



REAL ESTATE



**CATALOG OF NEW
RESIDENTIAL
PROJECTS IN
DUBAI**



REAL ESTATE

REASONS TO INVEST IN DUBAI PROPERTY



YEARLY COST GROWTH

Of residential property is 19 - 25%



RENTAL ROI

For short-term is 5-14%



ZERO-INTEREST INSTALLMENTS

Up to 8 years with a down payment of only 10%



RESALE

Is possible after 30 - 40% of the paid installments



FAST SELLING

The average period of resale of an apartment is 42 days



RESIDENTIAL VISA

In case of purchase of real estate from \$ 205,000



REAL ESTATE

WHY CHOOSE DUBAI

1

TOURIST DESTINATION

In 2021, Dubai became the most popular tourist destination in the world

2

ZERO TAXES

No rental income or personal income tax. It doesn't matter if you are a resident or not

3

CITY OF RECORDS

In total, Dubai has been mentioned in the Guinness Book of Records 190 times

4

SAFETY

Dubai is safe: it has the lowest crime rate in the world according to Numbeo statistics

5

VISA-FREE ENTRY

Citizens of GCC countries do not require a visa to enter the UAE

6

INFRASTRUCTURE

Dubai is to become the most technologically advanced city in the world

1st place worldwide

according to Tripadvisor rating "The best tourist destination in the world"



2nd place worldwide

in the ranking of cities for living according to Forbes

Forbes

1st place worldwide

by the number of search queries for airplane tickets by Time Out rating

TimeOut

4th place worldwide

by popularity according to Mastercard's annual rating





REAL
ESTATE

MAG 5

Ready to move | MAG Development

📍 Dubai South

from \$ 126,000

from \$ 197 / ft² | from 621 ft²



MAG 5 is a residential complex with 13 buildings in the Dubai South area. The complex is surrounded by green parks, schools, hospitals, shops, restaurants. The botanical gardens are located within walking distance, and nearby is the largest network of Dubai parks — the Greenbelt. The project offers a gym with a swimming pool and a lounge area.



CONTACT AN EXPERT

Call us now:

Sales@leumia.construction

★ AMENITIES

- Cycling and running paths
- Play areas
- Shopping areas
- Swimming pools
- Fitness center
- restaurants and cafes
- Landscape design
- Terraces and parking

LOCATION ACCESSIBILITY

- 20 minutes 🚗 Dubai Marina
- 30 minutes 🚗 Palm Jumeirah
- 35 minutes 🚗 Burj Khalifa
- 15 minutes 🚗 Al Maktoum Int. Airport



PAYMENT PLAN

25% Down payment

75% Over 3 years

AVAILABLE LOTS

1-bedroom apartments

from \$ 126,000

2-bedroom apartments

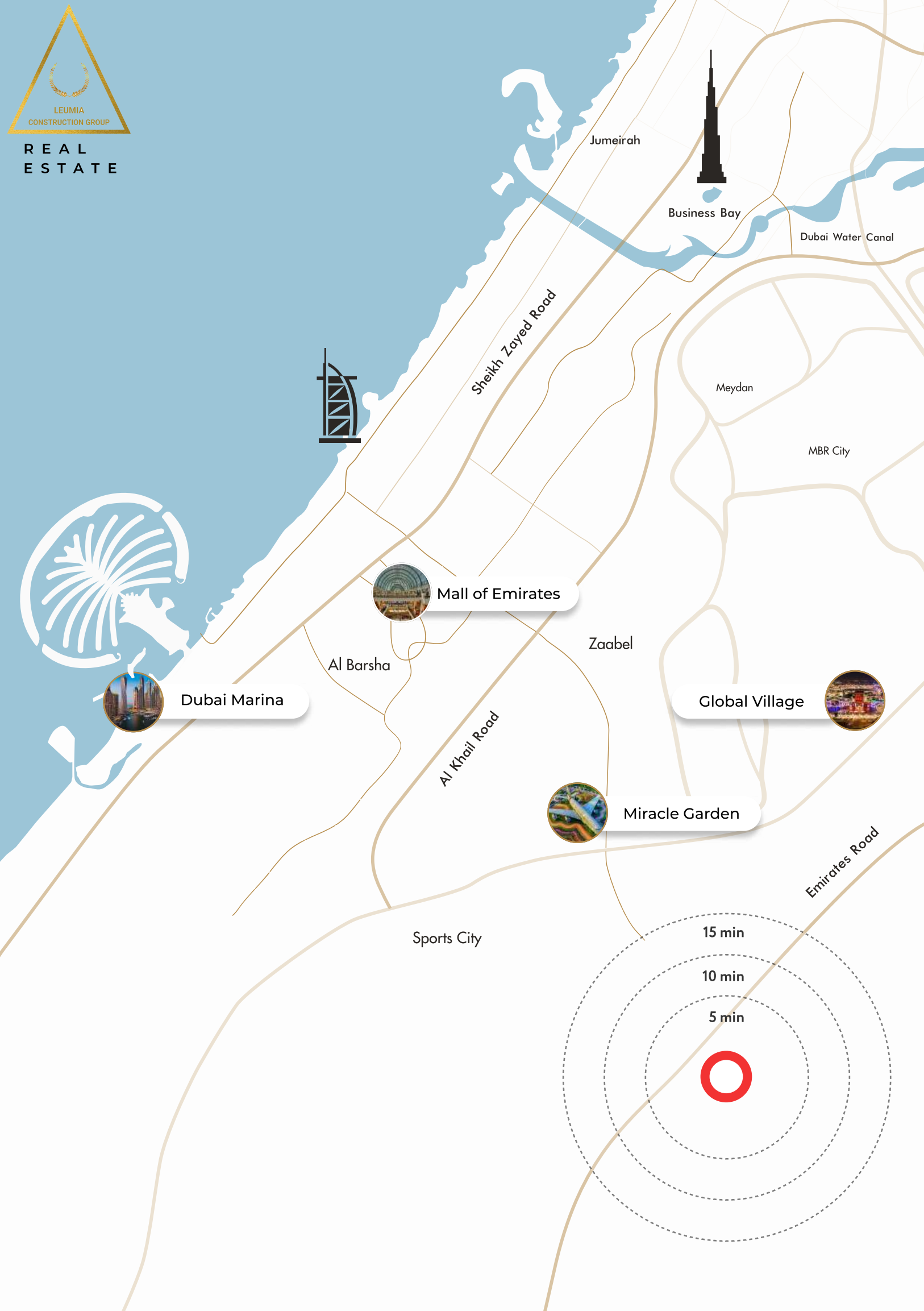
from \$ 130,000

In total, the complex includes 1,453 residences, among which you can choose a studio or 1-, 2 bedroom apartments with modern-style finishes. In just a few years, Dubai South will open up great business opportunities, which will make it the most attractive place to invest. The area will become very accessible thanks to the expansion of the Dubai Metro line, which will be launched and connect the south of Dubai with the rest of the city.





REAL ESTATE



Jumeirah

Business Bay

Dubai Water Canal

Sheikh Zayed Road

Meydan

MBR City

Mall of Emirates

Zaabel

Global Village

Dubai Marina

Al Barsha

Al Khail Road

Miracle Garden

Emirates Road

Sports City

15 min

10 min

5 min





REAL
ESTATE

Midtown

Ready to move | Deyaar

📍 Production City 🚗 Golf Estates

from \$ 150,000

from \$ 340 / ft² | from 429 ft²



Midtown is a residential complex in Production City, located along a beautiful green area with easy access to Sheikh Mohammed bin Zayed Road. The project includes 20 buildings of 10-16-story. The infrastructure of the residential complex includes sports grounds, a tennis court and an outdoor gym for lovers of active sports, 2 swimming pools are open for those who want to swim and sunbathe.



★ AMENITIES

- Shopping center
- Metro station
- Outdoor gym
- Swimming pools
- Jogging track
- Children's playground
- Event space
- Restaurants and cafes

LOCATION ACCESSIBILITY

- 5 minutes 🚶 Jumeirah Golf Estates
- 10 minutes 🚗 Dubai Marina
- 10 minutes 🚗 Ibn Batuta Mall
- 10 minutes 🚗 Palm Jumeirah

CONTACT AN EXPERT

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PAYMENT PLAN

20% First instalment

80% Over 4 years

AVAILABLE LOTS

Studios

from \$ 150,000

1 bedroom apartments

from \$ 270,000

The complex offers fully furnished 1 and 2 bedroom apartments with elegant interiors and panoramic windows. Each of them have a balcony or terrace, from which residents can enjoy magnificent views of the Dubai skyline and Jumeirah Golf Estates.





REAL
ESTATE



Palm Jumeirah



Mall of Emirates

Dubai
Media City

Al Barsha

Dubai Marina



Sheikh Zayed Road



Emirates Golf Club

Jumeirah
Islands

Emirates Hills



5 min

10 min

15 min



REAL
ESTATE

AG Tower

Ready to move | Arabian Gulf

📍 Business Bay 🚗 Business Bay

from \$ 260,000

from \$ 359 / ft² | from 624 ft²



AG Tower is a residential complex with 400 apartments in the famous Business Bay area. The architecture of the 29-storey building is made in a modern minimalist style in white and sky-blue shades, the shape resembles a rocket being launched. The project is located 2 minutes from the Dubai Canal Embankment and Marasi Park.



