

# LUM1NAR TOWER2

RETAIL OFFER

Object 1





# ABOUT JUMEIRAH VILLAGE TRIANGLE

Jumeirah Village Triangle (JVT) is a sustainable gated green freehold development offering a serene atmosphere. This peaceful suburban community is considered as one of the top family-friendly neighbourhoods in Dubai is situated on the northern side of Dubai. Designed to match the lifestyle of the residents that live there, with its harmonious blend of modern living and green spaces, represents a prime choice for those seeking a family-oriented, comfortable, and eco-friendly lifestyle in Dubai.

JVT was built around a beautiful lake and encompasses many walkways and paths to offer their residents spectacular views as they go for leisurely strolls or walks around the vicinity. It is a city on its own, offering its residents a thriving community filled with parks, schools and mosques.

The neighborhood is an ideal choice for property investors eyeing lucrative returns as well as residents seeking a tranquil living experience. This community is preferred mostly by families and individuals who are seeking a premium and exceptional lifestyle that renders ultimate satisfaction to your heart and mind.





# LOCATION

Jumeirah Village Triangle (JVT) located at the junction of Sheikh Mohammed Bin Zayed Road (E311) and Al Khail Road (E44), conveniently located near the coastal areas to Jumeirah Island, Palm Jumeirah, and Palm Jebel Ali. It Offers easy access to central locations within the emirate.

JVT is surrounded by other emerging neighborhoods like Jumeirah Village Circle, Motor City, Sports City, etc. and is just a few minutes away from JLT, Emirates Hills, Dubai Marina and JBR. It is 30 minutes from the Dubai International Airport and 15 minutes to the beach.





# LOCATION

## Attractions

- Dubai Miracle Garden – **9 minutes**
- Motiongate Theme Park – **25 minutes**
- Legoland Dubai – **27 minutes**
- The Walk JBR – **20 minutes**
- Palm Jumeirah – **22 minutes**

## Golf clubs

- Jumeirah Golf Estates Golf Course – **15 minutes**
- Montgomerie Golf Course – **17 minutes**

## Kids

- Sunmarke School – **2 minutes**
- Arcadia School – **5 minutes**
- JSS International School – **12 minutes**
- GEMS Founders School – **18 minutes**

## Malls

- Circle Mall – **15 minutes**
- City Centre Meaisem – **11 minutes**
- Dubai Hills Mall – **17 minutes**
- Mall of the Emirates – **15 minutes**

## Hotels

- Novotel JVT – **2 minutes**
- Mövenpick Hotel JVT – **2 minutes**
- Aloft Me'aisam – **15 minutes**
- FIVE Jumeirah Village Hotel – **15 minutes**





# LIVING IN JVT

LUM1NAR  
TOWER2

## Strategic Location

Easy commuting to other parts of Dubai due to proximity to major highways

## Education

Living in JVT is made even more appealing with the presence of reputable nurseries and schools such as Jumeirah International Nursery and Kids Kingdom Nursery School for young children, as well as Sunmarke School and Arcadia School for those seeking primary education.

## Upcoming Shopping Centre

JVT residents can anticipate the upcoming launch of Al Khail Avenue, a highly anticipated shopping center featuring popular brands, supermarkets, movie theaters, restaurants, hotels, and more.

## Entertainment

The community members can also head to the shopping and entertainment hub City Centre Me'aisem in the neighbouring community of Dubai Production City for premium dining, retail and leisure options.

## Plethora of Property Options

JVT offers diverse accommodation options, including villas, apartments, and townhouses.

## Amenities and Environment

JVT features abundant amenities, including parks, walking paths, and sports courts, catering to both nature enthusiasts and those leading an active lifestyle

## Healthcare

The location of the area allows its residents to reach a few of the best hospitals in the city in a matter of minutes. The closest hospitals near Jumeirah Village Triangle include NMC Royal Hospital in Dubai Investments Park, Saudi German Hospital in Al Barsha and Al Zahra Hospital.



# LUM1NAR TOWER2

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.

## UNIT TYPES

1 BEDROOM	1.5 BEDROOM	TOTAL
158	38	196

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.





