

# LUCE

THE LIGHT AT THE PALM

## THE DUPLEX







# NATURE INSPIRED DESIGNS



A MAGNIFICENT  
BUILDING, SHAPED BY  
GLASS AND LIGHT.  
LUCE EMBRACES ITS  
SEAFRONT SETTING.

This sublime building, composed of brilliant  
glass panels and oriented towards the  
sea and sunlight, becomes a showcase of  
captivating design.





## CONFIGURATION

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### ◆ ELEVATORS

- 2 passenger elevators
- 1 service elevator
- 1 private elevator Duplex

### ◆ OWNERSHIP

Freehold

### ◆ PARKING

A private lift lobby and a private enclosed parking for 4 cars on Basement 1 level

## AMENITIES

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Infinity Pool



Lounge



Fitness area



Evening Terrace



Kids Pool



Kids room

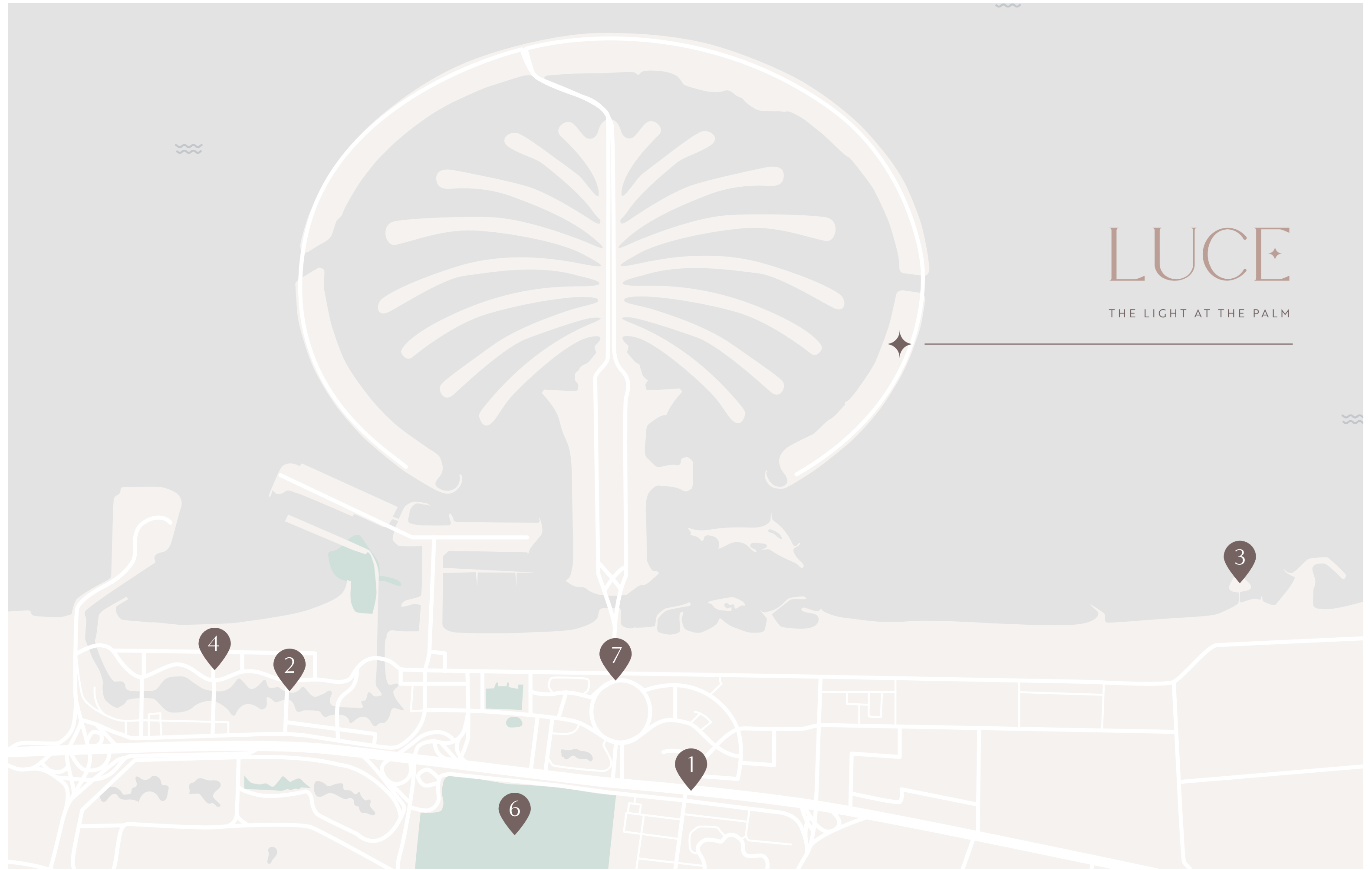


Entertainment Room



Lounge Garden





## THE LOCATION

1. Sheikh Zayed Rd
2. Dubai Marina
3. Burj Al-Arab
4. The Beach
5. Umm Suqeim
6. Emirates Golf Club
7. Al Sufouh Road

## LANDMARKS WITHIN THE LOCATION

- ◆ 5 minutes to Atlantis
- ◆ 5 minutes to The Royal Atlantis
- ◆ 5 minutes to Nakheel mall
- ◆ 5 minutes to The Pointe
- ◆ 12 minutes to The Marina
- ◆ 22 minutes to Downtown Dubai
- ◆ 12 minutes to Dubai Media City