★ AMENITIES

- Restaurants and cafes
- Concierge service
- Sports centre
- SPA
- Shopping area
- Markets
- Jogging paths
- Kids playground

LOCATION ACCESSIBILITY

- 5 minutes 🚗 Burj Khalifa
- 12 minutes 🚗 Dubai Int. Airport (DXB)
- 15 minutes 🚗 Dubai Marina
- 20 minutes 🚗 JBR

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PAYMENT PLAN

20% Down payment

80% Over 3 years

AVAILABLE LOTS

Studios

from \$ 260,000

2-bedroom apartments

from \$ 532,971

1-bedroom apartments

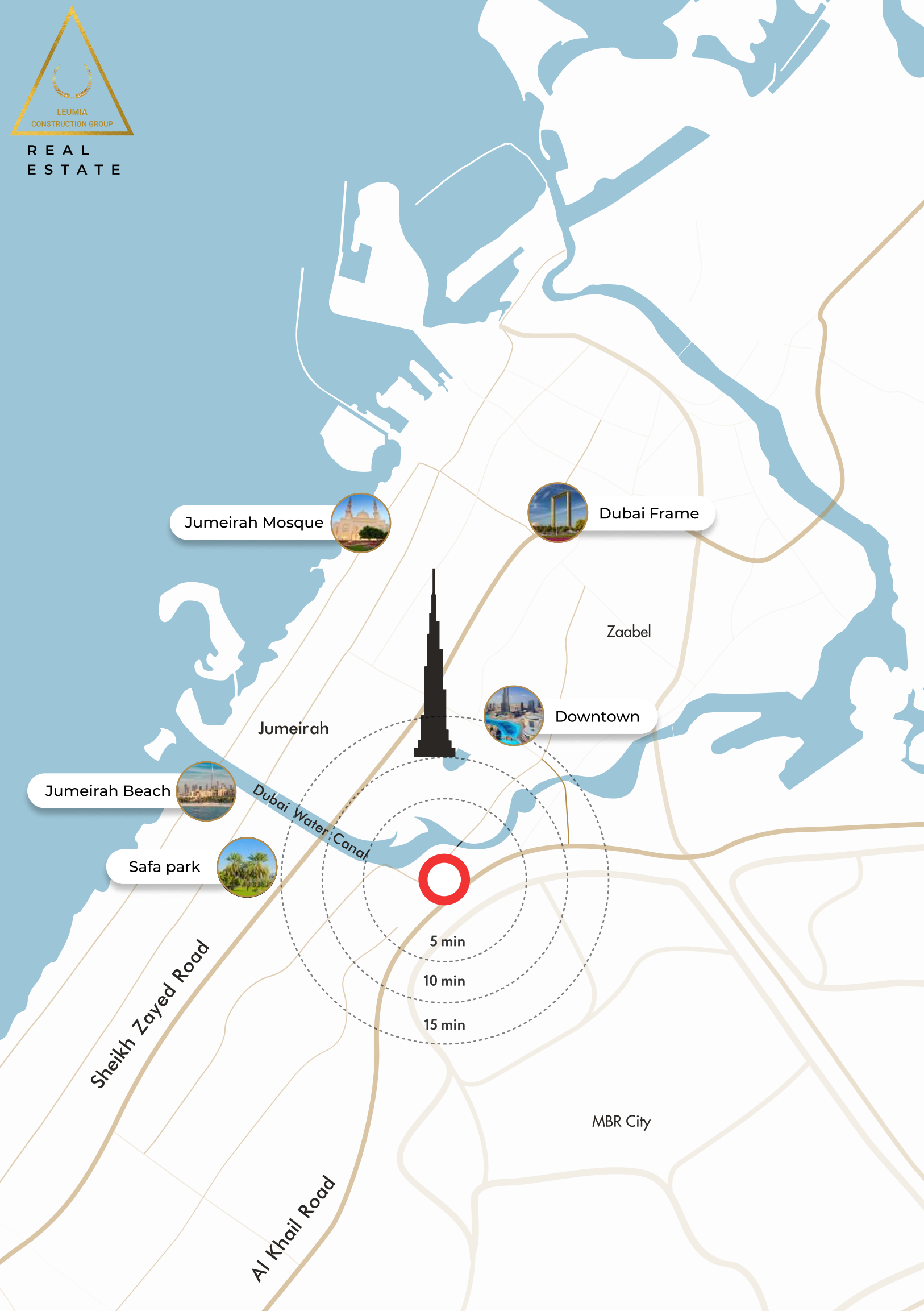
from \$ 355,193

In the project you can choose a cozy studio or apartment from 1 to 3 bedrooms. Modern laconic design in calm beige-gray colors is complemented by bright accessories, kitchens are equipped with necessary household appliances. Panoramic windows offer incredible views of the Dubai Water Canal, the majestic Burj Khalifa skyscraper and the city.





REAL
ESTATE



Jumeirah Mosque



Dubai Frame



Zaabel

Downtown



Jumeirah

Jumeirah Beach



Safa park



5 min

10 min

15 min

Sheikh Zayed Road

Al Khail Road

MBR City



REAL
ESTATE

Q Gardens Boutique Residence

Ready to move | AYS Developments

📍 Arjan, Dubailand

from \$ 265,900

from \$ 219 / ft² | from 1023 ft²



Q Gardens Boutique Residence is a residential complex, located in Arjan, surrounded by green vistas and feng shui arrangements. The 2 buildings form a common garden, strewn with flowers and green foliage, and in the center there is a pond with flower islands and bright fish. The facade has been designed to fill each apartment with natural light, while full height glazed windows provide outstanding views of Dubai.



★ AMENITIES

- Swimming pools
- Basketball court
- Table tennis court
- BBQ area
- Kids playing area
- Cinema room
- 24/7 concierge service
- Rooftop lounge

LOCATION ACCESSIBILITY

- 15 minutes 🚗 Business Bay
- 25 minutes 🚗 Dubai Int. Airport (DXB)
- 15 minutes 🚗 Dubai Marina
- 20 minutes 🚗 JBR

CONTACT AN EXPERT

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PAYMENT PLAN

30% Down payment

70% Over 3 years

AVAILABLE LOTS

1-bedroom apartments

from \$ 232,970

2-bedroom apartments

from \$ 373,000

In Q Gardens Boutique Residence you can choose a 1- or 2-bedroom apartment, with a fully integrated kitchen and appliances. The interior has been designed to provide a cozy space for the whole family — the living room inspires interaction, while the bedrooms create a private corner for relaxation. Each apartment in addition features a guest powder room and utility room with built-in wardrobes.





REAL
ESTATE



Jumeirah

Business Bay

Dubai Water Canal

Sheikh Zayed Road

Al Khail Road

Palm Jumeirah

Mall of Emirates

Emirates Golf Club

Dubai Marina

Miracle Garden

5
минут
10
минут
15
минут



REAL
ESTATE

The Sterling

Ready to move | Omnyat

 Business Bay  Business Bay

from \$ 273,000

from \$ 500 / ft² | from 440 ft²



The Sterling is a residential development of 2 stunning towers located in the heart of Dubai. Two towers called East House and West House are decorated with matte silver finish facades. Nestled between the Burj Khalifa District and the Dubai Water Canal, the development has a wide range of dining and entertainment amenities.



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★ AMENITIES

- Smart home system
- 24-hour concierge
- 30-metre outdoor swimming pool
- Landscaped gardens
- Multipurpose room
- Full equipped gym
- Security
- Parking

LOCATION ACCESSIBILITY

- 5 minutes  Discovery Pavilion
- 10 minutes  JBR Walk
- 10 minutes  Ibn Batuta Mall
- 10 minutes  Dubai Marina



