
LUMEA
RESIDENCES
DEVELOPED BY
GREEN
HORIZON
DEVELOPMENTS

Project USPs

- Competitive ticket prices and price per sq.ft.
- Highly flexible payment plan.
- Superior quality and finishing.
- Generous floor plan layouts.
- A wide variety of amenities.
- A desirable location within a master-planned island community.



GREEN HORIZON

DEVELOPMENTS

Green Horizon’s philosophy revolves around creating timeless architectural masterpieces that offer both luxury living and exceptional investment value.

Rooted in excellence, every Green Horizon development is designed to transcend generations, embodying sophistication, sustainability and innovation.

With a proven track record in the restoration and renovation of UK properties including boutique hotels and residential real estate, Green Horizon has a wealth of experience in delivering properties with the highest quality finishing.

With an interiors factory spanning 200,000 sq.ft in Ras Al Khaimah, Westwood Interiors brings the developer’s portfolio of residential properties to life through premium materials sourced from Europe and seamless finishing.

15+ Years Of Excellence In Real Estate

1,000+ Luxurious Homes Crafted

200K SQ.FT Interiors Factory

UK & UAE Geographical Coverage

7 Projects Delivered Ahead Of Schedule

Co-Development Projects With Imtiaz Include:



SUNSET BAY

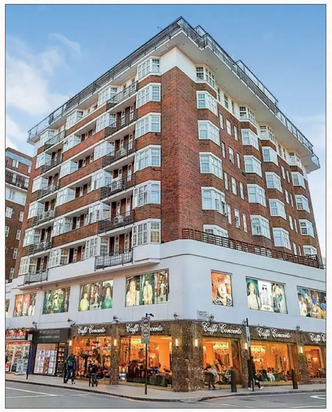


COVE



HYDE WALK

London Projects



PRINCE COURT



53 LANCASTER GATE



HYDE PARK MANSION



GLOUCESTER TERRACE

Effortless Connections. Endless Possibilities.

Infinity Bridge:	3 min
Hyatt Regency:	3 min
Nearest Metro Station:	6 min
Gold Souk:	6 min
Dubai Hospital:	6 min
Al Mamzar Beach:	6 min
Deira City Centre:	6 min
Canadian Specialist Hospital:	8 min
Dubai International Airport:	10 min
The Elite English School:	10 min
Al Ghurair Centre:	10 min
Cruise Terminal:	13 min
La Mer Beach:	13 min
Jumeirah Mosque:	18 min
Jumeirah Public Beach:	18 min
Dubai Frame:	18 min
Downtown Dubai:	22 min
Dubai Mall:	22 min



VISION PLAN FRAMEWORK



ISLAND C: OASIS ISLAND

- Blue & Green layered amenities for everyone
- 4 Resorts & Districts: Wellness, Eco, Family & Sports
- 1 village: Marina
- Golf: 18 holes
- Integrated oasis landscape connecting all districts & resorts
- Private Villa Enclaves

ISLAND B: INTEGRATED RESORTS & COMMUNITIES ISLAND

- Portal to the Island Resorts & Communities
- Beach front resorts & low-density communities along the western channel
- Promenade waterfront hotels and mid-density communities along the eastern channel
- Sports park or community parks and community clubs
- Small village core for community commercial and services

ISLAND D: SPORTS COUNTRY CLUB ISLAND

- Exclusive Sports Country Club Community
- Private sports country club: soccer and tennis academy, outdoor pools and aquatic sports, archery, horseback riding, special cycling course, skateboarding, beach and water recreation etc.
- Boutique resort and marina
- Private beach club
- Low density residential with country club membership and waterfront premium living

ISLAND A: MIXED-USE ISLAND CORE

- Vibrant, high energy mixed-use island core: mall, entertainment, business, waterfront commercial, marina and high-end island living

ISLAND E: LUXURY ESTATES ISLAND

- Luxury private island community
- Signature estate lots and private marina
- Waterfront and waterfront accessible villas
- Exclusive clubhouse

Location	Average PSF AED
Dubai Islands	2,370
La Mer	3,170
Jumeirah Bay	10,180
World Islands	4,540
Dubai Harbor	4,330
Palm Jumeirah	4,900
Bluewaters	3,820
Palm Jebel Ali	2,880

DUBAI ISLANDS - A

- BEACH RESORT (HOTEL)
- WATER EDGE (HOTEL)
- HOTEL
- RESIDENTIAL (APARTMENT)
- MIXED USE (RESIDENTIAL WITH RETAIL)
- MIXED USE (RESIDENTIAL - RETAIL - HOTEL)
- MIXED USE (RESIDENTIAL - COMMERCIAL - HOTEL)
- RESIDENTIAL - RETAIL - OFFICE
- MALL / SHOPPING CENTRE / ENTERTAINMENT
- COMMUNITY (MASJID)
- EDUCATION (SCHOOL)
- COMMUNITY FACILITIES (POLICE, CIVIL DEFENSE, AMBULANCE)
- COMMUNITY (HOSPITAL)
- COMMUNITY (MARINA FACILITIES)
- COMMUNITY FACILITIES (BOARDWALK)
- COMMUNITY FACILITIES (BEACH)
- ROCK EDGE
- PETROL STATION
- CAR PARKING
- OPEN SPACE / PARKS
- UTILITY
- FUTURE MIXED USE DEVELOPMENT

- MARINA
- BEACH FRONT HOTEL/RESORT
- BEACH
- MARINA HOTELS & APARTMENTS
- MALL AND ENTERTAINMENT
- LUXURY LIVING
- SCHOOL
- HOSPITAL
- MOSQUE
- PETROL STATION
- SS SUBSTATION
- DC DISTRICT COOLING (FOR ENTERTAINMENT DISTRICT)
- PS PUMP STATION

ARABIAN GULF

N

CENTARA

RIU HOTEL

UT

LUMEA
RESIDENCES

PLANNED BRIDGE CONNECTION

BRIDGE

CANAL

PLANNED BRIDGE CONNECTION



DUBAI ISLANDS

NAKHEEL

nakheel.com | 800 NAKHEEL

The developer reserves the right to make revisions. This information is subject to change without notice.

Lumea

Derived from the word “lumen” meaning light, Lumea evokes the radiant glow of the sun reflecting on the sea and the soft luminosity of coastal living. It represents a community bathed in natural light, warmth, and serenity and is a place where life shines brighter by the beach.

Building Configuration

• G + 2P + 8 + R

Level 1 - 8

1, 2, 3 Bed apartments



Rooftop

- Adult's infinity pool
- Cabanas & sunbeds
- Jacuzzi
- Kids pool
- A BBQ area
- Outdoor seating
- Serene landscaping

Podium (P1 & P2)

- Adult & kids pool
- Kids play area
- Outdoor & indoor gym
- Steam & saauna room
- Yoga area
- Cabanas & sunbeds
- Mini golf
- Billiards table
- Table tennis








Amenities

1st floor (open to sky)	*2nd podium* (open to sky)	*Amenities* at the roof	*Other* amenities
• Adult & kids swimming pool	• Cabana	• Adult’s infinity pool	• 24 Hr security
• Kids play area	• Mini golf	• Cabanas & sunbeds	• A modern lobby
• Outdoor gym	• Billiards table	• Jacuzzi	
• Indoor gym	• Table tennis	• Kids pool	
• Steam room	• Kids play area	• A bbq area	
• Sauna room		• Outdoor seating	
• A yoga area			
• Cabanas & sunbeds			

