

LUSIN RESIDENCES  
BY ERMAX DEVELOPMENT



ERMAX  
DEVELOPMENT LLC

CATALOGUE



[www.ermxdevelopment.com](http://www.ermxdevelopment.com)

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# ABOUT US



BUILDING EXCELLENCE,  
CREATING THE FUTURE



Ermac 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 Ermac 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.

3

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

# Lusin Residences by ERMAX Development

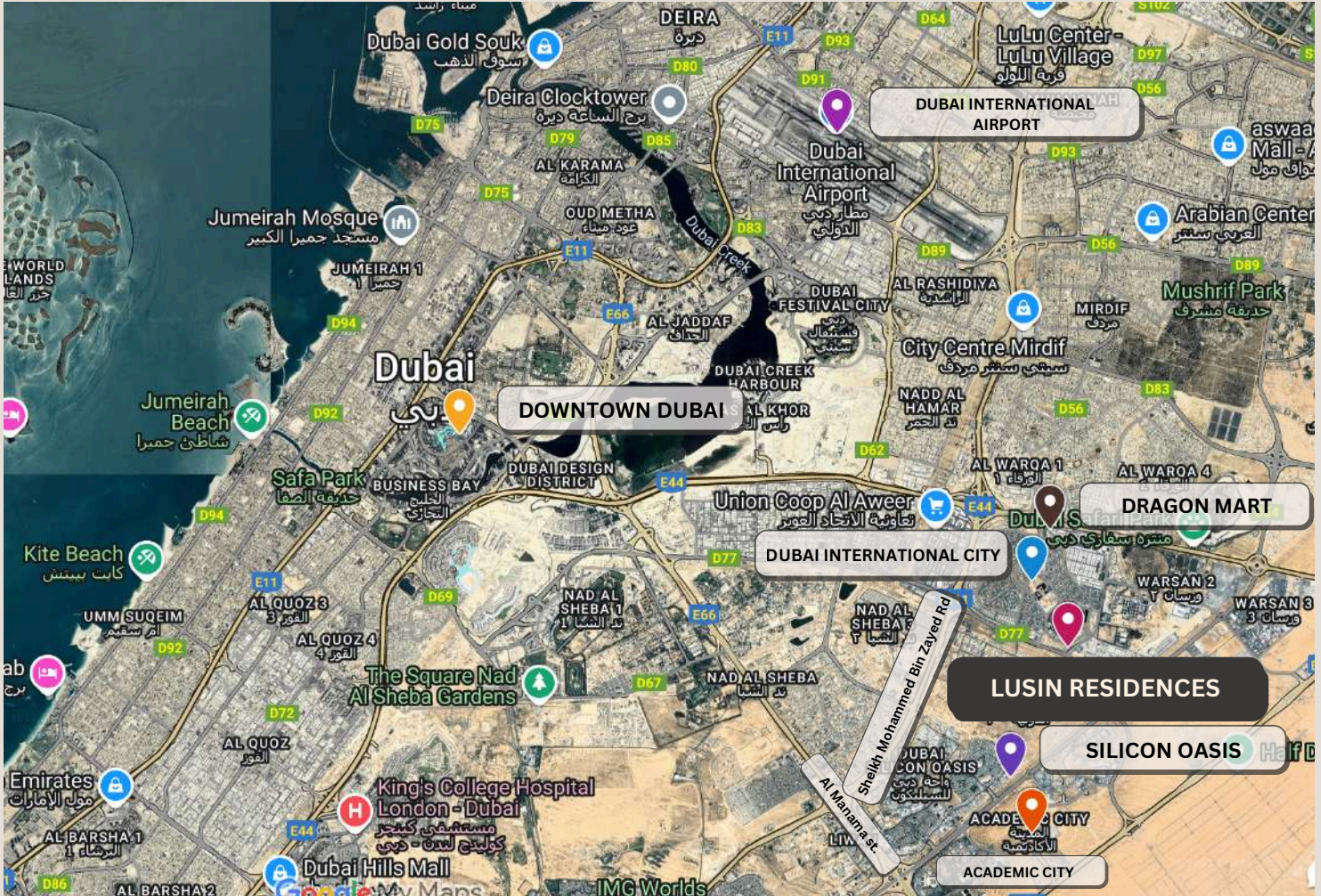
Redefining Modern Living



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.