PAYMENT PLAN

60% First installment

40% During the construction

AVAILABLE LOTS

Studios

from \$ 273,000

2-bedroom apartments

from \$ 413,000

1-bedroom apartments

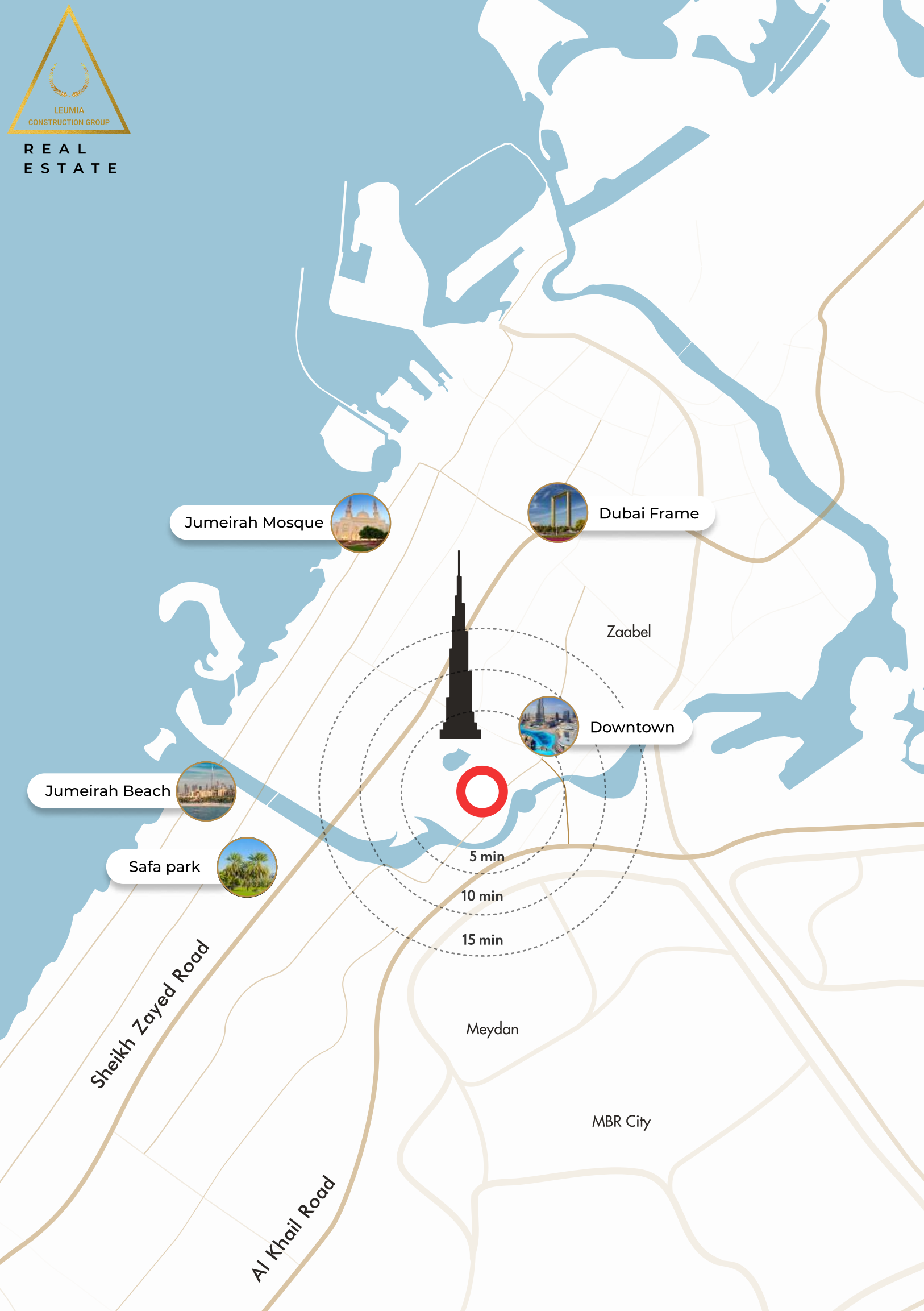
from \$ 404,000

In The Sterling you can choose a cozy studio, elegant 1-,2 or 3-bedroom apartment, spacious penthouse or townhouse. Interior is designed in modern style with marble flooring in the full apartment. Large terraces with glass balustrades feature direct access from living and bedrooms. Large panoramic windows offer stunning views of the Burj Khalifa and Downtown Dubai.





REAL
ESTATE



Jumeirah Mosque



Dubai Frame

Zaabel



Downtown



5 min

10 min

15 min

Meydan

MBR City

Jumeirah Beach



Safa park



Sheikh Zayed Road

Al Khail Road



REAL ESTATE

LIV Residence

Ready to move | LIV Developers

Dubai Marina Sobha Realty

from \$ 274,000

from \$ 502 / ft² | from 462 ft²



LIV Residence is the iconic tower for 179 residences located in the center of Dubai. The cubic facade is glazed at full height, the uneven staircase of the upper floors offers the most panoramic view of the marina and the sea. On the ground floor, residents are greeted by a stylish infinity pool and terrace on an outdoor oasis of relaxation and leisure overlooking the marina.



★ AMENITIES

- Infinity pool
- Marina-view terrace
- Fitness center
- Garden promenade
- Restaurants and shops
- Lounge zone
- Security 24/7
- Parking

LOCATION ACCESSIBILITY

- 5 minutes JBR Beach
- 5 minutes Dubai Marina Mall
- 7 minutes Palm Jumeirah
- 15 minutes Burj Khalifa

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PAYMENT PLAN

20% Down payment

80% Over 3 years

AVAILABLE LOTS

Studios from \$ 274,000

2-bedroom apartments from \$ 678,000

1-bedroom apartments from \$ 430,000

LIV Residence comprises studios with a study room, 1 or 2 bedroom apartments with a balcony or a spacious two-storey penthouse with a terrace. The decoration harmoniously combines natural wood, quartz island countertops and textured porcelain stoneware. Panoramic windows fill the bright interior with sunlight during the day, and in the evening they add sophistication to the apartments, opening a view of the city lights.





REAL
ESTATE



Palm Jumeirah



Mall of Emirates

Dubai
Media City

Al Barsha

Sheikh Zayed Road



Emirates Golf Club

Emirates Hills

Jumeirah
Islands

Dubai Marina



5 min

10 min

15 min



REAL
ESTATE

Shaista

Ready to move | AZIZI

📍 Al Furjan 🚗 Discovery Gardens

from \$ 284,000

from \$ 259 / ft² | from 876 ft²



Shaista is a 12-storey complex of furnished apartments in the new Al Furjan residential area close to Sheikh Zayed Road. For the residents of the complex, a landscaped garden with a swimming pool for a measured rest is designed, a gym and sports ground are provided on the territory. You can arrange SPA procedures or relax in the sauna without leaving the territory of the complex.



★ AMENITIES

- Shopping center
- Metro station
- Dubai Marina view
- Swimming pools
- Leisure zone
- BBQ zone
- Fitness center
- Sauna

LOCATION ACCESSIBILITY

- 5 minutes 🚶 Discovery Pavilion
- 10 minutes 🚗 JBR Walk
- 10 minutes 🚗 Ibn Batuta Mall
- 10 minutes 🚗 Dubai Marina

CONTACT AN EXPERT

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PAYMENT PLAN

60% Down payment

40% Over 2 years

AVAILABLE LOTS

1 bedroom apartments

from \$ 284,000

2 bedroom apartments

from \$ 641,000

In the complex you can choose a cozy studio, a family apartment with 1-2 bedrooms or a luxurious penthouse overlooking the city and Al Furjan landscaped parks. All apartments are finished in modern style, calm colors and fresh design will allow you to enjoy the comfort of premium living.





REAL ESTATE



Palm Jumeirah



Mall of Emirates

Dubai Media City

Al Barsha

Dubai Marina



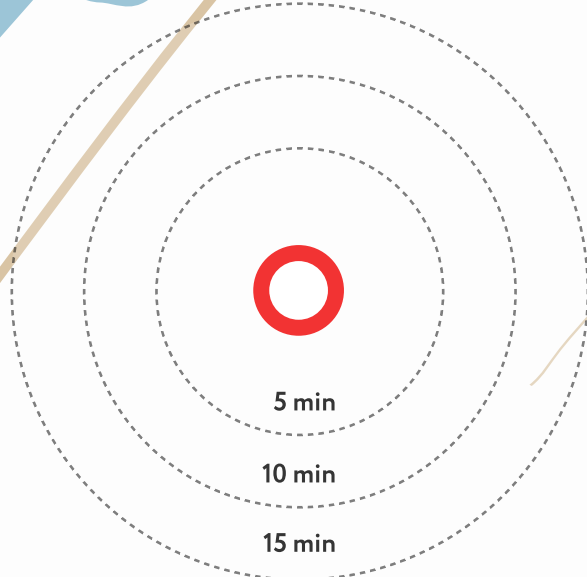
Sheikh Zayed Road



Emirates Golf Club

Jumeirah Islands

Emirates Hills



5 min

10 min

15 min



REAL
ESTATE

Marquise Square

Ready to move | Seven Tides

📍 Business Bay 🚗 Business Bay

from \$ 288,000

from \$ 369 / ft² | from 517 ft²



Marquise Square is a 30-storey residential tower located on Burj Khalifa Street in the world famous Business Bay area. The glass facade is complemented by white panels, diluting the glossy slabs with refined geometry. At the podium level there is a spacious swimming pool and a children's pool.



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★ AMENITIES

- Restaurants and markets
- Fitness centre
- Tennis court
- Swimming pool
- SPA-салоны
- Medical centre
- Private garden
- Children playground

LOCATION ACCESSIBILITY

- 2 minutes 🚶 Business Bay
- 8 minutes 🚗 Jumeirah Beach
- 25 minutes 🚗 Dubai Int. Airport (DXB)
- 15 minutes 🚗 Dubai Marina



