

A PROJECT BY: AJ GARGASH REAL ESTATE DEVELOPMENT


LUMIÉRE
HEIGHTS
WHERE THE
CITY MEETS
THE CALM OF THE
WATER
A PROJECT BY

LUMIÉRE
HEIGHTS

THE ART OF LIVING
BY THE WATERFRONT



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WATERFRONT ELEGANCE AT LUMIERE HEIGHTS

Nestled along the serene Creek Waterfront, Lumière Heights offers breathtaking views of Dubai's iconic Creek Vistas. Strategically located, it places you just minutes away from the vibrant heart of Dubai while providing a tranquil sanctuary of peace, exclusivity, and contemporary living. Experience the perfect blend of urban convenience and natural beauty in your dream home.

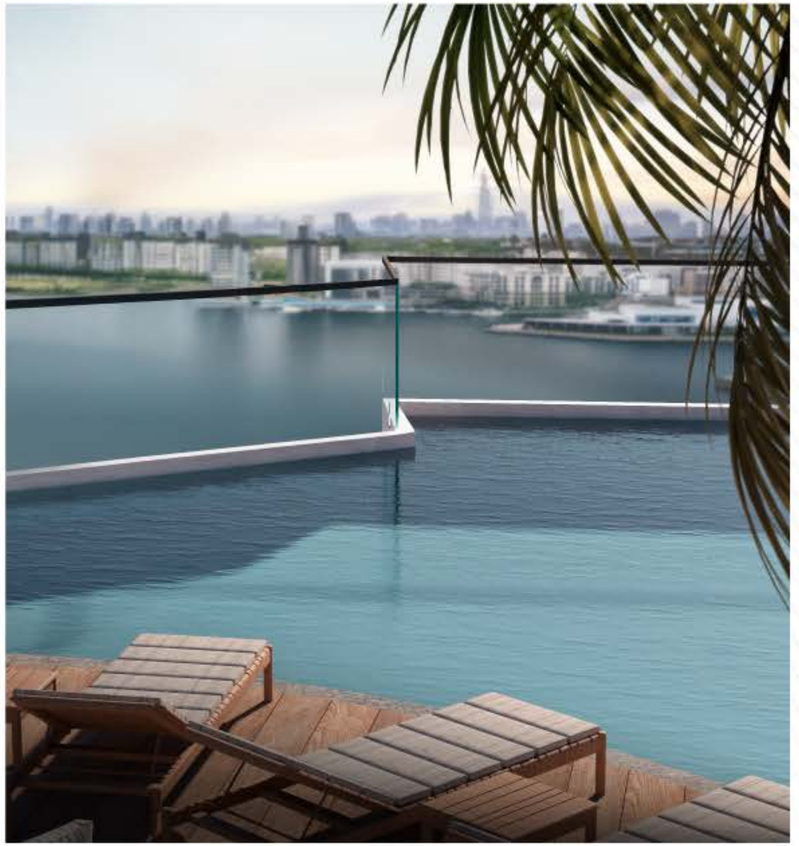
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MORDERN
URBAN RETREAT
LUMIÈRE
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LUMIÉRE
HEIGHTS
CONTEMPORARY
ARCHITECTURE
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A CANVAS OF BLUE, PAINTED BY NATURE



ELEVATING URBAN LIVING

Blending Dubai's rich heritage with contemporary luxury, Lumière Heights stands as a place of serenity amidst the dynamic energy of the city. Its collection of studios, 1-bedroom, 2-bedroom, and exclusive 3-bedroom apartments is meticulously crafted to cater to diverse lifestyles.

Each unit reflects a seamless fusion of modern aesthetics and natural charm, providing a space that feels both indulgent and welcoming.

