ABOUT JUMEIRAH VILLAGE TRIANGLE

Jumeirah Village Triangle (JVT) is a sustainable gated green freehold development offering a serene atmosphere. This peaceful suburban community is considered as one of the top family-friendly neighbourhoods in Dubai is situated on the northern side of Dubai. Designed to match the lifestyle of the residents that live there, with its harmonious blend of modern living and green spaces, represents a prime choice for those seeking a family-oriented, comfortable, and eco-friendly lifestyle in Dubai.

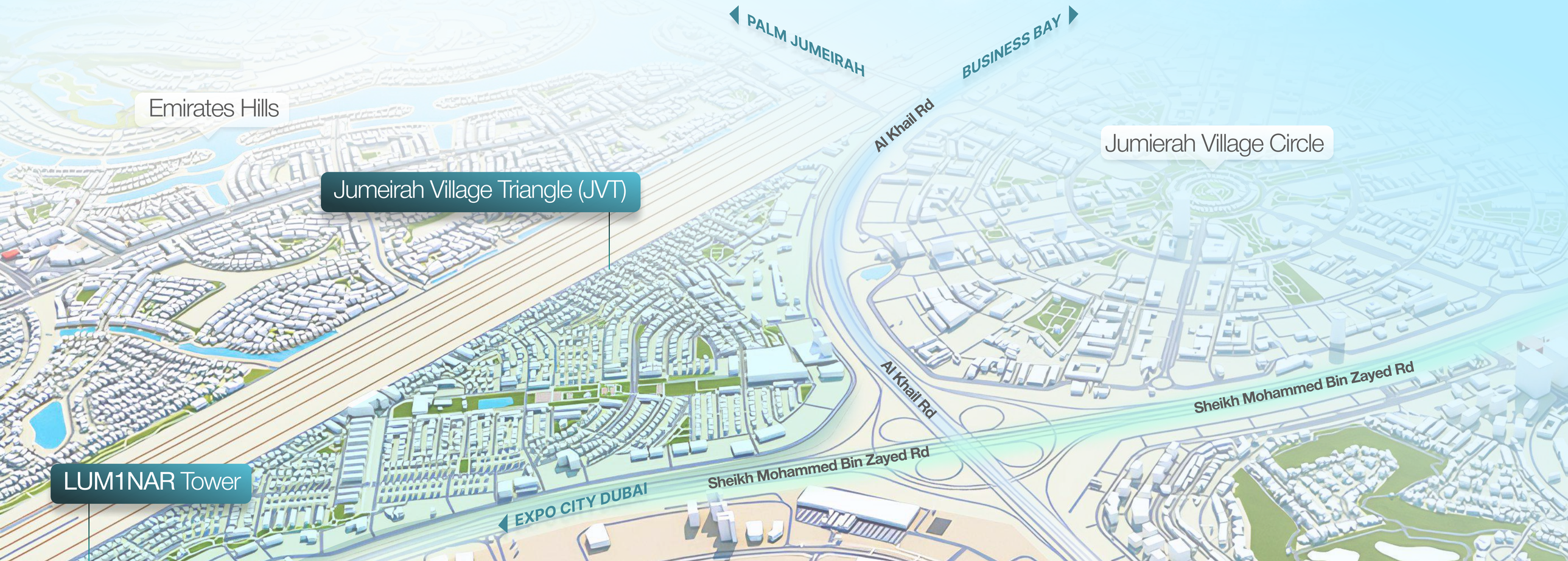
JVT was built around a beautiful lake and encompasses many walkways and paths to offer their residents spectacular views as they go for leisurely strolls or walks around the vicinity. It is a city on its own, offering its residents a thriving community filled with parks, schools and mosques.

The neighborhood is an ideal choice for property investors eyeing lucrative returns as well as residents seeking a tranquil living experience. This community is preferred mostly by families and individuals who are seeking a premium and exceptional lifestyle that renders ultimate satisfaction to your heart and mind.

