

PARK LANE 2

by

**HEILBRONN**

Lifestyle Stories

S I N C E 2 0 0 2



# DUBAI, A CANVAS OF BOLD *Living*

Experience a world where luxury knows no limits. Welcome to a residence shaped with unmatched precision and passion, an architectural masterpiece that redefines the essence of refined living in the heart of Dubai. Created by Heilbronn Properties, celebrated for their legacy of excellence and visionary innovation, this home is more than just a place to live. It stands as a testament to prestige, a symbol of success, and a gateway to a lifestyle that surpasses every expectation. Enter a world of sophistication beyond compare.



# QUALITY *Beyond* COMPARE

A masterpiece of  
precision and quality,  
where timeless  
design meets modern  
sophistication.

## LEGACY MEETS LUXURY SINCE 2002

**Founded in 2002, Heilbronn has played a pivotal role in numerous prestigious construction projects across Dubai.**

Heilbronn specializes in the creation of ultra-luxury properties, catering exclusively to Billionaires' residences and bespoke mansions. With a strong presence both within and beyond the UAE, the company has built its success through close collaborations with a distinguished WIP clientele.

Heilbronn's remarkable journey mirrors Dubai's visionary progress under the wise leadership of His Highness Sheikh Mohammed Bin Rashid Al Maktoum. With over 23 years of excellence, Heilbronn has firmly established itself as one of the region's foremost luxury developers, backed by a robust financial foundation.

Their prestigious portfolio includes landmark projects across Palm Island, Emirates Hills, Jebel Ali, Jumeirah Beach, JVC, Jumeirah Golf Estates, Nad Al Sheba, and more. Each a true testament to their commitment to grandeur and innovation.

I N T R O D U C I N G

# PARK LANE 2

by

## HEILBRONN

Lifestyle Stories

SINCE 2002

## AN INVITATION TO UNPARALLELED ELEGANCE

Welcome to Park Lane 2, a sanctuary of luxury tucked within the dynamic heart of Jumeirah Village Circle. Rising gracefully across G+5 levels, this architectural gem by Heilbronn Developers redefines refined living in Dubai. Meticulously designed and built with an unwavering commitment to quality, Park Lane 2 is more than just a residence, it's a lifestyle crafted for those who desire distinction.

## PRIME 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 two bedroom apartments designed for modern living.

## ANTICIPATED ARRIVAL

Promising to be a beacon of sophistication, with completion expected in Q4-2025.

*Luxury*  
BEGINS WITH  
QUALITY  
AND ENDS  
AT PARK LANE

Introducing Park Lane 2 – a stunning residence that reimagines luxury living in Dubai. Developed by Heilbronn Properties, a brand known for its unmatched excellence, this is where your dream home comes to life.





Park Lane II  
HEILBRONN



Park Lane II  
HEILBRONN



# NOW, LIVE THE *Dream*

Live the dream with elegance,  
comfort, and timeless style, a  
place where every moment feels  
truly yours to cherish.

# THE ESSENCE OF NEW DUBAI

## COMMUNITY OF REFINED LIVING

Jumeirah Village Circle is a masterfully designed sanctuary that reflects Dubai's vision of holistic, luxurious living. Blending urban sophistication with lush green landscapes, JVC offers an elegant lifestyle where modern convenience meets serene beauty. A true expression of living in harmony.

- JVC is a family-friendly oasis, rich in cultural diversity and alive with vibrancy.
- Strategically located, it provides easy access to Dubai's top attractions and business hubs.





Community of **NAKHEEL**

LOCATION PLAN

JUMEIRAH BEACH

BUSINESS BAY

BURJ  
AL ARAB

DUBAI HILLS  
GOLF CLUB

NAKHEEL  
MALL

DUBAI  
HILLS MALL

DUBAI  
MARINA

PARK LANE  
By Heilbronn



CIRCLE MALL

DUBAI MIRACLE  
GARDEN

FIVE JUMEIRAH  
VILLAGE CIRCLE

JUMEIRAH  
GOLF ESTATES

# A LIFESTYLE AT THE HEART OF EVERYTHING

Discover a sanctuary where luxury meets convenience. Nestled in the vibrant Jumeirah Village Circle, our community blends modern elegance with lush green surroundings. With top malls, iconic landmarks, and business hubs just minutes away, experience the perfect balance of serene living and seamless connectivity. Here, every day feels effortlessly connected and beautifully inspired.

