

Lu ma 22





# welcome home

Centrally located in one of Dubai's most up-and-coming areas, Luma22 is an unparalleled building development.

These ace apartments offer various sizes plus convenience, beauty and state-of-the-art amenities.

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 Luma22, 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. Luma22 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.



**Ibn Battuta Mall**  
12 minute drive

**Al Furjan**  
7 minute drive

**Palm Jumeirah**  
12 minute drive

**Luma22**  
Jumeirah Village Circle

**Luma21**

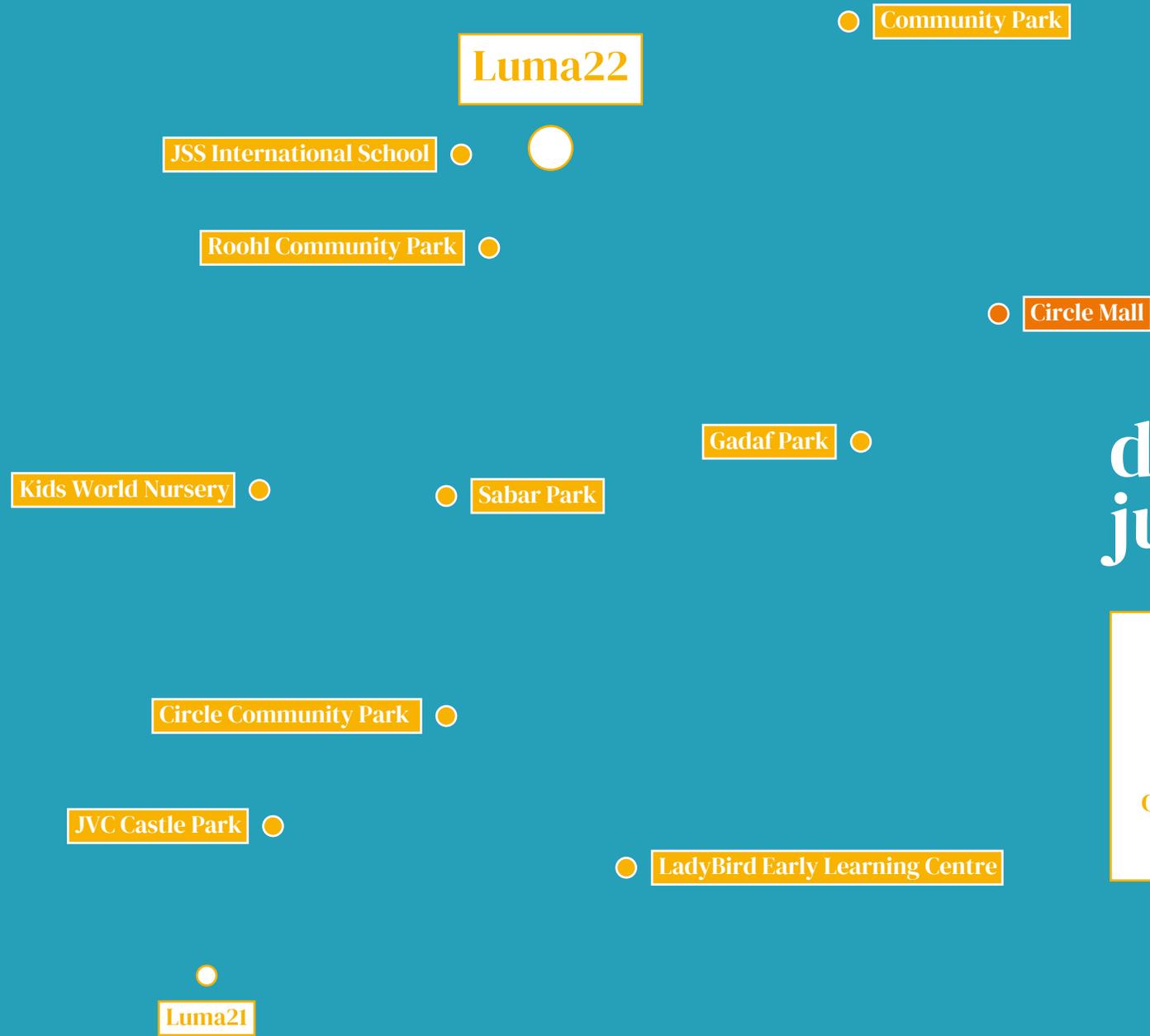
**Dubai Sports City**  
5 minute drive

**Mall of the Emirates**  
10 minute drive

**Meydan One Mall**  
12 minute drive

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

**Dubai Hills Estate**  
7 minute drive



# discover jumeirah village circle

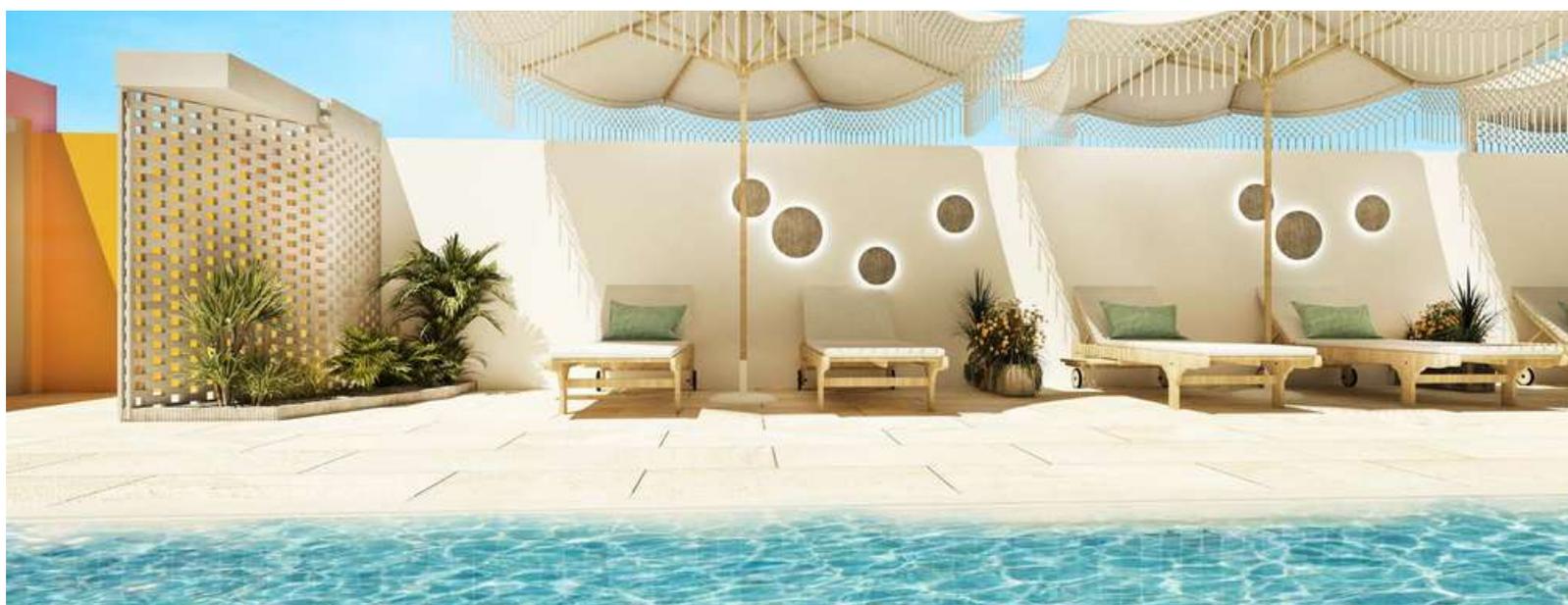


Luma22  
Google Maps  
location



# 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.





come back to a  