PAYMENT PLAN

5% Down payment

95% Over 3 years

AVAILABLE LOTS

Studios

from \$ 288,000

2-bedroom apartments

from \$ 643,000

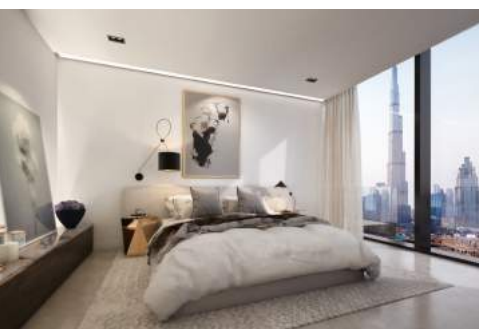
1-bedroom apartments

from \$ 366,000

3-bedroom apartments

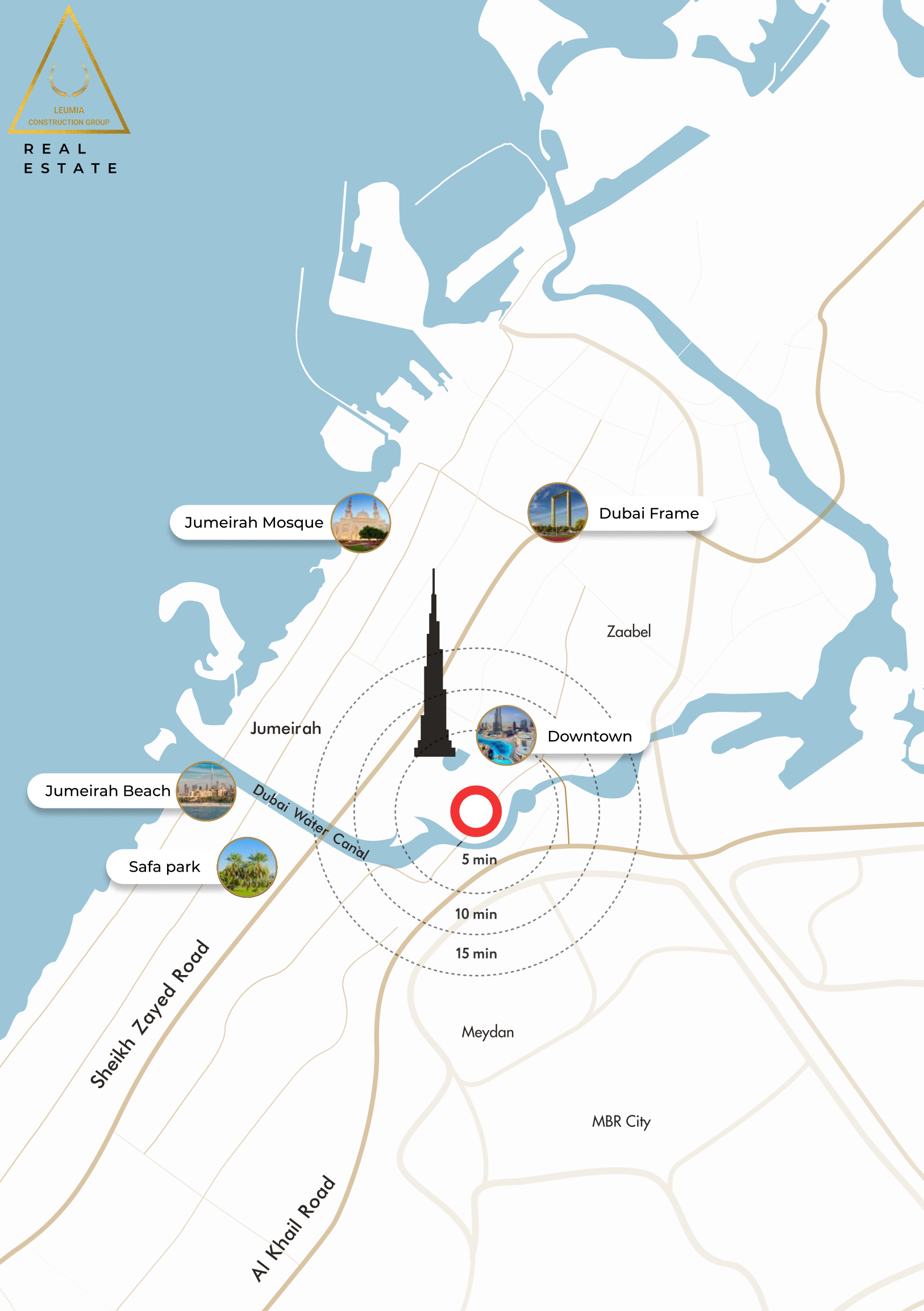
from \$ 790,000

In Marquise Square you can choose a cozy studio or a 1-, 2- and 3-bedroom apartment, without furnishing. The sophisticated interior was created to provide the enjoyment of rest and leisure and a comfortable working space. Panoramic windows fill the space with natural light, offering picturesque views — north elevation provides views of the Burj Khalifa and Downtown Dubai, while south elevation overlooks the Dubai Water Canal.





REAL ESTATE



Jumeirah Mosque



Dubai Frame



Zaabel

Jumeirah

Downtown



Jumeirah Beach



Safa park



Dubai Water Canal

5 min

10 min

15 min

Meydan

MBR City

Sheikh Zayed Road

Al Khail Road



REAL
ESTATE

Just Cavalli Villas

Ready to move | Damac Properties

📍 Damac Hills 2

from \$ 313,000

from \$ 151 / ft² | from 2,076 ft²



Just Cavalli Villas — Villas with interiors from Just Cavalli in Damac Hills 2, surrounded by views of lush gardens and an international golf course. Facades from Just Cavalli are decorated with animal print and gold-colored details. On the private territory of the club complex there are gardens, equipped with beach and sports pools, fitness clubs and spas.



★ AMENITIES

- Golf course
- Gardens and parks
- Restaurants and cafes
- Kids playgrounds
- Swimming pools
- Fitness centre
- BBQ zone
- Private territory

LOCATION ACCESSIBILITY

- 25 minutes 🚗 Dubai Int. Airport (DXB)
- 35 minutes 🚗 Dubai Marina
- 37 minutes 🚗 Mall of Emirates
- 45 minutes 🚗 Downtown Dubai

CONTACT AN EXPERT

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PAYMENT PLAN

10% Down payment

90% Over 3 years

AVAILABLE LOTS

3-bedroom villas

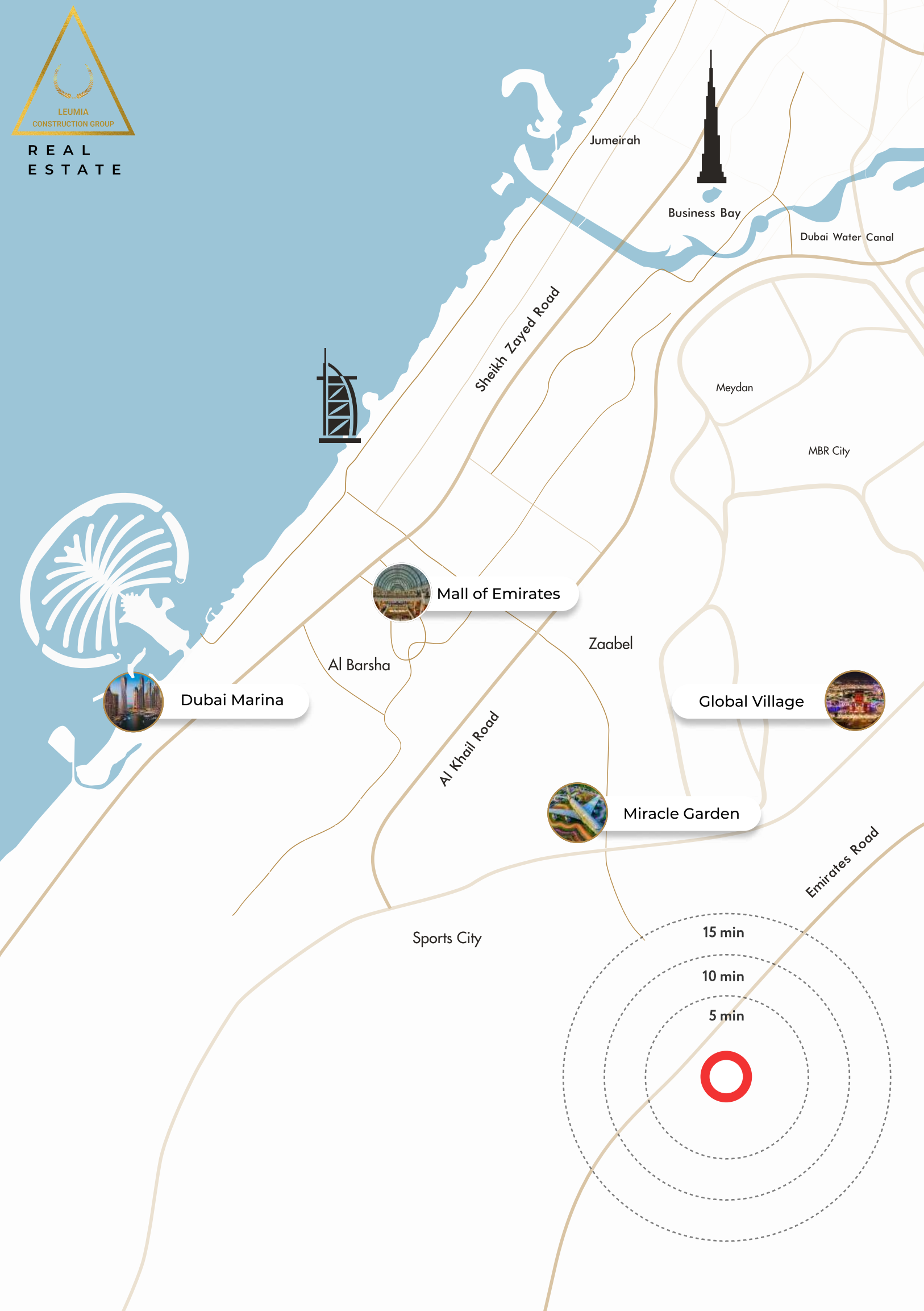
from \$ 313,000

Among the villas at Just Cavalli, you can choose a villa with 3-6 bedrooms. The modern interior is infused with bright accents and animal prints, harmoniously combined with neutral finishes. Nearly every residence features a rooftop terrace, parking space for two cars, views of lush greenery and a spacious backyard.





REAL
ESTATE



Jumeirah

Business Bay

Dubai Water Canal

Sheikh Zayed Road

Meydan

MBR City

Mall of Emirates

Zaabel

Dubai Marina

Al Barsha

Global Village

Al Khail Road

Miracle Garden

Emirates Road

Sports City

15 min

10 min

5 min





REAL
ESTATE

MAG City

Ready to move | MAG Development

📍 Meydan

from \$ 323,000

from \$ 392 / ft² | from 805 ft²



MAG City is a large development in the heart of Dubai that features modern residences with a mix of apartments and townhouses. Nestled away from the city's noise and with easy access via Al Khail and Sheikh Mohammed Bin Zayed roads, MAG City provides direct access to the city's iconic landmarks in minutes.



★ AMENITIES

- Swimming pools
- Fitness centre
- Children's play area
- Fountains and courtyards
- Gardens and parks
- Restaurants and cafes
- 5-star hotels
- 24/7 concierge service

LOCATION ACCESSIBILITY

- 10 minutes 🚗 Downtown Dubai
- 15 minutes 🚗 DIFC
- 15 minutes 🚗 Dubai Int. Airport (DXB)
- 25 minutes 🚗 Dubai Marina

CONTACT AN EXPERT

Call us now:

Sales@leumia.construction



PAYMENT PLAN

60% Down payment

40% Over 2 years

AVAILABLE LOTS

1-bedroom apartments

from \$ 323,000

MAG City offers fully-furnished studio, 1-bedroom apartments and spacious 2-, 3- and 4-bedroom townhouses. The interior is carefully created with exquisite aesthetics and high-end finishes. A neutral colour palette creates a cozy space for work and play, and for the colours, you can easily complement the interior with bright accents.





