

# PARK LANE 2 by

## HEILBRONN

JUMEIRAH VILLAGE CIRCLE, DUBAI

## LUXURY MEETS LEGACY

STARTING FROM 744K



Tel: 800 50 50 50

All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings

**HEILBRONN**  
PROPERTIES



Experience luxury without limits  
at Park Lane 2, designed with precision by  
Heilbronn Properties. This refined Dubai residence  
blends elegance, innovation, and timeless  
sophistication into a true masterpiece.

# DUBAI, A CANVAS OF BOLD *Living*

Founded in 2002, Heilbronn Properties has played a pivotal role in building Dubai's most prestigious landmarks. Specializing in ultra-luxury properties and bespoke mansions, Heilbronn is known for its elite clientele and superior craftsmanship. With a strong financial foundation and presence across Palm Island, Emirates Hills, JVC, Jumeirah Beach and more, Heilbronn's name is synonymous with excellence.



# AN INVITATION TO UNPARALLELED *Elegance*

Park Lane 2 is a sanctuary of luxury in the vibrant Jumeirah Village Circle. With G+P+5 levels of refined architecture, this development offers studios, 1-bedroom and 2-bedroom apartments tailored for those who desire distinction and serenity in equal measure.

**PRIME LOCATION IN JVC**

**G+P+5. CONFIGURATION**

**COMPLETION: Q4 2025**

**STUDIO, 1BHK, AND 2 BHK LAYOUTS**

## AMENITIES

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# LUXURY AMENITIES

Beyond Luxury, Designed for Modern Living  
Park Lane 2 features world-class  
amenities that transform everyday living  
into a leisure-filled experience.



## SIGNATURE AMENITIES

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Stunning Resort- Style Infinity Pool

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Outdoor Cinema for Ultimate Entertainment

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Exclusive Padel Court

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Family-Friendly Kids Pool

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Relaxing Jacuzzi

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Spacious BBQ & Party Terrace

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Tranquil Yoga Terrace

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Fun-Filled Kids Play Area

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Breathtaking Panoramic View Gymnasium

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Sleek, Modern Windows with Minimalist Design

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Luxurious High-End Sanitary Fittings

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Expansive, Contemporary Reception Area

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Revitalizing Steam Room & Sauna

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Lightning-Fast High-Speed Elevators

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Gourmet Fully Fitted Kitchen

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# SERENITY IN EVERY CORNER.

## EXTERIOR

Modern, minimalist architecture with landscaped surroundings, rooftop lounge areas, and smart-use common spaces.



## INTERIOR

Natural light, soft neutral tones, premium fittings, and thoughtfully designed layouts enhance your everyday experience.



# BLUEPRINTS OF LUXURY LIVING

Explore thoughtfully designed layouts that maximize space, light, and comfort.

TYPE 01

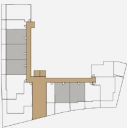
## 1 BEDROOM APARTMENT



- Corridor
- Units

**TOTAL SALEABLE AREA**

SUITE = 690.26 SQ.FT \*\*\*  
BALCONY= 153.83 SQ.FT \*\*\*  
TOTAL AREA= 844.09 SQ.FT



**LEVEL G**

LIST OF UNIT NUMBERS  
G03, G04, G08, G09, G10



**LEVEL 01**

LIST OF UNIT NUMBERS  
101, 105, 106, 107, 108,  
111, 115, 116



**LEVEL 02 & 03**

LIST OF UNIT NUMBERS  
202, 206, 207, 208, 209, 211,  
212, 216, 217, 302, 306, 307,  
308, 309, 311, 312, 316, 317



**LEVEL 04**

LIST OF UNIT NUMBERS  
402, 411, 412



**LEVEL 05**

LIST OF UNIT NUMBERS  
502, 507, 508

TYPE 01

## STUDIO APARTMENT



Corridor

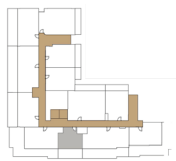
Units

### TOTAL SALEABLE AREA

SUITE = 437.07 SQ.FT

BALCONY = 229.81 SQ.FT

TOTAL AREA = 666.89 SQ.FT



### LEVEL 04

LIST OF UNIT NUMBERS

405

TYPE 12

## 2 BEDROOM APARTMENT



Corridor

Units

### TOTAL SALEABLE AREA

SUITE = 972.36 SQ.FT

BALCONY = 308.10 SQ.FT

TOTAL AREA = 1280.46 SQ.FT



### LEVEL 02 & 03

LIST OF UNIT NUMBERS

210, 310



**TOTAL SALEABLE AREA**

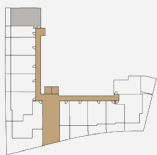
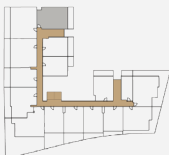
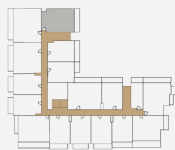
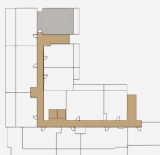
SUITE = 871.37 SQ.FT \*\*\*