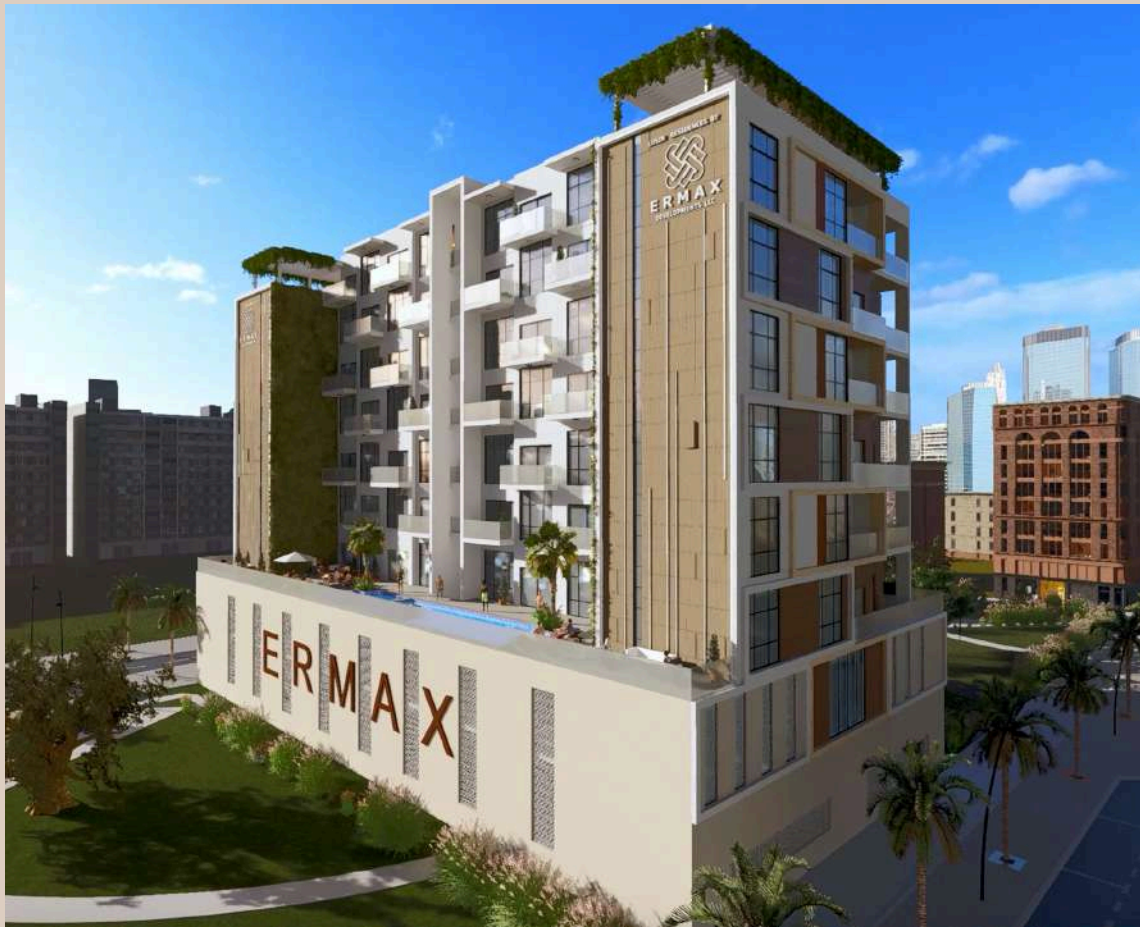
# PRIME CONNECTIVITY AND ACCESSIBILITY



## 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.


**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**

 **SHOPPING MALLS**

 **15 MINS**  
**DOWNTOWN DUBAI**

 **ACADEMIC CITY**

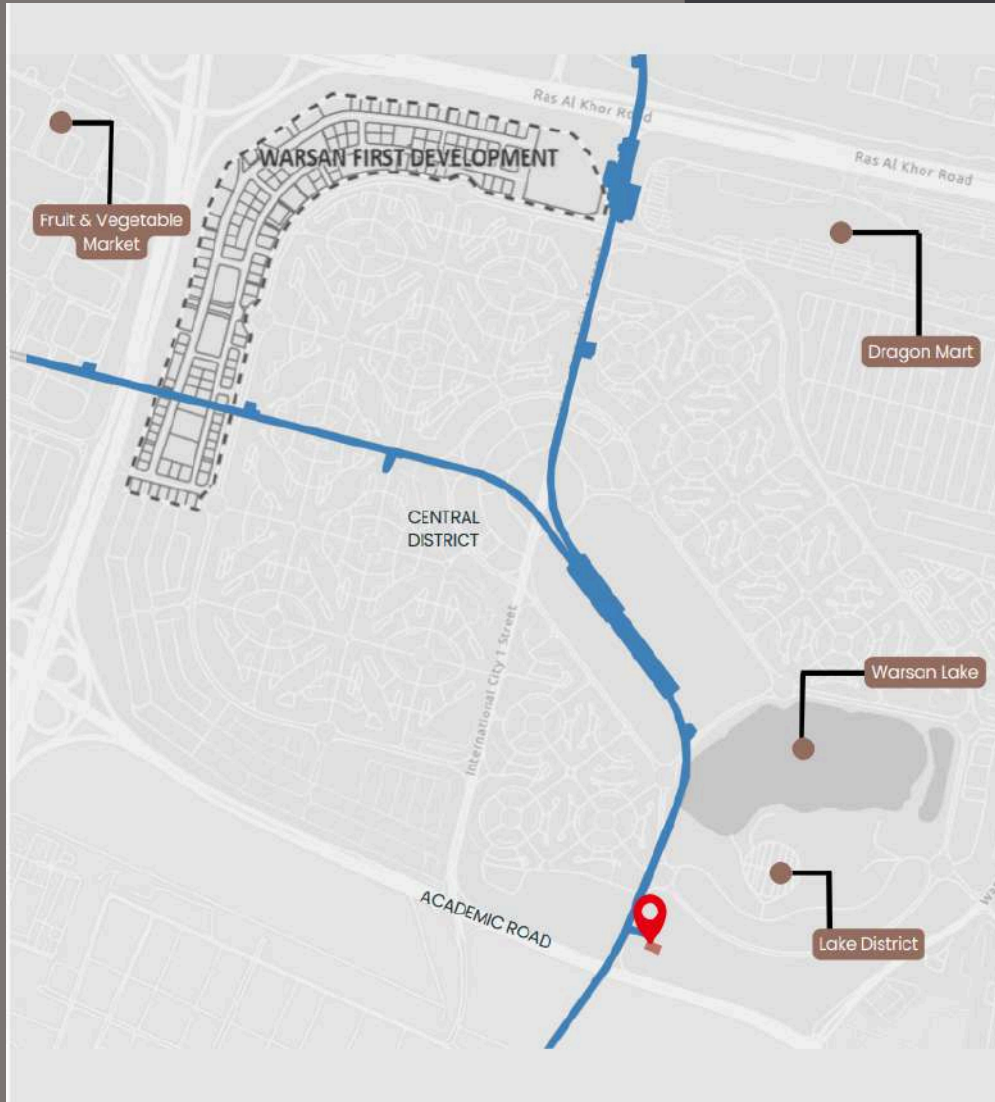
 **20 MINS**  
**JUMEIRAH**


 **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

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



9 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 tranquility 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



