

LUMIA

LAGOONS

DUBAI

DEVELOPMENTS

ABOUT DEVELOPER

DUBAI DEVELOPMENTS HAS BEEN A KEY PLAYER IN THE REAL ESTATE EGYPTIAN MARKET SINCE 1997 WITH GREAT POTENTIAL AND SEVERAL PROJECTS, THE COMPANY HAS 2 SOLID PROJECTS IN THE NEW CAPITAL CITY SOME OF WHICH ARE ABOUT TO BE DELIVERED AND OTHERS ARE STILL IN THE PIPELINE. THE REASON BEHIND THE NAME DUBAI DEVELOPMENT INVESTMENT METHODOLOGY IS TO PRODUCE A HIGH-STANDARD PROJECT MADE BY EGYPTIAN MINDS WITH THE SAME SPEC AND QUALITY AND PROFESSIONAL LEVEL OF SERVICES OF DUBAI CONSTRUCTION

DUBAI
DEVELOPMENTS

CAPITAL DUBAI MALL

CAPITAL
DUBAI
MALL

A COMMUNITY MALL WHICH HAS THE LARGEST OPEN-AIR PLAZA IN THE R7 FOCUSING ON INTERNATIONAL STANDARDS AND TRENDS, INTRODUCING THE FIRST SMART MALL IN THE NEW CAPITAL CITY TO GIVE OUR CUSTOMERS AN EXCEPTIONAL UNIQUE EXPERIENCE.

THE LARGEST OUTDOOR PLAZA IN THE R7 ZONE





CAPITAL DUBAI MALL

CAPITAL DUBAI MALL

CONSTRUCTION UPDATES









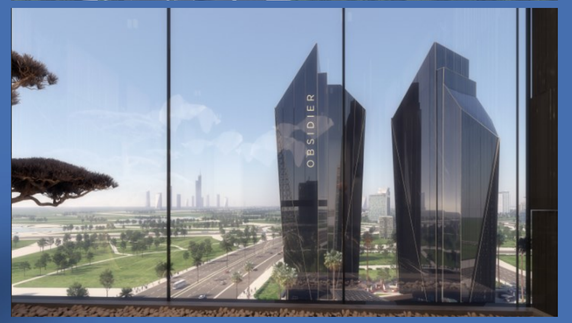
OBSIDIER TOWER

OBSIDIER

OBSIDIER OFFERS A REFRESHING, ENJOYABLE WORKING ENVIRONMENT AND EFFICIENT OFFICE SPACE WITH A HIGH-END SHOPPING DISTRICT UNDERNEATH. THE PROJECT IS DESIGNED TO PROVIDE EVERYTHING THAT PEOPLE NEED TO WORK PRODUCTIVELY AND YET LIVE LIFE TO THE FULLEST. COMPRISING 3 BUILDINGS WITH BREATHTAKING VIEWS 80% OF THE PROJECT OVERLOOKS GREEN SPACES.







OBSIDIER TOWER

OBSIDIER

CONSTRUCTION UPDATES







LUMIA RESIDENCE

ROLLING OVER 36 ACRES IN THE HEART OF THE R7 DISTRICT, THE MOST PREMIUM LOCATION IN THE NEW ADMINISTRATIVE CAPITAL, WITH A DIMENSION OF 622 METERS IN HEIGHT AND 280 METERS IN DEPTH.

ALL SIDES OF THE LAND PLOT HAVE ROAD CONNECTIVITY, OFFERING RESIDENTS EASY ACCESS TO MAJOR HIGHWAYS AND TRANSPORTATION HUBS.






Brave decisions in penetrating the residential area
LUMIA
RESIDENCE
6 BILLION
SALES ACHIEVED IN 9 MONTHS ONLY