**03 MINUTES**

Five Jumeirah Village Circle

**10 MINUTES**

Dubai Miracle Garden

**03 MINUTES**

Circle Mall

**12 MINUTES**

Dubai Hills Mall

**15 MINUTES**

Dubai Hills Golf Club

**17 MINUTES**

Mall of The Emirates

**19 MINUTES**

Business Bay

**17 MINUTES**

Jumeirah Golf Estates

**21 MINUTES**

Dubai Marina

**21 MINUTES**

Burj Al Arab

**21 MINUTES**

Jumeirah Beach

**19 MINUTES**

Nakheel Mall





# THE PINNACLE OF EXPERT PLANNING

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Park Lane 2 stands as a symbol of modern sophistication, featuring sleek architecture that harmonizes with the landscape. With a focus on superior materials and globally trusted brands, it embodies refined living through enduring quality and elegance.



**BOSCH**

**BOSE**

**HIKVISION**

**BAGNODESIGN**

**legrand**

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**knauf**

**KONE**

**GEBERIT**

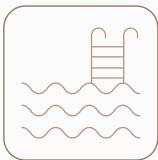
 **HEPWORTH**

**SYKON**

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# BEYOND *Luxury*

Designed with purpose, this development blends modern luxury with serene living featuring an infinity pool, panoramic gym, outdoor cinema, and premium finishes, all crafted for a lifestyle of elegance and ease.



### Stunning Resort-Style Infinity Pool

Float above the city where endless water meets breathtaking skyline views.



### Outdoor Cinema for Ultimate Entertainment

Watch favorite movies under the stars in a cinematic rooftop experience.



### Exclusive Padel Court

Smash and serve your way through elite padel matches designed for champions.



### Family-Friendly Kids Pool

Splash, laugh, and play in a joyful water zone made for kids.



### Relaxing Jacuzzi

Soak in bubbling bliss, your warm, private escape into complete relaxation.



### Spacious BBQ & Party Terrace

Grill, gather, and celebrate unforgettable moments on our scenic rooftop terrace.



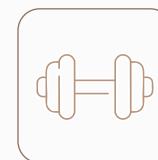
### Tranquil Yoga Terrace

Breathe, stretch, and unwind on a serene open-air deck above city life.



### Fun-Filled Kids Play Area

Climb, create, and discover joy in a world made for little explorers.



### Breathtaking Panoramic View Gymnasium

Work out with a skyline view that fuels energy and focus daily.



### Sleek, Modern Windows with Minimalist Design

Let natural light and elegance flow through refined, modern window styling.



### Luxurious High-End Sanitary Fittings

Elegant fittings combining luxury, beauty, and daily comfort seamlessly.



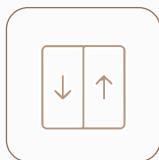
### Expansive, Contemporary Reception Area

Step into sophistication where luxury design welcomes you home in style.



### Revitalizing Steam Room & Sauna

Recharge body and soul with steam therapy in your private wellness escape.



### Lightning-Fast High-Speed Elevators

Seamless vertical travel powered by high-speed lifts built for modern living.



### Gourmet Fully Fitted Kitchen

Cook like a chef in a stylish kitchen built for beauty and function.

# THE ART OF EXTERNAL BEAUTY

DESIGN, DETAIL, AND ELEGANCE

THE TIMELESS ART OF BEAUTY,  
TELLS A STORY OF EXTERNAL GRACE







# A GLIMPSE INTO OUR MODERN WORLD

Indulge in a lifestyle designed for leisure and luxury. From poolside movie nights to serene green spaces and playful corners for little ones, every detail inspires relaxation and connection. Created for those who seek elegance, comfort, and community all in one perfect address.

# A CORNER OF CALM, A TOUCH OF CLASS

Wrapped in greenery and gentle sunlight, this rooftop haven offers a serene retreat from the everyday. With warm wooden decks, intimate seating spaces, and thoughtfully designed corners, every detail invites you to slow down and simply be.









# SERENITY IN EVERY CORNER

Enjoy an outdoor retreat where calm meets comfort  
and quality stands above all.

Surrounded by lush greenery, warm textures, and elegant seating crafted  
from premium, durable materials, every corner invites quiet moments, gentle  
conversations, and relaxed gatherings.

This space is thoughtfully designed for those who value beauty, serenity, and  
timeless living - all enhanced by high-quality furnishings and finishes that  
ensure lasting elegance and comfort.



