

LUSIN RESIDENCES
BY ERMAX DEVELOPMENT



ERMAX
D E V E L O P M E N T L L C

CATALOGUE



www.ermaxdevelopment.com

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BUILDING EXCELLENCE,
CREATING THE FUTURE

ABOUT US

ERMAX
DEVELOPMENT LLC



Ermax and 3D Group is a rapidly and dynamic growing corporate alliance, setting new benchmarks in visionary planning and cutting-edge construction. With more than 10 years of expertise in construction across various areas of Dubai and in real estate, we have built a reputation as trusted leaders in delivering world-class residential properties that redefine modern living.

Our comprehensive in-house services spanning development, construction, real estate, and related fields ensure a seamless end-to-end approach to every project. We take pride in our ability to deliver ahead of schedule, earning the confidence of investors and homeowners alike.

At Ermax and 3D Group, we don't just build properties-we create investment opportunities. Through meticulous planning, innovative design, and superior construction standards, we craft high-quality residential communities that exceed expectations and elevate lifestyles.

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Experience the future of real estate with Ermax and 3D Group-where vision meets excellence.

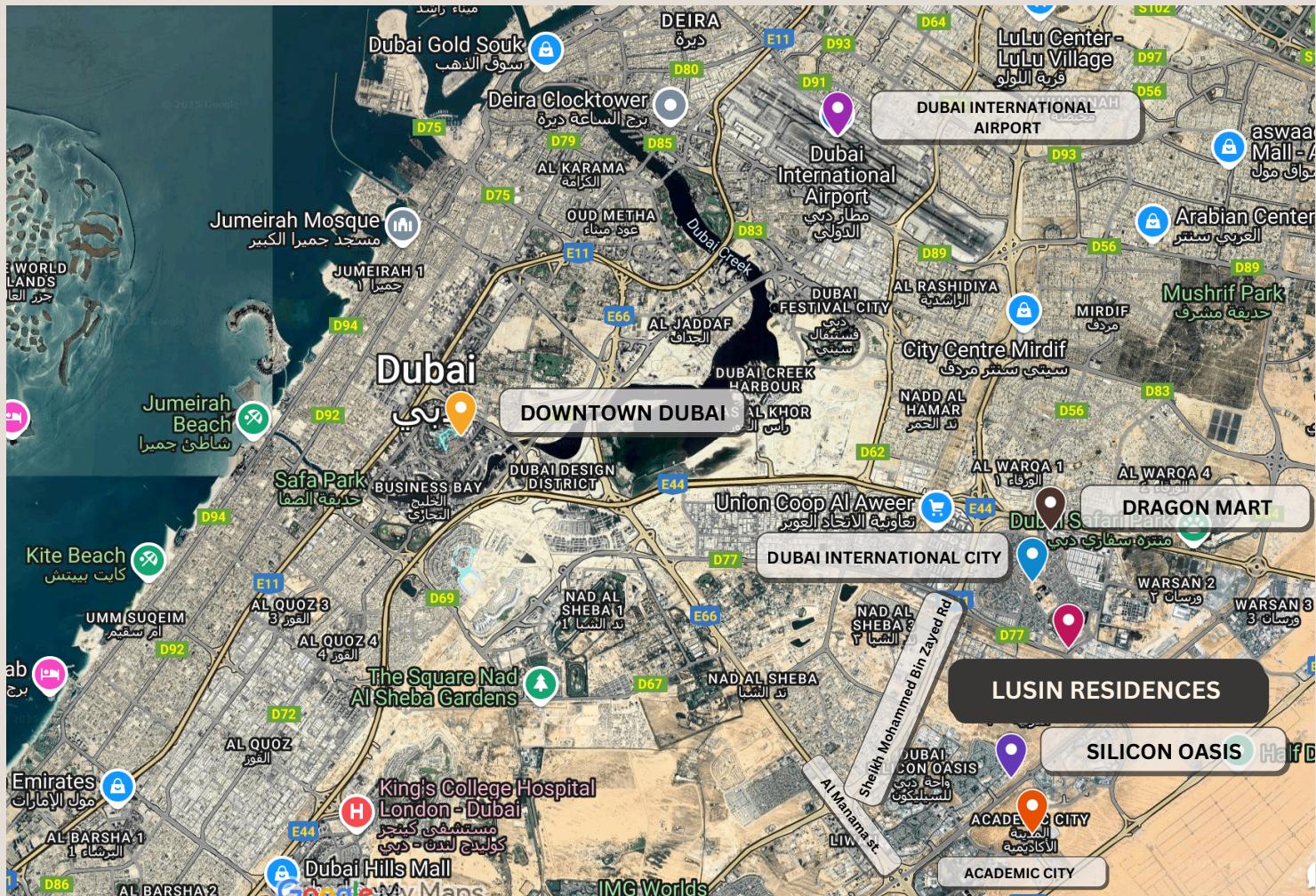
Lusin Residences by ERMAX Development



Ermax proudly presents Lusin Residences, a stunning residential development that blends contemporary design with unparalleled comfort. With a low purchase price and a high return on investment (ROI), it offers a smart and rewarding opportunity for both homeowners and investors.

Lusin Residences by Ermax Development is nestled within the vibrant community of Dubai International City phase one, a melting pot of cultures inspired by global architecture, with unique sub-communities that bring the essence of different countries to life.

PRIME CONNECTIVITY AND ACCESSIBILITY



SEAMLESSLY CONNECTED, EFFORTLESSLY CONVENIENT

Located in one of Dubai's most established and vibrant communities, Lusin Residences by Ermax Development offers unparalleled convenience and seamless connectivity. With direct access to Sheikh Mohammed Bin Zayed Road and Al Manama street, residents enjoy effortless travel to key destinations across the city. Whether for work, leisure, or daily essentials, everything you need is just moments away, making Lusin Residences by Ermax Development the perfect place to call home.



At Lusin Residences by Ermax Development, life is designed for ease and convenience. With seamless access to Dubai's key destinations such as Dubai International Airport, Academic City, Downtown Dubai, Dubai World Trade Centre, Dubai Silicon Oasis, and major malls such as Dragon Mart, City Centre Mirdif, Dubai Festival City, and Dubai Mall, residents can enjoy a lifestyle where every journey is effortless and every day is enriched with convenience.



10 MINS
DUBAI INTERNATIONAL AIRPORT



SHOPPING MALLS



15 MINS
DOWNTOWN DUBAI



ACADEMIC CITY



20 MINS
JUMEIRAH



DUBAI WORLD TRADE CENTER



30 MINS
PALM JUMEIRAH



DUBAI SILICON OASIS

METRO ACCESSIBILITY



 **Lusin residences by Ermax Development**

 **Metro Blue Line**

International City offers outstanding accessibility with a well-integrated public bus network that directly connects residents to key metro stations. The upcoming Dubai Metro Blue Line will further enhance transportation options, making daily commutes faster and more efficient.

RESIDENCE DETAILS



Discover this modern mixed-use development featuring a thoughtfully designed layout comprising a Ground Floor, Parking, and 7 Floors, seamlessly integrating residential and retail spaces.

This perfect blend of elegance and functionality, where every detail is crafted to enhance your lifestyle.

Lusin Residences by Ermax Development offers a variety of living spaces, from sleek studios to spacious one- and two-bedroom apartments, and even luxurious penthouses. Every residence is crafted to maximize space and natural light, featuring elegant finishes, smart layouts, and a blend of style and functionality, with a dedicated parking space for each unit ensuring built-in convenience.

Enhance your living experience with innovative smart home solutions designed to improve comfort, convenience, and security, while our green building solutions promote energy efficiency and eco-friendly living, reducing your environmental impact.

A GRAND WELCOME, EVERY TIME

ARRIVAL LOUNGE



From the moment you enter, Lusin Residences by Ermax Development makes a lasting impression. The stylish arrival lounge is more than just a lobby—it's a statement of sophistication and warmth. Whether you're coming home after a long day or welcoming guests, the elegant design and comfortable ambiance ensure you always feel at ease.

COZY APARTMENTS

A PLACE TO TRULY CALL HOME



Feel the warmth the moment you walk in. Lusin Residences by Ermax Development offers inviting, thoughtfully designed apartments where comfort and style come together effortlessly. Whether you're curling up with a book, sharing a meal with loved ones, or simply enjoying the tranquillity of your space, every detail is crafted to make you feel at home. With modern finishes, open layouts, and a welcoming ambiance, this is more than just an apartment—it's your personal retreat.

INTERIOR THAT INSPIRES



Step inside a home that's designed to match your rhythm. Whether you're looking for a cozy retreat or the perfect space to entertain, Lusin Residences by Ermax Development offers interiors that balance modern elegance with everyday practicality. Expect thoughtful layouts, contemporary touches, and a space that truly feels like yours.