## AMENITIES

- Lobby
- Swimming Pool
- Pool Deck with Sun Loungers
- Kids Swimming Pool
- Kids Play Room
- Outdoor Kids Play Area
- Gym
- Outdoor Yoga Lounge
- Sauna
- Male/ Female Showers
- Changing Rooms
- Gaming Room
- Clubhouse
- Outdoor BBQ & Kitchen
- Outdoor Lounge
- Outdoor Dining
- Prayer Rooms
- 4-storey parking
- Disabled Parking

LUMINAR



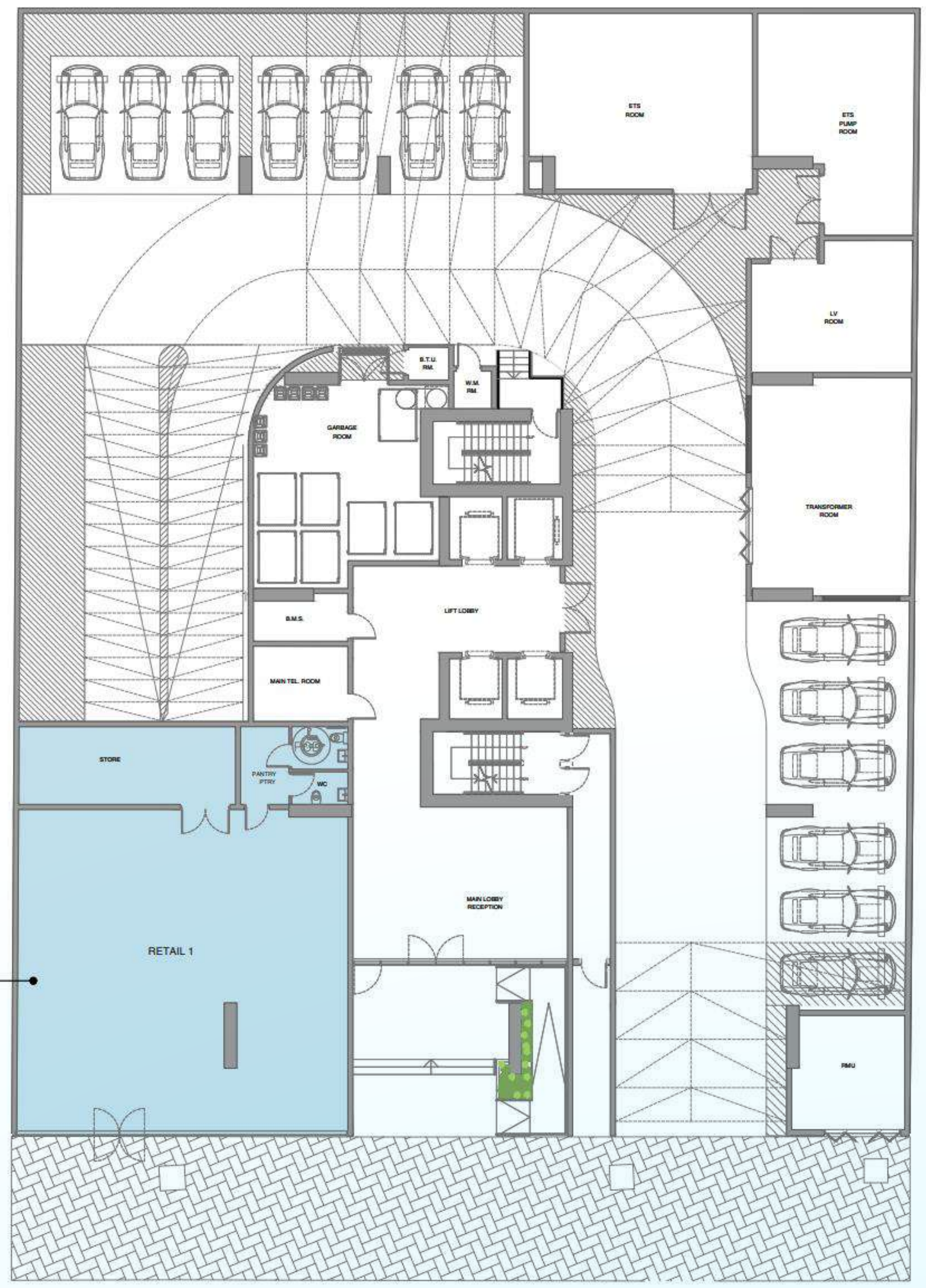
# LUM1NAR TOWER2

## RETAIL 1

2345,46 sq.ft.