# LIVE THE STATEMENT

SPACE, LIGHT, AND TEXTURE

UNITE TO DEFINE  
INTERIOR PERFECTION





# LUXURY, REDEFINED

Immerse yourself in the essence of modern sophistication. From premium textures to thoughtful symmetry, every corner of this bedroom whispers elegance. Let timeless design and lush surroundings become your everyday sanctuary.



TAKE IT  
EASY  
LIVE  
YOUR LIFE

# CELEBRATE YOUR LIFESTYLE

Clean lines, gentle tones, and curated corners come together to create a space that feels as calm as it looks. Every element is placed with intention, from the quiet greens to the soft seating, offering a blend of elegance and ease.



# EVERYDAY ELEGANCE

Discover a home where style and comfort flow effortlessly. With sunlit dining spaces, modern kitchens, and soft natural tones, every detail is designed to inspire connection, relaxation, and ease. Perfect for quiet mornings, lively dinners, and everything in between created for those who appreciate timeless beauty and refined living, all in one welcoming address.





# ELEGANCE OF SIMPLICITY

Find a home where style, comfort, and uncompromising quality flow effortlessly. With sunlit dining spaces, modern kitchens equipped with premium, top-of-the-line appliances, and soft natural tones, every detail is designed to inspire connection, relaxation, and ease.









# BURN STRONGER

Dive into a sanctuary made for rejuvenation and renewal. With state-of-the-art fitness facilities and serene spaces to unwind, this is where wellness gently meets comfort. From the soothing ambiance to thoughtfully curated amenities, every corner nurtures relaxation, vitality, and connection. Experience the perfect blend of luxury and ease, where every moment invites you to thrive.



# BLUEPRINTS OF LUXURY LIVING

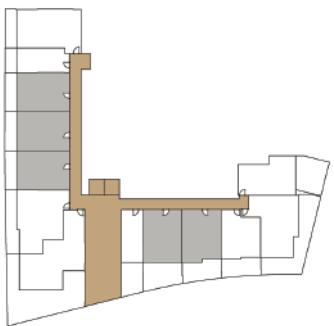
ELEGANCE, COMFORT, AND AESTHETICS

BLEND TO CHARM  
EVERY CORNER.

TYPE O1

1 BEDROOM  
APARTMENT

■ UNITS  
■ CORRIDOR



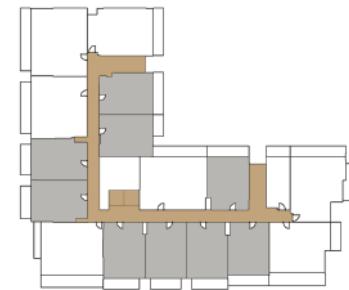
LEVEL G

LIST OF UNIT NUMBERS  
G03, G04, G08, G09, G10



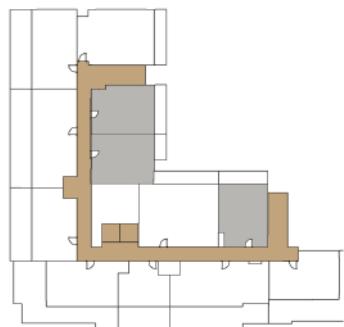
LEVEL O1

LIST OF UNIT NUMBERS  
101, 105, 106, 107, 108, 111,  
115, 116



LEVEL O2 & O3

LIST OF UNIT NUMBERS  
202, 206, 207, 208, 209, 211,  
212, 216, 217, 302, 306, 307,  
308, 309, 311, 312, 316, 317



LEVEL O4

LIST OF UNIT NUMBERS  
402, 411, 412



LEVEL 5

LIST OF UNIT NUMBERS  
502, 507, 508

TYPE O1

## 1 BEDROOM APARTMENT

### TOTAL SALEABLE AREA

SUITE = 690.26 SQ.FT \*\*\*

BALCONY= 153.83 SQ.FT \*\*\*

**TOTAL AREA= 844.09 SQ.FT**



**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 the developer's discretion. 4. Actual area may vary from the stated area. 5. Drawings are not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size. Features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.