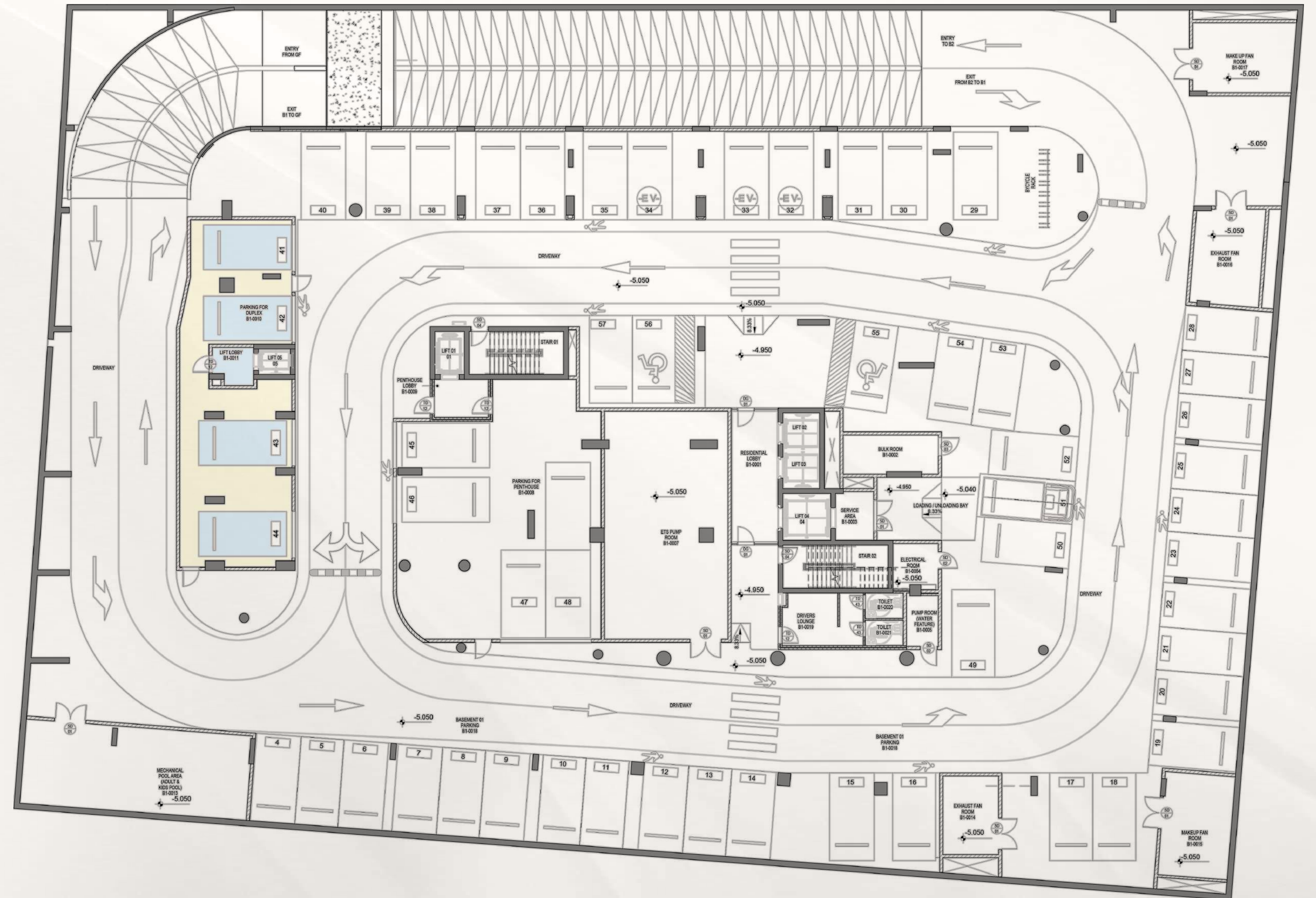
## GROUND FLOOR AMENITIES

1. Drop- Off
2. Lobby Entrance
3. Reception
4. Lounge
5. Multipurpose Space
6. Kids Area
7. GYM
8. Outdoor gym extension area
9. Main Pool