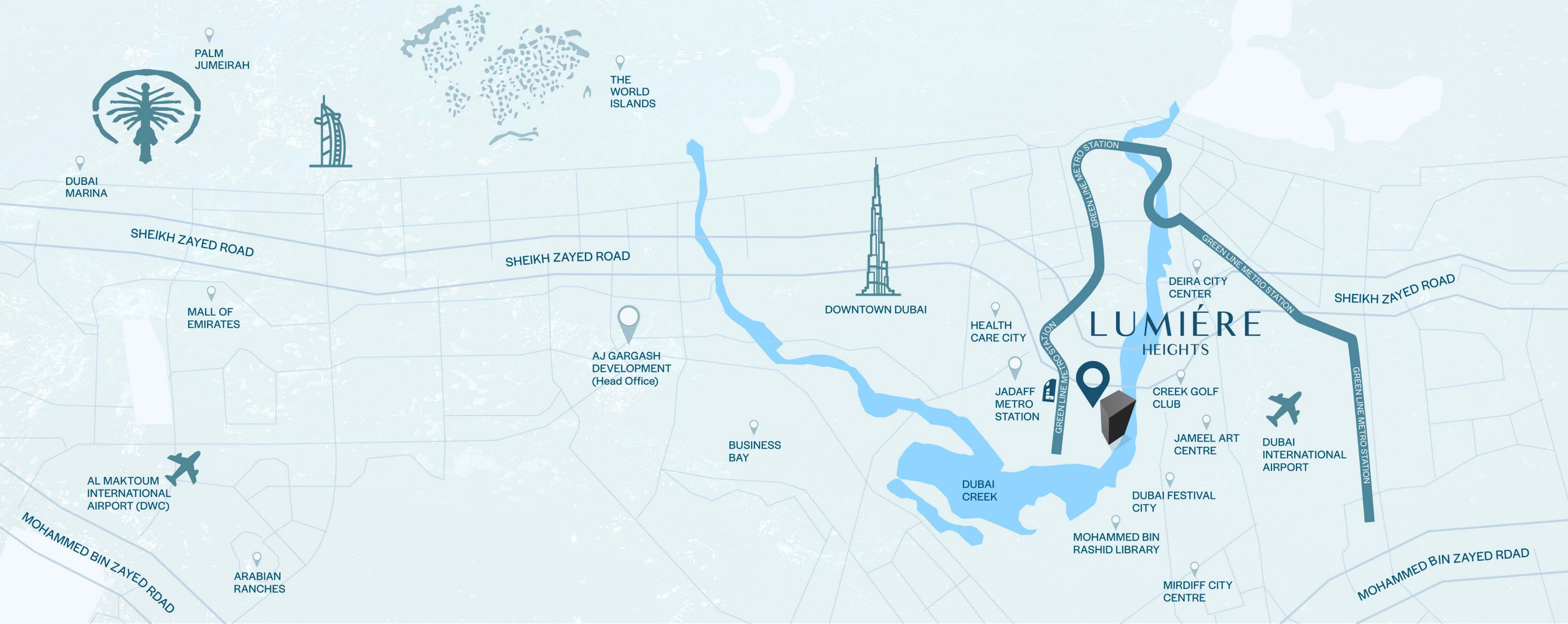
PROJECT LOCATION

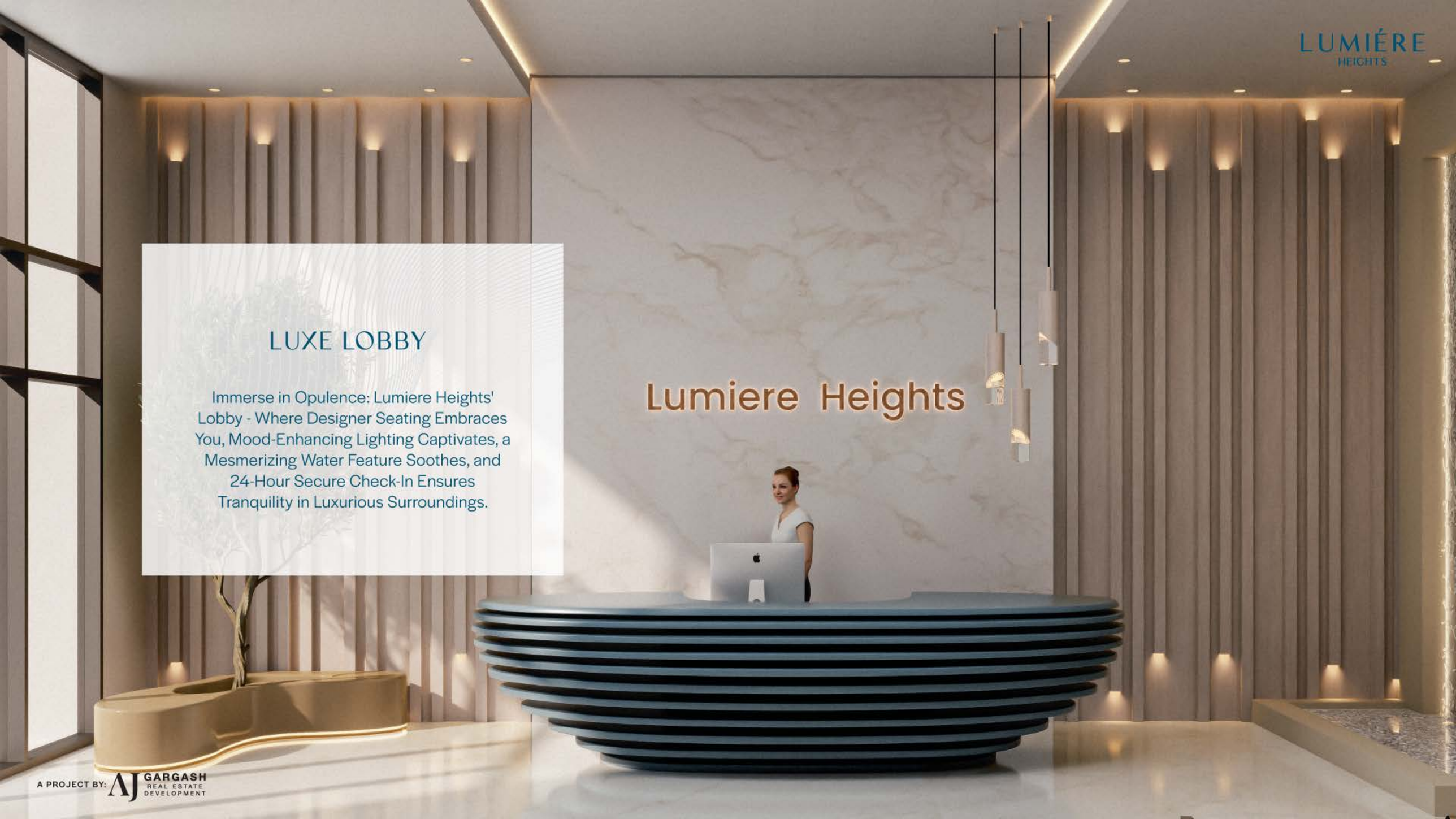
3 MIN	4 MIN	4 MIN	5 MIN	7 MIN	8 MIN	8 MIN (WALK)	8 MIN
JAMEEL ART CENTRE	DXB AIRPORT	PALAZZO VERSACE	HEALTH CARE CITY	DUBAI FESTIVAL CITY	MOHAMMED BIN RASHID LIBRARY	JADAFF METRO STATION	DEIRA CITY CENTER
12 MIN	15 MIN	16 MIN	17 MIN	18 MIN	30 MIN	34 MIN	40 MIN
MIRDIFF CITY CENTRE	BUSINESS BAY	CREEK GOLF CLUB	DUBAI CREEK HARBOUR	BURJ KHALIFA	PALM JUMEIRA	DUBAI MARINA	AL MAKTOUM INTERNATIONAL AIRPORT (DWC)

