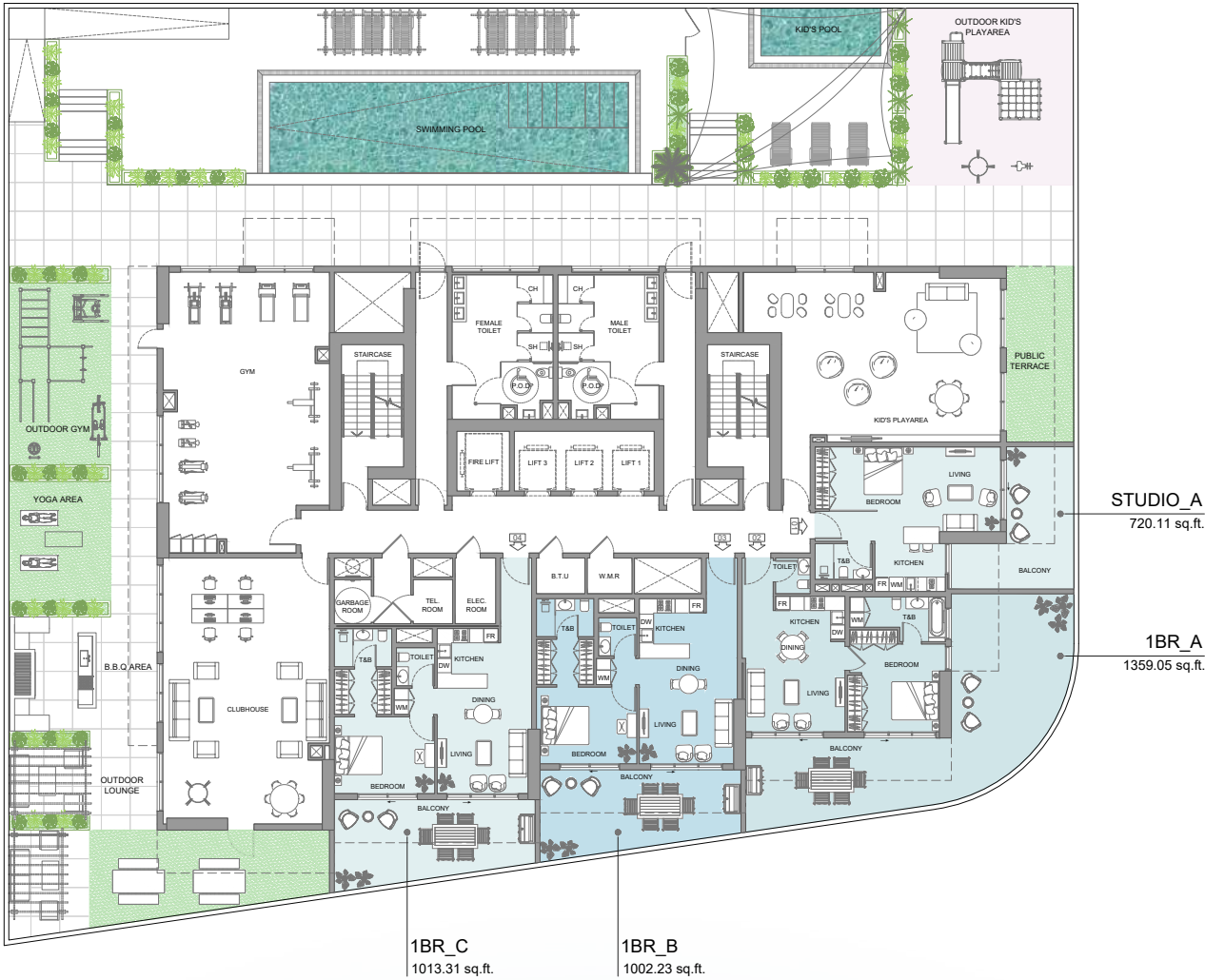
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TYPICAL FLOOR PLAN