10. Pool Sundeck
11. Kids Pool
12. Common External Area
13. Beach Access
14. Lift Lobby
15. Landscape Areas
16. External lounge and external counter
17. Sauna
18. Changing rooms
19. Landscape with water feature



# PARKING AREA

A private lift lobby and a private parking for 4 cars on Basement 1 level







# THE DUPLEX

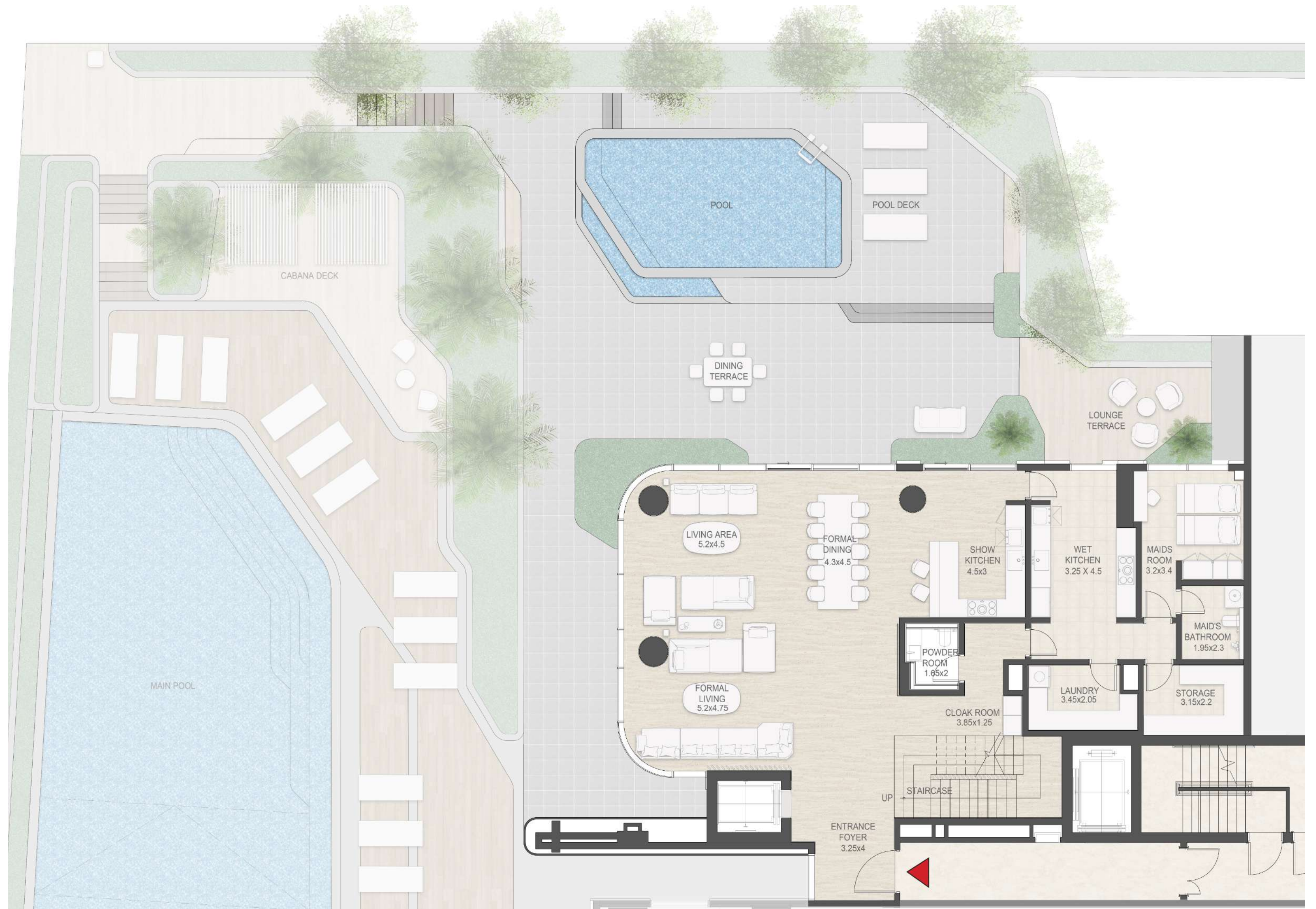
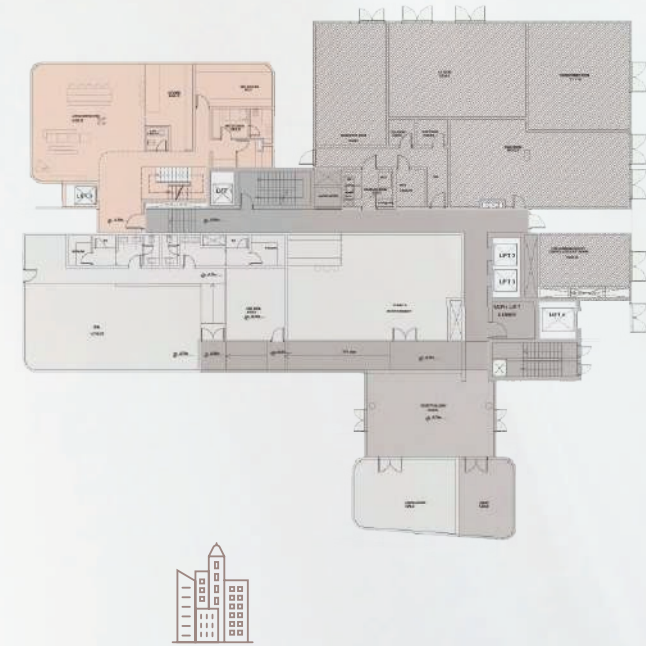
GROUND FLOOR