LUMIA

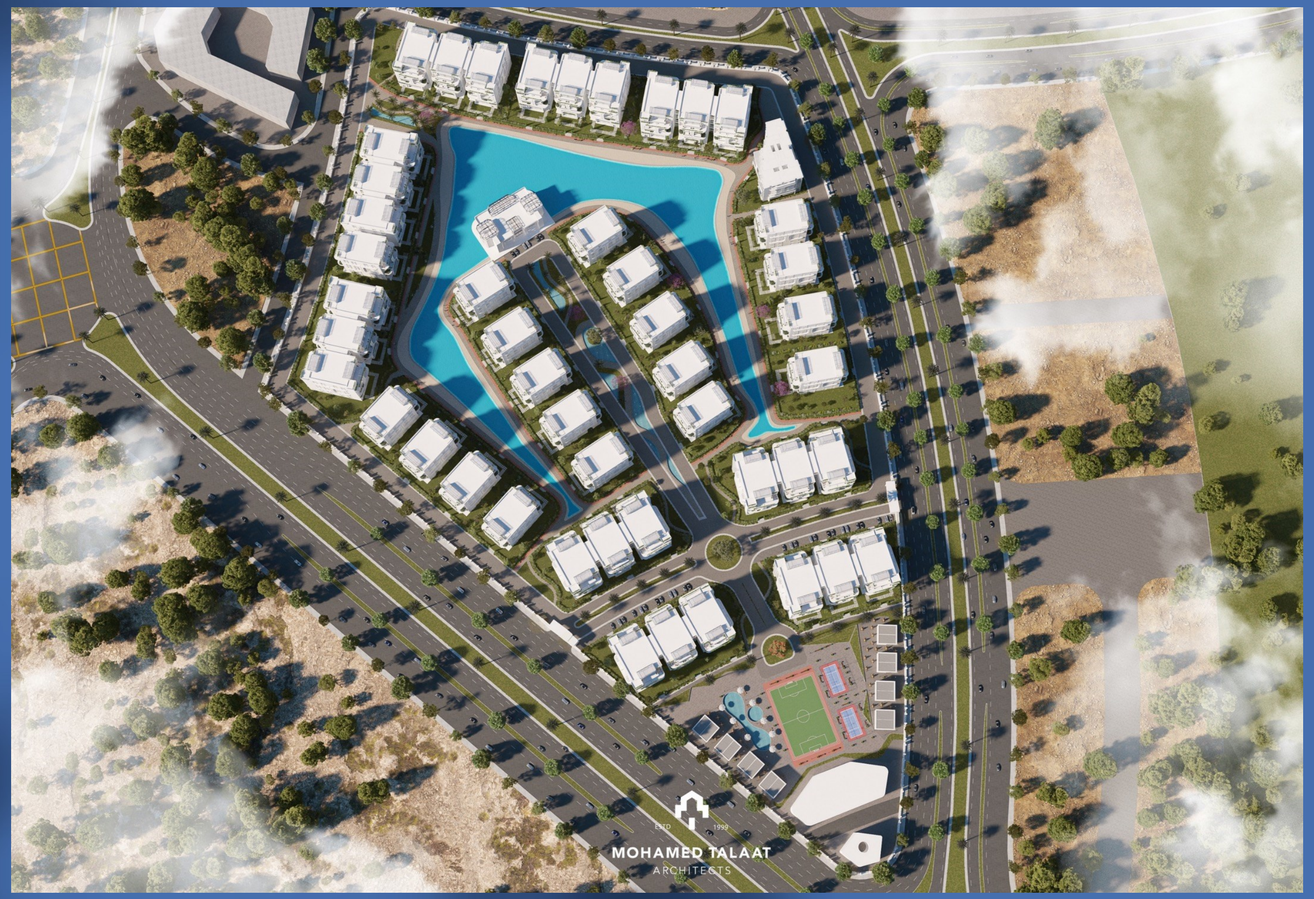
LAGOONS

DUBAI

DEVELOPMENTS

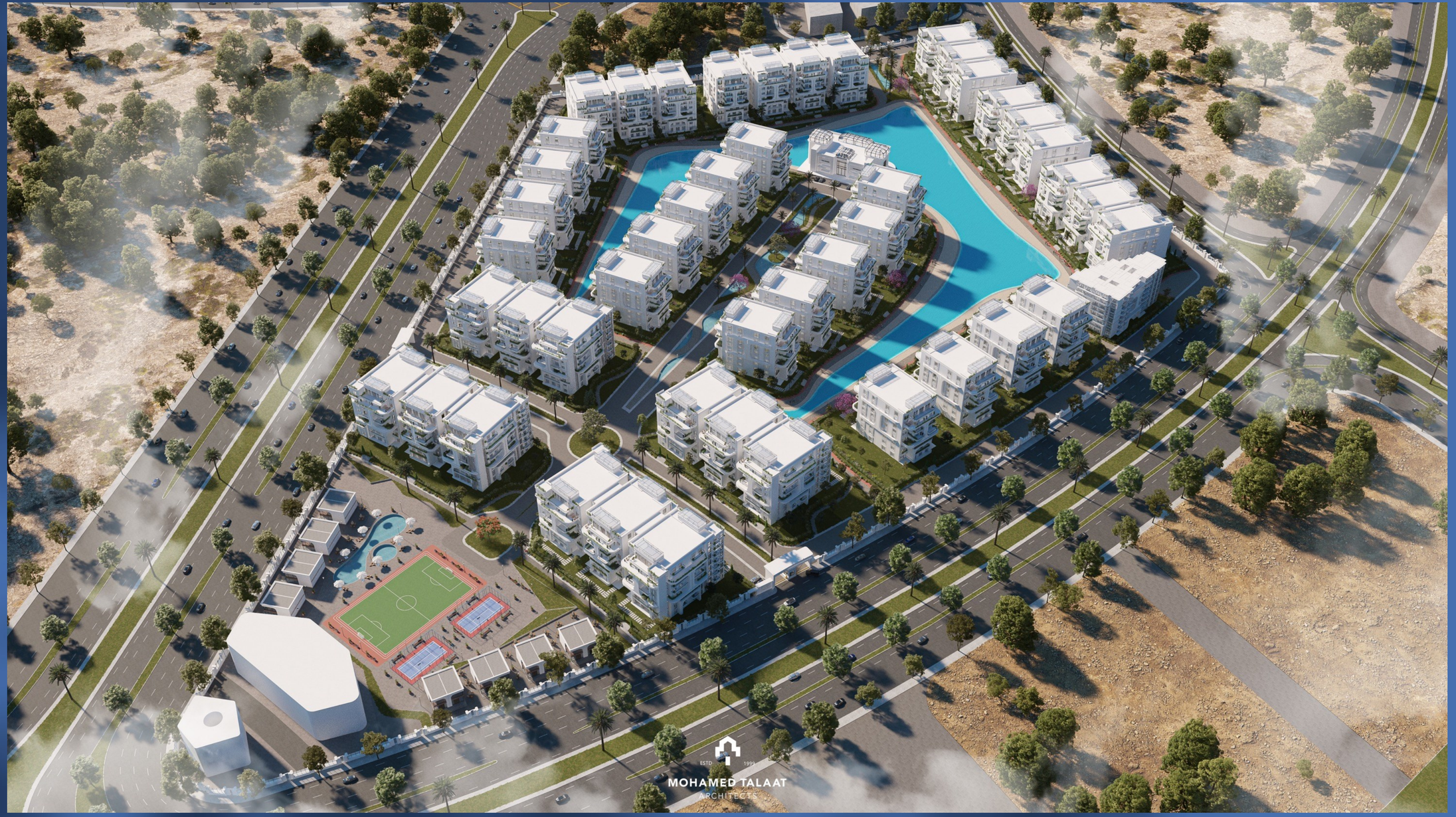
LUMIA LAGOONS

EMBRACE LUXURY WATERFRONT LIVING AT LUMIA LAGOONS, A DAZZLING DEVELOPMENT SPREAD ACROSS 36.8 ACRES IN THE PRESTIGIOUS R8 DISTRICT OF THE NEW ADMINISTRATIVE CAPITAL. SITUATED AMIDST THE HIGHEST SERVICE AREAS, LUMIA LAGOONS OFFERS AN UNPARALLELED BLEND OF LIFESTYLE AND LEISURE.



PROJECT GALLERY





2024 DUBAI DEVOLOPMENTS LUMIA LAGOONS NEW CAPITAL R8





2024 DUBAI DEVOLOPMENTS LUMIA LAGOONS NEW CAPITAL R8



2024 DUBAI DEVOLOPMENTS LUMIA LAGOONS NEW CAPITAL R8







2024 DUBAI DEVOLOPMENTS LUMIA LAGOONS NEW CAPITAL R8



2024 DUBAI DEVOLOPMENTS LUMIA LAGOONS NEW CAPITAL R8

PROJECT LOCATION




Cairo Suez Highway
Cairo Suez Highway
Madinaty
Mostakbal City
Regional Ring Road
International Airport
Presidential Residence
R18
R17
R16
R15
R14
R13
R1
R2
R3
R4
R5
R6
New Cairo
AUC
Middle Ring Road
Al-Fattah Al-Aleem Mousqe
Al Masa Hotel
Government Complex
The Green River
Cathedral
Medical City
EXPO City
R8
R9
City of Art & Culture
Mega Mall
R7
Diplomatic District
R12
Garden housing
R11
R10
Regional Ring Road
Olympic City
Disneyland
Cairo-Ain Sokhna Road
Cairo-Ain Sokhna Road