Unit Sizes

1 beds from
774 – 1,343 SQ.FT

2 beds from
1,201 – 2,005 SQ.FT

3 beds from
1,849 – 2,501 SQ.FT



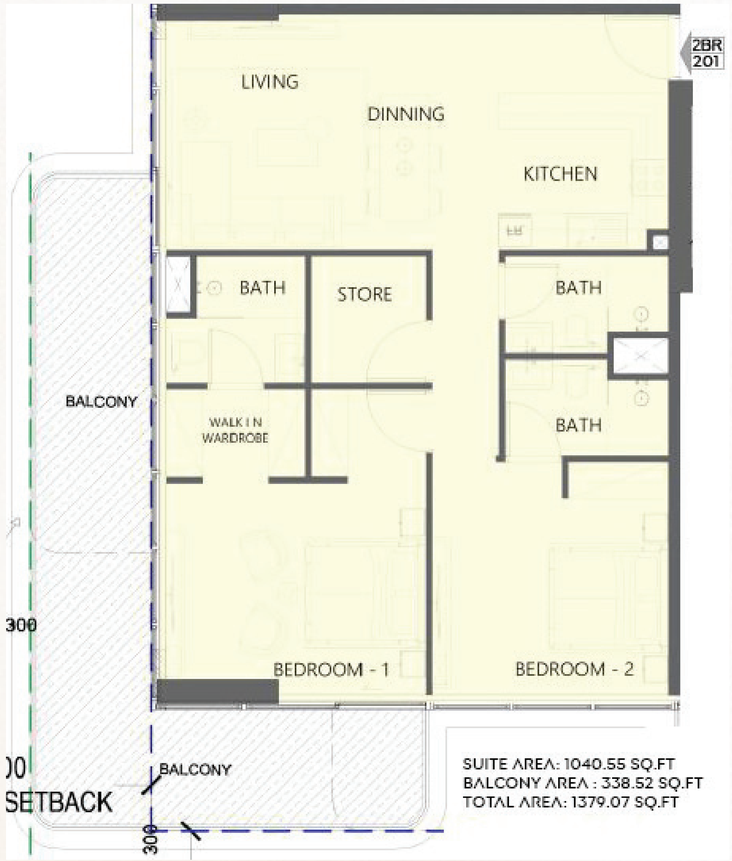
ONE BEDROOM APARTMENT | KITCHEN AND LIVING AREA

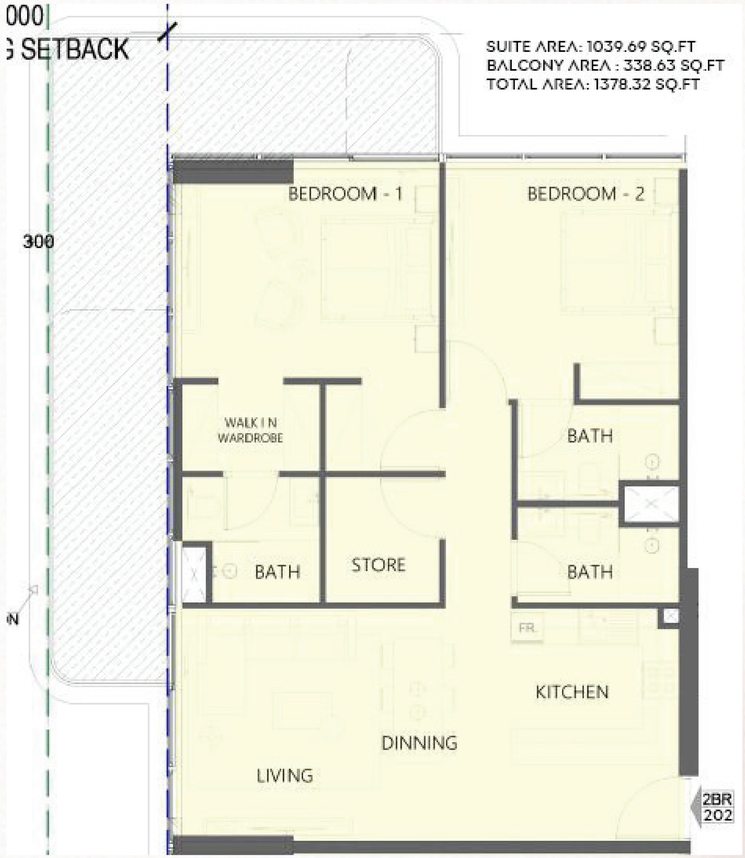
Typical Floor Plates


1BR
208
SUITE AREA: 727.21 SQ.FT
BALCONY AREA : 128.09 SQ.FT
TOTAL AREA: 855.3 SQ.FT
FA
FR.
KITCHEN
TOI.
STORE
BATH
WALK I N
WARDROBE
LIVING/DINING
BEDROOM
BALCONY
BALCONY


1BR
207
FA
1.2M WIDE
PASSAGE
FR.
KITCHEN
STORE
BATH
WALK I N
WARDROBE
LIVING/DINING
BEDROOM
SUITE AREA: 770.16 SQ.FT
BALCONY AREA : 179.22 SQ.FT
TOTAL AREA: 949.38 SQ.FT
BALCONY

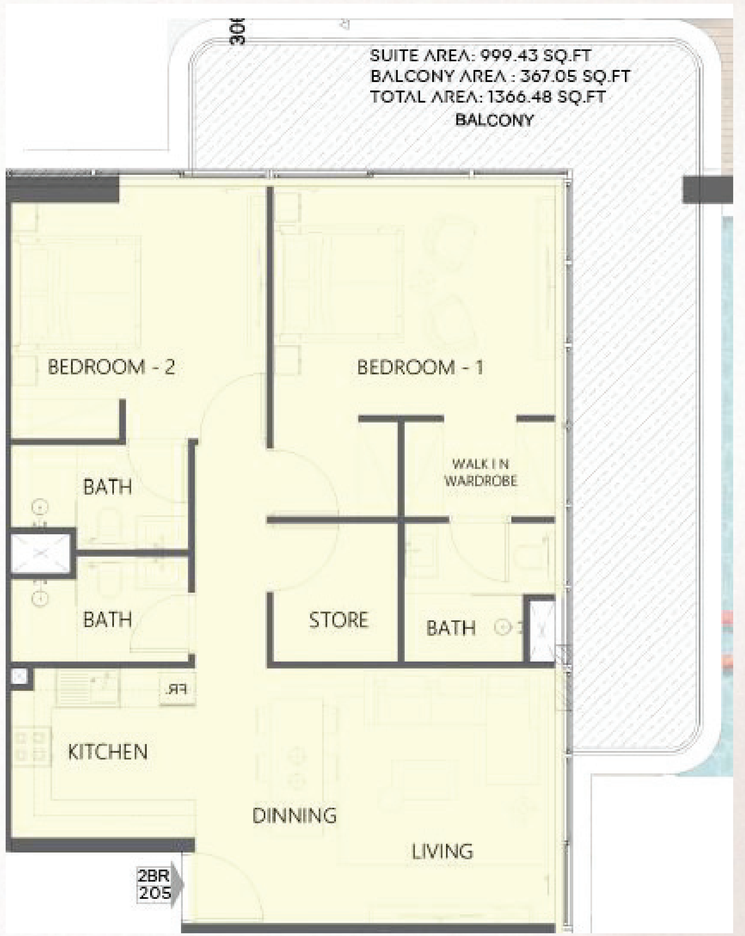

1BR
209
SUITE AREA: 607.3 SQ.FT
BALCONY AREA : 173.3 SQ.FT
TOTAL AREA: 780.6 SQ.FT
KITCHEN
BATH
TOI.
BEDROOM
LIVING/DINING
BALCONY