ACCESS TO GREEN LINE METRO STATION

ACCESS TO NEW ETIHAD RALWAY

ACCESS TO MAJOR HIGHWAYS




LUMIÉRE
HEIGHTS
LUXE LOBBY
Immerse in Opulence: Lumiere Heights' Lobby - Where Designer Seating Embraces You, Mood-Enhancing Lighting Captivates, a Mesmerizing Water Feature Soothes, and 24-Hour Secure Check-In Ensures Tranquility in Luxurious Surroundings.
Lumiere Heights
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TIMELESS BEAUTY, INSPIRED BY PEARLS


LUMIÉRE
HEIGHTS
FROM CORRIDOR TO COMFORT, EVERY STEP FEELS LIKE HOME
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FLUID DESIGN MEETS LUXE COMFORT

The living areas are a celebration of fluid design, inspired by the movement of water. Open, airy, and filled with light, these rooms are perfect for both intimate evenings and lively gatherings.







FLOOR-TO CEILING WINDOWS



WAKE UP TO WAVES,
SLEEP IN LUXURY



LUMIÉRE
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LUMIÉRE
HEIGHTS

EMBRACE THE ESSENCE OF LUXURY

Whether you're lounging by the infinity pool, enjoying a sunset from your balcony, or exploring the vibrant cultural hub of Al Jaddaf,

Lumière Heights promises a lifestyle that is as serene as it is sophisticated.

A PROJ

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AMENITIES THAT INSPIRE

Lumière Heights offers a curated selection of premium amenities that enhance well-being and relaxation:

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

LUXE LOBBY



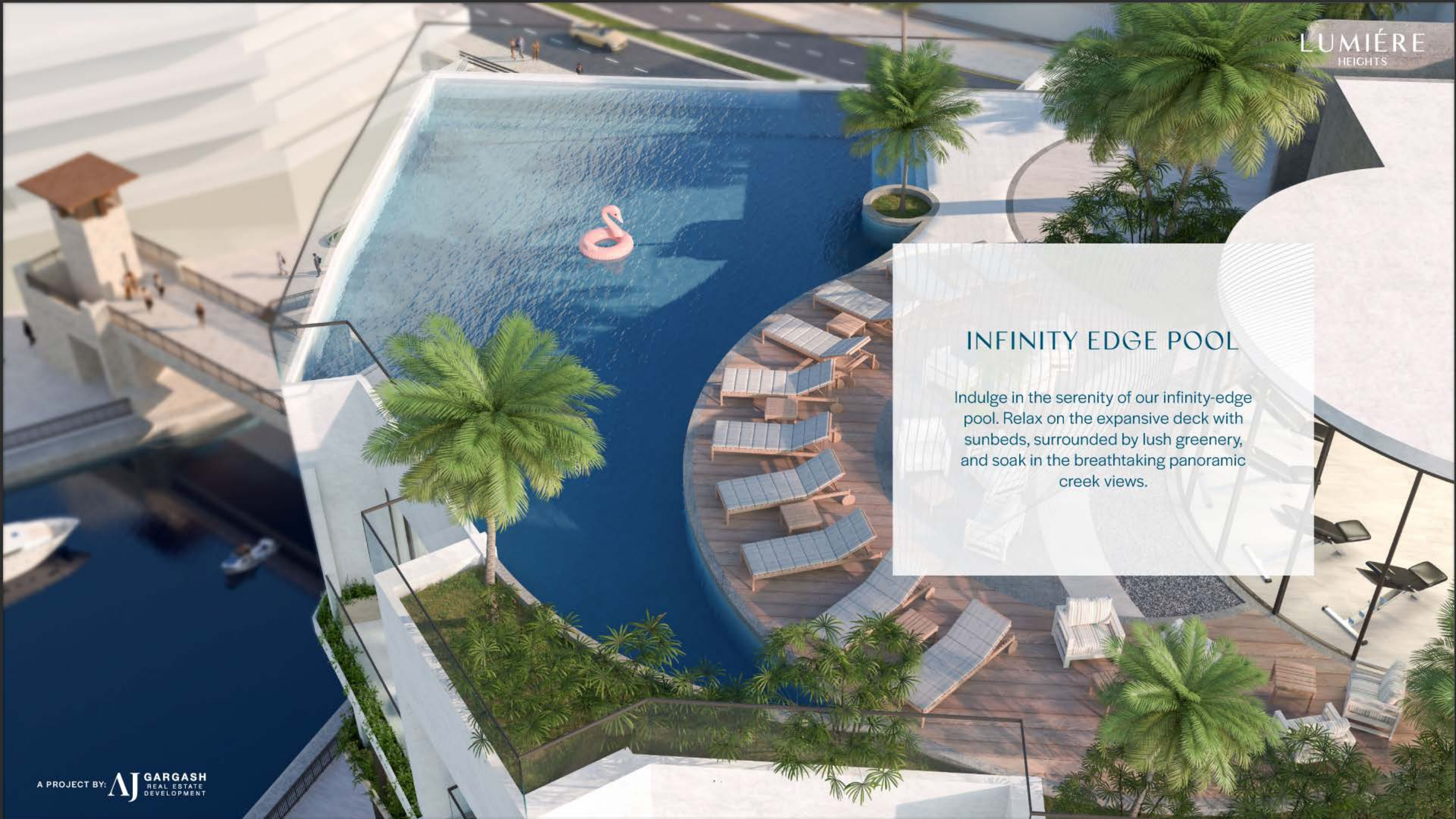
- Opulent Luxurious Lobby
- Designer Seating Arrangements
- Mesmerizing Water Feature

FUSION LOUNGE



- Entertainment Hub
- Gourmet Coffee Bar
- Flexible Co-working Space





INFINITY EDGE POOL

Indulge in the serenity of our infinity-edge pool. Relax on the expansive deck with sunbeds, surrounded by lush greenery, and soak in the breathtaking panoramic creek views.