ELEGANT BATHROOMS

YOUR PRIVATE SPA ESCAPE



Step into a bathroom that feels like a luxury spa retreat. Designed to bring a sense of serenity to your everyday routine, these spaces feature beautiful stone-look porcelain tiles, sleek modern fixtures, and a calming atmosphere. Whether you're starting your day with a refreshing shower or unwinding in the evening, every moment here is about relaxation and indulgence.

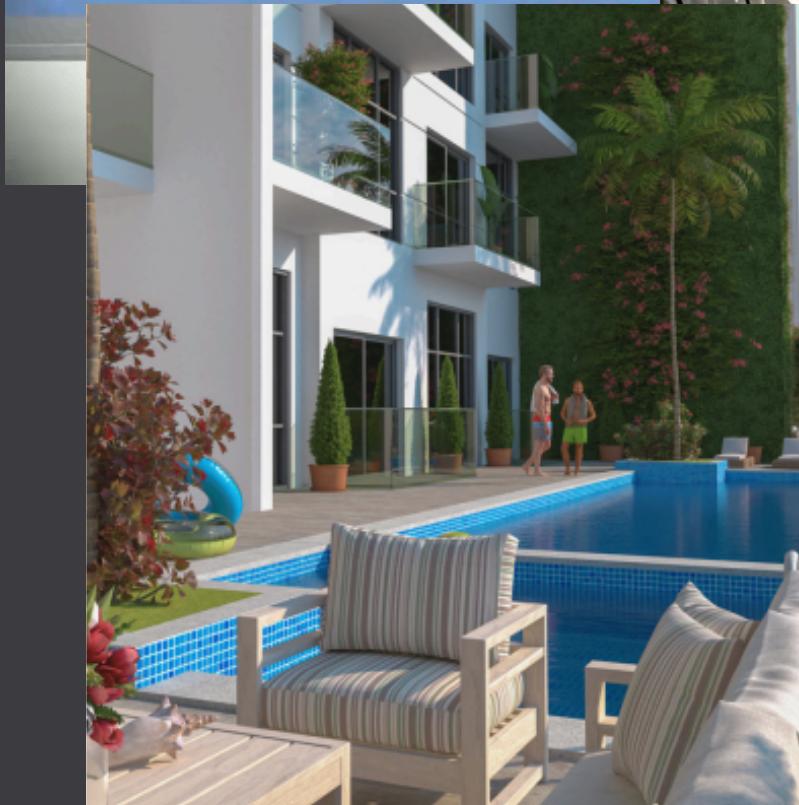
EXCLUSIVE RESIDENT PERKS EVERY DAY FEELS LIKE A GETAWAY



At Lusin Residences by Ermax Development, life extends beyond your front door. Imagine sipping your morning coffee by the pool, firing up the grill for a weekend BBQ with friends or enjoying a peaceful stroll through lush green spaces. Whether you're looking for relaxation, fitness, or vibrant community experiences, every corner is designed to bring joy and ease into your daily routine.

