

Luma21





# welcome home

Centrally located in one of Dubai's most up-and-coming areas, Luma21 is an unparalleled building development for its price range.

These ace apartments offer various sizes plus convenience, beauty and state-of-the-art amenities for living life in style.



The renderings in this brochure are for marketing purposes; construction may vary.





## a place for new beginnings

Discover your ideal living space in the exquisite, affordable upscale apartments of Luma21, with amenities designed for a community of busy professionals and families.

Vibrant, light-filled spaces offer you a picturesque view of the centrally located private gardens.





# calculated convenience

Jumeirah Village Circle is one of the fastest expanding neighbourhoods in Dubai. Luma21 offers a master community designed for easy highway access to work, schools, malls, entertainment and sports.

Frequent travellers can connect to the world-class transportation hubs of Al Maktoum and Dubai International airport.



**Burj Khalifa & Dubai Mall**  
15 minute drive

**Meydan One Mall**  
12 minute drive

**Palm Jumeirah**  
12 minute drive

**Mall of the Emirates**  
10 minute drive

**Dubai Hills Estate**  
7 minute drive

**Ibn Battuta Mall**  
12 minute drive

**Luma21**  
Jumeirah Village Circle

**Al Furjan**  
7 minute drive

**Dubai Sports City**  
5 minute drive



JSS International School

Circle Mall

Kids World Nursery

Sabar Park

# discover jumeirah village circle

Circle Community Park

JVC Castle Park

LadyBird Early Learning Centre

Luma21



Luma21  
Google Maps  
location

Halfa Park





# designed for your comfort

Live in maximum comfort at a sustainable rate in our cosy community geared toward your well-being. Concierge services are always available to ensure your enjoyment and peace of mind.





A modern multi-story building with balconies and a grand entrance at night. The building features large windows and balconies with glass railings. The entrance is illuminated, and there are flower boxes with colorful flowers. The text "come back to a grand entrance" is overlaid on the right side of the image.

come back to a  
grand entrance

Breathe deeply and take in the sights of our magnificent facade.





Discover a polished, modern lobby, complete with concierge services.





Refresh yourself in our cool swimming pools, invigorate yourself in our spotless gyms, or stroll through our private central gardens with a children's play area.

Luma21's attention to detail offers convenient, chic amenities, with separate men's and women's facilities.







never miss  
a workout



Focus on your fitness with brand new equipment and separate amenities for men and women.





wander in  
the garden

Let your children enjoy nature in our protected playground while you relax.





Flourish in a community of wonderful people and delightful amenities, then retreat to your new cosy home. The interior design of your apartment matches the exterior splendour of the building, with plenty of finishing touches designed to add to your enjoyment.







room  
to grow

Fill your new spacious apartment with everything you need to make the space truly yours.





wake-up to a  
garden view

Due to the brilliant design, the apartment windows face the central, lush private gardens.





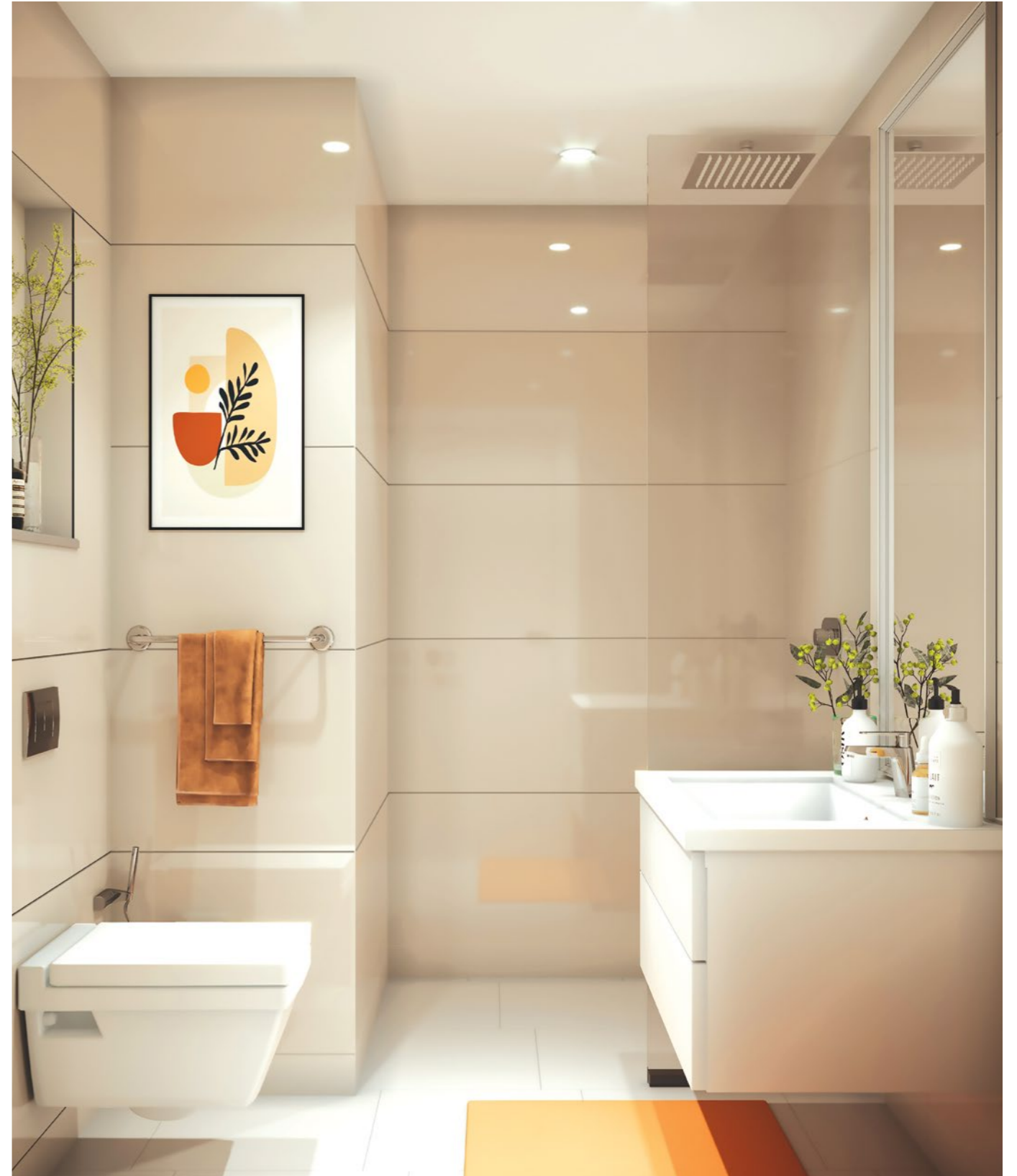
a home  
that's  
just right

Throughout your apartment home, natural light streams through the floor-to-ceiling windows.





