

HEILBRONN

PROPERTIES

Lifestyle Stories







# WELCOME TO PARK LANE

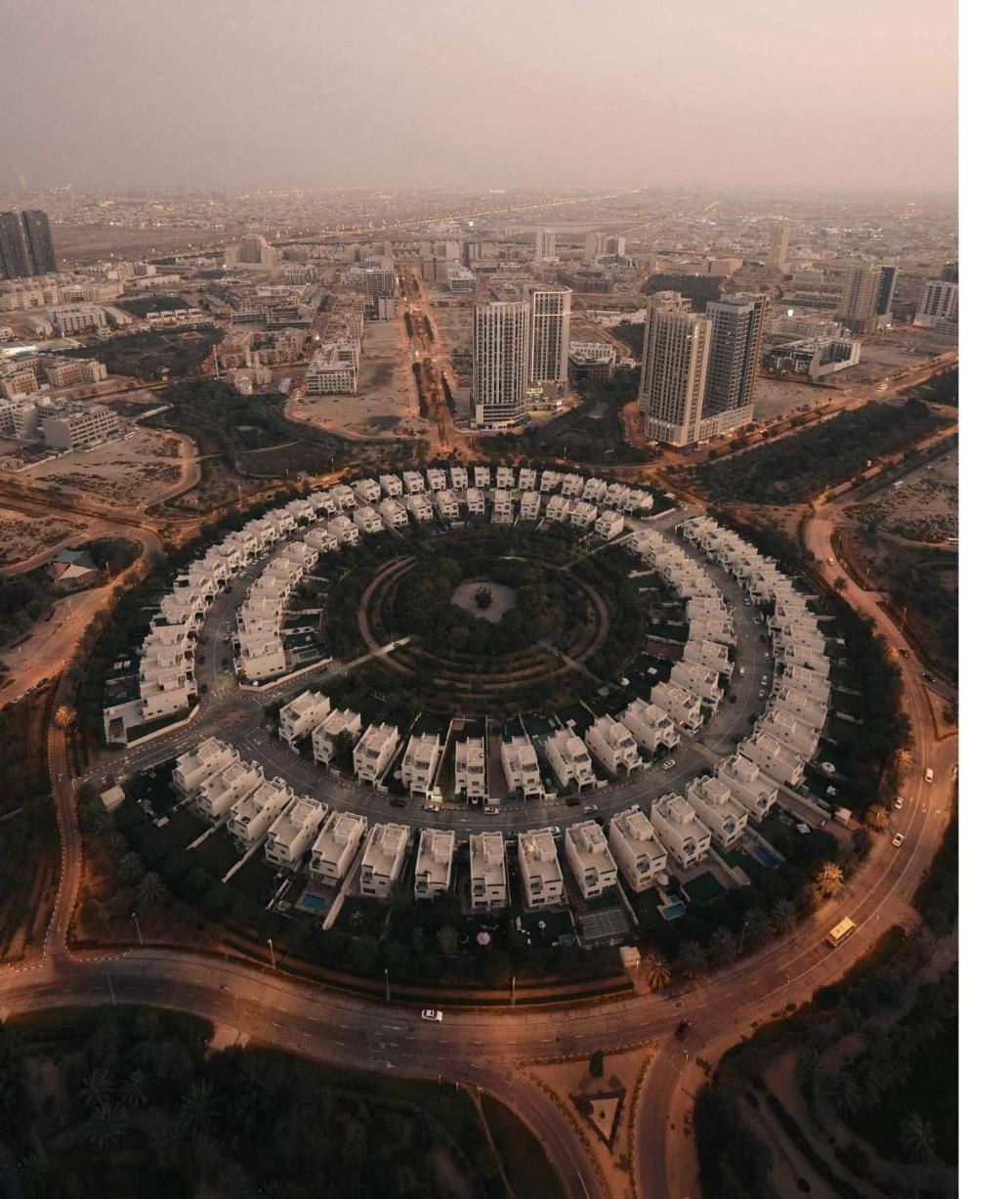
# AN INVITATION TO UNPARALLELED ELEGANCE

Nestled in the vibrant Jumeirah
Village Circle, Park Lane emerges
as a sanctuary of luxury and
comfort. This seven-story marvel,
brought to life by Heilbronn
developers, represents the epitome
of refined living in Dubai. With a
commitment to meticulous design
and quality, Park Lane is not just a
residence but a lifestyle destination
for those who seek exclusivity.

Prestigious Location: Situated in the heart of Jumeirah Village Circle, offering a harmonious blend of urban energy and suburban tranquility.

