

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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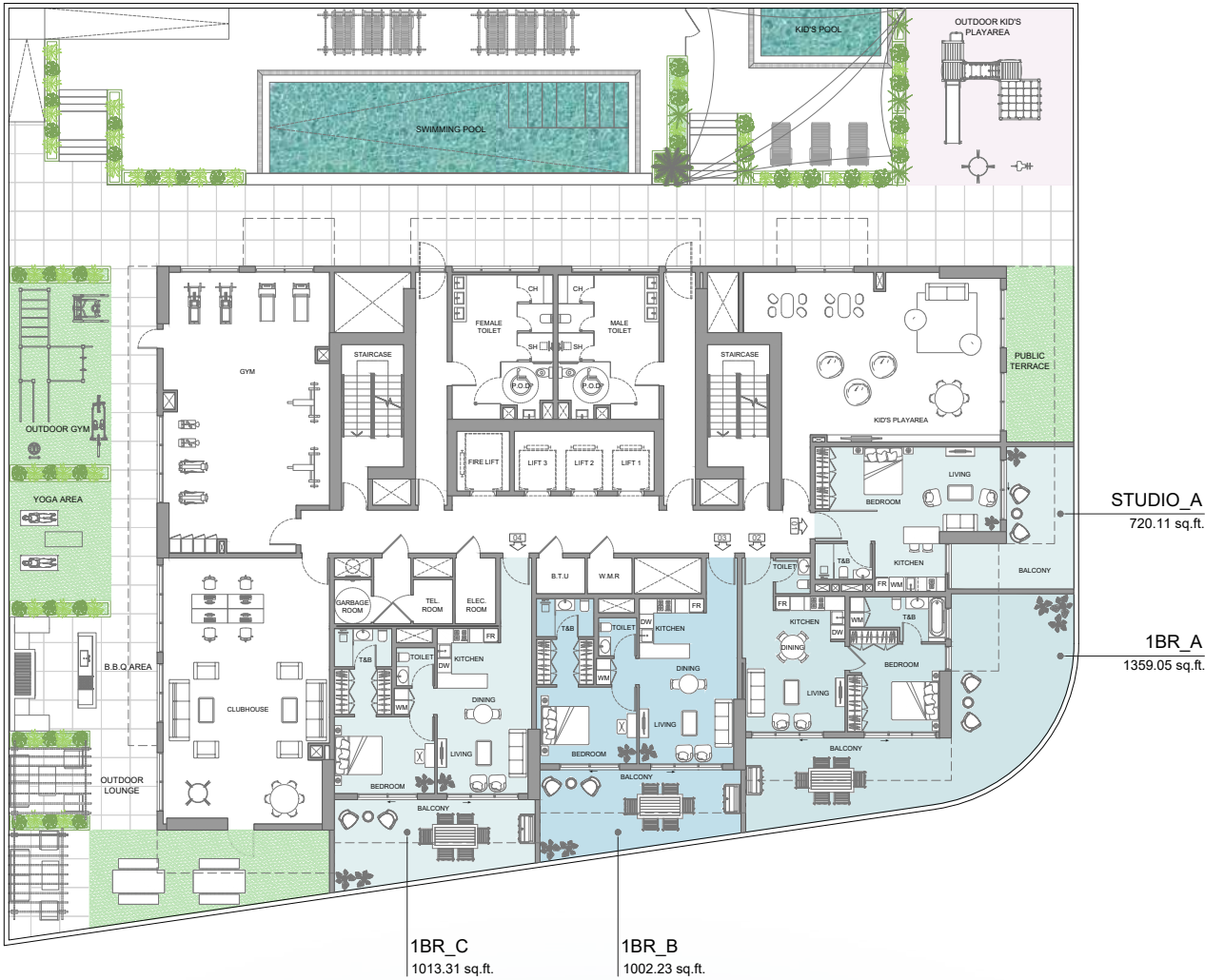
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TYPICAL FLOOR PLAN