Modern bathrooms reflect thoughtfulness in their everyday use, from the built-in shelving and roomy drawers and cabinets to the polished tile surrounding the shower.







Studios and full-sized apartments offer options for bedrooms and styles to fit your needs. Luma21 is a perfect match for busy professionals, couples, and young families ready to find their element.

**find the home  
that matches you**





# a well-balanced housing development



4

apartment  
types

5

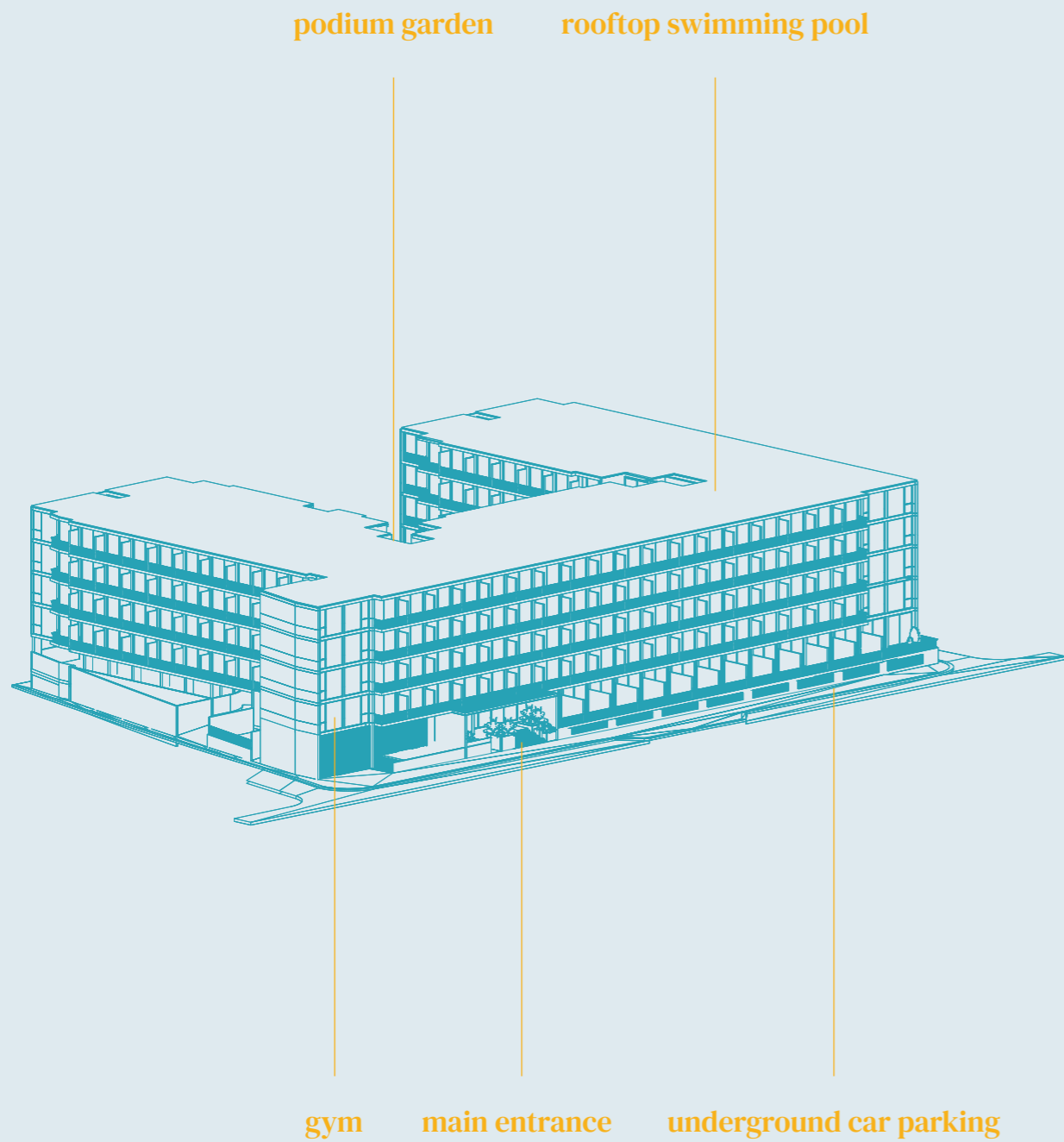
residential  
floors



Cosy, spacious, and with all the amenities you're looking for, Luma21 outperforms every other apartment building in the neighbourhood.

Come home to a place you love, in a community of others like you, every day.





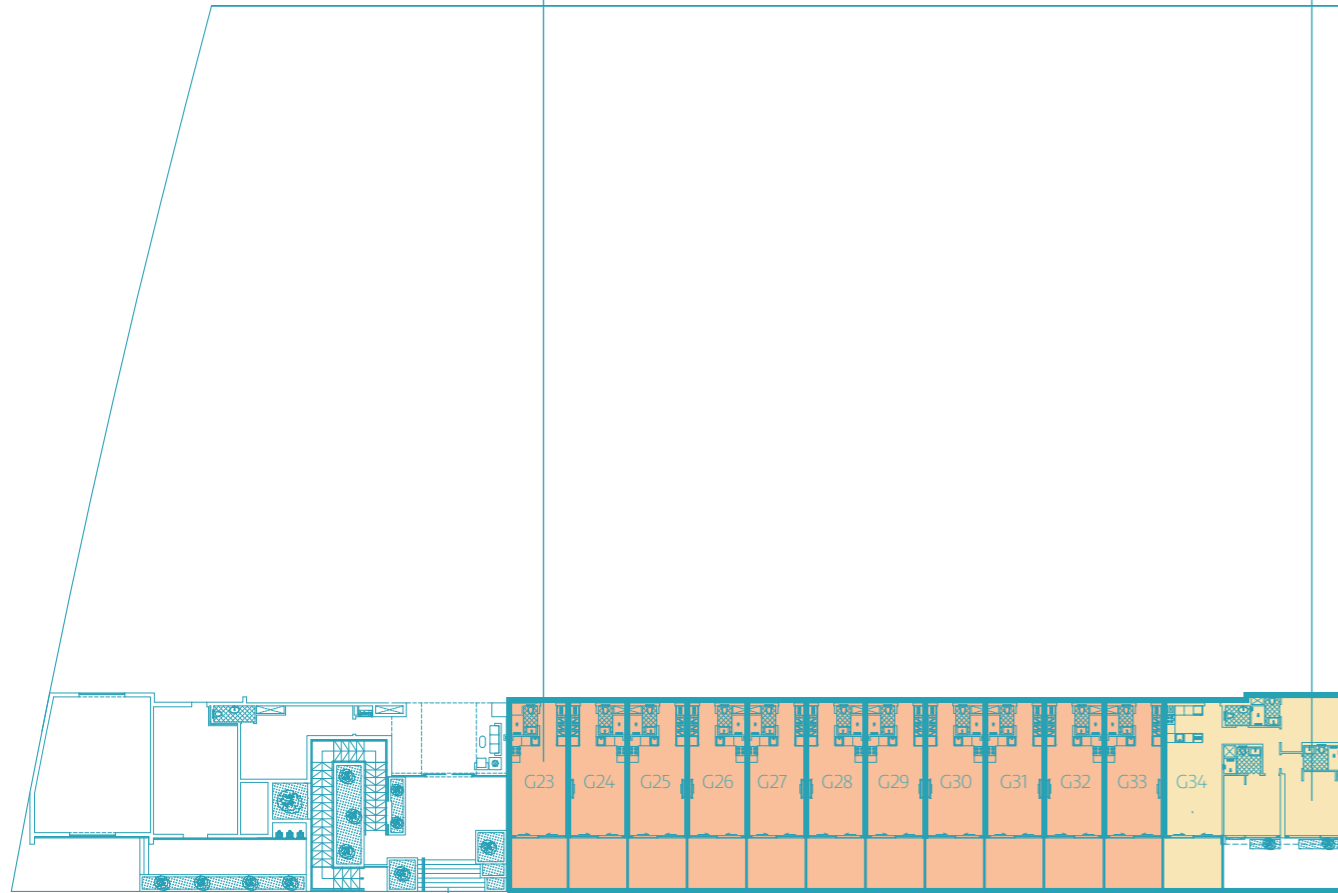
Studio Apartment	TYPE A
	TYPE A1
	TYPE B
One Bedroom Apartment	TYPE C
	TYPE D
	TYPE E
	TYPE E1
Two Bedroom Apartment	TYPE F
Three Bedroom Apartment	TYPE G