**Diverse Living Spaces:** A selection of studios to three-bedroom apartments designed for modern living.

**Anticipated Arrival:** Promising to be a beacon of sophistication, with completion expected in Q4-2024.



# THE HEART OF NEW DUBAI

#### A COMMUNITY LIKE NO OTHER

Jumeirah Village Circle stands as a testament to Dubai's vision of a community that embodies a holistic lifestyle. With its blend of urban convenience and green landscapes, JVC offers a dynamic setting that caters to all aspects of modern living. Living in Harmony

- · JVC's family-friendly environment and cultural diversity make it a vibrant place to live.
- · Its strategic location ensures easy access to Dubai's major attractions and business hubs.

Community of

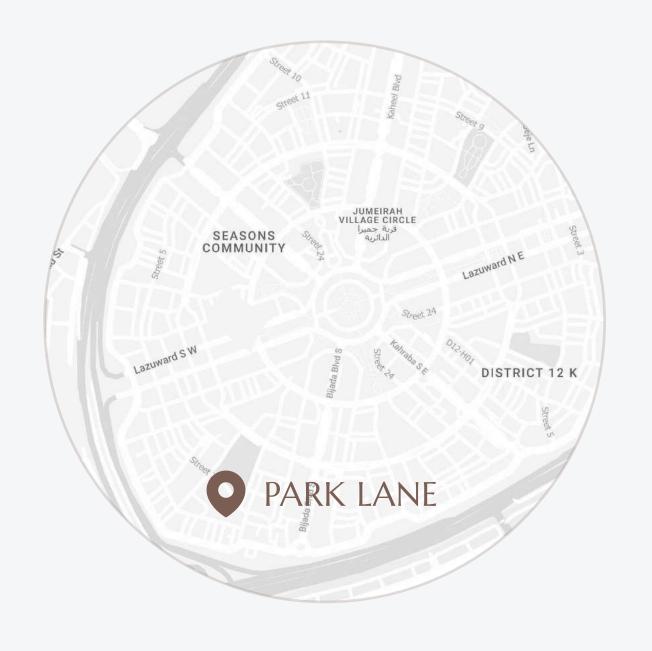
**NAKHEEL** 

# PERFECTLY LOCATED

#### A TRULLY CENTRAL LOCATION

Park Lane is strategically positioned within JVC, ensuring residents enjoy both the serenity of suburban living and the conveniences of city life. Its proximity to essential destinations like malls, schools, and parks underscores Park Lane's appeal as an ideal home base.

The Crossroads of Convenience and Tranquility



O3 MINUTES	Five Jumeirah Village Circle
O7 MINUTES	Circle Mall
12 MINUTES	Dubai Hills Mall
15 MINUTES	Dubai Hills Golf Club
19 MINUTES	Mall of The Emirates
21 MINUTES	Nakheel Mall



# LIFESTYLE AND COMMUNITY LIVING

#### **ENVISIONING A VIBRANT LIFESTYLE**

Park Lane is designed to foster a vibrant community life, where luxury amenities meet the warmth of a close-knit community. The development boasts a large swimming pool, a Padel Tennis court, and a dedicated yoga area, ensuring every day is filled with activities.

Embracing Community Spirit

The ethos of Park Lane revolves around creating a lively and engaging community. From family gatherings in the rooftop garden to serene moments in the yoga and meditation areas, Park Lane provides diverse spaces for social and personal enrichment.





### ARCHITECTURAL EXCELLENCE

#### **SINCE 2002**

Founded in 2002, Heilbron has played a pivotal role in numerous prestigious construction projects across Dubai. The company specializes in the development of high-end luxury properties, particularly catering to billionaires' residences and mansions. Heilbron has established a strong presence by closely collaborating with VVIP clientele within and beyond the UAE. Heilbronn's success is emblematic of Dubai's visionary progress under the wise leadership of His Highness Sheikh Mohammed Bin Rashid Al Maktoum, with the company's 22-year track record solidifying its standing as a leading luxury developer in the region. Heilbron has earned a reputation as one of the leading luxury developers in Dubai, supported by a robust financial foundation. Noteworthy projects include developments in Palm Island, Emirates Hils, Jebel Ali, Jumeirah Beach, JVC, Jumeirah Golf Estates, and Nad Al Sheba, among others.



# A REFLECTION OF METICULOUS PLANNING

Park Lane stands as a symbol of architectural excellence, with a modern facade that gracefully incorporates natural elements. The development's focus on quality materials and brands reflects its commitment to luxury and durability.





### THE APARTMENTS

#### DESIGNED FOR MODERN LIFESTYLES

The apartments at Park Lane are crafted with versatility and elegance in mind, offering a range of layouts from studios to three-bedroom units. Each space is designed to adapt to the evolving needs of its residents, providing a perfect backdrop for every phase of life.

#### INFUSED WITH ELEGANCE AND COMFORT

Attention to detail is evident in every apartment at Park Lane, from the infusion of natural light and fresh air to the spacious rooms and modern kitchens. These features, combined with luxurious finishes, ensure a lifestyle of unparalleled comfort and sophistication.