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

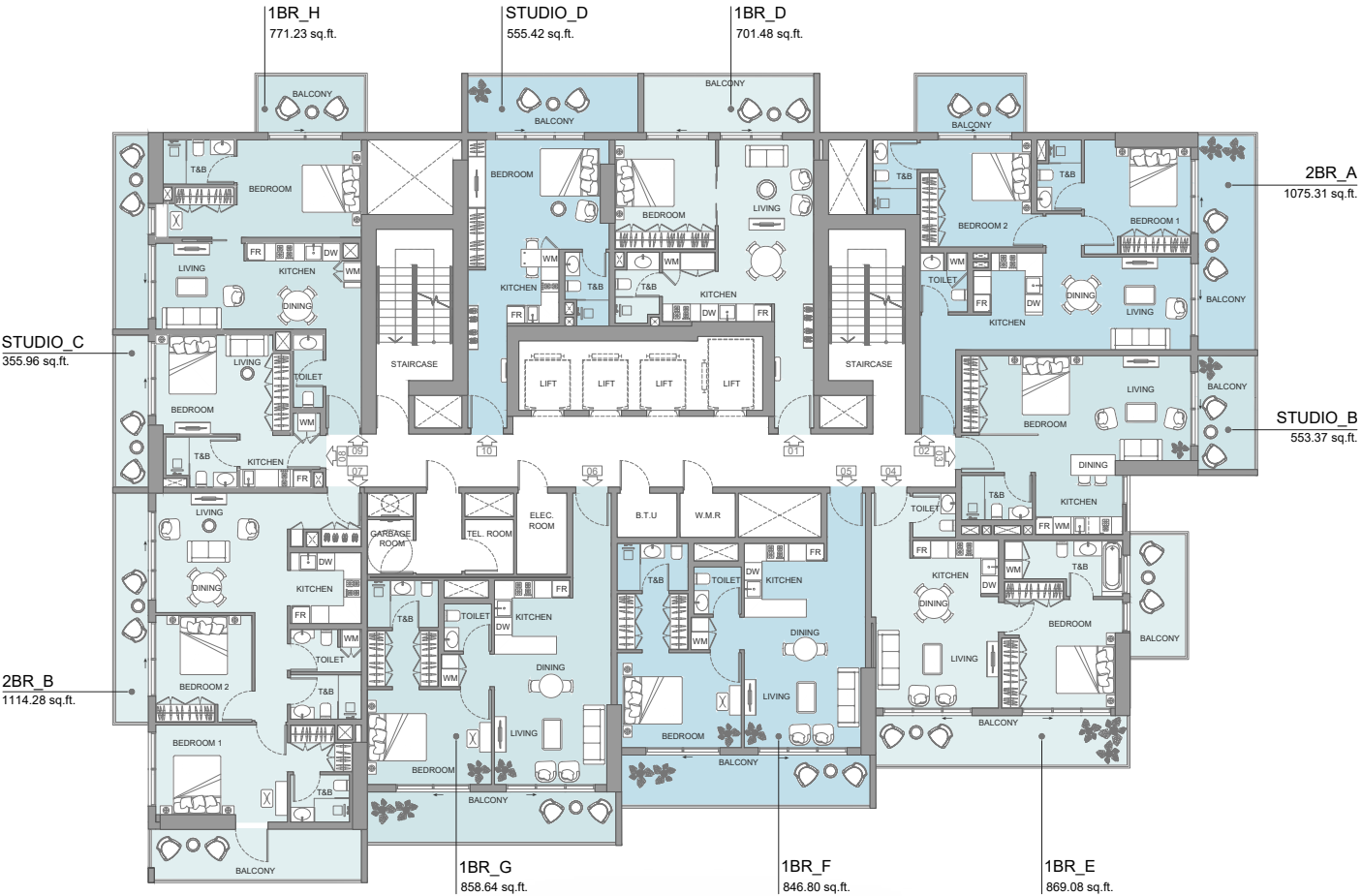


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TYPICAL