R8 DISTRICT

Main info

TOTAL AREA
2500

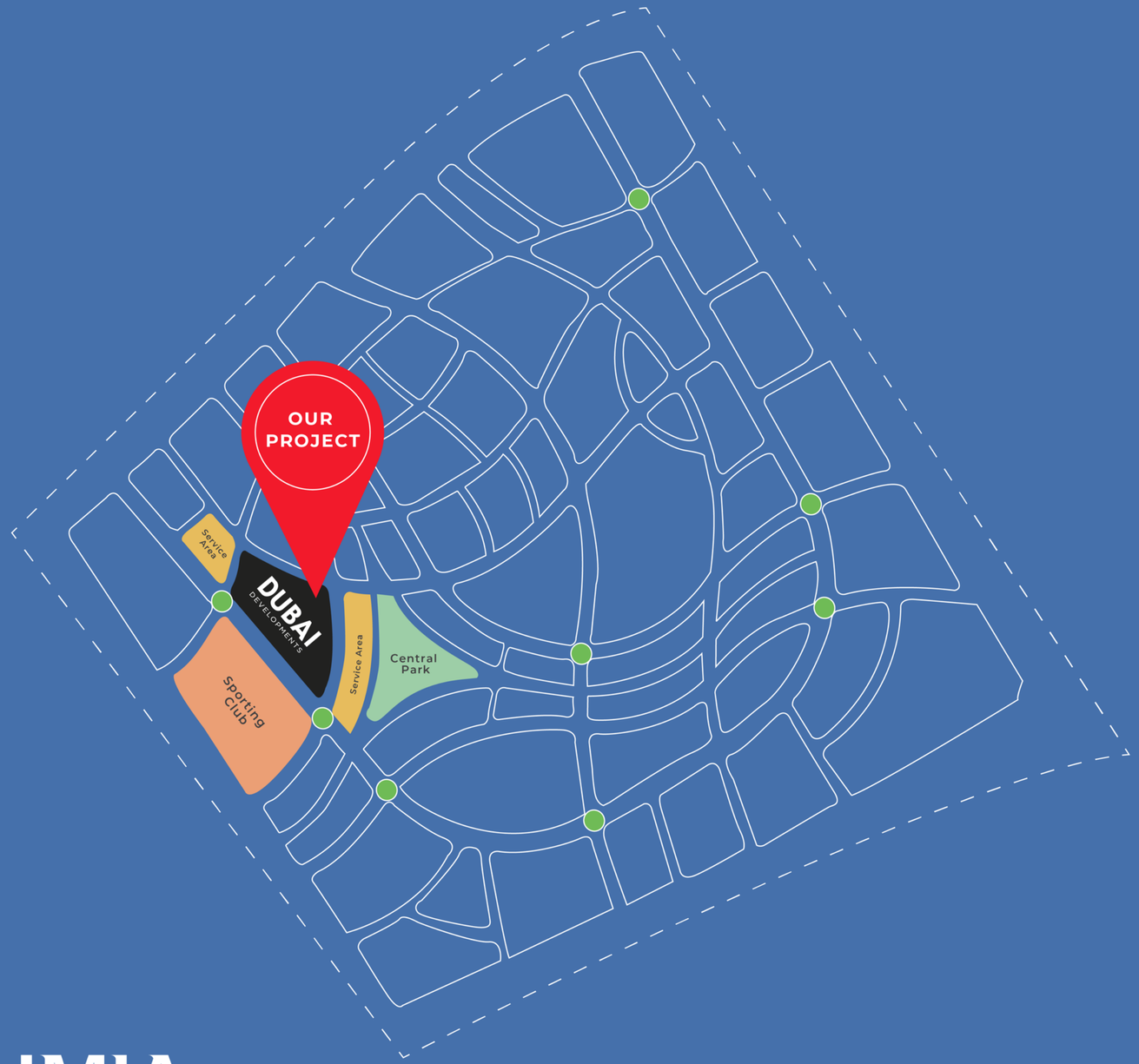
EXPECTED POPULATION
300.000

LAND ELEVATION
8M

SERVICE AREAS
13

TOTAL CURRENT PROJECT
23

GREEN AREAS
40
acres



R8 DISTRICT MAP

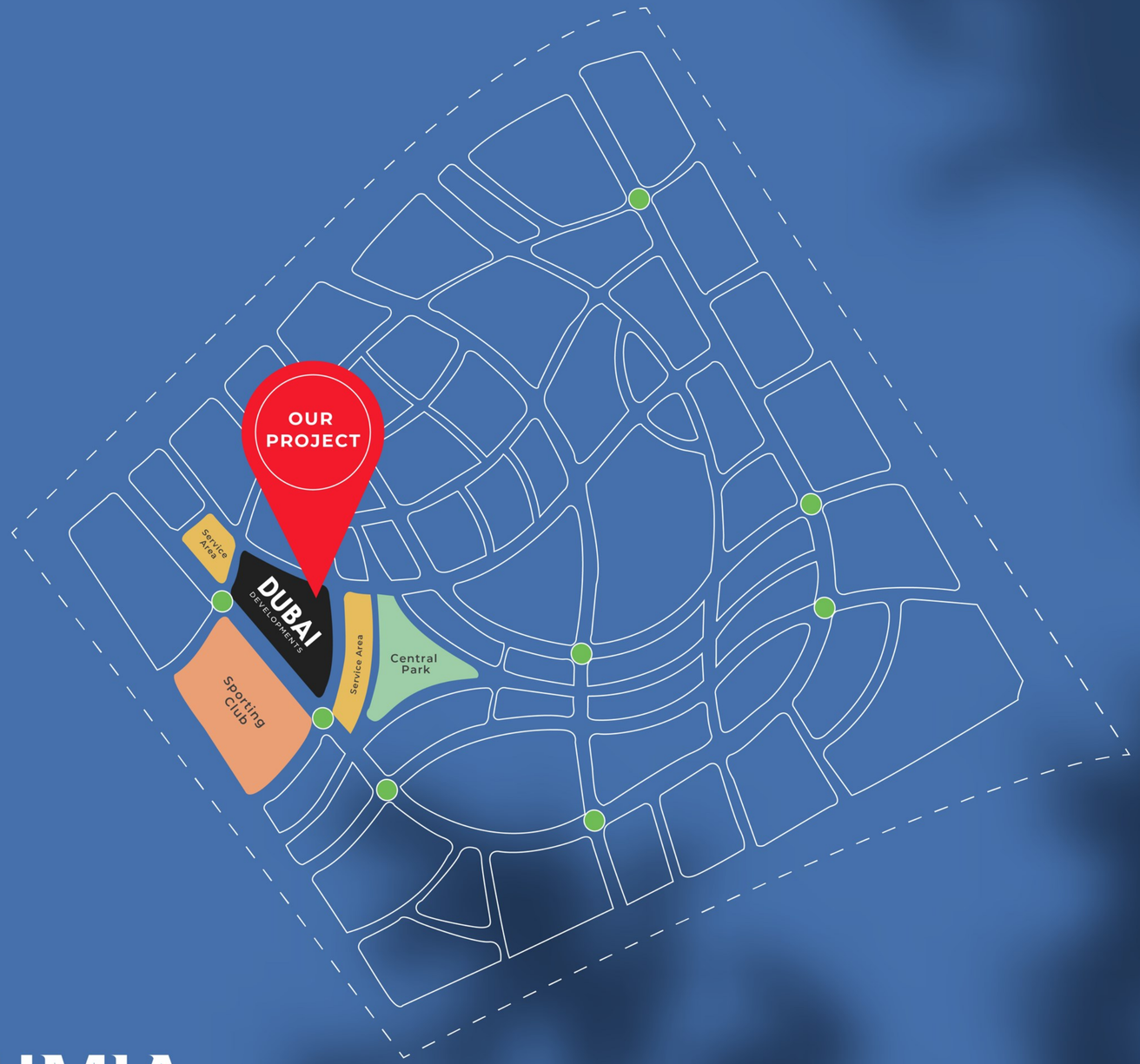
CLUBS
2

HOTELS
3

UNIVERSITY
2

INTERNATIONAL SCHOOLS
12

RELIGIOUS ATTRACTIONS
2




CLUB HOUSE
RESIDENTIAL
SPORT ZONE
COMMERCIAL
COMMERCIAL
HOTEL APPARTMENT
MOSQUE

PROJECT MIX



PROJECT VIEW

ESTD 1990
MOHAMED TALAAT
ARCHITECTS

BUILDING *Types*

%100

OF BUILDINGS IN R8 DISTRICT
ATTACHED BUILDING



BUILDING *Types*