# AND SOCIALIZING

The development offers a myriad of spaces designed for personal wellness and social interaction, ensuring residents have ample opportunities to relax, exercise, and connect with neighbors.





# FITNESS, FUN, AND LEISURE

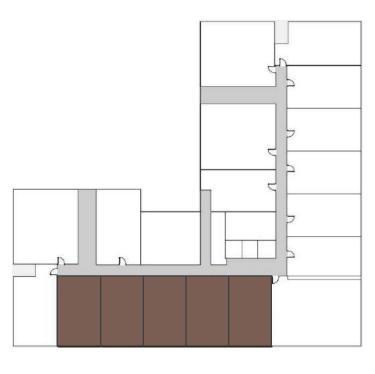
#### A HAVEN OF WELLNESS AND ENJOYMENT

Park Lane is dedicated to providing a holistic lifestyle with amenities that cater to fitness, relaxation, and community engagement. From the panoramic fitness studio to the infinity pool and children's play area, there's something for everyone.

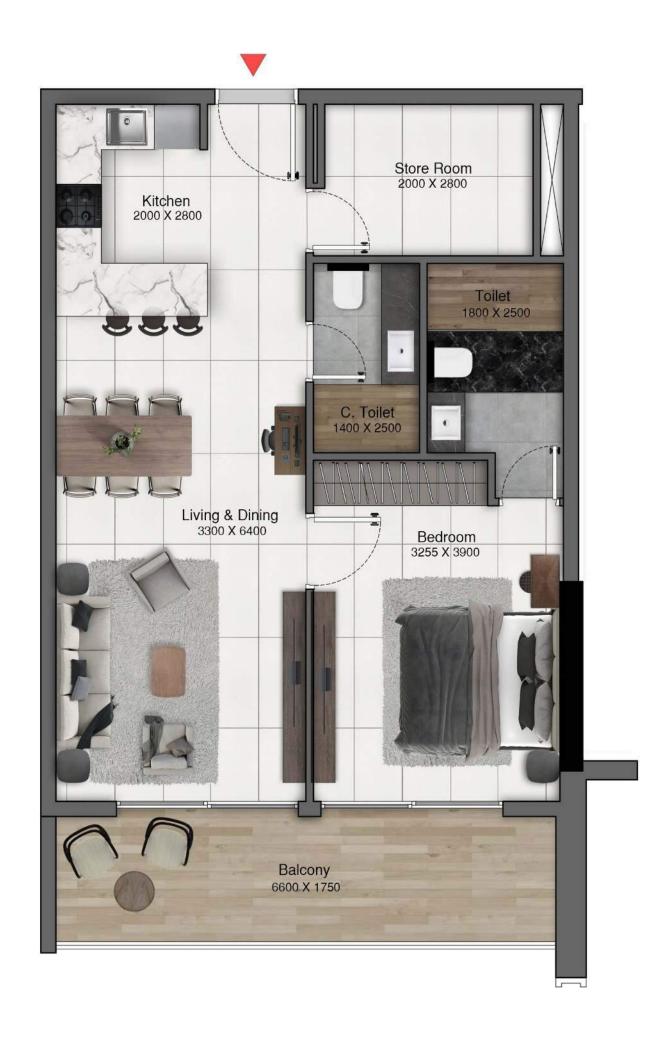


#### TYPE 2

Apartment	63	678
Balcony area	11.7	125.9
Total area	75.6	813.7

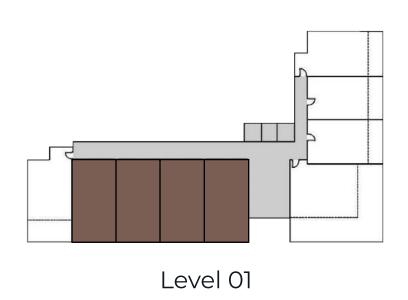


Level 01



# 1 BEDROOM APARTMENT TYPE 2A

	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	64.6	695.3
Balcony area	23.2	249.7
Total area	87.9	946.1





#### TYPE 2B

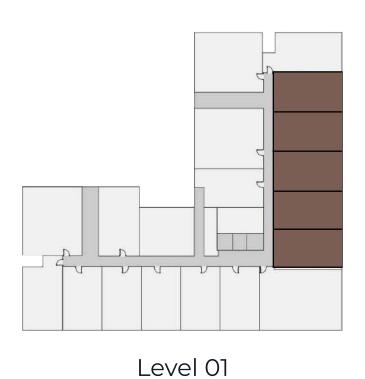
	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	64.6	695.3
Balcony area	16.3	175.4
Total area	81	871.8





### TYPE 2C

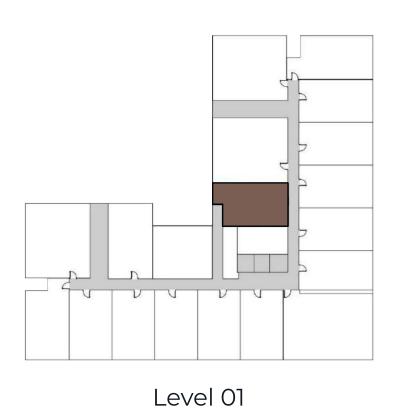
	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	63.9	687.8
Balcony area	16.5	177.6
Total area	80.4	865.4





