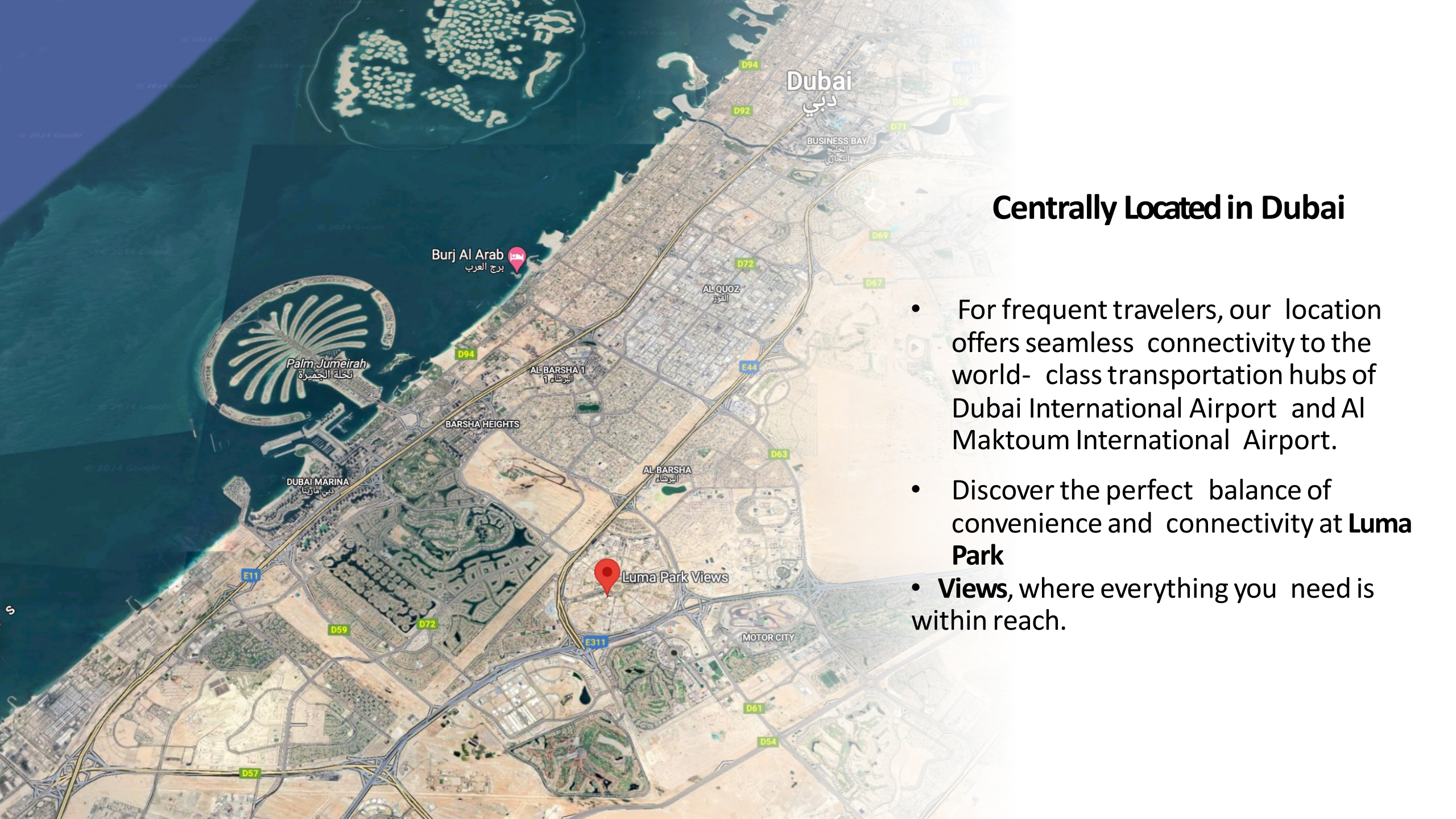


# LUMA PARK VIEWS

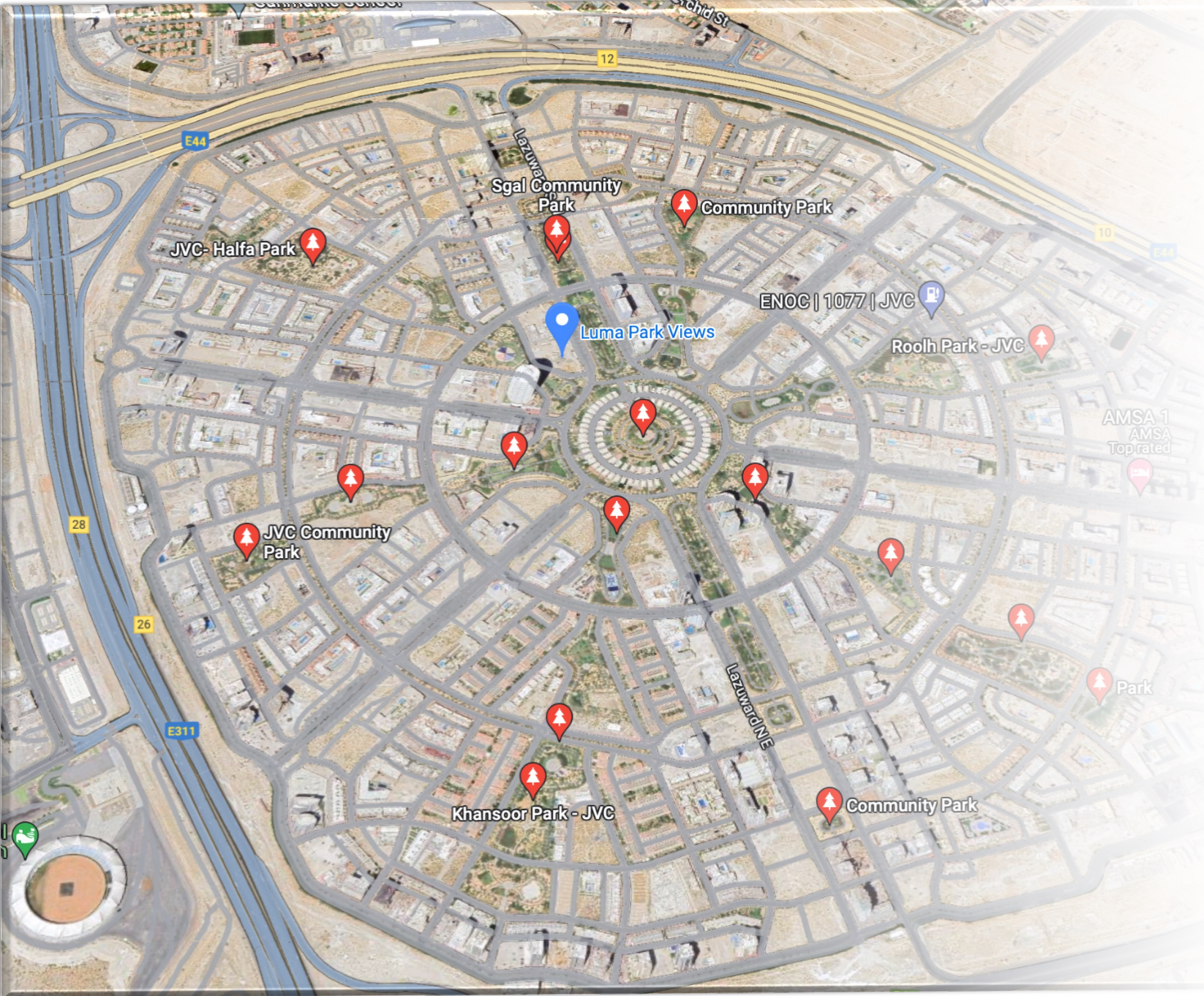
Premium Residential Apartments  
Jumeirah Village Circle, Dubai





## 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.



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

Luma  
Park  
Views

Discover the  
*location*







# Savor the *perfect brew*

- 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.











