



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



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.

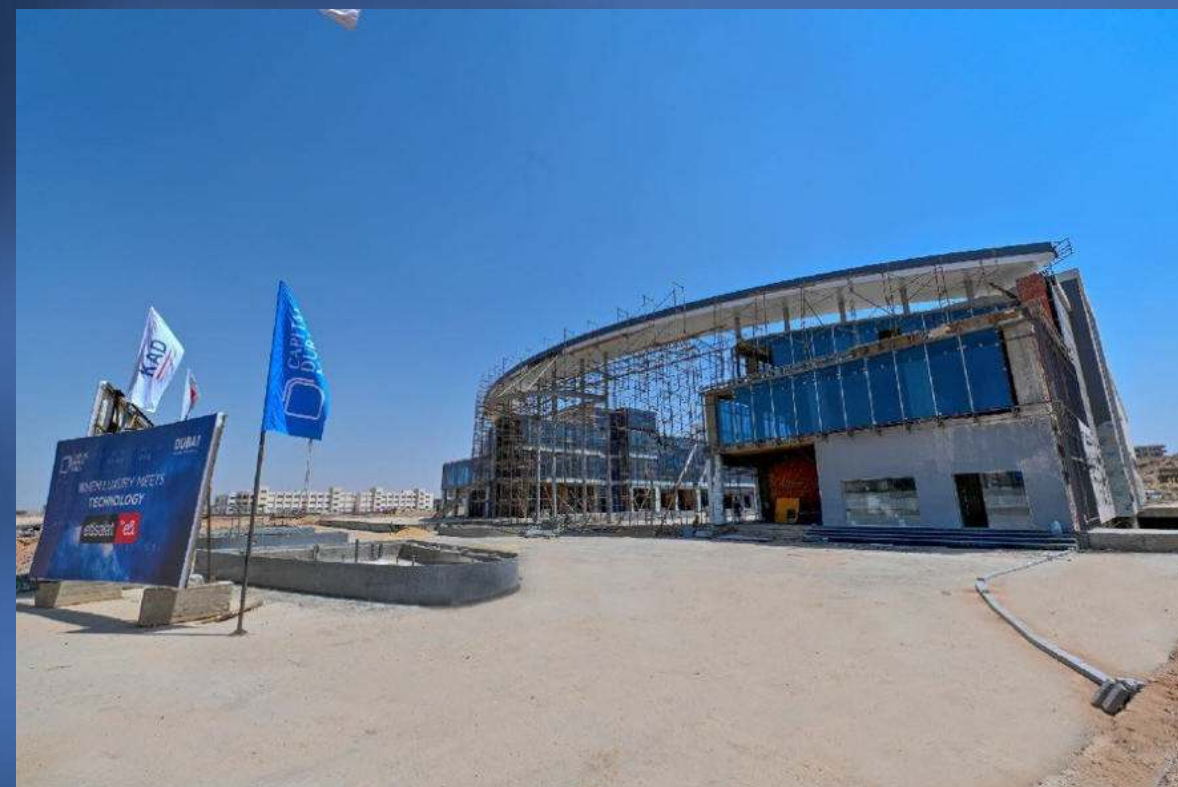
THE LARGEST OUTDOOR PLAZA IN THE R7 ZONE



CAPITAL DUBAI MALL



CONSTRUCTION UPDATES



OBSIDIER TOWER

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.

