



PARK LANE

By Heilbronn

HEILBRONN

PROPERTIES

Lifestyle Stories



A person wearing a cap and orange pants is lying on their back on a grassy hill, looking out over a vast, forested valley. A green bicycle is parked on the grass to the right of the person. The scene is framed by tree branches with green and yellowing leaves in the foreground. The text "WELCOME TO PARK LANE RESIDENCES" is centered in the upper half of the image, and "Lifestyle Stories" is centered below it.

WELCOME TO
PARK LANE
RESIDENCES

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

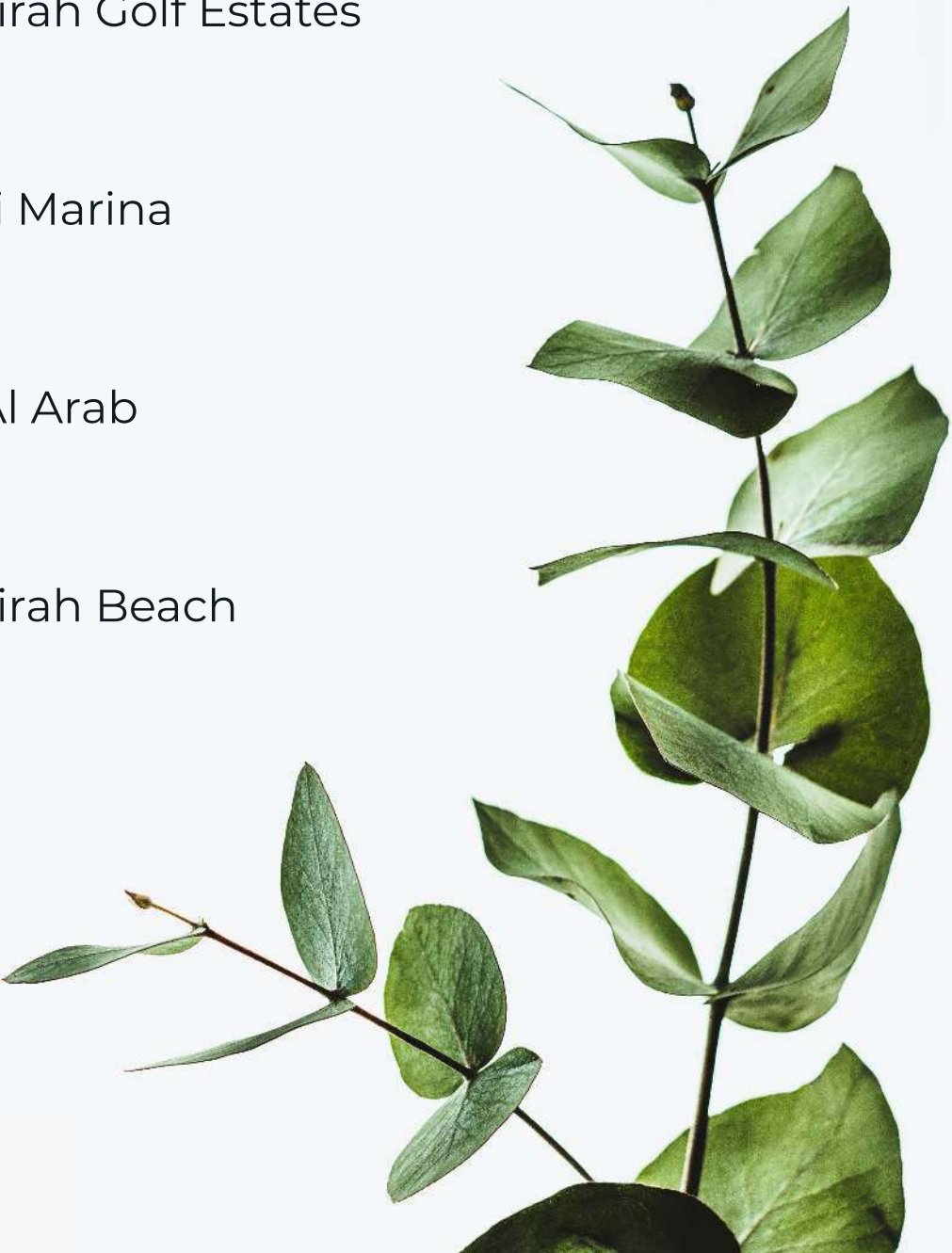
Park Lane is strategically positioned within JVC, ensuring residents enjoy both the serenity of suburban living and the conveniences of city life. Its proximity to essential destinations like malls, schools, and parks underscores Park Lane's appeal as an ideal home base.

The Crossroads of Convenience and Tranquility



- 03 MINUTES | Five Jumeirah Village Circle
- 07 MINUTES | Circle Mall
- 12 MINUTES | Dubai Hills Mall
- 15 MINUTES | Dubai Hills Golf Club
- 19 MINUTES | Mall of The Emirates
- 21 MINUTES | Nakheel Mall

- 19 MINUTES | Business Bay
- 19 MINUTES | Jumeirah Golf Estates
- 21 MINUTES | Dubai Marina
- 21 MINUTES | Burj Al Arab
- 21 MINUTES | Jumeirah Beach



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. Heilbron'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 Hills, Jebel Ali, Jumeirah Beach, JVC, Jumeirah Golf Estates, and Nad Al Sheba, among others.

HEILBRONN
PROPERTIES
 Lifestyle Stories

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.





SPACES FOR REJUVENATION 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

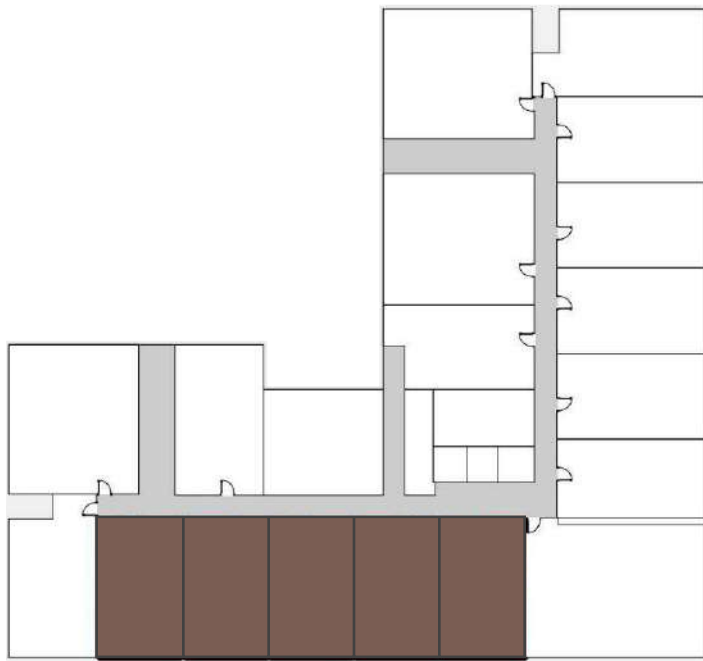
Park Lane is dedicated to providing a holistic lifestyle with amenities that cater to fitness, relaxation, and community engagement. From the panoramic fitness studio to the infinity pool and children's play area, there's something for everyone.