#### TYPE 2D

	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	60.5	651.2
Balcony area	15.5	166.8
Total area	76	 818





### TYPE 2E

Sizes (Sq. m.)	Sizes (Sq. ft.)
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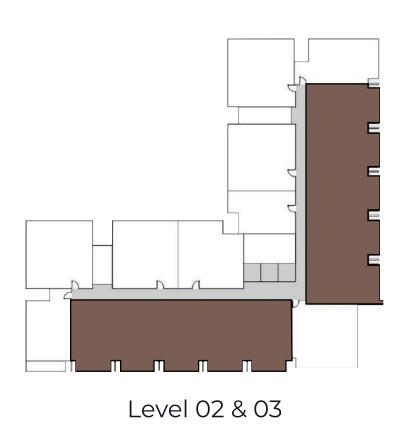
Apartment	60.3	649
Balcony area	21.9	235.7
Total area	82.2	884.7





#### TYPE 2F

	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	63.6	684.5
Balcony area	9	96.8
Total area	72.6	781.4

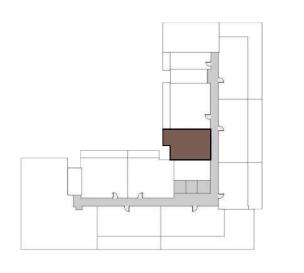




### 1 BHK APARTMENT

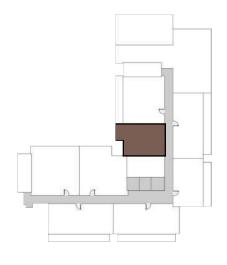
#### TYPE 2G

	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	60.5	651.2
Balcony area	5.8	62.4
Total area	66.3	713.6



Level 02 & 03

Level 04

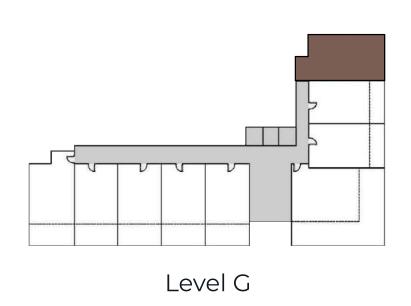


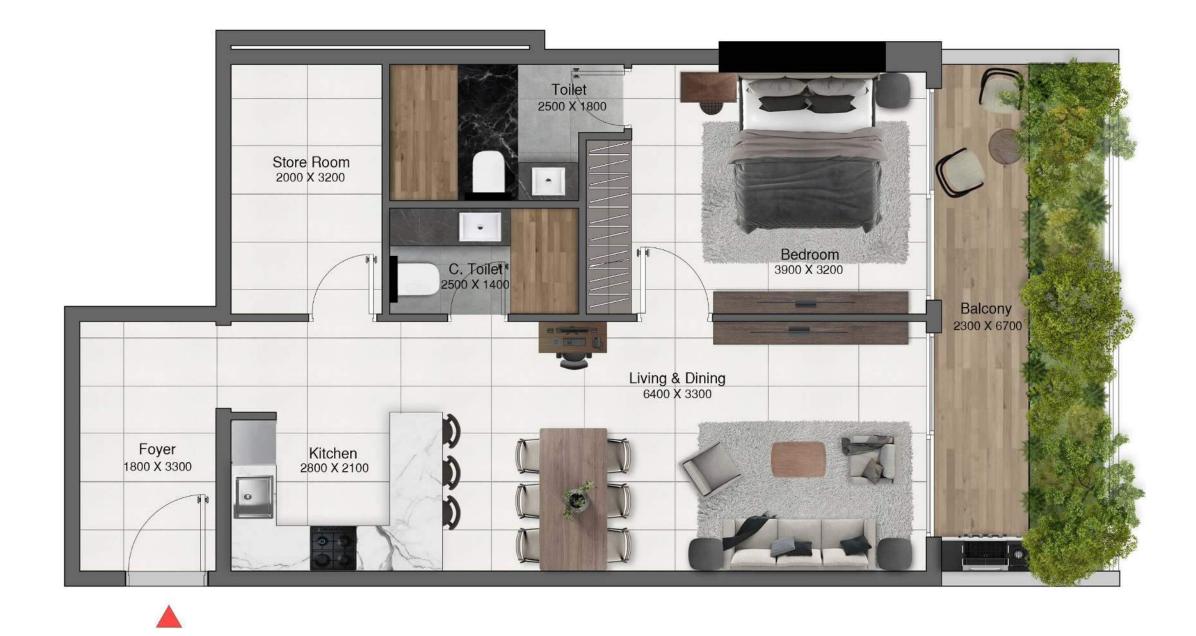
Level 05



#### TYPE 3

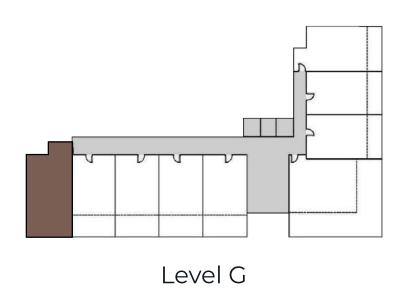
	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	71.6	770.6
Balcony area	16.3	175.45
Total area	88	947.2