MIRRORS MODEL
%55

CRYSTALS MODEL
%45


MIRRORS
MODEL
CRYSTALS
MODEL
ESTD 1999
MOHAMED TALAAT
ARCHITECTS

MIRROR *Modol*

THE NEW VISION OF THE CONNECTED BUILDING

MIRROR INSTEAD OF ATTACHED

CONNECTION BETWEEN BUILDINGS

%30

INSTEAD OF

%100

- PRIVACY FOR UNITS
- MORE TERRACES
- CREATE CORNERS



UNIT ANALYSIS





CRYSTALS
Modol

THE ULTIMATE
PRODUCT OF
LUMIA SERIES




PREVAILING WIND
FACING UNITS
70%
OUT OF THE TOTAL UNITS
ESTD 1999
MOHAMED TALAAT
ARCHITECTS

PRODUCT *Mix*



UNIT Types

1
STUDIO

2
TYPICAL APARTMENT

3
ELEVATE STUDIO

4
LAGOON HOUSE


EXPERIENCE THE LAGOON EFFECT


SPORTING
Club
TOTAL AREA
8.400M2
LUMIA
LAGOONS
2024
DUBAI DEVOLOPMENTS
NEW CAPITAL
R8

MAIN *Amenities*



- KAYAKING ZONE
- LAGOON F&B AREA
- WATER GYMNASTICS
- LAGOON SOCIAL AREA
- CENTRAL CATERING SERVICE


KAYAK
Zone

LAGOON F&B *Area*



WATER GYMNASTICS *Area*



LAGOON SOCIAL *Area*





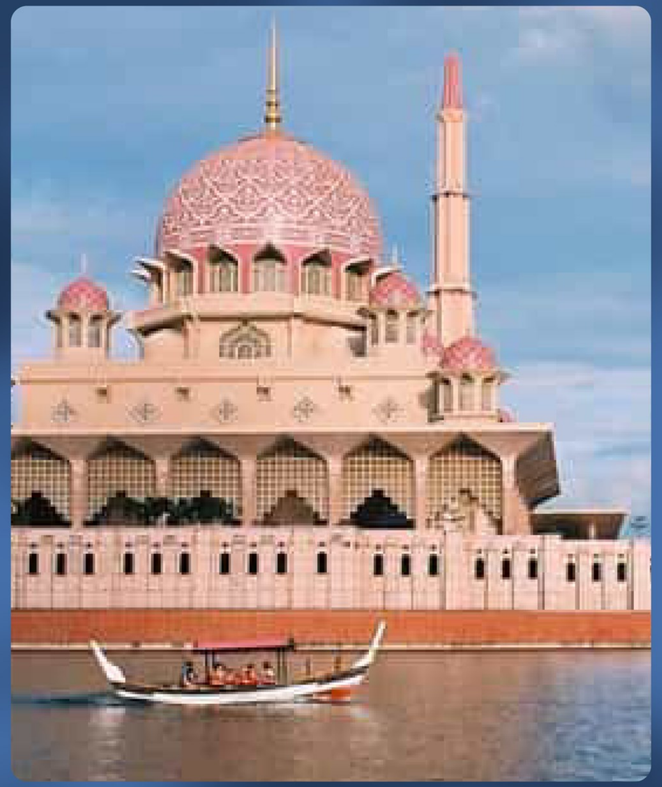
CYCLING TRACK



BBQ AREA



MEDICAL CARE



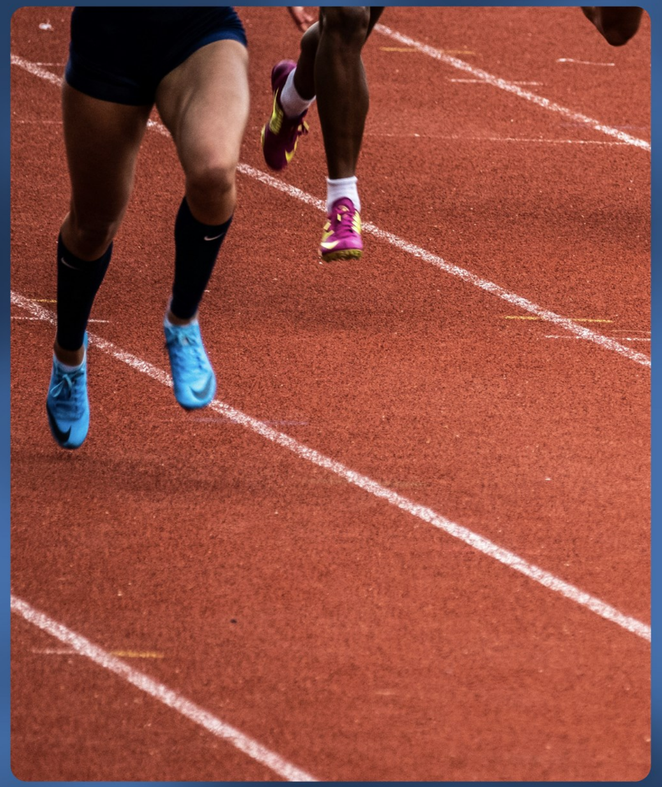
MOSQUE



KIDS AREA



BUSINESS CENTER



WALKING TRACKS



MEDITATION CENTER



GYM



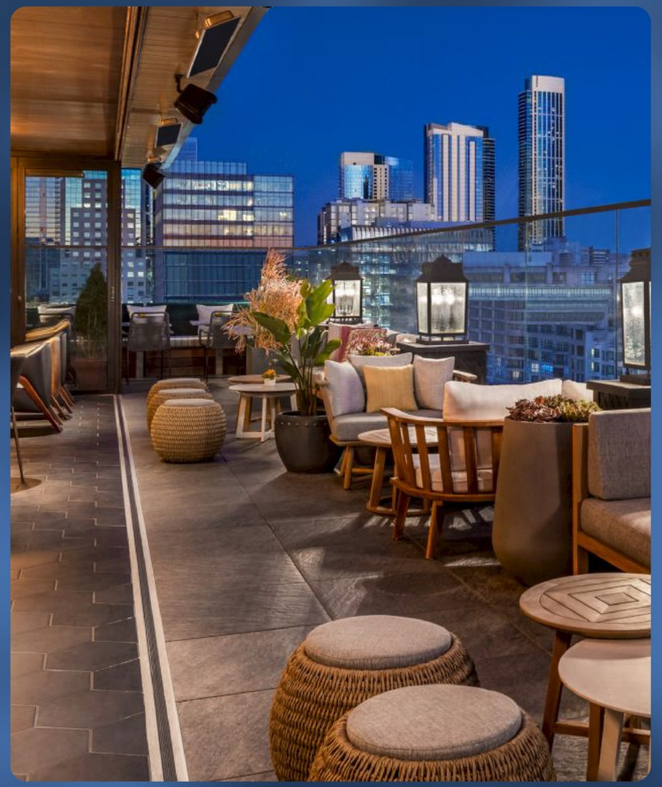
INTERNAL TRANSPORTATION