1 BEDROOM APARTMENT

TYPE 2

	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	63	678
Balcony area	11.7	125.9
Total area	75.6	813.7



Level 01

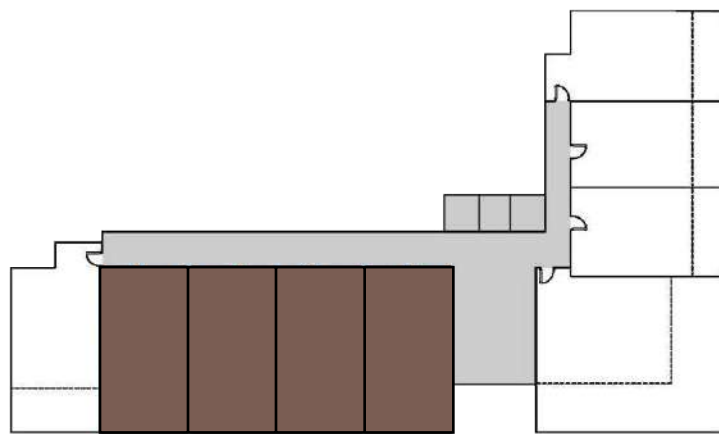


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1 BEDROOM APARTMENT

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



Level 01

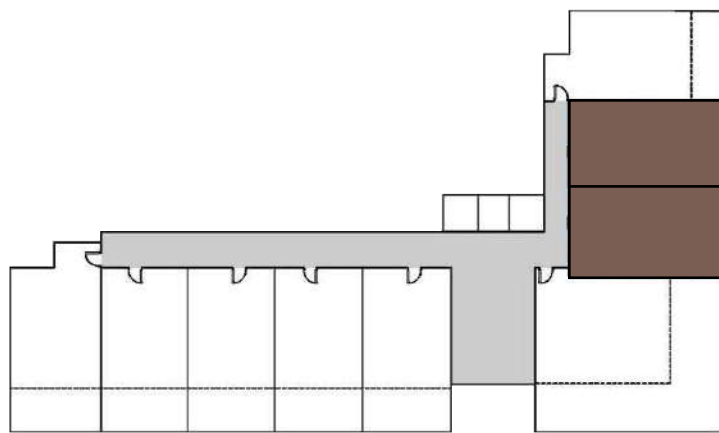


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1 BEDROOM APARTMENT

TYPE 2B

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



Level 01



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1 BEDROOM APARTMENT

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



Level 01

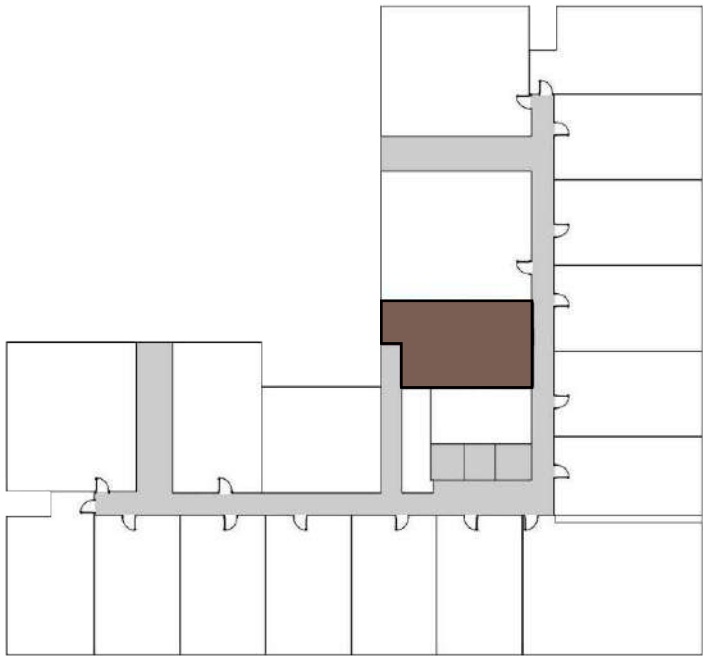


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1 BEDROOM APARTMENT

TYPE 2D

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



Level 01

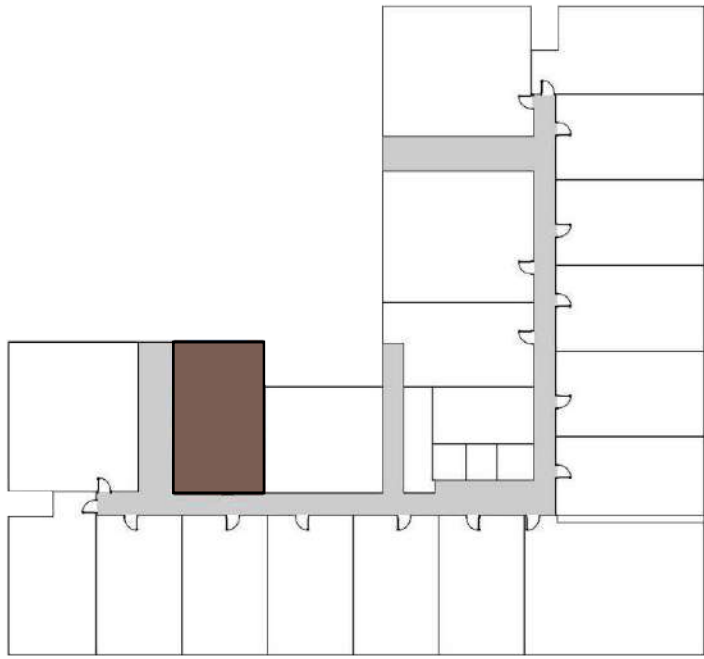


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1 BEDROOM APARTMENT

TYPE 2E

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



Level 01

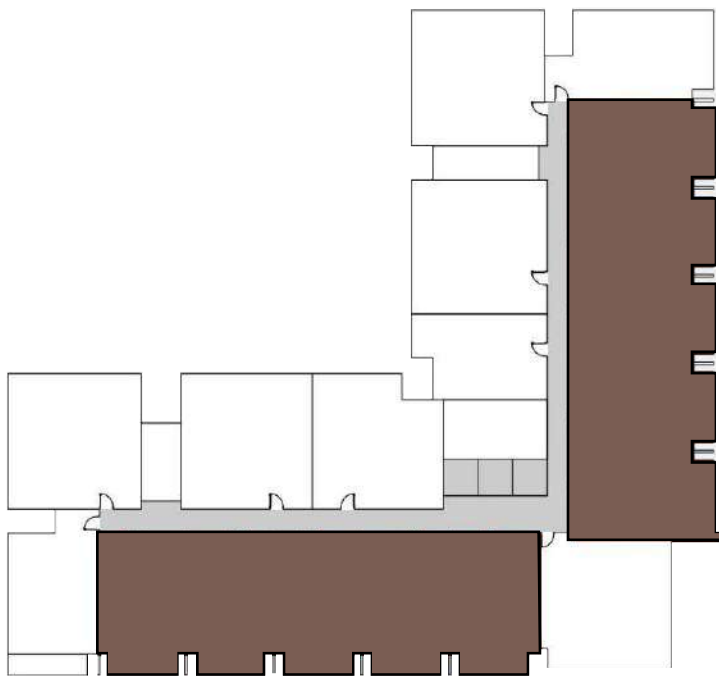


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1 BEDROOM APARTMENT

TYPE 2F

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



Level 02 & 03



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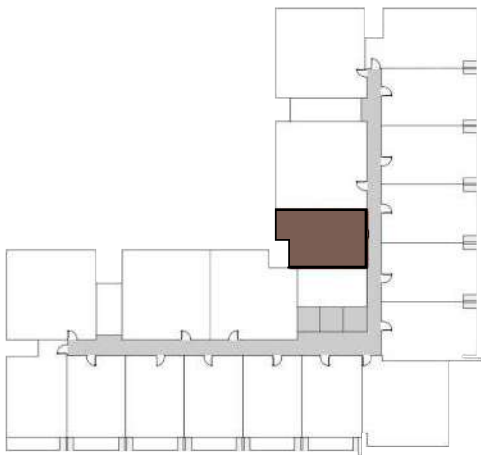
1 BHK APARTMENT

TYPE 2G

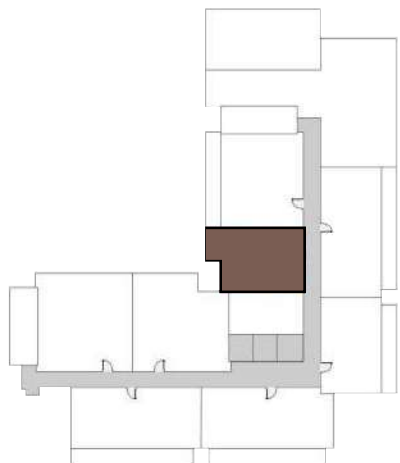
	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	60.5	651.2
Balcony area	5.8	62.4
Total area	66.3	713.6