ground floor

**STUDIO APARTMENT + TERRACE  
TYPE B 501 SQFT**

**THREE BEDROOM APARTMENT + TERRACE  
TYPE G 1264 SQFT**



**MAIN ENTRANCE**

first floor

**ONE BEDROOM APARTMENT + TERRACE  
TYPE C 1078 SQFT**

**ONE BEDROOM APARTMENT + TERRACE  
TYPE E 891 SQFT**

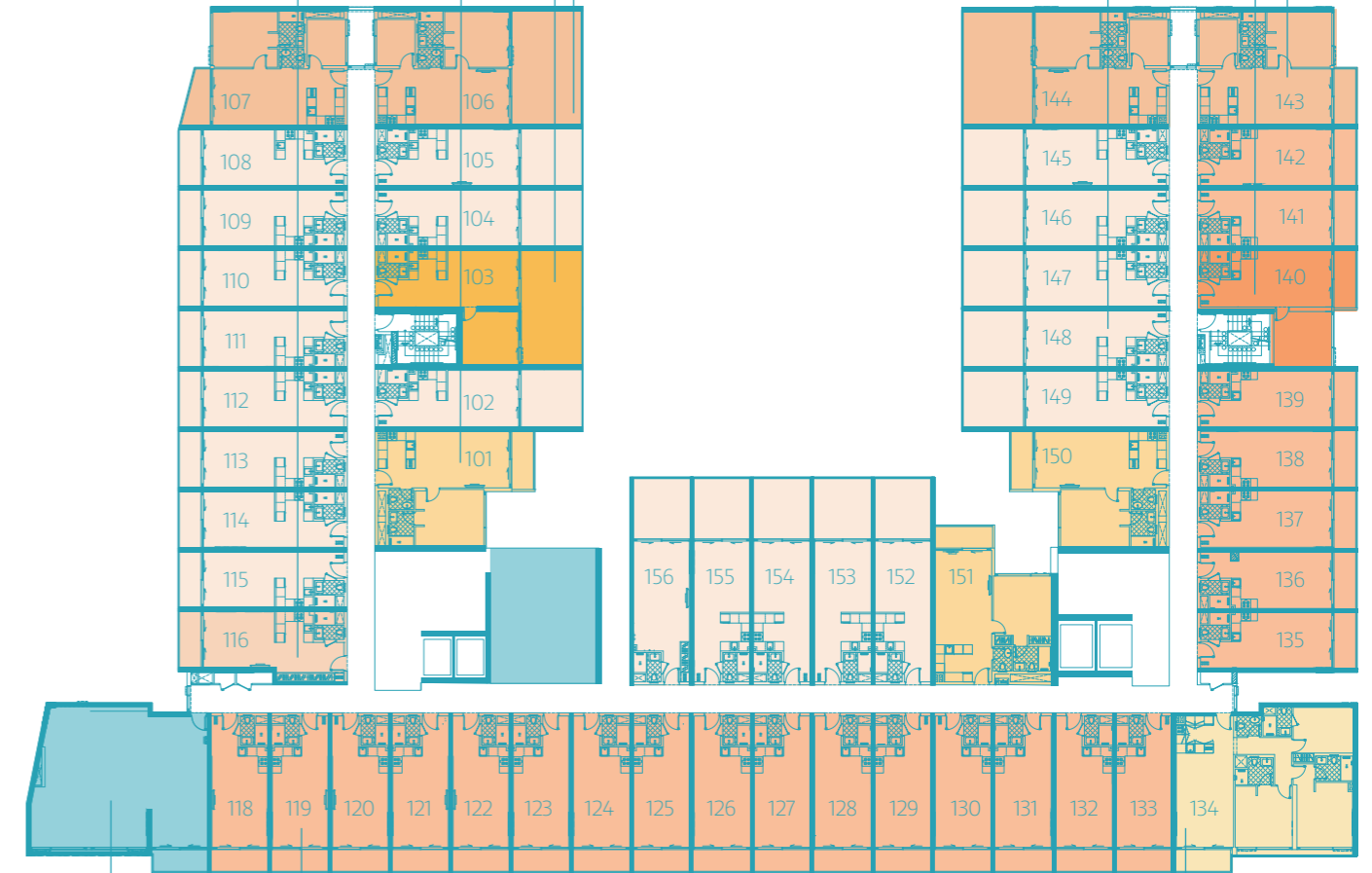
**ONE BEDROOM APARTMENT  
TYPE D 696 SQFT**

**STUDIO APARTMENT  
TYPE A1 489 SQFT**

**ONE BEDROOM APARTMENT  
TYPE C 761 SQFT**

**ONE BEDROOM APARTMENT  
TYPE E1 595 SQFT**

**STUDIO APARTMENT + TERRACE  
TYPE A 552 SQFT**



**RESIDENTS  
FACILITY**

**STUDIO APARTMENT  
TYPE B 422 SQFT**

**THREE BEDROOM APARTMENT  
TYPE G 1183 SQFT**



typical residential floor  
(second to fourth floor)

