



LUMIÈRE

HEIGHTS

AL JADDAF WATER FRONT

A PROJECT BY: **AJ** GARGASH
REAL ESTATE
DEVELOPMENT

LUMIÈRE
HEIGHTS

WHERE THE
CITY MEETS
THE CALM OF THE
WATER

THE ART OF LIVING
BY THE
WATERFRONT

WATERFRONT ELEGANCE AT LUMIÈRE HEIGHTS

Nestled along the serene Creek Waterfront, Lumière Heights offers breathtaking views of Dubai's iconic Creek Vistas. Strategically located, it places you just minutes away from the vibrant heart of Dubai while providing a tranquil sanctuary of peace, exclusivity, and contemporary living. Experience the perfect blend of urban convenience and natural beauty in your dream home.

MODERN URBAN RETREAT

LUMIÈRE
HEIGHTS

CONTEMPORARY
ARCHITECTURE

A CANVAS OF BLUE,
PAINTED BY NATURE



An architectural rendering of the Lumière Heights residential complex. The image shows a modern, multi-story building with a light-colored facade and large glass windows. The building is surrounded by lush greenery, including palm trees and other tropical plants. In the foreground, there is a large, curved swimming pool with a blue interior and a white border. Several people are shown walking along a paved path that runs alongside the pool. The sky is a clear, bright blue. The overall atmosphere is one of a serene and luxurious urban environment.

ELEVATING URBAN LIVING

Blending Dubai's rich heritage with contemporary luxury, Lumière Heights stands as a place of serenity amidst the dynamic energy of the city. Its collection of studios, 1-bedroom, 2-bedroom, and exclusive 3-bedroom apartments is meticulously crafted to cater to diverse lifestyles.

Each unit reflects a seamless fusion of modern aesthetics and natural charm, providing a space that feels both indulgent and welcoming.

LUMIÈRE
HEIGHTS

PROJECT LOCATION

3 MIN

JAMEEL ART
CENTRE

4 MIN

DXB
AIRPORT

4 MIN

PALAZZO
VERSACE

5 MIN

HEALTH CARE
CITY

7 MIN

DUBAI FESTIVAL
CITY

8 MIN

MOHAMMED BIN
RASHID LIBRARY

8 MIN (WALK)

JADAFF METRO
STATION

8 MIN

DEIRA CITY
CENTER



ACCESS TO GREEN LINE
METRO STATION



ACCESS TO NEW
ETIHAD RAILWAY



ACCESS TO MAJOR
HIGHWAYS

12 MIN

MIRDIFF CITY
CENTRE

15 MIN

BUSINESS
BAY

16 MIN

CREEK GOLF
CLUB

17 MIN

DUBAI CREEK
HARBOUR

18 MIN

BURJ
KHALIFA

30 MIN

PALM
JUMEIRA

34 MIN

DUBAI
MARINA

40 MIN

AL MAKTOUM
INTERNATIONAL
AIRPORT (DWC)



LUXE LOBBY

Immerse in Opulence: Lumiere Heights' Lobby - Where Designer Seating Embraces You, Mood-Enhancing Lighting Captivates, a Mesmerizing Water Feature Soothes, and 24-Hour Secure Check-In Ensures Tranquility in Luxurious Surroundings.

Lumiere Heights



TIMELESS BEAUTY, INSPIRED BY PEARLS

FROM CORRIDOR TO
COMFORT, EVERY STEP
FEELS LIKE HOME

FLUID DESIGN MEETS LUXE COMFORT

The living areas are a celebration of fluid design, inspired by the movement of water. Open, airy, and filled with light, these rooms are perfect for both intimate evenings and lively gatherings.



FLOOR-TO
CEILING
WINDOWS



WAKE UP TO WAVES,
SLEEP IN LUXURY



EMBRACE THE ESSENCE OF LUXURY

Whether you're lounging by the infinity pool,
enjoying a sunset from your balcony, or
exploring the vibrant cultural hub of Al Jaddaf,

Lumière Heights promises a lifestyle that is as
serene as it is sophisticated.

