

# Luma22



# welcome home

Centrally located in one of Dubai's most up-and-coming areas, Luma22 is an unparalleled building development.

These ace apartments offer various sizes plus convenience, beauty and state-of-the-art amenities.





# a place for new beginnings

Discover your ideal living space in the exquisite, affordable upscale apartments of Luma22, with amenities designed for a community of busy professionals and families.

Vibrant, light-filled spaces offer you a picturesque view of the centrally located private gardens.

# calculated convenience

Jumeirah Village Circle is one of the fastest expanding neighbourhoods in Dubai. Luma22 offers a master community designed for easy highway access to work, schools, malls, entertainment and sports.

Frequent travellers can connect to the world-class transportation hubs of Al Maktoum and Dubai International Airport.



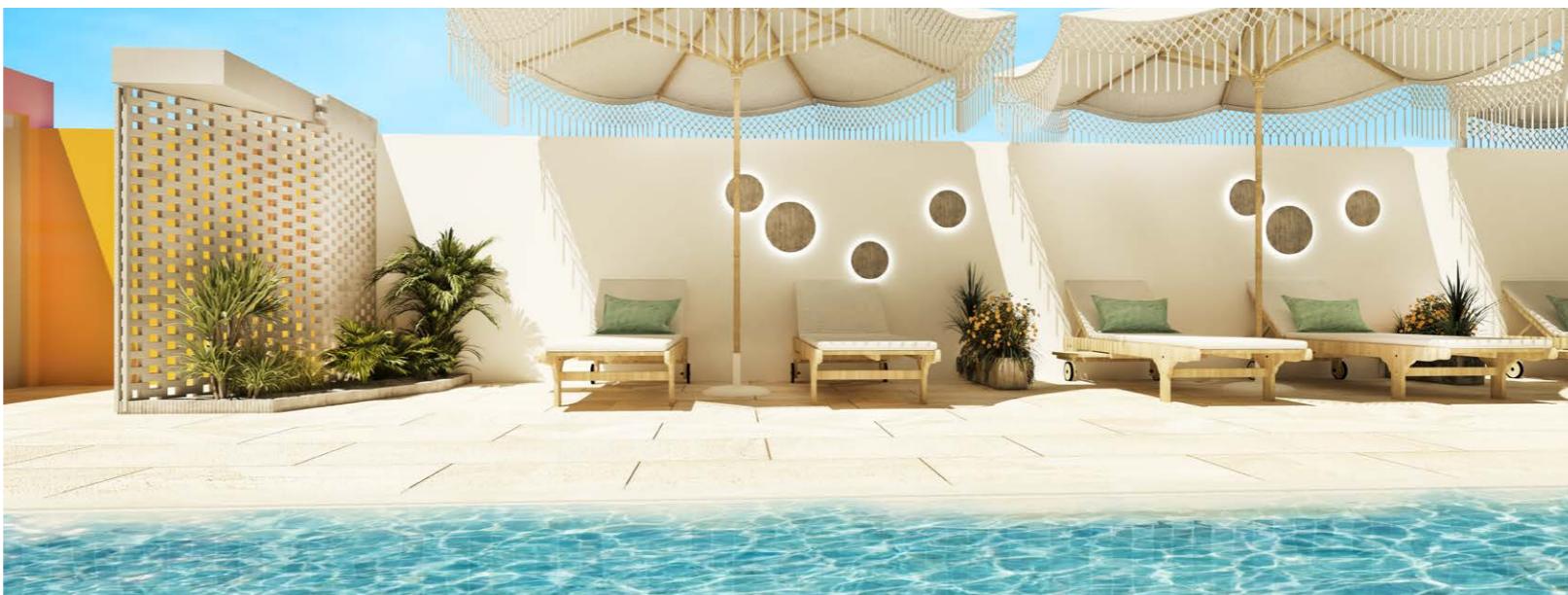


# discover jumeirah village circle

- Luma22
- JSS International School
- Roohl Community Park
- Kids World Nursery
- Sabar Park
- Gadaf Park
- Circle Community Park
- JVC Castle Park
- Luma21
- Community Park
- Circle Mall
- LadyBird Early Learning Centre



Luma22  
Google Maps  
location



# designed for your comfort

Live in maximum comfort at a sustainable rate in our cosy community geared toward your well-being. Concierge services are always available to ensure your enjoyment and peace of mind.



Breathe deeply and take in the sights of our magnificent facade.



come back to a  
grand entrance



Discover a polished, modern lobby, complete with concierge services.



Refresh yourself in our cool swimming pools, invigorate yourself in our spotless gyms, or stroll through our private central gardens with a children's play area.

Luma22's attention to detail offers convenient, chic amenities, with separate men's and women's facilities.





never miss  
a workout



Focus on your fitness with brand new equipment and separate amenities for men and women.

A wide-angle photograph of a modern residential complex. In the foreground, there is a large, well-maintained garden with several mature trees, wooden picnic tables, and a paved walkway. A blue bicycle is parked on the grass. In the background, there are several light-colored, multi-story apartment buildings with balconies. The sky is clear and blue.

wander in  
the garden

Let your children enjoy nature in our protected playground while you relax.



Flourish in a community of wonderful people and delightful amenities, then retreat to your new cosy home. The interior design of your apartment matches the exterior splendour of the building, with plenty of finishing touches designed to add to your enjoyment.



room  
to grow



Fill your new spacious apartment with everything you need to make the space truly yours.

