

LUMIÈRE

HEIGHTS

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

THE COMMUNITY

Lumière Heights presents an exceptional waterfront living experience along Dubai's historic Creek in Al Jaddaf Waterfront.

This prestigious development offers breathtaking views of Creek Vistas while placing residents just minutes from Dubai's vibrant heart. From sophisticated studios to expansive three-bedroom apartments, each residence is thoughtfully designed to blend contemporary luxury with comfort.

Offering the perfect balance of urban convenience and natural serenity, Lumière Heights creates an exclusive sanctuary where modern architecture meets waterfront tranquility, embodying the true art of refined living in Dubai.



WHY LUMIÈRE HEIGHTS?

LIFESTYLE BY THE WATER

Lumière Heights offers more than just a home—it provides a serene waterfront lifestyle with panoramic Creek views, tranquil surroundings, and direct access to nature, creating a daily retreat from the city's hustle.

SPACES THAT REFLECT YOU

Thoughtfully designed apartments cater to diverse lifestyles, blending contemporary architecture with functional layouts to create a space that feels uniquely yours.

DESIGNED FOR YOUR WELL-BEING

From an infinity-edge pool and rooftop fitness center to zen gardens and walking paths, every amenity is crafted to enhance relaxation, wellness, and a sense of community.

A COMMUNITY THAT INSPIRES

Located in one of Dubai's most dynamic areas, Lumière Heights combines urban convenience with amenities like the Fusion Lounge's co-working spaces, gaming zones, and gourmet coffee bar to foster meaningful connections and enrich everyday life.



APARTMENT HIGHLIGHTS

ELEGANT FINISHES

Meticulously curated interior design scheme featuring a calming and sophisticated palette of creamy neutrals, dusty blues, and warm accents.

INDOOR-OUTDOOR HARMONY

Expansive floor-to-ceiling windows invite abundant natural light while offering uninterrupted views of the serene Dubai Creek, creating a bright and airy living experience.

FUNCTIONAL LAYOUTS

Thoughtfully designed layouts provide open-plan living areas, ample storage, and seamless indoor-outdoor integration, ensuring both style and practicality for modern living.

MULTI-PURPOSE ROOMS & WORKSPACES

Select units include dedicated spaces for home offices, study areas, or multi-functional rooms that adapt to residents' evolving needs.



| Installments | % | Date |
|-----------------------------|-----|----------------------------------|
| 1 st Installment | 10% | Upon Reservation |
| 2 nd Instalment | 10% | 5th June 2025 |
| 3 rd Installment | 15% | 5th October 2025 |
| 4 th Installment | 10% | 5th February 2026 |
| 5 th Installment | 10% | 5th June 2026 |
| 6 th Installment | 5% | 5th October 2026 |
| 7 th Installment | 5% | 5th Feb 2027 |
| 8 th Installment | 35% | 30th June 2027 (Upon Completion) |

AMENITIES THAT REDEFINE LUXURY



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



FUSION LOUNGE

Entertainment Hub
Gourmet Coffee Bar
Flexible Co-working Space



LUXE LOBBY

Opulent Luxurious Lobby
Designer Seating Arrangements
Mesmerizing Water Feature



| UNIT TYPE | NO. OF UNITS | MIN (sqft area) | MAX (sqft area) |
|-----------|--------------|-----------------|-----------------|
| Studio | 32 | 346 | 400 |
| 1 Bedroom | 79 | 605 | 787 |
| 2 Bedroom | 7 | 1204 | 1373 |
| 3 Bedroom | 3 | 2007 | 2863 |

LOCATION HIGHLIGHTS

- **Prestigious Address:** Dubai Culture Village, Plazzo Versace, 6 km Waterfront Retail Walk.
- **Unparalleled Connectivity:** Minutes away from Airport, Metro Station, Major highways and New Etihad Rail.
- **Central Hub:** Situated in the heart of Dubai, offering easy access to cultural, business, and leisure destinations.business, and leisure destinations.