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

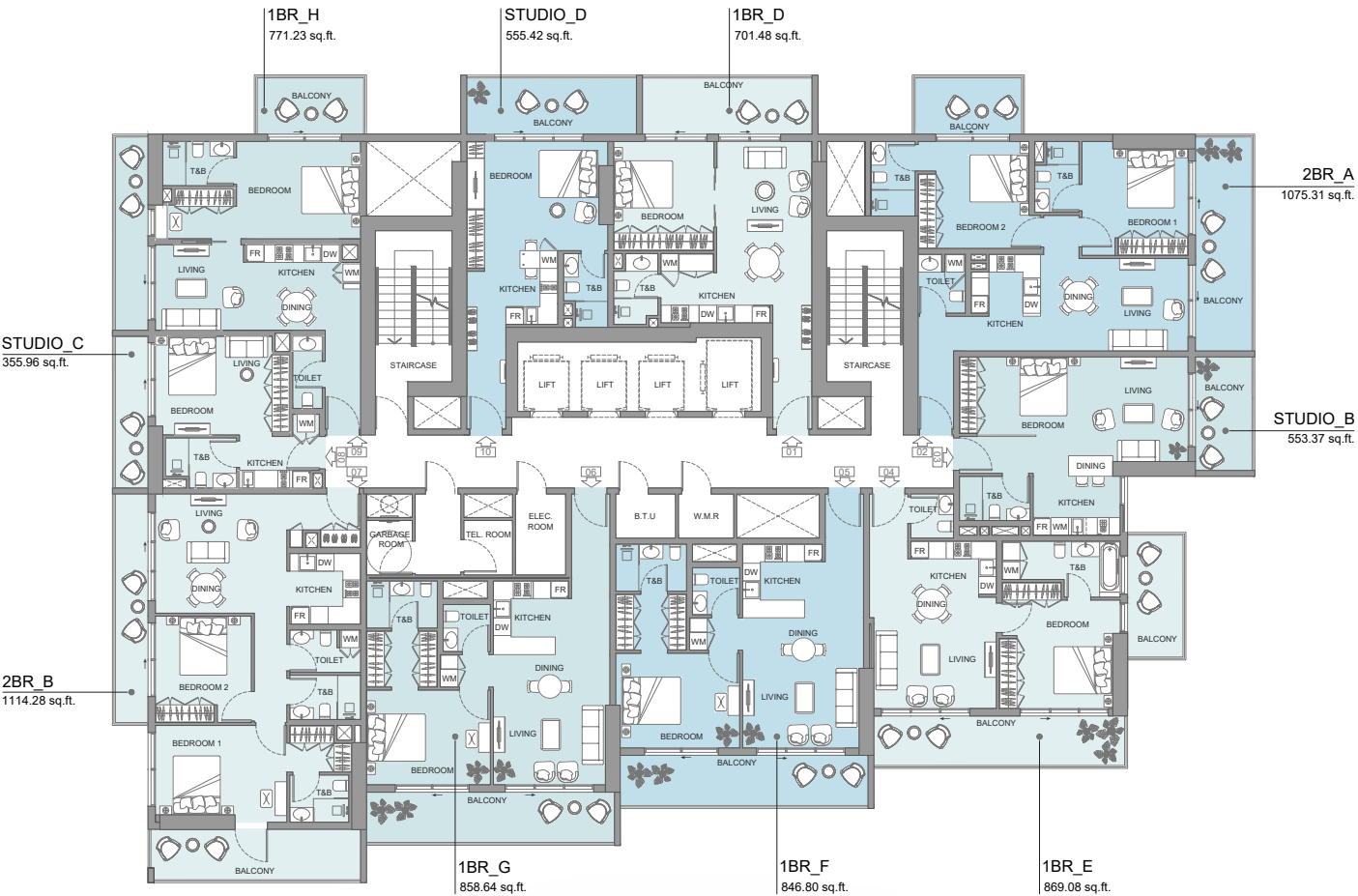
JVT COMMUNITY



