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OFF PLAN

Lume Residence

Location: Jumeirah Village Circle (JVC), Dubai

Starting From: AED 696,000

Permit No: 2

Lume Residence

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
S&S Developments	**Apartments**	**Q3 2028**	**60/40**	**Off Plan**

ABOUT THE PROJECT

Lume Residence is a contemporary residential development by **S&S Developments** in Jumeirah Village Circle, offering a focused collection of studios, one-bedroom and two-bedroom apartments within one of Dubai's most established freehold communities. Combining modern architecture, practical layouts and lifestyle-oriented amenities, the project is designed for residents and investors seeking a well-connected property in JVC.

Located in **JVC District 18**, Lume Residence has a contemporary architectural identity characterized by clean lines, extensive glazing and private balconies. Floor-to-ceiling windows help maximize natural light within the apartments, while podium parking and ground-floor retail add practical convenience to the overall development. The building rises across 14 principal residential floors above its podium levels, creating a modern mid-rise presence within the surrounding neighbourhood.

The residential collection begins with compact studios from approximately 335 sq. ft., providing an accessible option for individual residents and investors. One-bedroom apartments offer considerably more variety, with DLD-registered unit sizes extending from approximately 563 sq. ft. to larger configurations above 1,100 sq. ft. Two-bedroom apartments range up to approximately 1,318 sq. ft., providing additional living space for couples and smaller families.

The relatively focused residential mix is particularly relevant to JVC's professional and rental market. Studios and one-bedroom apartments account for most of the project's residential inventory, while the

limited two-bedroom collection offers larger options for buyers who want more space without moving into a substantially larger development.

Lifestyle facilities enhance the appeal of **Lume Residence by S&S Developments**. Residents are planned to have access to a swimming pool, modern gym and clubhouse, providing dedicated spaces for exercise, relaxation and socializing. A rooftop padel court adds a distinctive recreational element to the development, while children's facilities and landscaped areas broaden its appeal to residents with different lifestyle requirements.

The project's ground-floor commercial component adds another layer of convenience, creating space for retail within the building itself. Dedicated parking and 24-hour security further support comfortable everyday living.

The **Jumeirah Village Circle** location is one of Lume Residence's most important advantages. JVC has evolved into a substantial residential neighbourhood with supermarkets, schools, nurseries, restaurants, parks and healthcare services distributed throughout the community. Circle Mall provides additional shopping, dining and entertainment close to home.

Connectivity is supported by access to major routes including **Al Khail Road and Sheikh Mohammed Bin Zayed Road**. Dubai Marina and Palm Jumeirah are approximately 17 minutes away under typical driving conditions, while Downtown Dubai is around 18 minutes away. Mall of the Emirates, Dubai Hills and the major employment districts around Dubai Internet City and Dubai Media City are also readily accessible.

For end-users, Lume Residence offers modern homes within an established community that already provides much of the infrastructure required for everyday life. The studio and one-bedroom collection is particularly relevant to professionals and couples, while the larger two-bedroom layouts provide additional flexibility.

For investors searching for **apartments for sale in JVC**, Lume Residence offers a predominantly compact apartment mix within one of Dubai's most active residential districts. Its comparatively limited residential inventory, modern amenities and access to established JVC services can help position the project for both future leasing and resale.

Overall, **Lume Residence Dubai** combines contemporary apartments, lifestyle amenities and practical JVC connectivity, creating an attractive option for buyers considering an **off-plan property in Dubai** for personal use or investment.

Why Buy Lume Residence Through A1 Properties?
With different apartment layouts, floor positions and orientations available, selecting the right residence at Lume requires careful comparison. A1 Properties can help buyers assess properties according to layout, size, floor, orientation, views, price per square foot and payment structure.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to investors and end-users navigating Dubai's property market. Investors can compare acquisition pricing, individual unit positioning, rental considerations and future resale potential, while end-users can focus on

usable living space, natural light, privacy, floor level and long-term suitability.

Our advisors can provide end-to-end support covering property selection, negotiation, documentation, financing assistance and ownership transfer. Following completion, A1 Properties can also assist owners with leasing and future resale, providing continuity throughout the property's ownership cycle.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10%	**50%**	**40%**
Down Payment	During Construction	On Handover

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