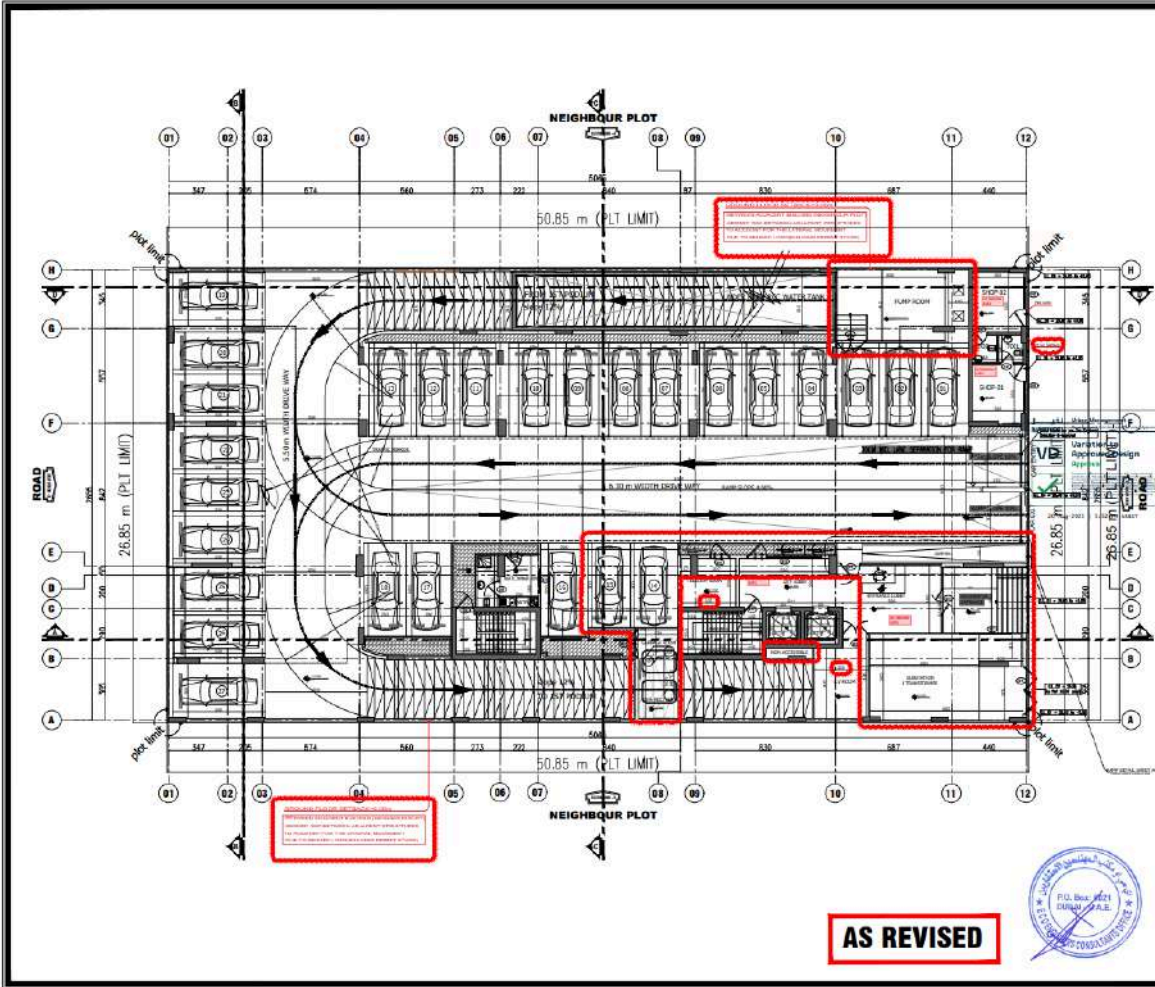
# PLAY CORNER

## 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



- GENERAL NOTES:
- ALL DIMENSIONS ARE IN CENTIMETERS UNLESS OTHERWISE SPECIFIED.
  - ALL LEVELS ARE IN METERS.
  - ALL DIMENSIONS ARE FROM UNFINISHED FLOOR LEVEL/SURFACE.
  - ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED AT SITE.
  - NO DIMENSIONS TO BE SCALED OFF THE DRAWING. ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED.
  - ALL DRAWINGS ARE REPRODUCED AND SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT DOCUMENTS.
