



 **LUMA Park Views — Jumeirah Village Circle (JVC), Dubai**

Премиальные апартаменты с видом на парки | высокий потенциал аренды и роста цены

🌟 Luma Park Views — новый жилой комплекс от девелопера TownX, расположенный в центре Jumeirah Village Circle (JVC) — одного из самых популярных районов Дубая для аренды и перепродажи.

Проект состоит из 25 этажей и включает апартаменты с 1, 2 и 3 спальнями, с панорамными окнами, балконами и премиальной отделкой.

📍 Локация — один из самых удобных районов Дубая



JVC — это:

- 🌳 десятки парков
- 🏫 школы и детские сады
- 🏬 Circle Mall
- 🚗 удобный выезд на Sheikh Mohammed Bin Zayed Road и Al Khail Road

Время в пути:

- 🏖️ Palm Jumeirah — 12 минут
 - 🌊 Dubai Marina — 10 минут
 - 🏬 Mall of the Emirates — 10 минут
 - 🏢 Dubai Hills Mall — 7 минут
 - ✈️ Dubai International Airport — 25 минут
 - ✈️ Al Maktoum Airport — 25 минут
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“Зелёный район”

Проект окружён парками:

- Circle Community Park
- District 12 Park
- Castle Park
- Sabar Park
- Gadaf Park

Также рядом находятся:

- JSS International School
- детские сады и образовательные центры

→ Это делает район очень привлекательным для семей и арендаторов.

Уровень проекта — выше среднего

В Luma Park Views:

-  двухуровневое лобби (double height)
 -  кафе и co-working в лобби
 -  коммерческие магазины на первом этаже
 -  быстрые лифты с контролем доступа
 -  smart locks, fingerprint, CCTV
 -  “зелёный” сертифицированный building
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Amenities уровня бизнес-класса

-  два бассейна на крыше (отдельно для мужчин и женщин)
 -  два фитнес-зала (мужской и женский, Technogym)
 -  jogging track
 -  дизайнерский сад
 -  детская площадка
 -  велосипедные и EV-парковки
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Типы квартир и площади

1 спальня – от 797 до 879 sqft (≈ 74–82 м²)

2 спальни – от 1,234 до 1,360 sqft (≈ 115–126 м²)

3 спальни – от 1,298 до 1,711 sqft (≈ 121–159 м²)

Высота потолков — около 3.1 м, панорамные окна, балконы, встроенная техника Siemens, сантехника Grohe, Geberit, Vitra

