LUSIN RESIDENCES

BY ERMAX DEVELOPMENT

ERMAX

DEVELOPMENT LLC

CATALOGUE

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ABOUT US

BUILDING EXCELLENCE,
CREATING THE FUTURE



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.

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

Lusin Residences by ERMAX Development

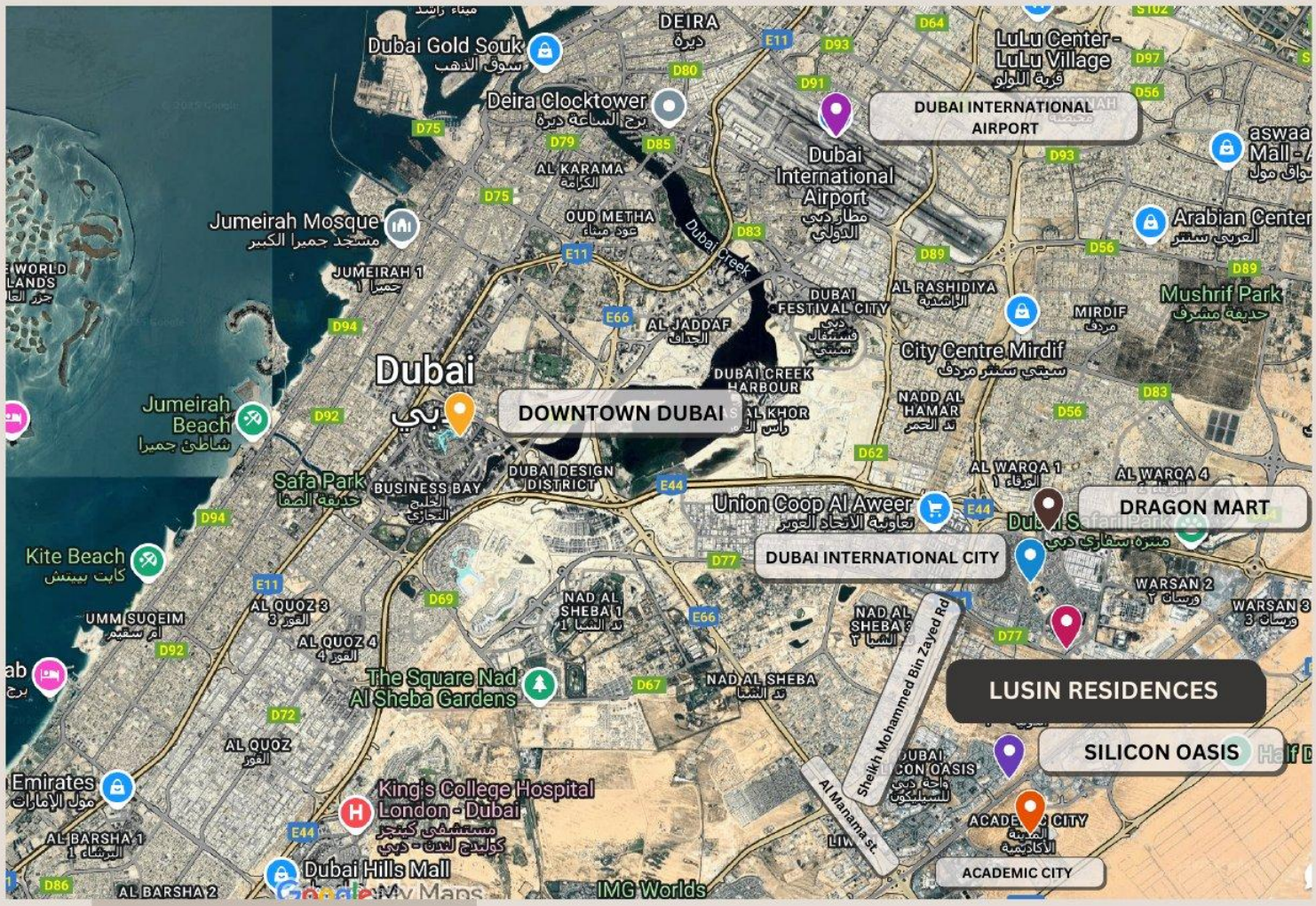
Redefining Modern Living



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.

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WHERE COMFORT MEETS CONNECTIVITY



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

15 MINS
DOWNTOWN DUBAI

20 MINS
JUMEIRAH

30 MINS
PALM JUMEIRAH

SHOPPING MALLS

ACADEMIC CITY

DUBAI WORLD TRADE CENTER

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.