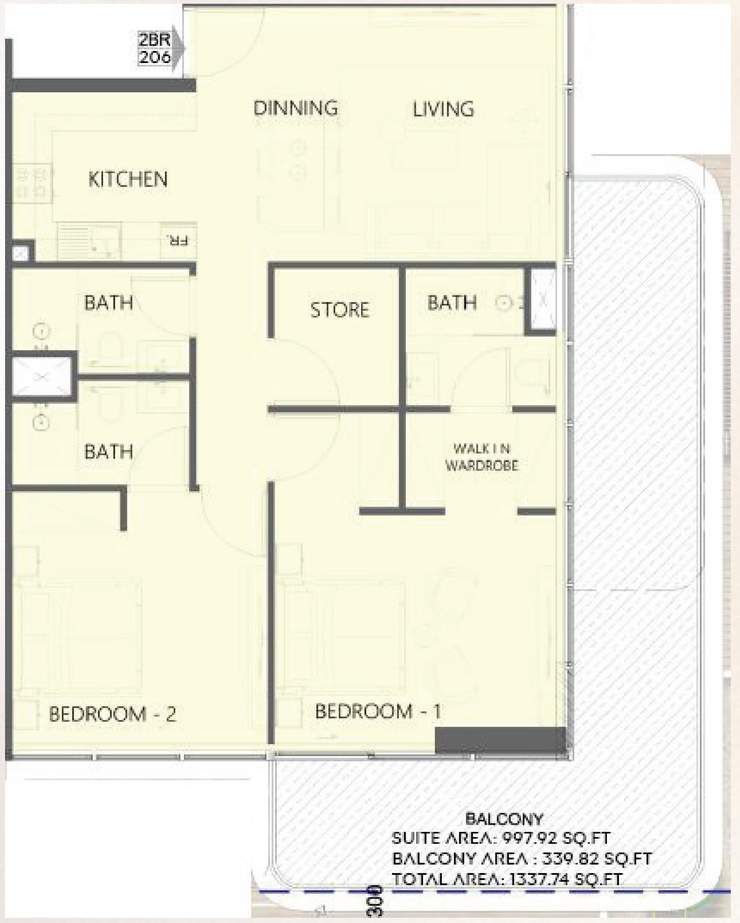

2BR
201
LIVING
DINNING
KITCHEN
BATH
STORE
BATH
BALCONY
WALK IN
WARDROBE
BATH
300
BEDROOM - 1
BEDROOM - 2
BALCONY
SETBACK
300
SUITE AREA: 1040.55 SQ.FT
BALCONY AREA : 338.52 SQ.FT
TOTAL AREA: 1379.07 SQ.FT


SETBACK
300
SUITE AREA: 1039.69 SQ.FT
BALCONY AREA : 338.63 SQ.FT
TOTAL AREA: 1378.32 SQ.FT
BEDROOM - 1
BEDROOM - 2
WALK IN
WARDROBE
BATH
BATH
STORE
BATH
KITCHEN
DINNING
LIVING
2BR
202


300
300
BALCONY
BALCONY
BEDROOM - 2
BEDROOM - 1
LIVING
WALK IN
WARDROBE
BATH
DINNING
BATH
KITCHEN
BATH
STORE
SUITE AREA: 1058.84 SQ.FT
BALCONY AREA : 214.20 SQ.FT
TOTAL AREA: 1273.05 SQ.FT
2BR
203

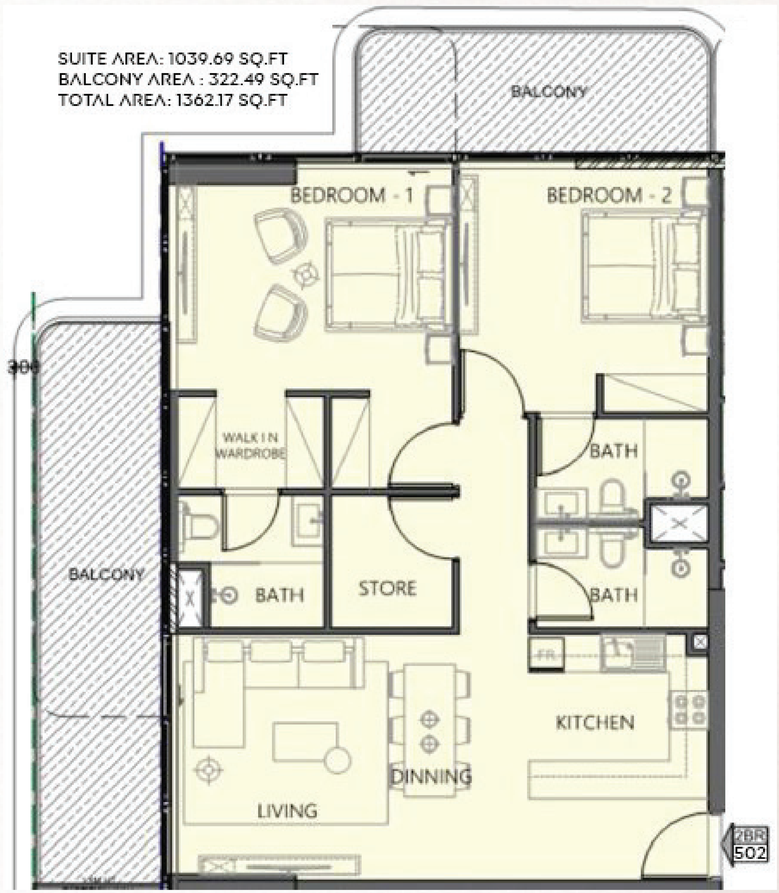

BALCONY
BALCONY
LIVING
BEDROOM - 1
BEDROOM - 2
DINNING
BATH
WALK IN WARDROBE
BATH
KITCHEN
TOI.
2BR 204
SUITE AREA: 986.3SQ.FT
BALCONY AREA : 214.2 SQ.FT
TOTAL AREA: 1200.5 SQ.FT


SUITE AREA: 999.43 SQ.FT
BALCONY AREA : 367.05 SQ.FT
TOTAL AREA: 1366.48 SQ.FT
BALCONY
BEDROOM - 2
BEDROOM - 1
BATH
WALK IN WARDROBE
BATH
STORE
BATH
KITCHEN
DINNING
LIVING
2BR 205

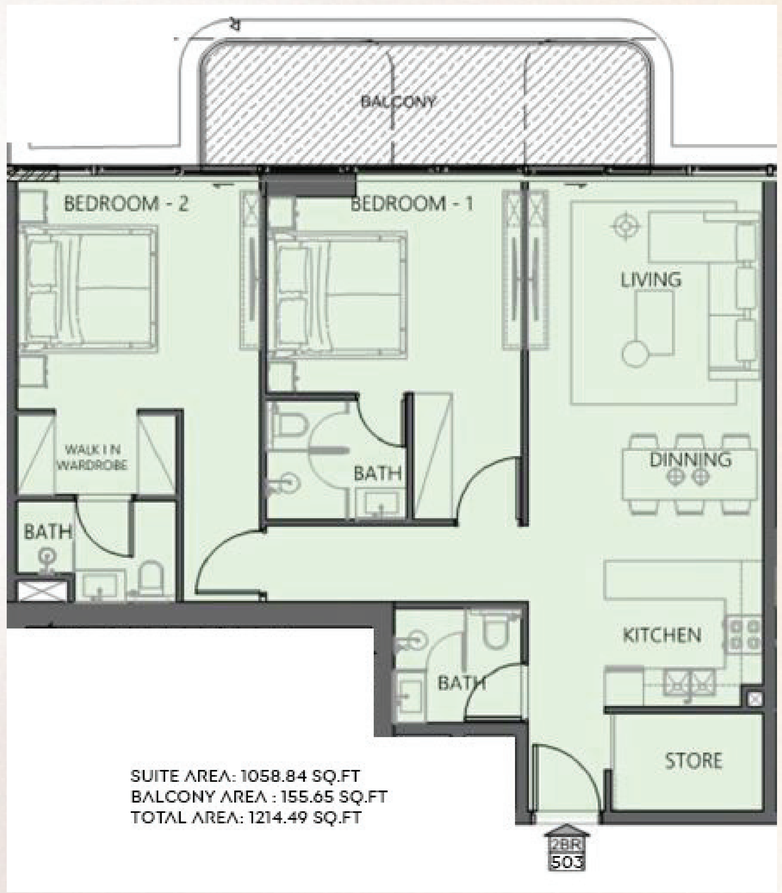

2BR 206
DINNING
LIVING
KITCHEN
BATH
STORE
BATH
WALK IN WARDROBE
BATH
BEDROOM - 2
BEDROOM - 1
BALCONY
SUITE AREA: 997.92 SQ.FT
BALCONY AREA : 339.82 SQ.FT
TOTAL AREA: 1337.74 SQ.FT