ELECTRIC CAR CHARGING



PET FRIENDLY FACILITIES



ROOFTOP SHARED SPACE



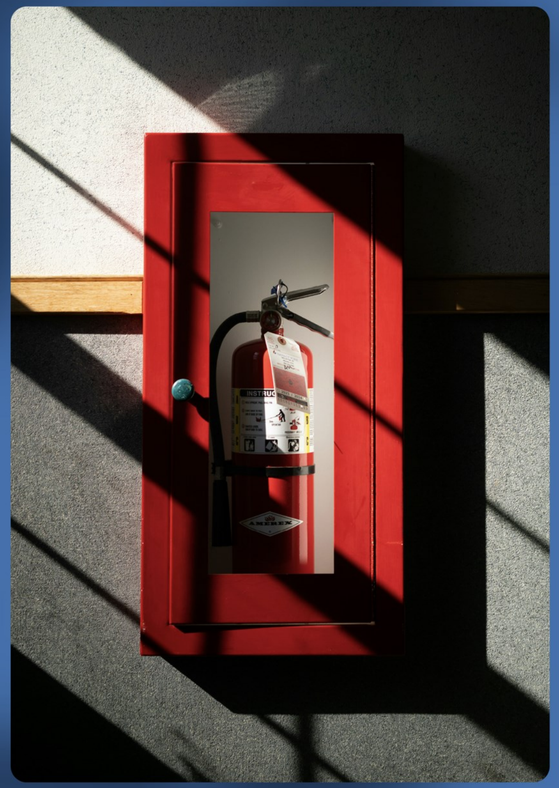
UNDERGROUND PARKING



INTERCOM



SOLAR ENERGY



FIRE SYSTEM



HOTEL SERVICE



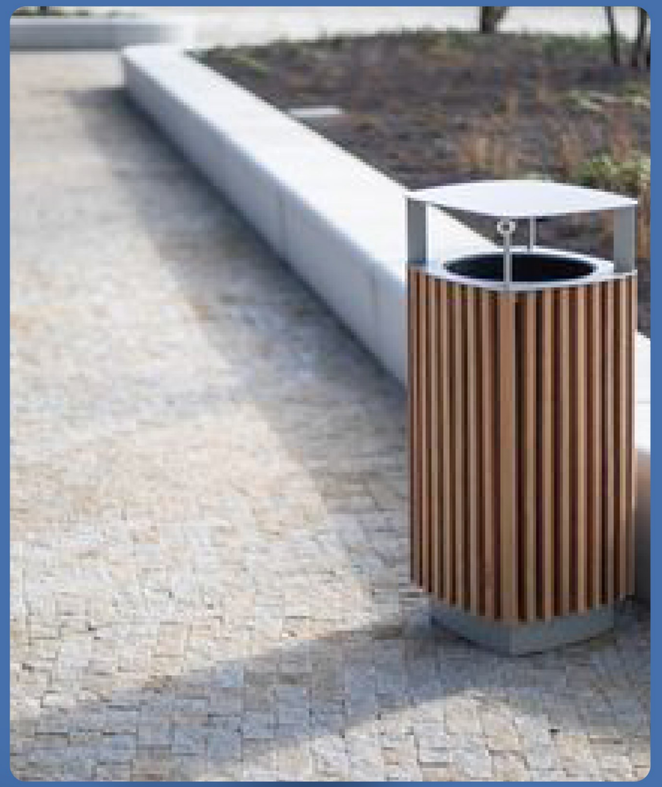
SPECIAL NEEDS FACILITIES



SECURITY SYSTEM



ACCESS CARD

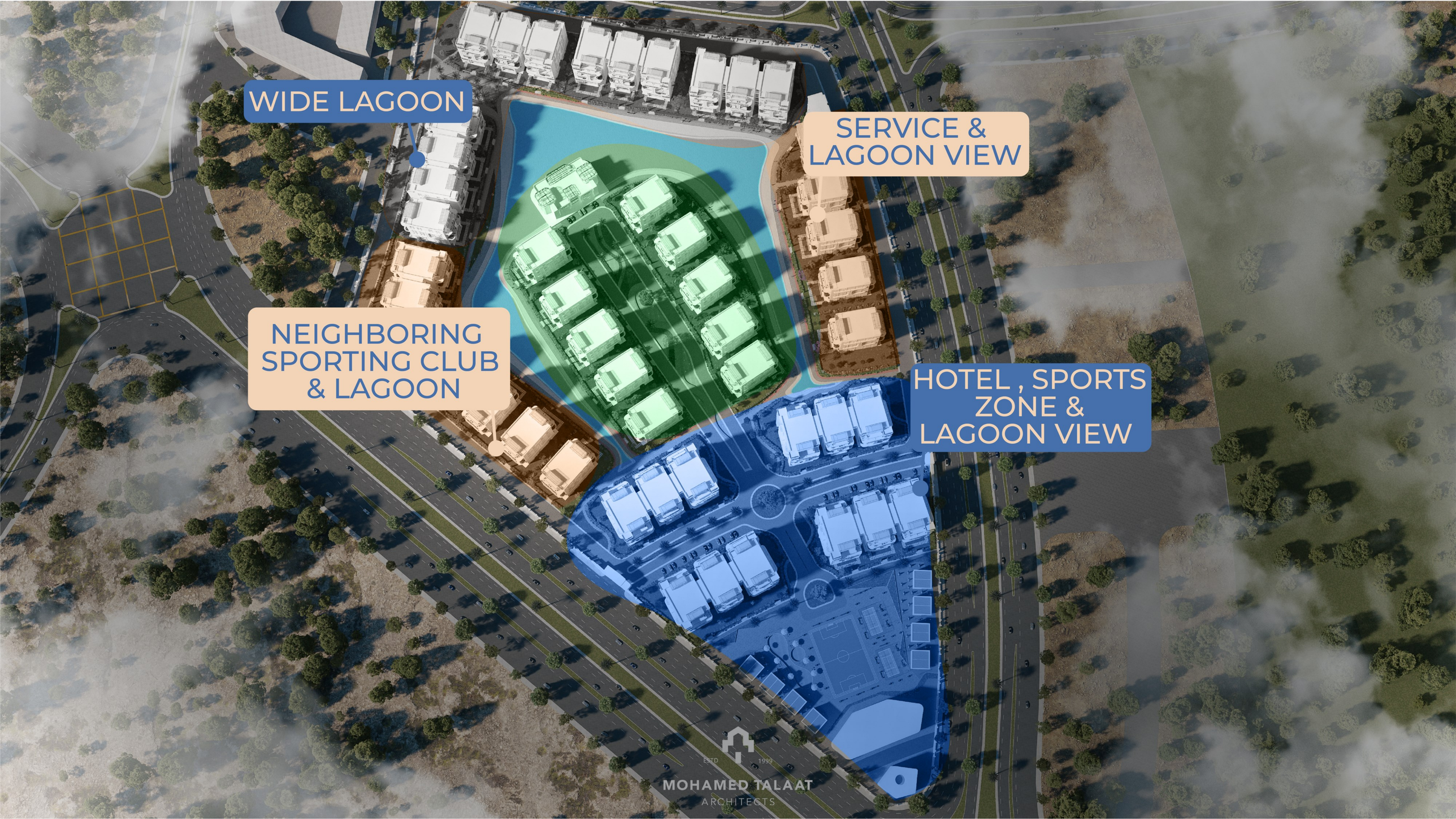


GARBAGE SHOTS



LUMIA
LAGOONS

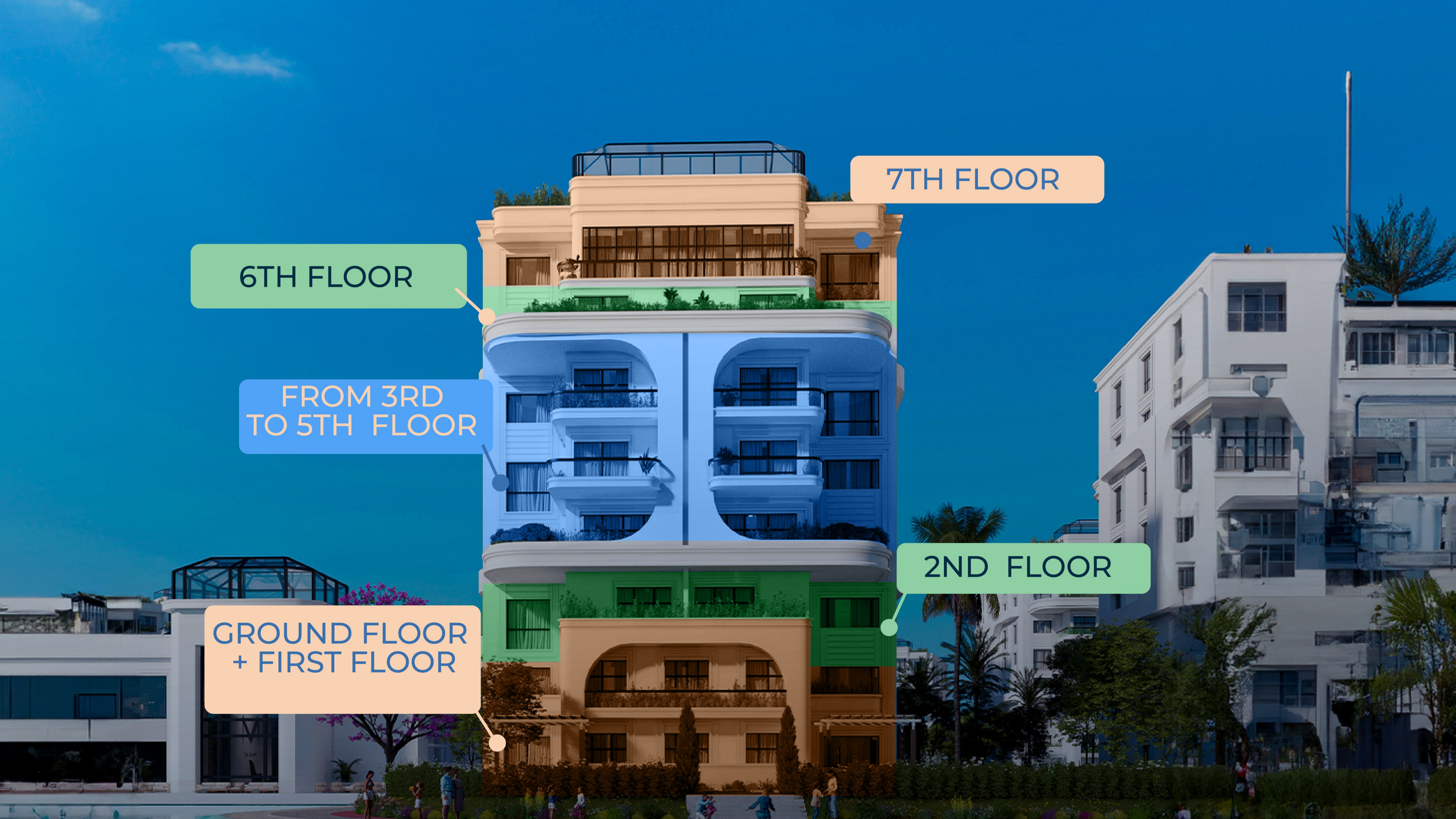
2024 DUBAI DEVOLOPMENTS NEW CAPITAL R8


WIDE LAGOON
SERVICE &
LAGOON VIEW
NEIGHBORING
SPORTING CLUB
& LAGOON
HOTEL , SPORTS
ZONE &
LAGOON VIEW
ESTD 1999
MOHAMED TALAAT
ARCHITECTS


7TH FLOOR
GROUND FLOOR
+ FIRST FLOOR


6TH FLOOR
2ND FLOOR


FROM 3RD
TO 5TH FLOOR


7TH FLOOR
6TH FLOOR
FROM 3RD
TO 5TH FLOOR
2ND FLOOR
GROUND FLOOR
+ FIRST FLOOR

We are happy to share

OUR PARTNERS

ESTD 1999

MOHAMED TALAAT
ARCHITECTS

DETAC
CONSTRUCTION & TRADING

ÖKOPLAN
LANDSCAPING

etisalat by e&

ETQAN
CONSULTANCY

PCE
PRECISION CONSULTING ENGINEERING
الدقة للاستشارات الهندسية

2024 DUBAI DEVOLOPMENTS LUMIA LAGOONS NEW CAPITAL R8


ANOTHER KEY PLAYER IS JOINING THE GAME
THE BIGGEST COLLABORATION IN THE NEW CAPITAL CITY
Stay Tuned


THANK YOU