  - ANY DISCREPANCY FOUND IN THE DRAWINGS IS TO BE IMMEDIATELY CLARIFIED WITH THE ENGINEER OR HIS REPRESENTATIVE AT THE SITE BEFORE COMMENCEMENT OF RELATED STAGE OF WORK.
  - ALL FINISHING MATERIAL AND TYPES OF TILES, WALLS, CEILING & SHINGLES, ETC. ARE MENTIONED IN SPECIFICATION.

REV.	DATE	DESCRIPTION	FORN BY

DESIGNER: ERMAX DEVELOPMENT LLC  
 ARCHITECT: AHMED SAAMER  
 ENGINEER: AHMED ISSAOUI  
 STRUCTURAL ENGINEER: GAMAL HAFEZ

OWNER OF THE TITLE: ERMAX DEVELOPMENT LLC  
 POSSESSOR OF THE TITLE: ERMAX DEVELOPMENT LLC

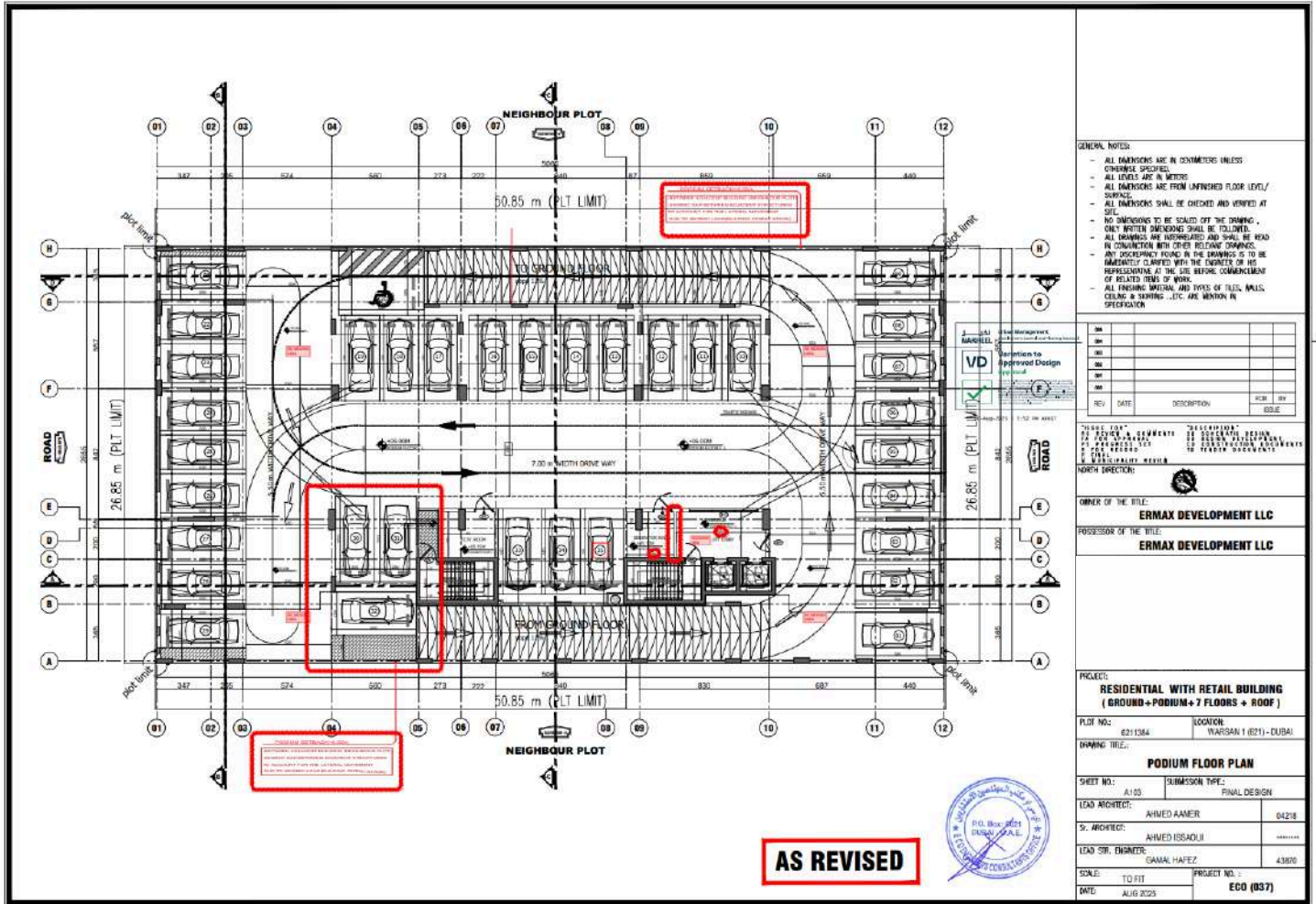
PROJECT: RESIDENTIAL WITH RETAIL BUILDING (GROUND + PODIUM + 7 FLOORS + ROOF)  
 PLOT NO.: 0211334  
 LOCATION: WARDHAN 1 (0211), DUBAI