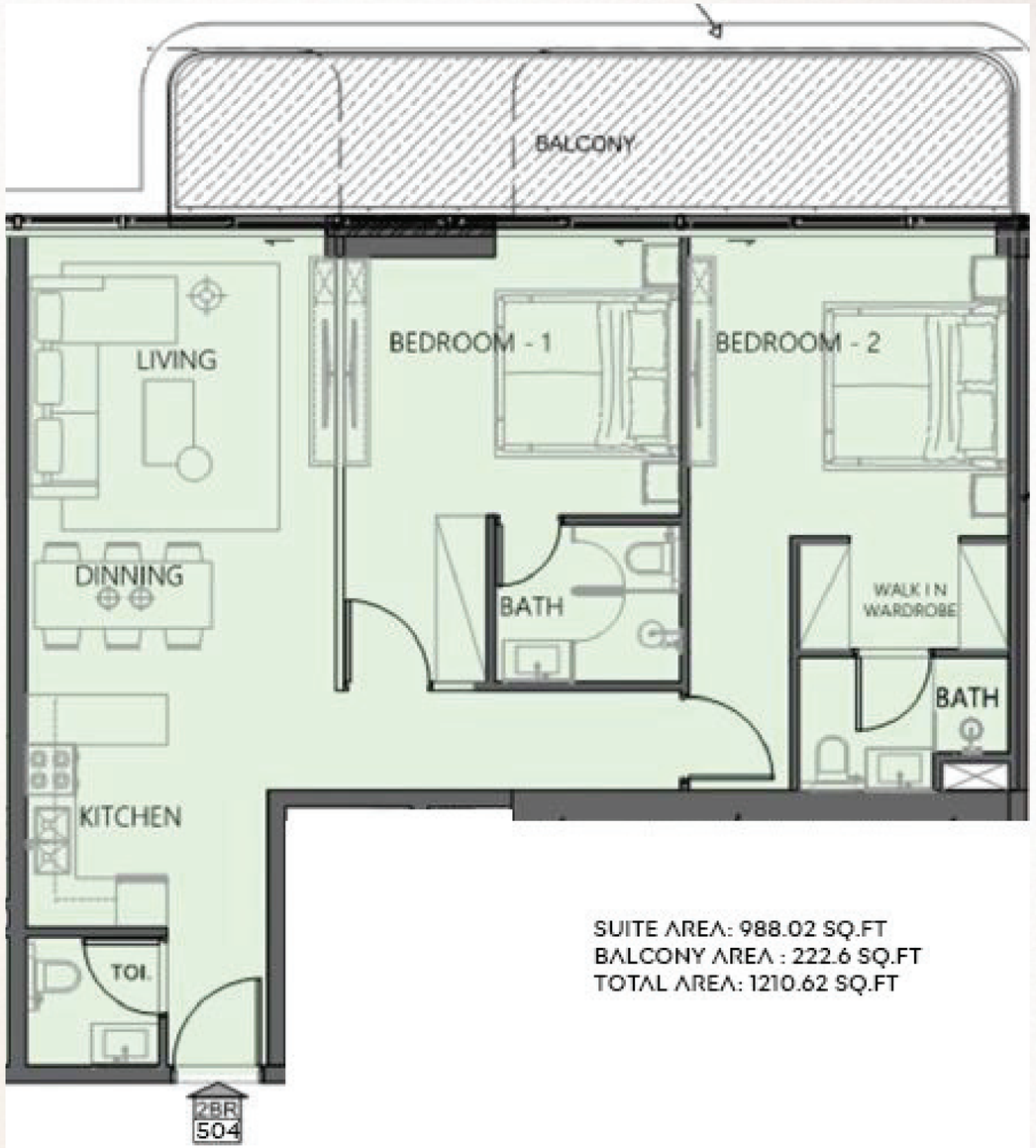
SUITE AREA: 1039.69 SQ.FT
BALCONY AREA : 324.42 SQ.FT
TOTAL AREA: 1364.11 SQ.FT



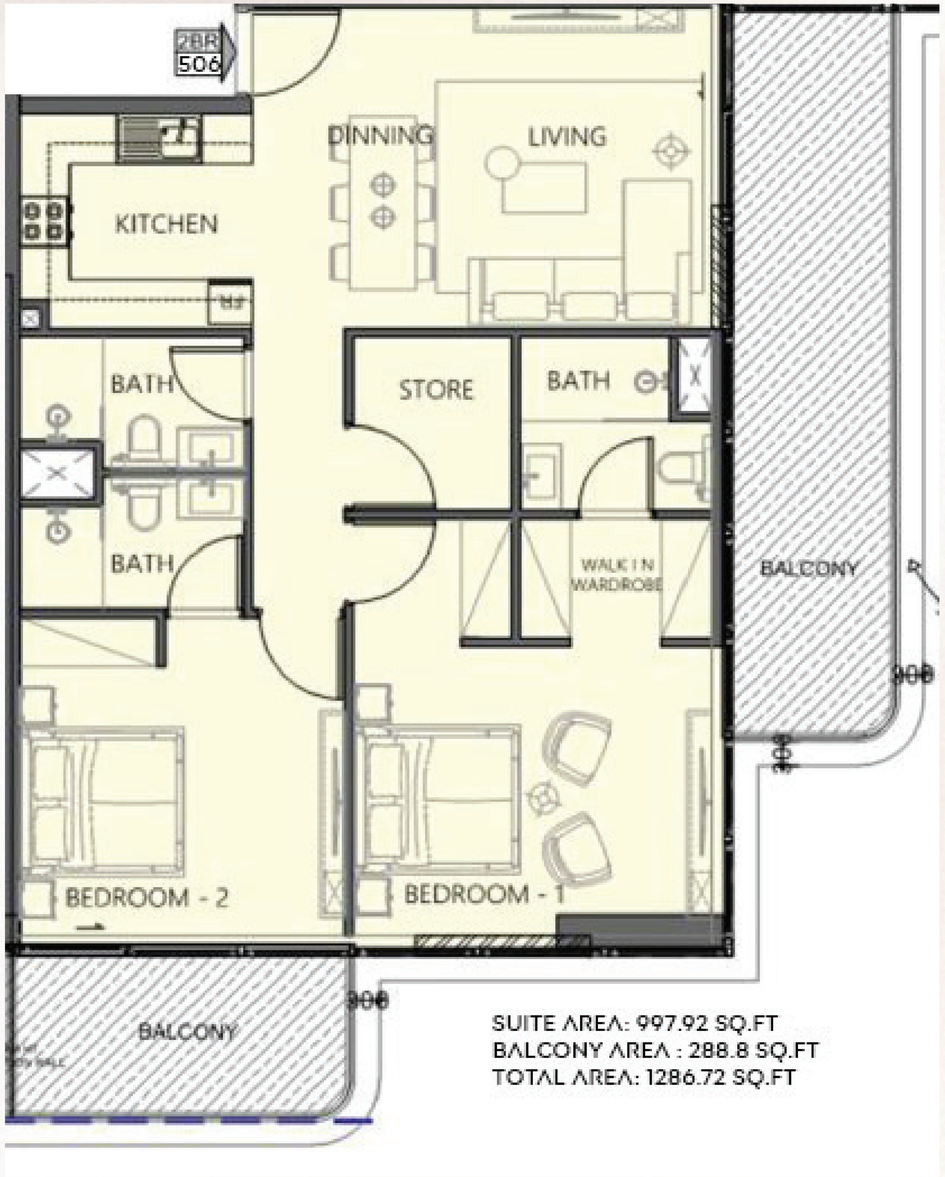
SUITE AREA: 1039.69 SQ.FT
BALCONY AREA : 322.49 SQ.FT
TOTAL AREA: 1362.17 SQ.FT



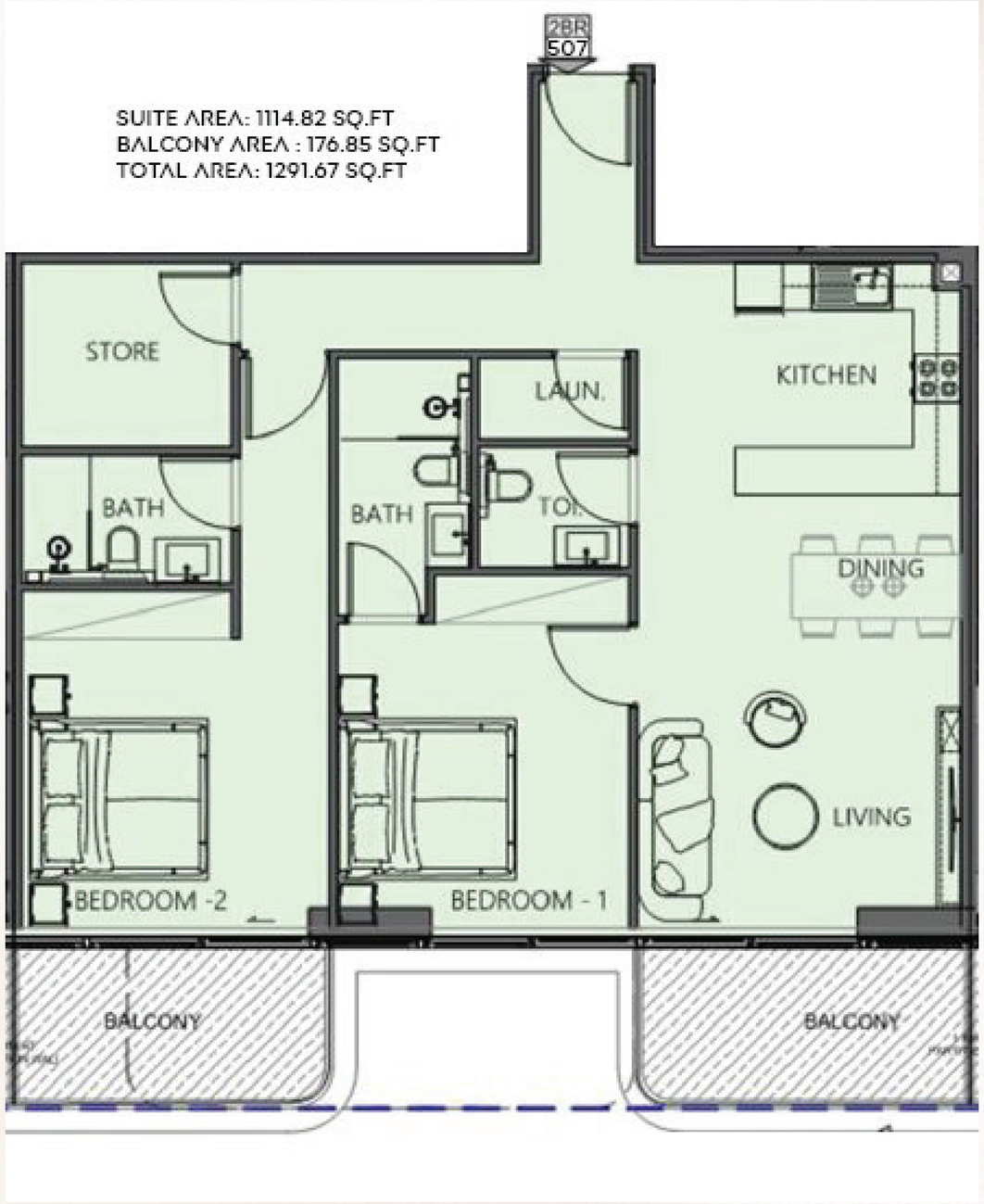
SUITE AREA: 1058.84 SQ.FT
BALCONY AREA : 155.65 SQ.FT
TOTAL AREA: 1214.49 SQ.FT