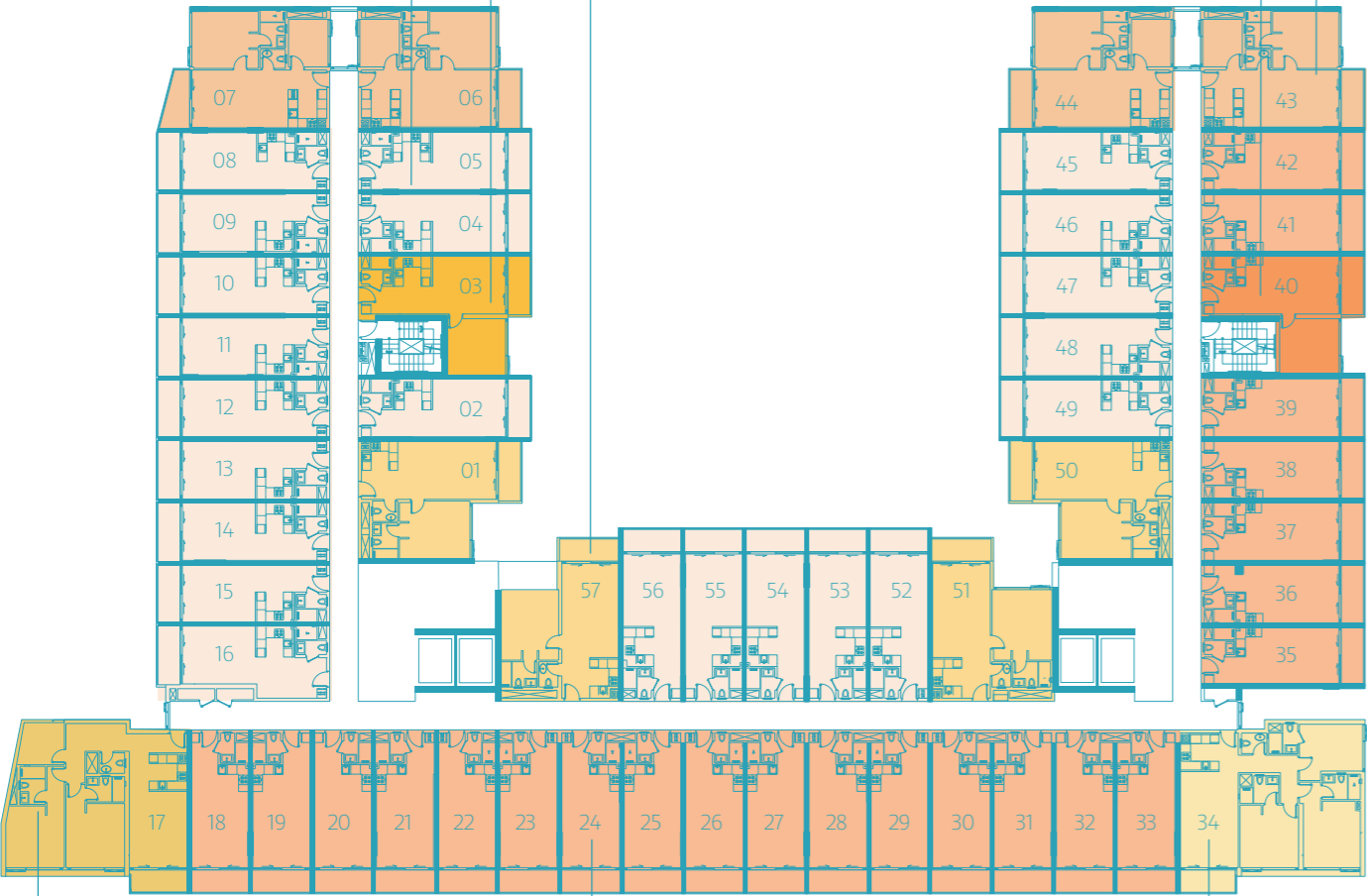
**ONE BEDROOM APARTMENT  
TYPE D 696 SQFT**