### GROUND FLOOR PLAN

RETAIL\_1  
2345,46 sq.ft.





# RETAIL 1 - PAYMENT PLAN

Unit Area		
Price per sq.ft	2 200,00 AED	602,74 USD
<b>Property Price</b>	<b>5 160 012 AED</b>	<b>1 413 701,92 USD</b>
Total price with DLD VAT charges	5 624 413 AED	1 540 935,09 USD

<b>Booking Deposit</b>	<b>AED 753 251,74</b>	<b>206 370,34 USD</b>	
	AED 516 001,20	141 370,19 USD	10%
	AED 206 400,48	56 548,08 USD	DLD 4%
	AED 25 800,06	7 068,51 USD	VAT 5%
	AED 5 050,00	1 383,56 USD	Registration charges
<b>Booking Deposit</b>	<b>AED 516 001,20</b>	<b>141 370,19 USD</b>	<b>10% 30 Days after the Reservation date.</b>
	AED 25 800,06	7 068,51 USD	VAT 5%
<b>First Instalment</b>	<b>AED 516 001,20</b>	<b>141 370,19 USD</b>	<b>10% January 2025</b>
	AED 25 800,06	7 068,51 USD	VAT 5%
<b>Second Instalment</b>	<b>AED 516 001,20</b>	<b>141 370,19 USD</b>	<b>10% July 2025</b>
	AED 25 800,06	7 068,51 USD	VAT 5%
<b>Third Instalment</b>	<b>AED 516 001,20</b>	<b>141 370,19 USD</b>	<b>10% January 2026</b>
	AED 25 800,06	7 068,51 USD	VAT 5%
<b>Fourth Instalment</b>	<b>AED 516 001,20</b>	<b>141 370,19 USD</b>	<b>10% July 2026</b>
	AED 25 800,06	7 068,51 USD	VAT 5%
<b>Fifth Instalment</b>	<b>AED 2 064 004,80</b>	<b>565 480,77 USD</b>	<b>40% Handover December 2026</b>
	AED 103 200,24	28 274,04 USD	VAT 5%



# RETAIL 1 - DOWN PAYMENT 30%

Unit Area		2 345,46	SQ. FT
Price per sq.ft	2 200 AED	602,74	USD
<b>Property Price</b>	<b>5 160 012,00</b> AED	<b>1 413 701,92</b>	USD
Special price per sq.ft	2 134,00 AED	584,66	USD
Discount 5%	154 800,36 AED	42 411,06	USD
<b>Property Special Price</b>	<b>5 005 211,64</b> AED	<b>1 371 290,86</b>	USD
Total price with DLD VAT charges	5 455 680,69 AED	1 494 707,04	USD
<b>Booking Deposit</b>	<b>AED 1 781 900,13</b>	<b>488 191,82</b>	<b>USD</b>
	AED 1 501 563,49	411 387,26	USD
	AED 200 208,47	54 851,63	USD
	AED 75 078,17	20 569,36	USD
	AED 5 050,00	1 383,56	USD
			30%
			DLD 4%
			VAT 5%
			Registration charges
<b>First Instalment</b>	<b>AED 500 521,16</b>	<b>137 129,09</b>	<b>USD</b>
	AED 25 026,06	6 856,45	USD
			VAT 5%
<b>Second Instalment</b>	<b>AED 500 521,16</b>	<b>137 129,09</b>	<b>USD</b>
	AED 25 026,06	6 856,45	USD
			VAT 5%
<b>Third Instalment</b>	<b>AED 500 521,16</b>	<b>137 129,09</b>	<b>USD</b>
	AED 25 026,06	6 856,45	USD
			VAT 5%
<b>Fourth Instalment</b>	<b>AED 500 521,16</b>	<b>137 129,09</b>	<b>USD</b>
	AED 25 026,06	6 856,45	USD
			VAT 5%
<b>Fifth Instalment</b>	<b>AED 2 002 084,66</b>	<b>548 516,34</b>	<b>USD</b>
	AED 100 104,23	27 425,82	USD
			VAT 5%



