

# 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.

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**PRIME LOCATION IN JVC**

**G+P+5. CONFIGURATION**

**COMPLETION: Q4 2025**

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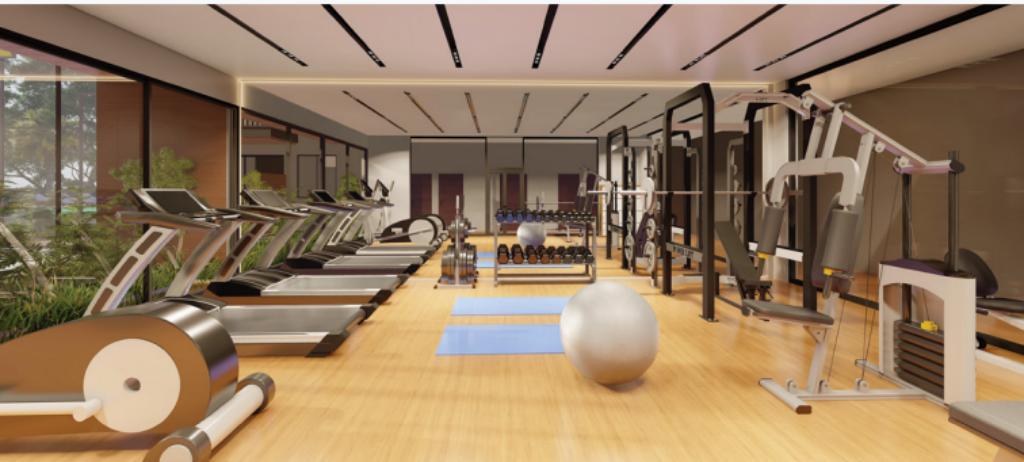
**STUDIO, 1BHK, AND 2 BHK LAYOUTS**

## 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.

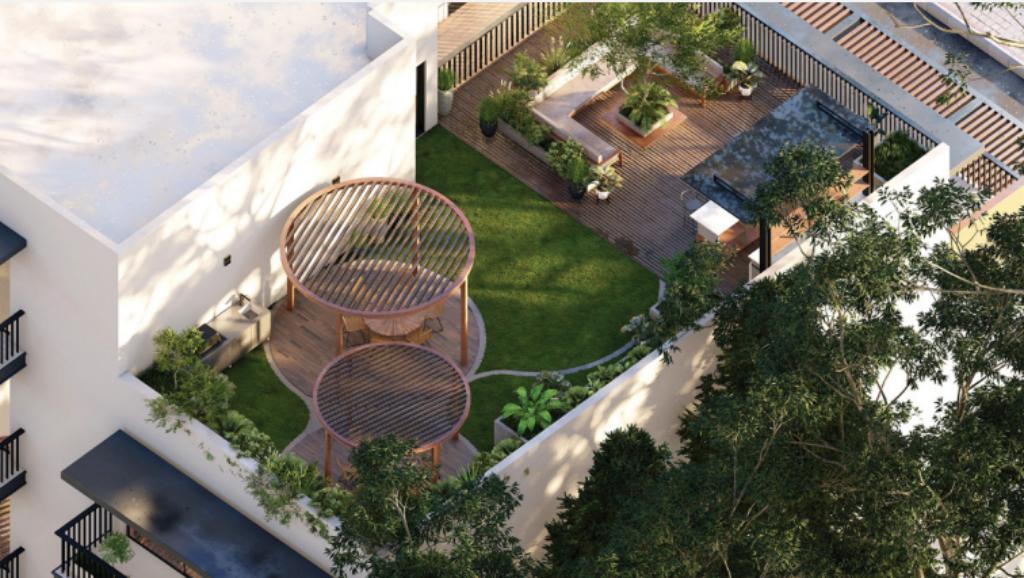
## EXTERIOR

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.



## FLOOR PLANS

# BLUEPRINTS OF LUXURY LIVING

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

TYPE 01

### 1 BEDROOM APARTMENT

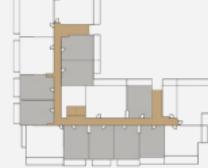


Corridor  
Units

#### TOTAL SALEABLE AREA

SUITE = 690.26 SQ.FT \*\*\*  
BALCONY= 153.83 SQ.FT \*\*\*

TOTAL AREA= 844.09 SQ.FT



#### LEVEL G

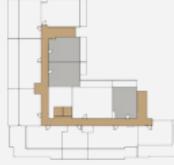
LIST OF UNIT NUMBERS  
G03, G04, G08, G09, G10