**ONE BEDROOM APARTMENT  
TYPE E 620 SQFT**

**STUDIO APARTMENT  
TYPE A 447 SQFT**

**ONE BEDROOM APARTMENT  
TYPE C 761 SQFT**

**ONE BEDROOM APARTMENT  
TYPE E1 595 SQFT**

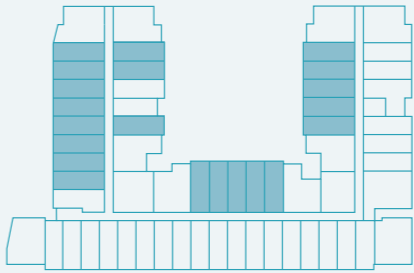


**TWO BEDROOM APARTMENT  
TYPE F 1144 SQFT**

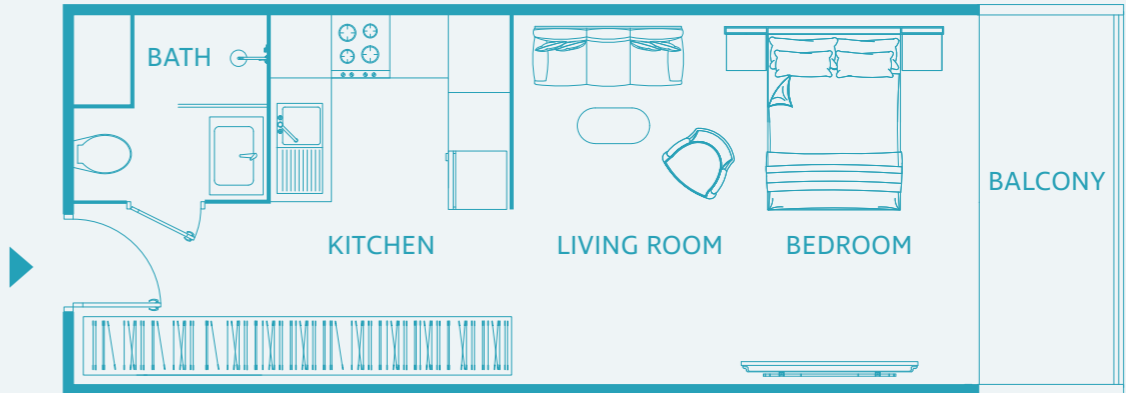
**STUDIO APARTMENT  
TYPE B 422 SQFT**

**THREE BEDROOM APARTMENT  
TYPE G 1183 SQFT**

**Studio Apartment  
TYPE A**

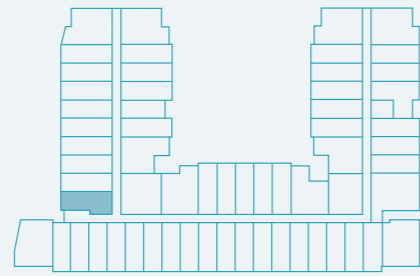


UNIT SIZE: 447 SQFT

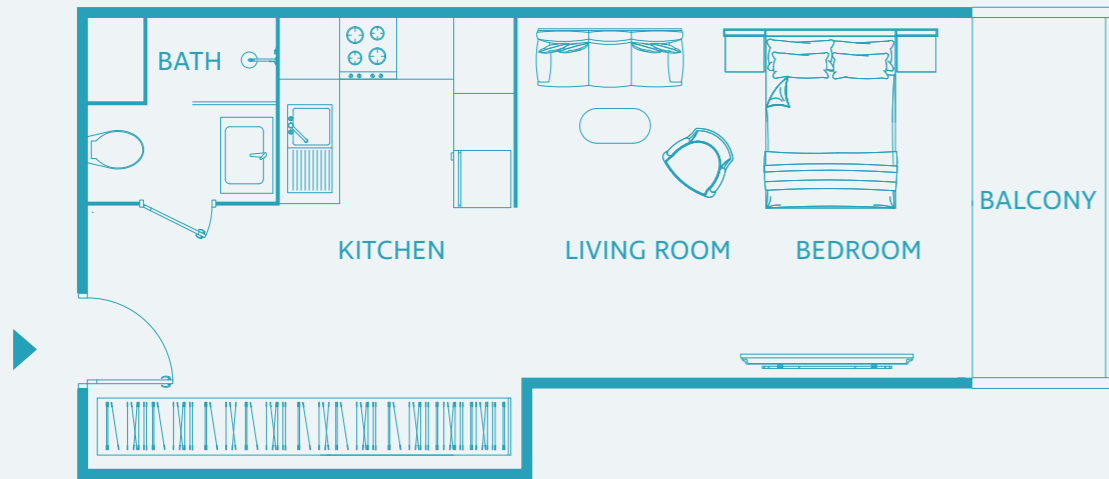




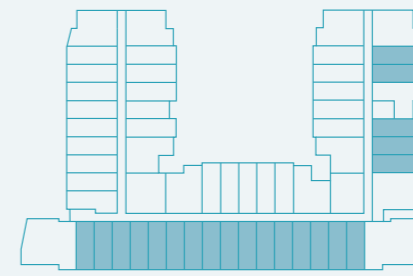