TYPICAL FLOOR PLAN

FLOOR: 2 - 18

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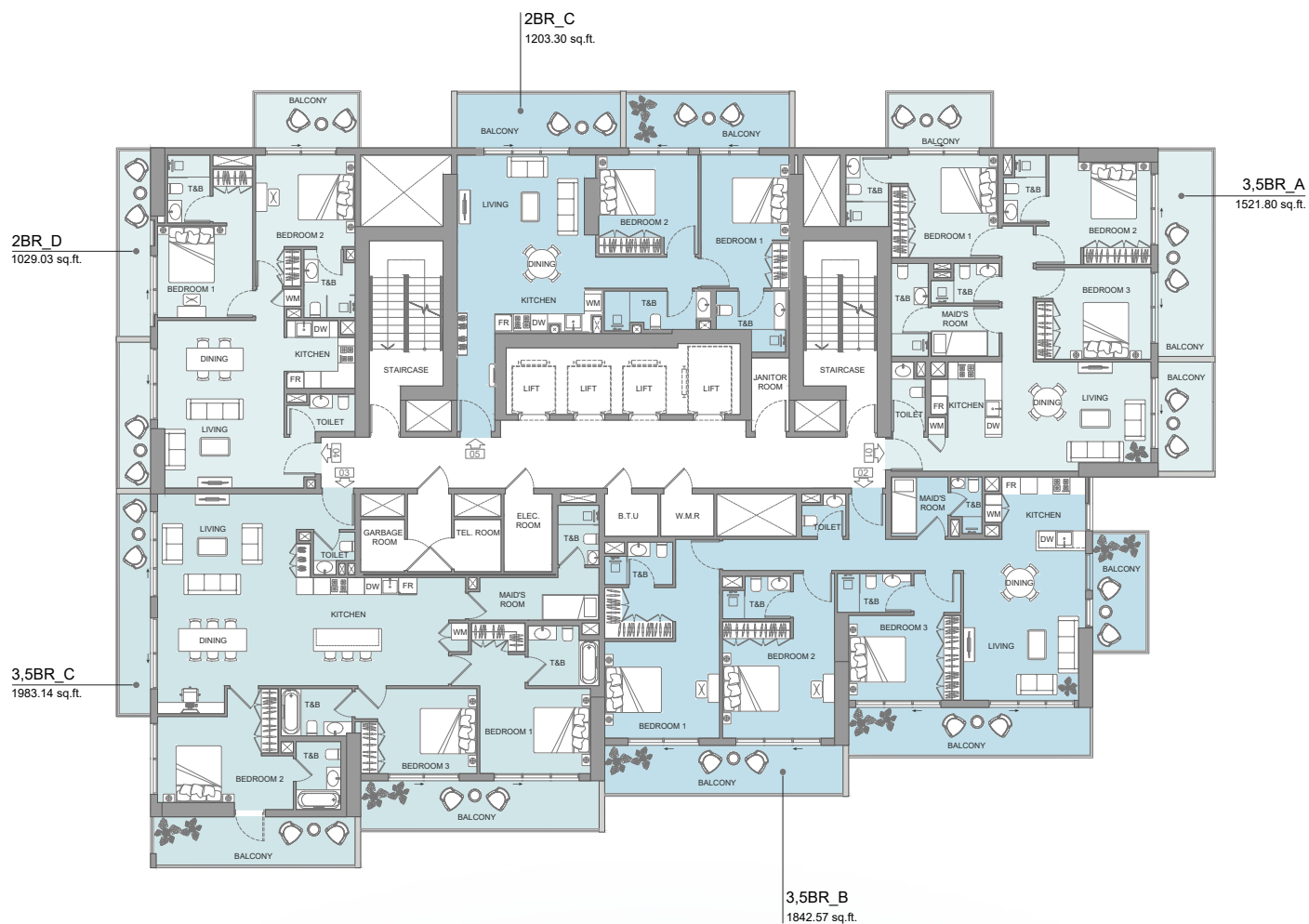