#### TYPE 3A

	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	72.1	776
Balcony area	21.6	232.5
Total area	93.8	1009.6





#### TYPE 6A

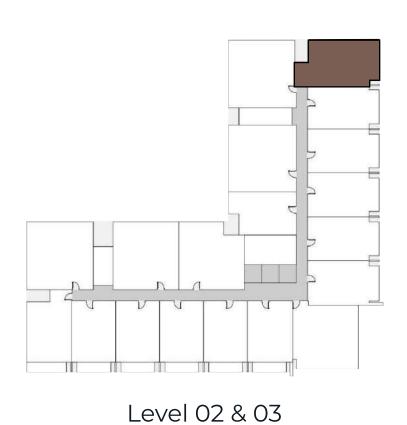
	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	62.8	675.9
Balcony area	33.5	360.5
Total area	96.4	1037.6





#### TYPE 2H

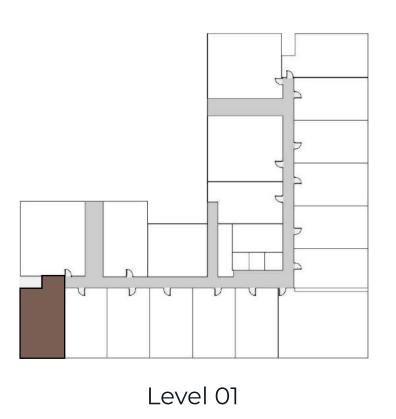
Apartment	72	775
Balcony area	10.5	113
Total area	82.5	888

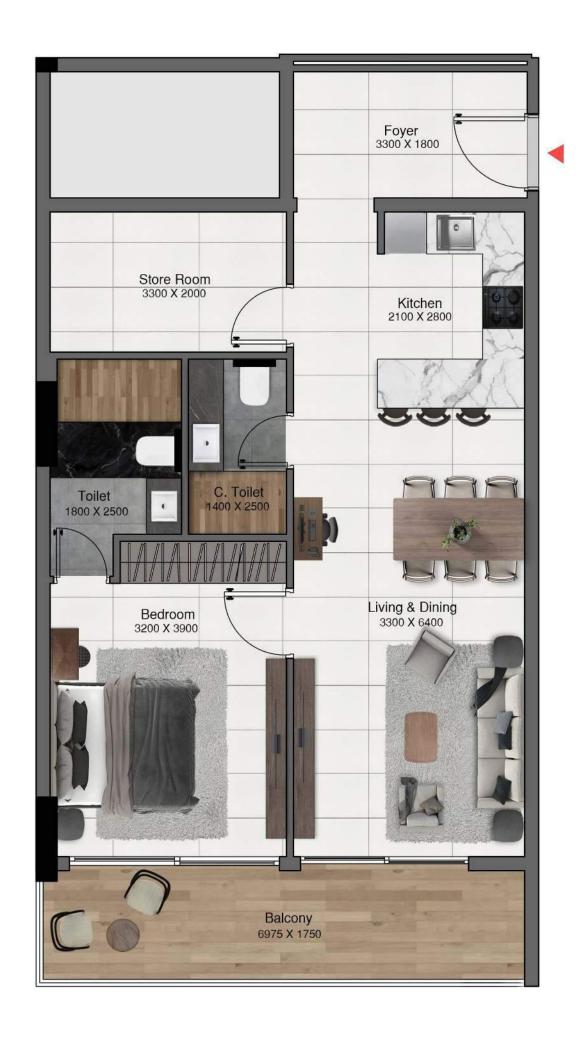




#### TYPE 2I

	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	72.1	776
Balcony area	11.9	128
Total area	84	904.1