REAL ESTATE



Jumeirah Mosque

Dubai Frame

Zaabel

Downtown

Jumeirah Beach

Safa park

Sheikh Zayed Road

Al Khail Road

MBR City



5 min

10 min

15 min



REAL
ESTATE

MBL Residence Tower

Ready to move | MAG Development

📍 Jumeirah Lake Towers 🚗 DMCC

from \$ 340,000

from \$ 365 / ft² | from 770 ft²



MBL Residence Tower is a 40-storey residential complex of premium class, in the family area of Jumeirah Lake Towers, with convenient access to the main thoroughfare Sheikh Zayed Road. Within a 10-minute drive from the complex is the popular resort area of Dubai Marina, with the shopping center of the same name, a yacht club and a promenade.



★ AMENITIES

- Shopping areas
- Restaurants
- Embankment
- Fitness centre
- Swimming pool
- BBQ zone
- Private garden
- Concierge service

LOCATION ACCESSIBILITY

- 10 minutes 🚶 The Walk JBR
- 10 minutes 🚶 Dubai Marina Mall
- 10 minutes 🚗 Palm Jumeirah
- 15 minutes 🚗 Burj Al Arab

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PAYMENT PLAN

15% Down payment

85% Over 2 years

AVAILABLE LOTS

1-bedroom apartments

from \$ 340,000

2-bedroom apartments

from \$ 503,000

In MBL Residence Tower you can choose 1-, 2- or 3-bedroom apartments with warm, elegant and contemporary interior and finishes. Panoramic windows feature stunning views of the city lights, filling the rooms with natural light. The development is surrounded by green parks with jogging and bike tracks for morning runs and evening rides, more than 300 restaurants are within walking distance.





REAL
ESTATE



Palm Jumeirah



Mall of Emirates

Dubai
Media City

Al Barsha

Sheikh Zayed Road

Dubai Marina



Emirates Golf Club

Emirates Hills

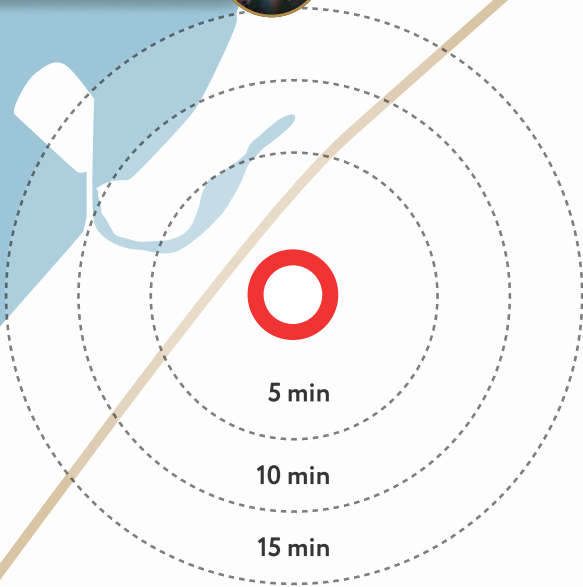
Jumeirah
Islands



5 min

10 min

15 min





REAL
ESTATE

Paramount Tower

Ready to move | Damac Properties

📍 Business Bay 🚗 Business Bay

from \$ 370,000

from \$ 645 / ft² | from 520 ft²



Paramount Tower Hotel & Residences Dubai is a 64-storey tower with a hotel and private residences on the second line of the Sheikh Zayed Road, a 15-minute walk from the Burj Khalifa skyscraper. The building made of transparent and gilded glass and steel is visually divided into 2 parts. Floors 15 to 25 are occupied by the hotel. From the 26th to the 63rd floor there are apartments with terraces.



★ AMENITIES

- Restaurants and bars
- Fitness center
- Kids club
- SPA-centre
- Swimming pool
- Valet-parking
- Screening room
- Meeting rooms

LOCATION ACCESSIBILITY

- 3 minutes 🚶 Dubai Canal
- 3 minutes 🚗 Burj Khalifa
- 10 minutes 🚗 пляж Jumeirah
- 17 minutes 🚗 Dubai Int. Airport (DXB)

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PAYMENT PLAN

20% Down payment

80% Over 2 years

AVAILABLE LOTS

Studio

from \$ 370,000

2-bedroom apartment

from \$ 883,000

1-bedroom apartments

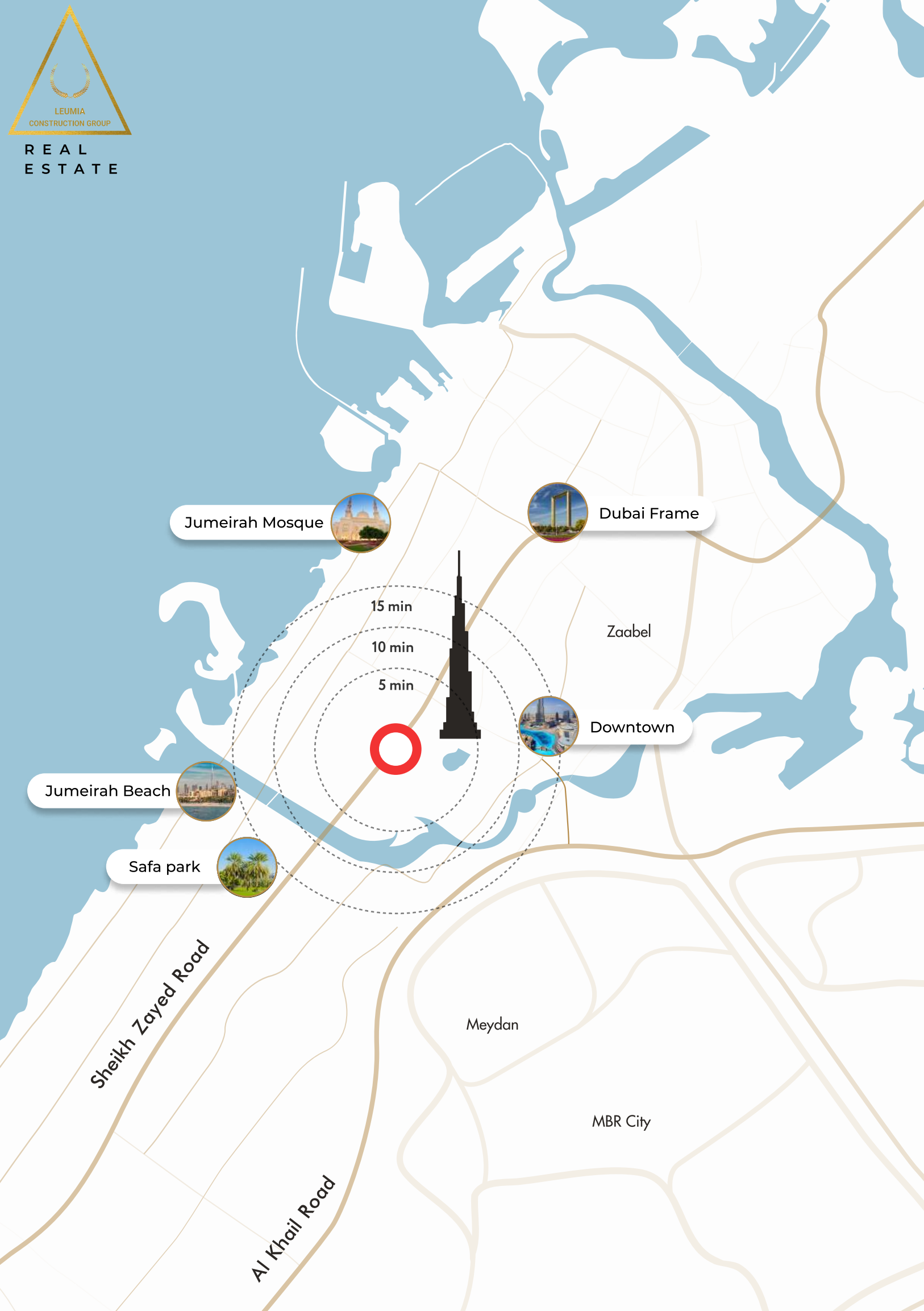
from \$ 572,000

Hotel residents and apartment residents enjoy 5-star service: the concierge is ready to help with any problem around the clock, from ordering a taxi to calling a cleaning service. From the 1st to the 10th floor there is a fitness club, a SPA with a sauna, a cinema with Paramount Pictures archive films, a children's center, shops and restaurants. On the roof of the tower there is a panoramic pool with the best views of Dubai.





REAL ESTATE



Jumeirah Mosque



Dubai Frame

15 min
10 min
5 min



Zaabel



Downtown

Jumeirah Beach



Safa park



Meydan

MBR City

Sheikh Zayed Road

Al Khail Road



REAL
ESTATE

J One Tower

Ready to move | Dal Al Arkan

Downtown Business Bay

from \$ 432,000

from \$ 571 / ft² | from 753 ft²



J One Tower is the first residential complex in the world with interiors designed by the Italian automobile brand Pagani. The project consisted of two towers is located on the Dubai Canal Embankment, a 10-minute drive from Burj Khalifa and Dubai Mall. The project offers 2, 3 and 4 bedroom apartments with private outdoor spaces and a large penthouse.