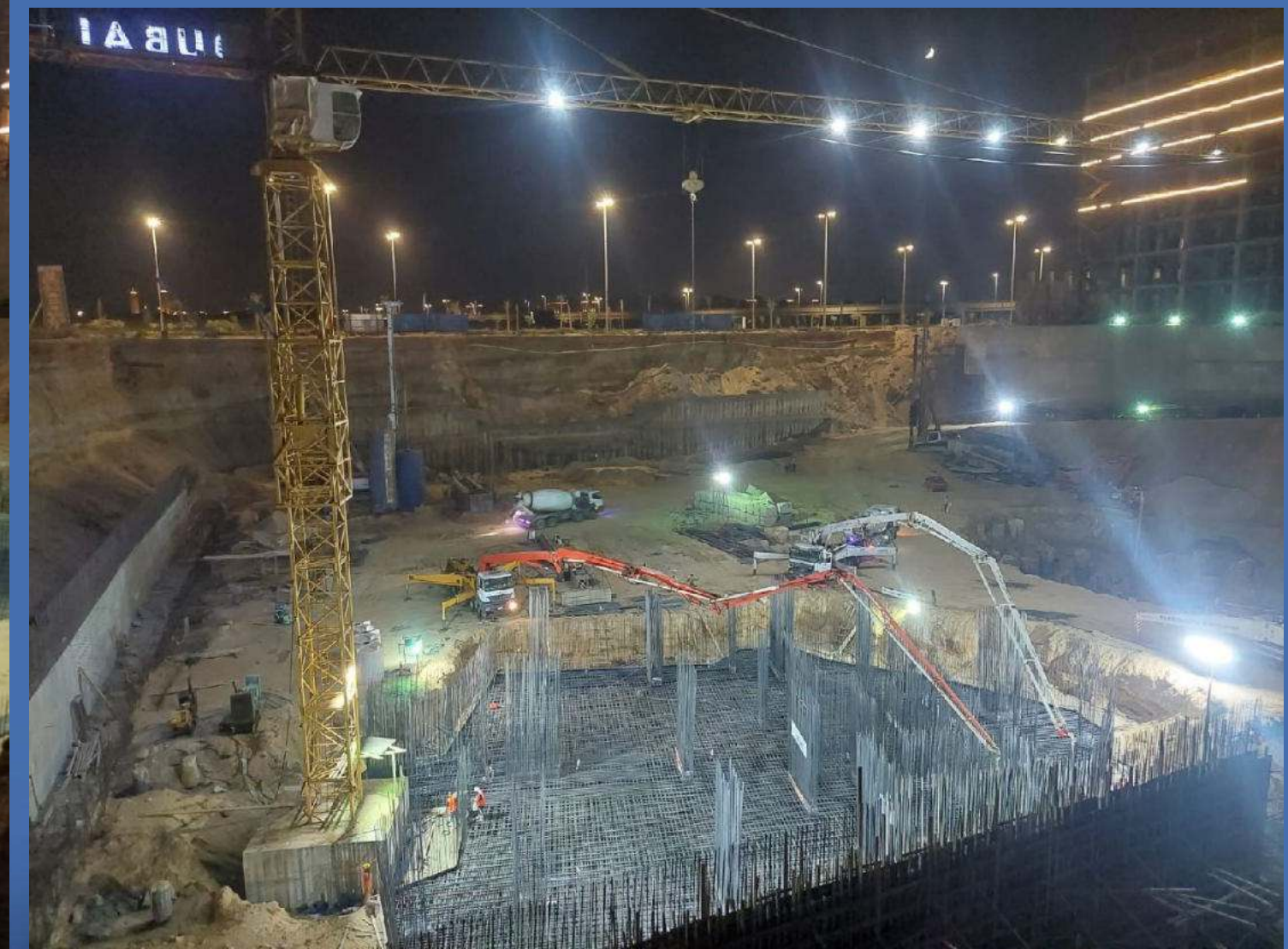
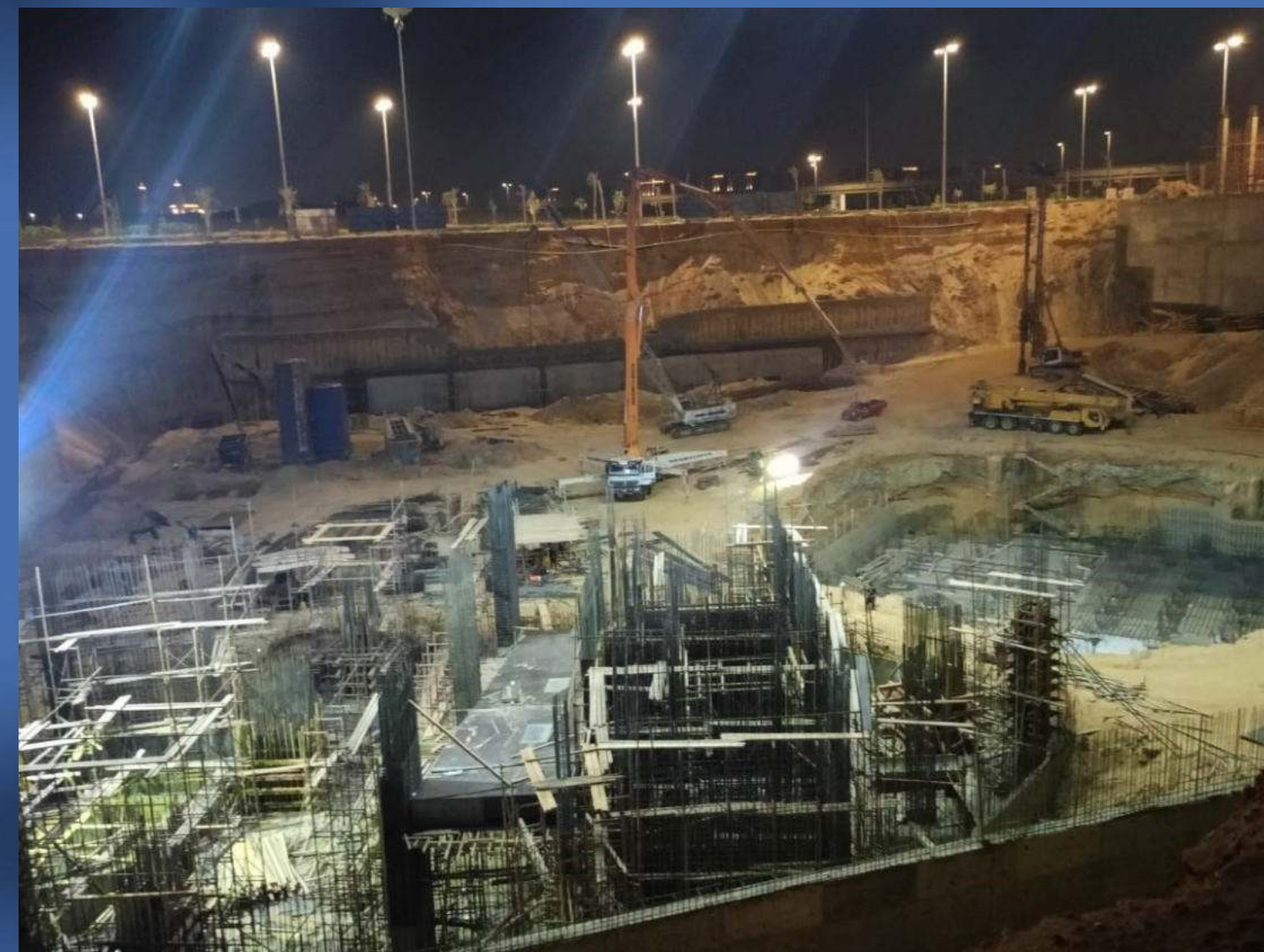
OBSIDIER