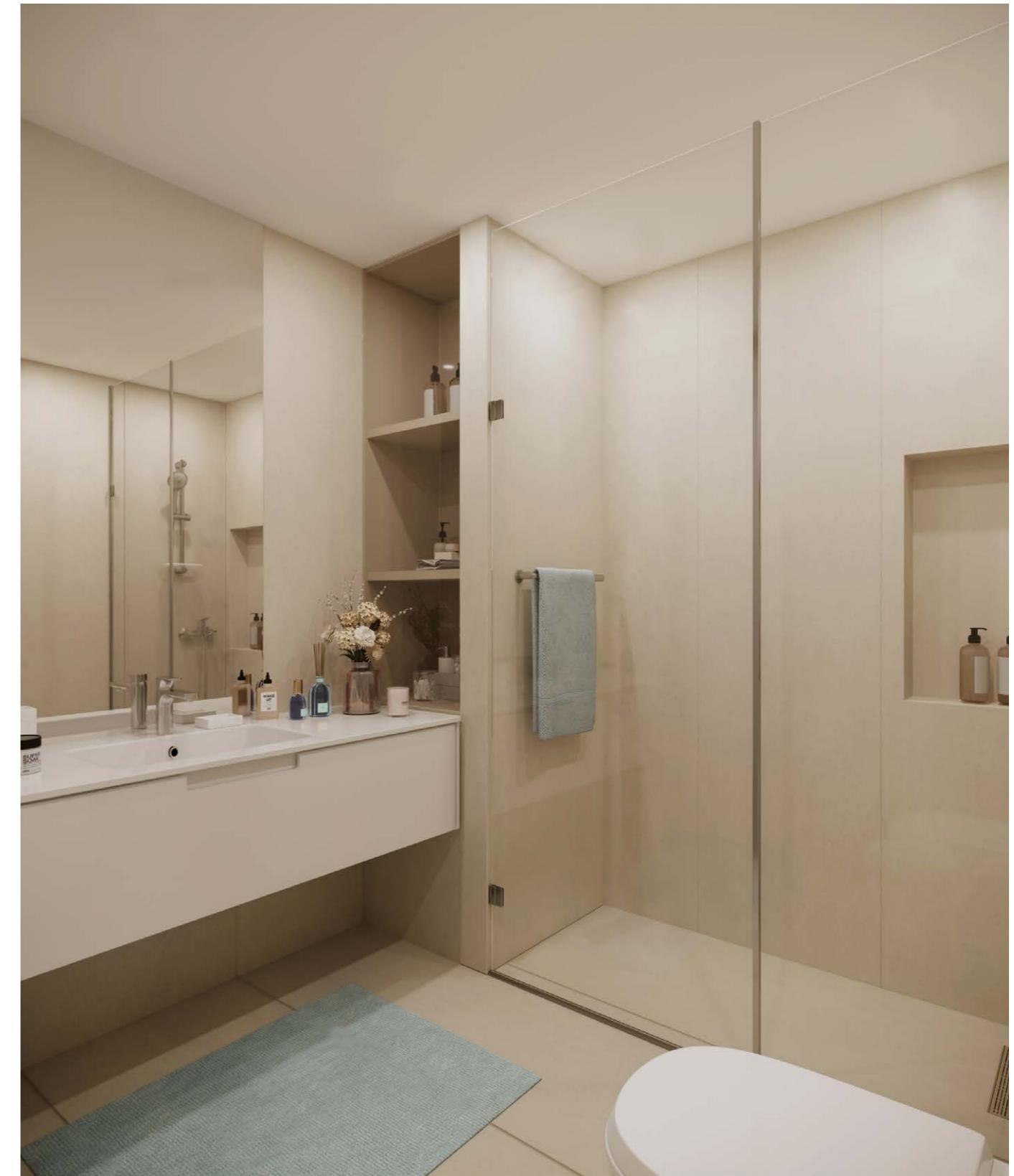
a home  
that's  
just right



Throughout your apartment home, natural light streams through the floor-to-ceiling windows.



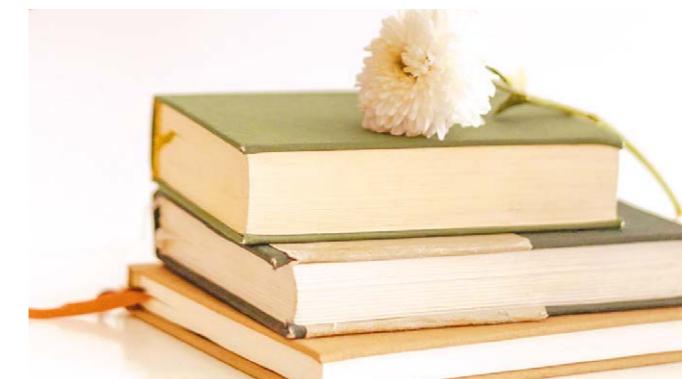
Modern bathrooms reflect thoughtfulness in their everyday use, from the built-in shelving and roomy drawers and cabinets to the polished tile surrounding the shower.



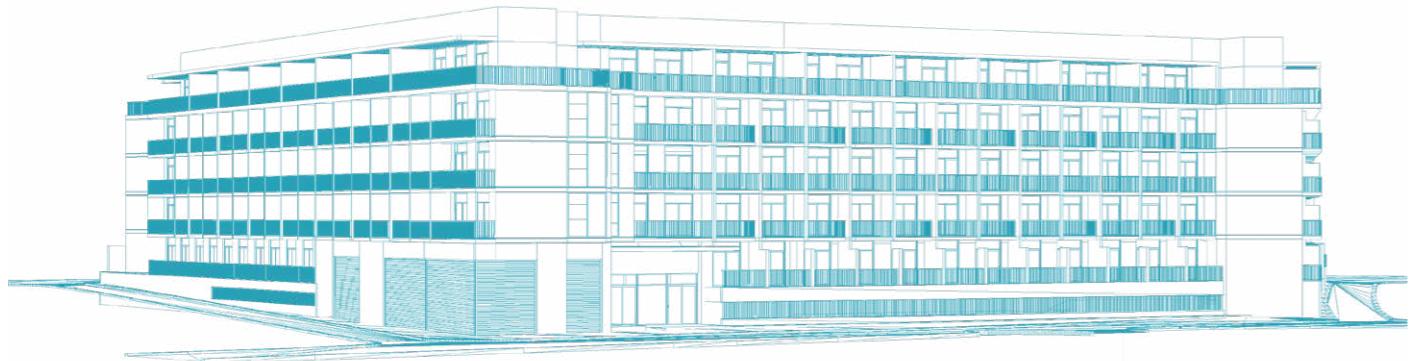


Luma22 is a perfect match for busy professionals, couples, and young families ready to find their element.

