

# LUM1NAR TOWER3

District 02, Jumeirah Village Triangle  
HANDOVER: Q2 2027

## Object 1





# 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.



Emirates Hills

Jumeirah Village Triangle (JVT)

LUM1NAR Tower

Jumeirah Village Circle

◀ PALM JUMEIRAH

BUSINESS BAY ▶

Al Khail Rd

Al Khail Rd

Sheikh Mohammed Bin Zayed Rd

◀ EXPO CITY DUBAI

Sheikh Mohammed Bin Zayed Rd



# 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

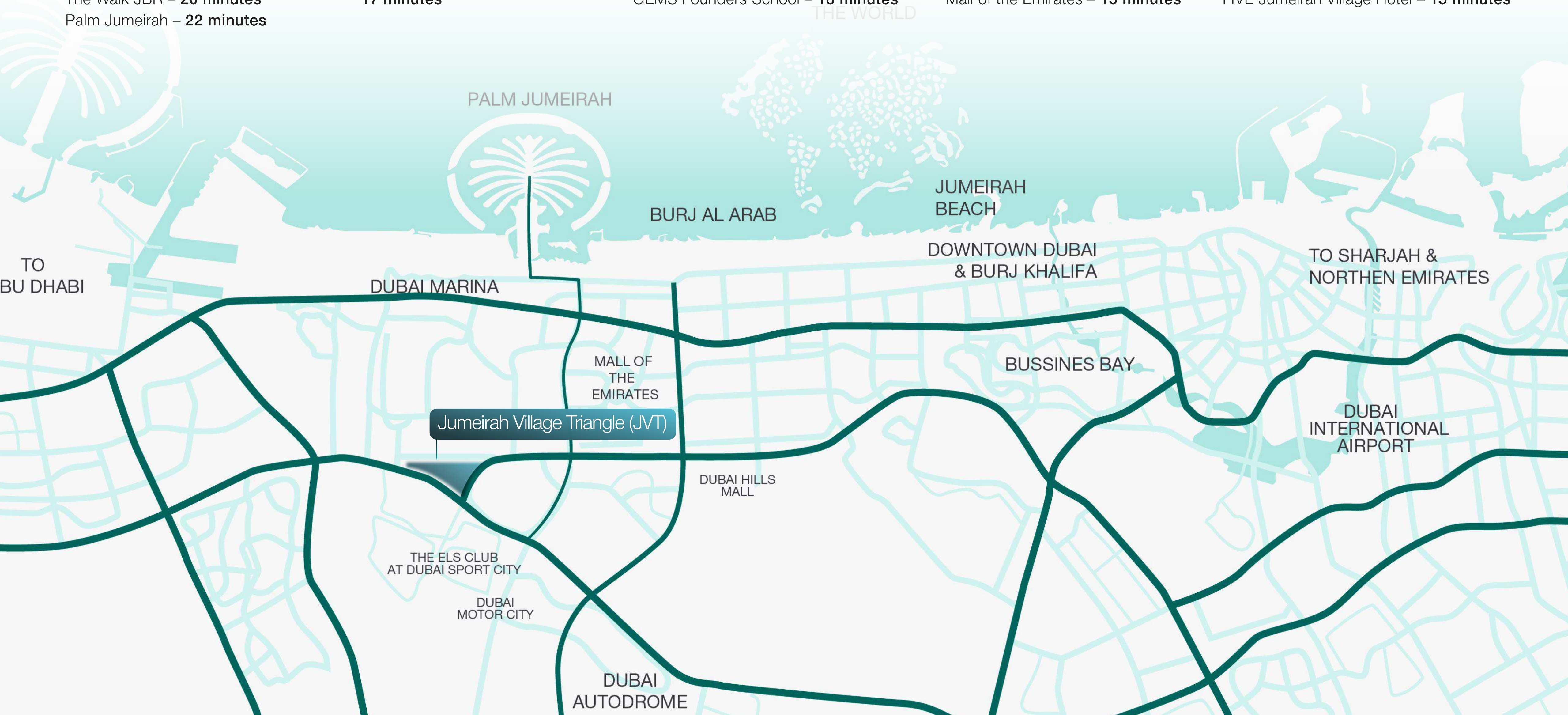
Sunmarke School – **2 minutes**  
Arcadia School – **5 minutes**  
JSS International School – **12 minutes**  
GEMS Founders School – **18 minutes**

## 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**





# LUM1NAR TOWER3

District 2, Jumeirah Village Triangle

Anticipated Handover: Q2 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.