LUMIÉRE
HEIGHTS

LAUGHTER SHIMMERS LIKE PEARLS,
AND EVERY SPLASH CREATES
AMEMORY TO CHERISH

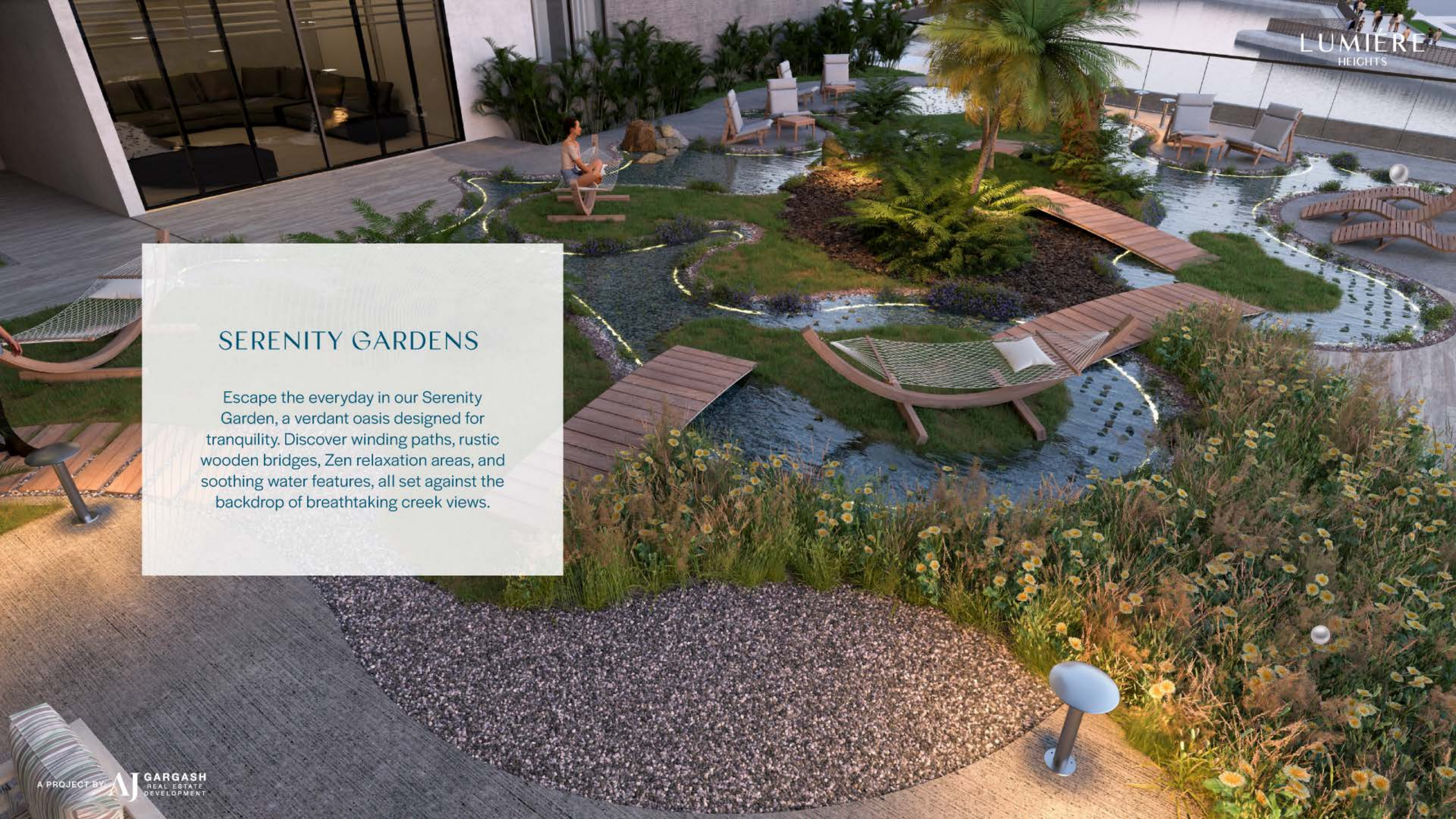


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WHERE WATER INSPIRES EVERY MOMENT