grand  
entrance

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.

Luma22's attention to detail offers convenient, chic amenities, with separate men's and women's facilities.



A modern gym interior with various exercise machines, a large TV, and large windows overlooking a building. The gym features a light-colored wood-paneled wall on the left with a large flat-screen TV displaying a soccer match. The floor is a light-colored, textured material. In the foreground, there are yellow exercise mats, a pair of dumbbells, and a blue weight plate. The background shows a large window with a view of a modern building and greenery.

never miss  
a workout

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

wander in  
the  
garden

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

room  
to grow

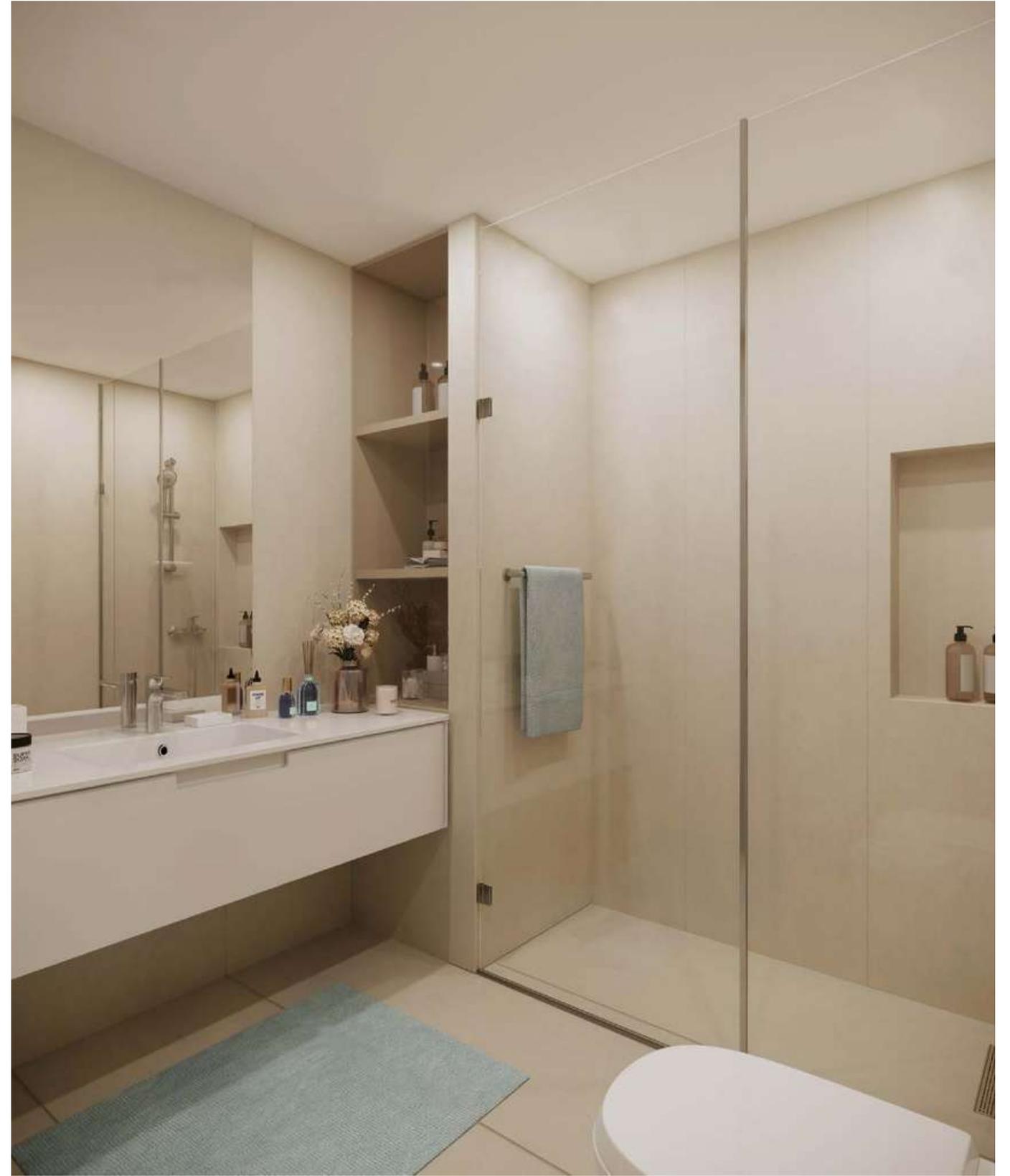
Fill your new spacious apartment with everything you need to make the space truly yours.

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.