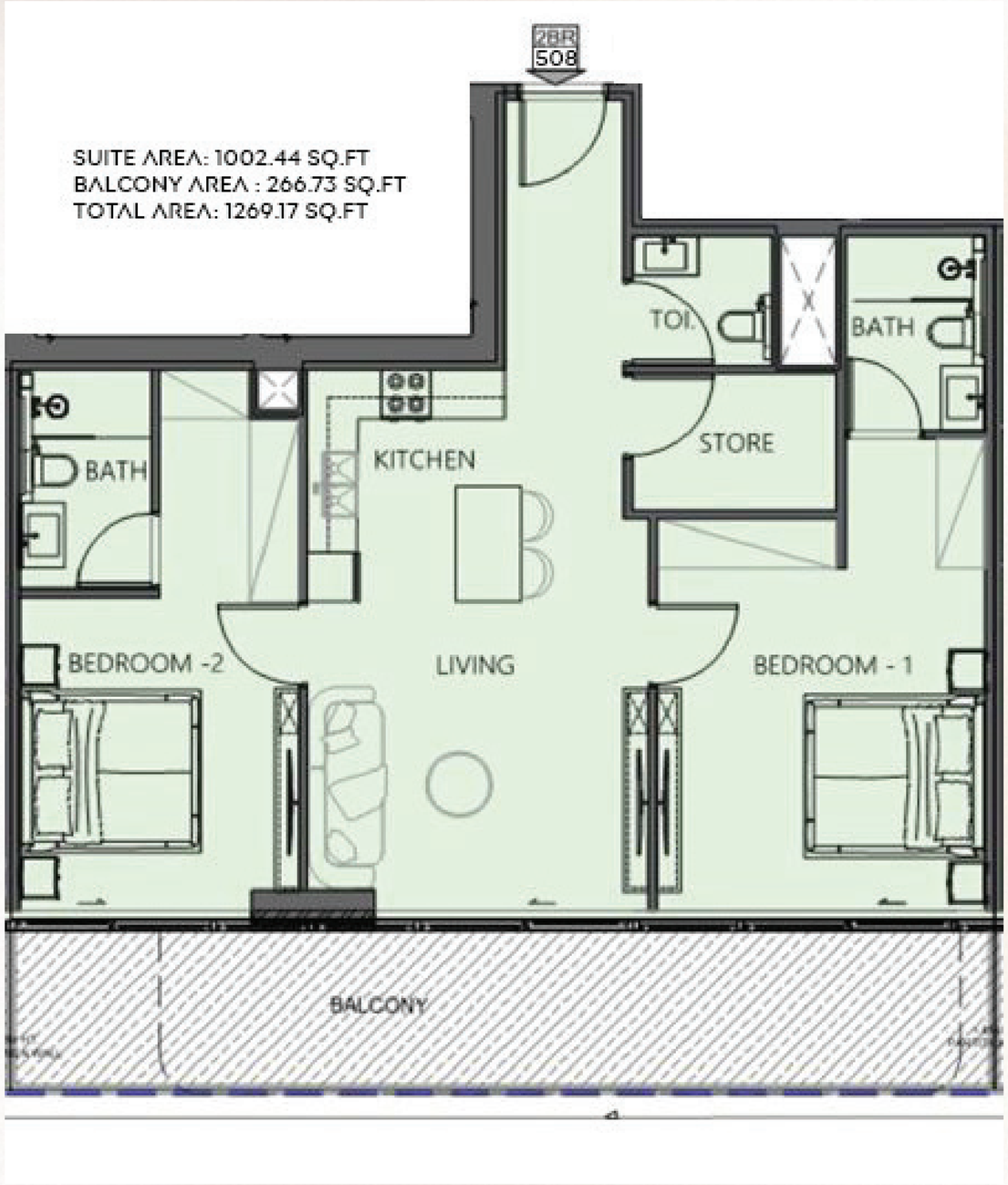


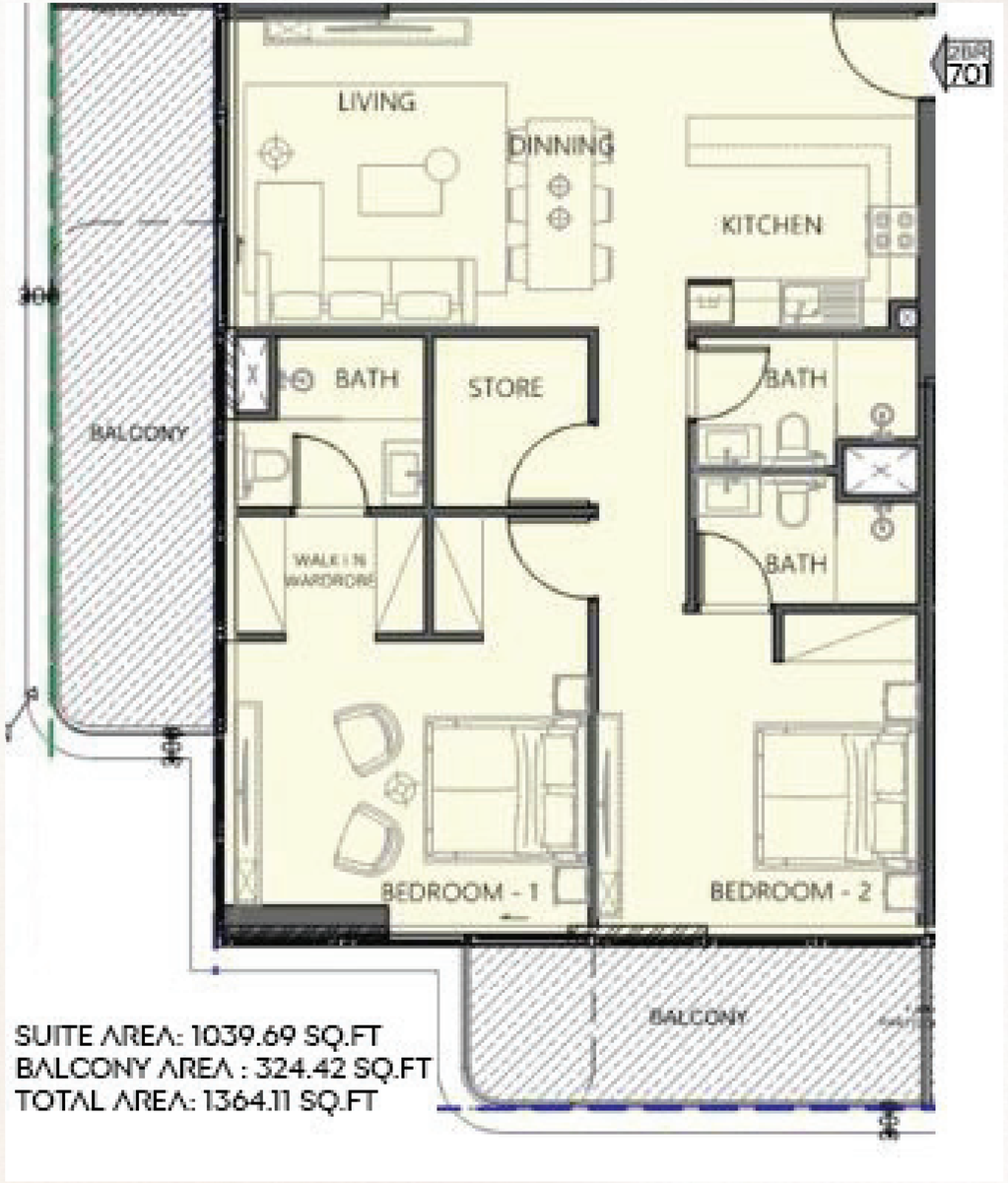
SUITE AREA: 988.02 SQ.FT
BALCONY AREA : 222.6 SQ.FT
TOTAL AREA: 1210.62 SQ.FT



SUITE AREA: 997.92 SQ.FT
BALCONY AREA : 288.8 SQ.FT
TOTAL AREA: 1286.72 SQ.FT