Level 02 & 03



Level 04



Level 05

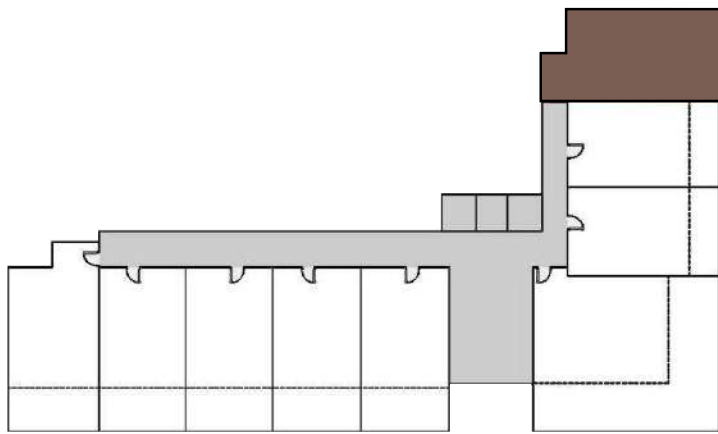


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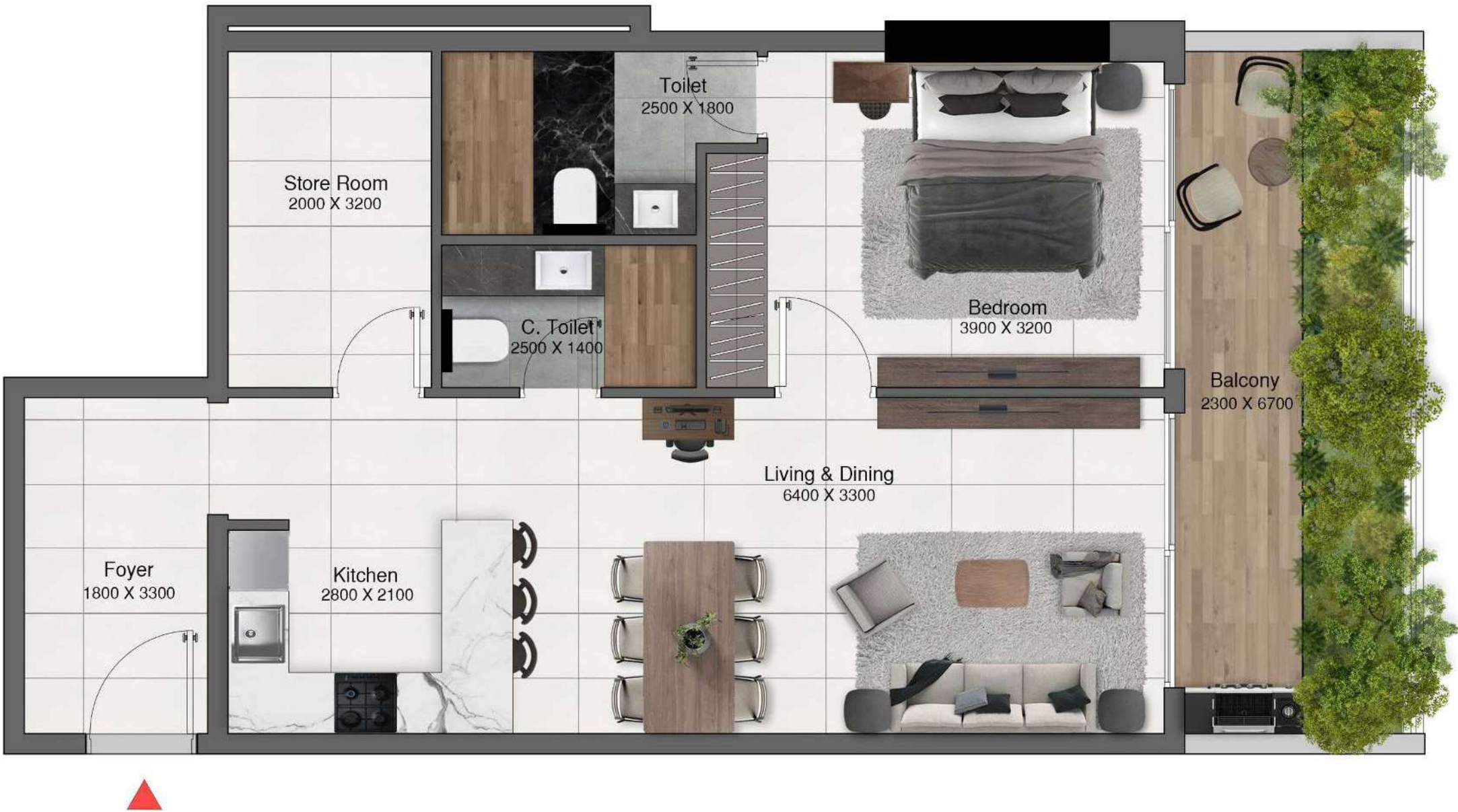
1 BEDROOM APARTMENT

TYPE 3

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



Level G

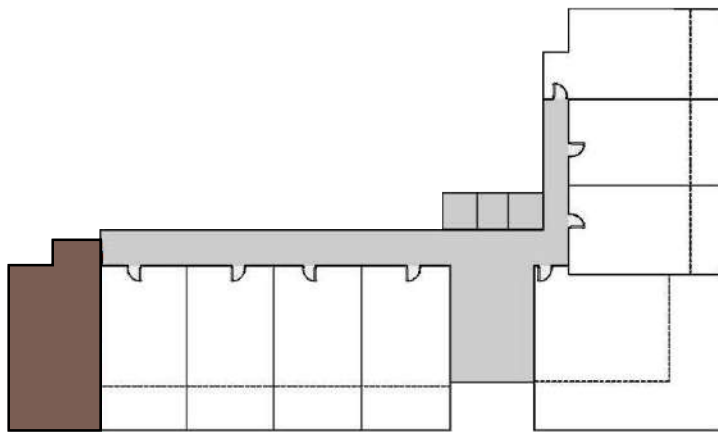


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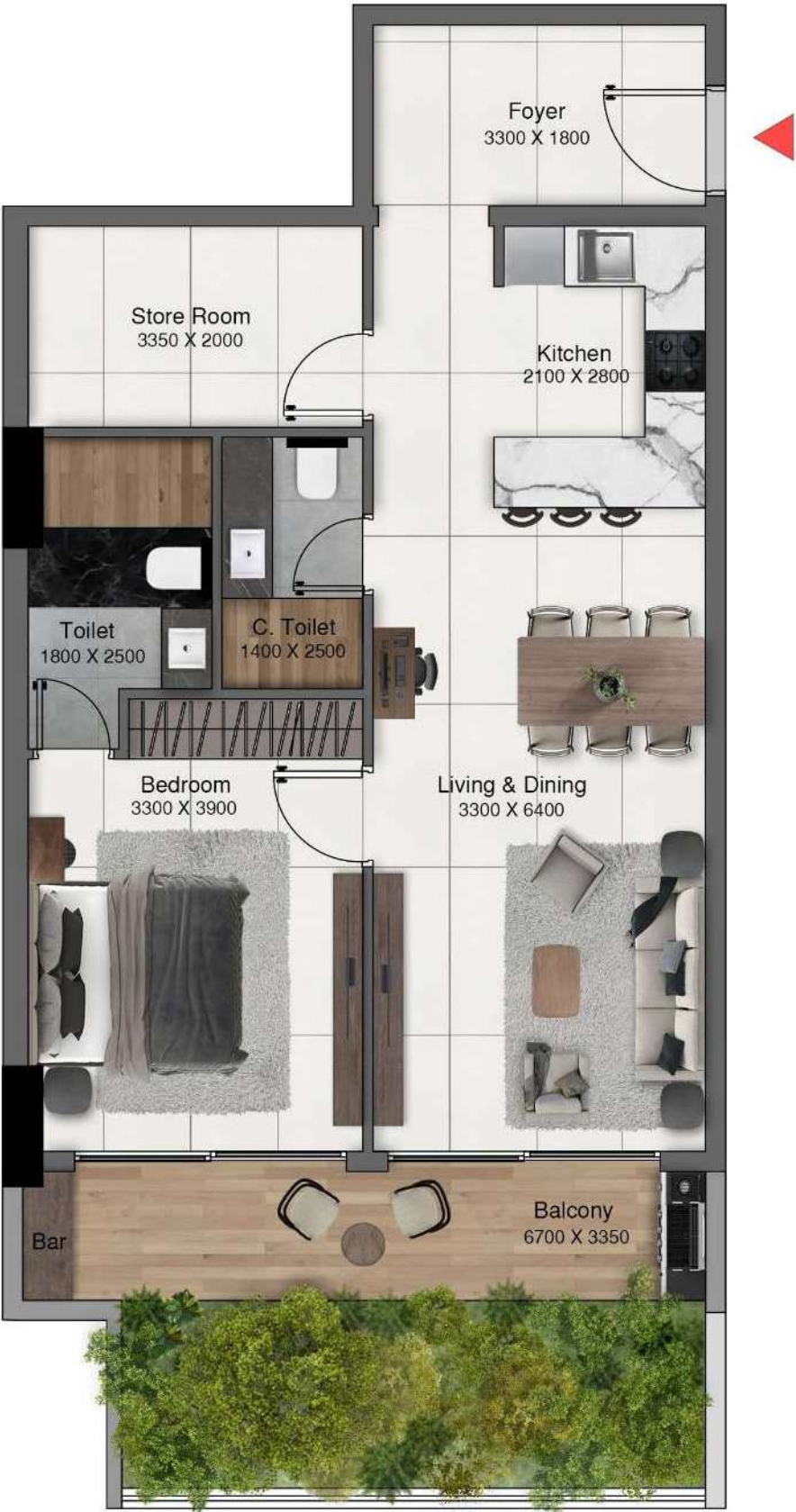
1 BEDROOM APARTMENT