GROUND FLOOR PLAN	
SHEET NO.: A/02	REVISION TYPE: FINAL DESIGN
LEAD ARCHITECT: AHMED SAAMER	DATE: 04/2016
Sr. ARCHITECT: AHMED ISSAOUI	PROJECT NO.: 43870
LEAD STR. ENGINEER: GAMAL HAFEZ	SCALE: TO FIT
DATE: AUG 2015	PROJECT NO.: ECO (037)

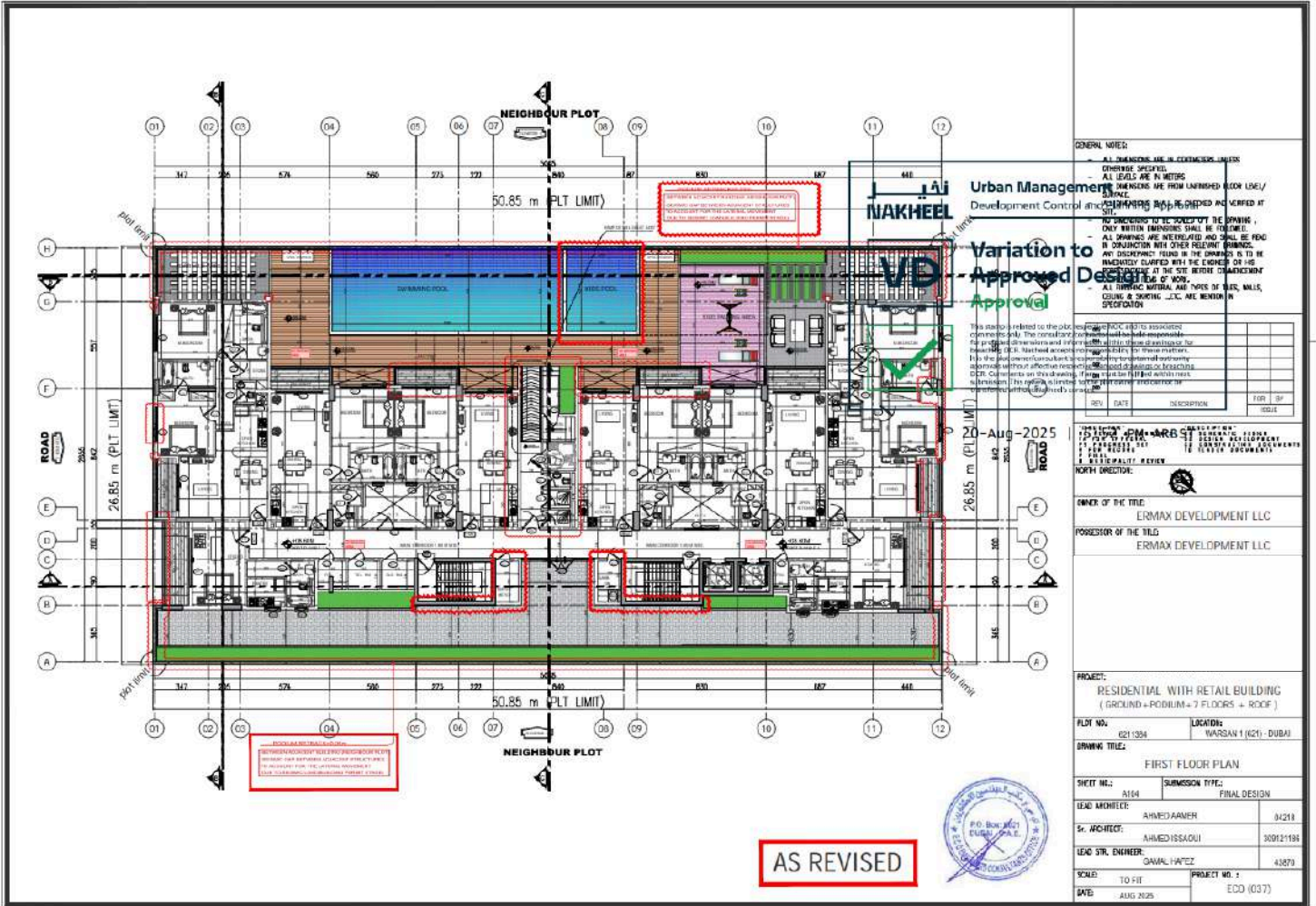
**AS REVISED**



# PODIUM FLOOR PLAN



# FIRST FLOOR PLAN



Urban Management  
Development Control  
**MAKHEEL**  
**VD**  
**Variation to Approved Design**  
Approval

**GENERAL NOTES:**

- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- ALL LEVELS ARE IN METERS.
- ALL DIMENSIONS ARE FROM UNFINISHED FLOOR LEVEL/ SURFACE.
- THE OBLIGATION TO BE COMPLIANT WITH THE DRAINAGE & SEWERAGE REGULATIONS SHALL BE FORWARDED TO THE LOCAL AUTHORITY AT THE SITE BEFORE COMMENCEMENT OF WORKS.
- ALL FINISH MATERIAL ARE TYPE OF Tiles, Walls, Ceiling & SKirting ETC. ARE MENTION IN SPECIFICATION.