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TYPICAL FLOOR PLAN

FLOOR: 19 - 20

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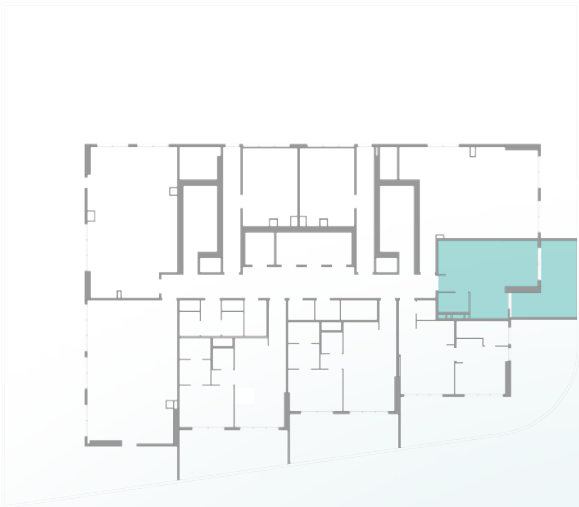


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Studio





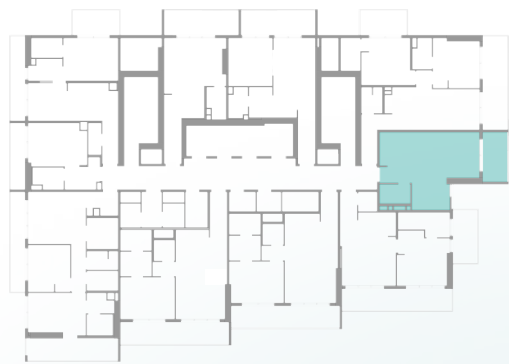
STUDIO TYPE A

SUITE AREA	461.23	sq. ft
BALCONY AREA	258.87	sq. ft
TOTAL SELLABLE AREA	720.11	sq. ft

STUDIO

FLOOR: 2 - 18

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STUDIO TYPE B

SUITE AREA	461.23	sq. ft
BALCONY AREA	92.14	sq. ft
TOTAL SELLABLE AREA	553.37	sq. ft

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STUDIO

FLOOR: 2 - 18

LUM1NAR
TOWER3



STUDIO TYPE C

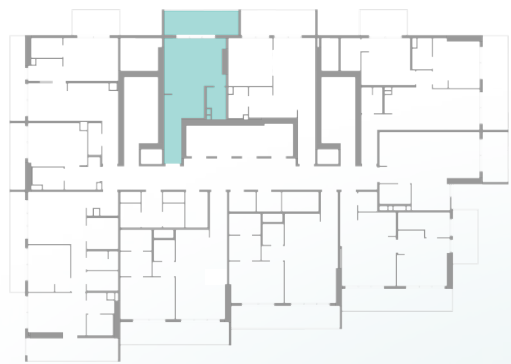
SUITE AREA	277.82	sq. ft
BALCONY AREA	78.15	sq. ft
TOTAL SELLABLE AREA	355.96	sq. ft

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STUDIO

FLOOR: 2 - 18

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STUDIO TYPE D

SUITE AREA	420.55	sq. ft
BALCONY AREA	134.87	sq. ft
TOTAL SELLABLE AREA	555.42	sq. ft