TYPE 3A

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



Level G



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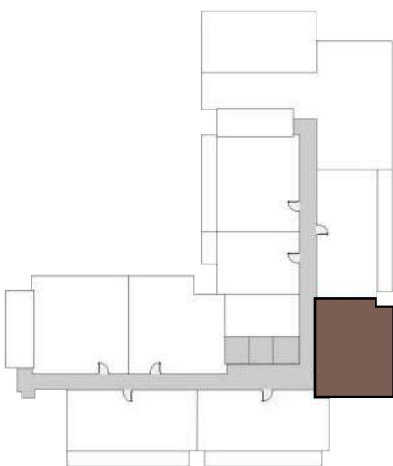
1 BEDROOM APARTMENT

TYPE 6A

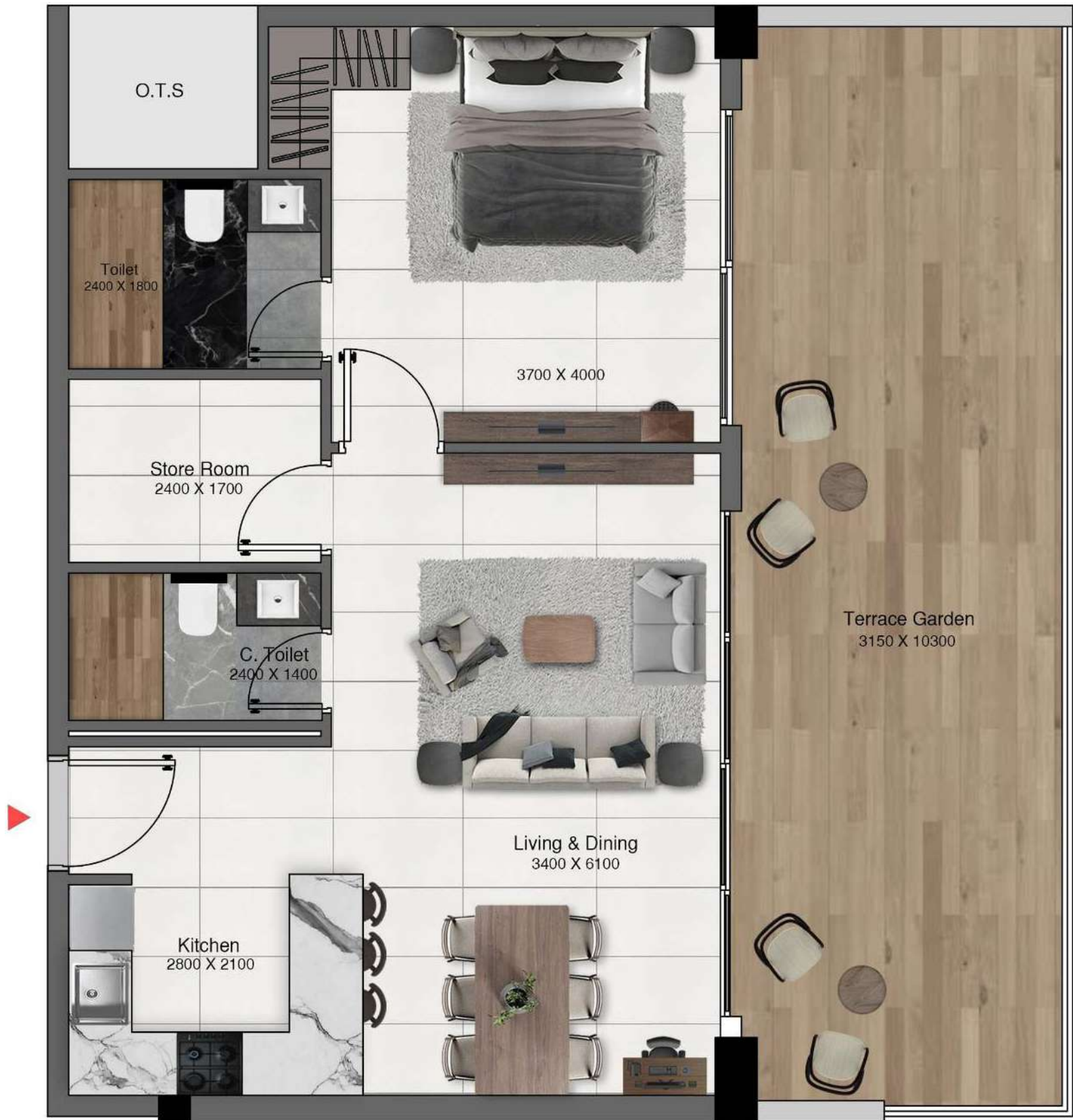
	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	62.8	675.9
Balcony area	33.5	360.5
Total area	96.4	1037.6



Level 04



Level 05

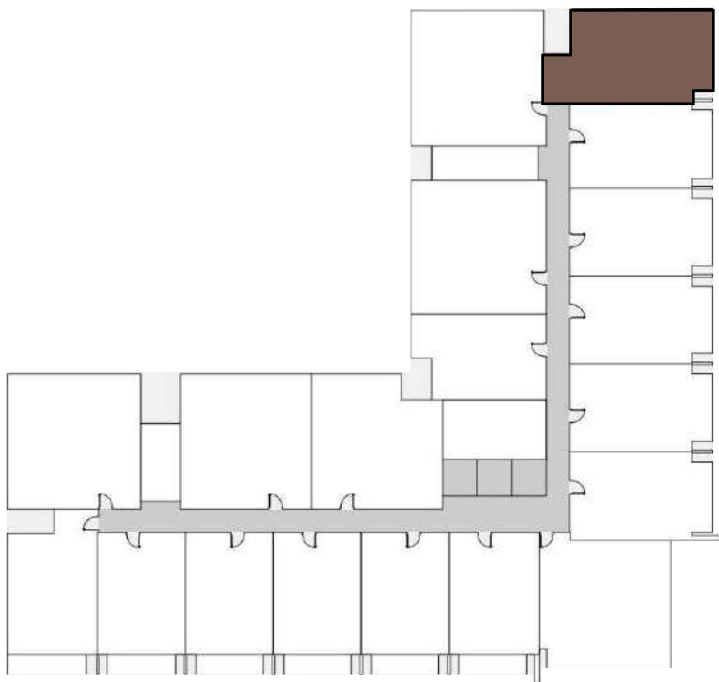


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1 BEDROOM APARTMENT

TYPE 2H

	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	72	775
Balcony area	10.5	113
Total area	82.5	888



