



# LUMIÈRE

## HEIGHTS

AL JADDAF WATER FRONT

A PROJECT BY: **AJ** GARGASH  
REAL ESTATE  
DEVELOPMENT



LUMIÈRE  
HEIGHTS

WHERE THE  
CITY MEETS  
THE CALM OF THE  
WATER



THE ART OF LIVING  
BY THE  
WATERFRONT



## WATERFRONT ELEGANCE AT LUMIÈRE 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.



# MODERN URBAN RETREAT

LUMIÈRE  
HEIGHTS



CONTEMPORARY  
ARCHITECTURE



A CANVAS OF BLUE,  
PAINTED BY NATURE





An architectural rendering of the Lumière Heights residential complex. The image shows a modern, multi-story building with a light-colored facade and large glass windows. A central courtyard features a swimming pool with a winding path and lush greenery. To the right, a large, rectangular swimming pool is visible, surrounded by a paved deck and some lounge chairs. The building is situated near a body of water, with palm trees and other tropical vegetation in the foreground and background. The overall atmosphere is one of luxury and modern urban living.

## 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.

LUMIÈRE  
HEIGHTS



# PROJECT LOCATION

3 MIN

JAMEEL ART  
CENTRE

4 MIN

DXB  
AIRPORT

4 MIN

PALAZZO  
VERSACE

5 MIN

HEALTH CARE  
CITY

7 MIN

DUBAI FESTIVAL  
CITY

8 MIN

MOHAMMED BIN  
RASHID LIBRARY

8 MIN (WALK)

JADAFF METRO  
STATION

8 MIN

DEIRA CITY  
CENTER



ACCESS TO GREEN LINE  
METRO STATION



ACCESS TO NEW  
ETIHAD RAILWAY



ACCESS TO MAJOR  
HIGHWAYS

12 MIN

MIRDIFF CITY  
CENTRE

15 MIN

BUSINESS  
BAY

16 MIN

CREEK GOLF  
CLUB

17 MIN

DUBAI CREEK  
HARBOUR

18 MIN

BURJ  
KHALIFA

30 MIN

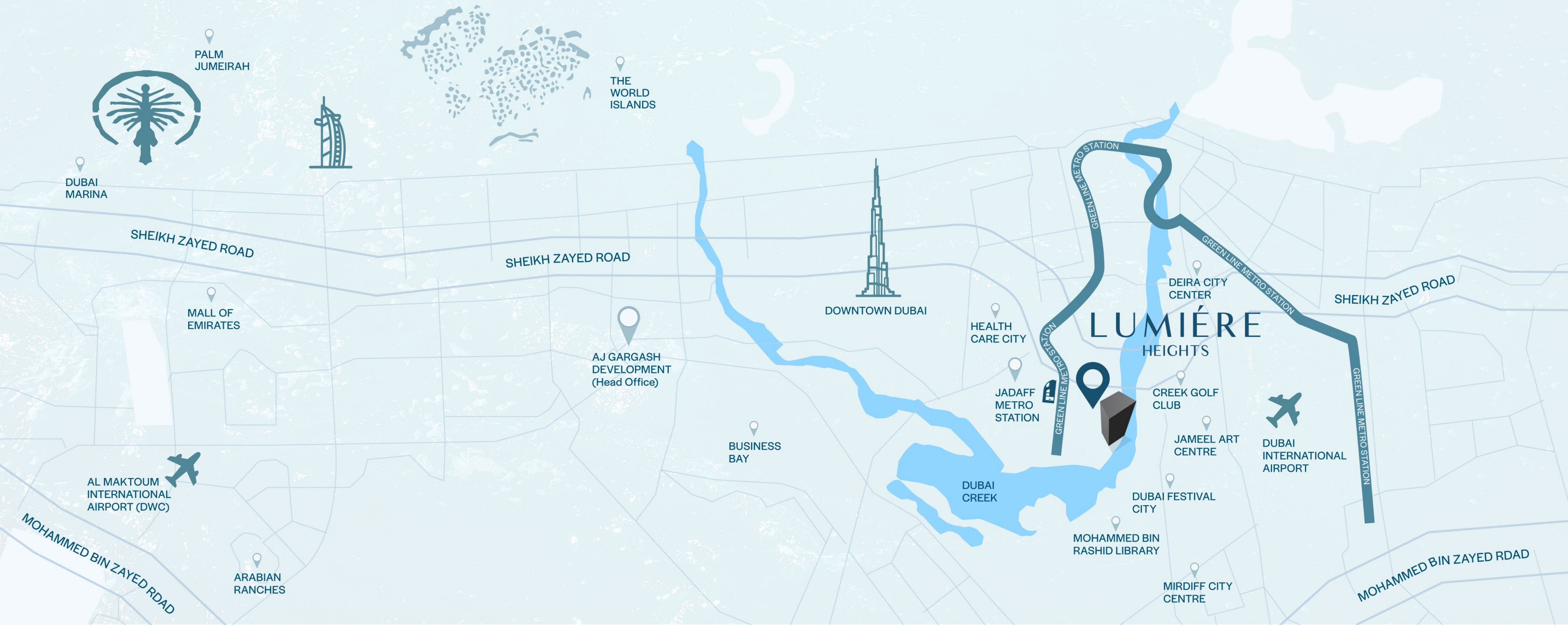
PALM  
JUMEIRA

34 MIN

DUBAI  
MARINA

40 MIN

AL MAKTOUM  
INTERNATIONAL  
AIRPORT (DWC)