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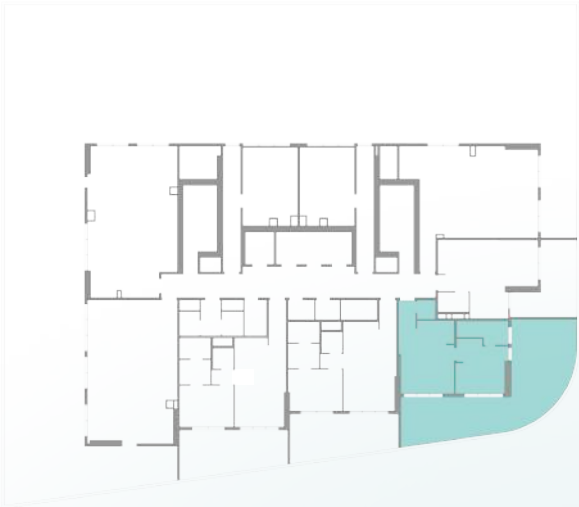
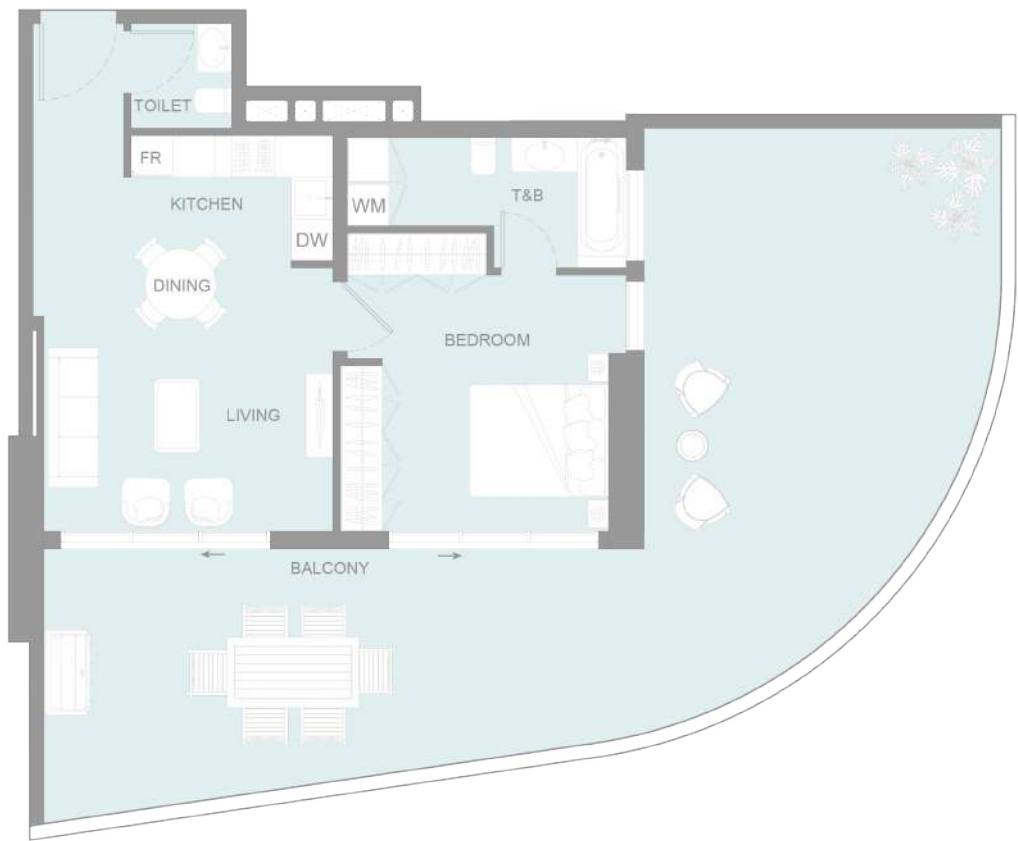
One Bedroom