Luma22 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



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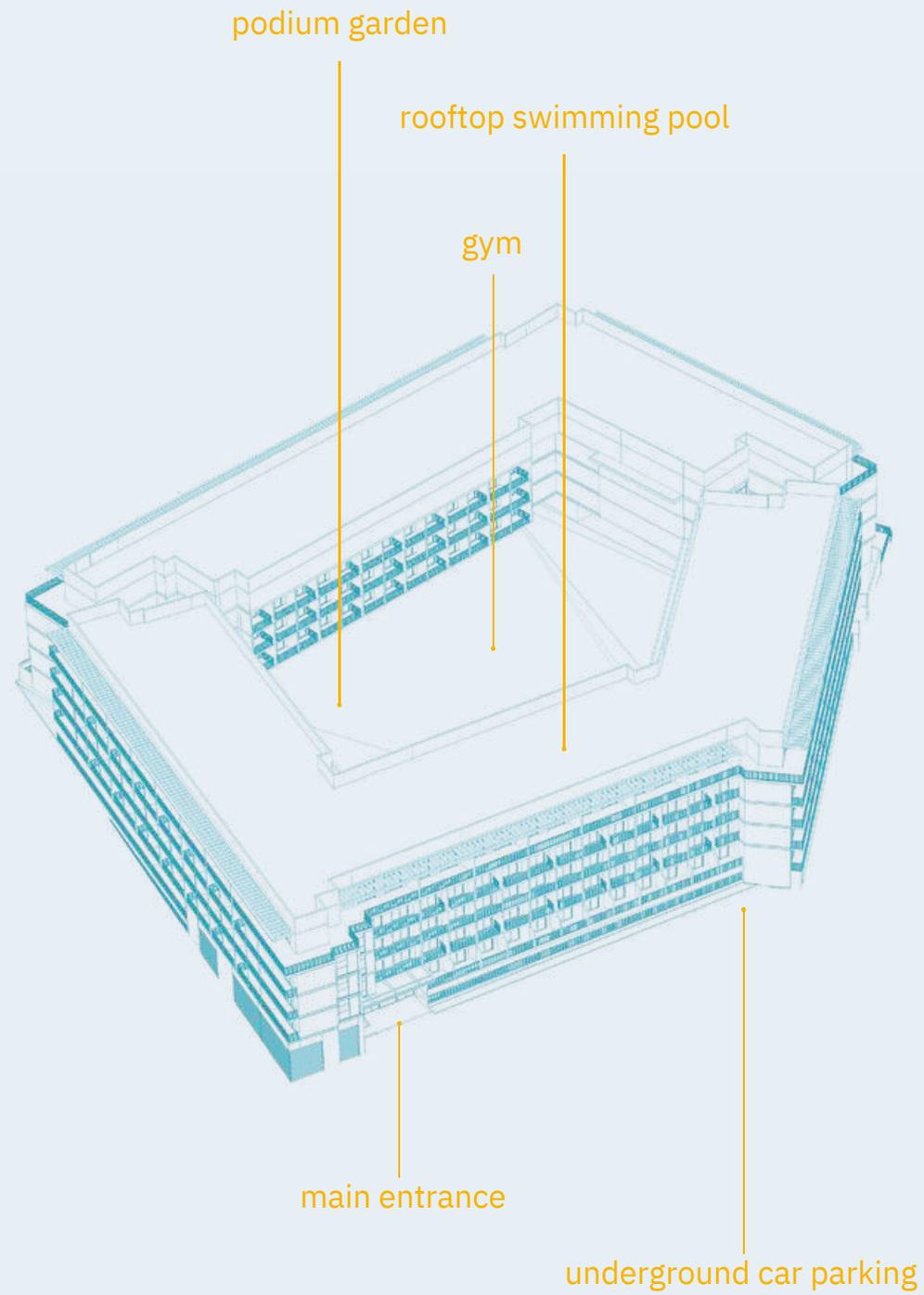
residential  
floors

4

apartment  
types

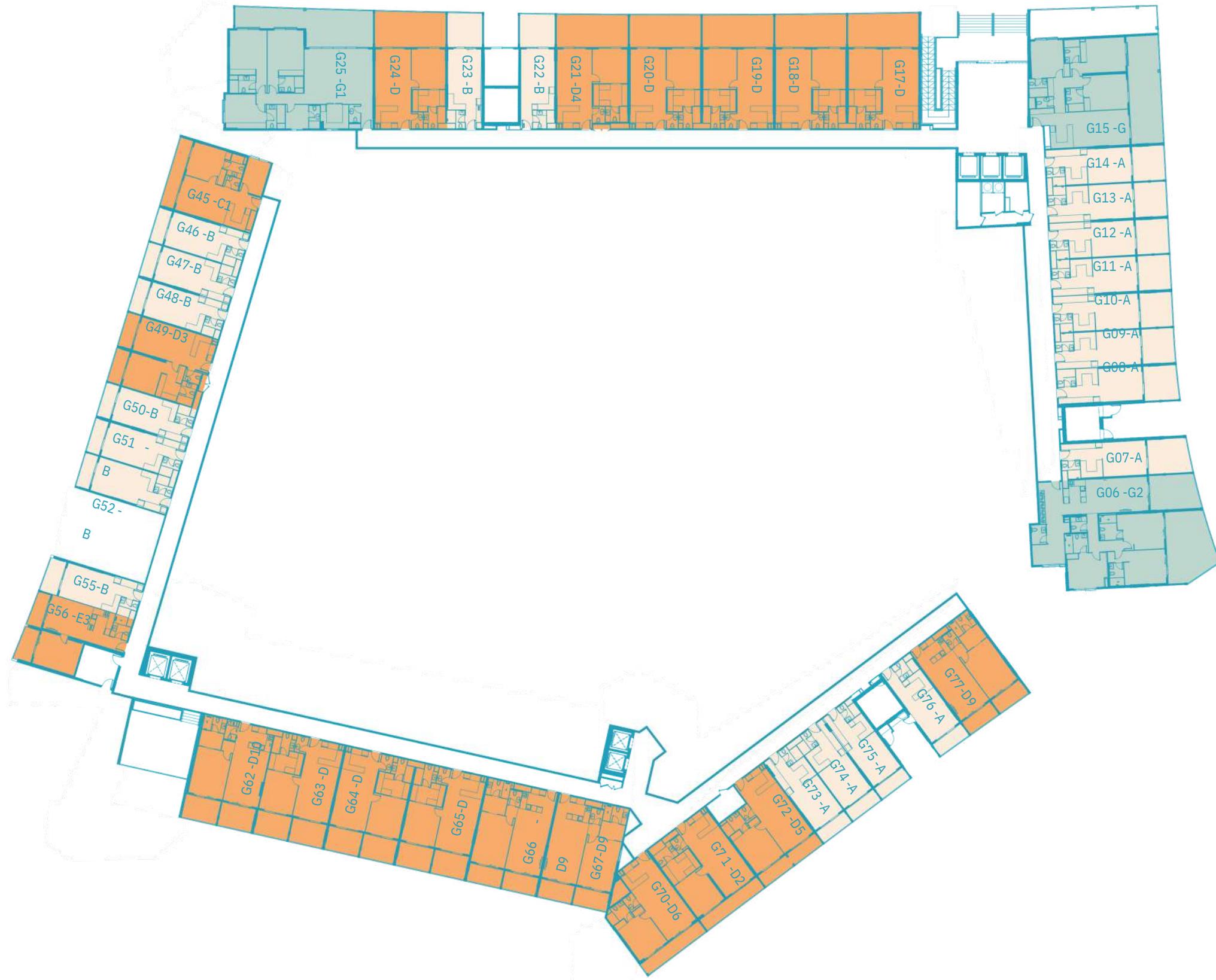


Cosy, spacious, and with all the amenities  
you're looking for.  
Come home to Luma22, a place you love.