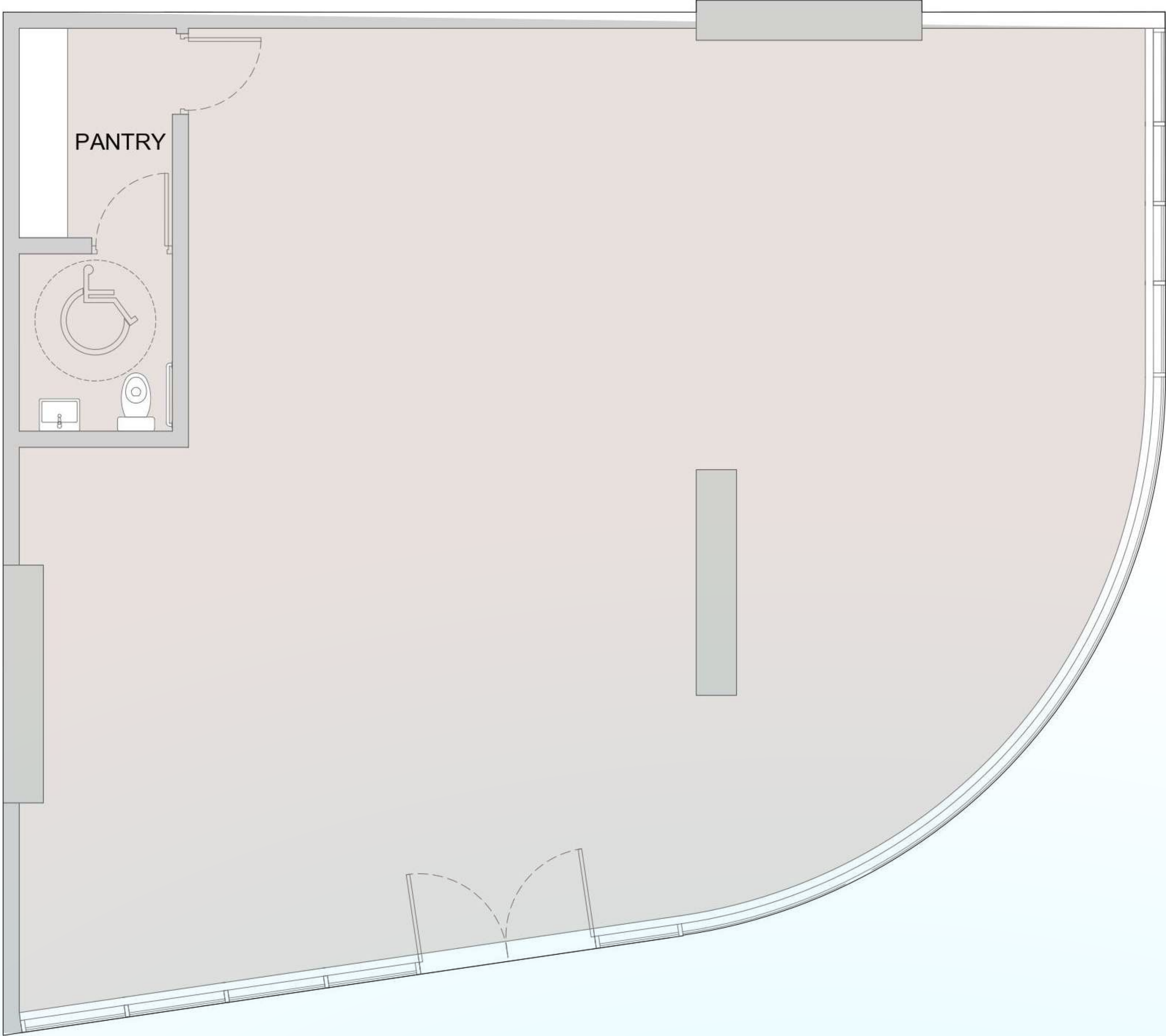


**RETAIL 3**  
1672,93 sq.ft.

**GROUND FLOOR PLAN**

LUM1NAR  
TOWER3

**RETAIL 3**  
1672,93 sq.ft.



GROUND FLOOR PLAN

# PAYMENT PLAN

**OPTION 1 20% DOWNPAYMENT**

## UNIT DETAILS

<b>Unit number</b>	SHOWROOM 3
<b>Floor</b>	G
<b>Property Type</b>	SHOWROOM 3
<b>Unit Area, sq. ft</b>	1 672,93
<b>Price per sq.ft, AED</b>	2 200
<b>SELLING PRICE, AED</b>	<b>3 680 446</b>

			AED	USD
Booking Deposit	at the time of the Reservation date.	10%	<b>368 045</b>	<b>100 834</b>
VAT 5%			<b>18 402</b>	<b>5 042</b>
DLD		4%	<b>147 218</b>	<b>40 334</b>
Registration fees			<b>5 050</b>	<b>1 384</b>
Booking Deposit	30 Days after the Reservation date	10%	368 045	100 834
VAT 5%			18 402	5 042
<b>TOTAL DOWN PAYMENT</b>			<b>925 162</b>	<b>253 469</b>
Instalment 01	March 2025	10%	368 045	100 834
	VAT 5%		18 402	5 042
Instalment 02	September 2025	10%	368 045	100 834
	VAT 5%		18 402	5 042
Instalment 03	March 2026	10%	368 045	100 834
	VAT 5%		18 402	5 042
Instalment 04	September 2026	10%	368 045	100 834
	VAT 5%		18 402	5 042
Instalment 05	<b>June 2027 (Handover)</b>	40%	1 472 178	403 337
	VAT 5%		73 609	20 167
<b>TOTAL</b>			<b>4 016 736</b>	<b>1 100 476</b>