AMENITIES THAT INSPIRE

Lumière Heights offers a curated selection of premium amenities that enhance well-being and relaxation:

INFINITY EDGE POOL



Expansive Pool Deck
Lush Green Surroundings
Panoramic Creek Views

ROOFTOP FITNESS CENTER



Cutting-edge Cardio Equipment
Strength Training Zone
Yoga Zone

SERENITY GARDENS



Verdant Landscaped Oasis
Tranquil Water Features
Winding Walking Paths

LUXE LOBBY



Opulent Luxurious Lobby
Designer Seating Arrangements
Mesmerizing Water Feature

FUSION LOUNGE



Entertainment Hub
Gourmet Coffee Bar
Flexible Co-working Space



INFINITY EDGE POOL

Indulge in the serenity of our infinity-edge pool. Relax on the expansive deck with sunbeds, surrounded by lush greenery, and soak in the breathtaking panoramic creek views.

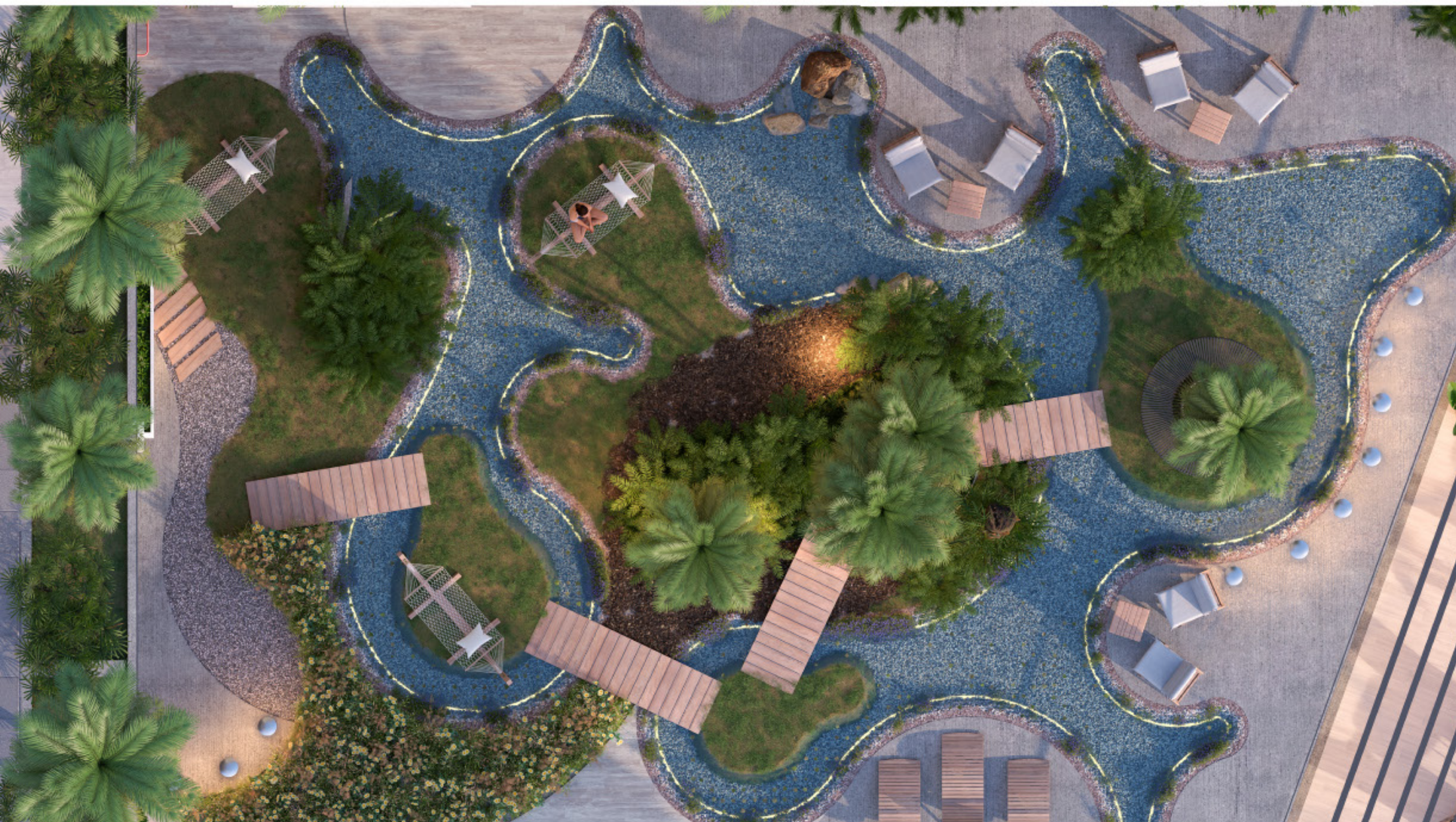
LAUGHTER SHIMMERS LIKE PEARLS,
AND EVERY SPLASH CREATES
A MEMORY TO CHERISH

WHERE WATER INSPIRES
EVERY MOMENT

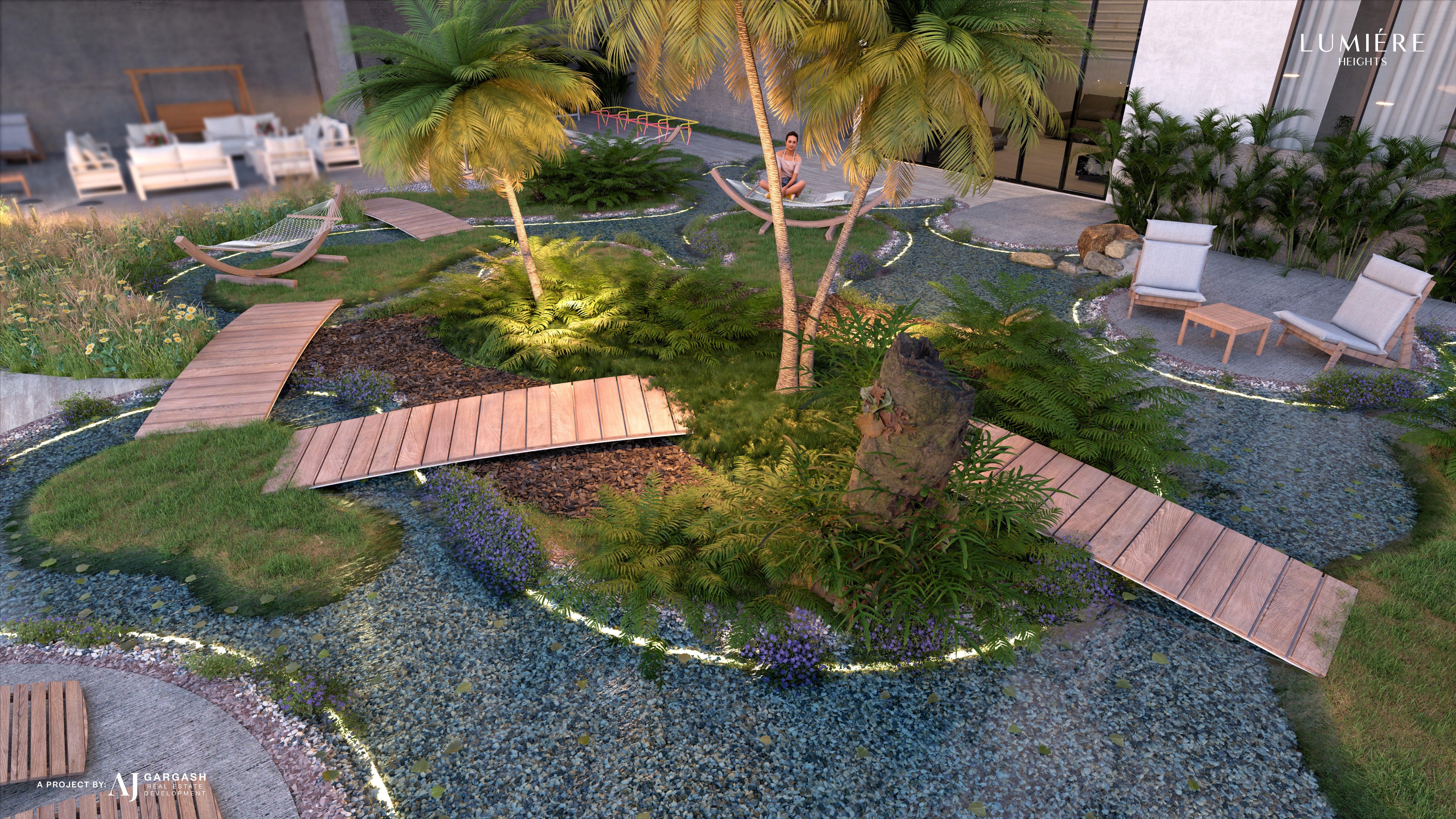


SERENITY GARDENS

Escape the everyday in our Serenity Garden, a verdant oasis designed for tranquility. Discover winding paths, rustic wooden bridges, Zen relaxation areas, and soothing water features, all set against the backdrop of breathtaking creek views.



SHORELINE SERENITY, URBAN SOPHISTICATION



ROOFTOP FITNESS CENTER