OBSIDIER TOWER

CONSTRUCTION UPDATES

OBSIDIER



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



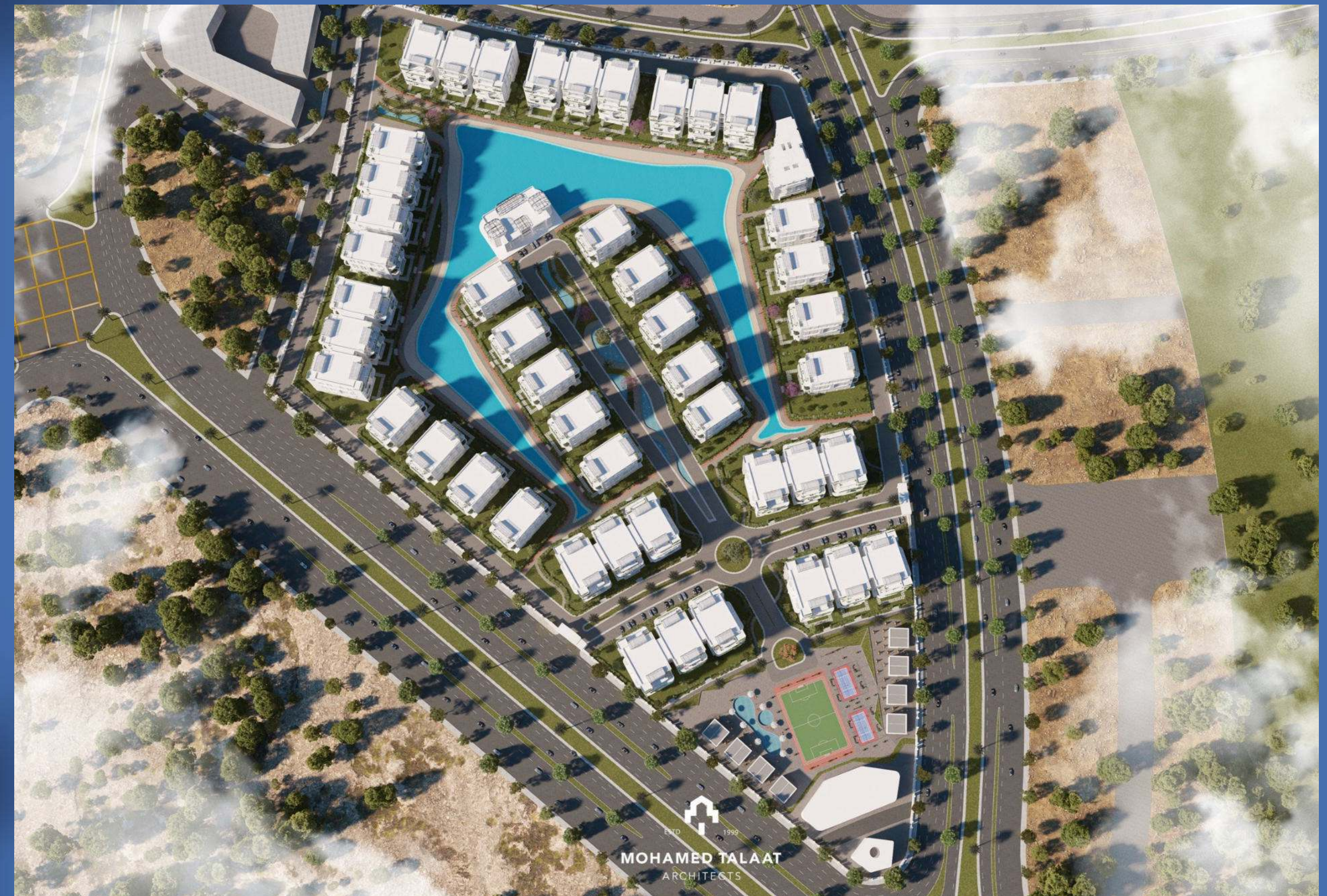
LUMIA

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

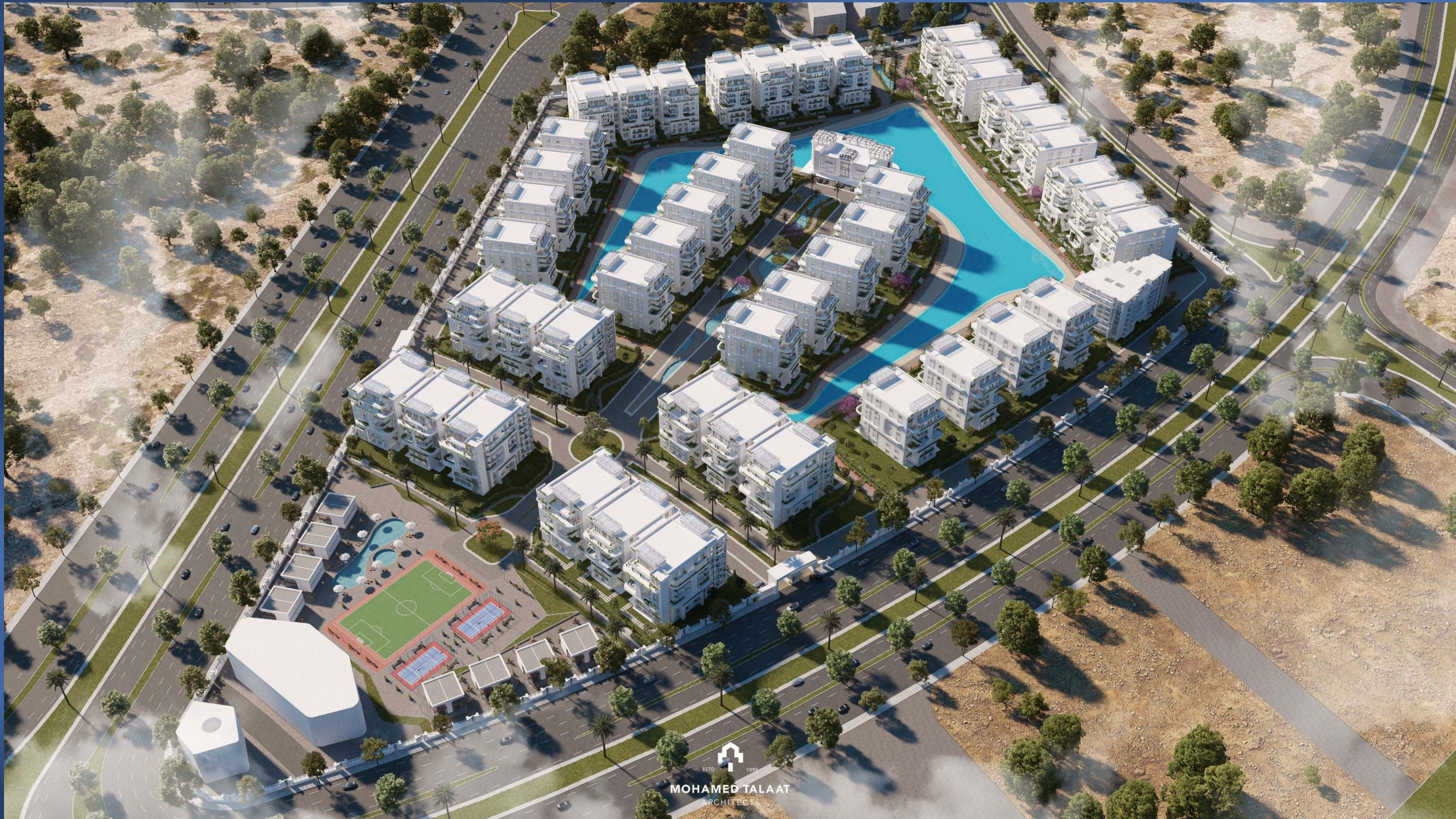
2024

DUBAI DEVELOPMENTS

LUMIA
LAGOONS

NEW CAPITAL

R8



ESTD 1999
MOHAMED TALAAT
ARCHITECTS











2024

DUBAI DEVELOPMENTS

LUMIA
LAGGONS

NEW CAPITAL

R8



2024

DUBAI DEVELOPMENTS

LUMIA
LAGOONS

NEW CAPITAL

R8



2024

DUBAI DEVELOPMENTS

LUMIA
LAGCONS

NEW CAPITAL

R8

PROJECT LOCATION

2024

DUBAI DEVELOPMENTS

LUMIA
LAGOONS

NEW CAPITAL

R8



R8 DISTRICT

Main info

TOTAL AREA
2500

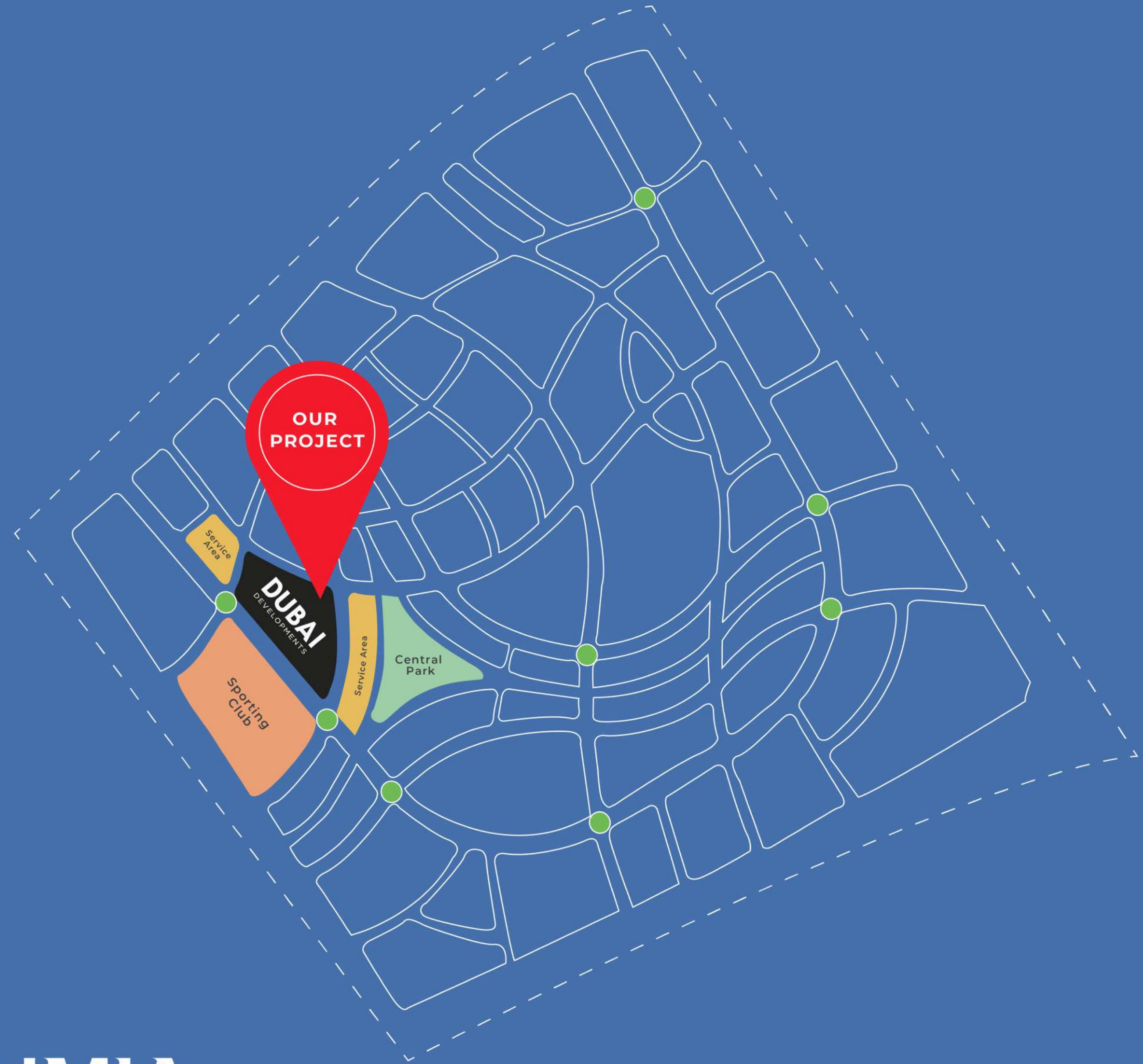
EXPECTED POPULATION
300.000

LAND ELEVATION
8M

SERVICE AREAS