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RESIDENCE DETAILS

STYLISH HOMES DESIGNED FOR YOU



55 apartments and 2 retail shops

- 17 NOS — Studio apartment
- 24 NOS — 1BR apartment
- 4 NOS — 1BR apartment with additional room
- 8 NOS — 2BR apartment
- 2 NOS — 2BR apartment Penthouse

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

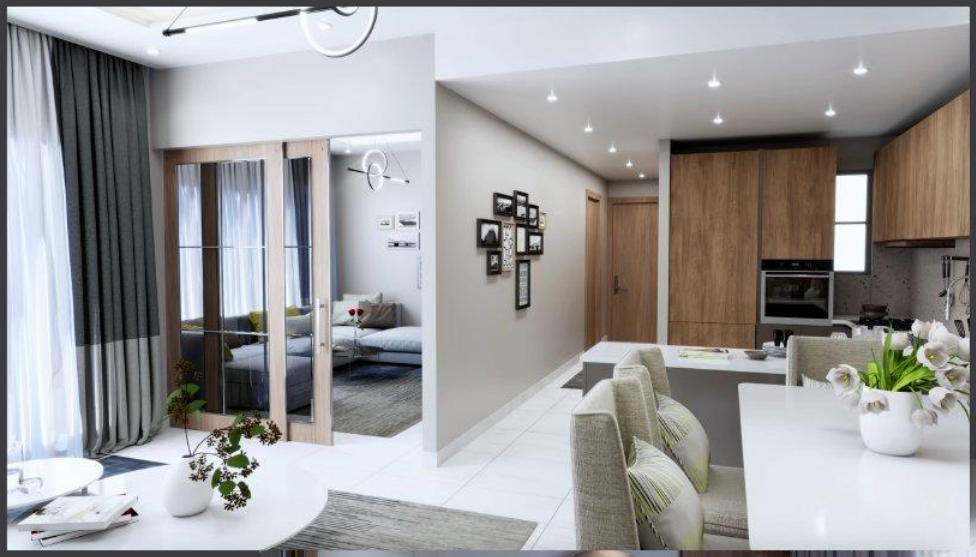




From the moment you enter, Lusin Residences by Ermax Development makes a lasting impression. The stylish arrival lounge is more than just a lobby—it's a statement of sophistication and warmth. Whether you're coming home after a long day or welcoming guests, the elegant design and comfortable ambiance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

COZY APARTMENTS
A PLACE TO TRULY CALL HOME

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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.

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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

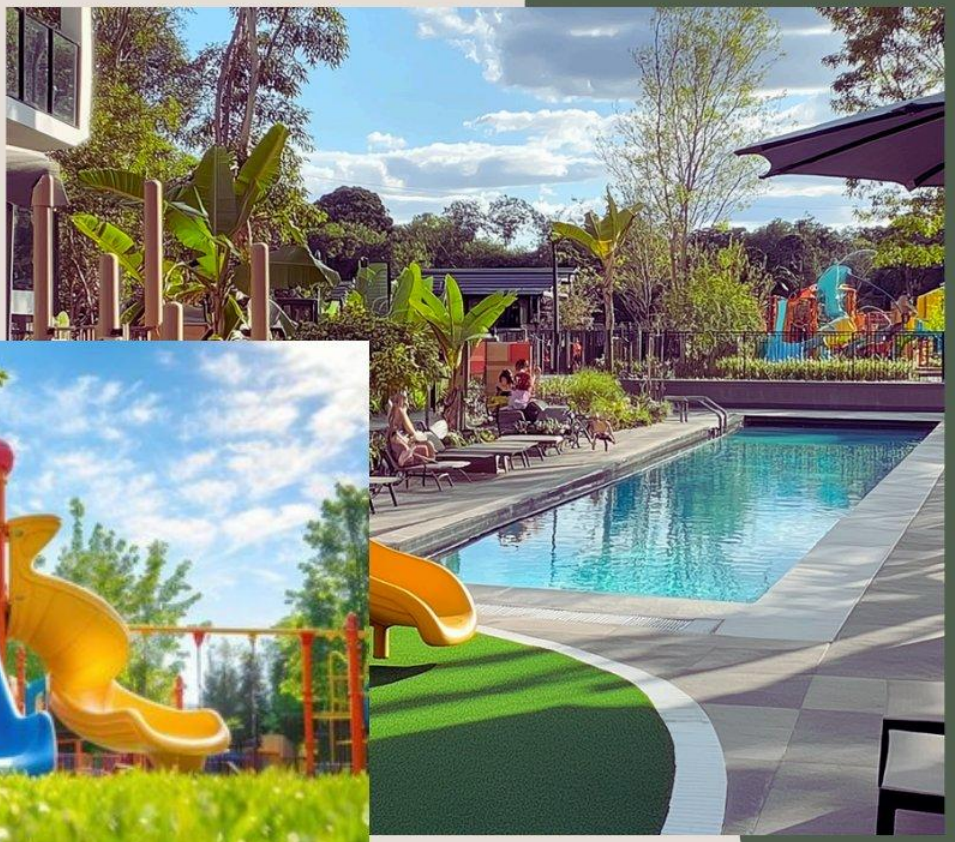








PLAY CORNER
WHERE LITTLE IMAGINATIONS RUN WILD





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.

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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