SUITE AREA

BALCONY AREA

TOTAL SELLABLE AREA

KEY PLAN



Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary and are subject to change without notice. The developer reserves the right to make revisions. Built-Up Area is measured in accordance with Dubai Land Department standards. Plans, artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. Landscape shown is indicative and not provided by the developer. The pool shown is indicative and not provided by the developer unless selected as an option by the buyer

# THE DUPLEX

FIRST FLOOR

KEY PLAN



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LUCE



PRIVATE POOL



LIVING AREAS OPTION 1



LIVING AREAS OPTION 1



LIVING AREAS OPTION 2





LIVING AREAS OPTION 2



LIVING AREAS OPTION 2



LIVING AREAS OPTION 2



MASTER BEDROOM 1



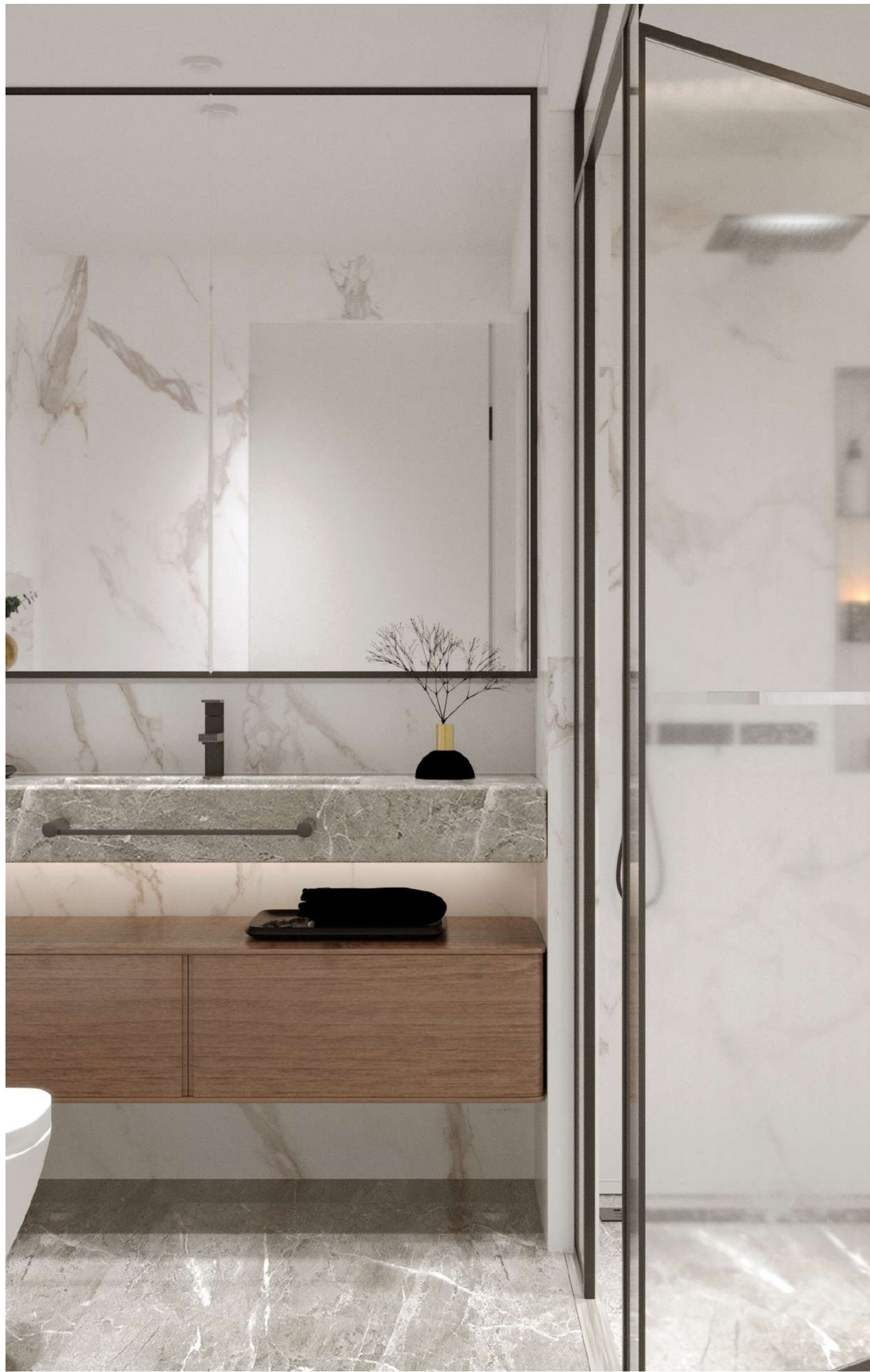
MASTER BATHROOM 1



SECONDARY MASTER BEDROOM



BEDROOM 1 AND BATHROOM



BEDROOM 2 AND BATHROOM





LUCE - MAIN RECEPTION



LUCE - LOUNGE



## ENTERTAINMENT AREA

EXCLUSIVE space that brightens moods and lifestyles. An exceptional area for residents to socialize offering a variety of entertainment options such as a movie corner in addition to a games section such as pool table and billiards.



## FITNESS CENTER

State of the art gym with first-class training equipment and panoramic breathtaking beach views.

## KIDS AREA

Beautifully decorated kids room that includes various educational kids activities that entertain and enlighten.