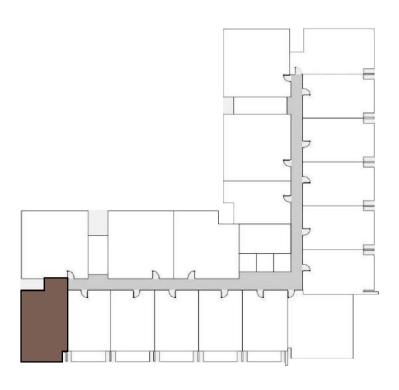




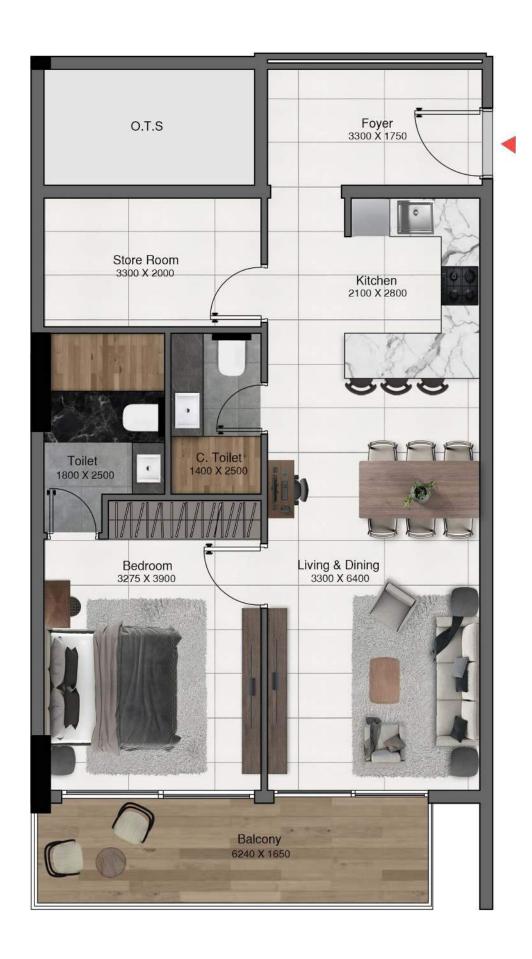
#### TYPE 2J

	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	72	775

Apartment	12	773
Balcony area	10.5	113
Total area	82.5	888



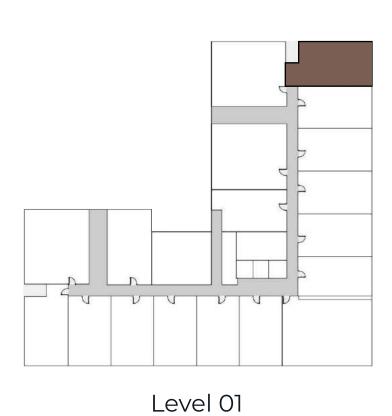
Level 02 & 03

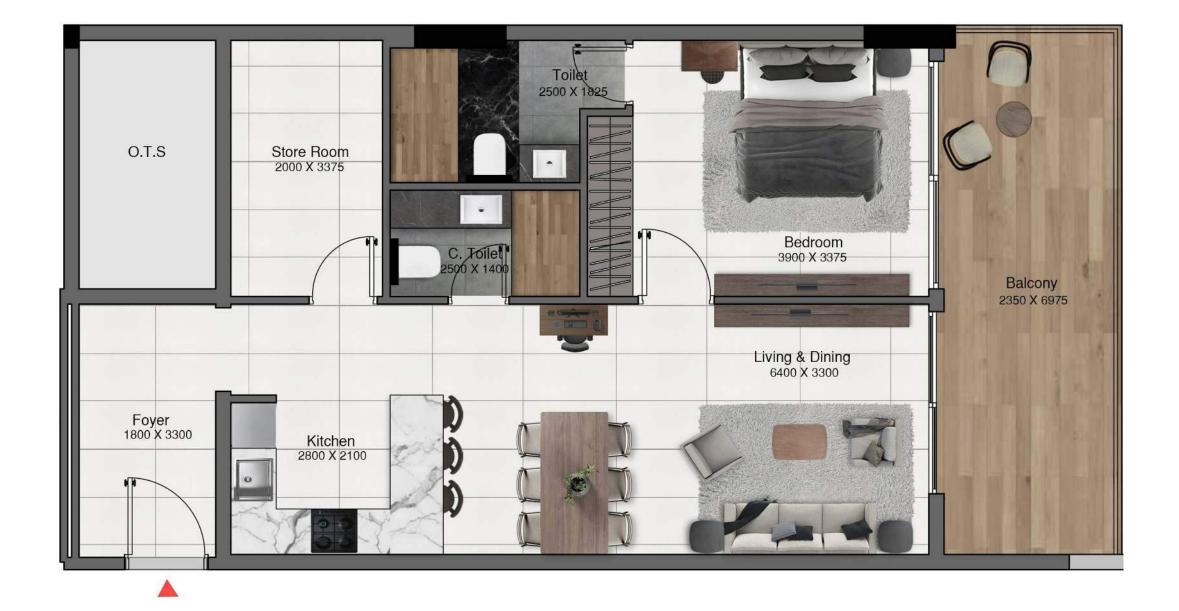


#### TYPE 2K

Sizes (Sq. m.) Sizes (Sq. f	Γτ.)	)
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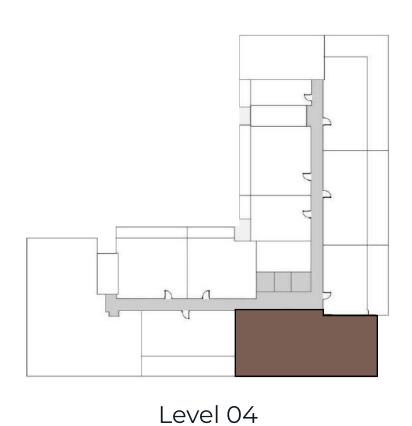
Apartment	72.1	776
Balcony area	16.8	180.8
Total area	88.9	956.9