TYPE 16

## STUDIO APARTMENT

UNITS

CORRIDOR

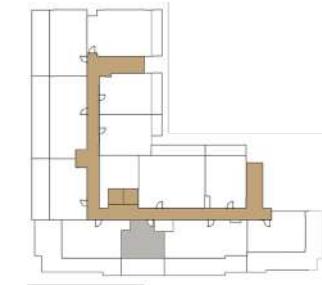


**TOTAL SALEABLE AREA**

SUITE = 437.07 SQ.FT

BALCONY = 229.81 SQ.FT

TOTAL AREA = 666.89 SQ.FT



**LEVEL 04**

LIST OF UNIT NUMBERS

**405**

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TYPE 12

## 2 BEDROOM APARTMENT

UNITS

CORRIDOR

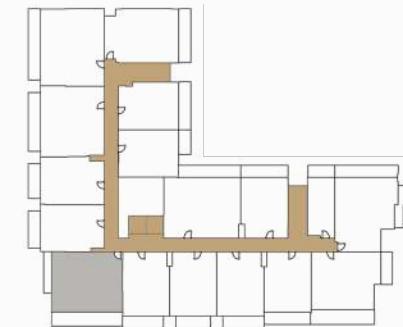


### TOTAL SALEABLE AREA

SUITE = 972.36 SQ.FT

BALCONY = 308.10 SQ.FT

TOTAL AREA = 1280.46 SQ.FT



### LEVEL 02 & 03

#### LIST OF UNIT NUMBERS

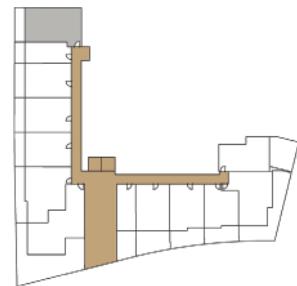
210, 310

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TYPE 05

1 BEDROOM  
APARTMENT

■ UNITS  
■ CORRIDOR



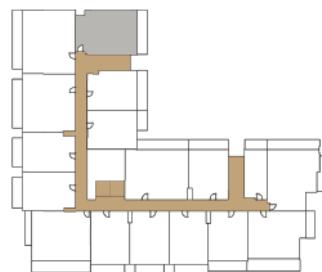
LEVEL G

LIST OF UNIT NUMBERS  
G12



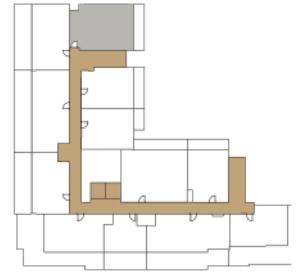
LEVEL O1

LIST OF UNIT NUMBERS  
114



LEVEL O2 & O3

LIST OF UNIT NUMBERS  
215, 315



LEVEL 4

LIST OF UNIT NUMBERS  