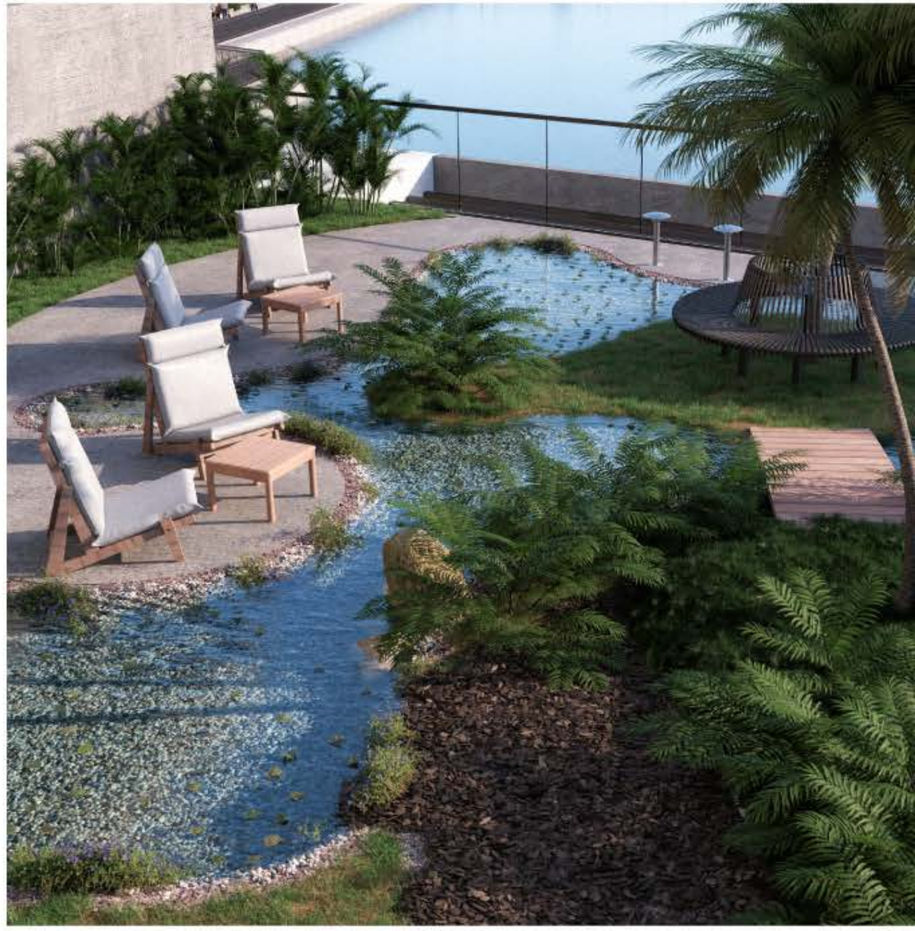
LUMIERE
HEIGHTS

SERENITY GARDENS

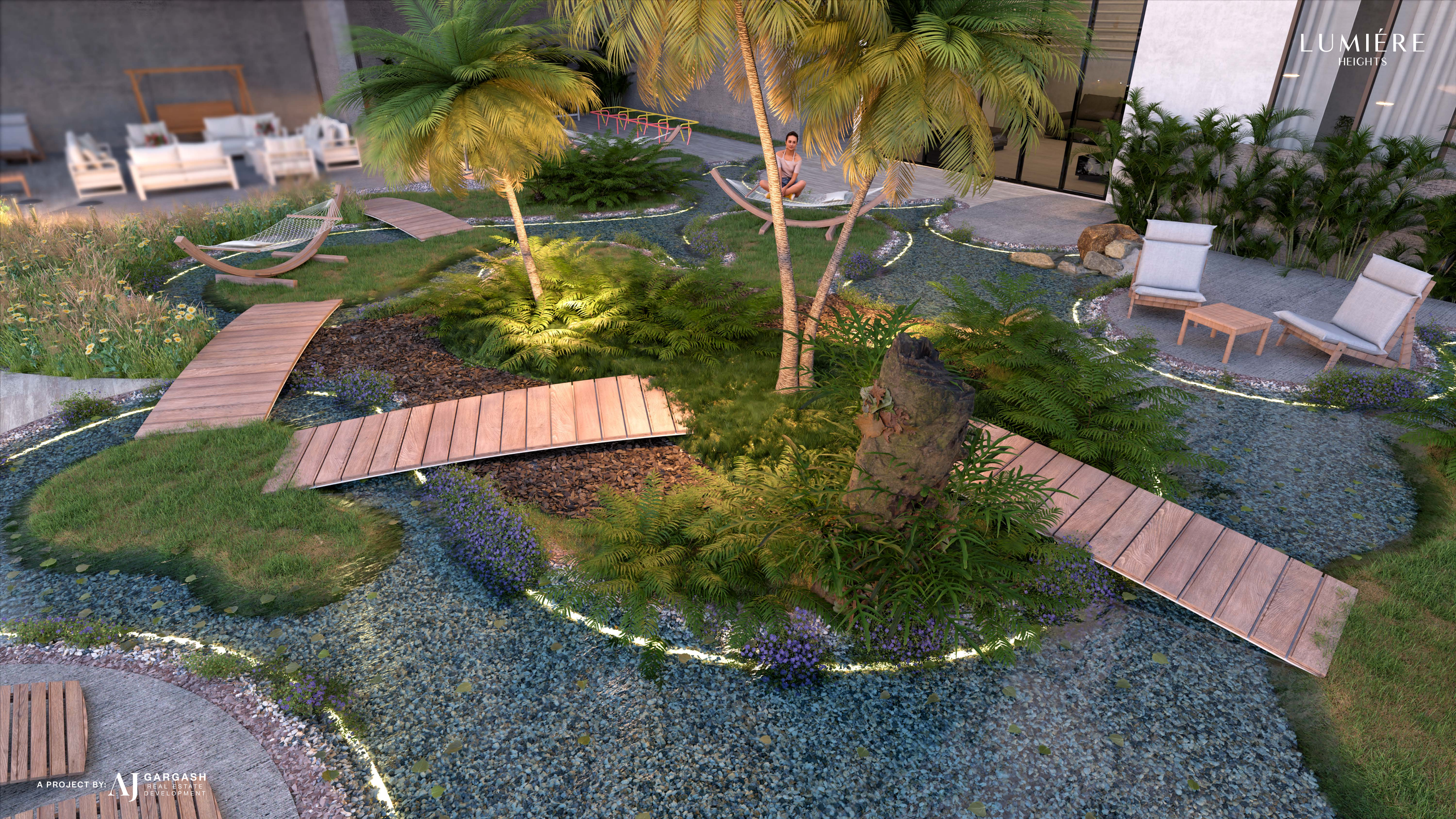
Escape the everyday in our Serenity Garden, a verdant oasis designed for tranquility. Discover winding paths, rustic wooden bridges, Zen relaxation areas, and soothing water features, all set against the backdrop of breathtaking creek views.