ONE BEDROOM

FLOOR: 1

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1 BR TYPE A

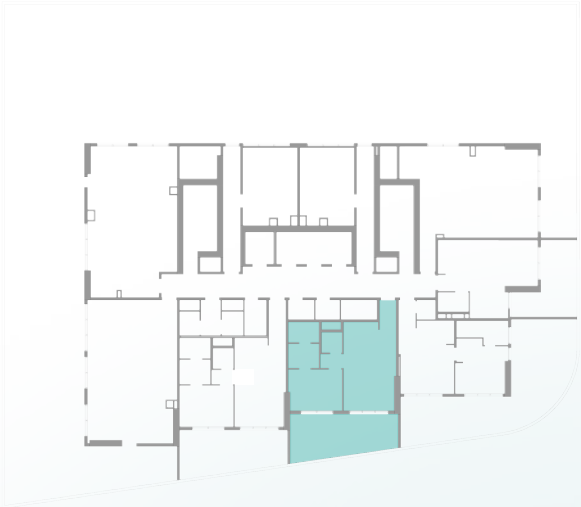
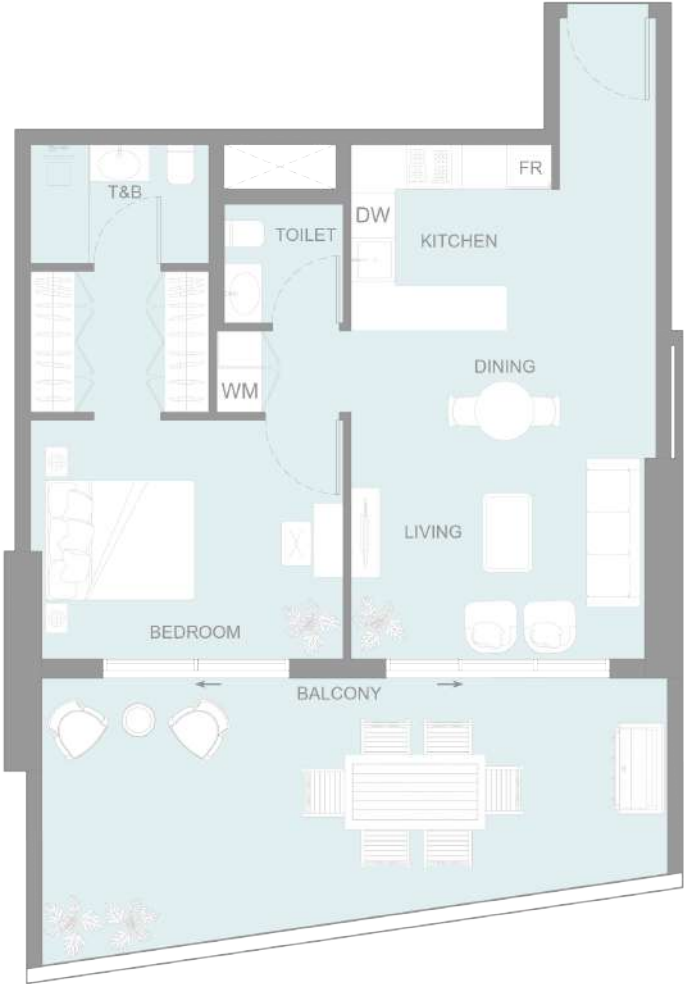
SUITE AREA	594.17	sq. ft
BALCONY AREA	764.88	sq. ft
TOTAL SELLABLE AREA	1359.05	sq. ft