410

TYPE 05

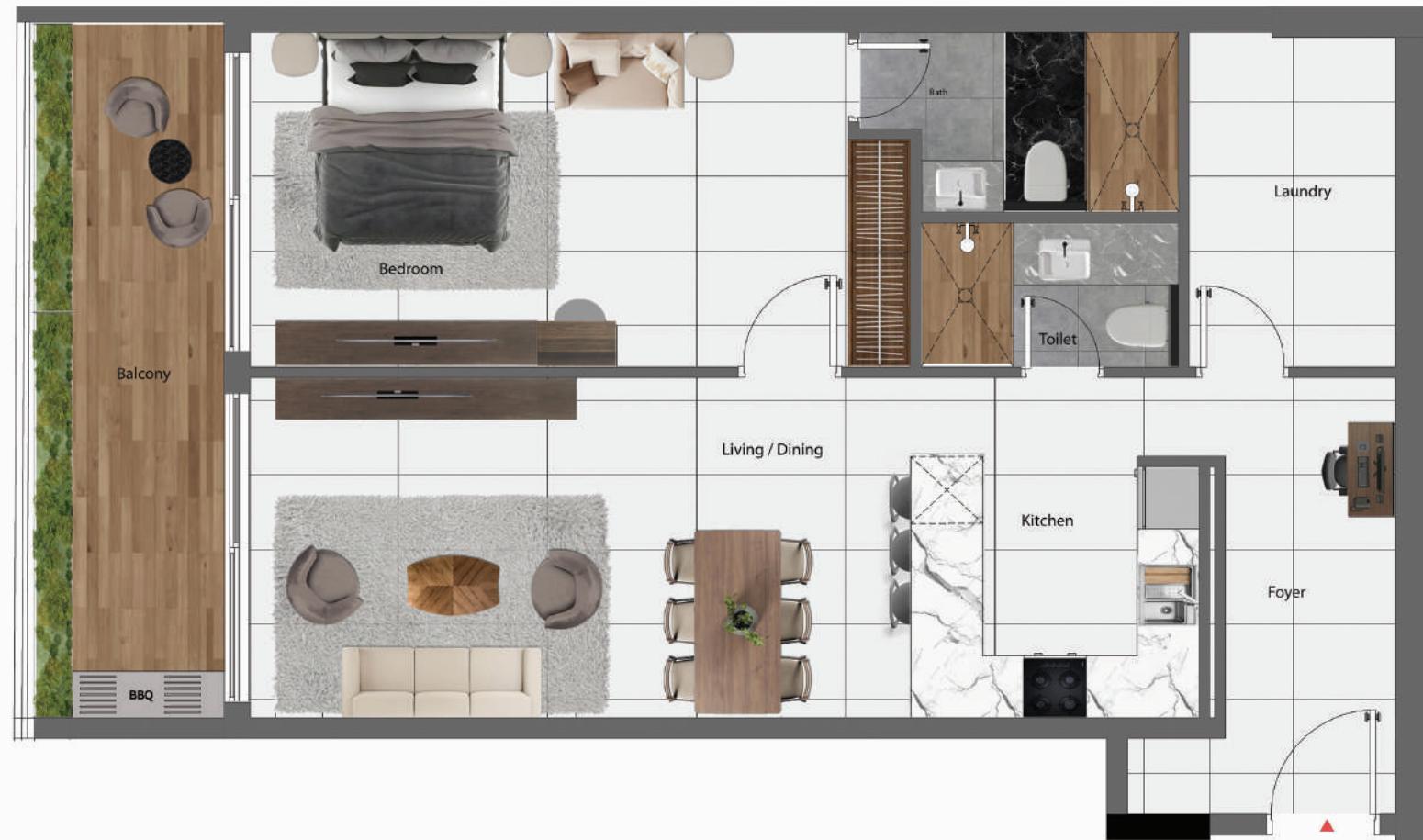
## 1 BEDROOM APARTMENT

### TOTAL SALEABLE AREA

SUITE = 871.37 SQ.FT \*\*\*

BALCONY = 152.78 SQ.FT \*\*\*

TOTAL AREA = 1024.14 SQ.FT

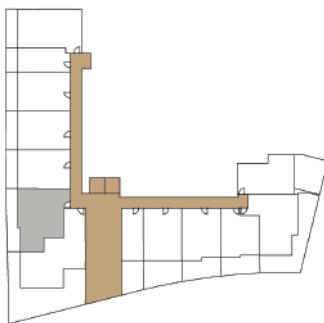


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TYPE 11

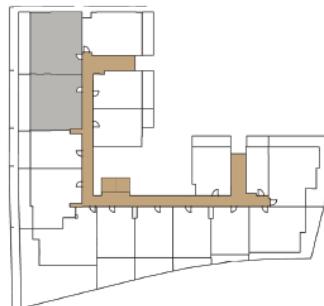
2 BEDROOM  
APARTMENT

■ UNITS  
■ CORRIDOR



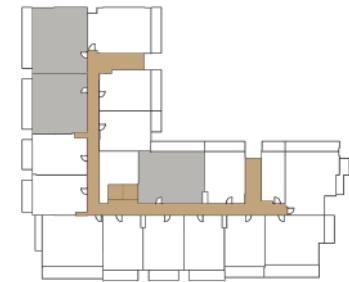
LEVEL G

LIST OF UNIT NUMBERS  
G07



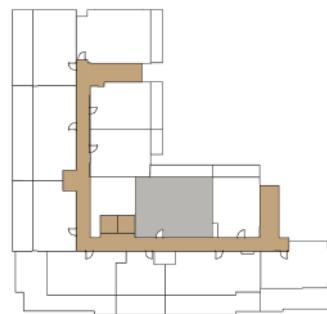
LEVEL O1

LIST OF UNIT NUMBERS  
112, 113



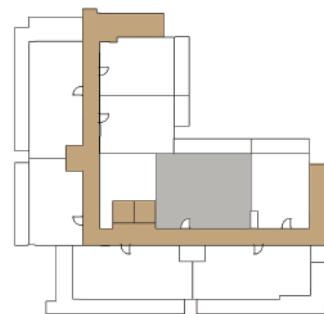
LEVEL O2 & O3

LIST OF UNIT NUMBERS  
201, 213, 214, 301, 313, 314



LEVEL O4

LIST OF UNIT NUMBERS  
401



LEVEL 5

LIST OF UNIT NUMBERS  
501

TYPE 11

## 2 BEDROOM APARTMENT

### TOTAL SALEABLE AREA

SUITE = 1026.60 SQ.FT

BALCONY = 238.27 SQ.FT

TOTAL AREA = 1264.87 SQ.FT



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