find the home  
that matches you



# a well-balanced housing development

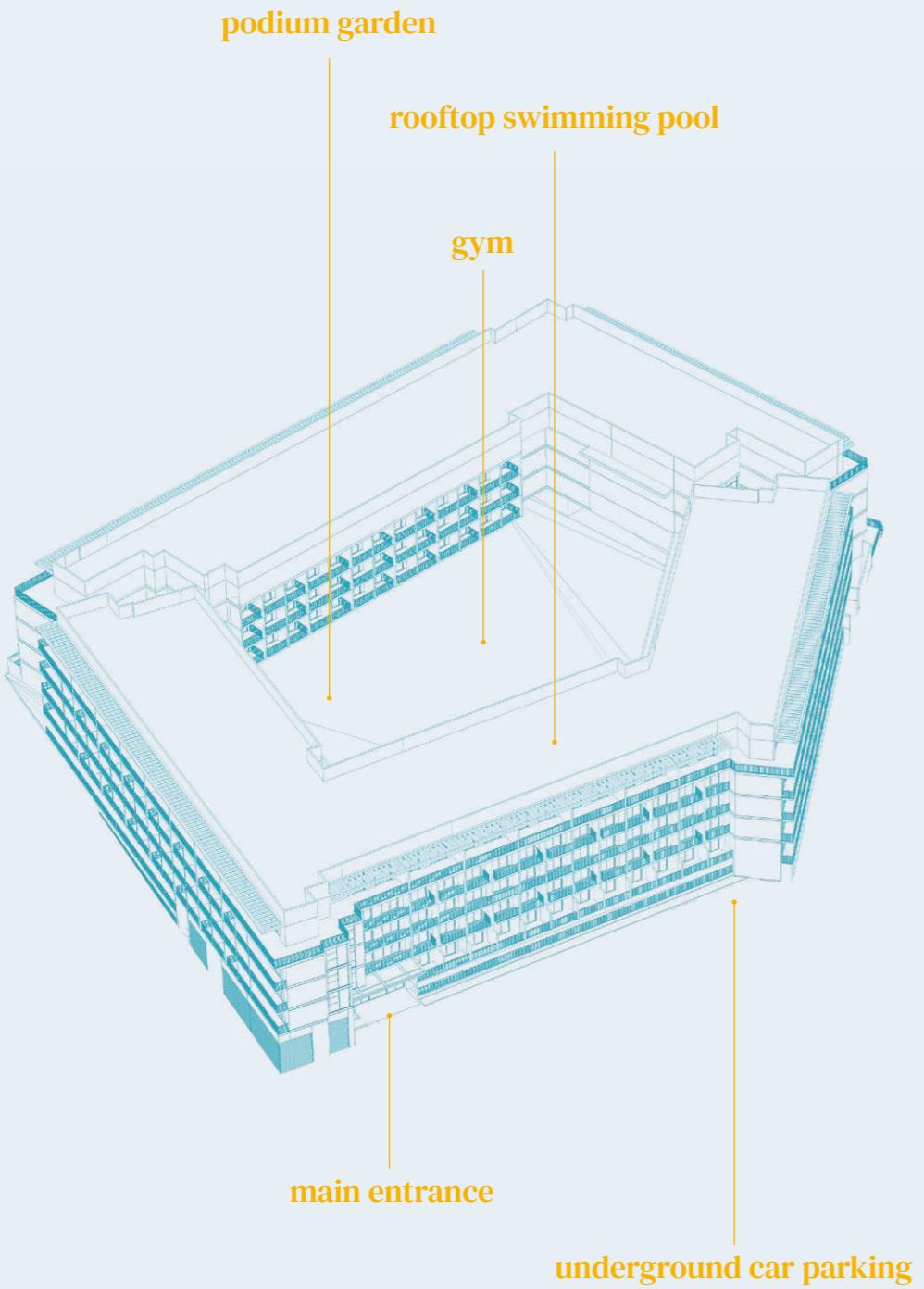


5  
residential  
floors

4  
apartment  
types

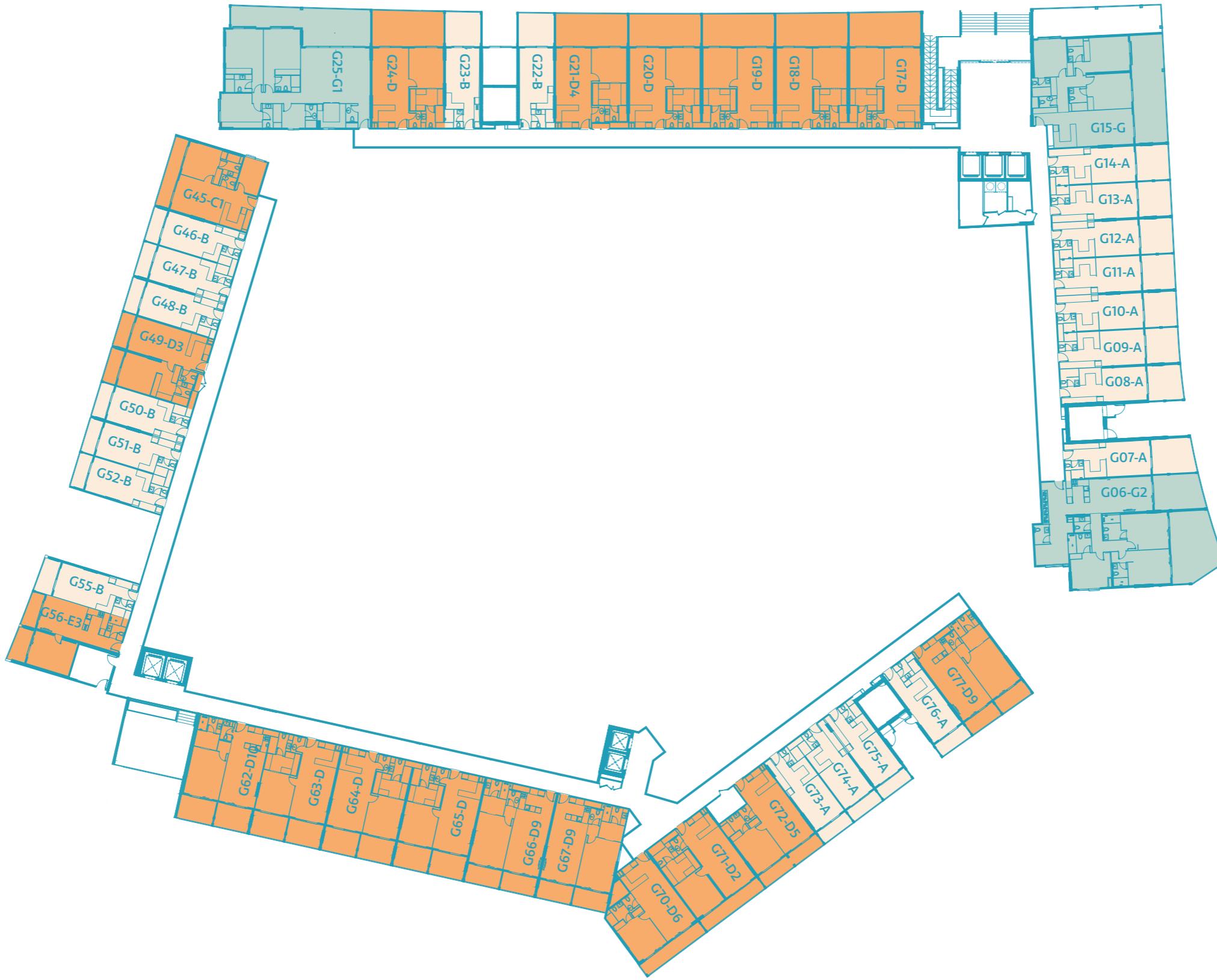


Cosy, spacious, and with all the amenities  
you're looking for.  
Come home to Luma22, a place you love.