FLOOR PLAN

FLOOR: 2 - 18

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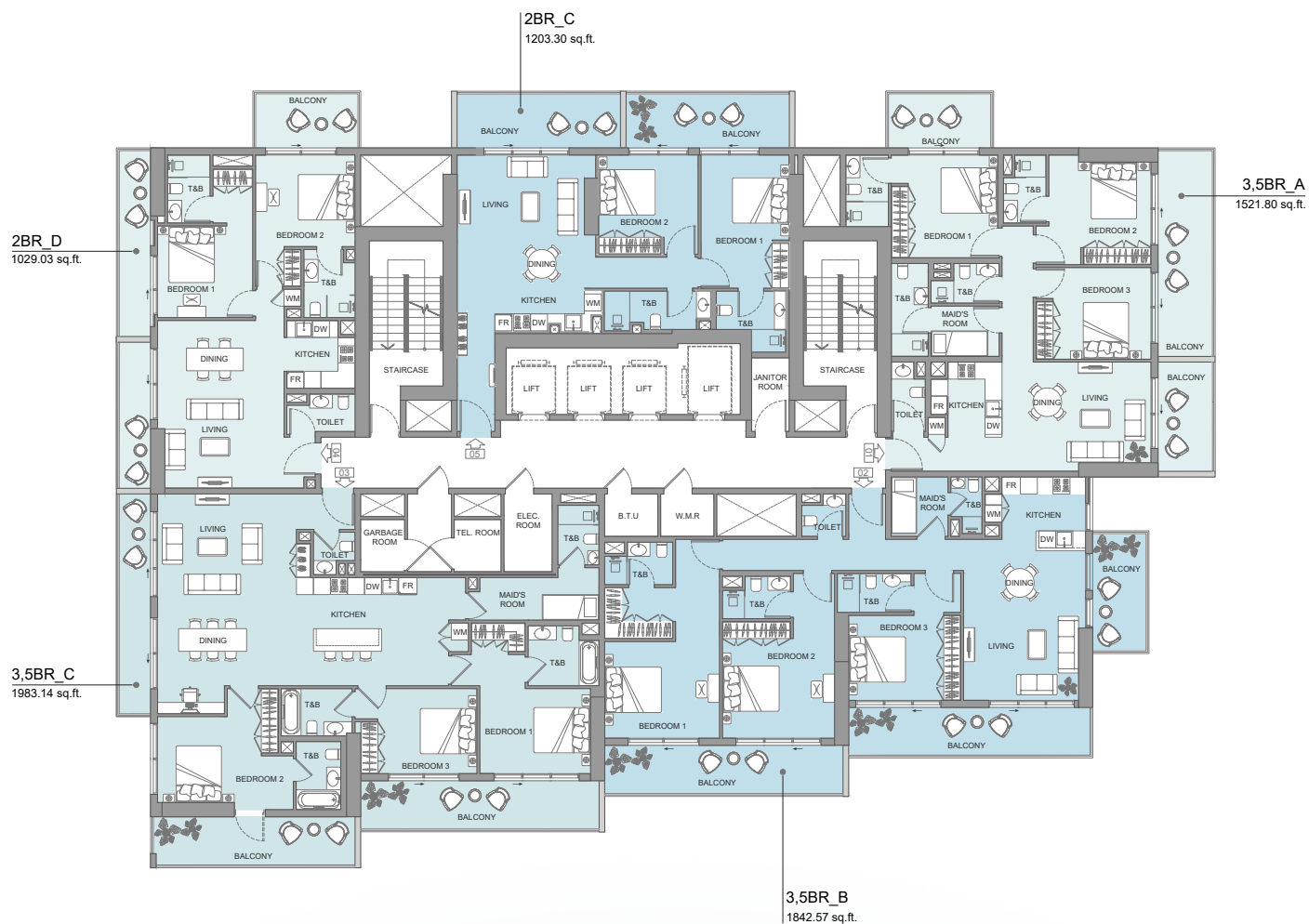