BALCONY = 152.78 SQ.FT \*\*\*

TOTAL AREA = 1024.14 SQ.FT

Corridor

Units

**LEVEL G**LIST OF UNIT NUMBERS  
G12**LEVEL 01**LIST OF UNIT NUMBERS  
114**LEVEL 02 & 03**LIST OF UNIT NUMBERS  
215, 315**LEVEL 4**LIST OF UNIT NUMBERS  
410

**TOTAL SALEABLE AREA**

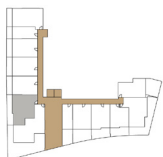
SUITE = 1026.60 SQ.FT

BALCONY = 238.27 SQ.FT

TOTAL AREA = 1264.87 SQ.FT

Corridor

Units

**LEVEL G**

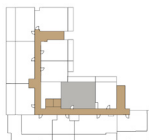
LIST OF UNIT NUMBERS  
G07

**LEVEL 01**

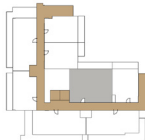
LIST OF UNIT NUMBERS  
112, 113

**LEVEL 02 & 03**

LIST OF UNIT NUMBERS  
201, 213, 214, 301, 313, 314

**LEVEL 4**

LIST OF UNIT NUMBERS  
401

**LEVEL 5**

LIST OF UNIT NUMBERS  
501

# EXPERIENCE EXCELLENCE IN EVERY DETAIL

 **GEBERIT**

**BAGNODESIGN**  
EXPERTLY CRAFTED BATHROOMS

## Bathrooms

Elegant fittings by BagnoDesign  
and Geberit (Italy)

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 **BOSCH**

## Kitchen

Premium mixers by BagnoDesign  
and built-in appliances from Bosch (Germany)



## HVAC Systems

Rheem (USA) air conditioning units (VRF)  
with mobile thermostat control for enhanced  
convenience and energy efficient.

**HIKVISION**

 **legrand**

 **ducab**

 **DECODUCT**  
DATA MANAGEMENT SYSTEM

## Electricals

High-performance components including  
Legrand switches, Hikvision intercom  
systems, Ducab cables, and  
Decoduct conduits

**VIALLI** GmbH

 **hakan**  
PLASTIK

## Plumbing

Advanced drainage solutions by Hepworth,  
durable Vialli (Germany) PPR pipes, and high  
quality acoustic soundproof piping

**HÄFELE**

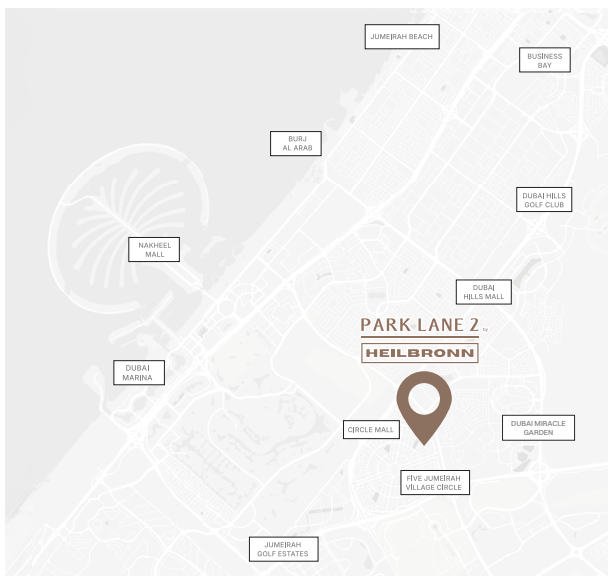
**SYKON**

  
SAINT-GOBAIN  
GLASS

  
KNAUF  
Solutions

## Civil Works

State-of-the-art Kone lifts,  
precision-engineered Häfele (Germany)  
ironmongery, premium Sykon (Germany)  
aluminum, Saint-Gobain (France) glass  
and high-quality Knauf (Germany) ceiling  
systems



# A LIFESTYLE AT THE HEART OF EVERYTHING

03 MINUTES

Five Jumeirah Village Circle

10 MINUTES

Dubai Miracle Garden

03 MINUTES

Circle Mall

12 MINUTES

Dubai Hills Mall

15 MINUTES

Dubai Hills Golf Club

17 MINUTES

Mall of The Emirates

19 MINUTES

Business Bay

17 MINUTES

Jumeirah Golf Estates

21 MINUTES

Dubai Marina

21 MINUTES

Burj Al Arab

21 MINUTES

Jumeirah Beach

19 MINUTES

Nakheel Mall