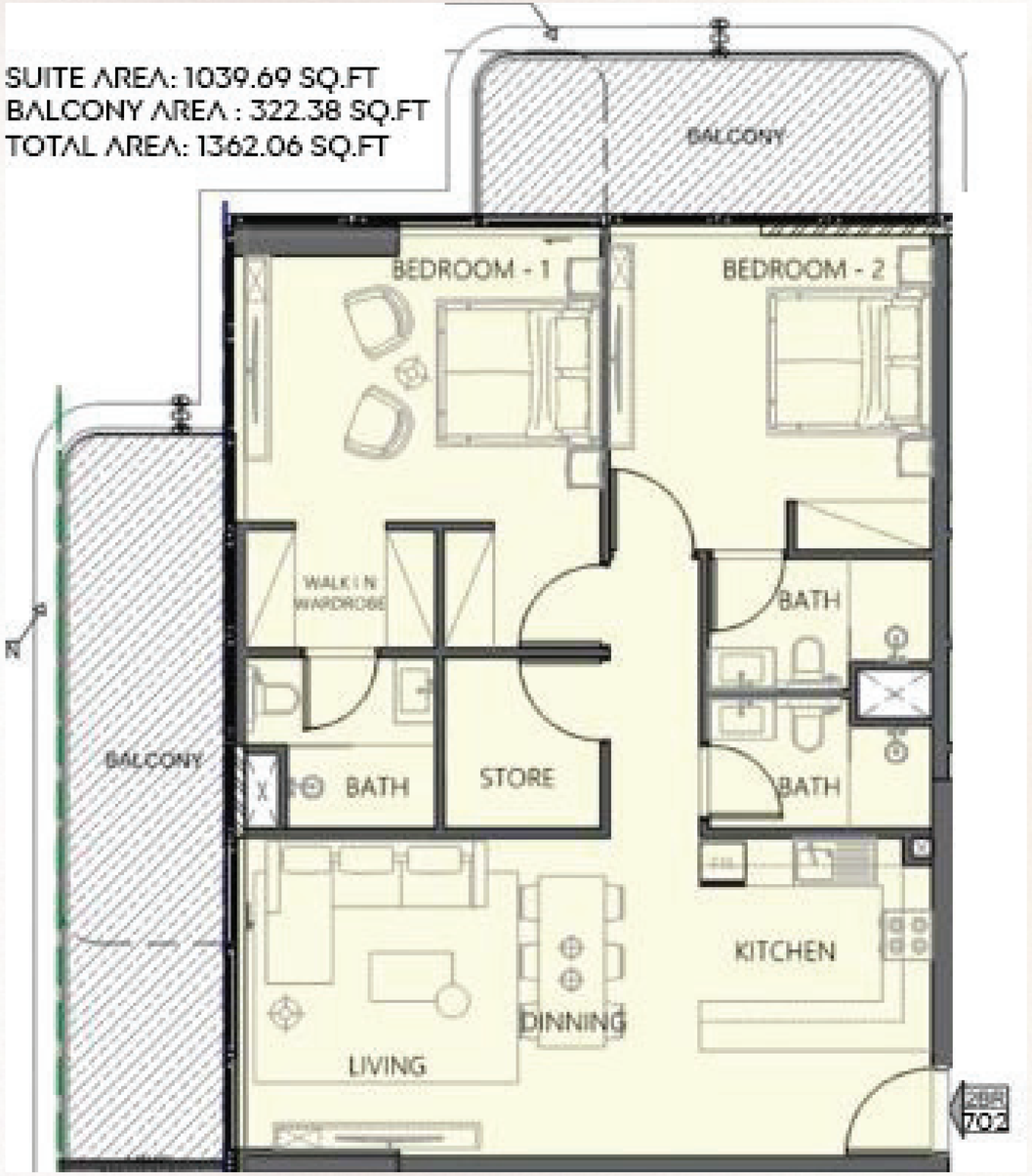

2BR
507
SUITE AREA: 1114.82 SQ.FT
BALCONY AREA : 176.85 SQ.FT
TOTAL AREA: 1291.67 SQ.FT
STORE
BATH
BATH
LAUN.
TOI.
KITCHEN
DINING
LIVING
BEDROOM -2
BEDROOM - 1
BALCONY
BALCONY