Level 02 & 03

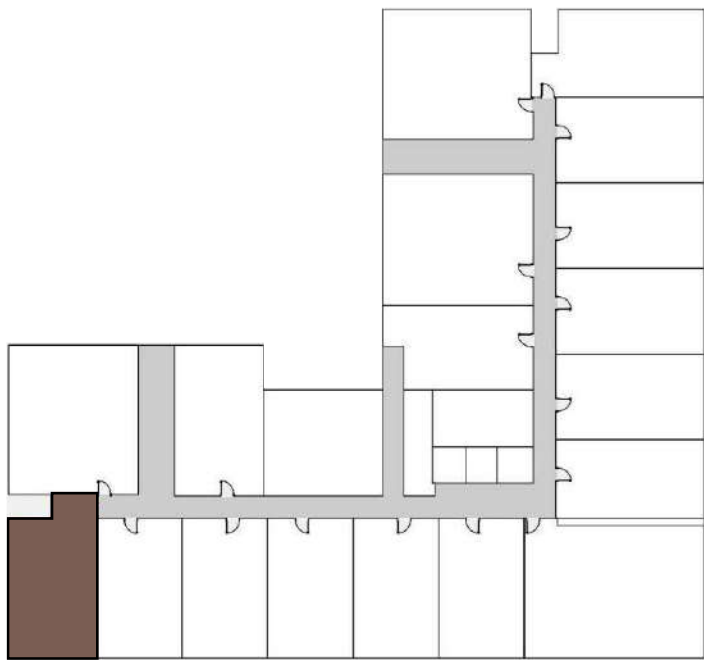


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1 BEDROOM APARTMENT

TYPE 2I

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



Level 01

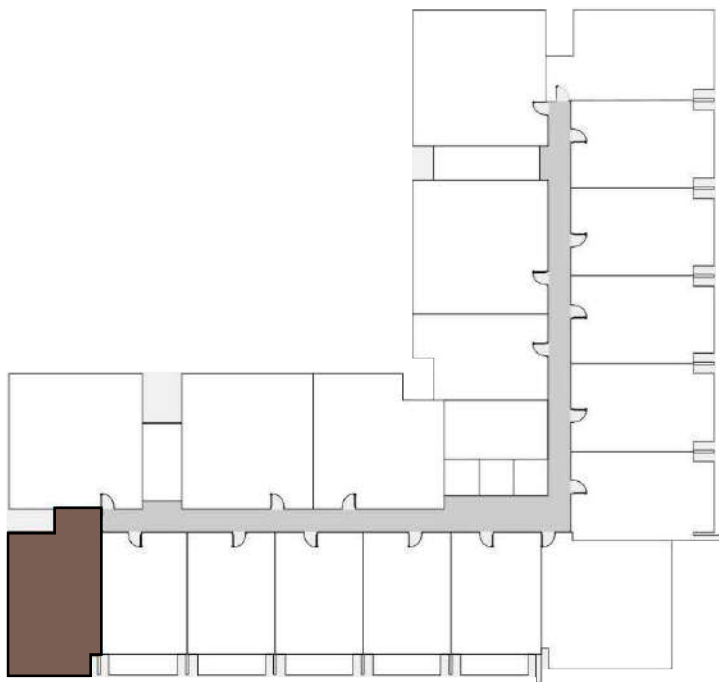


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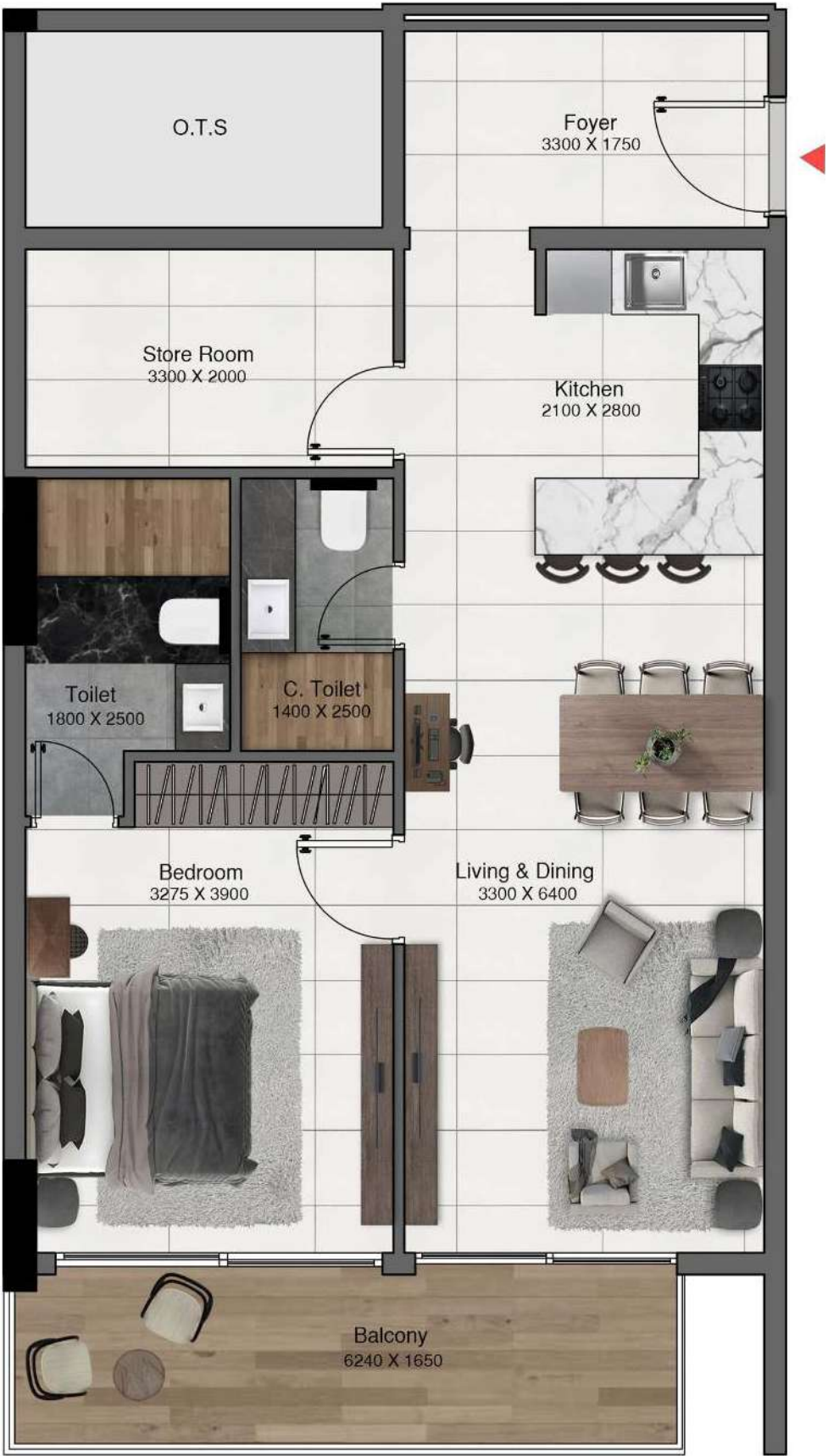
1 BEDROOM APARTMENT

TYPE 2J

	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	72	775
Balcony area	10.5	113
Total area	82.5	888