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

ground floor



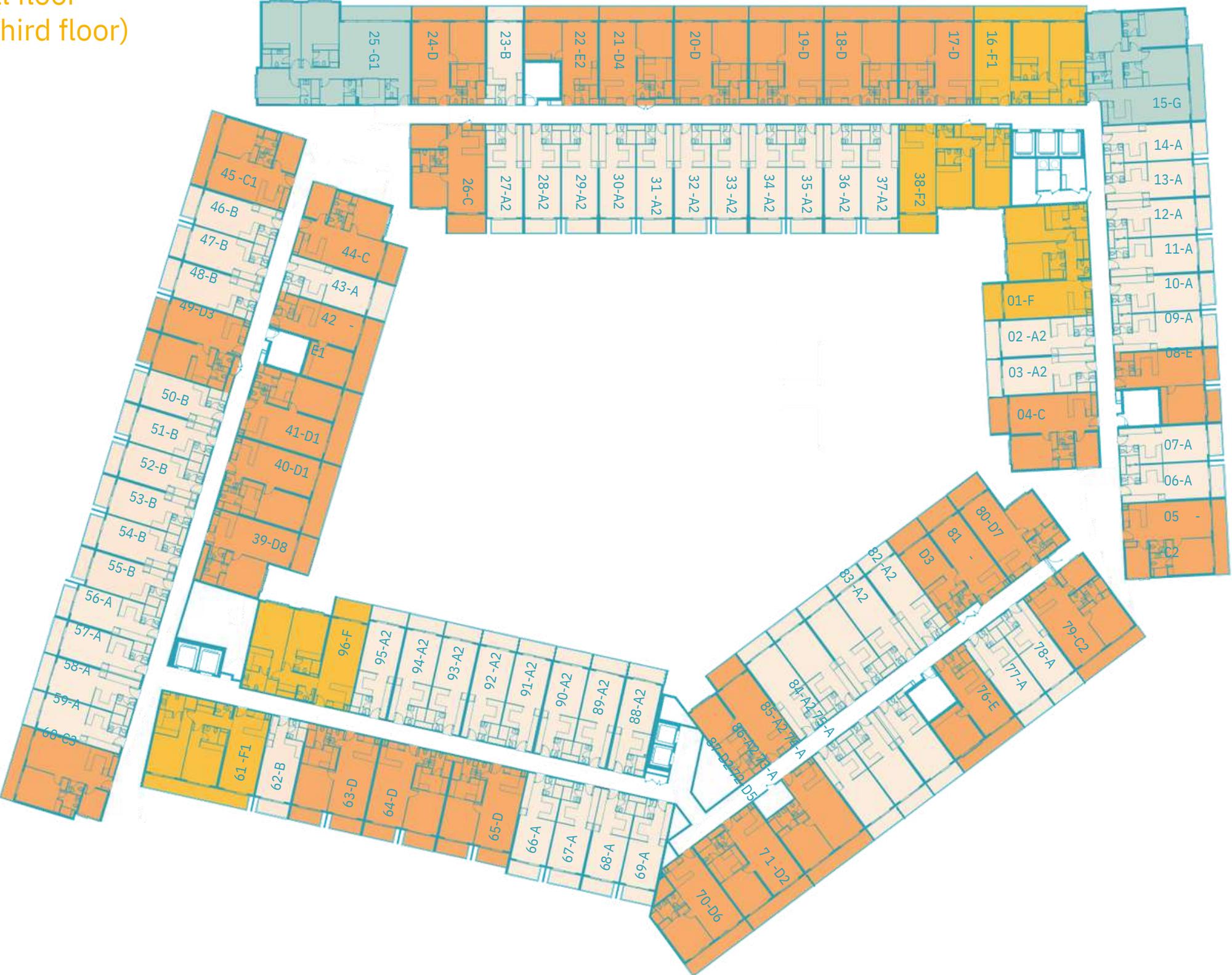
	STUDIO APARTMENT
	ONE BEDROOM APARTMENT
	THREE BEDROOM APARTMENT

first floor



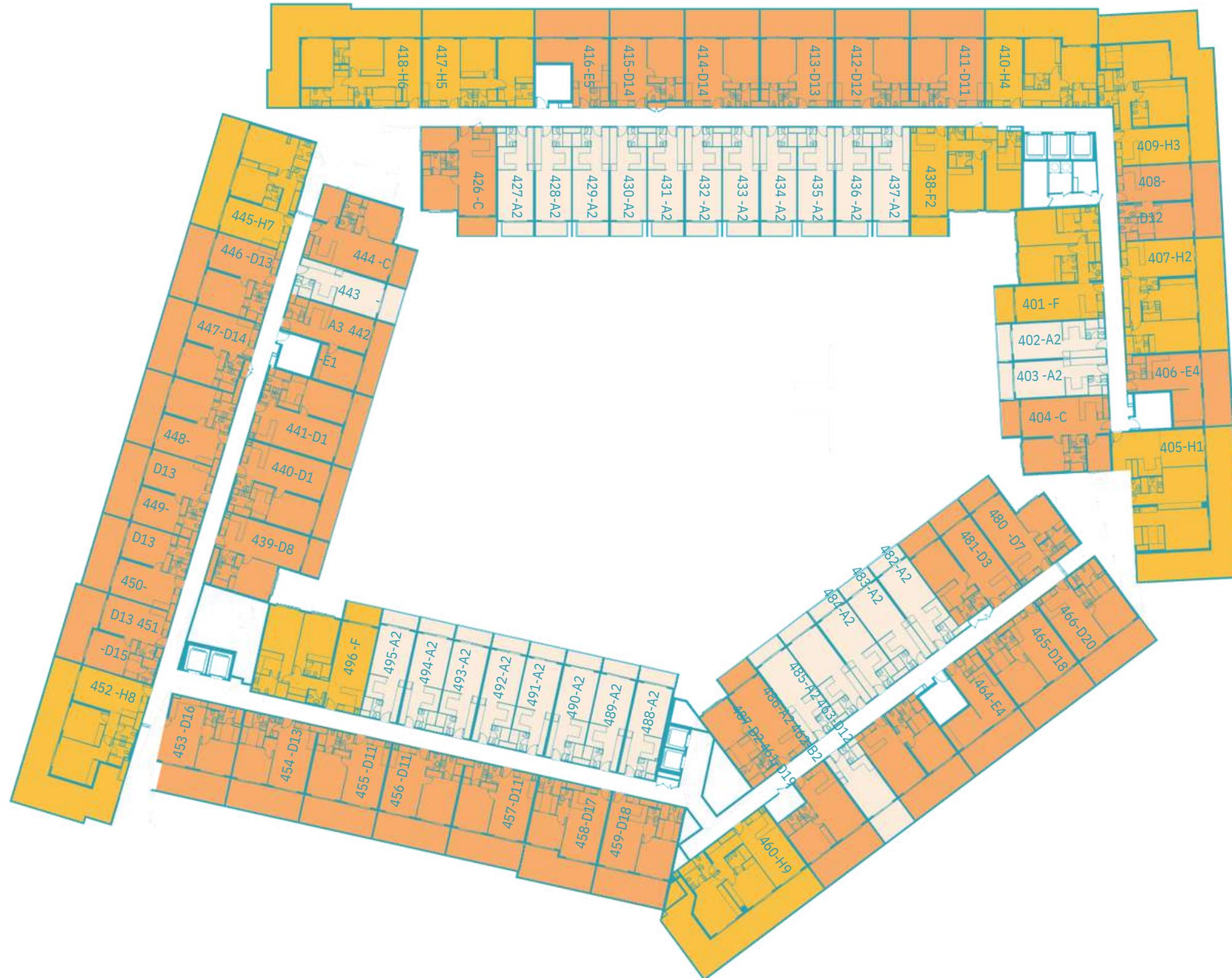
- STUDIO APARTMENT
- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT
- THREE BEDROOM APARTMENT

typical residential floor  