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SHORELINE SERENITY, URBAN SOPHISTICATION


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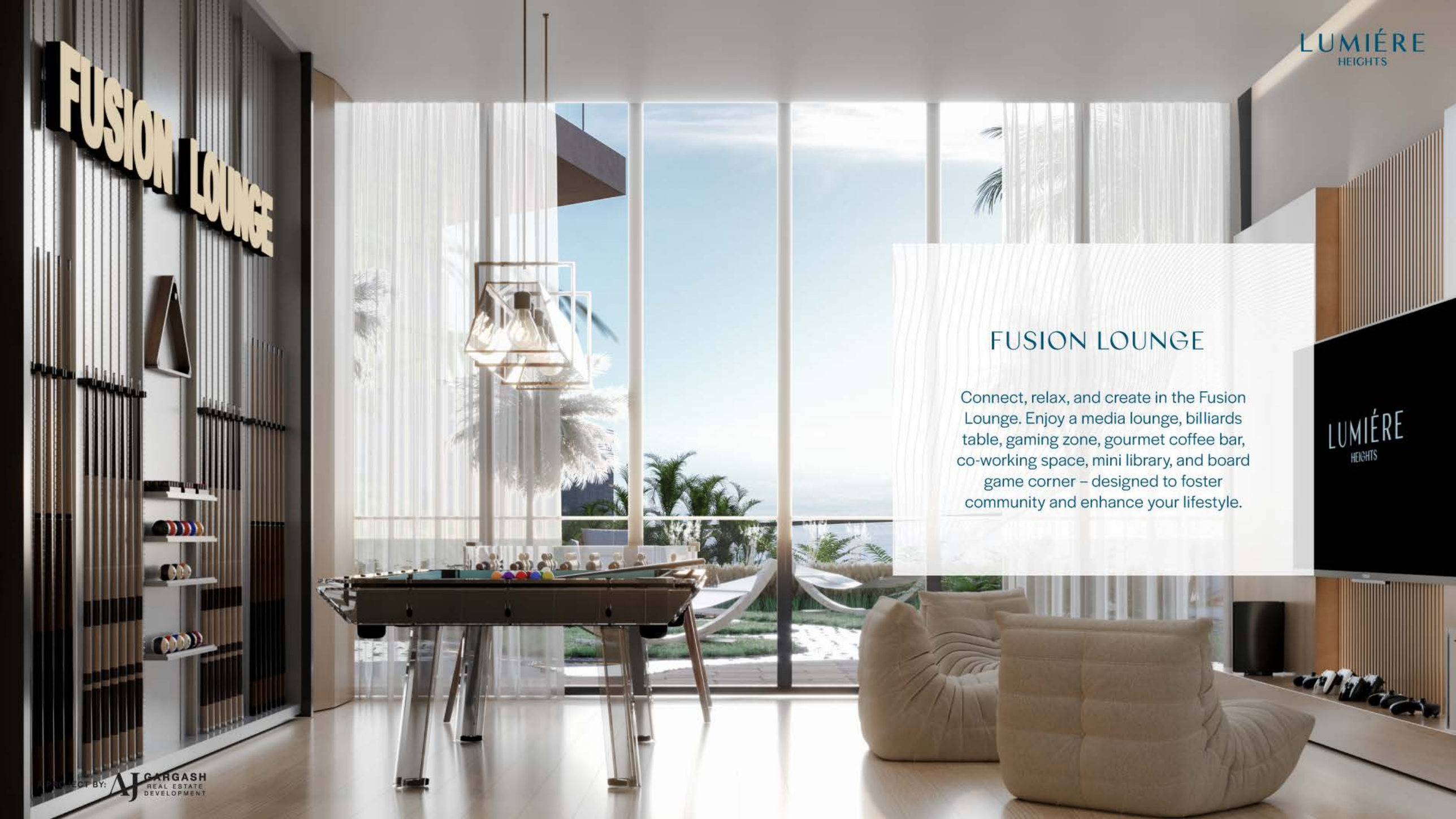


ROOFTOP FITNESS CENTER

Reach new heights in your fitness journey at our Roof Top Fitness Center.
Enjoy state-of-the-art cardio and strength training equipment, find your zen in the dedicated yoga zone, and benefit from convenient locker facilities – all within a premium fitness environment.




DON'T GIVE
UP ON YOUR
DREAMS.
KEEP
SLEEPING.



FUSION LOUNGE

Connect, relax, and create in the Fusion Lounge. Enjoy a media lounge, billiards table, gaming zone, gourmet coffee bar, co-working space, mini library, and board game corner – designed to foster community and enhance your lifestyle.

PERFECT FOR FAMILIES, PERFECTED BY DESIGN







LUSTROUS ELEGANCE, MODERN FUNCTIONALITY

Showcase lustrous, pearl-inspired finishes, seamlessly blending modern design with practicality. Spacious layouts and high-quality fittings create a space that is as functional as it is elegant.





SLEEK FINISHES, TIMELESS FUNCTIONALITY





The bathrooms at Lumière Heights combine high-end finishes with practical design. Sleek lines, premium materials, and a modern aesthetic create a space that offers both luxury and everyday functionality.



INSPIRED BY PEARLS AND WATER

From its striking exterior to the intricate interior details, Lumière Heights draws inspiration from the iridescent beauty of pearls and the fluidity of water.

The design captures the harmony between nature and luxury, setting a new benchmark for elegant urban living.




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A HOME WHERE LIFE FLOURISHES



Step into Lumière Heights and discover a home that nurtures your aspirations. The interiors feature modern finishes, expansive layouts, and floor-to-ceiling windows, allowing natural light to flood your space. With a palette inspired by water and pearls, every corner exudes elegance.