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ONE BEDROOM

FLOOR: 1

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1 BR TYPE B

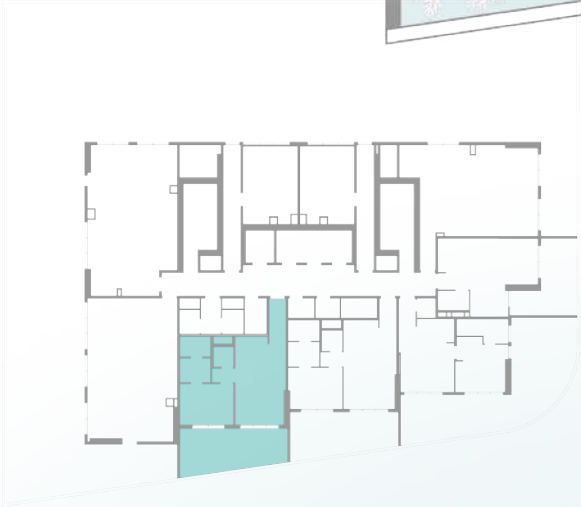
SUITE AREA	668.22 sq. ft
BALCONY AREA	334.00 sq. ft
TOTAL SELLABLE AREA	1002.23 sq. ft

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ONE BEDROOM

FLOOR: 1

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1 BR TYPE C

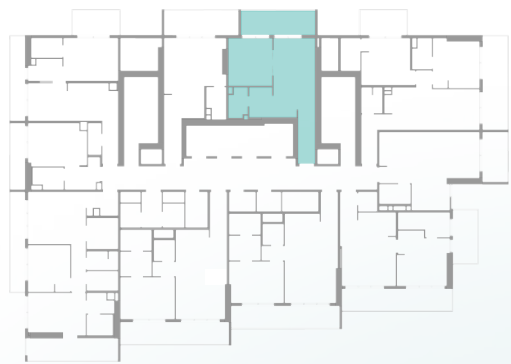
SUITE AREA	679.74	sq. ft
BALCONY AREA	333.57	sq. ft
TOTAL SELLABLE AREA	1013.31	sq. ft

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ONE BEDROOM

FLOOR: 2 - 18

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1 BR TYPE D

SUITE AREA	564.57	sq. ft
BALCONY AREA	136.92	sq. ft
TOTAL SELLABLE AREA	701.48	sq. ft

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ONE BEDROOM

FLOOR: 2 - 18

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1 BR TYPE E

SUITE AREA	594.17	sq. ft
BALCONY AREA	274.91	sq. ft
TOTAL SELLABLE AREA	869.08	sq. ft

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ONE BEDROOM

FLOOR: 2 - 18

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1 BR TYPE F

SUITE AREA	668.22	sq. ft
BALCONY AREA	178.57	sq. ft
TOTAL SELLABLE AREA	846.80	sq. ft

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ONE BEDROOM

FLOOR: 2 - 18

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1 BR TYPE G

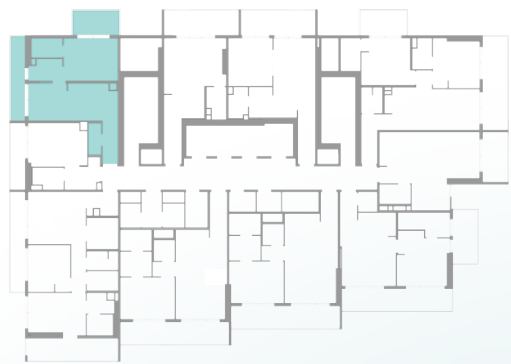
SUITE AREA	679.96	sq. ft
BALCONY AREA	178.68	sq. ft
TOTAL SELLABLE AREA	858.64	sq. ft

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ONE BEDROOM

FLOOR: 2 - 18

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1 BR TYPE H

SUITE AREA	590.83	sq. ft
BALCONY AREA	180.40	sq. ft
TOTAL SELLABLE AREA	771.23	sq. ft