# Studio Apartment TYPE A1



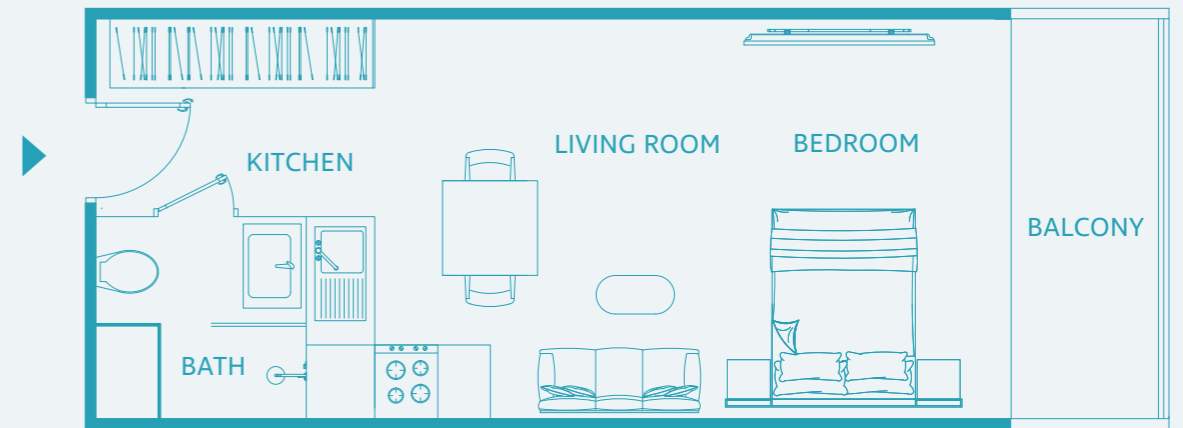
UNIT SIZE: 489 SQFT



# Studio Apartment TYPE B



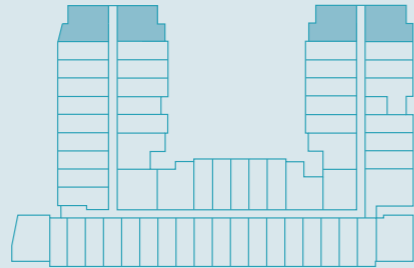
UNIT SIZE: 422 SQFT



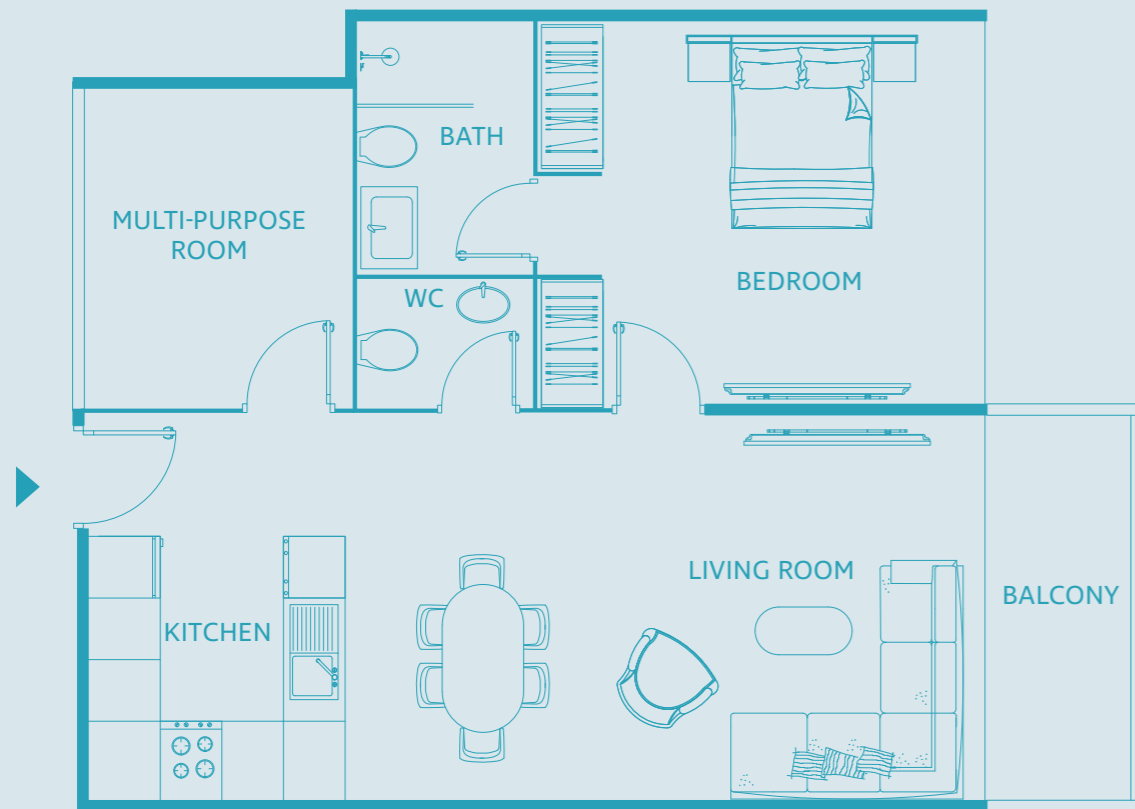


# One Bedroom Apartment

TYPE C

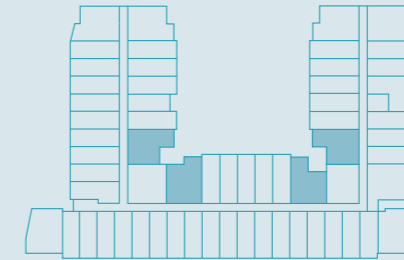


UNIT SIZE: 761 SQFT

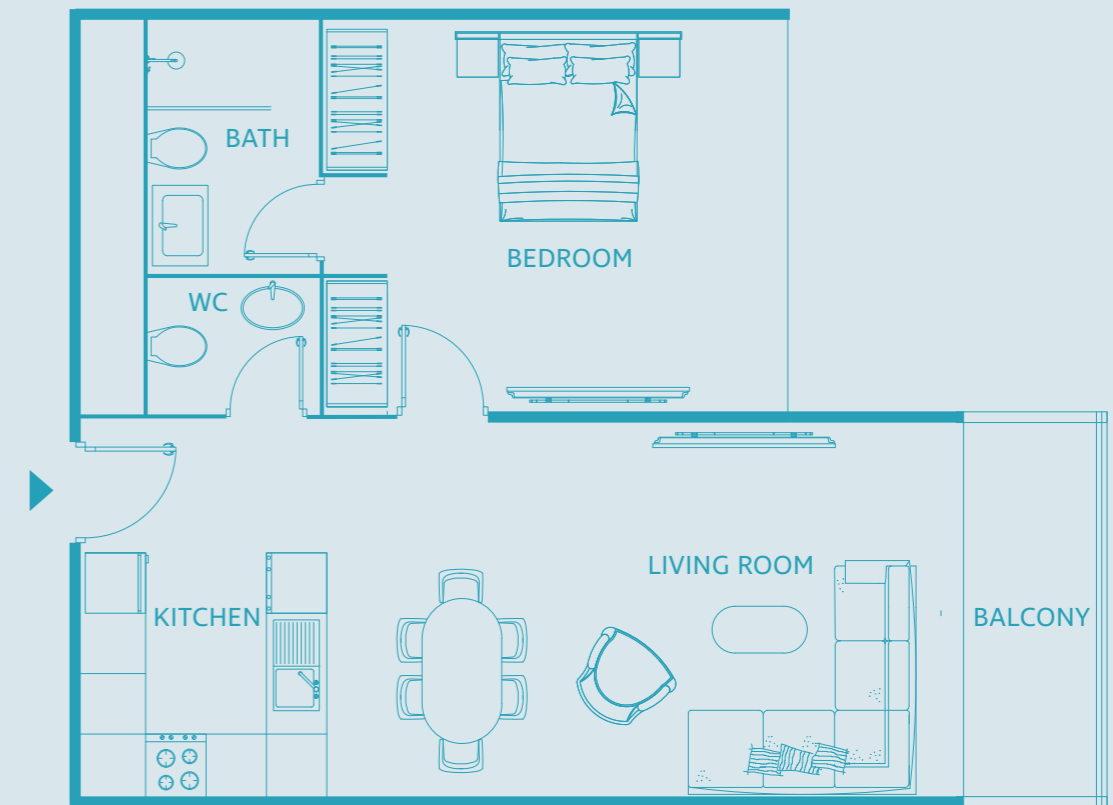


# One Bedroom Apartment

TYPE D



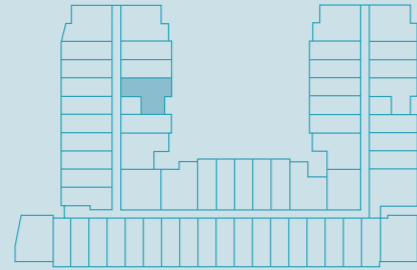
UNIT SIZE: 696 SQFT



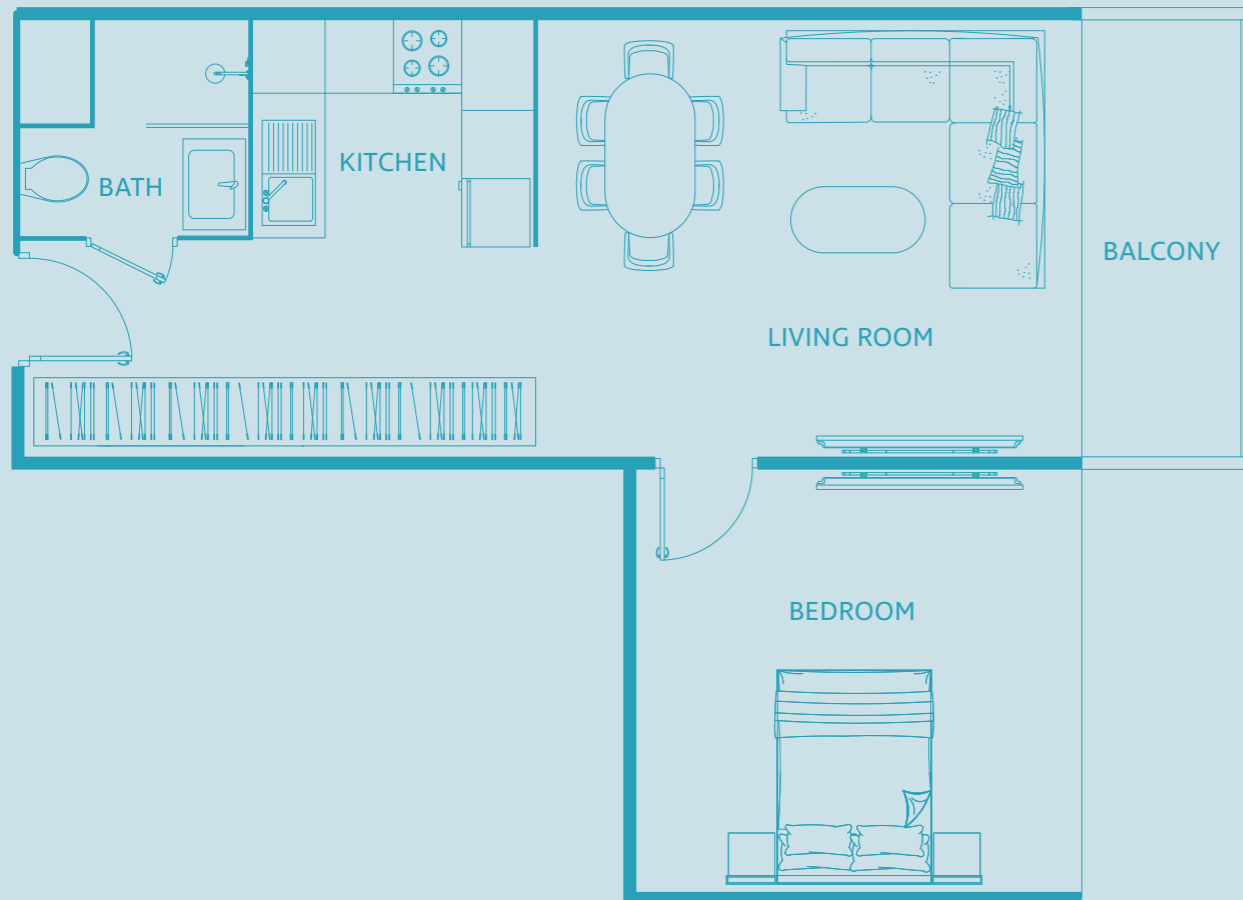


# One Bedroom Apartment

TYPE E

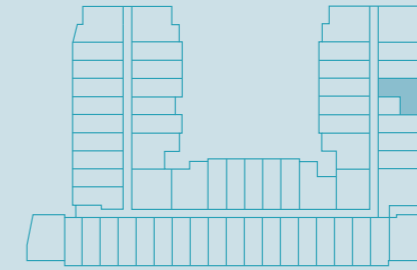


UNIT SIZE: 620 SQFT