# PAYMENT PLAN

**OPTION 2 30% DOWNPAYMENT**

## UNIT DETAILS

<b>Unit number</b>	SHOWROOM 3
<b>Floor</b>	G
<b>Property Type</b>	SHOWROOM 3
<b>Unit Area, sq. ft</b>	1 672,93
<b>Price per sq.ft, AED</b>	2 200
<b>Total Price, AED</b>	3 680 446
<b>Discount 5%</b>	AED 184 022
<b>SPECIAL PRICE, AED</b>	<b>3 496 424</b>

			AED	USD
Booking Deposit	at the time of the Reservation date.	30%	<b>1 048 927</b>	<b>287 377</b>
VAT 5%			<b>52 446</b>	<b>14 369</b>
DLD		4%	<b>139 857</b>	<b>38 317</b>
Registration fees			<b>5 050</b>	<b>1 384</b>
<b>TOTAL DOWN PAYMENT</b>			<b>1 246 280</b>	<b>341 447</b>
Instalment 01	September 2025	10%	349 642	95 792
	VAT 5%		17 482	4 790
Instalment 02	March 2026	10%	349 642	95 792
	VAT 5%		17 482	4 790
Instalment 03	September 2026	10%	349 642	95 792
	VAT 5%		17 482	4 790
Instalment 04	<b>June 2027 (Handover)</b>	40%	1 398 569	383 170
	VAT 5%		69 928	19 158
<b>TOTAL</b>			<b>3 816 152</b>	<b>1 045 521</b>



## PAYMENT PLAN

### UNIT DETAILS

<b>Unit number</b>	SHOWROOM 3
<b>Floor</b>	G
<b>Property Type</b>	SHOWROOM 3
<b>Unit Area, sq. ft</b>	1 672,93
<b>Price per sq.ft, AED</b>	2 200
<b>Total Price, AED</b>	3 680 446
<b>Discount 6%</b>	AED 220 827
<b>SPECIAL PRICE, AED</b>	<b>3 459 619</b>

			AED	USD
Booking Deposit	at the time of the Reservation date.	50%	<b>1 729 810</b>	<b>473 920</b>
VAT 5%			<b>86 490</b>	<b>23 696</b>
DLD		4%	<b>138 385</b>	<b>37 914</b>
Registration fees			<b>5 050</b>	<b>1 384</b>
<b>TOTAL DOWN PAYMENT</b>			<b>1 959 735</b>	<b>536 914</b>
Instalment 01	March 2026	10%	345 962	94 784
	VAT 5%		17 298	4 739
Instalment 02	<b>June 2027 (Handover)</b>	40%	1 383 848	379 136
	VAT 5%		69 192	18 957
<b>TOTAL</b>			<b>3 776 035</b>	<b>1 034 530</b>



## UNIT DETAILS

<b>Unit number</b>	SHOWROOM 3
<b>Floor</b>	G
<b>Property Type</b>	SHOWROOM 3
<b>Unit Area, sq. ft</b>	1 672,93
<b>Price per sq.ft, AED</b>	2 200
<b>Total Price, AED</b>	3 680 446
<b>Discount 10%</b>	AED 368 045

**SPECIAL PRICE, AED 3 312 401**

## PAYMENT PLAN

			AED	USD
Booking Deposit	at the time of the Reservation date.	70%	<b>2 318 681</b>	<b>635 255</b>
VAT 5%			<b>115 934</b>	<b>31 763</b>
DLD		4%	<b>132 496</b>	<b>36 300</b>
Registration fees			<b>5 050</b>	<b>1 384</b>
<b>TOTAL DOWN PAYMENT</b>			<b>2 572 161</b>	<b>704 702</b>
Instalment 01	<b>June 2027 (Handover)</b>	30%	993 720	272 252
	VAT 5%		49 686	13 613
<b>TOTAL</b>			<b>3 615 568</b>	<b>990 566</b>



## UNIT DETAILS

<b>Unit number</b>	SHOWROOM 3
<b>Floor</b>	G
<b>Property Type</b>	SHOWROOM 3
<b>Unit Area, sq. ft</b>	1 672,93
<b>Price per sq.ft, AED</b>	2 200
<b>Total Price, AED</b>	3 680 446
<b>Discount 15%</b>	AED 552 067
<b>SPECIAL PRICE, AED</b>	<b>3 128 379</b>

## PAYMENT PLAN

			AED	USD
Booking Deposit	at the time of the Reservation date.	50%	<b>1 564 190</b>	<b>428 545</b>
VAT 5%			<b>78 209</b>	<b>21 427</b>
DLD		4%	<b>125 135</b>	<b>34 284</b>
Registration fees			<b>5 050</b>	<b>1 384</b>
Booking Deposit	30 Days after the Reservation date	50%	1 564 190	428 545
VAT 5%			78 209	21 427
<b>TOTAL DOWN PAYMENT</b>			<b>3 414 983</b>	<b>935 612</b>



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Object 1