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TYPICAL FLOOR PLAN

FLOOR: 19 - 20

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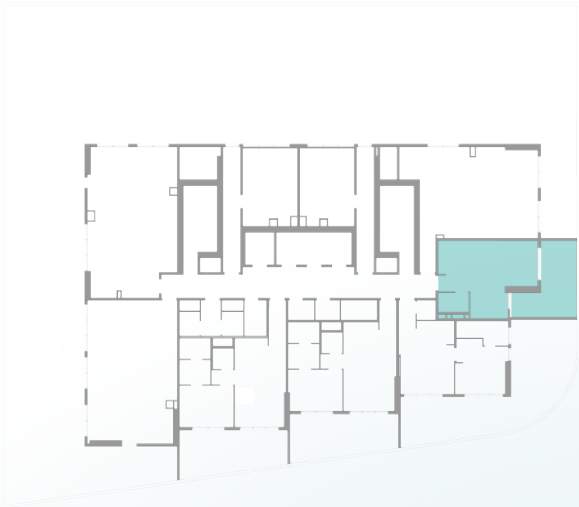


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Studio





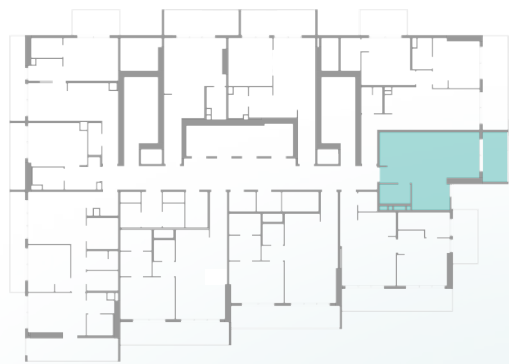
STUDIO TYPE A

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

STUDIO

FLOOR: 2 - 18

LUM1NAR
TOWER3



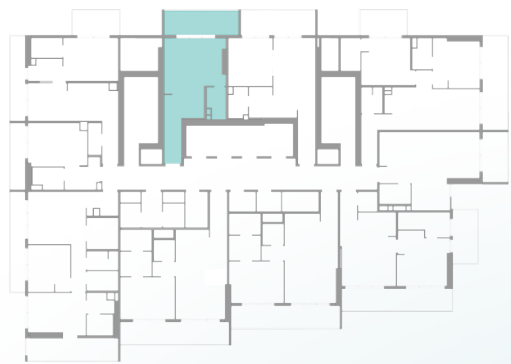
STUDIO TYPE C

