

# LUCE

THE LIGHT AT THE PALM

TARAF



## LUCE

LOCATION: PALM JUMEIRAH COMPLETED: Q4 2025/2026

LUCE is a new development by the boutique developer, TARAF that will be located on the eastern crescent of Palm Jumeirah. This beautiful complex will feature 9 floors with just 36 two to four-bedroom residential units, including one 4-bedroom penthouse and one 4-bedroom duplex apartment. The building's main feature will be its glass panels that will reflect the light and the sea that will make it sparkle throughout the day and night. All residences will include floor-to-ceiling windows that will look out onto gorgeous sea views, and the exclusive development will have direct access to the beach.

### FACILITIES

- INFINITY POOL
- CHILDREN'S PLAYROOM
- GYM
- DIRECT BEACH ACCESS
- CHILDREN'S POOL
- CIGAR LOUNGE/ LIBRARY
- ENTERTAINMENT ROOM
- KID'S AREA
- LANDSCAPED BEACHFRONT

### SIZES & PRICES

2 BR - FROM 1,825 SQFT	FROM AED 7,000,000
3 BR - 2,492 SQFT	FROM AED 9,400,000
4 BR - 3,556 SQFT	FROM AED 16,000,000
4 BR DUPLEX - 9,436 SQFT	FROM AED 37,000,000

### LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Al Mirziban, Waitrose, Quickbuy, All Day Mini Mart

**PUBLIC TRANSPORT:** Palm Atlantis Monorail Station

**SCHOOLS/NURSERIES:** Asya's Nursery, Redwood Montessori Nursery, Dubai College, GEMs Wellington International School

**MEDICAL FACILITIES:** Dubai London Clinic- Nakheel Mall, Al Das Medical Clinic

**RETAIL/F&B:** On-site & Atlantis the Palm, Golden Mile, Nakheel Mall, The Point

**PETROL STATION:** Dubai Harbour, Al Sufouh

**LANDMARKS:** Dubai Harbour, Dubai Marina, Palm Jumeirah, The Point

### LOCATION FACTORS

- ULTIMATE HOLIDAY DESTINATION
- LOCATED ON THE EAST CRESCENT OF THE PALM JUMEIRAH
- SITS AMONGST WALDORF ASTORIA AND ANANTARA RESORT HOTELS
- CLOSE TO ATLANTIS THE PALM AND ROYAL ATLANTIS
- THE GOLDEN MILE AND NAKHEEL MALL ARE BOTH NEARBY
- ONE OF THE BEST RESIDENTIAL INFRASTRUCTURES IN DUBAI
- INCREDIBLE VIEWS OF THE PALM, THE SEA AND THE DUBAI SKYLINE
- 6 MINUTES TO THE POINTE
- 11 MINUTES TO NAKHEEL MALL
- 25 MINUTES TO DOWNTOWN DUBAI
- 40 MINUTES TO DXB AIRPORT



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LUCÉ residences will be inspired by nature, with soft and natural interiors and rounded edges to create a luxury and elegant environment. The natural materials with earthy hues and soft lines will complement the natural surroundings of the sea and the sun. Glass panels will be the feature of the building that will reflect the light and the sea. Each residence in LUCÉ will also have gorgeous marble top bathrooms and wooden wall paneling in the bedrooms and living spaces.

## PITCH POINTS / WHY BUY?

- AED 60M PROJECT
- PALM JUMEIRAH IS THE MOST POPULAR AREA TO BUY AND RENT PROPERTY IN DUBAI
- PALM JUMEIRAH GENERATES THE HIGHEST PROPERTY SALES ACROSS THE EMIRATE
- ONE OF THE BEST INFRASTRUCTURES IN DUABI
- EXCELLENT ROI POTENTIAL
- JUST ONE EXCLUSIVE PENTHOUSE AND ONE DUPLEX RESIDENCE
- DIRECT BEACH ACCESS WITH LANDSCAPED GARDENS
- GREAT LOCATION, SURROUNDED BY SOME OF THE BEST HOTELS AND RESORTS IN THE WORLD

**PAYMENT PLAN:** 60/40 (10% deposit)

**ROI:** 5.8% for 2BR

## DEVELOPER OVERVIEW

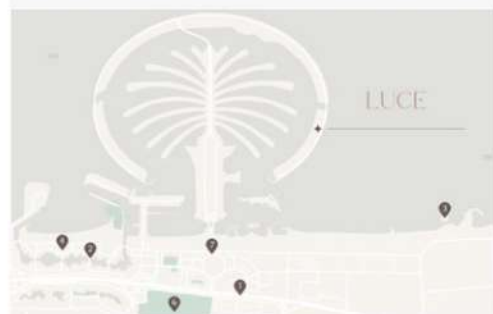
TARAF is an asset manager and property developer that is the real estate arm of Yas Holdings, along with TARAF Development and TARAF Communities. The company delivers thoughtfully curated residential and commercial spaces in the UAE and beyond. Their attention to detail reflects their commitment to delivering high quality, lifestyle-driven places that inspire communities and their customers to realise their full potential.

## THINGS TO KNOW

SERVICE CHARGE:	AED TBC PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

## IN CLOSE PROXIMITY

- 1.7km MONORAIL – PALM ATLANTIS MONORAIL STATION
- 5.8km NURSERY
- 6.8km PETROL STATION
- 7.6km AL MIRZIBAN SUPERMARKET
- 8.2km NAKHEEL MALL
- 8.3km DUBAI LONDON CLINIC
- 11.8km SCHOOL
- 13km SHEIKH ZAYED ROAD



## KEY FEATURES

- WALK-IN CLOSETS IN ALL MASTER BEDROOMS AND BUILT-IN CLOSETS IN ALL OTHER BEDROOMS
- GUEST BATHROOM IN ALL UNITS
- MAID'S ROOM AND BATHROOM IN ALL RESIDENCES
- LAUNDRY ROOM IS INCLUDED IN ALL UNITS
- ALL BEDROOMS COME WITH A BATHROOM
- 4BR UNITS COME WITH A TV ROOM AND FEATURE WET AND SHOW KITCHENS
- 4BR PENTHOUSE AND DUPLEX INCLUDE A PRIVATE POOL AND A JACUZZI