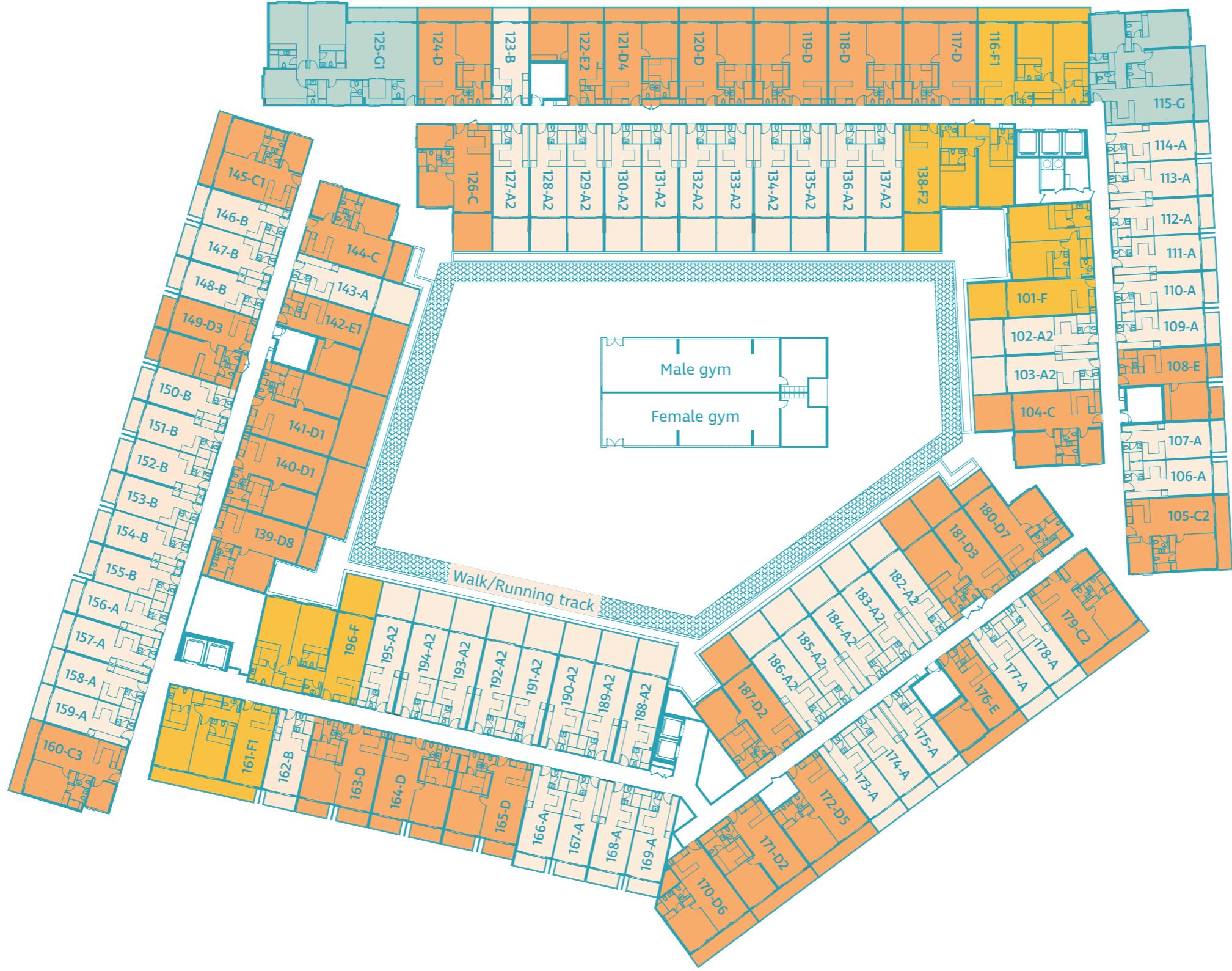


<b>Studio Apartment</b>	TYPE A
	TYPE B
<b>One Bedroom Apartment</b>	TYPE C
	TYPE D
	TYPE E
<b>Two Bedroom Apartment</b>	TYPE F
	TYPE H
<b>Three Bedroom Apartment</b>	TYPE G