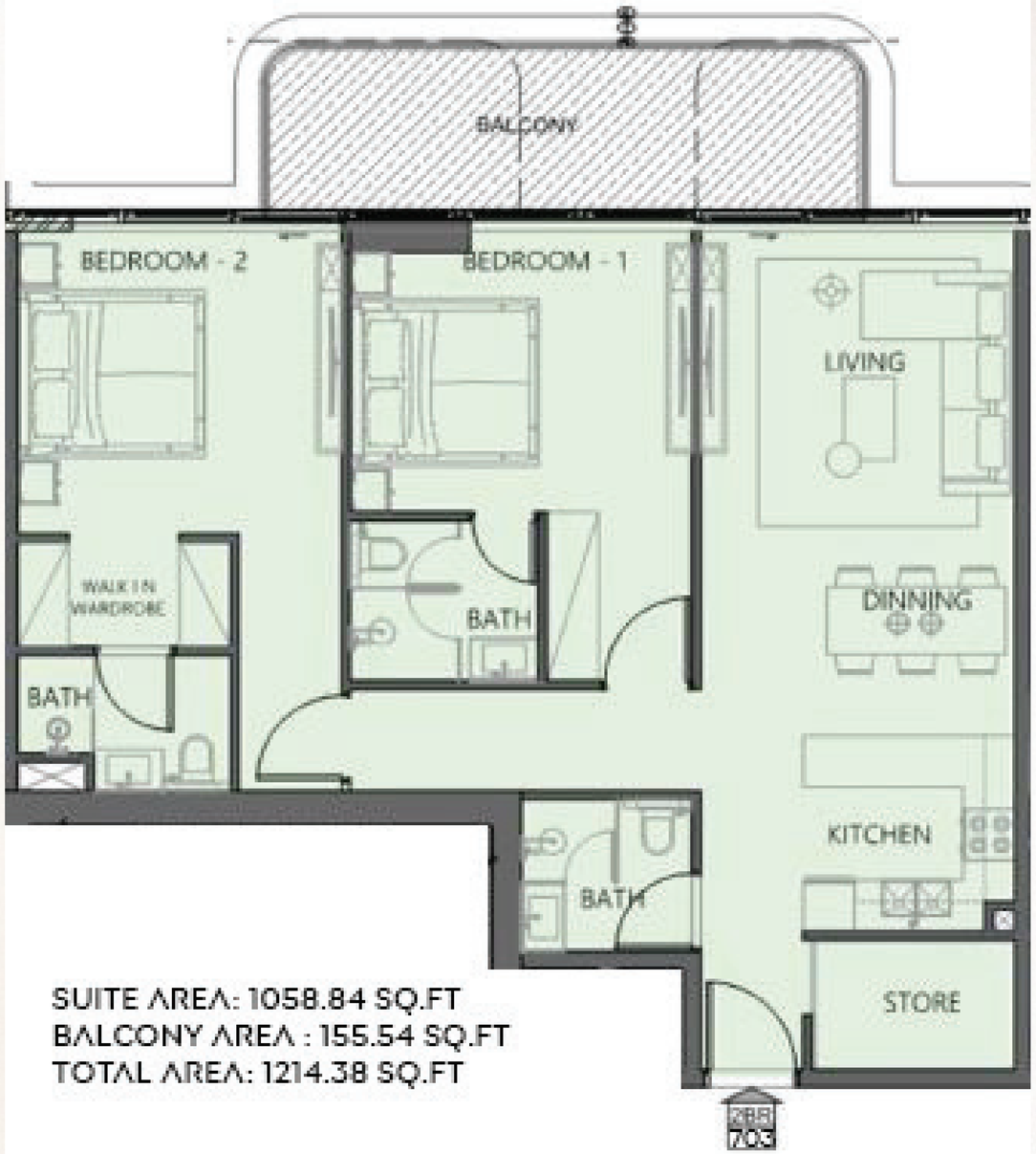

2BR
508
SUITE AREA: 1002.44 SQ.FT
BALCONY AREA : 266.73 SQ.FT
TOTAL AREA: 1269.17 SQ.FT
TOI.
BATH
BATH
KITCHEN
STORE
BEDROOM -2
LIVING
BEDROOM - 1
BALCONY



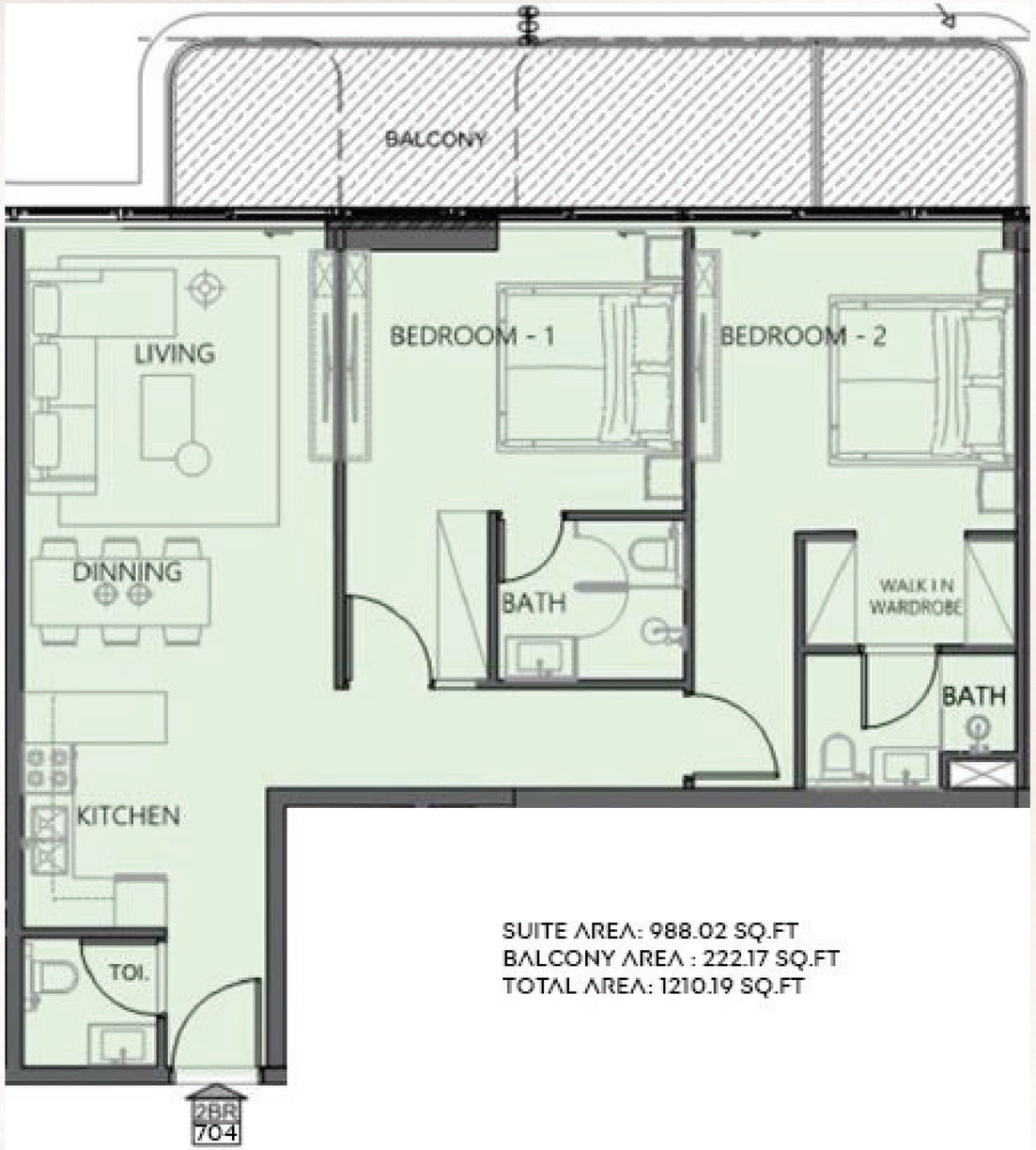
SUITE AREA: 1039.69 SQ.FT
BALCONY AREA : 324.42 SQ.FT
TOTAL AREA: 1364.11 SQ.FT