EXCLUSIVE RESIDENT PERKS

EVERY DAY FEELS LIKE A GETAWAY



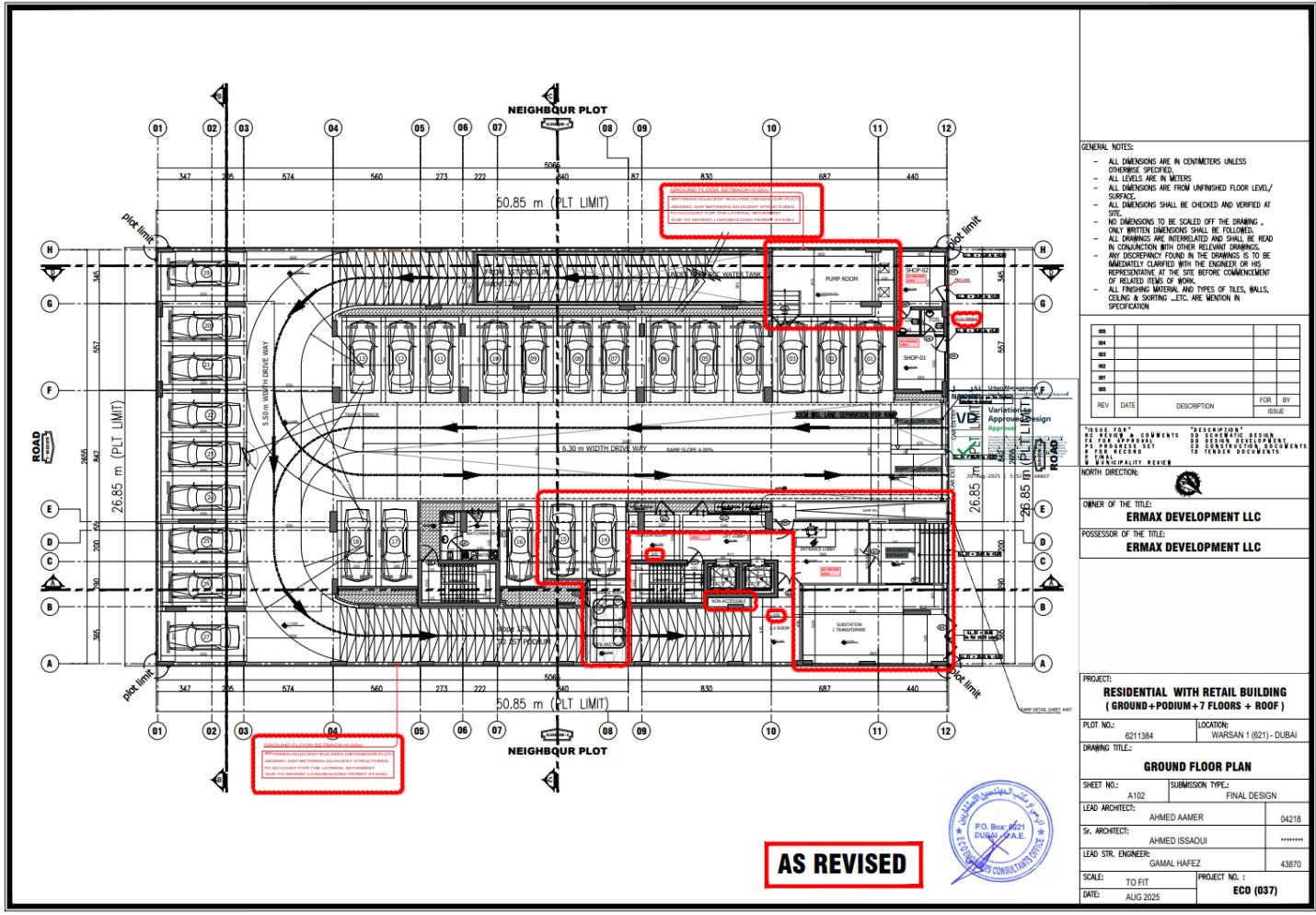
PLAY CORNER

WHERE LITTLE IMAGINATIONS RUN WILD

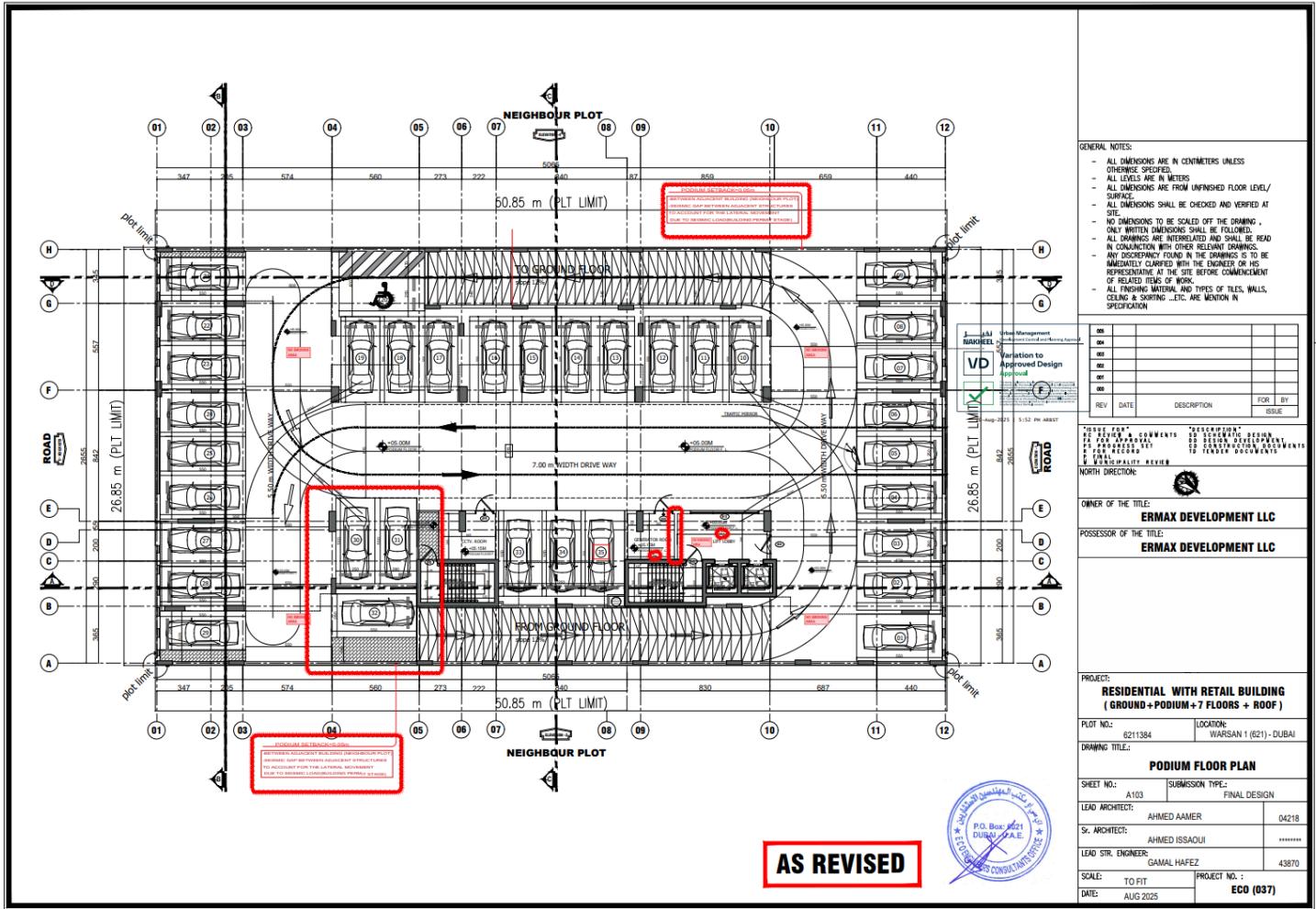


A space made just for kids! The Play Corner at Lusin Residences by Ermax Development is a safe and exciting world where children can laugh, explore, and make new friends. Packed with fun activities and engaging features, it's the perfect spot for little ones to unleash their creativity and enjoy endless adventures—while parents relax knowing they're in a secure, welcoming environment.