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

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

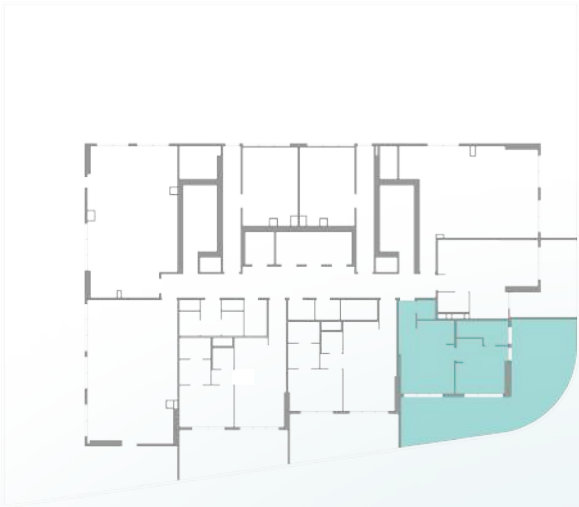
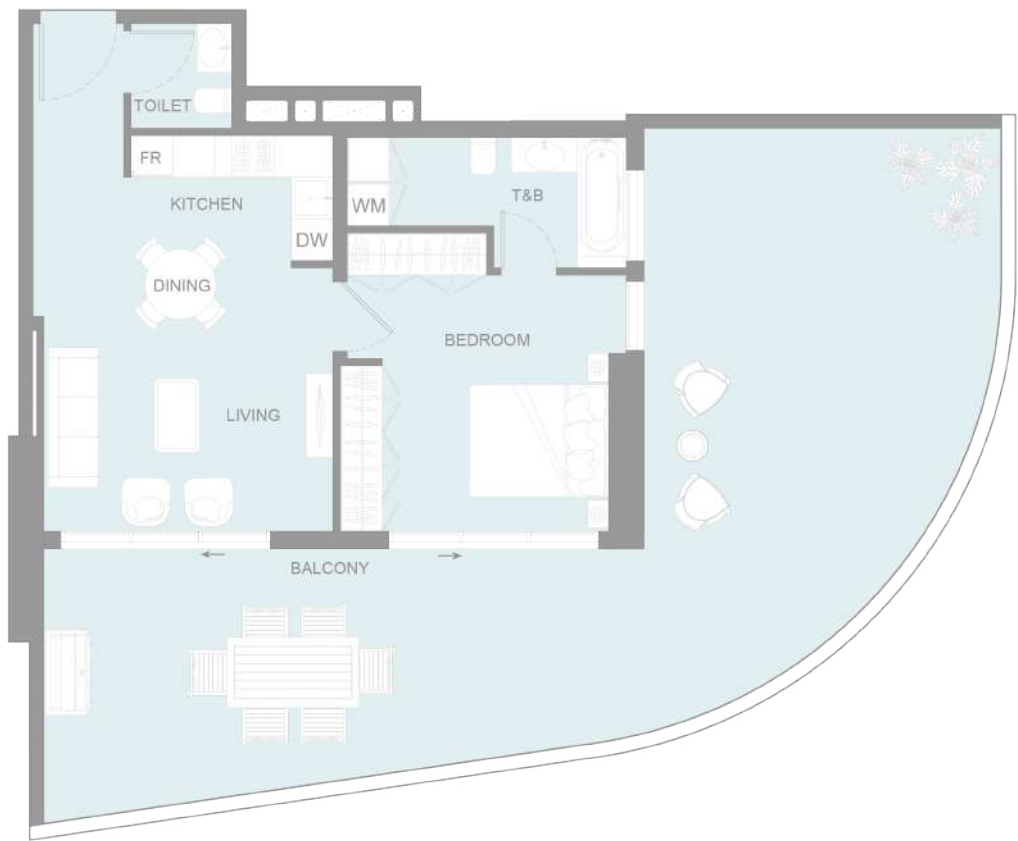
One Bedroom



ONE BEDROOM

FLOOR: 1

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1 BR TYPE A

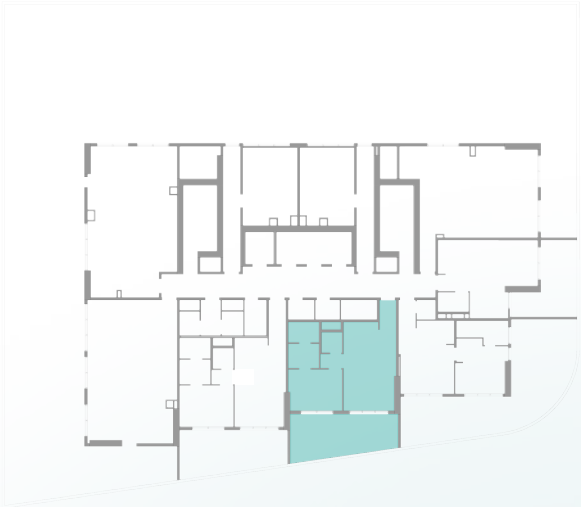
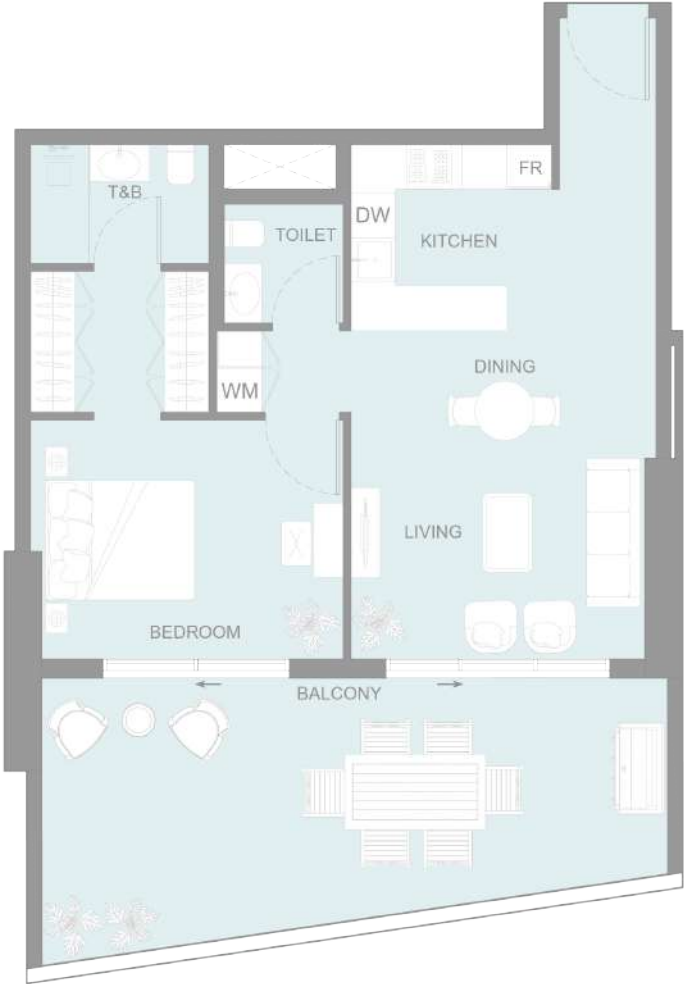
SUITE AREA	594.17	sq. ft
BALCONY AREA	764.88	sq. ft
TOTAL SELLABLE AREA	1359.05	sq. ft