SUITE AREA: 1039.69 SQ.FT
BALCONY AREA : 322.38 SQ.FT
TOTAL AREA: 1362.06 SQ.FT

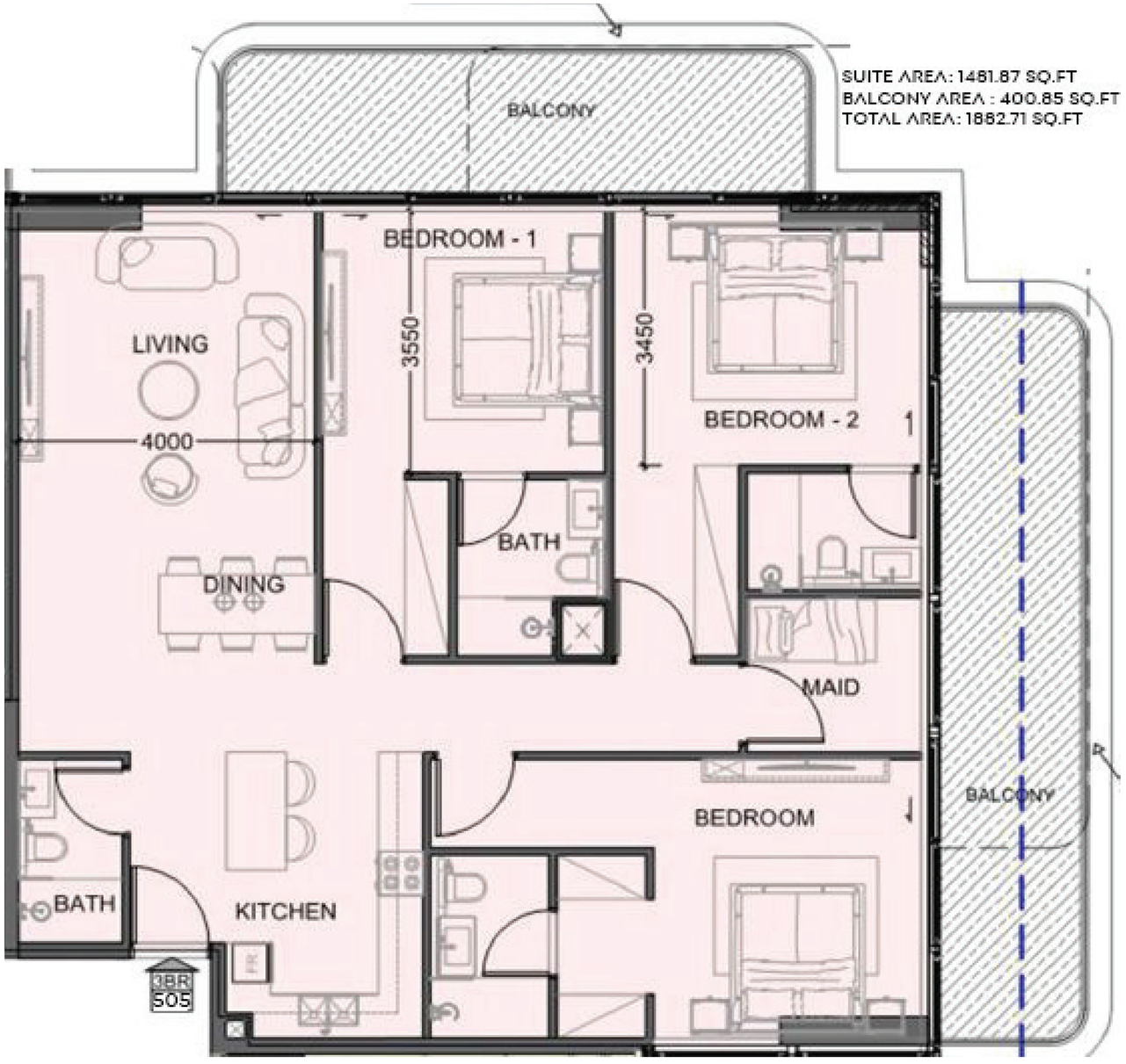




SUITE AREA: 1058.84 SQ.FT
BALCONY AREA : 155.54 SQ.FT
TOTAL AREA: 1214.38 SQ.FT



SUITE AREA: 988.02 SQ.FT
BALCONY AREA : 222.17 SQ.FT
TOTAL AREA: 1210.19 SQ.FT


SUITE AREA: 1481.87 SQ.FT
BALCONY AREA : 400.85 SQ.FT
TOTAL AREA: 1882.71 SQ.FT
BALCONY
BEDROOM - 1
3550
3450
LIVING
4000
BEDROOM - 2
BATH
DINING
MAID
BEDROOM
BALCONY
BATH
KITCHEN
3BR
505

Interior Renders
Quality Specifications


ONE BEDROOM APARTMENT | KITCHEN AND LIVING AREA

LIVING ROOM SPECIFICATIONS

- Premium quality textured wallpaper
- Italian porcelain floor tiles




ONE BEDROOM APARTMENT | KITCHEN AND LIVING AREA

KITCHEN SPECIFICATIONS

- Italian Quartz kitchen island & matching countertops
- Premium quality built-in kitchen cabinets / cupboards.
- Italian porcelain floor tiles
- Miele microwave oven & Bosch (or equivalent) appliances.




KERRY JOYCE

BEDROOM SPECIFICATIONS

- Premium quality textured wallpaper
- Italian porcelain floor tiles
- Built-in wardrobes




ONE BEDROOM APARTMENT | MASTER BEDROOM
OPTION 2
CAMPSITE SIX
JAN FALLON

BATHROOM SPECIFICATIONS

- Italian Quartz feature wall & matching countertop
- Rose gold bathroom fittings
- Rose gold rainshower head
- Porcelain floor & wall tiles




ONE BEDROOM APARTMENT | MASTER BATHROOM

Phase 1 Inventory

UNIT MIX	MIN SIZE	MAX SIZE	MIN PRICE (AED)	MAX PRICE (AED)	AVG. PRICE PER SQFT
1 beds	780	780	1,589,830	1,589,830	2,036
1 beds + S	855	949	1,740,533	1,893,335	2,013
2 beds	1,200	1,210	2,264,975	2,387,669	1,932
2 beds + S	1,214	1,379	2,335,865	2,594,153	1,870
3 beds	1,882	1,882	3,503,602	3,503,602	1,861

Payment Plan

MILESTONE	PAYMENT
Booking*	10%
30 days from booking SPA	10%
6 months after SPA	5%
12 months after booking	5%
18 months after booking	5%
On completion	65%

Completion

Q1 2028


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