13

TOTAL CURRENT PROJECT
23

GREEN AREAS
40
acres



R8 DISTRICT

MADP

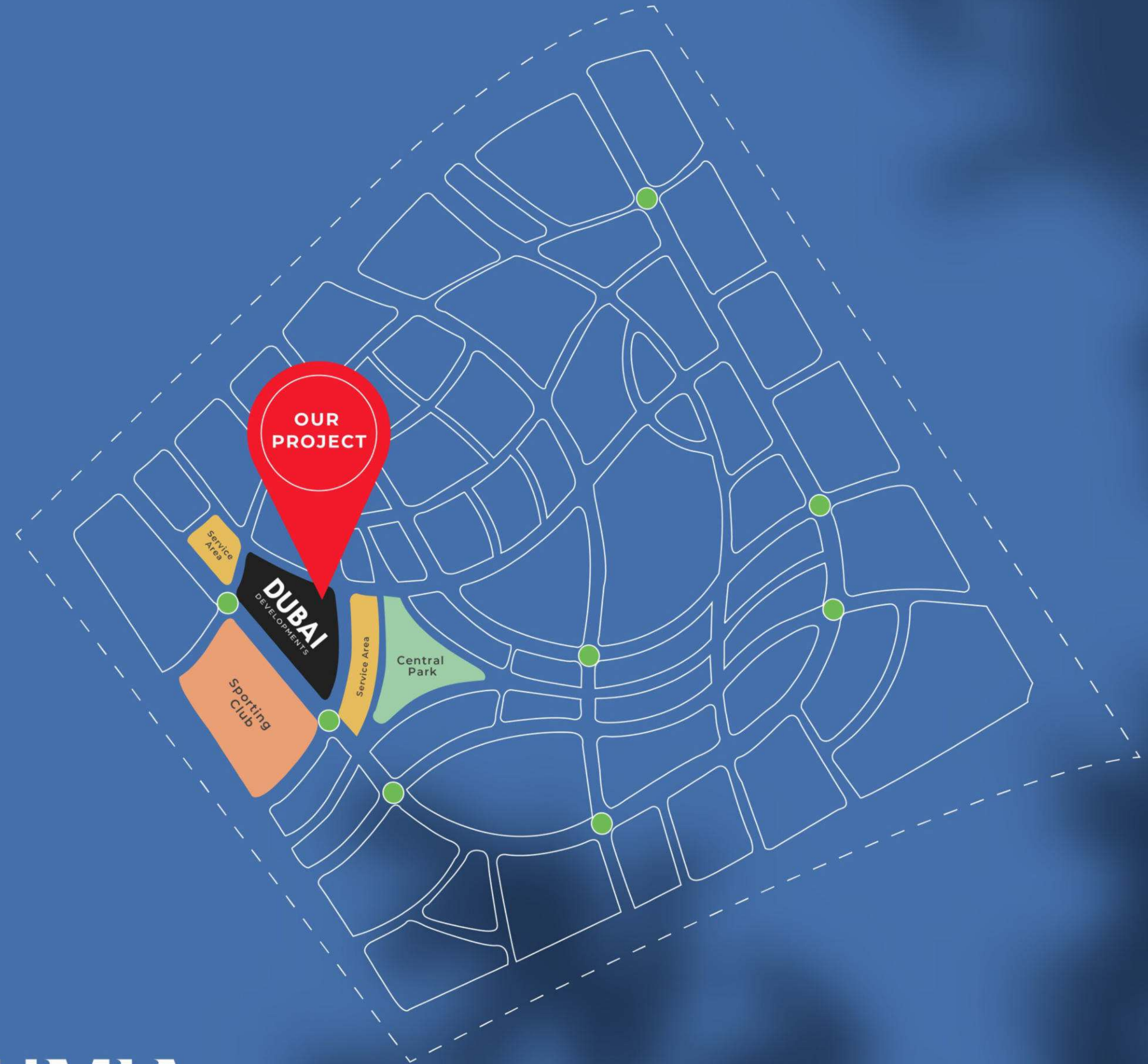
CLUB
CLUBS
2

HOTEL
HOTELS
3

UNIVERSITY
UNIVERSITY
2

INTERNATIONAL
SCHOOLS
12

RELIGIOUS
ATTRACTIONS
2





CLUB HOUSE

RESIDENTIAL

SPORT ZONE

COMMERCIAL

COMMERCIAL

HOTEL APARTMENT

MOSQUE

PROJECT MIX

WIDE LAGOON

SERVICE & LAGOON VIEW

NEIGHBORING SPORTING CLUB & LAGOON

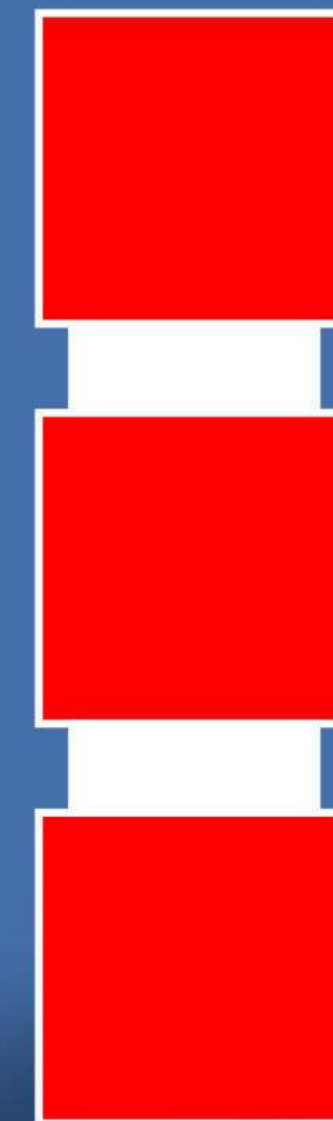
HOTEL, SPORTS ZONE & LAGOON VIEW

PROJECT VIEW

BUILDING *Types*

%100

OF BUILDINGS IN R8 DISTRICT
ATTACHED BUILDING



BUILDING

Types

MIRRORS
MODEL
%55

CRYSTALS
MODEL
%45

**MIRRORS
MODEL**

**CRYSTALS
MODEL**

MIRROR *Model*

THE NEW VISION OF THE CONNECTED BUILDING

MIRROR INSTEAD OF ATTACHED

CONNECTION BETWEEN BUILDINGS

INSTEAD OF

%30

%100

- PRIVACY FOR UNITS
- MORE TERRACES
- CREATE CORNERS



UNIT ANALYSIS



CRYSTALS *Model*

THE ULTIMATE
PRODUCT OF
LUMIA SERIES



An aerial architectural rendering of a residential development. The scene shows a cluster of white, multi-story apartment buildings arranged around a central, irregularly shaped swimming pool. Light blue, wavy arrows indicate the direction of prevailing winds, which are blowing from the top-left towards the bottom-right. The development is situated between a multi-lane road on the left and a road on the right. In the bottom right corner, there is a sports area with a green soccer field and several tennis courts. The surrounding landscape includes trees and open green spaces.