★ AMENITIES

- Finishing from Pagani
- Markets
- Fitness center
- Infinity pool
- Concierge service
- Cleaning and laundry
- Chef services
- Babysitting services

LOCATION ACCESSIBILITY

- | | | |
|------------|--|--------------------------|
| 10 minutes | | Burj Khalifa |
| 12 minutes | | DIFC |
| 20 minutes | | Dubai Marina |
| 15 minutes | | Dubai Int. Airport (DXB) |

CONTACT AN EXPERT

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PAYMENT PLAN

20% Down payment

80% Over 3 years

AVAILABLE LOTS

1-bedroom apartments

from \$ 432,000

2-bedroom apartments

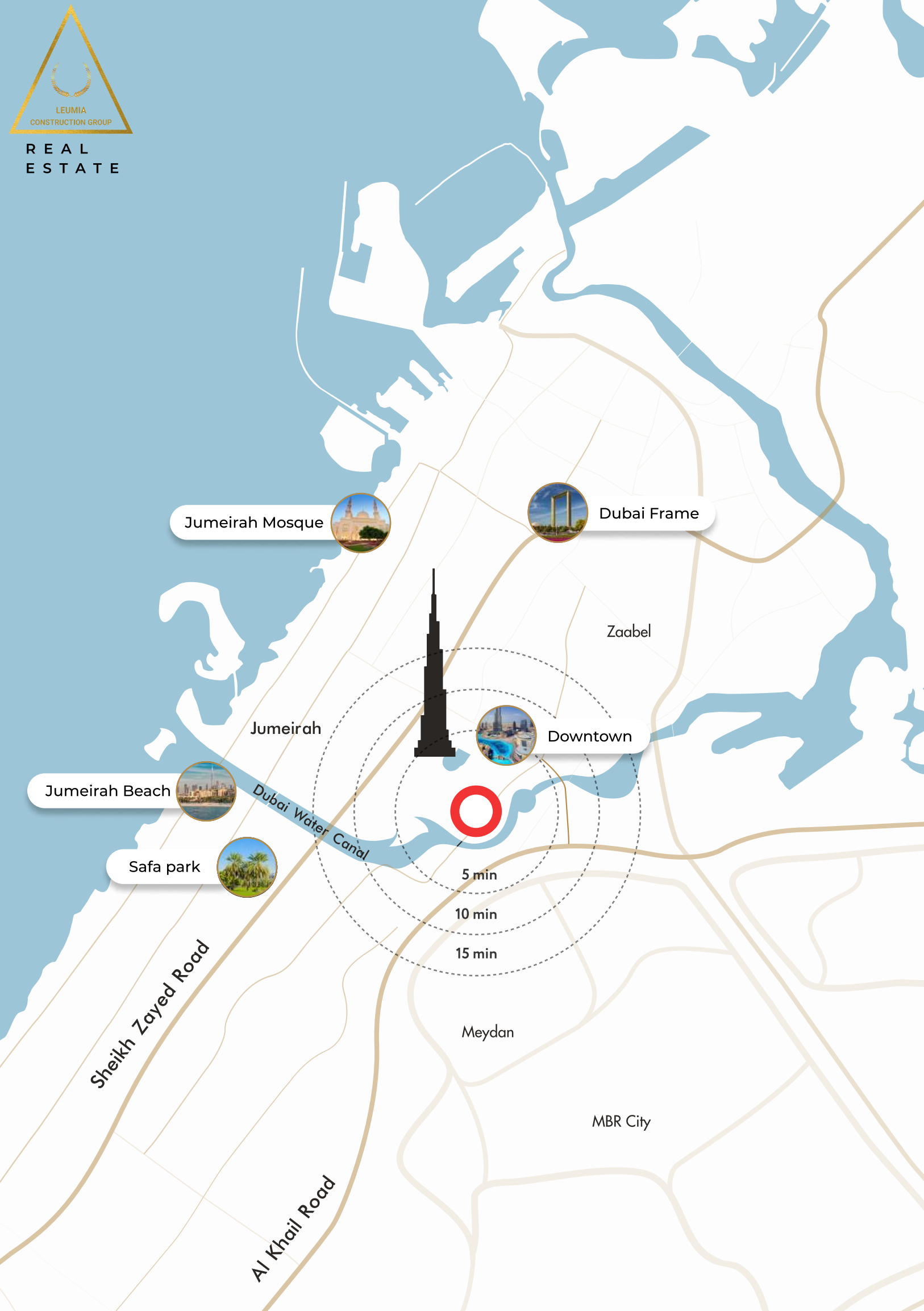
from \$ 753,678

The unique architecture of the tower is true geometric innovation with 19 floors of residential apartments. There are 80 residences in J One Tower, with the living area from 2098 sq. ft. to 7000 sq. ft. Each apartment has 2 parking spaces on the ground floor. The layout of all 2 bedroom residence includes 2 bathrooms, an entrance hall, a living room combined with a dining room, a guest toilet and a kitchen.





REAL
ESTATE



Jumeirah Mosque



Dubai Frame

Zaabel

Jumeirah



Downtown

Jumeirah Beach



Safa park



Dubai Water Canal



5 min

10 min

15 min

Meydan

MBR City

Sheikh Zayed Road

Al Khail Road



REAL
ESTATE

Al Habtoor City

Ready to move | Al Habtoor Group

📍 Business Bay 🚗 Business Bay

from \$ 438,000

from \$ 227 / ft² | from 860 ft²



Al Habtoor City is a hotel, residential and entertainment complex next to the Dubai Water Canal and the Burj Khalifa skyscraper. It comprises 3 five-star hotels and 3 residential towers - Noora, Amna and Meera with a height of 73, 73 and 52 floors. In the center of the residential complex Al Habtoor City is the largest entertainment venue in Dubai.



★ AMENITIES

- Boutiques and shops
- Cafes and restaurants
- Fitness center
- SPA-salons
- Medical center
- 24/7 Concierge service
- Private garden
- Children playgrounds

LOCATION ACCESSIBILITY

- 4 minutes 🚶 Business Bay
- 4 minutes 🚶 Safa Park
- 25 minutes 🚗 Dubai Int. Airport (DXB)
- 15 minutes 🚗 Dubai Marina

CONTACT AN EXPERT

Call us now:

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PAYMENT PLAN

20% Down payment

80% Over 5 years

AVAILABLE LOTS

1-bedroom apartments 3-bedroom apt
from \$ 438,000 **from \$ 1,012,991**

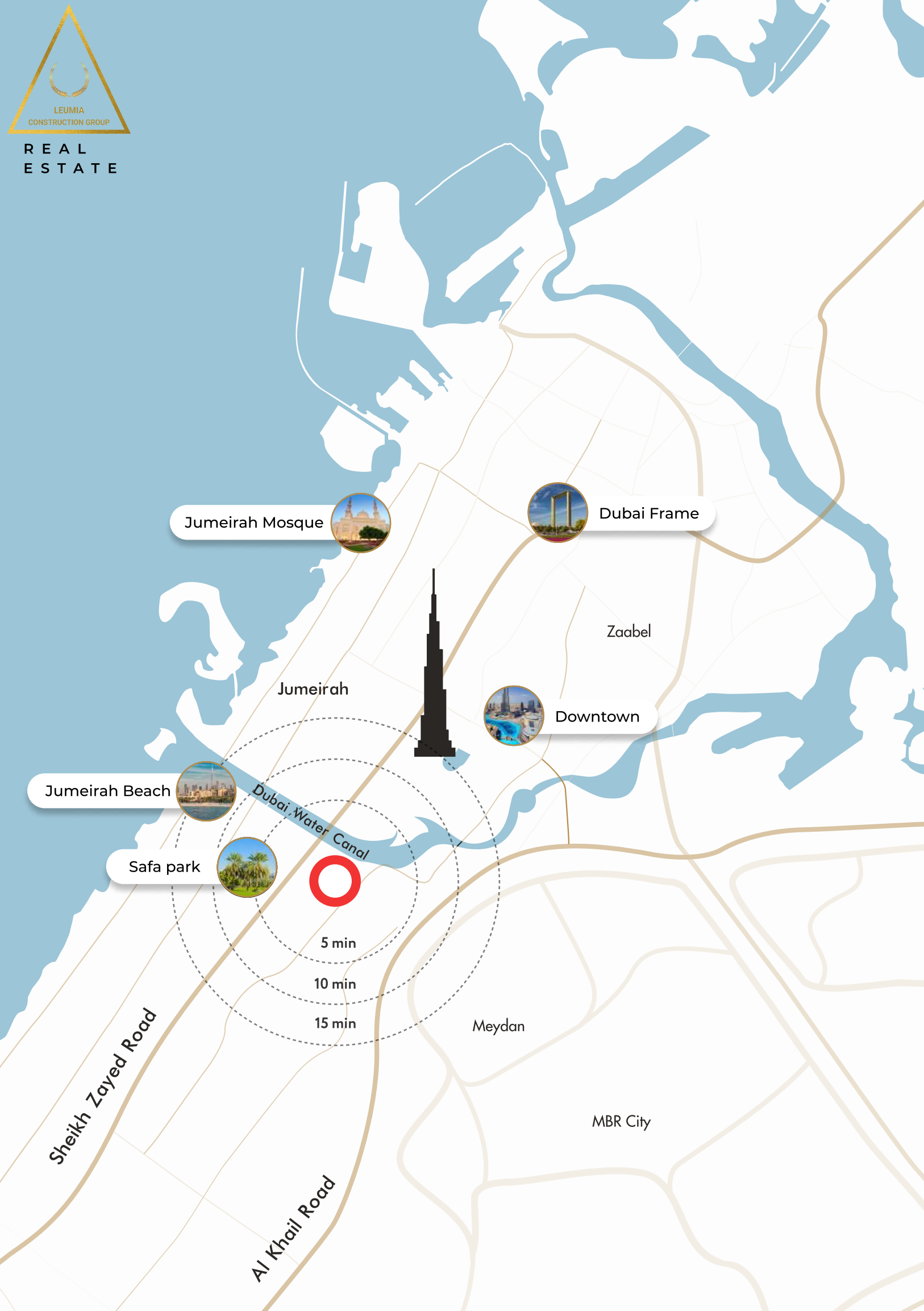
2-bedroom apartments Penthouses
from \$ 639,000 **on request**

In Al Habtoor City you can choose apartments from 1 to 5 bedrooms with a balcony or a penthouse with a terrace and a private pool. The interior design is finished in a modern neutral style in light colours. All apartments are equipped with furniture and all necessary household appliances. Take an evening walk along the picturesque embankment of Dubai Canal, or visit the unforgettable La Perle show by Du Soleil.