# PROPERTY FINISHES

## LIFT LOBBY AND CORRIDOR



MARBLE FOR FLOORING



SANDSTONE FOR WALLS



WALLPAPER



PLASTER AND EMULSION PAINT FOR WALLS AND GYPSUM BOARD CEILINGS

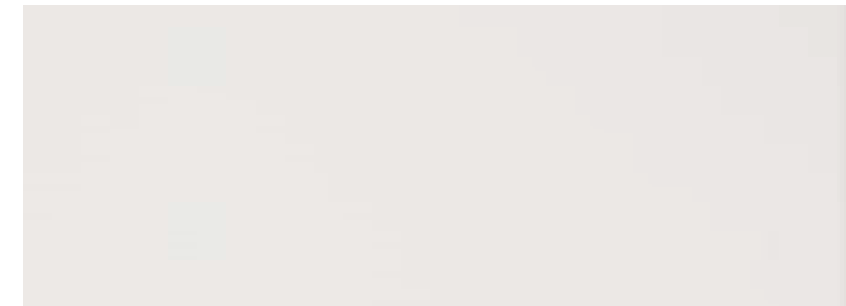


POWDER COATED METAL FINISH

## LIVING, DINING & FRONT OF HOUSE KITCHEN



MARBLE FOR FLOORING



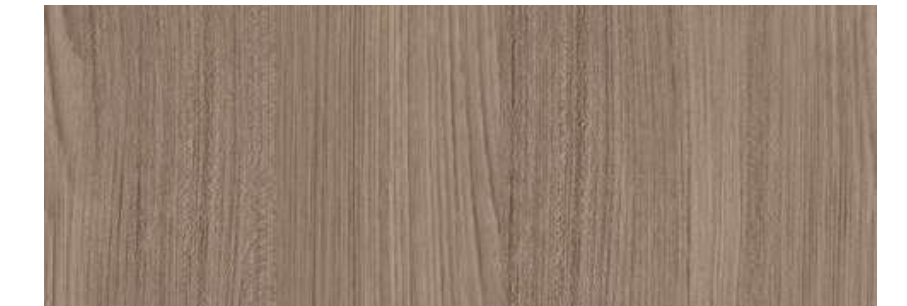
BRANDED KITCHEN WITH GLOSSY LACQUERED WOOD FOR FRONT PANELS WITH MELAMINE CABINETS



KITCHEN ENGINEERED COMPOSITE TOP WITH HIGH QUALITY EUROPEAN FIXTURES AND PREMIER BRAND APPLIANCES INCLUDING REFRIGERATORS, DISHWASHER, OVEN, HOB/HOOD

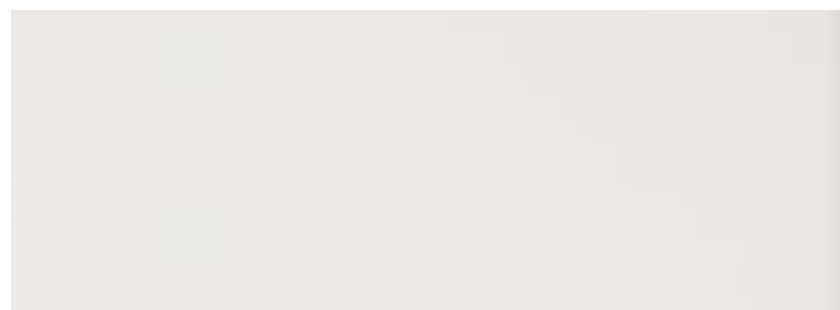


PLASTER AND EMULSION PAINT FOR WALLS AND GYPSUM BOARD CEILINGS



WOOD FINISH FOR SINGLE FEATURE WALL

## BEDROOM



LACQUERED PAINT WOODEN PANELS FOR SINGLE FEATURE WALL



WOOD FINISH FOR SINGLE FEATURE WALL



SEMI SOLID PARQUET FLOORING

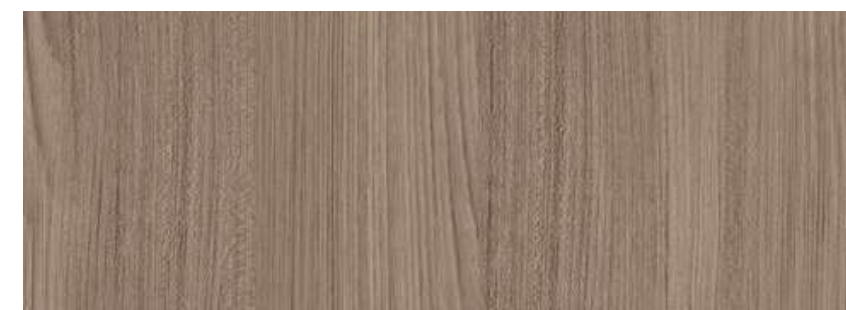


PLASTER AND EMULSION PAINT FOR WALLS AND GYPSUM BOARD CEILINGS

## BATHROOM



MARBLE FOR WALLS



WOOD VENEER FOR VANITY



MARBLE FOR VANITY TOP



PLASTER AND EMULSION PAINT FOR WALLS AND GYPSUM BOARD CEILINGS



METAL FINISH FOR ACCESSORIES

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