## ground floor



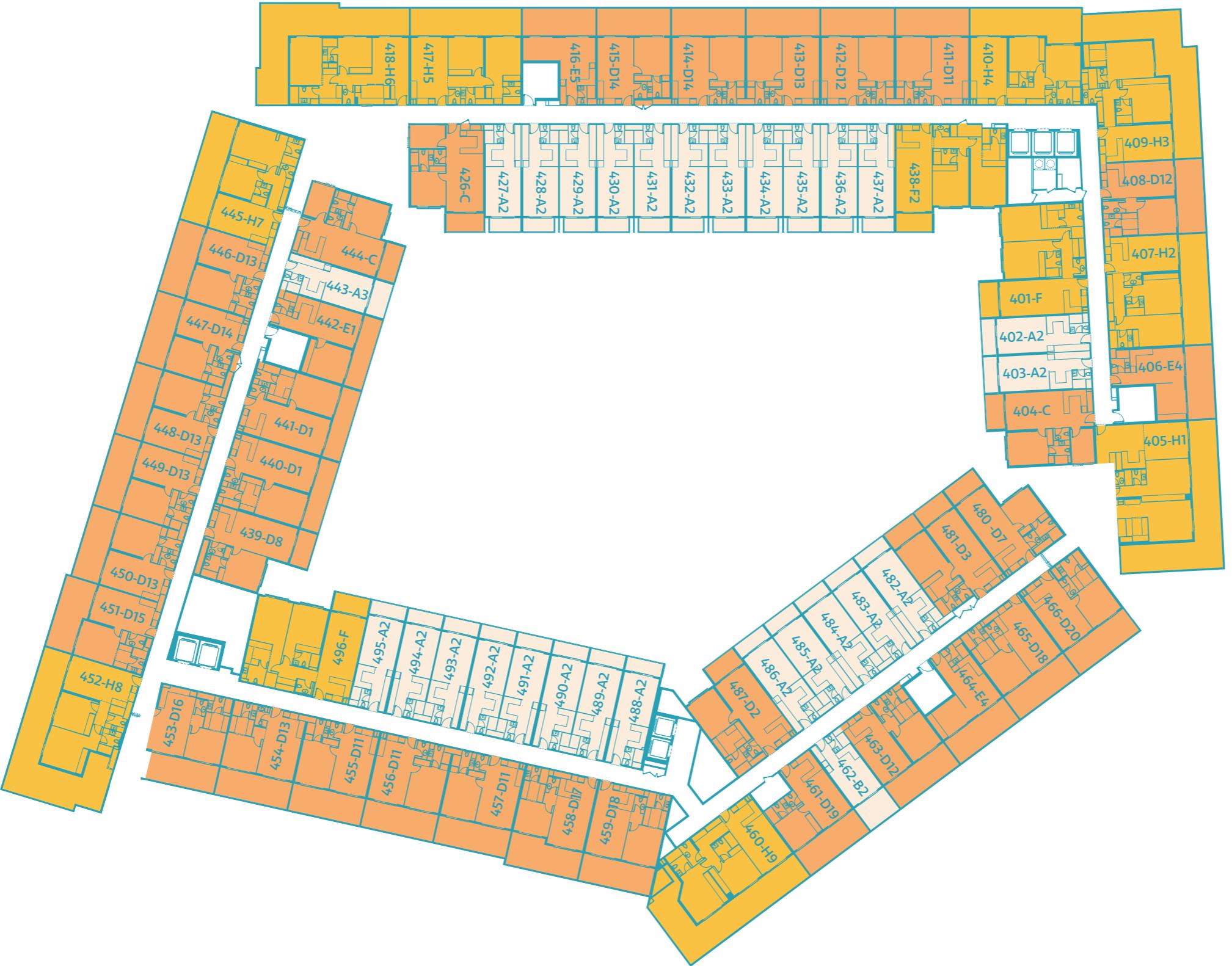
## first floor



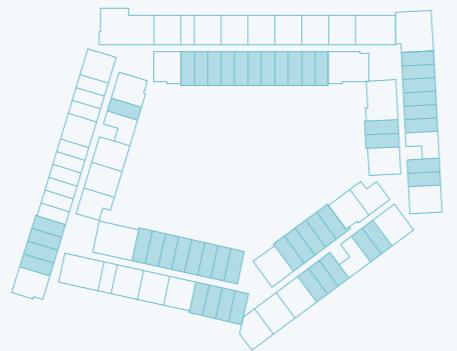
## typical residential floor (second floor to third floor)