## 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





TIMELESS BEAUTY, INSPIRED BY PEARLS



FROM CORRIDOR TO  
COMFORT, EVERY STEP  
FEELS LIKE HOME



## 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







## 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.



# 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



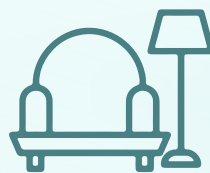
Cutting-edge Cardio Equipment  
Strength Training Zone  
Yoga Zone

## 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.



LAUGHTER SHIMMERS LIKE PEARLS,  
AND EVERY SPLASH CREATES  
A MEMORY TO CHERISH



WHERE WATER INSPIRES  
EVERY MOMENT





## SERENITY GARDENS

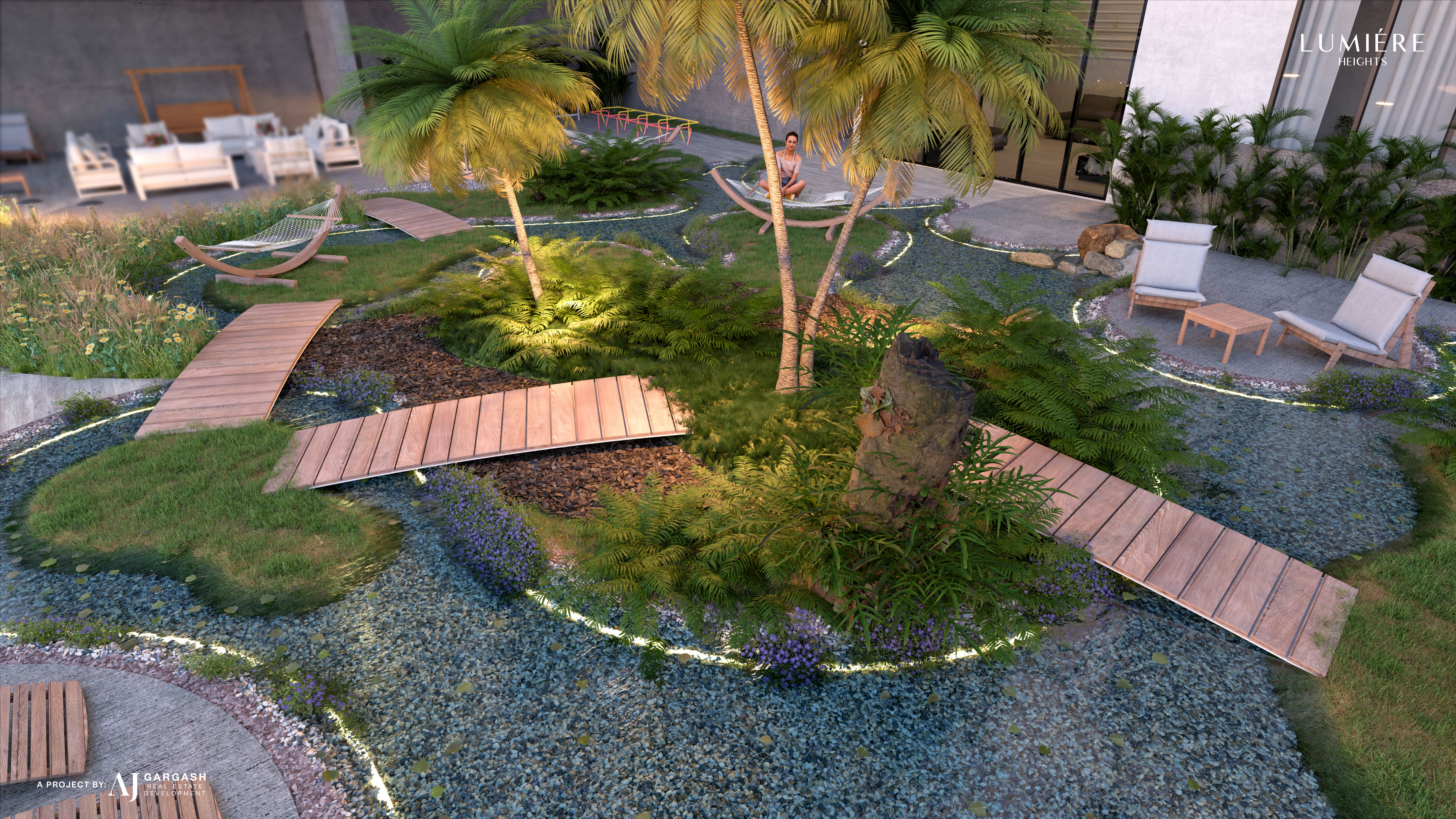
Escape the everyday in our Serenity Garden, a verdant oasis designed for tranquility. Discover winding paths, rustic wooden bridges, Zen relaxation areas, and soothing water features, all set against the backdrop of breathtaking creek views.





SHORELINE SERENITY, URBAN SOPHISTICATION







## 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.







# FUSION LOUNGE

## 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.









## 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.















# 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





## 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







## 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.







LUMIERE HEIGHTS



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