This sheet is related to the job mentioned above. The contractor shall be responsible for providing drawings and information to the client. The contractor shall be responsible for obtaining all necessary approvals from the relevant authorities. The contractor shall be responsible for ensuring that the work is completed in accordance with the approved design and specifications. The contractor shall be responsible for maintaining the site and ensuring that the work is completed in a timely manner.

REV	DATE	DESCRIPTION	FLOOR	BY

20-Aug-2025  
ROAD  
26.85 m (PLT LIMIT)  
ROAD

**OWNER OF THE TITLE:**  
ERMAX DEVELOPMENT LLC

**POSSESSOR OF THE TITLE:**  
ERMAX DEVELOPMENT LLC

**PROJECT:**  
RESIDENTIAL WITH RETAIL BUILDING  
(GROUND + PODIUM + 7 FLOORS + ROOF)

**PLT NO.:** 6211304      **LOCATION:** WARSAN 1 (621- DUBAI)

**BRNNG. TITLE:**  
FIRST FLOOR PLAN

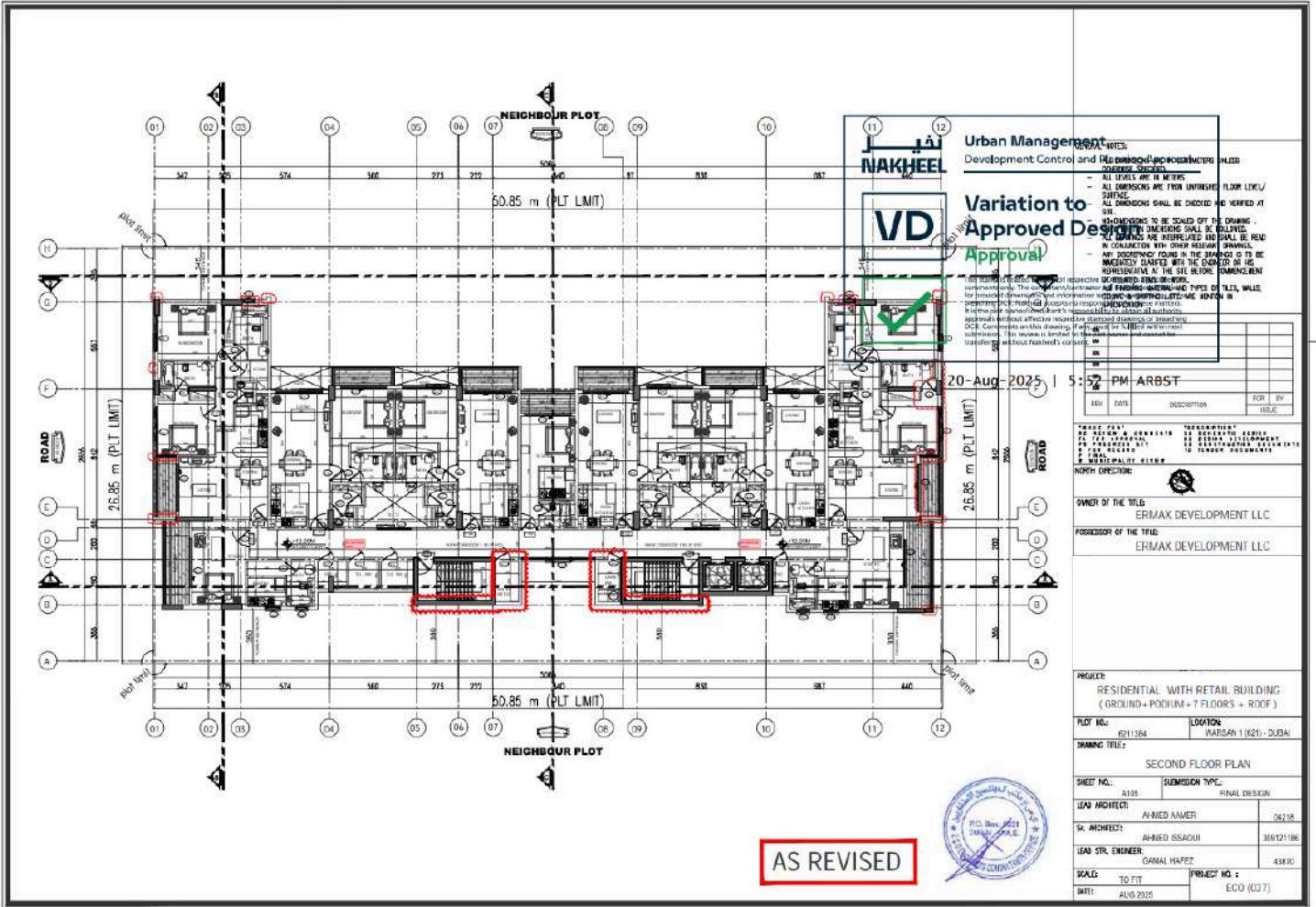
SHEET NO.:	SUBMISSION TYPE:
A164	FINAL DESIGN
<b>LEAD ARCHITECT:</b>	AHMED AMER 04218
<b>Sr. ARCHITECT:</b>	AHMED ISSAOUI 309121194
<b>LEAD STR. ENGINEER:</b>	GAWAL HAFEZ 43870
<b>SCALE:</b>	TO FIT
<b>DATE:</b>	AUG 2025
<b>PROJECT NO.:</b>	ECO (037)