**PREVAILING WIND
FACING UNITS**

70%

OUT OF THE TOTAL UNITS

PRODUCT

Mix



2024

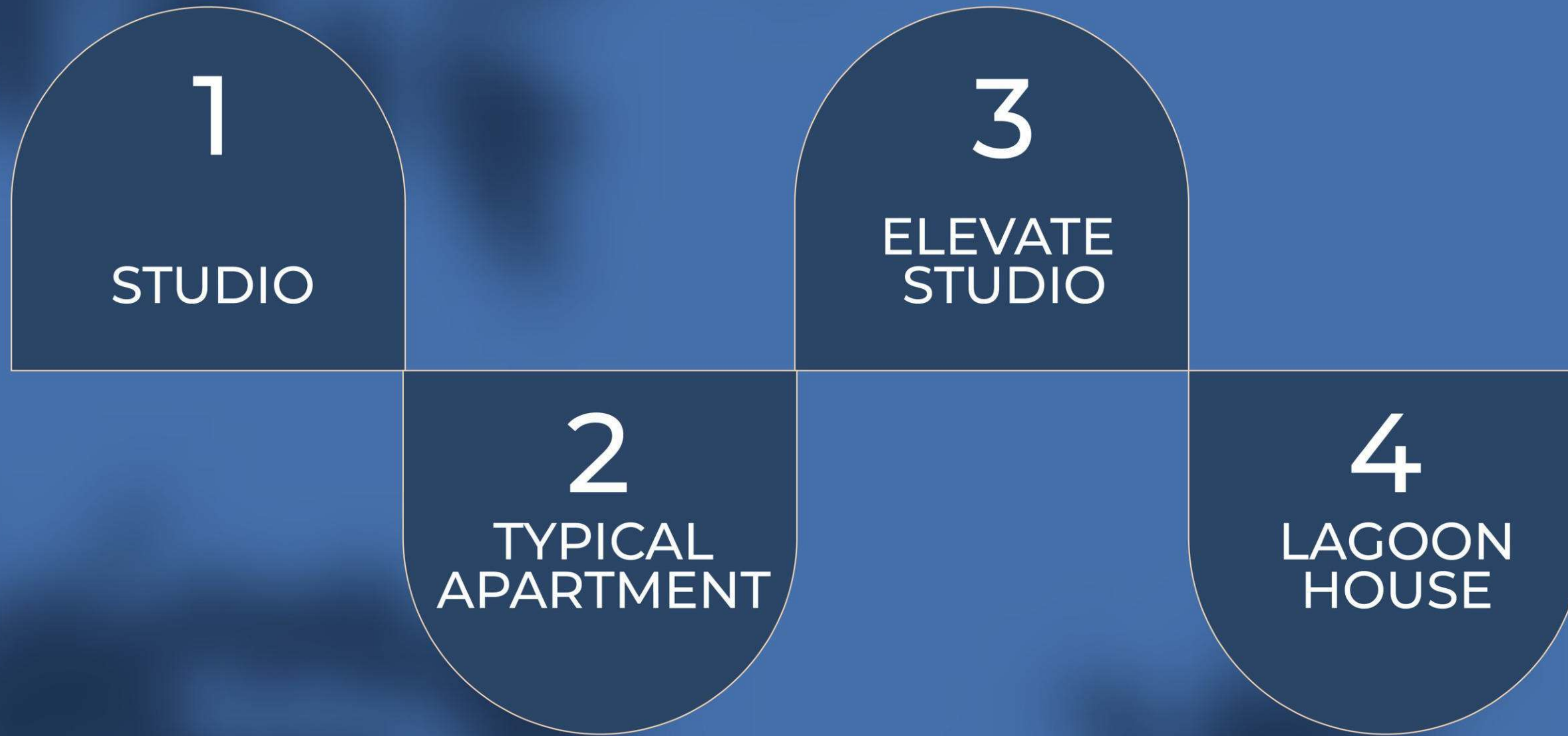
DUBAI DEVELOPMENTS

LUMIA
LAGCONS

NEW CAPITAL

R8

UNIT *Types*





EXPERIENCE THE LAGOON EFFECT

SPORTING *Club*

TOTAL AREA
8.400M²

LUMIA
LAGOONS

NEW CAPITAL

2024

DUBAI DEVELOPMENTS

R8

MAIN *Amenities*

**KAYAKING
ZONE**

**LAGOON
F&B AREA**

**WATER
GYMNASIICS SOCIAL AREA**

**CENTRAL
CATERING
SERVICE**

LUMIA
LAGOONS

KAYAK

Zone