(second floor to third floor)

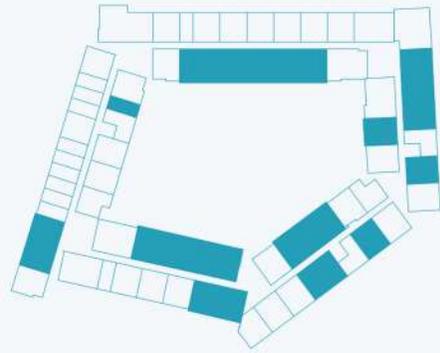


- STUDIO APARTMENT
- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT
- THREE BEDROOM APARTMENT

fourth floor

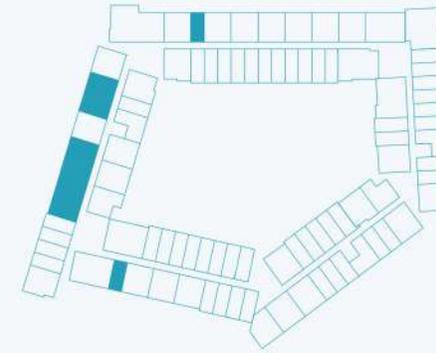


## Studio Apartment TYPE A

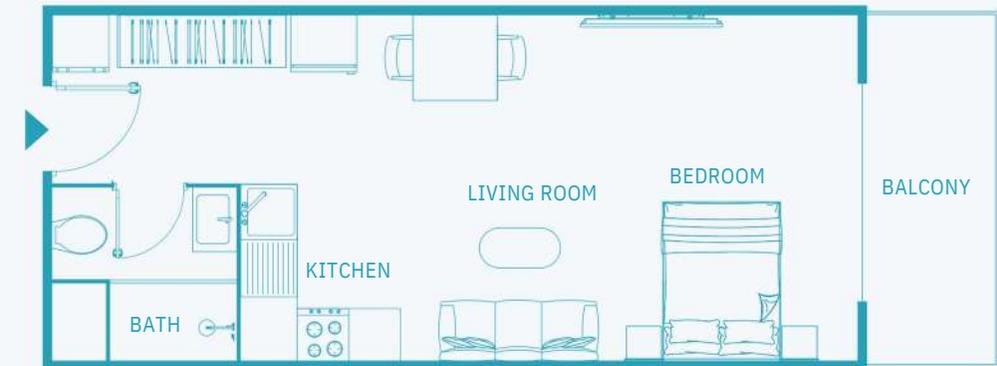
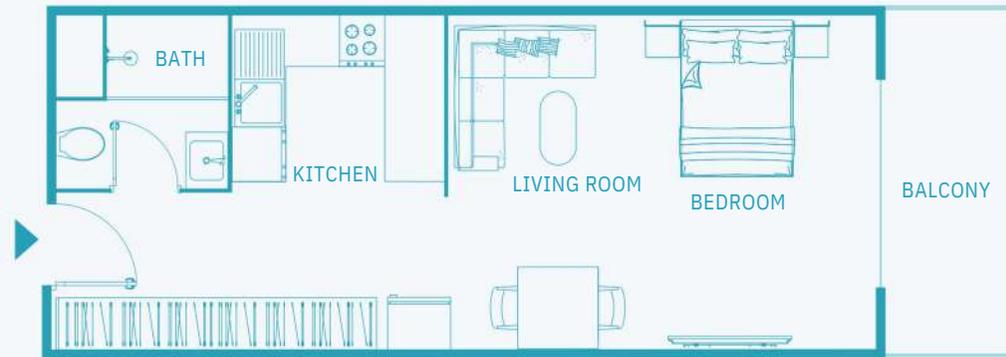