**AS REVISED**

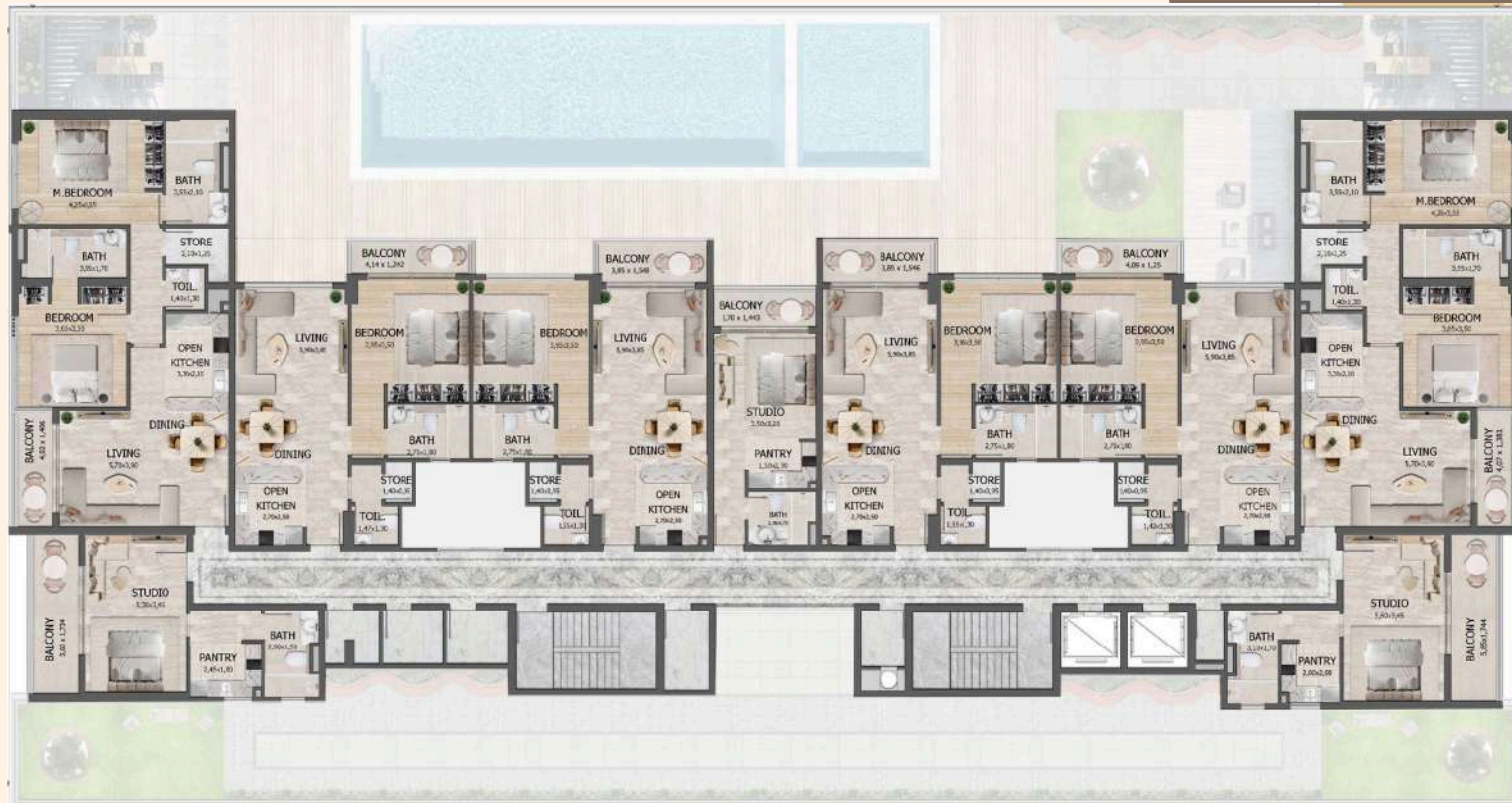




# SECOND