#### 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

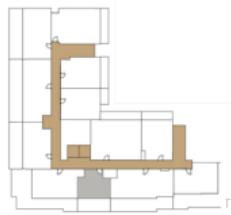


■ Corridor  
□ Units

### 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

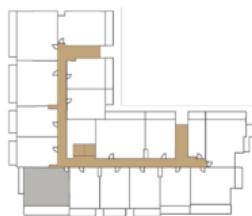


■ Corridor  
□ Units

### 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

TYPE 05

# 1 BEDROOM APARTMENT



## TOTAL SALEABLE AREA

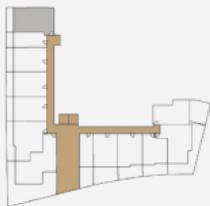
SUITE = 871.37 SQ.FT \*\*\*

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

TOTAL AREA = 1024.14 SQ.FT

Corridor

Units



## LEVEL G

### LIST OF UNIT NUMBERS

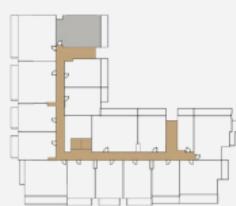
G12



## LEVEL 01

### LIST OF UNIT NUMBERS

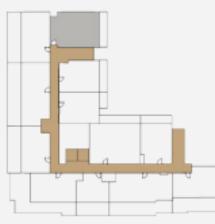
114



## LEVEL 02 & 03

### LIST OF UNIT NUMBERS

215, 315



## LEVEL 4

### LIST OF UNIT NUMBERS

410

TYPE 11

## 2 BEDROOM APARTMENT



### TOTAL SALEABLE AREA

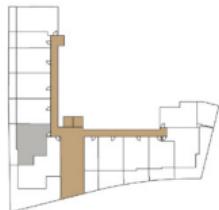
SUITE = 1026.60 SQ.FT

BALCONY = 238.27 SQ.FT

TOTAL AREA = 1264.87 SQ.FT

Corridor

Units



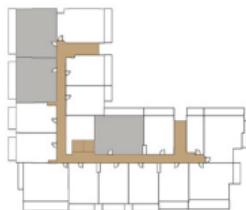
### LEVEL 6

LIST OF UNIT NUMBERS  
G07



### LEVEL 01

LIST OF UNIT NUMBERS  
112, 113



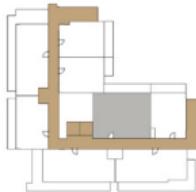
### LEVEL 02 & 03

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)

**BAGNODESIGN**  
EXPERTLY CRAFTED BATHROOMS



**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**  
CABLE MANAGEMENT SYSTEMS

## 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**

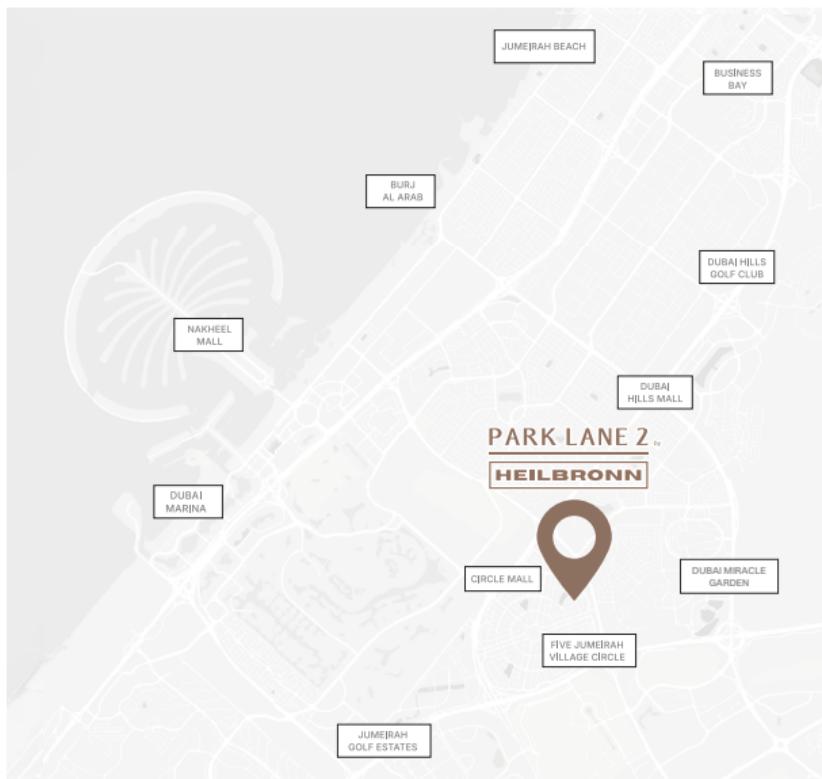
**SYKON**

 **SAINT-GOBAIN**  
GLASS

 **knauf**  
CEILING  
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

**15 MINUTES**

Dubai Hills Golf Club

**21 MINUTES**

Dubai Marina

**10 MINUTES**

Dubai Miracle Garden

**17 MINUTES**

Mall of The Emirates

**21 MINUTES**

Burj Al Arab

**03 MINUTES**

Circle Mall

**19 MINUTES**

Business Bay

**21 MINUTES**

Jumeirah Beach

**12 MINUTES**

Dubai Hills Mall

**17 MINUTES**

Jumeirah Golf Estates

**19 MINUTES**

Nakheel Mall