LAGOON F&B

Area



WATER GYMNASTICS

Area



LAGOON SOCIAL *Area*



2024

DUBAI DEVELOPMENTS

LUMIA
LAGOONS

NEW CAPITAL

R8



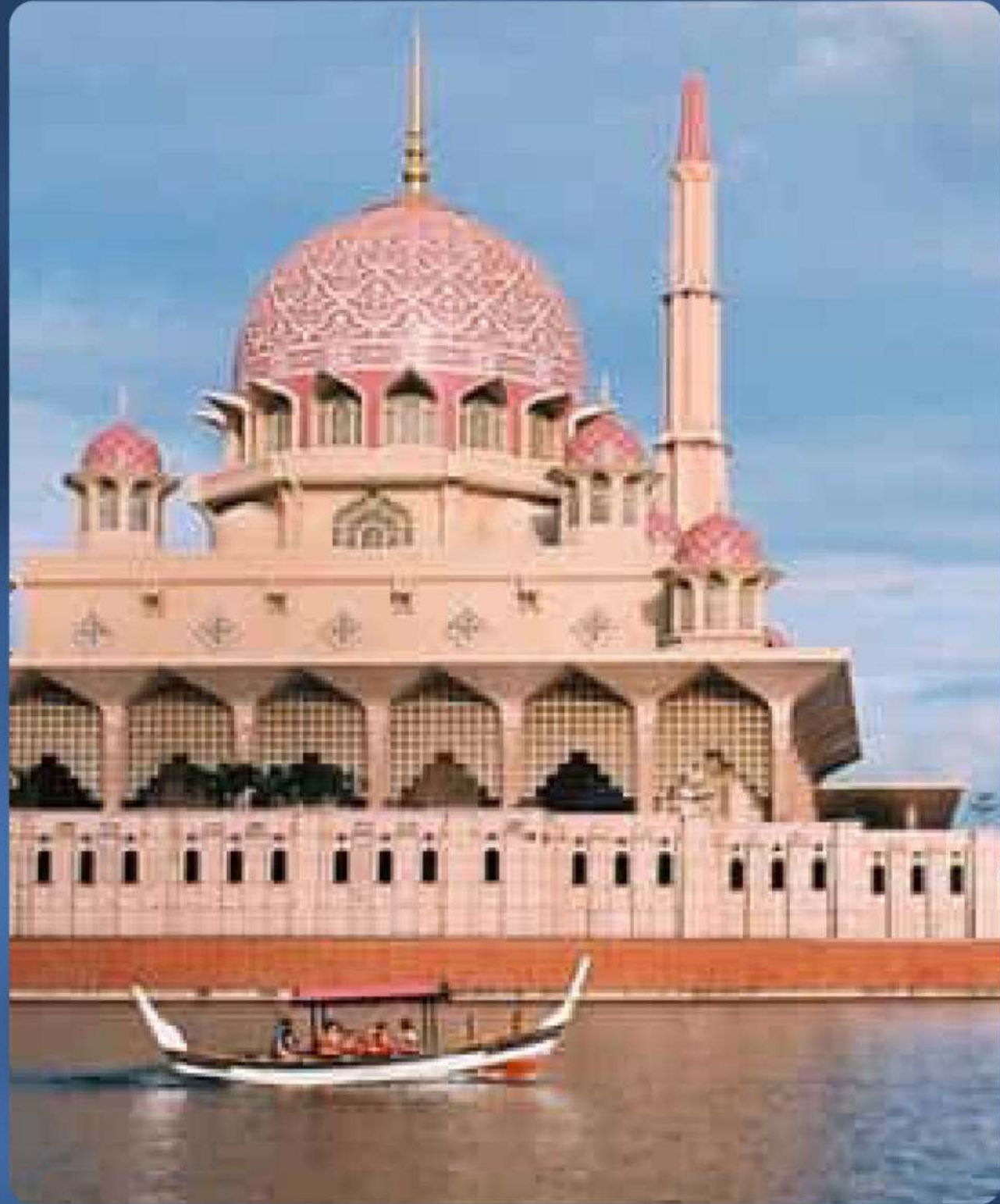
CYCLING TRACK



BBQ AREA



MEDICAL CARE



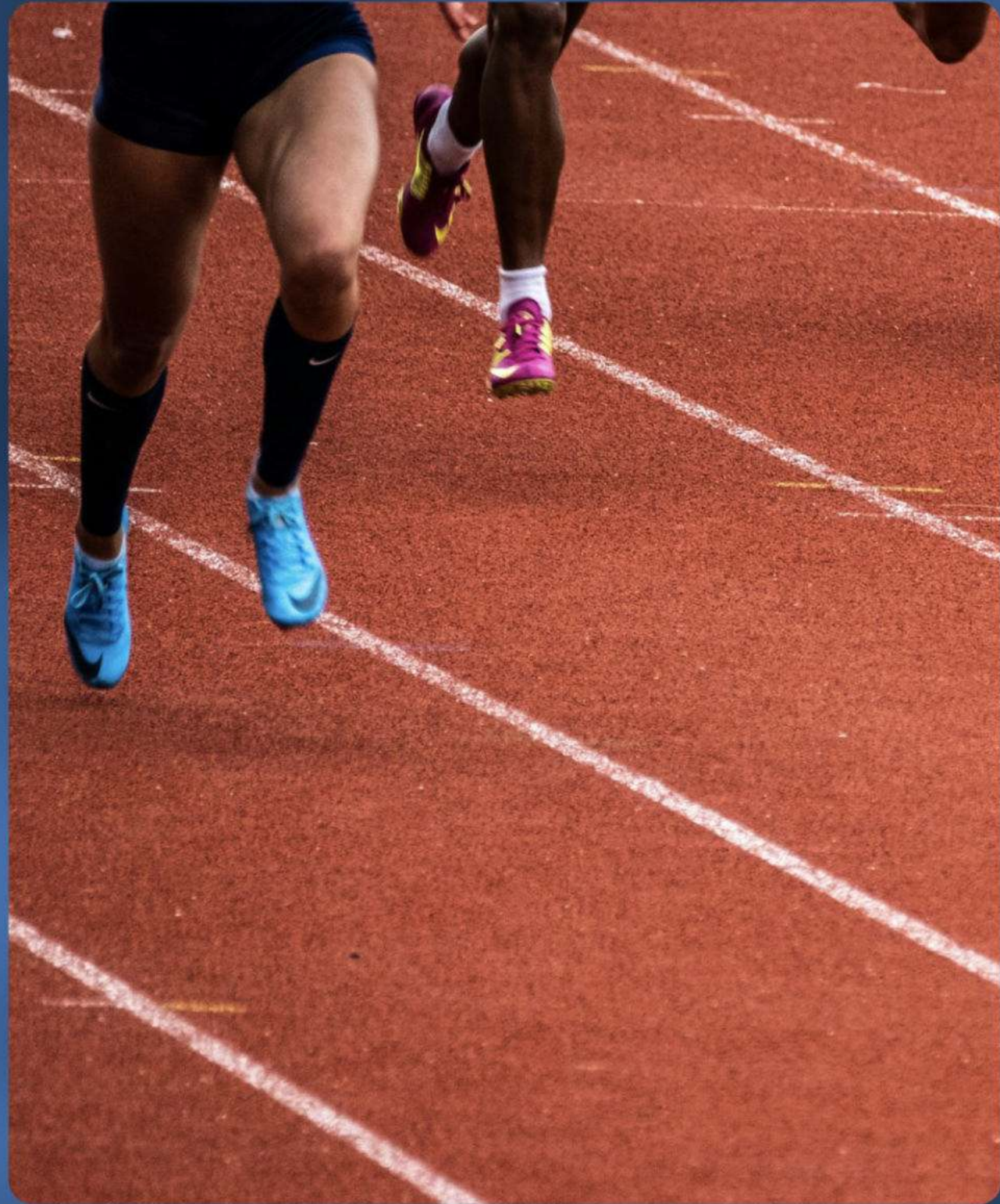
MOSQUE



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



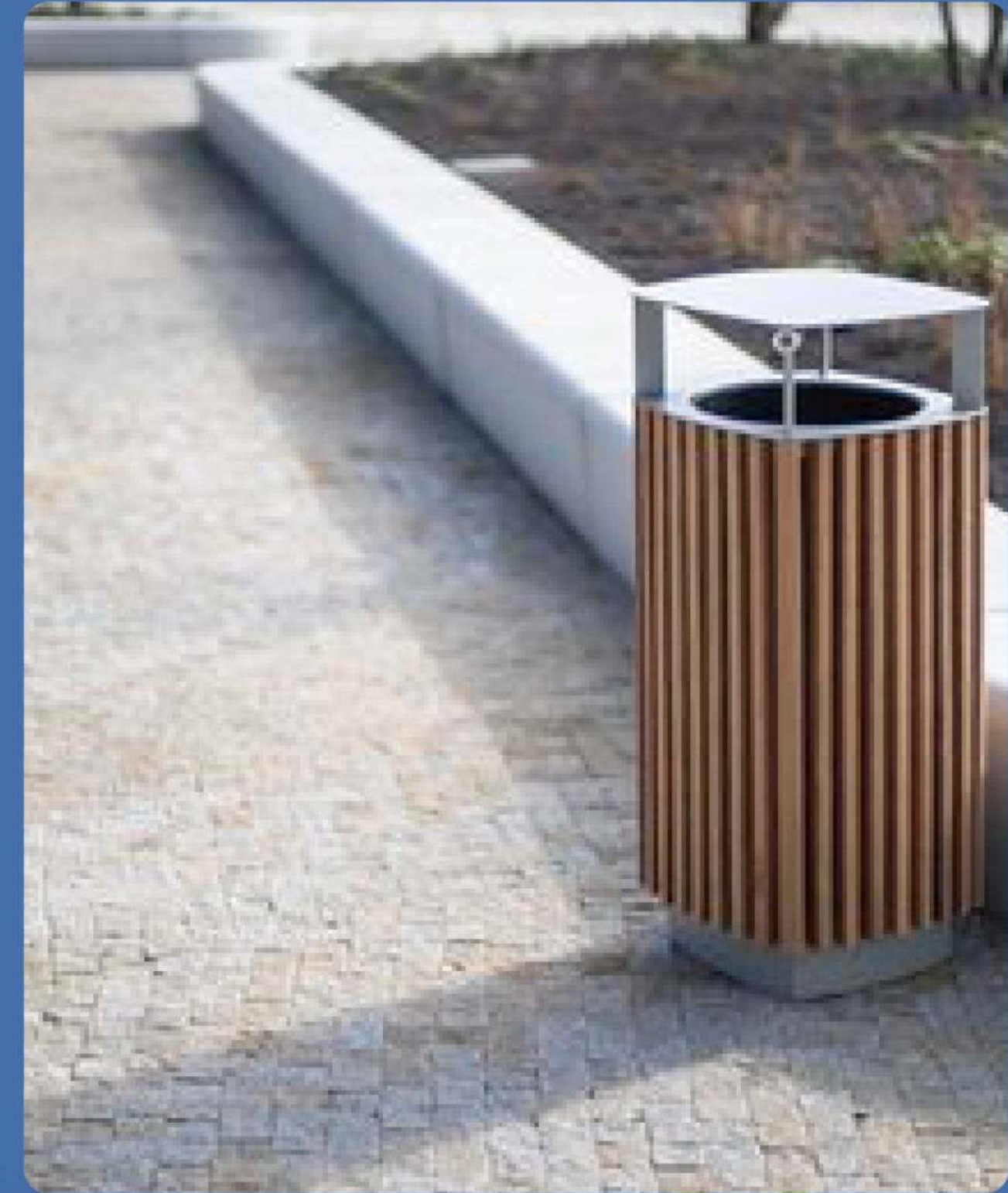
SPECIAL NEEDS FACILITIES



SECURITY SYSTEM



ACCESS CARD



GARBAGE SHOTS



PRICING

Plan

LUMIA
LAGOONS