UNIT SIZE: from 436 to 577 SQFT

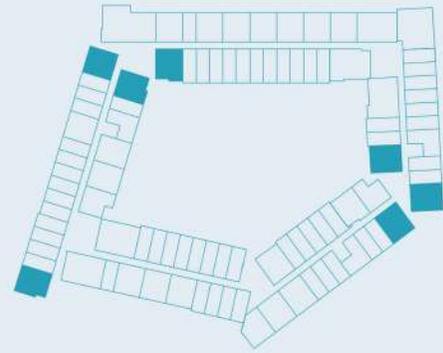
## Studio Apartment TYPE B



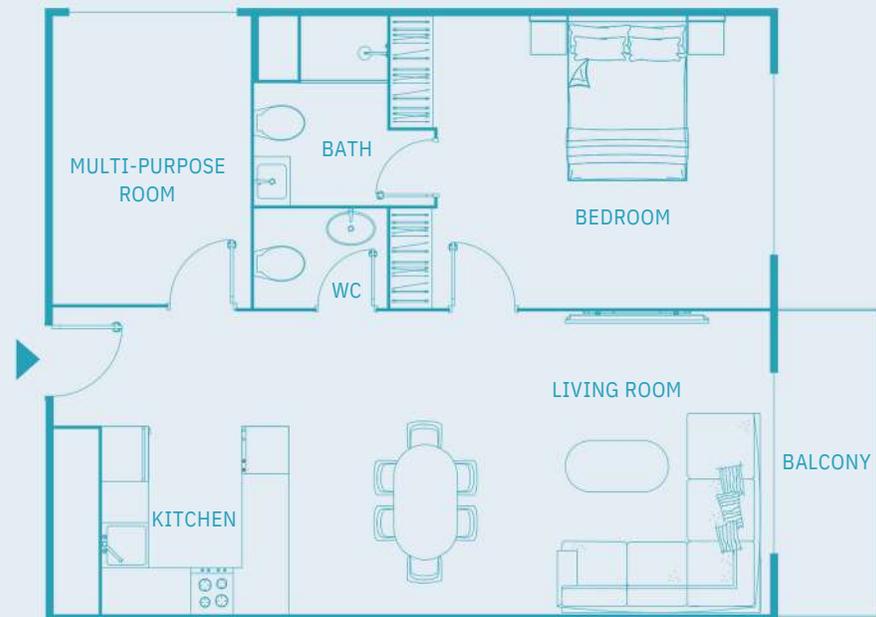
UNIT SIZE: from 414 to 713 SQFT



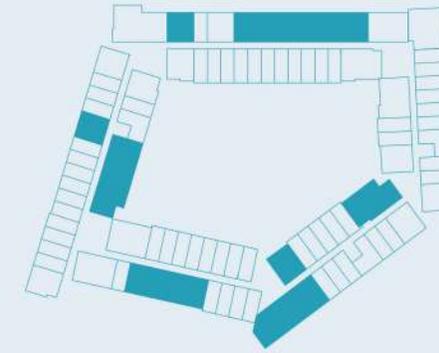
## One Bedroom Apartment TYPE C



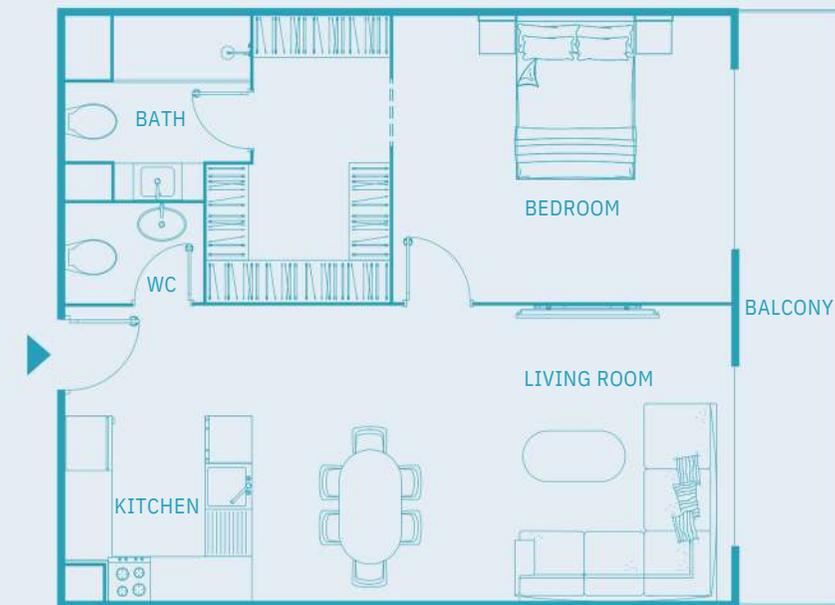
UNIT SIZE: from 827 to 926 SQFT



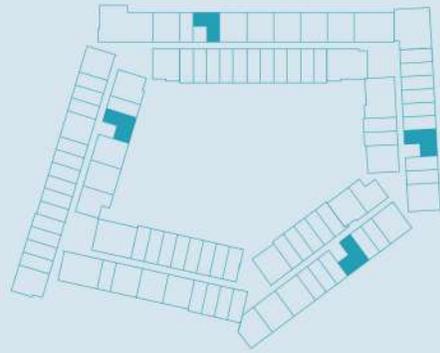
## One Bedroom Apartment TYPE D



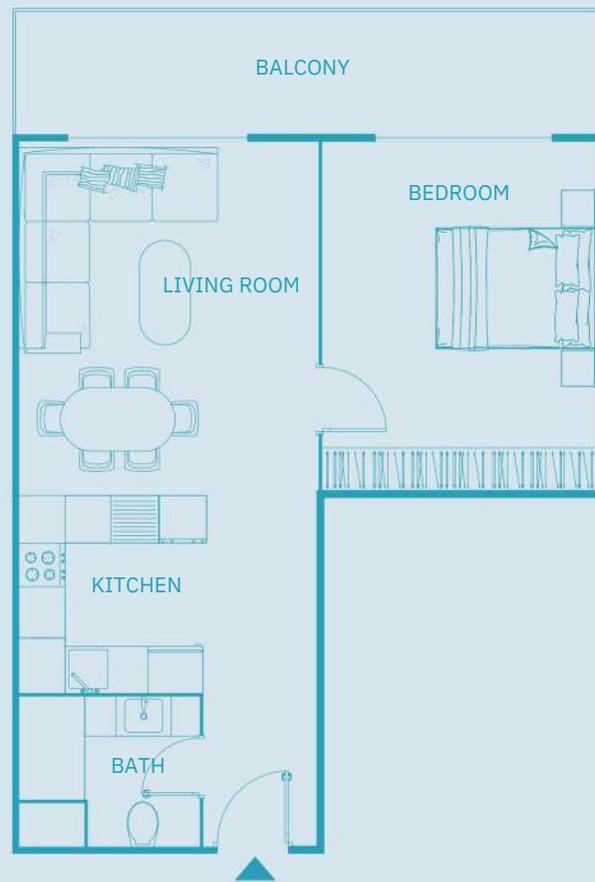
UNIT SIZE: from 727 to 1102 SQFT