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LUMIÉRE
HEIGHTS

MATERIAL BOARD

1 - CREAMY PAINT

2 - DUSTY BLUE PAINT

3 - BEIGE PAINT

4 - WOOD TEXTURE PORCELAIN

5 - LIGHT COLOR WOOD

6 - MEDIUM COLOR WOOD

7 - BEIGE STONE TILES

8 - WHITE BEIGE MARBLE

9 - CREAM COLOR MDF

10 - BEIGE COLOR MDF

11 - DUST BLUE COLOR MDF

12 - BLUE WALL PAPER

13 - OFF WHITE FABRIC

14 - LIGHT GREY FABRIC

15 - DUST BLUE FABRIC

16 - GREY BROWN FABRIC

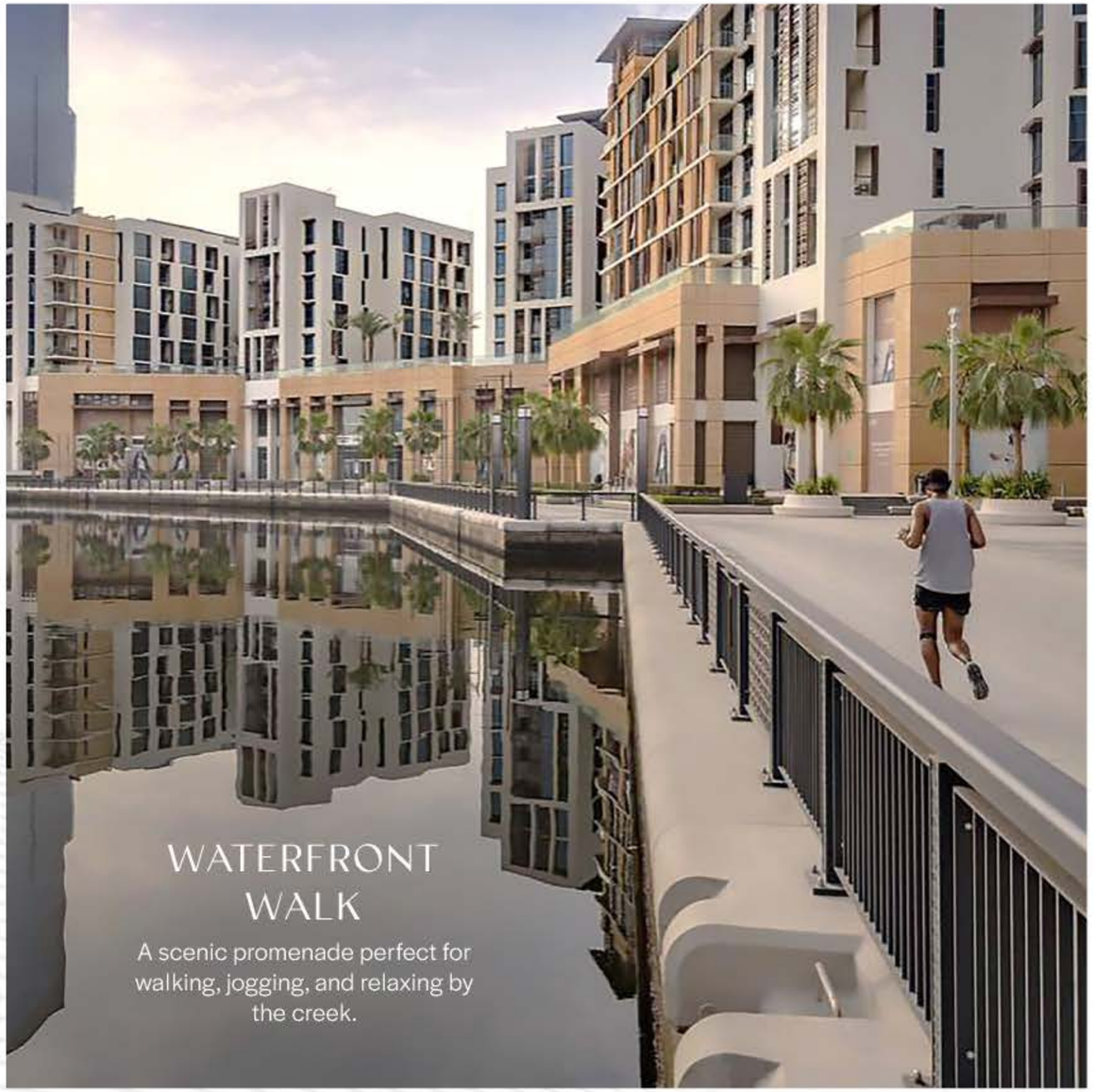
17 - DARK BRONZE METALL



THE COMMUNITY

Al Jaddaf Waterfront is a vibrant district blending culture, art, and modern living along Dubai Creek. With seamless connectivity and an array of lifestyle attractions, it offers an exceptional waterfront experience.

- WATERFRONT WALK
- WATERFRONT RETAIL
- JADDAF METRO
- JAMEEL ARTS CENTRE
- MOHAMMED BIN RASHID LIBRARY
- SCULPTURE PARK JADDAF
- ETIHAD RAIL
- PALAZZO VERSACE
- URBAN TECH DISTRICT



WATERFRONT WALK

A scenic promenade perfect for walking, jogging, and relaxing by the creek.



WATERFRONT RETAIL

An emerging lifestyle hub with retail spaces complementing waterfront living.


LUMIÉRE
HEIGHTS
ETIHAD RAIL STATION IN AL JADDAF
New High Speed Train; Travel From Dubai To Abu Dhabi In 30 Min
The Intercity Connectivity Between Dubai And Abu Dhabi Will Make It Easier
For Residents To Commute Between These Two Major Cities.
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