WIDE LAGOON

SERVICE &
LAGOON VIEW

NEIGHBORING
SPORTING CLUB
& LAGOON

HOTEL, SPORTS
ZONE &
LAGOON VIEW



7TH FLOOR

GROUND FLOOR
+ FIRST FLOOR

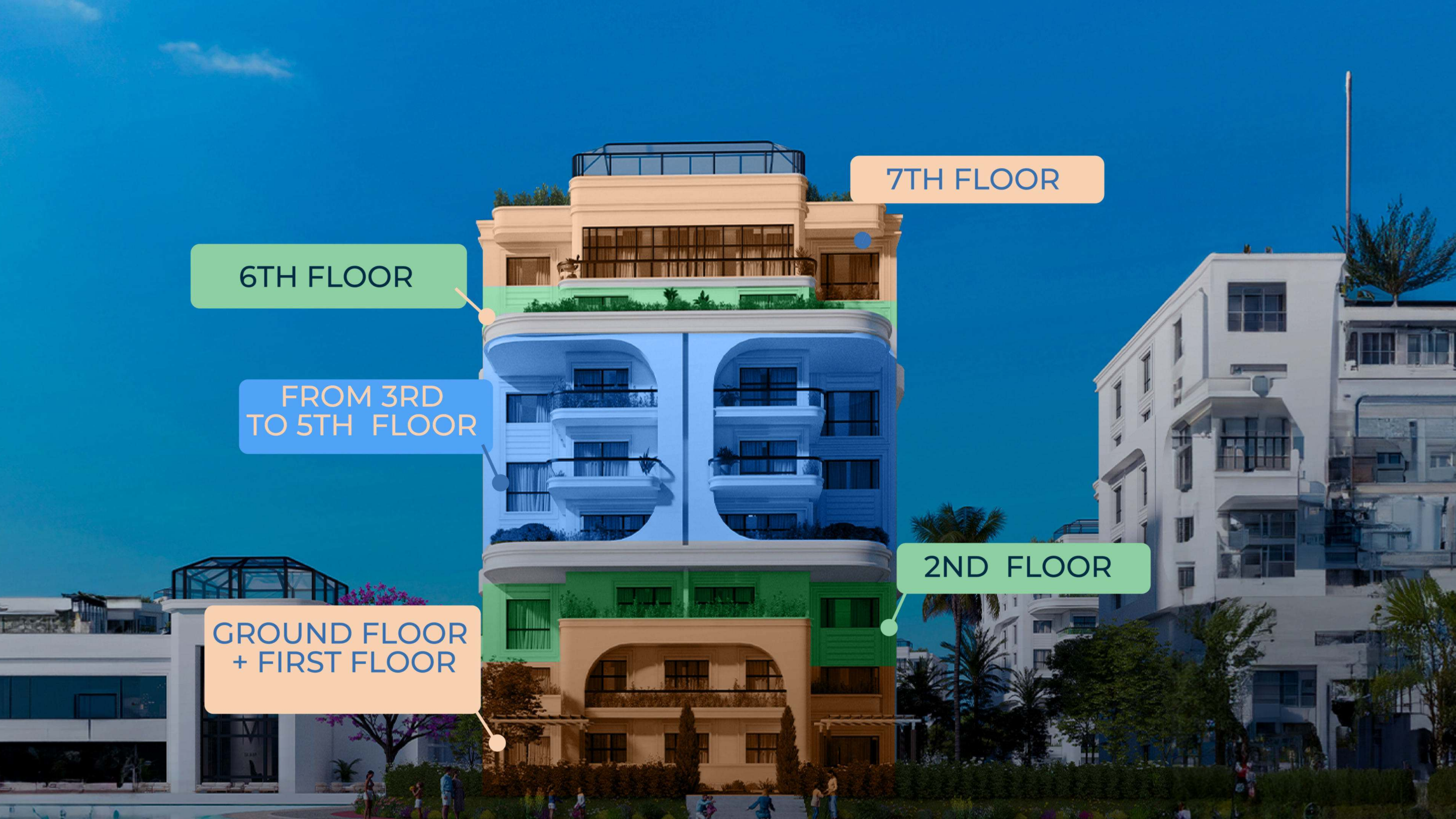
6TH FLOOR

2ND FLOOR



FROM 3RD
TO 5TH FLOOR





6TH FLOOR

7TH FLOOR

FROM 3RD
TO 5TH FLOOR

2ND FLOOR

GROUND FLOOR
+ FIRST FLOOR

We are happy to share
OUR PARTNERS



MOHAMED TALAAT

ARCHITECTS





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

Stay Tuned



THANK YOU