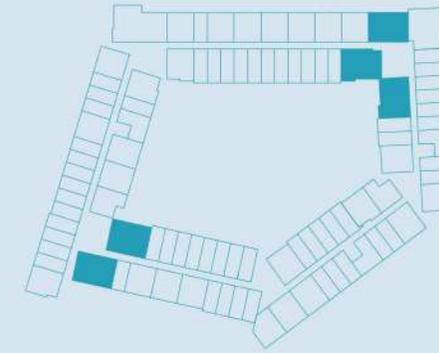
## One Bedroom Apartment TYPE E



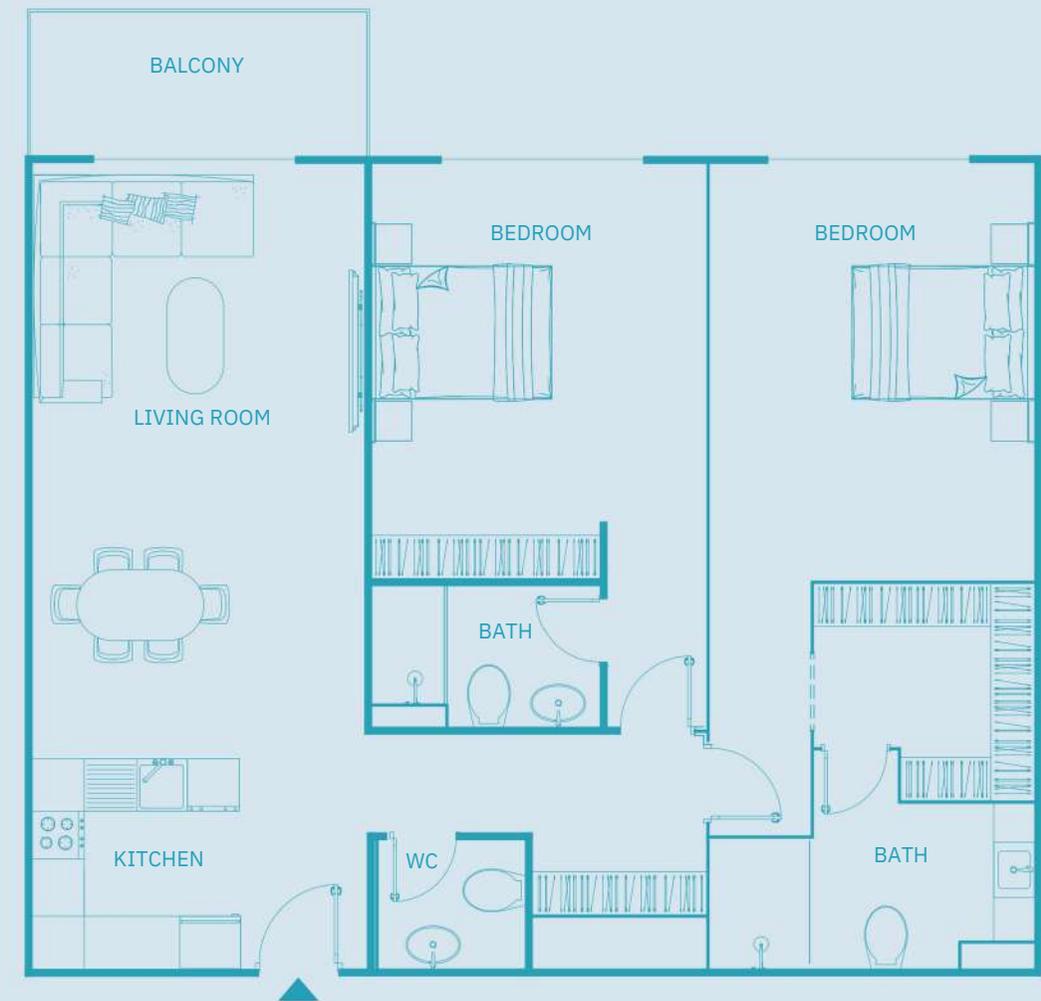
UNIT SIZE: from 662 to 920 SQFT



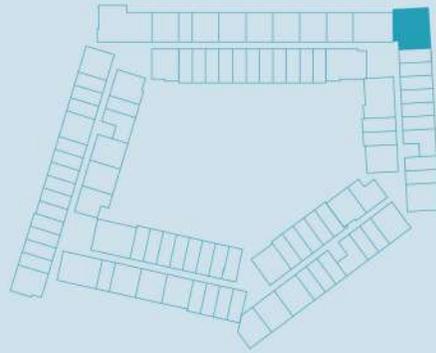
## Two Bedroom Apartment TYPE F



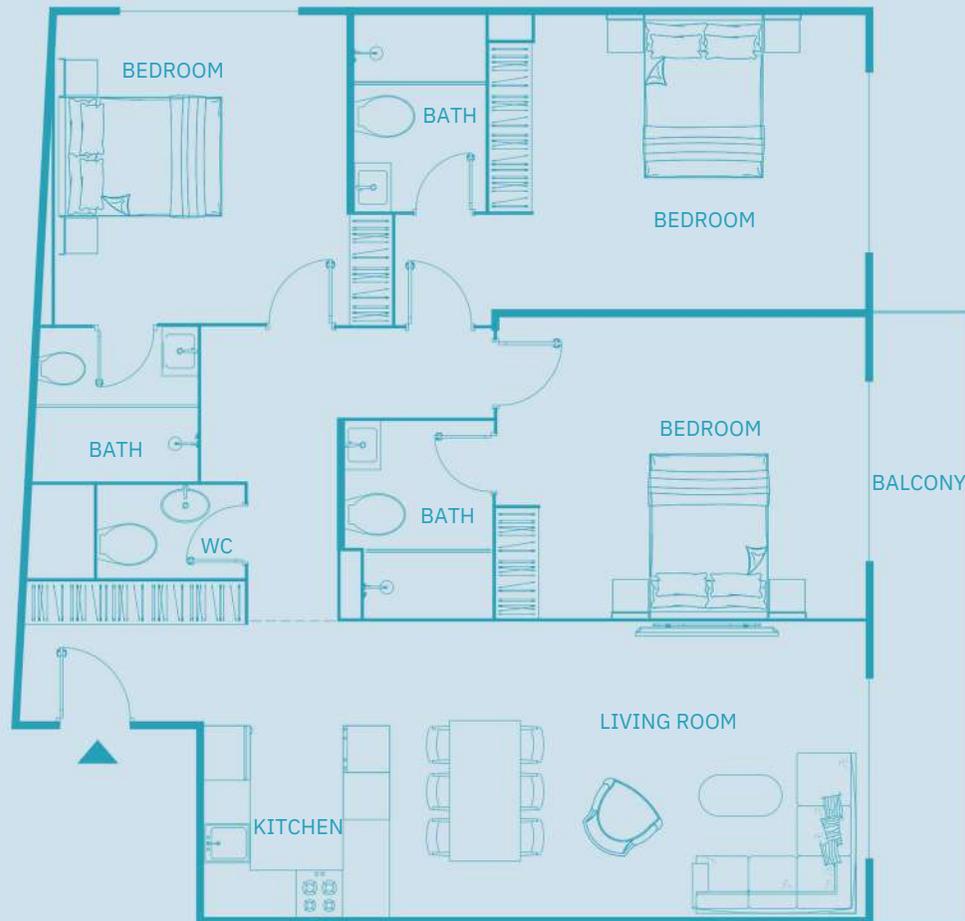
UNIT SIZE: from 1138 to 1309 SQFT



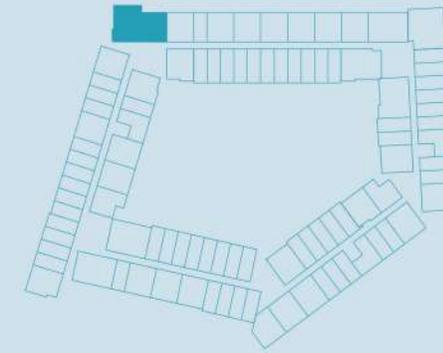
### Three Bedroom Apartment TYPE G



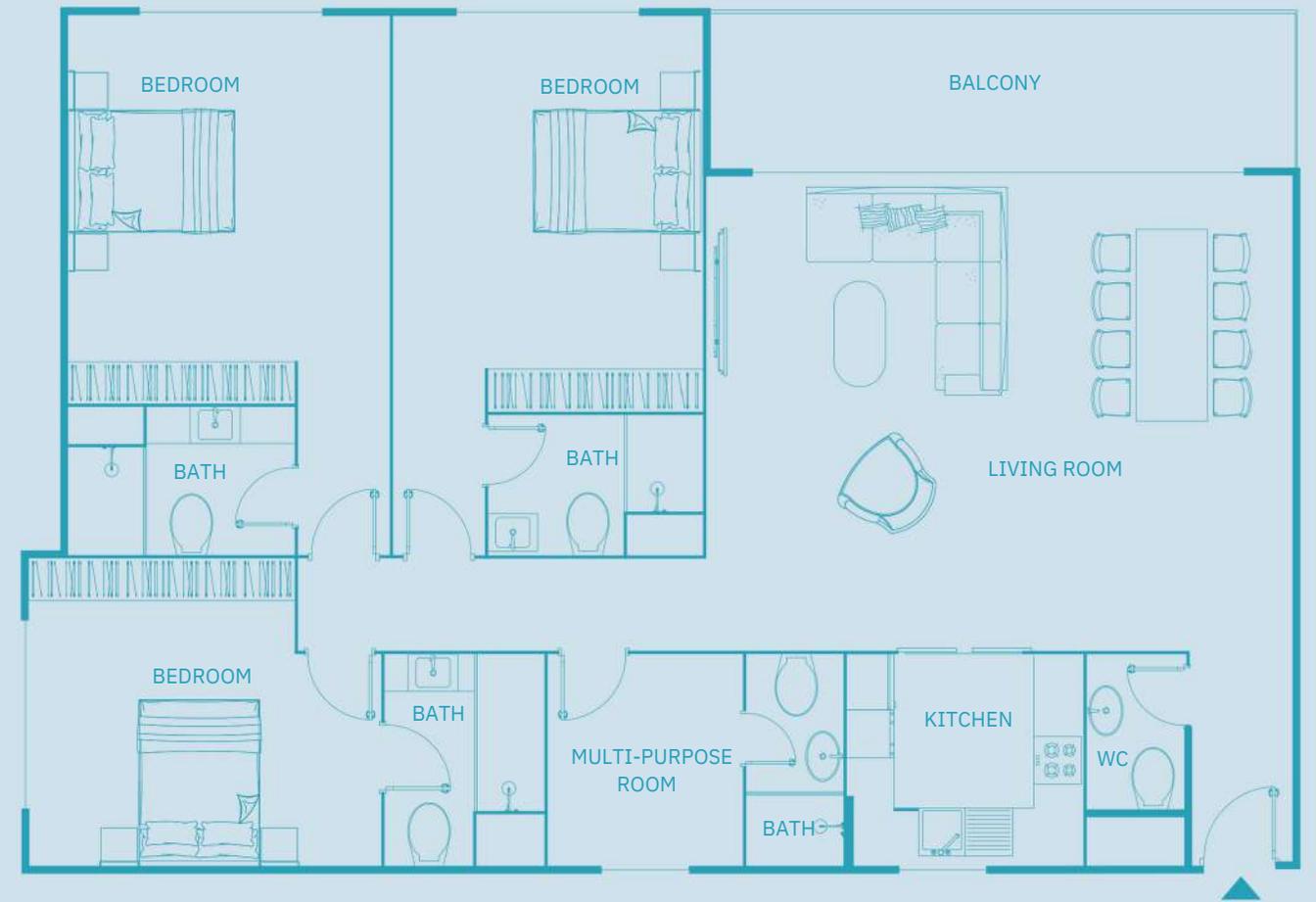
UNIT SIZE: from 1399 to 1715 SQFT



### Three Bedroom Apartment TYPE G1



UNIT SIZE: from 1756 to 2145 SQFT





## quality as standard

Form and function blend seamlessly in Luma22'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



**Luma21** completed in 2022

**TownX** is an established real estate developer focused on delivering best-in-class experiences 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.



# TOTALLY HOME

REAL ESTATE



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