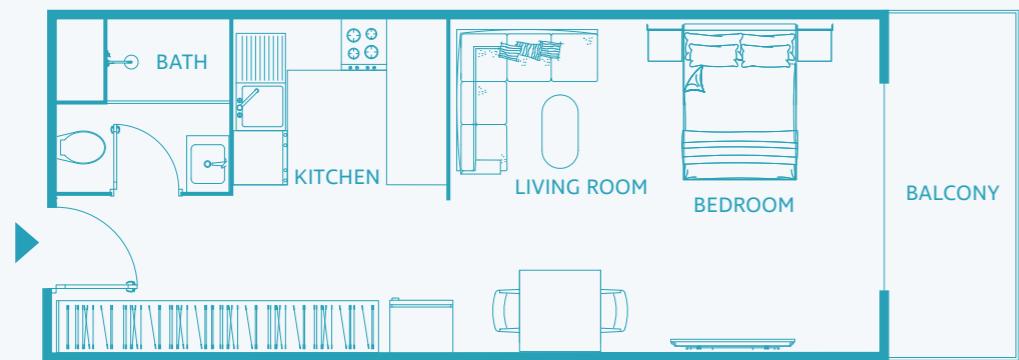
## fourth floor



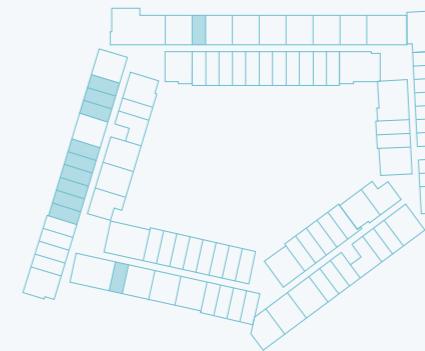
## Studio Apartment TYPE A



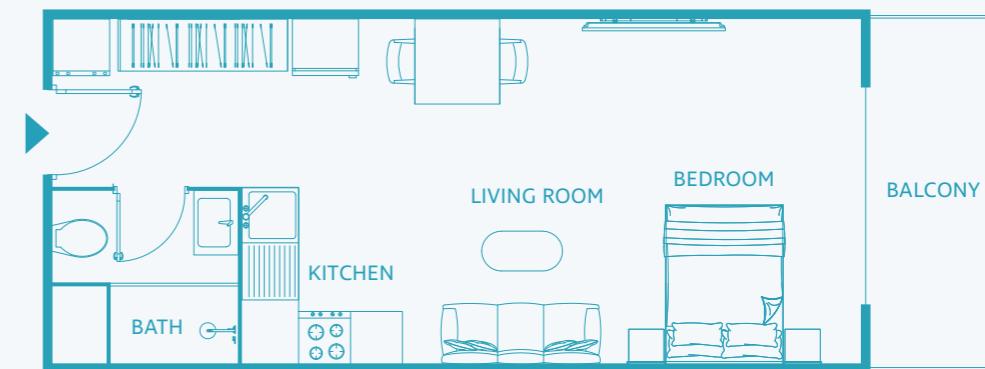
UNIT SIZE: from 436 to 577 SQFT



## Studio Apartment TYPE B

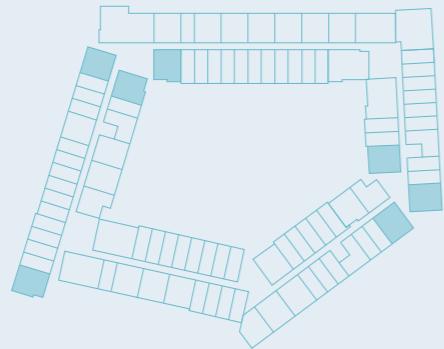


UNIT SIZE: from 414 to 713 SQFT



## One Bedroom Apartment

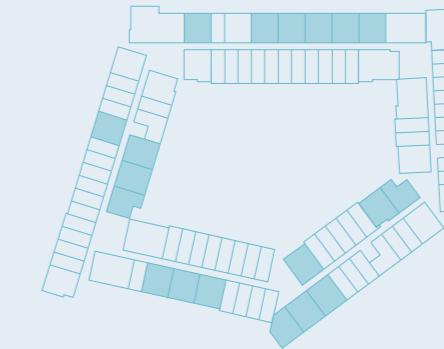
TYPE C



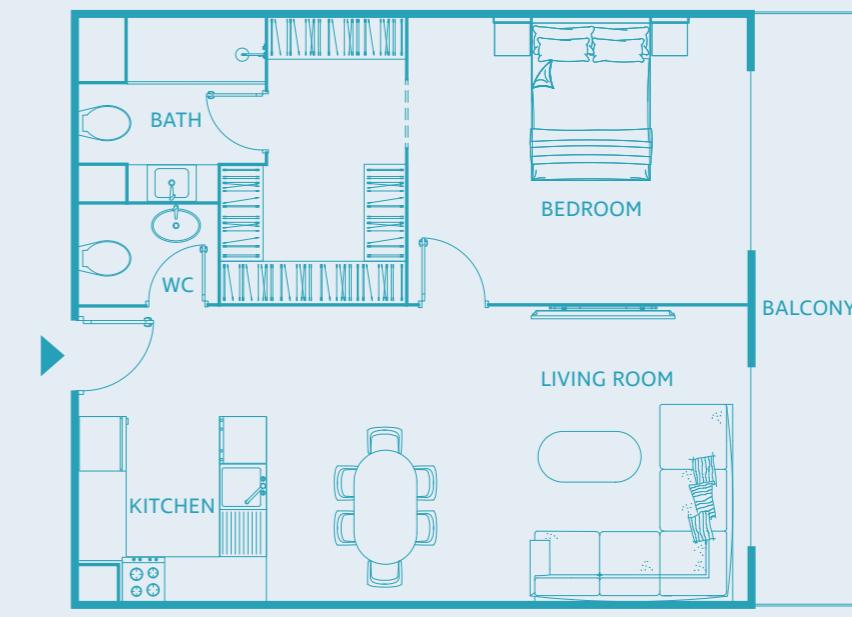
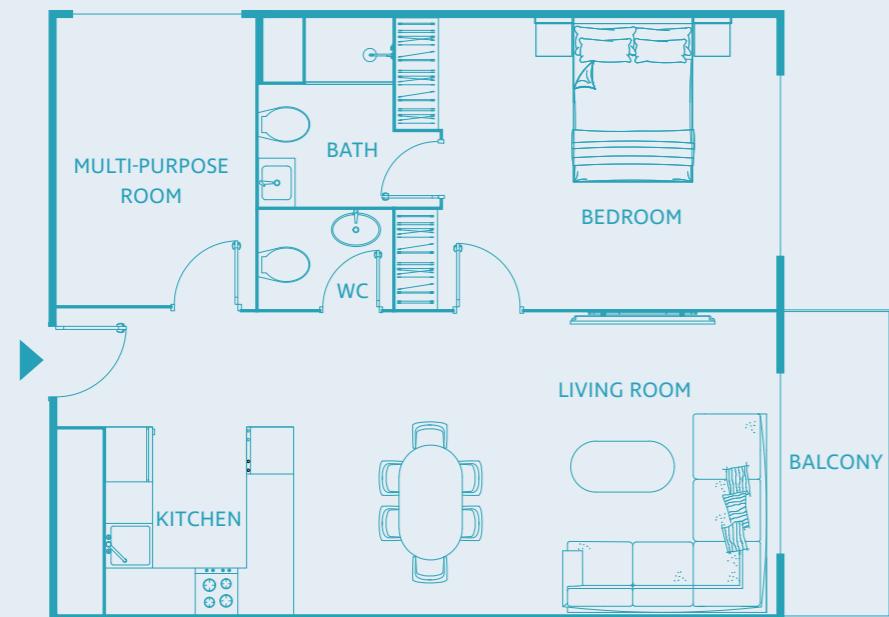
UNIT SIZE: from 827 to 926 SQFT