Reach new heights in your fitness journey at our Roof Top Fitness Center. Enjoy state-of-the-art cardio and strength training equipment, find your zen in the dedicated yoga zone, and benefit from convenient locker facilities – all within a premium fitness environment.



FUSION LOUNGE

FUSION LOUNGE

Connect, relax, and create in the Fusion Lounge. Enjoy a media lounge, billiards table, gaming zone, gourmet coffee bar, co-working space, mini library, and board game corner – designed to foster community and enhance your lifestyle.

PERFECT FOR FAMILIES,
PERFECTED BY DESIGN





LUSTROUS ELEGANCE, MODERN FUNCTIONALITY

Showcase lustrous, pearl-inspired finishes, seamlessly blending modern design with practicality. Spacious layouts and high-quality fittings create a space that is as functional as it is elegant.



SLEEK FINISHES, TIMELESS FUNCTIONALITY



The bathrooms at Lumière Heights combine high-end finishes with practical design. Sleek lines, premium materials, and a modern aesthetic create a space that offers both luxury and everyday functionality.

INSPIRED BY PEARLS AND WATER

From its striking exterior to the intricate interior details, Lumière Heights draws inspiration from the iridescent beauty of pearls and the fluidity of water.

The design captures the harmony between nature and luxury, setting a new benchmark for elegant urban living.



A HOME WHERE LIFE FLOURISHES