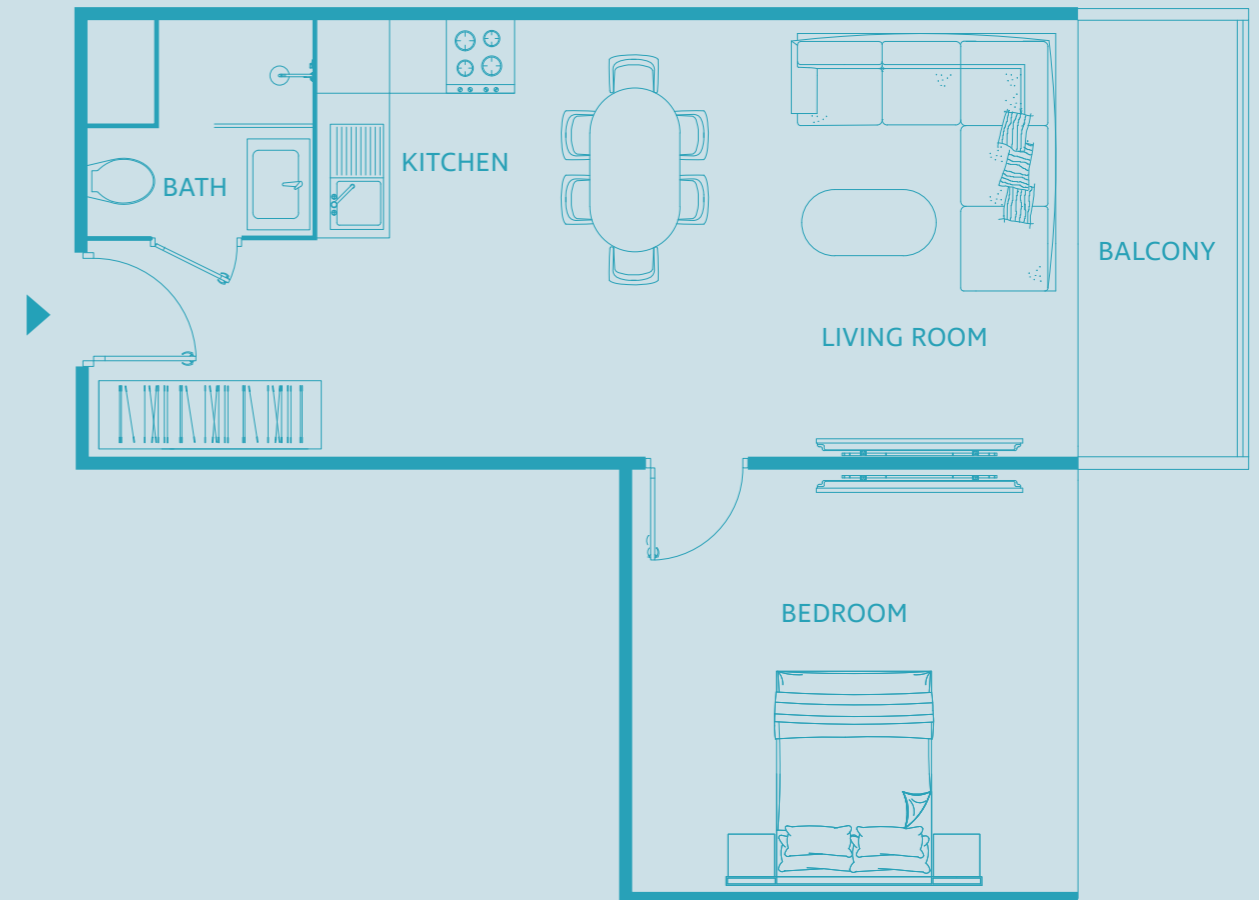


# One Bedroom Apartment

TYPE E1



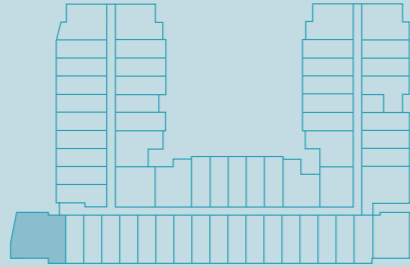
UNIT SIZE: 595 SQFT



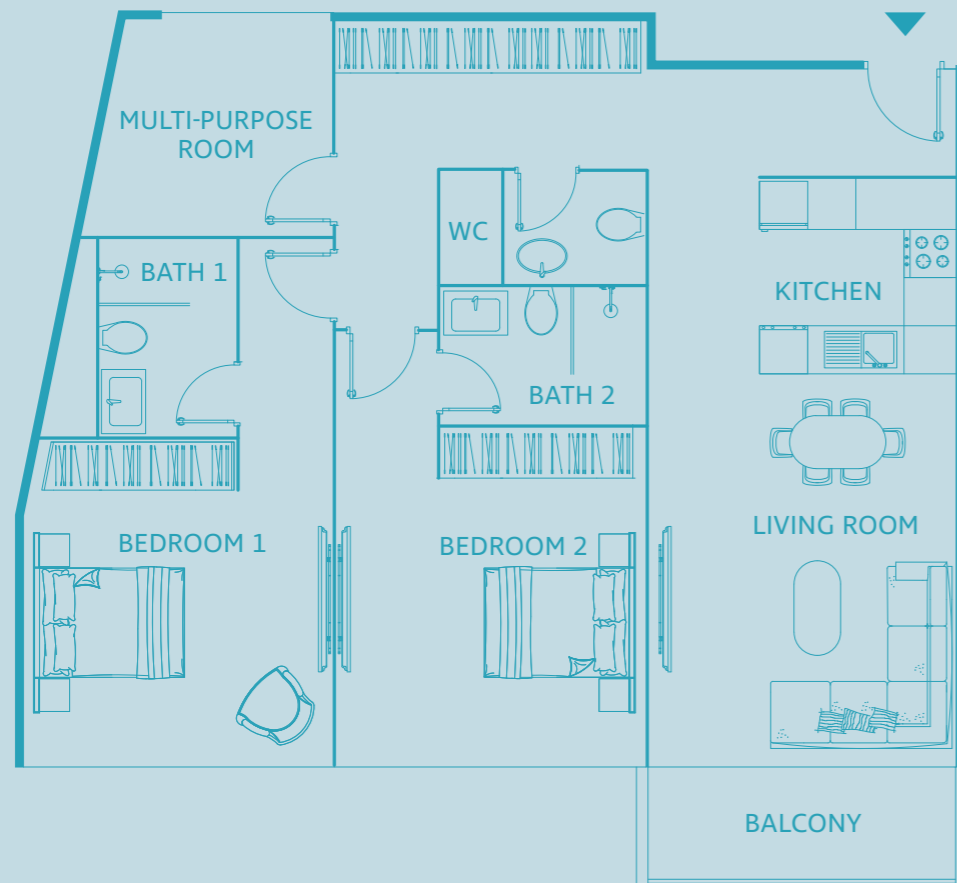


## Two Bedroom Apartment

TYPE F

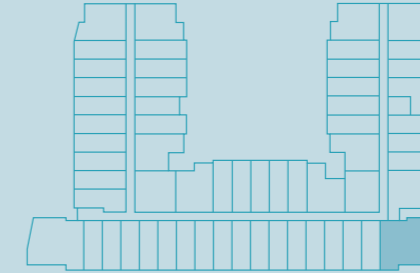


UNIT SIZE: 1144 SQFT

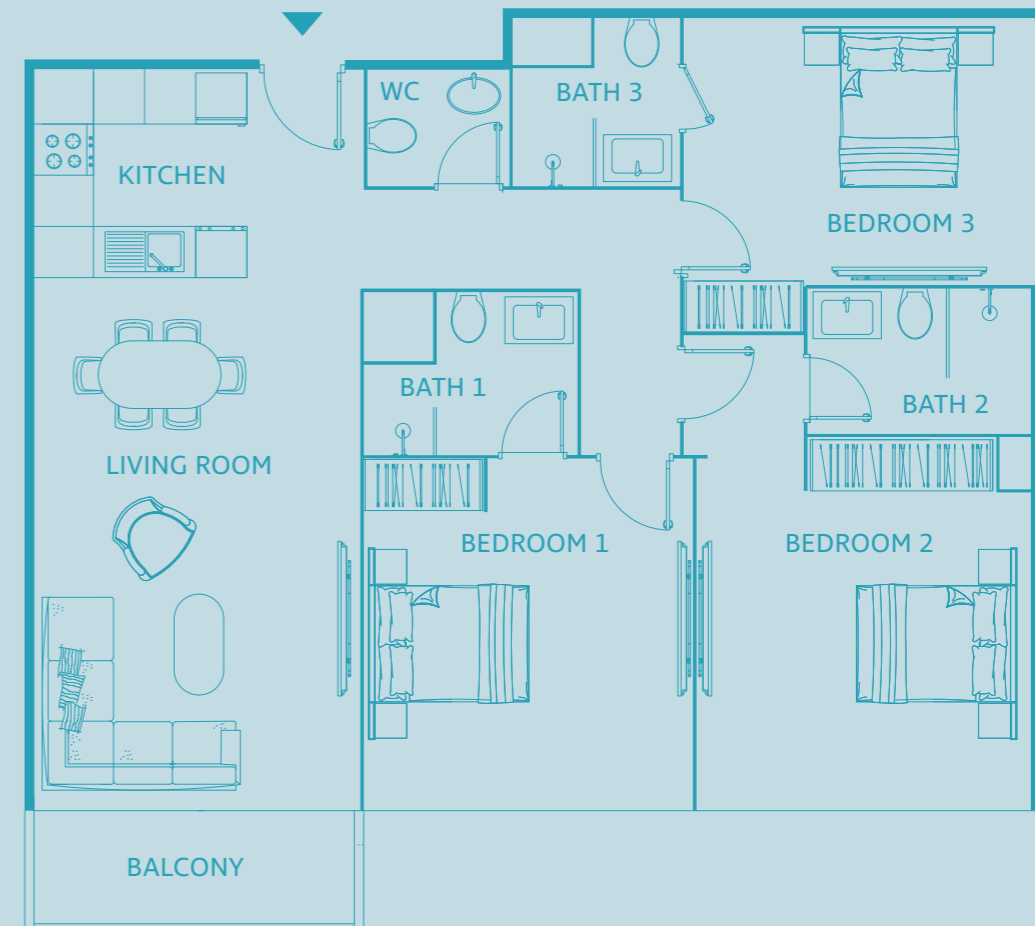


## Three Bedroom Apartment

TYPE G



UNIT SIZE: 1183 SQFT







## quality as standard

Form and function blend seamlessly in Luma21's modern building. With its practical amenities and quality furnishings, you can see where we've exceeded expectations to make your place truly feel like home.





**Easy18** completed in 2019



**Easy19** completed in 2021



**East40** completed in 2020

**TownX** Development is a boutique developer based in Dubai, UAE.

The developer has successfully delivered multiple residential projects across the city.

The core value for every development is a focus on a user-centric experience where family comes first – linked with best-in-class specifications.

You are guaranteed to find high occupancy rates and notable tenant satisfaction at every project.





choose tranquility

Find a hint of the nature that is part of the essential you.