#### TYPE 1A - SKY VILLA

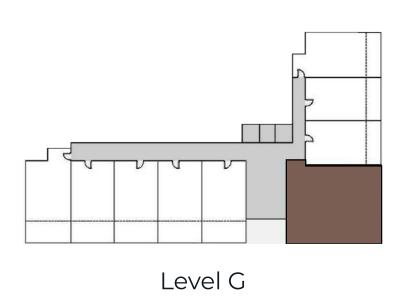
	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	86.2	927.8
Balcony area	106	1140
Total area	192.27	2069.5





# 2 BEDROOM APARTMENT TYPE 4

	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	88.7	954.7
Balcony area	89.4	962.2
Total area	178.1	1917





#### TYPE 4A

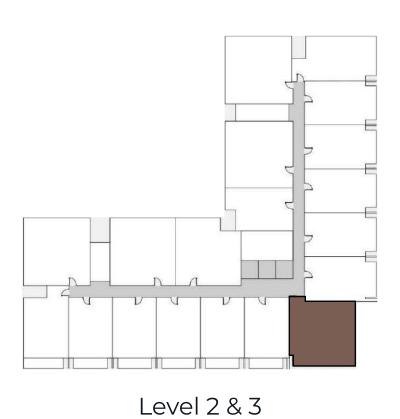
	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	88.1	948.3
Balcony area	66.4	714.7
Total area	154.6	1664.1





# 2 BEDROOM APARTMENT TYPE 4B

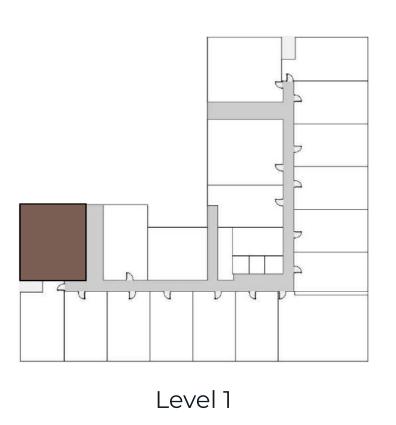
	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	87.6	942.9
Balcony area	17.2	185.1
Total area	104.9	1129.1





# 2 BEDROOM APARTMENT TYPE 5

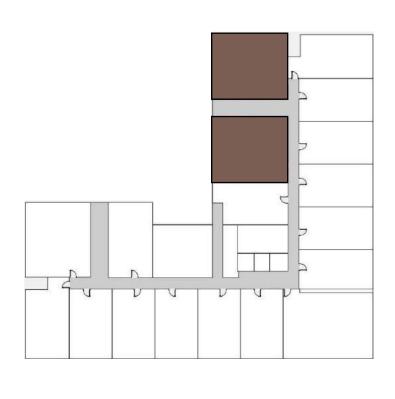
	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	92	990.2
Balcony area	37.2	400.4
Total area	129.3	1391.7





# 2 BEDROOM APARTMENT TYPE 5A

	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	90.6	975.2
Balcony area	33.3	358.4
Total area	123.9	1333.6



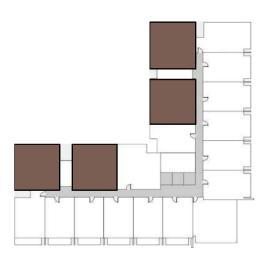
Level 1



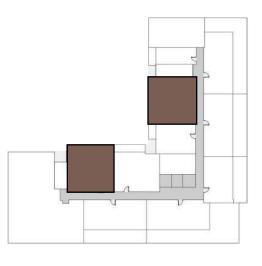
#### TYPE 5B

Sizes (Sq. m.)	Sizes (Sq. ft.)