Step into Lumière Heights and discover a home that nurtures your aspirations. The interiors feature modern finishes, expansive layouts, and floor-to-ceiling windows, allowing natural light to flood your space. With a palette inspired by water and pearls, every corner exudes elegance.





MATERIAL BOARD

- | | |
|----------------------------|--------------------------|
| 1 - CREAMY PAINT | 10 - BEIGE COLOR MDF |
| 2 - DUSTY BLUE PAINT | 11 - DUST BLUE COLOR MDF |
| 3 - BEIGE PAINT | 12 - BLUE WALL PAPER |
| 4 - WOOD TEXTURE PORCELAIN | 13 - OFF WHITE FABRIC |
| 5 - LIGHT COLOR WOOD | 14 - LIGHT GREY FABRIC |
| 6 - MEDIUM COLOR WOOD | 15 - DUST BLUE FABRIC |
| 7 - BEIGE STONE TILES | 16 - GREY BROWN FABRIC |
| 8 - WHITE BEIGE MARBLE | 17 - DARK BRONZE METALL |
| 9 - CREAM COLOR MDF | |



THE COMMUNITY

Al Jaddaf Waterfront is a vibrant district blending culture, art, and modern living along Dubai Creek. With seamless connectivity and an array of lifestyle attractions, it offers an exceptional waterfront experience.



WATERFRONT
WALK



WATERFRONT
RETAIL



JADDAF
METRO



JAMEEL
ARTS CENTRE



MOHAMMED
BIN RASHID
LIBRARY



SCULPTURE
PARK JADDAF



ETIHAD
RAIL



PALAZZO
VERSACE



URBAN TECH
DISTRICT



ETIHAD RAIL STATION IN AL JADDAF

New High Speed Train; Travel From Dubai To Abu Dhabi In 30 Min

The Intercity Connectivity Between Dubai And Abu Dhabi Will Make It Easier
For Residents To Commute Between These Two Major Cities.





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