Level 02 & 03

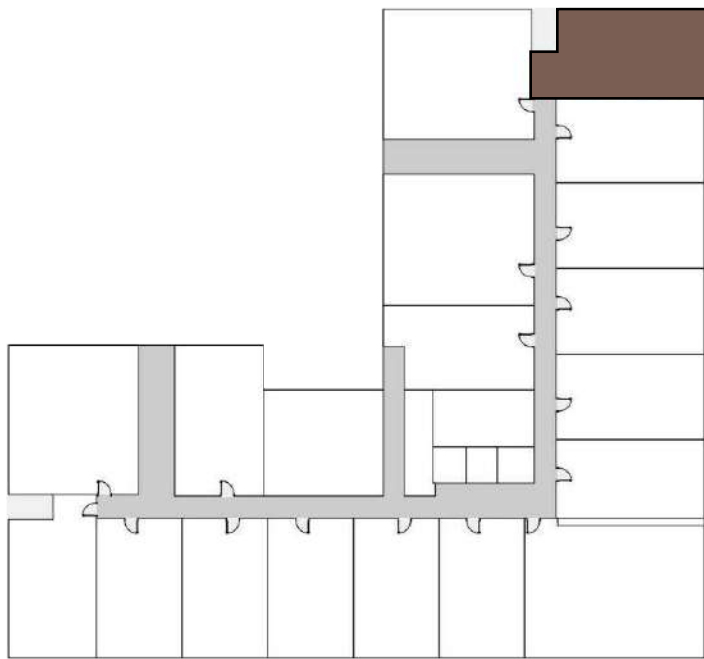


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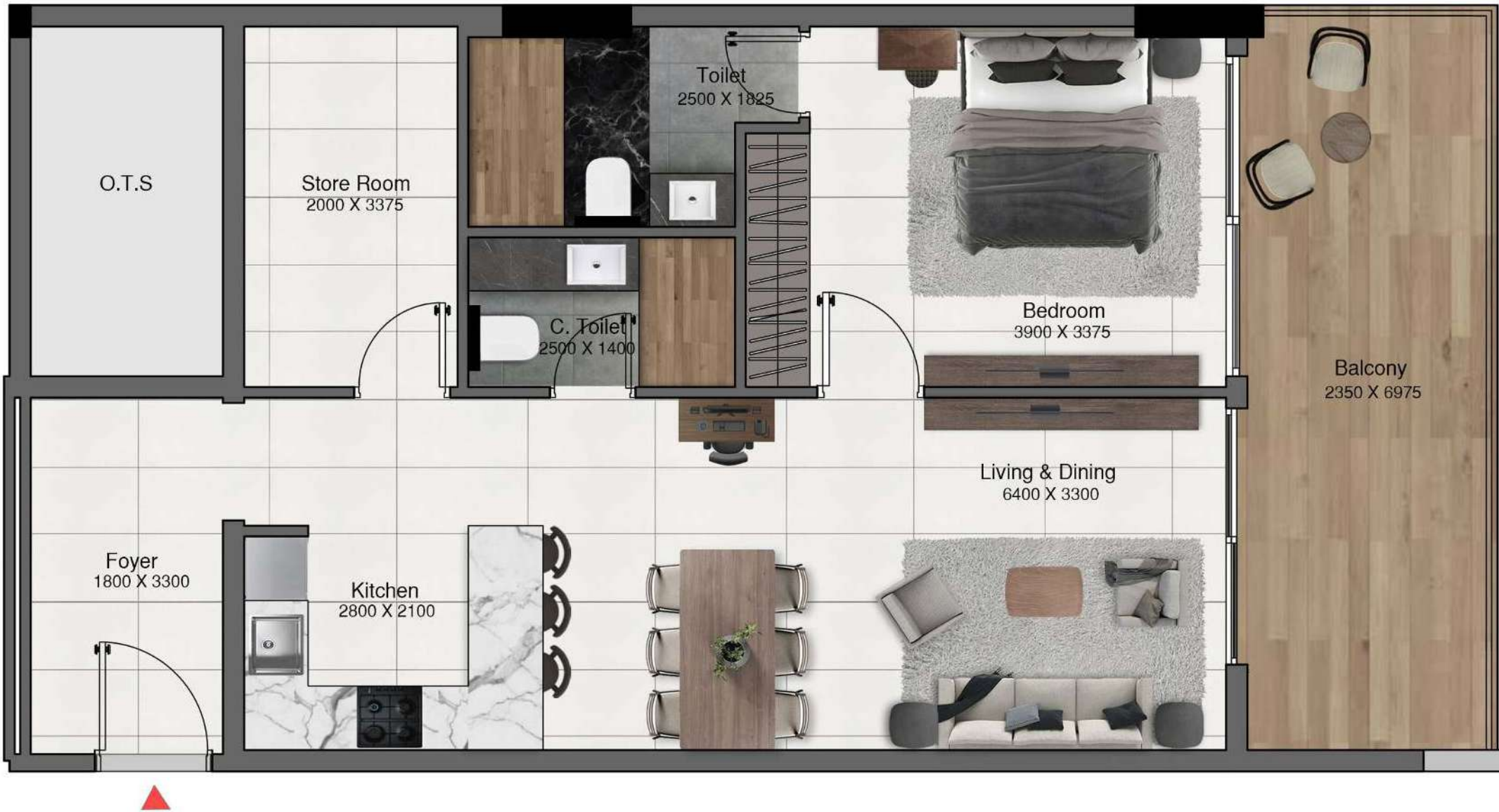
1 BEDROOM APARTMENT