## One Bedroom Apartment

TYPE D

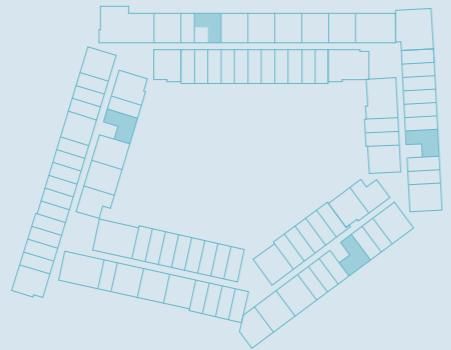


UNIT SIZE: from 727 to 1102 SQFT

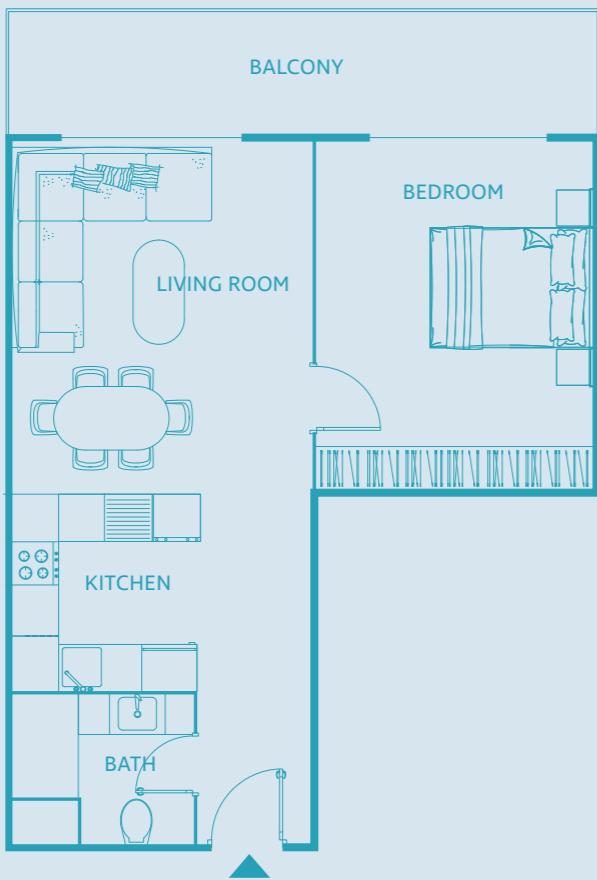


## One Bedroom Apartment

TYPE E

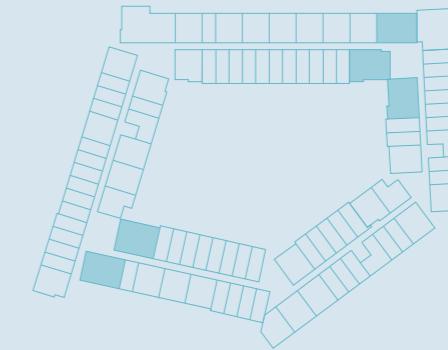


UNIT SIZE: from 662 to 920 SQFT

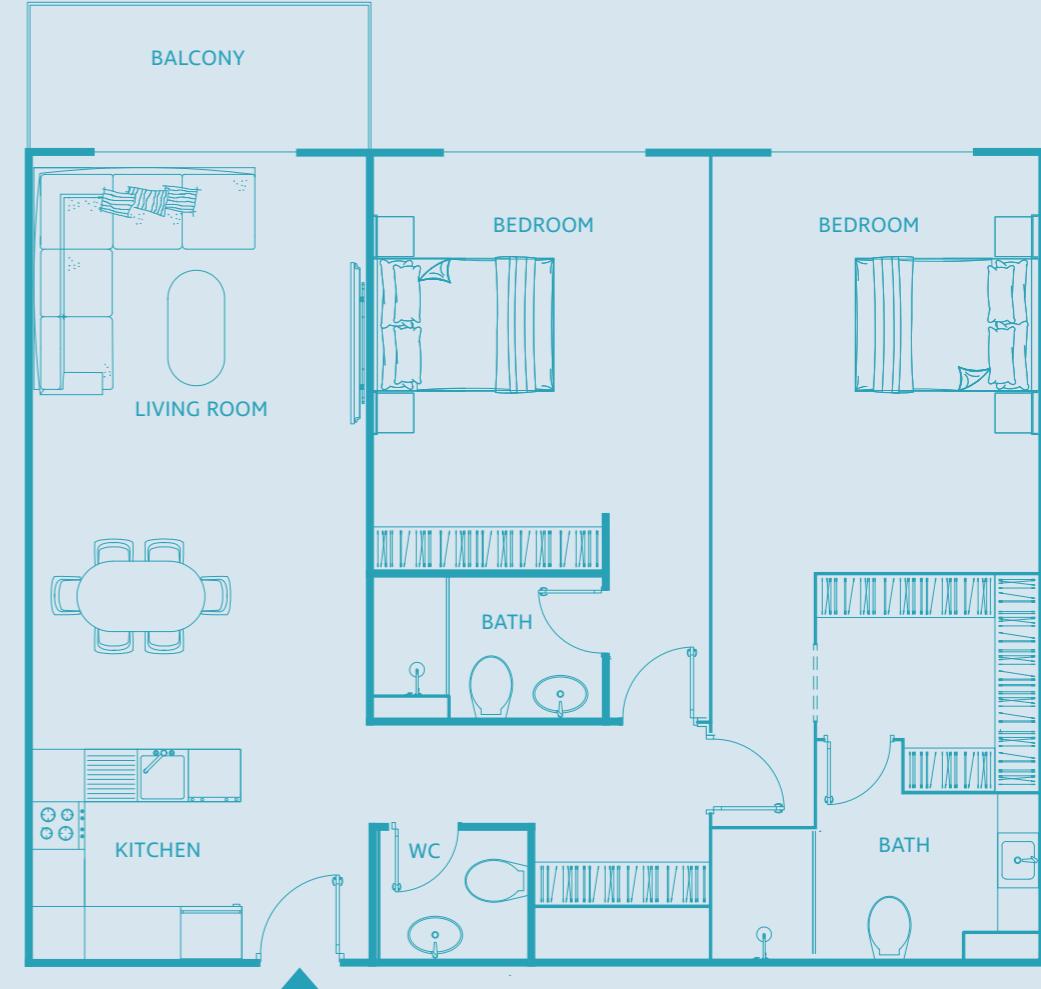


## Two Bedroom Apartment

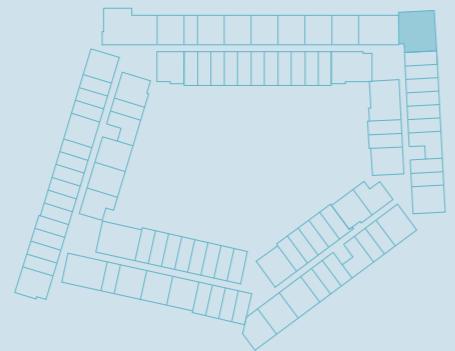
TYPE F



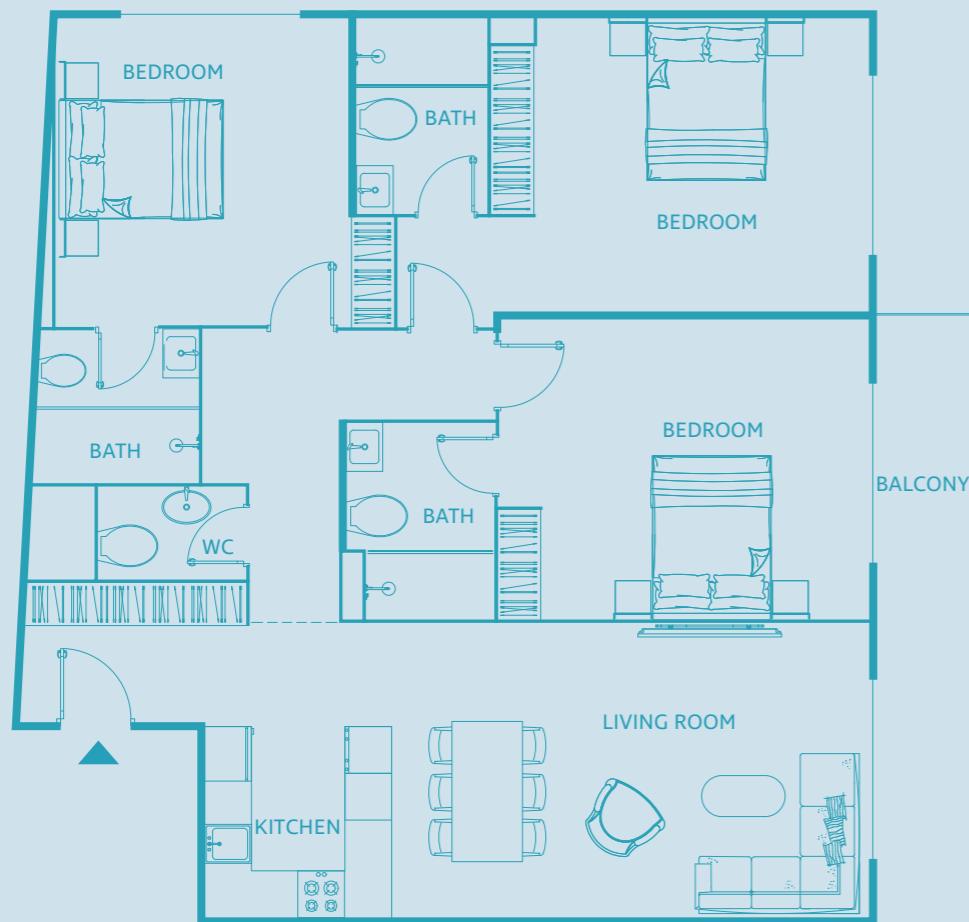
UNIT SIZE: from 1138 to 1309 SQFT



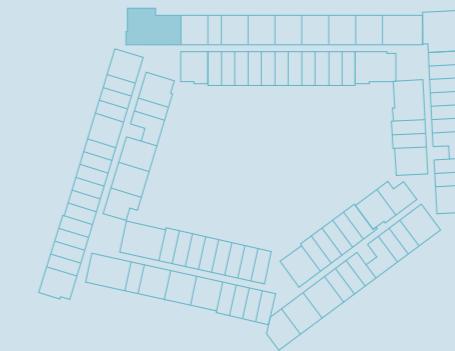
## Three Bedroom Apartment TYPE G



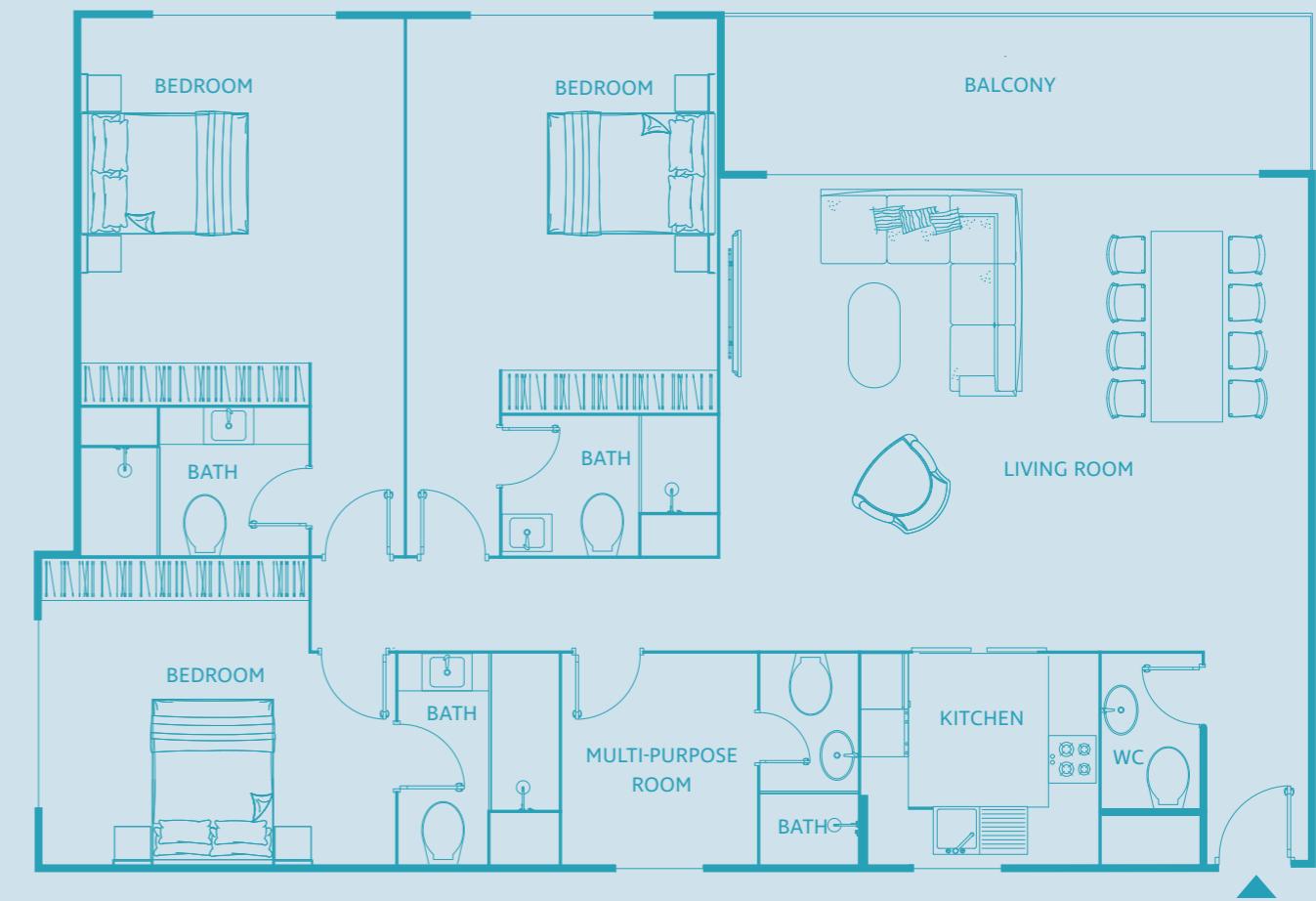
UNIT SIZE: from 1399 to 1715 SQFT

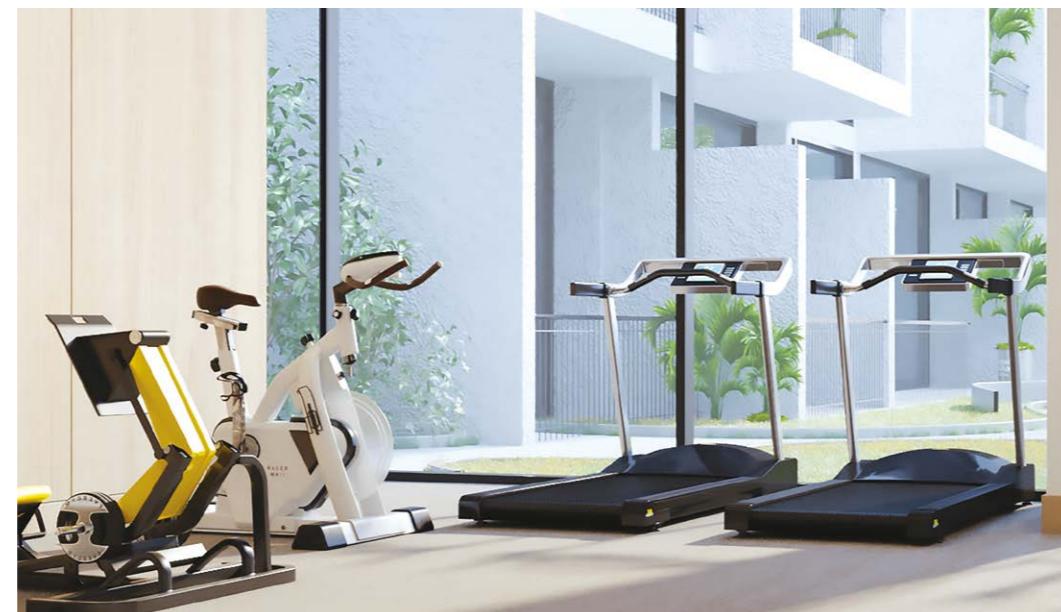


## Three Bedroom Apartment TYPE G1



UNIT SIZE: from 1756 to 2145 SQFT





## quality as standard

Form and function blend seamlessly in Luma22's modern building. With its practical amenities and quality furnishings, you can see where we've exceeded expectations to make your place truly feel like home.



**TownX** is an established real estate developer focused on delivering best-in-class experiences based in Dubai, UAE.

The developer has successfully delivered multiple residential projects across the city.

The core value for every development is a focus on a user-centric experience where family comes first – linked with best-in-class specifications.

# Luma22

Luma is light.

The sun sets over Dubai with you in your comfy, snug bed. Luma means sunset, home and light – everything that has inspired this building to become a unique residential development for a community of successful, first-rate people like you.

The moment for taking your fate into your own hands and finding a place to call home.

You are welcome here.



TownX

TownX Development  
[townx.com](http://townx.com)