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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

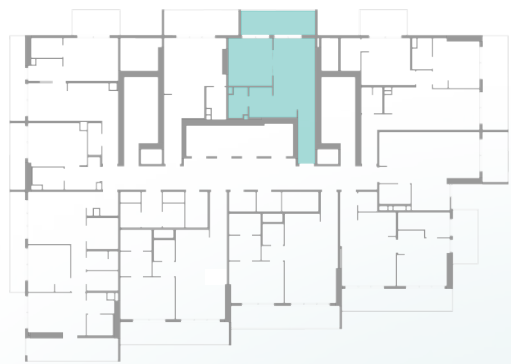
SUITE AREA	679.74	sq. ft
BALCONY AREA	333.57	sq. ft
TOTAL SELLABLE AREA	1013.31	sq. ft

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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

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

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

ONE BEDROOM

FLOOR: 2 - 18

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1 BR TYPE G

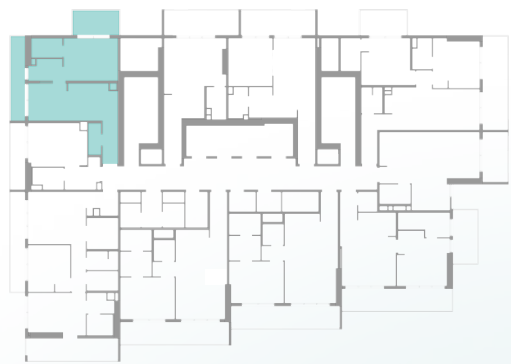
SUITE AREA	679.96	sq. ft
BALCONY AREA	178.68	sq. ft
TOTAL SELLABLE AREA	858.64	sq. ft

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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

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

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

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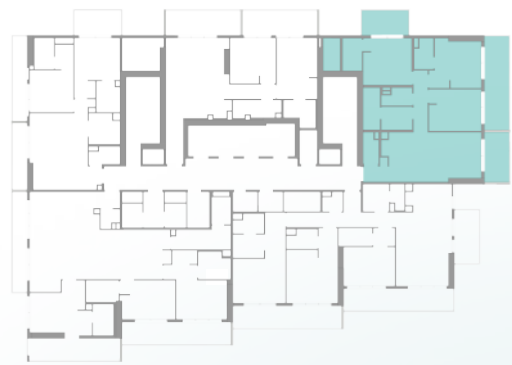
Three Bedroom Pro



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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