TYPE 2K

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



Level 01

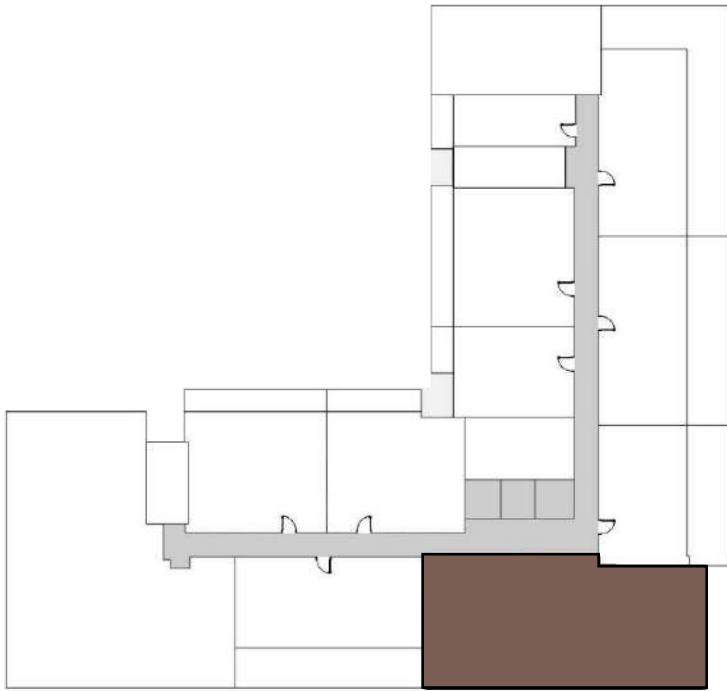


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2 BEDROOM APARTMENT

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



Level 04

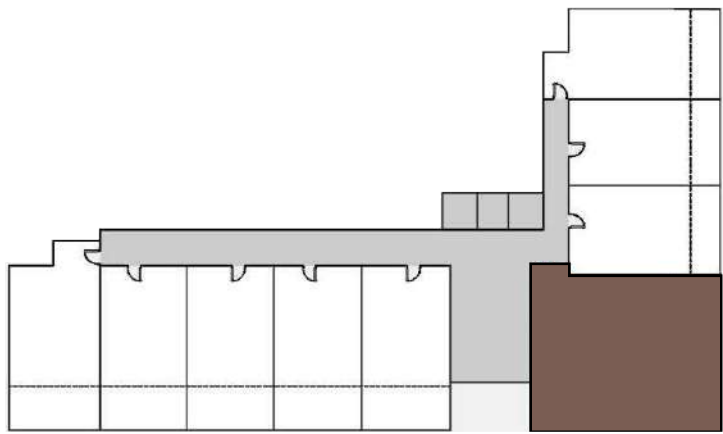


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2 BEDROOM APARTMENT

TYPE 4

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



Level G

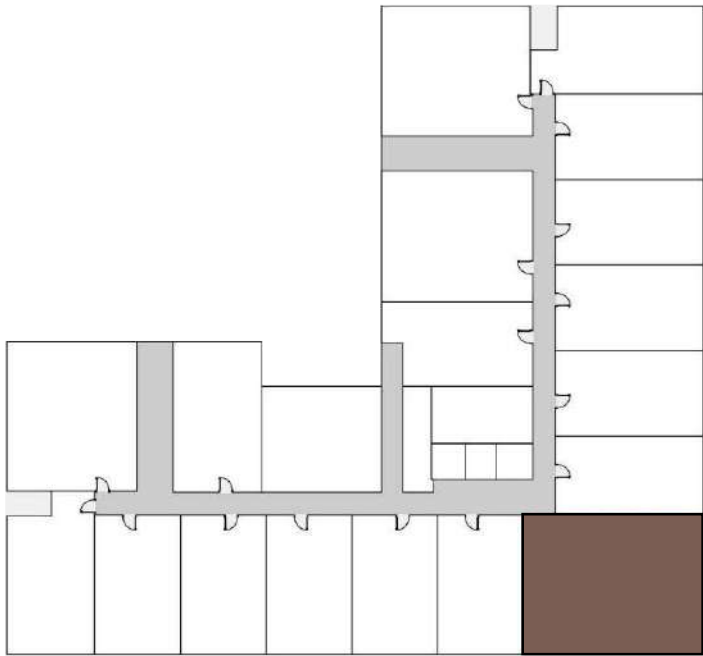


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2 BEDROOM APARTMENT

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



Level 1

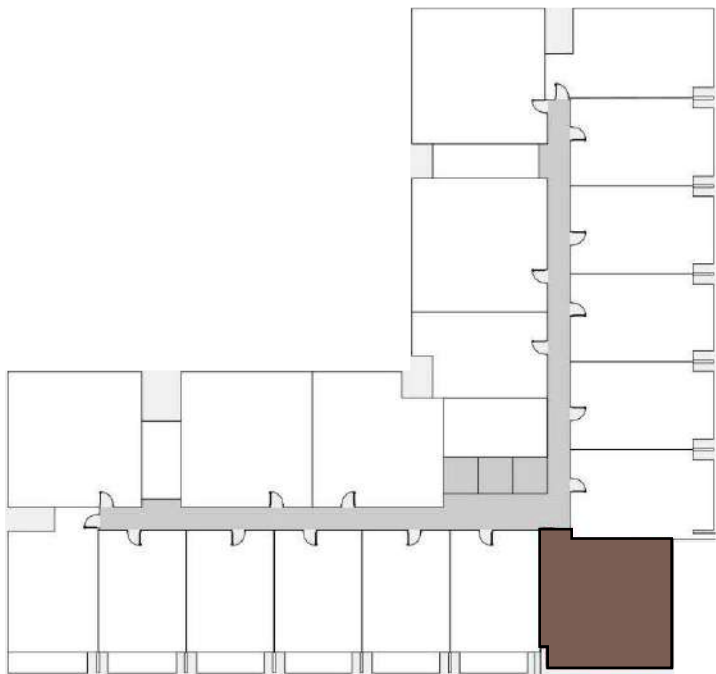


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2 BEDROOM APARTMENT

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



Level 2 & 3

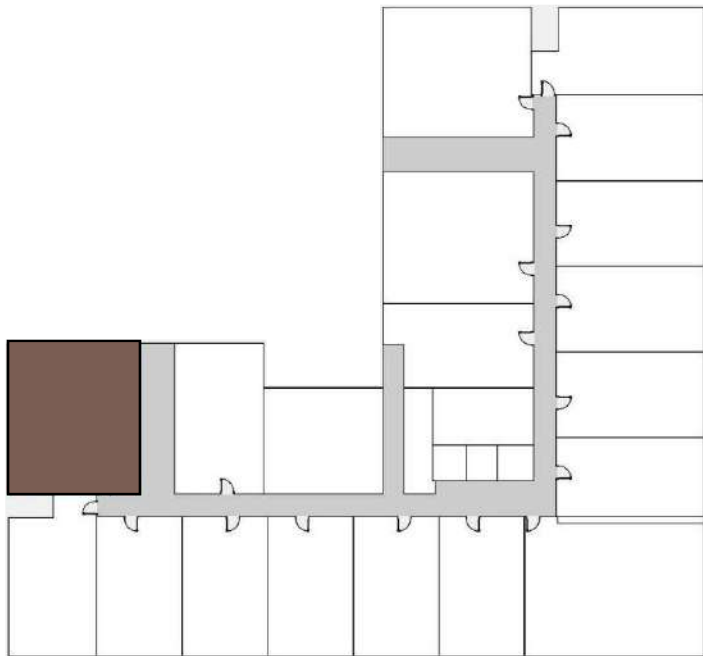


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2 BEDROOM APARTMENT

TYPE 5

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



Level 1

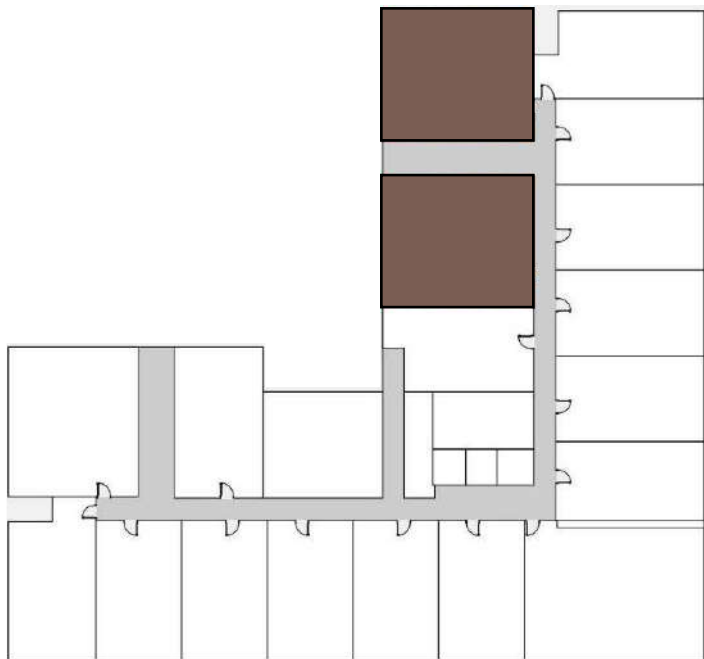


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2 BEDROOM APARTMENT

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



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2 BEDROOM APARTMENT

TYPE 5B

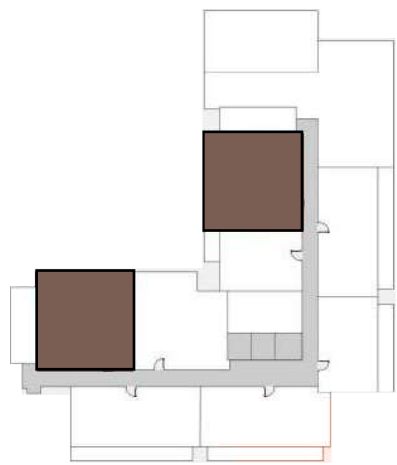
	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	90	968.7
Balcony area	18	193.7
Total area	108	1162.5



Level 02 & 03



Level 04



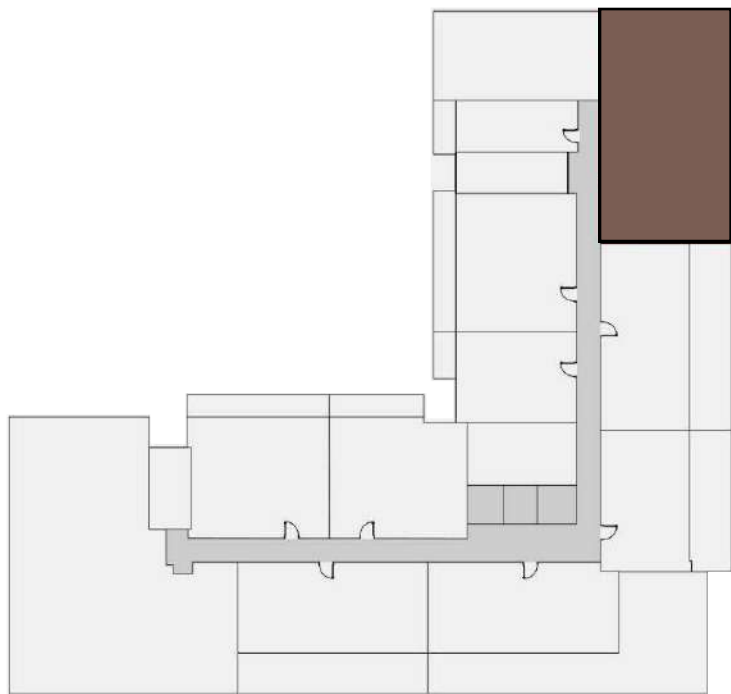
Level 05



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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



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size. features. specifications, fittings and furnishings. 7. The developer reserves the right to make revisions / alternations, at its absolute discretion, without any liability whatsoever.