## Sales Offer for Luma Park Views (District 14, JVC)

**Unit:** Flat 1817  
**Size:** 1242.69 Sqft  
**Type:** Two Bedroom + Maid  
**View:** JVC Skyline View TFG Tower  
**Original Price:** AED 1,750,499

### Other Expenses:

- ▷ 4% DLD Transfer Fee **AED 70,019.96**
- ▷ **AED 5,000/-** Oqood Fee, Title Deed Fee, Eres Fee, VAT

### Service Charge:

- ▷ More or Less AED 16/sqft

### Inclusions:

- ▷ Built-In Kitchen Appliances

### Amenities:

- ▷ Please refer to the Luma Park Views Brochure - Page 47 & 48

### Payment Plan:

20%	Down Payment	<b>AED 350,099.82</b>	To be completed within 30 days from booking date
10%	June 1, 2024	<b>AED 175,049.91</b>	
5%	September 1, 2024	<b>AED 87,524.96</b>	
5%	December 1, 2024	<b>AED 87,524.96</b>	
5%	March 1, 2025	<b>AED 87,524.96</b>	
5%	June 1, 2025	<b>AED 87,524.96</b>	
5%	September 1, 2025	<b>AED 87,524.96</b>	
5%	December 1, 2025	<b>AED 87,524.96</b>	
40%	On Completion	<b>AED 700,199.64</b>	

### Completion:

- ▷ 30 June 2026

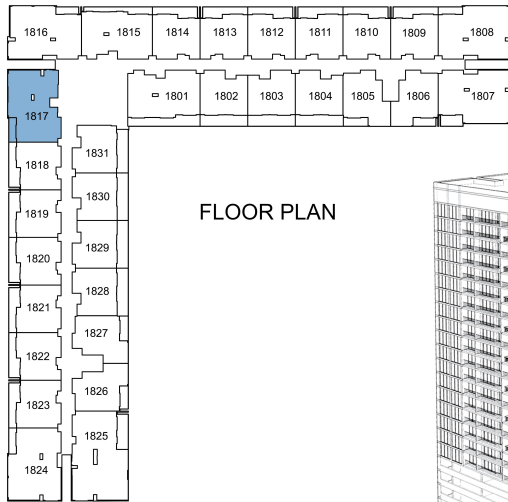
### Escrow Account:

**Bank:** Mashreq Bank  
**Trust Account#:** 019500000403

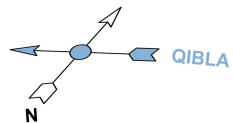
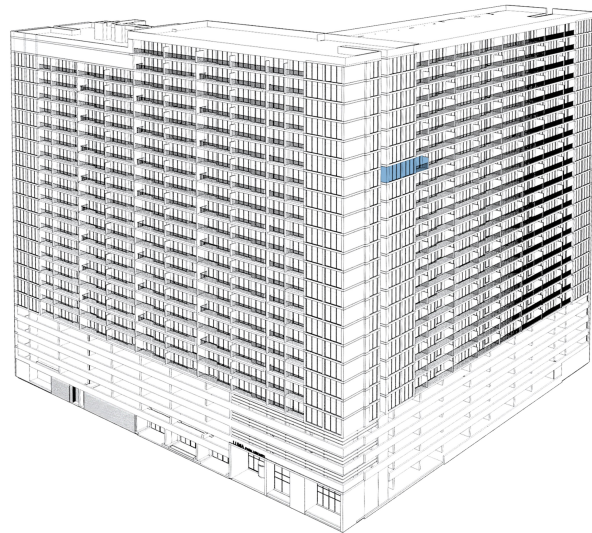
# UNIT 1817

## TYPE - 2BHK

Internal Living Area 1179.40 sq.ft.  
 Outdoor Living Area 63.29 sq.ft.  
 Total Living Area 1242.69 sq.ft.