<p>Two bedrooms apartment – Type E</p> <p>General</p> <ul style="list-style-type: none"> Apartment 3.1m clear ceiling height in principal rooms High performance floor-to-ceiling double glazing window systems Built-in high/low-rise detectors and in-situ water sprayer system Individual apartment water, electricity, cooling gas metering Two car parking spaces included Unit Size: 1242 sq ft <p>Finishes</p> <ul style="list-style-type: none"> Fluorescing pendant lights, matte black, linear effect Custom designed the resident entry door with electronic smart lock Customised modern interior doors with integrated door hardware Custom designed contemporary kitchen cabinetry, in a white colour Quartz worktop, glass back splash, undermount sink with mixer Custom designed contemporary built-in wardrobe Built-in appliances: Siemens (or equivalent) two refrigerator, dishwasher, washing machines, gas oven, gas hob, extraction hood Bathroom: walk-in shower, vanity and accessories: Grohe, Geberit, Vitra (or equivalent) 	<p>One bedroom apartment – Type A</p> <p>General</p> <ul style="list-style-type: none"> Apartment 3.1m clear ceiling height in principal rooms High performance floor-to-ceiling double glazing window systems Built-in high/low-rise detectors and in-situ water sprayer system Individual apartment water, electricity, cooling gas metering One car parking included Unit Size: 861 sq ft (80.12 sqm) <p>Finishes</p> <ul style="list-style-type: none"> Fluorescing pendant lights, matte black, linear effect Custom designed the resident entry door with electronic smart lock Customised modern interior doors with integrated door hardware Custom designed contemporary kitchen cabinetry, in a white colour Quartz worktop, glass back splash, undermount sink with mixer Custom designed contemporary built-in wardrobe Built-in appliances: Siemens (or equivalent) two refrigerator, dishwasher, washing machines, gas oven, gas hob, extraction hood Bathroom: walk-in shower, vanity and accessories: Grohe, Geberit, Vitra (or equivalent) 
<p>Three bedrooms apartment – Type F</p> <p>General</p> <ul style="list-style-type: none"> Apartment 3.1m clear ceiling height in principal rooms High performance floor-to-ceiling double glazing window systems Built-in high/low-rise detectors and in-situ water sprayer system Individual apartment water, electricity, cooling gas metering Two car parking spaces included Unit Size: 1298 sq ft (120.43 sqm) <p>Finishes</p> <ul style="list-style-type: none"> Fluorescing pendant lights, matte black, linear effect Custom designed the resident entry door with electronic smart lock Customised modern interior doors with integrated door hardware Custom designed contemporary kitchen cabinetry, in a white colour Quartz worktop, glass back splash, undermount sink with mixer Custom designed contemporary built-in wardrobe Built-in appliances: Siemens (or equivalent) two refrigerator, dishwasher, washing machines, gas oven, gas hob, extraction hood Bathroom: walk-in shower, vanity and accessories: Grohe, Geberit, Vitra (or equivalent) 	<p>One bedroom apartment – Type B</p> <p>General</p> <ul style="list-style-type: none"> Apartment 3.1m clear ceiling height in principal rooms High performance floor-to-ceiling double glazing window systems Built-in high/low-rise detectors and in-situ water sprayer system Individual apartment water, electricity, cooling gas metering One car parking included Unit Size: 806 sq ft (75.04 sqm) <p>Finishes</p> <ul style="list-style-type: none"> Fluorescing pendant lights, matte black, linear effect Custom designed the resident entry door with electronic smart lock Customised modern interior doors with integrated door hardware Custom designed contemporary kitchen cabinetry, in a white colour Quartz worktop, glass back splash, undermount sink with mixer Custom designed contemporary built-in wardrobe Built-in appliances: Siemens (or equivalent) two refrigerator, dishwasher, washing machines, gas oven, gas hob, extraction hood Bathroom: walk-in shower, vanity and accessories: Grohe, Geberit, Vitra (or equivalent) 
<p>One bedroom apartment – Type C</p> <p>General</p> <ul style="list-style-type: none"> Apartment 3.1m clear ceiling height in principal rooms High performance floor-to-ceiling double glazing window systems Built-in high/low-rise detectors and in-situ water sprayer system Individual apartment water, electricity, cooling gas metering One car parking included Unit Size: 797 sq ft (73.71 sqm) <p>Finishes</p> <ul style="list-style-type: none"> Fluorescing pendant lights, matte black, linear effect Custom designed the resident entry door with electronic smart lock Customised modern interior doors with integrated door hardware Custom designed contemporary kitchen cabinetry, in a white colour Quartz worktop, glass back splash, undermount sink with mixer Custom designed contemporary built-in wardrobe Built-in appliances: Siemens (or equivalent) two refrigerator, dishwasher, washing machines, gas oven, gas hob, extraction hood Bathroom: walk-in shower, vanity and accessories: Grohe, Geberit, Vitra (or equivalent) 	
<p>Two bedrooms apartment – Type D</p> <p>General</p> <ul style="list-style-type: none"> Apartment 3.1m clear ceiling height in principal rooms High performance floor-to-ceiling double glazing window systems Built-in high/low-rise detectors and in-situ water sprayer system Individual apartment water, electricity, cooling gas metering Two car parking spaces included Unit Size: 1316 sq ft (122.26 sqm) <p>Finishes</p> <ul style="list-style-type: none"> Fluorescing pendant lights, matte black, linear effect Custom designed the resident entry door with electronic smart lock Customised modern interior doors with integrated door hardware Custom designed contemporary kitchen cabinetry, in a white colour Quartz worktop, glass back splash, undermount sink with mixer Custom designed contemporary built-in wardrobe Built-in appliances: Siemens (or equivalent) two refrigerator, dishwasher, washing machines, gas oven, gas hob, extraction hood Bathroom: walk-in shower, vanity and accessories: Grohe, Geberit, Vitra (or equivalent) 	

Почему JVC и Luma — сильная инвестиция

-  JVC — один из ТОП районов Дубая по спросу на аренду
 -  новые проекты сдаются дороже старых
 -  центральное расположение между Marina, Downtown и Dubai Hills
 -  рядом парки и школы → семейные арендаторы
 -  проект выше среднего по качеству → выше арендная ставка
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Ожидаемая аренда (ориентиры рынка JVC)

- 1 спальня — от 95,000 AED в год
 - 2 спальни — от 130,000 AED в год
 - 3 спальни — от 160,000 AED в год
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Девелопер

TownX — девелопер с готовыми проектами:

- Luma21 (2023)
- Luma22 (2024)
- Easy18, Easy19

Новый проект Luma Park Views запущен в 2023 году .

Проект уже сдан и выдают ключи

Luma Park Views уже полностью построен.

Начата выдача ключей владельцам, и первые резиденты уже заезжают в свои квартиры.

При этом:

-  у застройщика ещё есть ограниченное количество юнитов
-  это означает вход по первичным ценам, но уже в готовом доме
-  можно сразу сдавать в аренду или перепродавать с наценкой