REAL
ESTATE



Jumeirah Mosque



Dubai Frame



Zaabel

Jumeirah

Downtown



Jumeirah Beach



Dubai Water Canal

Safa park



5 min

10 min

15 min

Meydan

MBR City

Sheikh Zayed Road

Al Khail Road



REAL
ESTATE

SLS Dubai

Ready to move | WOW Development

📍 Downtown 🚗 Business Bay

from \$ 588,000

from \$ 470 / ft² | from 1,215 ft²



SLS Dubai is a 75-storey residential skyscraper and a 5-star hotel 5 minutes from the Dubai Mall. The tower offers a breathtaking panoramic view of the world's tallest building, the Burj Khalifa, and Dubai Creek Bay. There are 2 infinity pools and lounge areas on the roof. The authors of the project are popular architects Aedas and designer Paul Bishop.



★ AMENITIES

- Restaurants and cafes
- Parking
- Swimming pools
- Fitness Center
- SPA Lounge
- Vitamin Bar
- Concierge Service
- Shopping Center

LOCATION ACCESSIBILITY

- 5 minutes 🚗 Dubai Mall
- 5 minutes 🚗 Burj Khalifa
- 8 minutes 🚗 DIFC
- 10 minutes 🚗 Dubai Int. Airport (DXB)

CONTACT AN EXPERT

Call us now:

Sales@leumia.construction



PAYMENT PLAN

30% Down payment

70% Over 3 years

AVAILABLE LOTS

1-bedroom apartments

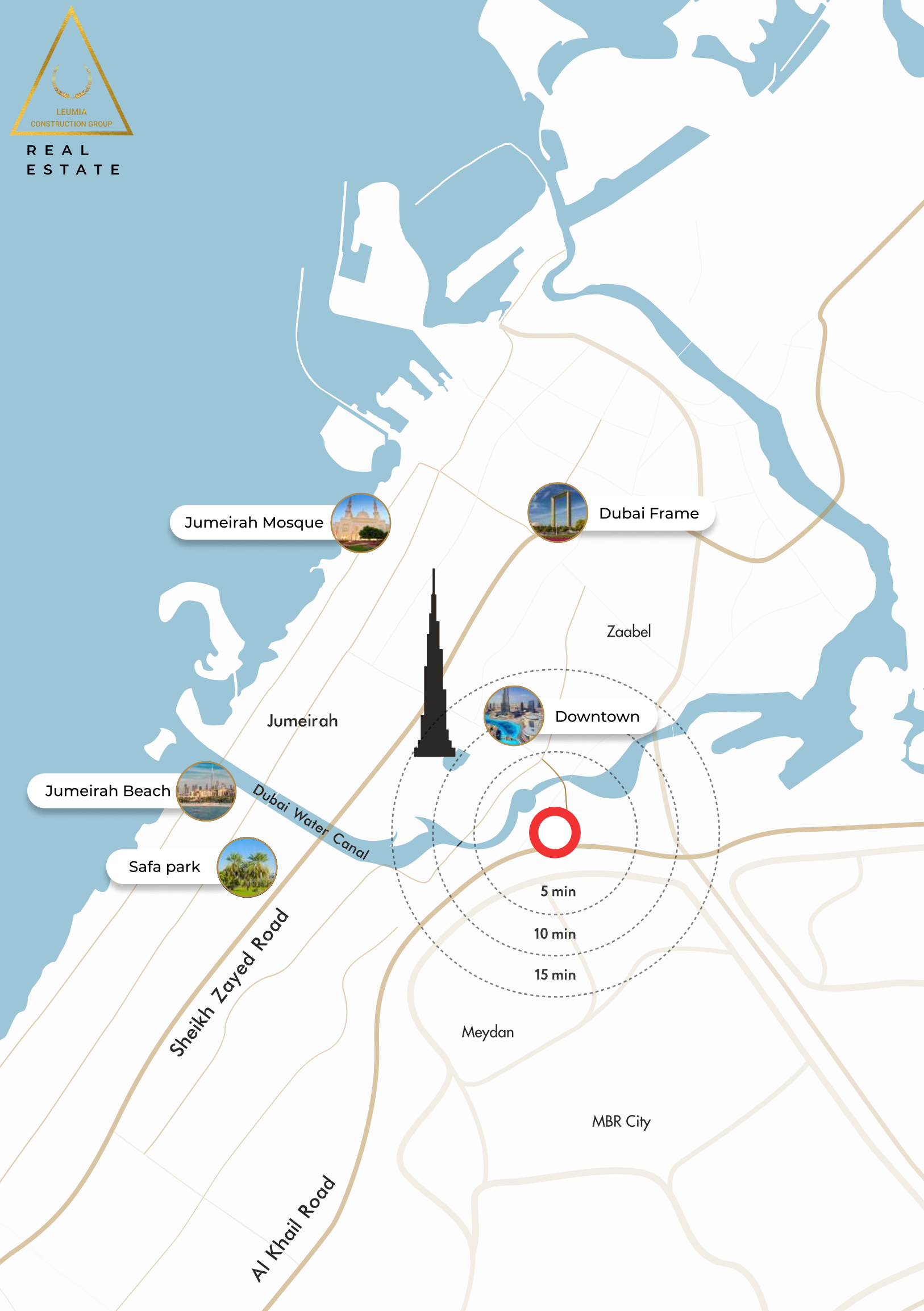
from \$ 588,000

The interior of the apartments is decorated in a modern style with light colors with shades of rose gold. Large windows give a sense of spaciousness and fill the space with air and light. The kitchens are equipped with natural stone countertops and German appliances.





REAL
ESTATE



Jumeirah Mosque



Dubai Frame



Zaabel

Downtown



Jumeirah

Jumeirah Beach



Safa park



Dubai Water Canal

Sheikh Zayed Road

Al Khail Road

Meydan

MBR City

5 min

10 min

15 min



REAL
ESTATE

Avani Palm View

Ready to move | Al Fahim Group

📍 Al Sufouh 🚗 Dubai Internet City

from \$631,000

from \$ 546 / ft² | from 1,149 ft²



Avani Palm View Dubai Hotel & Suites is a 43-storey skyscraper with 264 apartments overlooking the Palm Jumeirah near Sufuh Beach and 15 minutes by car from Dubai Marina. The facade of the building is made in a minimalist style of glass and metal with panoramic windows.



★ AMENITIES

- Private beach
- Palm Jumeirah view
- Gulf view
- 24/7 concierge service
- Fitness center
- SPA-center
- Infinity pool
- Parking

LOCATION ACCESSIBILITY

3 minutes	🚶	Palm Jumeirah
5 minutes	🚶	пляж Sufouh
15 minutes	🚗	Dubai Marina
20 minutes	🚗	Burj Khalifa, Dubai Mall

CONTACT AN EXPERT

Call us now:

Sales@leumia.construction



PAYMENT PLAN

20% Down payment

80% Over 2 years

AVAILABLE LOTS

1-bedroom apartments 3-bedroom apt

from \$ 631,000 from \$ 1,079,000

2-bedroom apartments

from \$ 836,000

The interiors are designed in soft and light colors with bright accents. On the floor there are marble tiles and parquet made of natural beige oak. Each apartment has functional furniture and household appliances. A 24-hour concierge service is on duty in the lobby. You can have lunch in the restaurants of the complex, swim in the outdoor pool on the terrace, and the fitness center with sauna will allow you to train and relax after it.





REAL
ESTATE



Palm Jumeirah



Mall of Emirates

Dubai
Media City

Al Barsha

Dubai Marina



5 min

10 min

15 min



Emirates Golf Club

Emirates Hills

Jumeirah
Islands

Sheikh Zayed Road





REAL
ESTATE

The Address JBR

Ready to move | EMAAR Properties

📍 Dubai Marina 🚗 DMCC

from \$ 716,000

from \$ 1,134 / ft² | from 630 ft²



The Address Jumeirah Beach is two 310-meter skyscrapers connected by lower and upper levels. The exterior of the building resembles a rectangle with a void inside. The project is located in the Dubai Marina area, a short walk from the beach and the highest observation wheel - Ain Dubai.



★ AMENITIES

- Restaurants and cafes
- Private beach
- Infinity pool
- Fitness center
- Concierge service
- Playgrounds
- Running paths
- Shopping center

LOCATION ACCESSIBILITY

- | | | |
|------------|---|-------------------|
| 2 minutes | 🚶 | JBR beach |
| 5 minutes | 🚶 | Metro station |
| 10 minutes | 🚶 | Dubai Marina Mall |
| 10 minutes | 🚗 | The Palm Jumeirah |

CONTACT AN EXPERT

Call us now:

Sales@leumia.construction



PAYMENT PLAN

100% Payment

AVAILABLE LOTS

1-bedroom apartments

from \$ 716,000

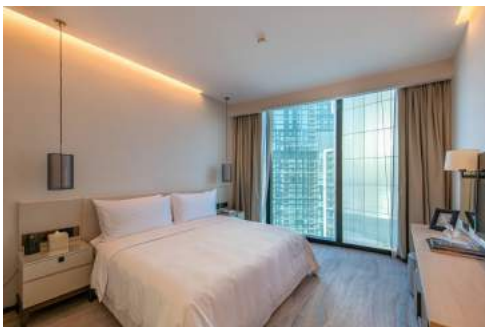
2-bedroom apartments

SOLD OUT / on request

3-bedroom apartments

SOLD OUT / on request

Address JBR residents have access to a private 100-meter beach, swimming pools near the podium and terraces for relaxation. Spa and fitness centers, retail stores and restaurants are located on the lower podium. There is an infinity pool and a bar on the roof of the skyscraper. The service staff, security service and concierge service are available 24/7.





