



🏠 54 m<sup>2</sup> 📄 Dubaj, United Arab Emirates 🏠 7 308 492 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>LUME-1</b>	Price	<b>7 308 492 CZK</b>
Address	<b>Dubaj, United Arab Emirates</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>54 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Device	<b>Yes</b>	Balcony	<b>53 m<sup>2</sup></b>
Lift	<b>Yes</b>		

## About real estate

We are offering for sale an exceptional apartment in the Lume Residence project, located in the popular Jumeirah Village Circle area of Dubai. This unit is the ideal combination of modern architecture, an airy interior, and an above-standard outdoor space that significantly expands the possibilities for everyday use.

The apartment has a usable area of 54.35 m<sup>2</sup> and a total floor area of 107.55 m<sup>2</sup>. The dominant feature is a spacious balcony measuring 53.2 m<sup>2</sup>, which forms a full-fledged extension of the living area. This generous outdoor space offers the ideal setting for outdoor seating, relaxation, working in the fresh air, and social gatherings, creating a unique living concept that connects the interior with the exterior.

The interior is designed with an emphasis on light, openness, and natural elegance. Large windows provide plenty of daylight and emphasize the airiness of the space. The open living area flows seamlessly into the kitchenette, and thanks to direct access to the balcony, the apartment feels significantly larger and more connected. The materials and standards used meet current demands for quality urban living with an emphasis on long-term value.

Lume Residence is a residential project that emphasizes a comfortable lifestyle. Residents have access to an elegant lobby, a swimming pool with a relaxation area, a modern fitness center, a rooftop paddle tennis court, club rooms, and outdoor areas designed for socializing and relaxation. The residential facilities extend the living space far beyond the boundaries of the apartment itself and promote a balanced daily rhythm.

The Jumeirah Village Circle location has long been sought after for its accessibility and pleasant residential atmosphere. Direct connections to major transport routes allow for quick travel to the city center, beaches, and international airport, while the neighborhood itself offers greenery, cafes, and services within walking distance.

The project is scheduled for completion in the third quarter of 2027. This unit represents an attractive opportunity for clients looking for modern living with significant outdoor space and interesting investment potential in a stable residential location in Dubai.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
LUME-1	2 + kitchenette	2nd floor	54 m <sup>2</sup>	No / 53 m <sup>2</sup> / No	No	7 308 492 CZK
LUME-2	3 + kitchenette	1st floor	78 m <sup>2</sup>	No / 26 m <sup>2</sup> / No	No	9 319 600 CZK