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

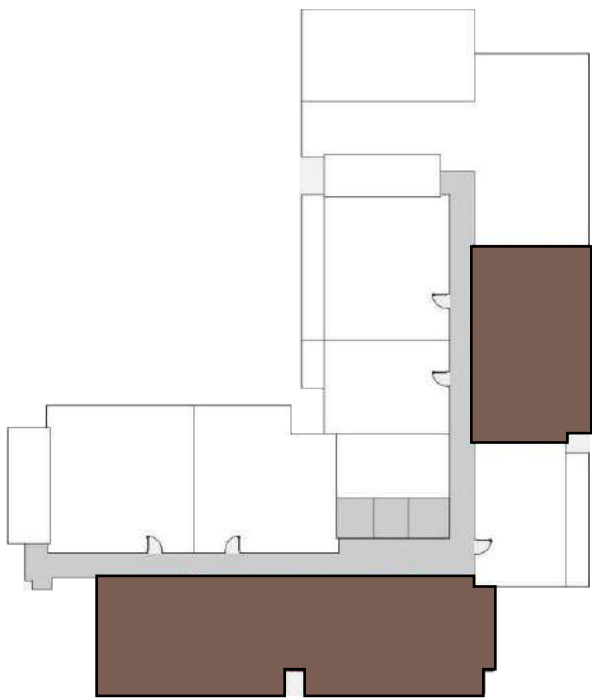


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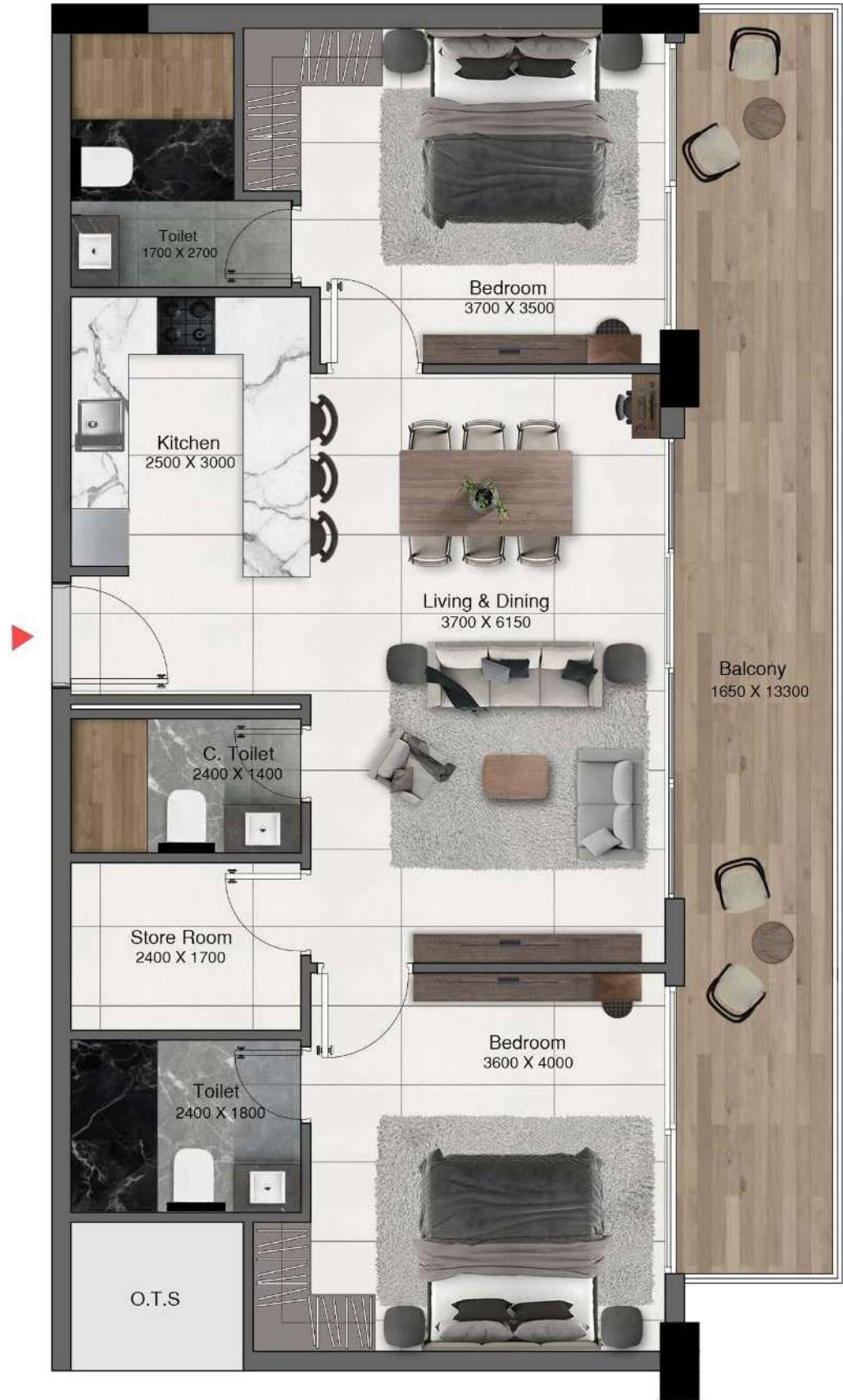
2 BEDROOM APARTMENT

TYPE 7A

	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	86	925.6
Balcony area	22	236.8
Total area	108	1162.5



Level 04

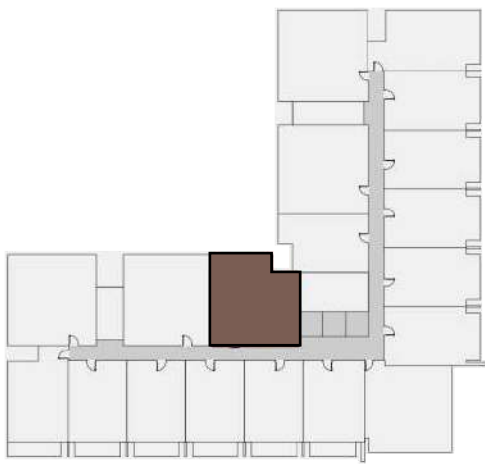


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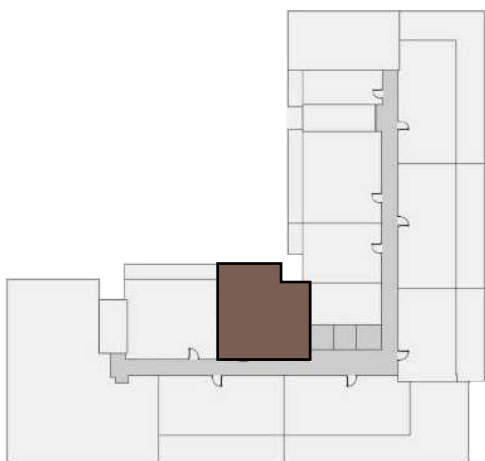
2 BEDROOM APARTMENT

TYPE 8

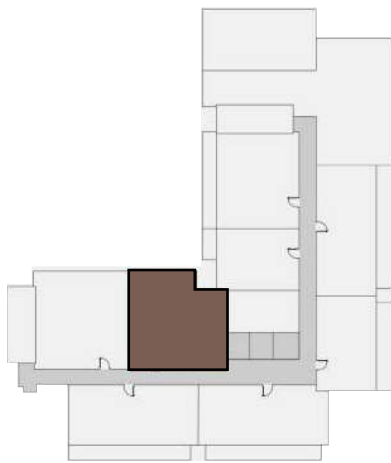
	Sizes (Sq. m.)	Sizes (Sq. ft.)
Apartment	89	957.9
Balcony area	11.8	127
Total area	100.9	1086



Level 02 & 03



Level 04



Level 05



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