## RETAIL 1 - DOWN PAYMENT 50%

Unit Area		2 345,46 SQ. FT	
Price per sq.ft	2 200 AED	602,74 USD	
<b>Property Price</b>	<b>5 160 012,00 AED</b>	<b>1 413 701,92 USD</b>	
Special price per sq.ft	2 068,00 AED	566,58 USD	
Discount 6%	309 600,72 AED	84 822,12 USD	
<b>Property Special Price</b>	<b>4 850 411,28 AED</b>	<b>1 328 879,80 USD</b>	
Total price with DLD VAT charges	5 286 948,30 AED	1 448 478,98 USD	
<b>Booking Deposit</b>	<b>AED 2 745 532,37</b>	<b>752 200,65 USD</b>	
	AED 2 425 205,64	664 439,90 USD	50%
	AED 194 016,45	53 155,19 USD	DLD 4%
	AED 121 260,28	33 222,00 USD	VAT 5%
	AED 5 050,00	1 383,56 USD	Registration charges
<b>First Instalment</b>	<b>AED 485 041,13</b>	<b>132 887,98 USD</b>	<b>10% July 2026</b>
	AED 24 252,06	6 644,40 USD	VAT 5%
<b>Second Instalment</b>	<b>AED 1 940 164,51</b>	<b>531 551,92 USD</b>	<b>40% Handover December 2026</b>
	AED 97 008,23	26 577,60 USD	VAT 5%



## RETAIL 1 - DOWN PAYMENT 70%

Unit Area		2 345,46 SQ. FT
Price per sq.ft	2 200 AED	602,74 USD
<b>Property Price</b>	<b>5 160 012,00 AED</b>	<b>1 413 701,92 USD</b>
Special price per sq.ft	1 980,00 AED	542,47 USD
Discount 10%	516 001,20 AED	141 370,19 USD
<b>Property Special Price</b>	<b>4 644 010,80 AED</b>	<b>1 272 331,73 USD</b>
Total price with DLD VAT charges	5 061 971,77 AED	1 386 841,58 USD

### Booking Deposit

<b>AED 3 604 158,37</b>	<b>987 440,65 USD</b>	
AED 3 250 807,56	890 632,21 USD	70%
AED 185 760,43	50 893,27 USD	DLD 4%
AED 162 540,38	44 531,61 USD	VAT 5%
AED 5 050,00	1 383,56 USD	Registration charges

### First Instalment

<b>AED 1 393 203,24</b>	<b>381 699,52 USD</b>	<b>30% Handover December 2026</b>
AED 69 660,16	19 084,98 USD	VAT 5%



## RETAIL 1 - FULL

Unit Area		1 128,06 SQ. FT
Price per sq.ft	2 200 AED	602,74 USD
<b>Property Price</b>	<b>5 160 012,00 AED</b>	<b>1 413 701,92 USD</b>
Special price per sq.ft	1 870,00 AED	512,33 USD
Discount 15%	774 001,80 AED	212 055,29 USD
<b>Property Special Price</b>	<b>4 386 010,20 AED</b>	<b>1 201 646,63 USD</b>
Total price with DLD VAT charges	4 780 751,12 AED	1 309 794,83 USD

### Booking Deposit

**AED 2 483 145,76**

**680 313,91 USD**

AED 2 193 005,10

600 823,32 USD

50%

AED 175 440,41

48 065,87 USD

DLD 4%

AED 109 650,26

30 041,17 USD

VAT 5%

AED 5 050,00

1 383,56 USD

Registration charges

### Booking Deposit

**AED 2 193 005,10**

**600 823,32 USD**

**in 30 days after booking**

AED 109 650,26

30 041,17 USD

VAT 5%



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Object 1