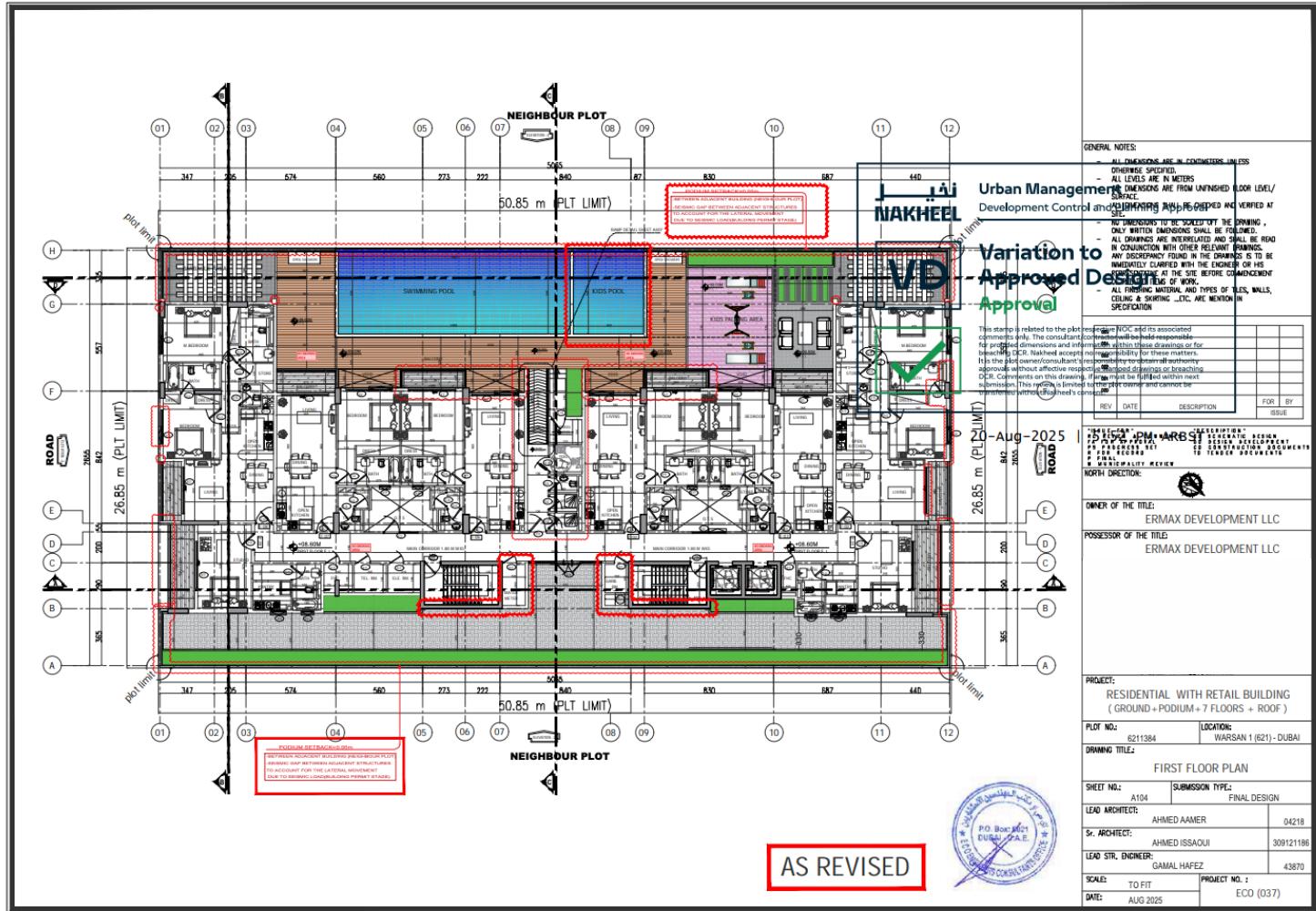
GROUND FLOOR PLAN



PODIUM FLOOR PLAN



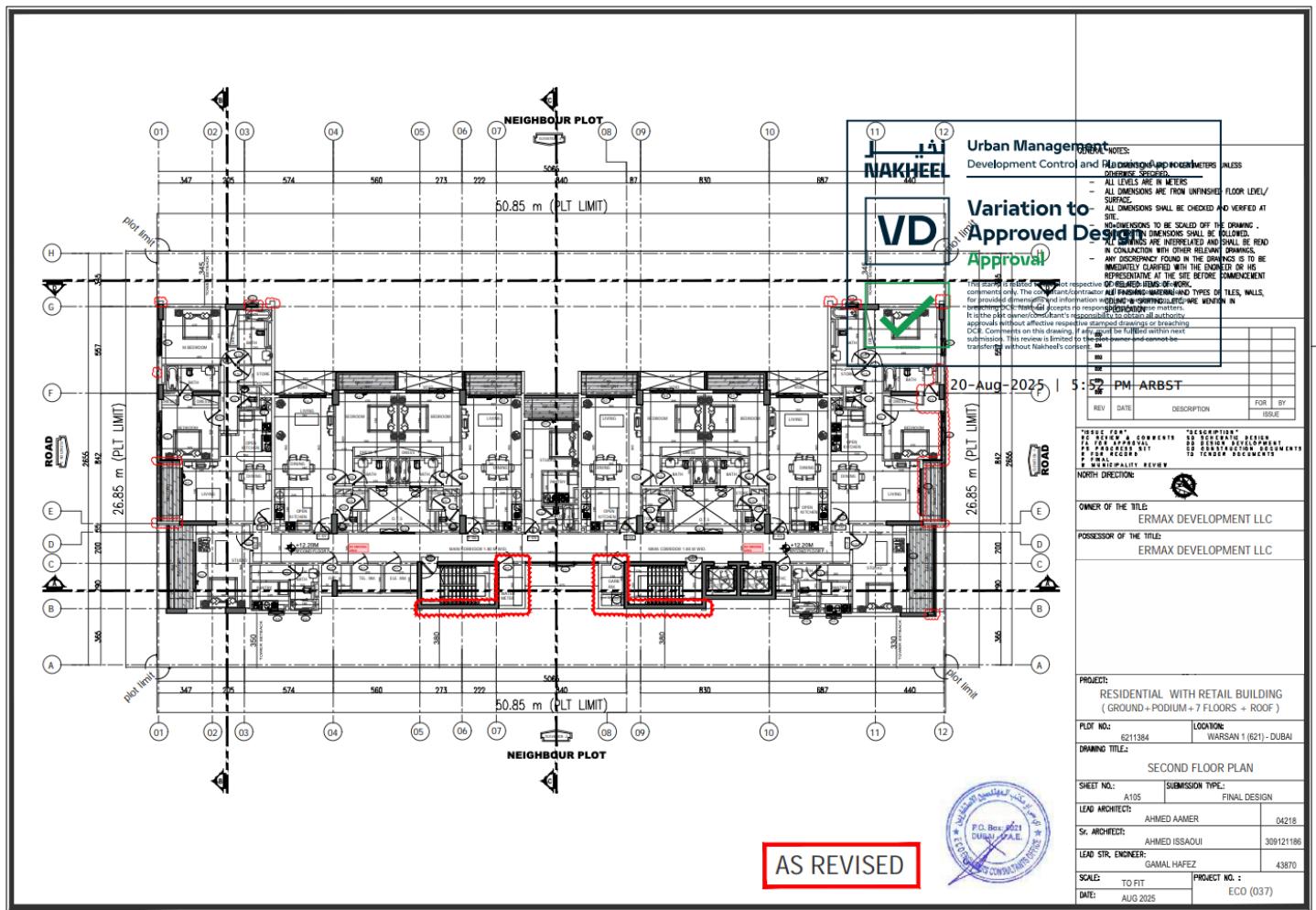
FIRST FLOOR PLAN



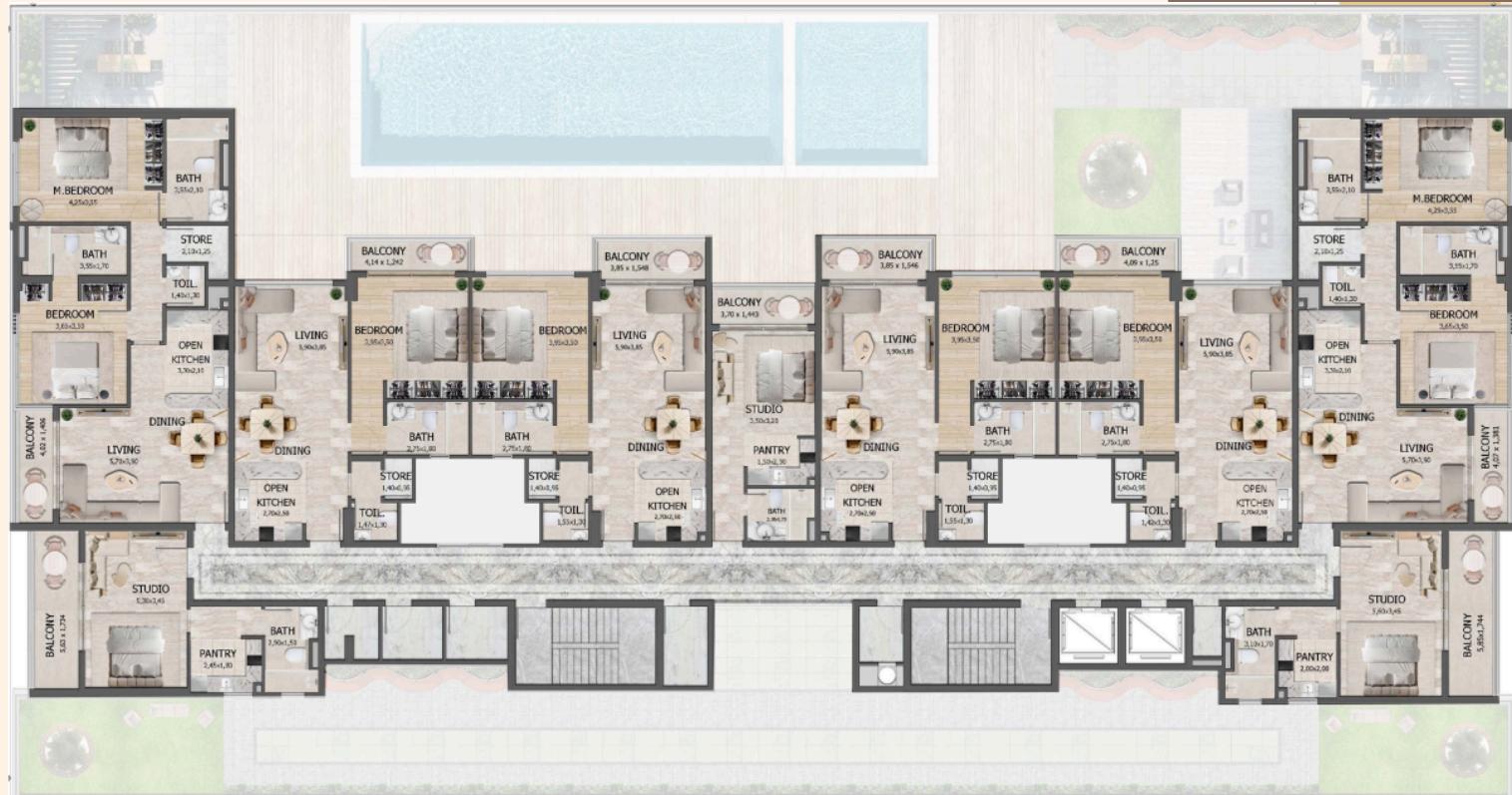
FIRST FLOOR PLAN



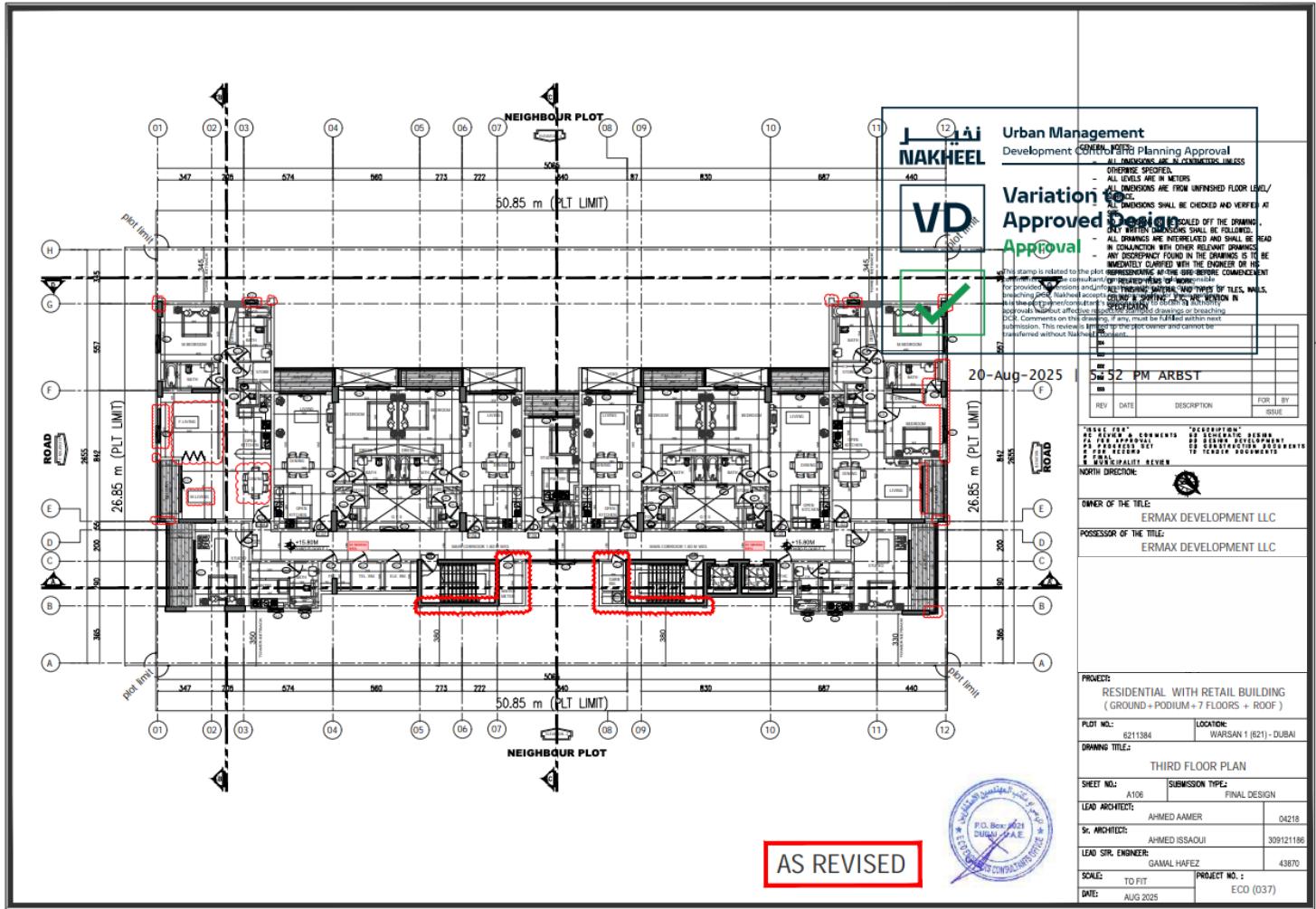
SECOND FLOOR PLAN



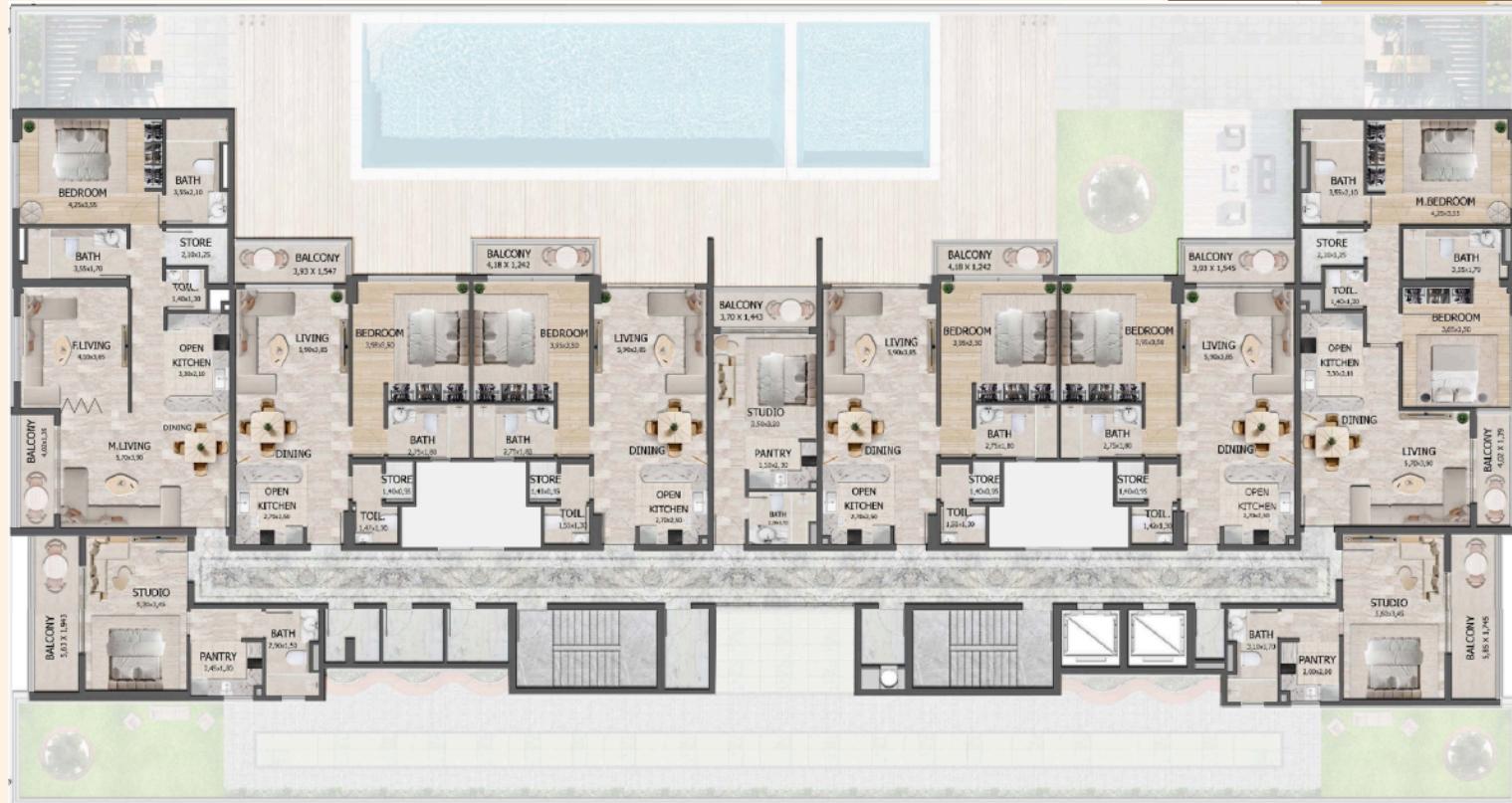
SECOND FLOOR PLAN



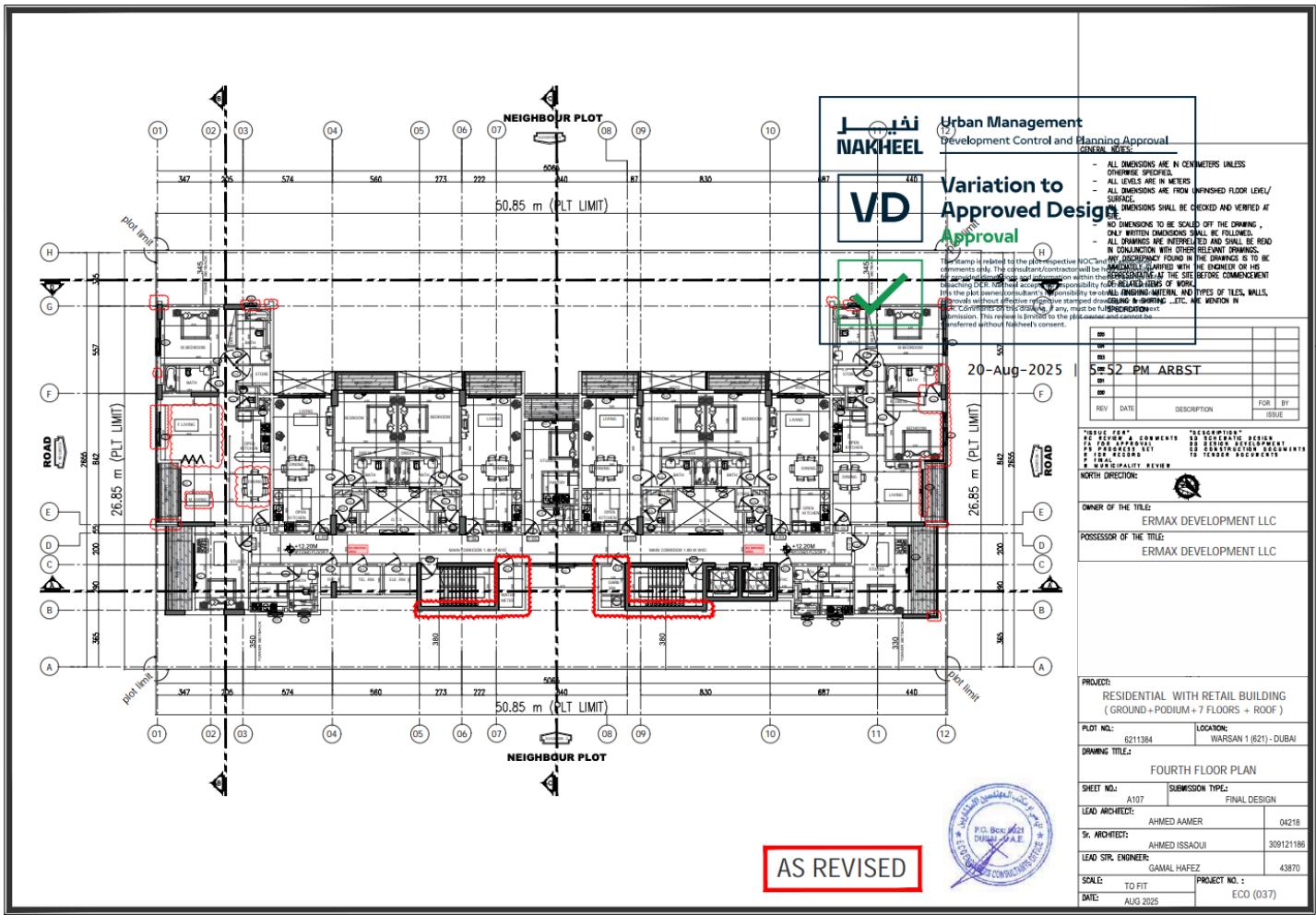
THIRD FLOOR PLAN



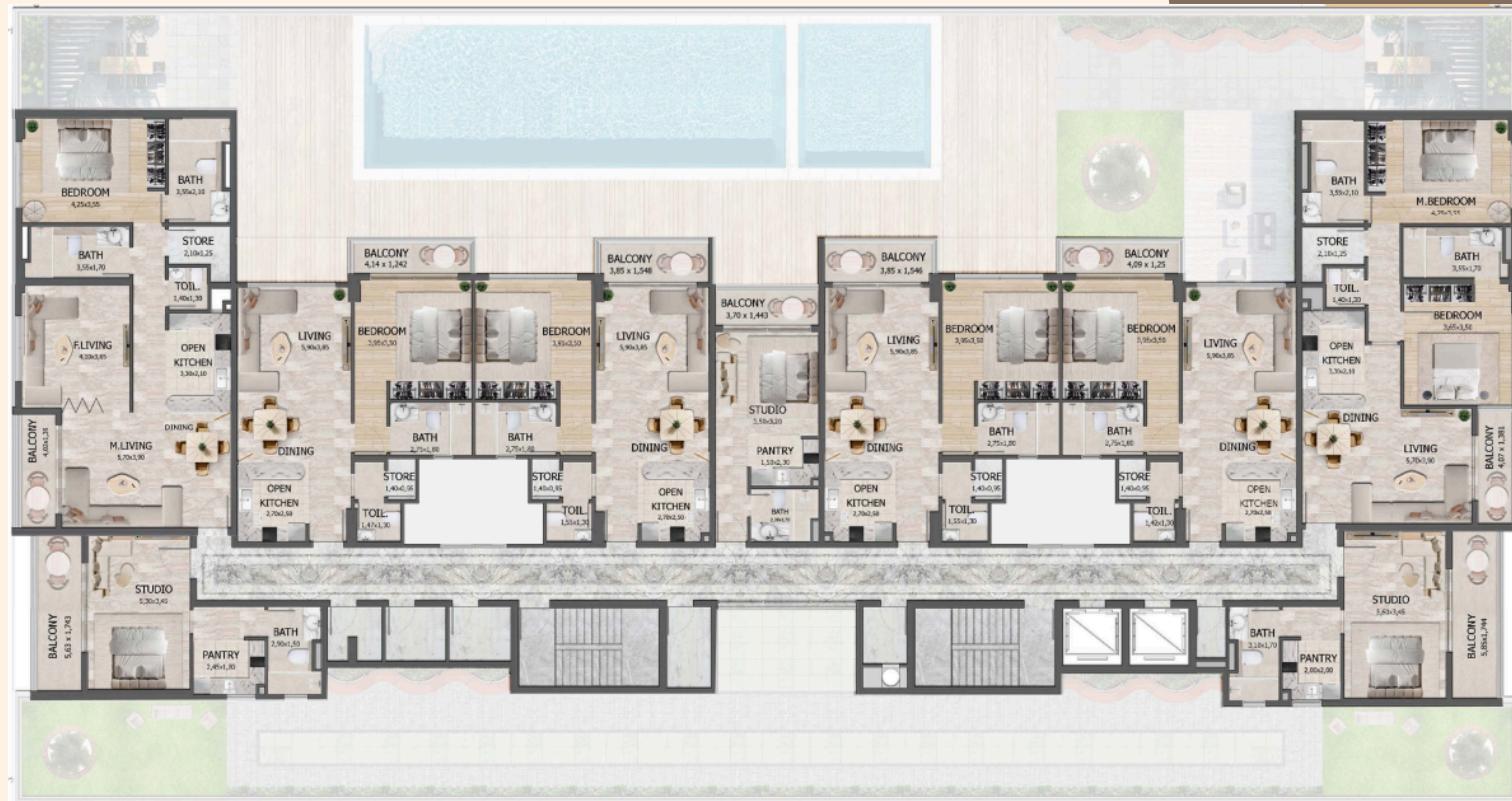
THIRD FLOOR PLAN



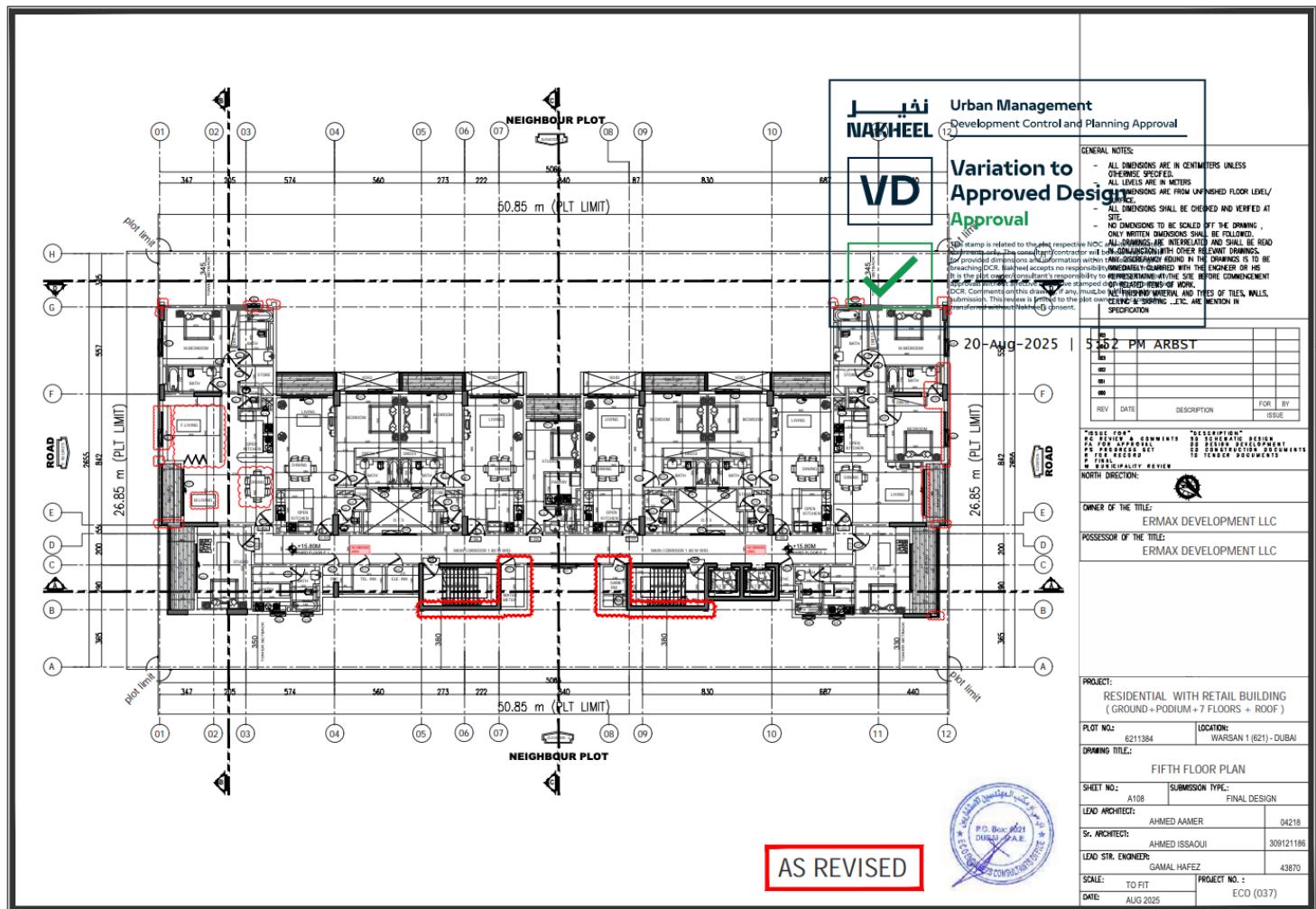
FOURTH FLOOR PLAN



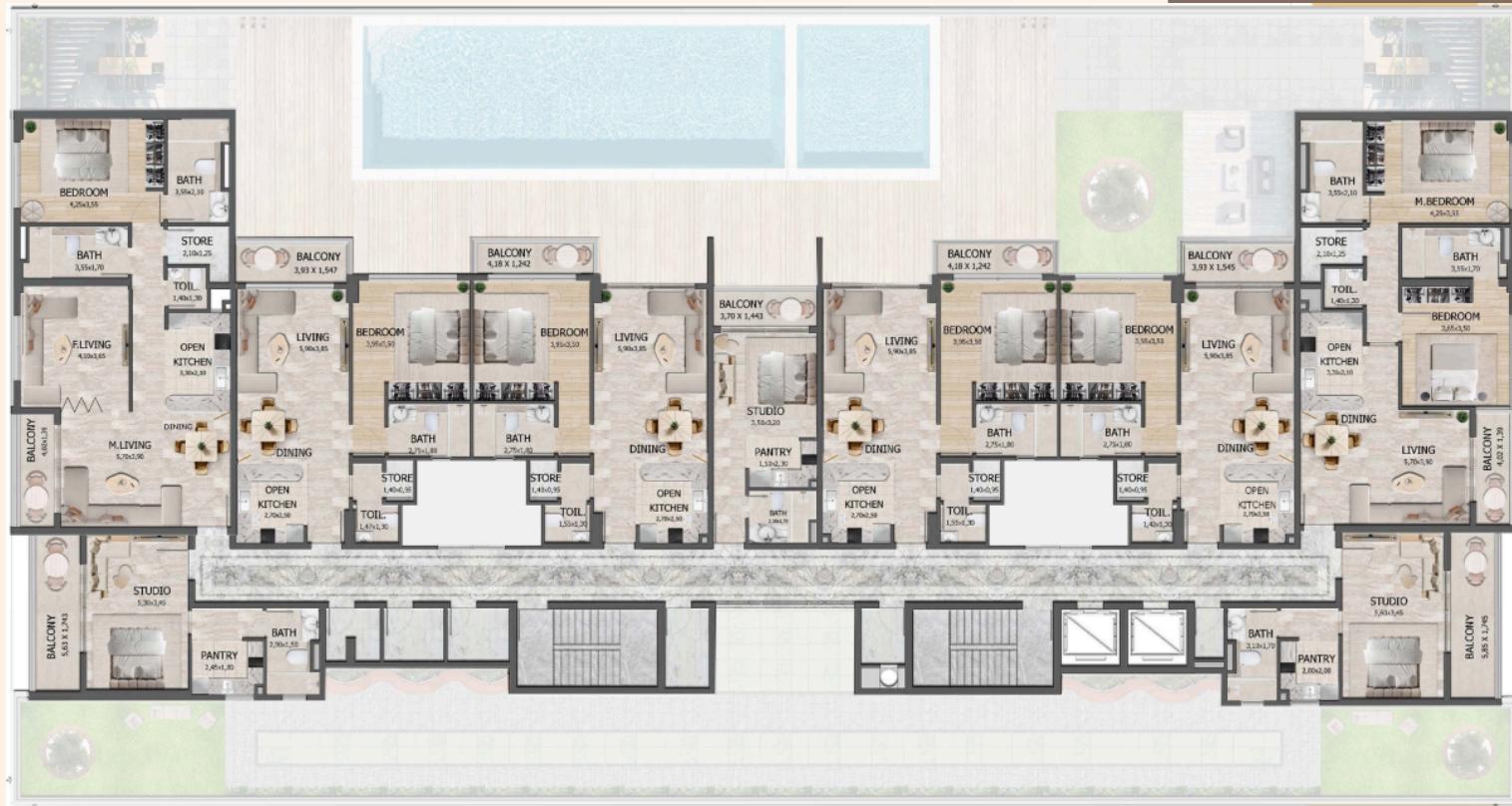
FOURTH FLOOR PLAN



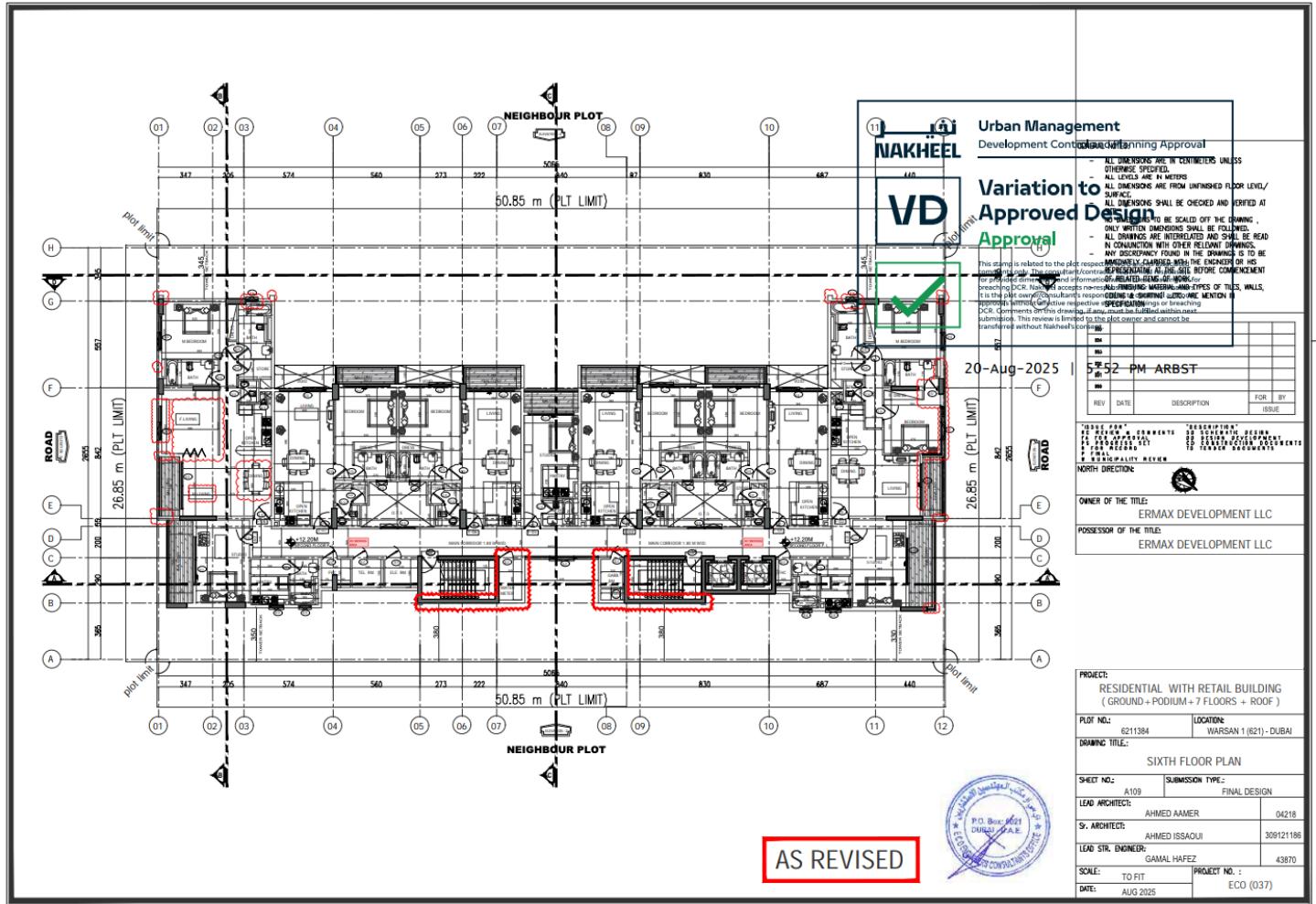
FIFTH FLOOR PLAN



FIFTH FLOOR PLAN



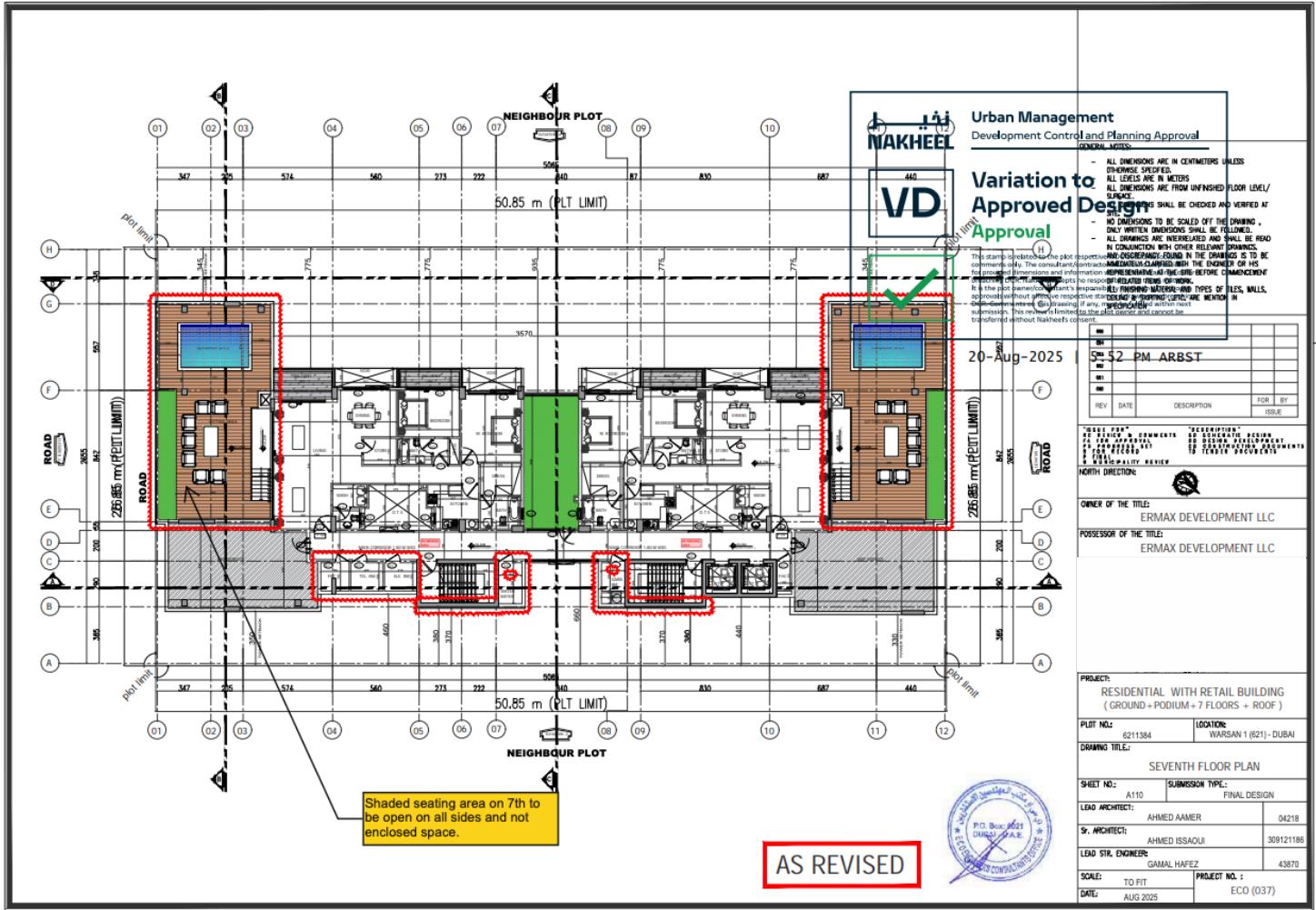
SIXTH FLOOR PLAN



SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN



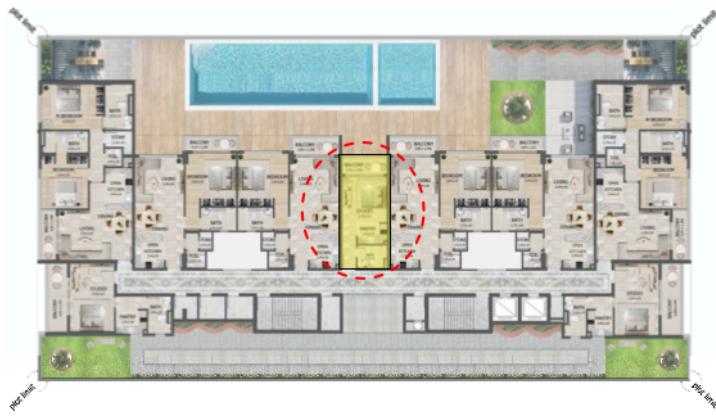
SEVENTH FLOOR PLAN



STUDIO APARTMENT

TYPE 01

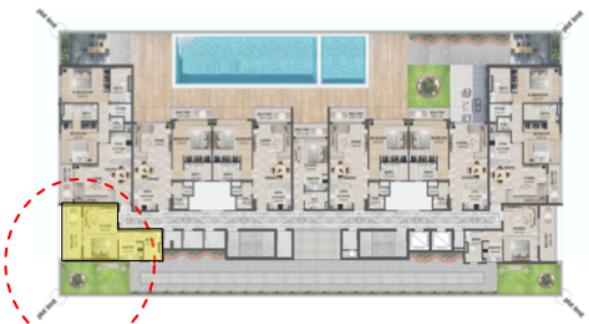
| STUDIO APARTMENT | | |
|------------------|--------------|---------------|
| DESCRIPTION | AREA (SQ.M) | AREA (SQ.F) |
| SUITE | 26.17 | 281.69 |
| BALCONY | 5.33 | 57.37 |
| TOTAL | 31.50 | 339.06 |



STUDIO APARTMENT

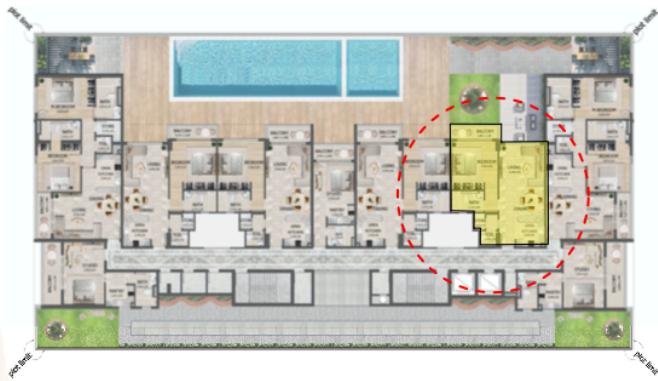
TYPE 02

| STUDIO APARTMENT | | |
|------------------|--------------|---------------|
| DESCRIPTION | AREA (SQ.M) | AREA (SQ.F) |
| SUITE | 33.58 | 361.45 |
| BALCONY | 9.76 | 105.06 |
| TOTAL | 43.34 | 466.51 |



ONE BEDROOM APARTMENT

| ONE BEDROOM APARTMENT | | |