REAL
ESTATE



Palm Jumeirah



Mall of Emirates

Dubai
Media City

Al Barsha

Sheikh Zayed Road



Emirates Golf Club

Emirates Hills

Jumeirah
Islands

Dubai Marina



5
min

10
min

15
min



REAL
ESTATE

Opus Residences

Ready to move | Omniyat

📍 Business Bay 🚗 Business Bay

from 872,000 \$

from \$ 1,148 / ft² | from 818 ft²



Opus Residences by Zaha Hadid is a 28-story mixed-use complex designed by the famous British architect Zaha Hadid. The building with the strict straight lines of the glazing are suddenly broken and reveal a living, flowing form. The project is located in Business Bay. It takes 18 minutes to reach the Palm Jumeirah Island, while Dubai International Airport is a 13-minute drive away.



★ AMENITIES

- Designer lobby
- Smart home system
- Swimming pool
- Fitness center
- Landscaped gardens
- Concierge service
- Security
- Parking

LOCATION ACCESSIBILITY

- | | | |
|------------|---|--------------------------|
| 5 minutes | 🚗 | Burj Khalifa, Dubai Mall |
| 8 minutes | 🚗 | Dubai Opera |
| 10 minutes | 🚗 | Jumeirah Beach |
| 20 minutes | 🚗 | Dubai Marina |

CONTACT AN EXPERT

Call us now:

Sales@leumia.construction



PAYMENT PLAN

50% First installment

50% During the construction

AVAILABLE LOTS

1-bedroom apartments 3-bedroom apartments

from \$ 872,000 from \$ 6,359,000

2-bedroom apartments

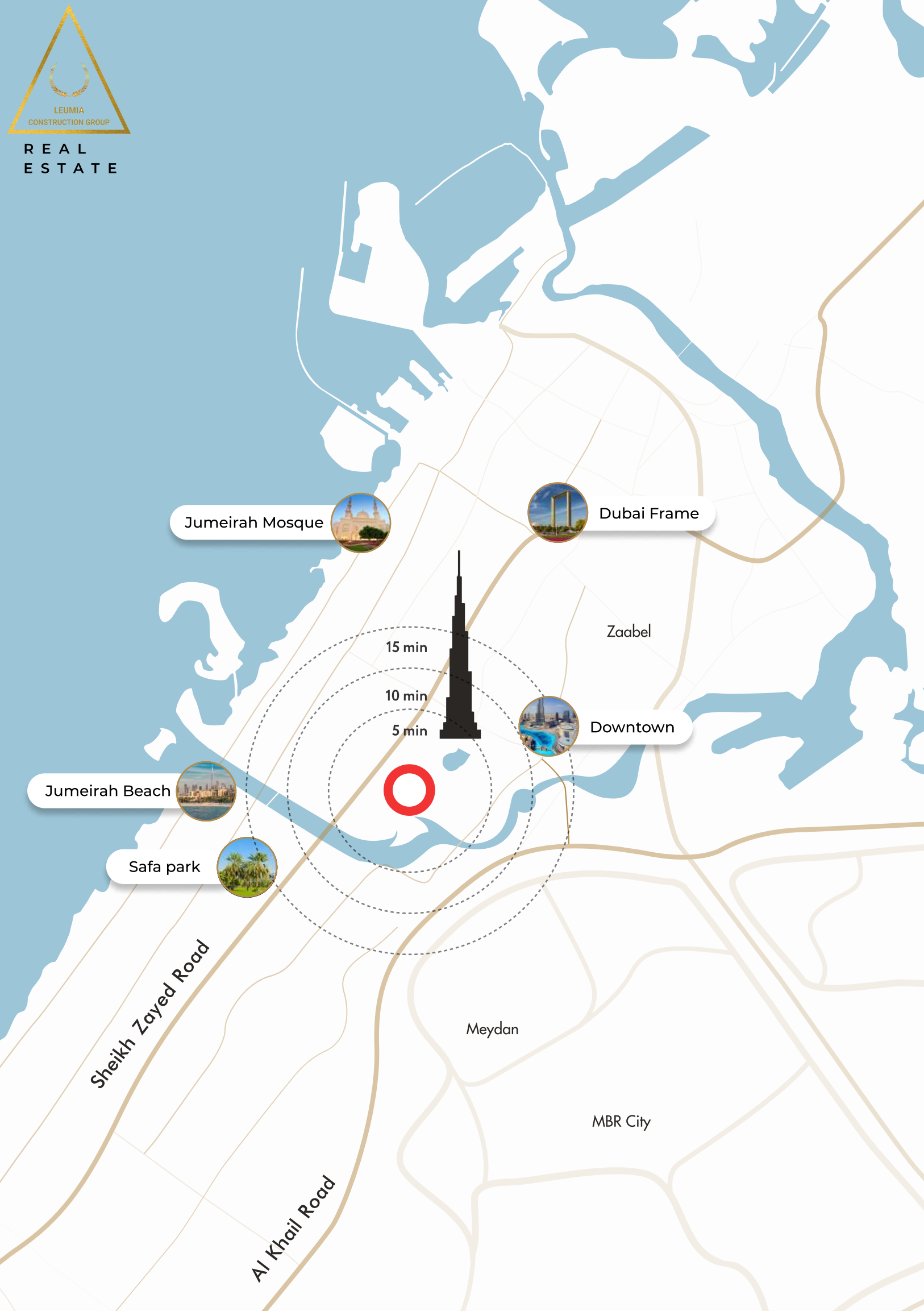
from \$ 2,338,000

Zaha Hadid has designed not only the exterior of the building, but also individual interiors for each apartment. Opus Residences offers 1- bedroom apartments in size from 818 ft² and 2 beds from 2,216 ft² as well as unusual two-level and three-level options. Each property with finishing is fully furnished. There are two interior design options - light sandy 'Desert' and 'Midnight Blue' in dark blue shades.





REAL
ESTATE



Jumeirah Mosque



Dubai Frame

15 min

10 min

5 min

Zaabel



Downtown

Jumeirah Beach



Safa park



Sheikh Zayed Road

Al Khail Road

Meydan

MBR City



REAL
ESTATE

The Palm Tower

Ready to move | Nakheel

 The Palm Jumeirah  Al Khail

from \$ 920,000

from \$ 872 / ft² | from 1054 ft²





The Palm Tower is a 52-storey residential complex on the island of Palm Jumeirah. The apartment offers panoramic views of the Dubai skyline, Palm Jumeirah Island and Gulf. There is an observation deck on the 52nd floor, an infinity pool with a 360-degree view on 50th floor. Spend an unforgettable evening with family or friends in restaurants of the complex.



★ AMENITIES

- Palm Jumeirah View
- Beach
- Shopping center
- Cinemas
- Restaurants and cafes
- Fitness center
- Infinity pool
- SPA

LOCATION ACCESSIBILITY

- | | | |
|------------|---------------------------------------------------------------------------------------|-----------------|
| 3 minutes |  | Nakheel Mall |
| 5 minutes |  | Al Ittihad Park |
| 8 minutes |  | Dubai Marina |
| 15 minutes |  | Downtown Dubai |

CONTACT AN EXPERT

Call us now:

Sales@leumia.construction



PAYMENT PLAN

45% Down payment

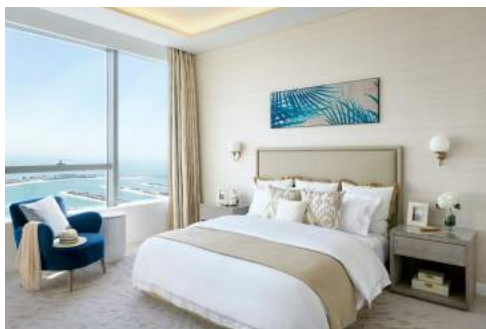
55% Over 3 years

AVAILABLE LOTS

1-bedroom apartments

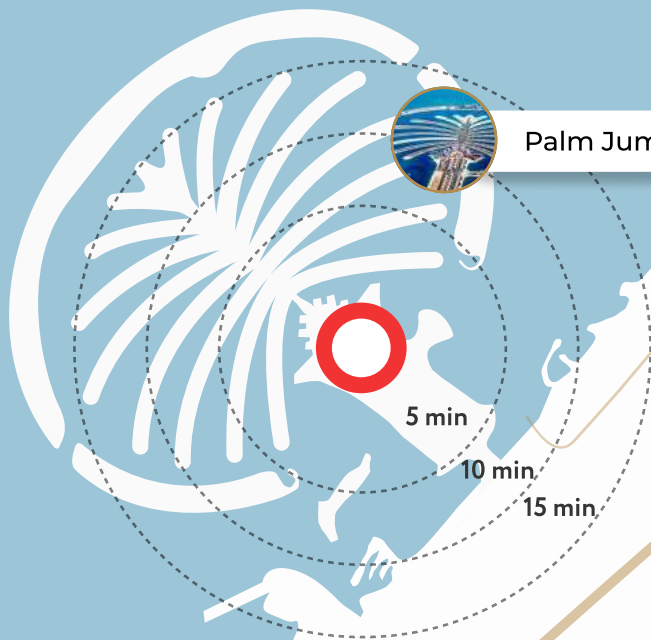
from \$ 920,000

In The PalmTower you can choose from studios and residences with 1 and 2 bedrooms. All apartments are with magnificent interior decoration and fully furnished. The interior in soft beige shades is filled with daylight through the panoramic windows creating a sense of calm and relaxation. The highlights of the project are the observation deck on the 52nd floor and pool with crystal clear water.





REAL
ESTATE



Palm Jumeirah



Mall of Emirates

Dubai
Media City

Al Barsha



Emirates Golf Club

Emirates Hills

Jumeirah
Islands

Dubai Marina



Sheikh Zayed Road