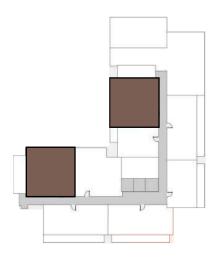
Apartment	90	968.7
Balcony area	18	193.7
Total area	108	1162.5



Level 02 & 03



Level 04

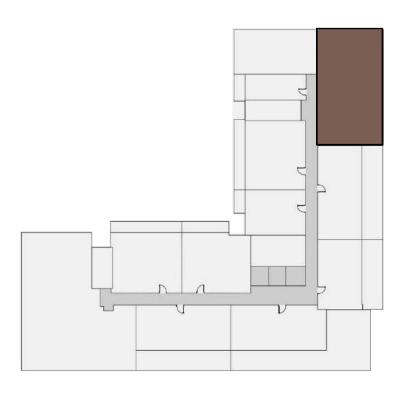


Level 05



# 2 BEDROOM APARTMENT TYPE 6

	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	88	947
Balcony area	69	742.7
Total area	157	1689.9

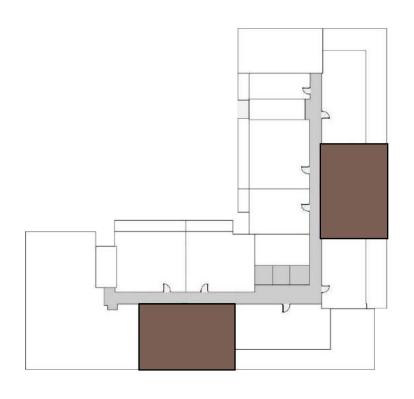


Level 04

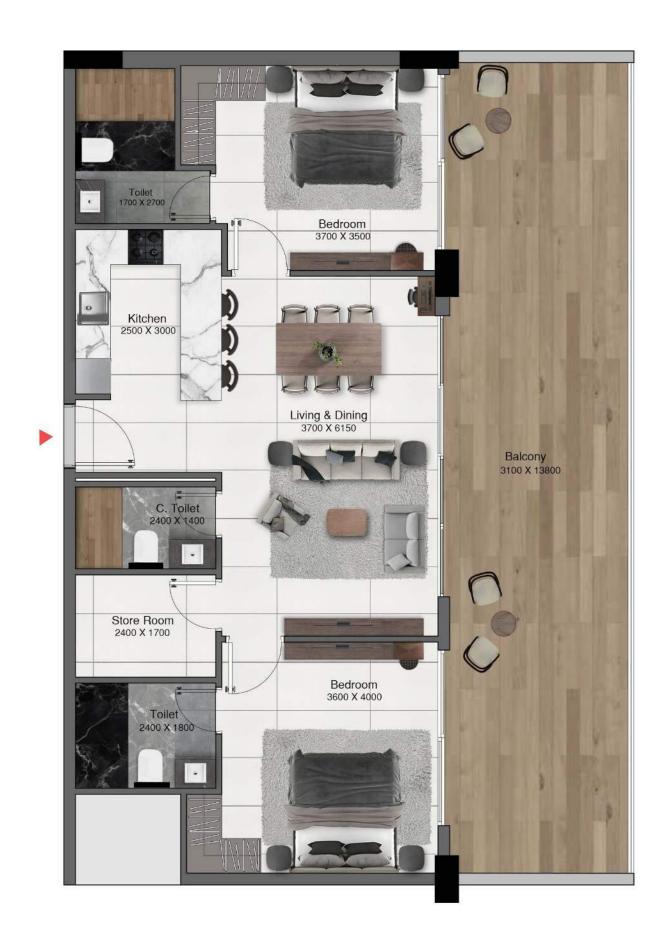


# 2 BEDROOM APARTMENT TYPE 7

	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	86	925.6
Balcony area	45.35	488.1
Total area	131.4	1414.3

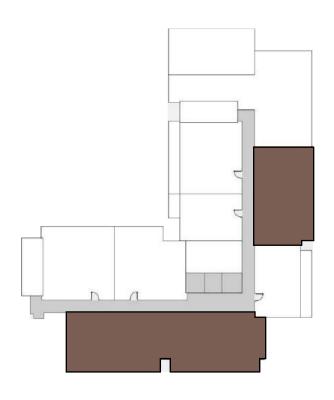


Level 04



#### TYPE 7A

Sizes (Sq. m.)	Sizes (Sq. ft.)
86	925.6
22	236.8
108	1162.5
	86

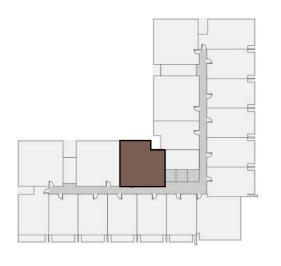


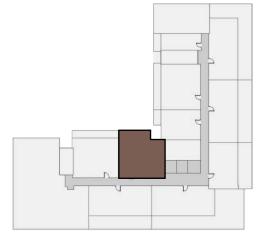
Level 04



#### TYPE 8

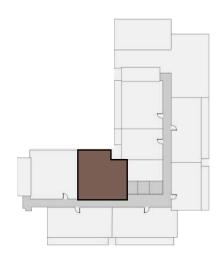
	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	89	957.9
Balcony area	11.8	127
Total area	100.9	1086





Level 02 & 03

Level 04



Level 05





**PROPERTIES** 

Lifestyle Stories

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