|-----------------------|--------------|---------------|
| DESCRIPTION | AREA (SQ.M) | AREA (SQ.F) |
| SUITE | 65.29 | 702.78 |
| BALCONY | 5.11 | 55.00 |
| TOTAL | 70.40 | 757.78 |



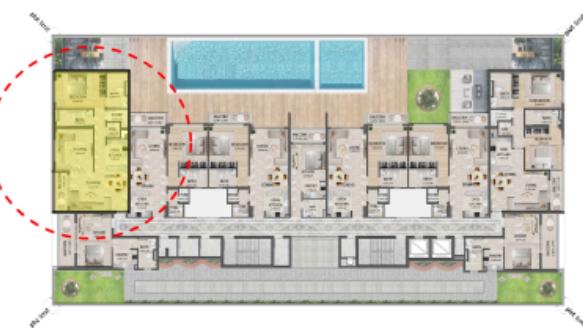
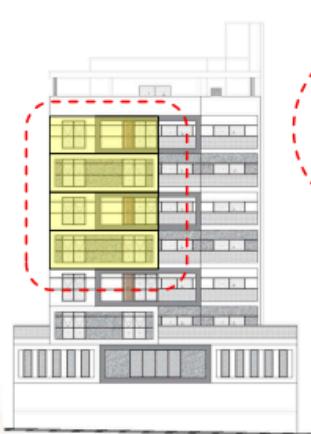


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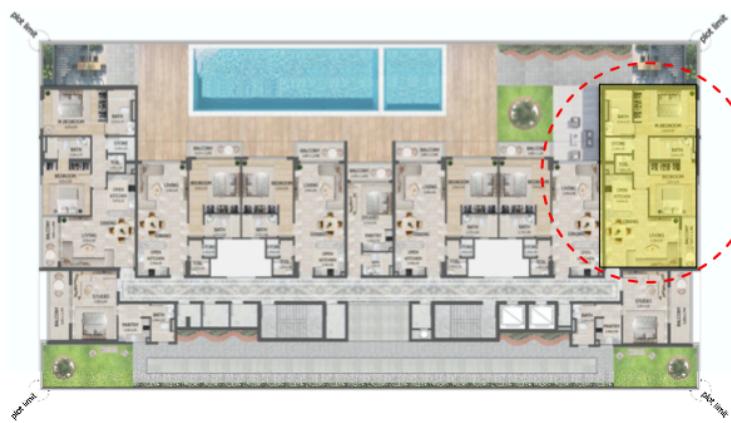
ONE BEDROOM APARTMENT WITH ADDITIONAL ROOM

| ONE BEDROOM WITH ADDITIONAL ROOM APARTMENT | | |
|---|--------------|----------------|
| DESCRIPTION | AREA (SQ.M) | AREA (SQ.F) |
| SUITE | 94.05 | 1012.35 |
| BALCONY | 5.59 | 60.17 |
| TOTAL | 99.64 | 1072.52 |



TWO BEDROOM APARTMENT

| TWO BEDROOM APARTMENT | | |