LOCATION

Jumeirah Village Triangle (JVT) located at the junction of Sheikh Mohammed Bin Zayed Road (E311) and Al Khail Road (E44), conveniently located near the coastal areas to Jumeirah Island, Palm Jumeirah, and Palm Jebel Ali. It Offers easy access to central locations within the emirate.

JVT is surrounded by other emerging neighborhoods like Jumeirah Village Circle, Motor City, Sports City,etc. and is just a few minutes away from JLT, Emirates Hills, Dubai Marina and JBR. It is 30 minutes from the Dubai International Airport and 15 minutes to the beach.



LOCATION

Attractions

Dubai Miracle Garden – **9 minutes**
Motiongate Theme Park – **25 minutes**
Legoland Dubai – **27 minutes**
The Walk JBR – **20 minutes**
Palm Jumeirah – **22 minutes**

Golf clubs

Jumeirah Golf Estates Golf Course – **15 minutes**
Montgomerie Golf Course – **17 minutes**

Kids

Sunmarke School – **2 minutes**
Arcadia School – **5 minutes**
JSS International School – **12 minutes**
GEMS Founders School – **18 minutes**

Malls

Circle Mall – **15 minutes**
City Centre Meaisem – **11 minutes**
Dubai Hills Mall – **17 minutes**
Mall of the Emirates – **15 minutes**

Hotels

Novotel JVT – **2 minutes**
Mövenpick Hotel JVT – **2 minutes**
Aloft Me'aisam – **15 minutes**
FIVE Jumeirah Village Hotel – **15 minutes**

LIVING IN JVT

LUM1NAR
TOWER2

Strategic Location

Easy commuting to other parts of Dubai due to proximity to major highways

Upcoming Shopping Centre

JVT residents can anticipate the upcoming launch of Al Khail Avenue, a highly anticipated shopping center featuring popular brands, supermarkets, movie theaters, restaurants, hotels, and more.

Amenities and Environment

JVT features abundant amenities, including parks, walking paths, and sports courts, catering to both nature enthusiasts and those leading an active lifestyle

Education

Living in JVT is made even more appealing with the presence of reputable nurseries and schools such as Jumeirah International Nursery and Kids Kingdom Nursery School for young children, as well as Sunmarke School and Arcadia School for those seeking primary education.

Entertainment

The community members can also head to the shopping and entertainment hub City Centre Me'aisem in the neighbouring community of Dubai Production City for premium dining, retail and leisure options.

Plethora of Property Options

JVT offers diverse accommodation options, including villas, apartments, and townhouses.

Healthcare

The location of the area allows its residents to reach a few of the best hospitals in the city in a matter of minutes. The closest hospitals near Jumeirah Village Triangle include NMC Royal Hospital in Dubai Investments Park, Saudi German Hospital in Al Barsha and Al Zahra Hospital.

LUM1NAR
TOWER2

District 2, Jumeirah Village Triangle

Building configuration:
B+G+4P+20+R
RETAIL 1-4

Anticipated Handover: Q3 2026

Anticipated Service Charge: AED 15/Sq.Ft.

UNIT TYPES

1 BEDROOM	1.5 BEDROOM	TOTAL
158	38	196

LUM1NAR Tower 1 is a 25-story project designed to be your guiding light into a world of comfort and well-being. Whether you're taking a dip in the pool or relaxing in the lush green outdoor lounge, we're confident you've found your way to living your best life.

AMENITIES

- Lobby
- Swimming Pool
- Pool Deck with Sun Loungers
- Kids Swimming Pool
- Kids Play Room
- Outdoor Kids Play Area
- Gym
- Outdoor Yoga Lounge
- Sauna
- Male/ Female Showers
- Changing Rooms
- Gaming Room
- Clubhouse
- Outdoor BBQ & Kitchen
- Outdoor Lounge
- Outdoor Dining
- Prayer Rooms
- 4-storey parking
- Disabled Parking

LUM1NAR

LUM1NAR
TOWER2

Object 1