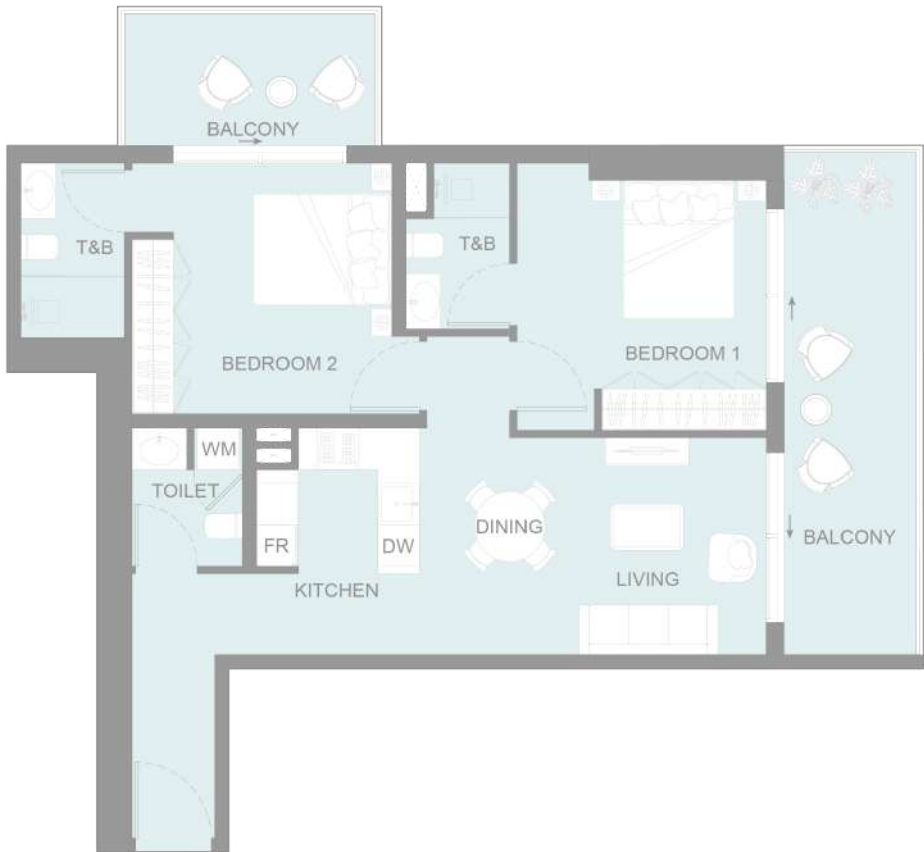
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Two Bedroom



TWO BEDROOM
FLOOR: 2 - 18

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2 BR TYPE A

SUITE AREA	824.73	sq. ft
BALCONY AREA	250.58	sq. ft
TOTAL SELLABLE AREA	1075.31	sq. ft

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TWO BEDROOM
FLOOR: 2 - 18

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2 BR TYPE B

SUITE AREA	858.53	sq. ft
BALCONY AREA	255.75	sq. ft
TOTAL SELLABLE AREA	1114.28	sq. ft

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TWO BEDROOM

FLOOR: 19 - 20

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2 BR TYPE C

SUITE AREA	931.40	sq. ft
BALCONY AREA	271.90	sq. ft
TOTAL SELLABLE AREA	1203.30	sq. ft

TWO BEDROOM

FLOOR: 19 - 20

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2 BR TYPE D

SUITE AREA	867.68	sq. ft
BALCONY AREA	161.35	sq. ft
TOTAL SELLABLE AREA	1029.03	sq. ft

Three Bedroom Pro



THREE BEDROOM PRO

FLOOR: 19 - 20

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3,5 BR TYPE A

SUITE AREA	1179.08	sq. ft
BALCONY AREA	342.72	sq. ft
TOTAL SELLABLE AREA	1521.80	sq. ft

THREE BEDROOM PRO

FLOOR: 19 - 20

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3,5 BR TYPE B

SUITE AREA	1389.51	sq. ft
BALCONY AREA	453.05	sq. ft
TOTAL SELLABLE AREA	1842.57	sq. ft

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THREE BEDROOM PRO

FLOOR: 19 - 20

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3,5 BR TYPE C

SUITE AREA	1544.84	sq. ft
BALCONY AREA	438.31	sq. ft
TOTAL SELLABLE AREA	1983.14	sq. ft



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