|-----------------------|--------------|----------------|
| DESCRIPTION | AREA (SQ.M) | AREA (SQ.F) |
| SUITE | 93.94 | 1011.16 |
| BALCONY | 5.62 | 60.49 |
| TOTAL | 99.56 | 1071.65 |





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TWO BEDROOM APARTMENT PENTHOUSE

TWO BEDROOM PENTHOUSE

| DESCRIPTION | AREA (SQ.M) | AREA (SQ.F) |
|--------------|---------------|----------------|
| SUITE | 128.44 | 1382.52 |
| BALCONY | 116.10 | 1249.69 |
| TOTAL | 244.54 | 2632.21 |





INVESTING IS EASY WHEN THE FOUNDATION IS STRONG — AND TRUSTED

Developer: Ermax Development LLC (Reg. No. 1666)

Project: Lusin Residences by Ermax Development (Project No. 3645)

Escrow Account: 0205877599706, Emirates NBD

Expected Service Charges: AED 14–17 per sq. ft.

Construction Completion Date: 15 December 2026

Permit number 0220412264





THE HOME YOU DESERVE

Lusin Residences by Ermax Development is more than just a home—it's a statement of modern living. Designed for comfort, convenience, and style, these residences offer the perfect balance between peaceful community life and easy access to the city's top attractions. Whether you're looking for your dream home or a smart investment, this is your chance to own a space that truly fits your lifestyle.

Don't settle for less. Choose a home that offers more. Secure your apartment today and embrace a life of style, ease, and opportunity!

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