FLOOR PLAN

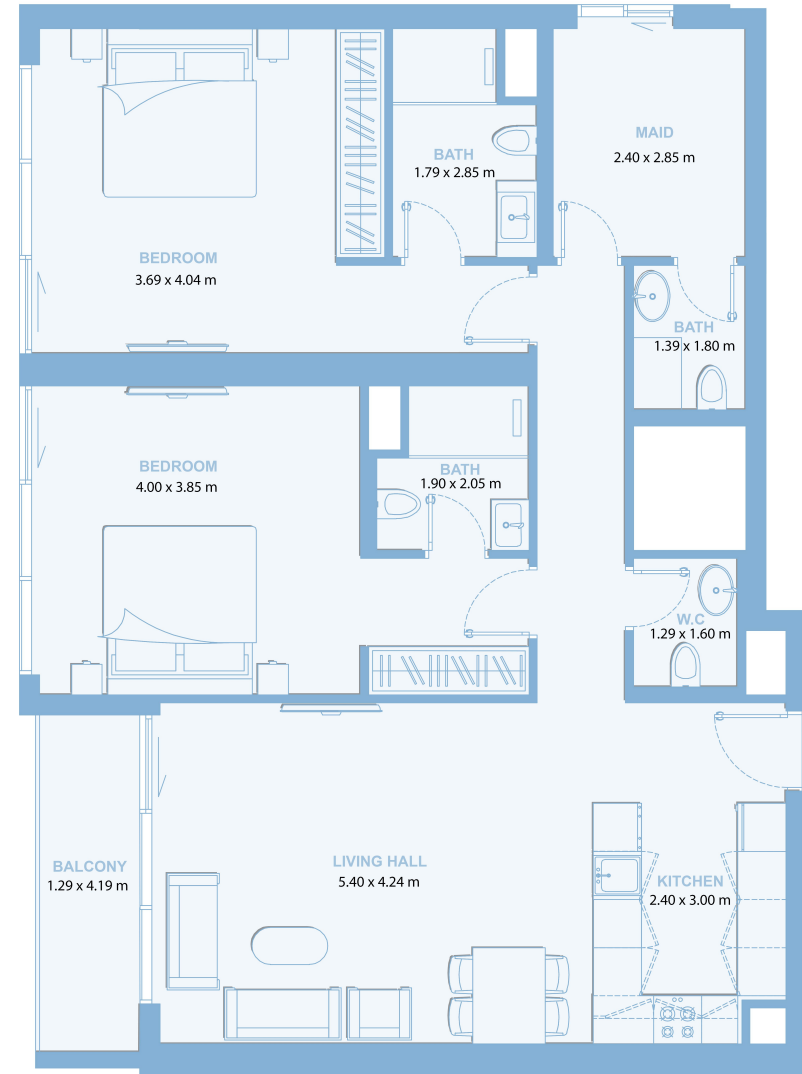


### GENERAL:

Approximately 3.1m clear height in Principal Rooms excluding bulkheads in corridors, kitchen and bathrooms.  
 High Performance Floor to Ceiling Double Glazing window systems ,Built in Heat and Smoke Detectors  
 and in-suite water sprinkler system ,Individual Apartment Water, Electricity, Cooling, Gas metering  
 One Tandem Car Parking included (Tandem: 2 Vehicles Park Behind Each Other)

### FINISHES:

Flooring: Porcelain tiles, matte finish, timber effect ,Custom designed solid core fire resistant entry door  
 with security view-hole and 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)



Purchaser's Initials: \_\_\_\_\_

Seller's Initials: \_\_\_\_\_

All drawings and dimensions are approximate. Drawings not to scale are subject to change without notice. The developer reserves the right to make revisions. The units are taken from the typical floor of the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are representation only. The length and width of the Unit and balcony varies depending on which floor and which orientation the unit is located within the building to comply with the building authority regulations.