FLOOR PLAN

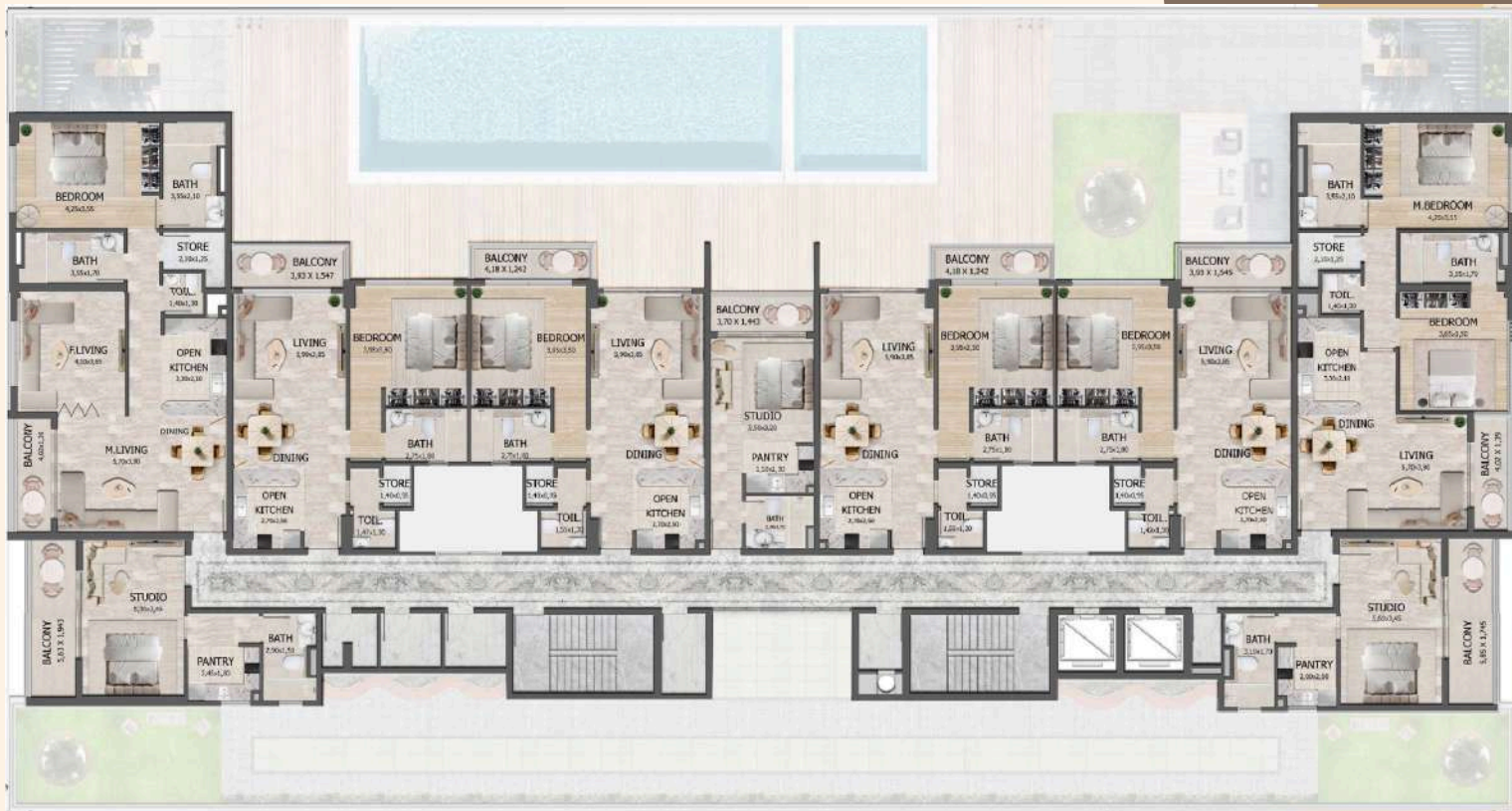


# SECOND FLOOR PLAN

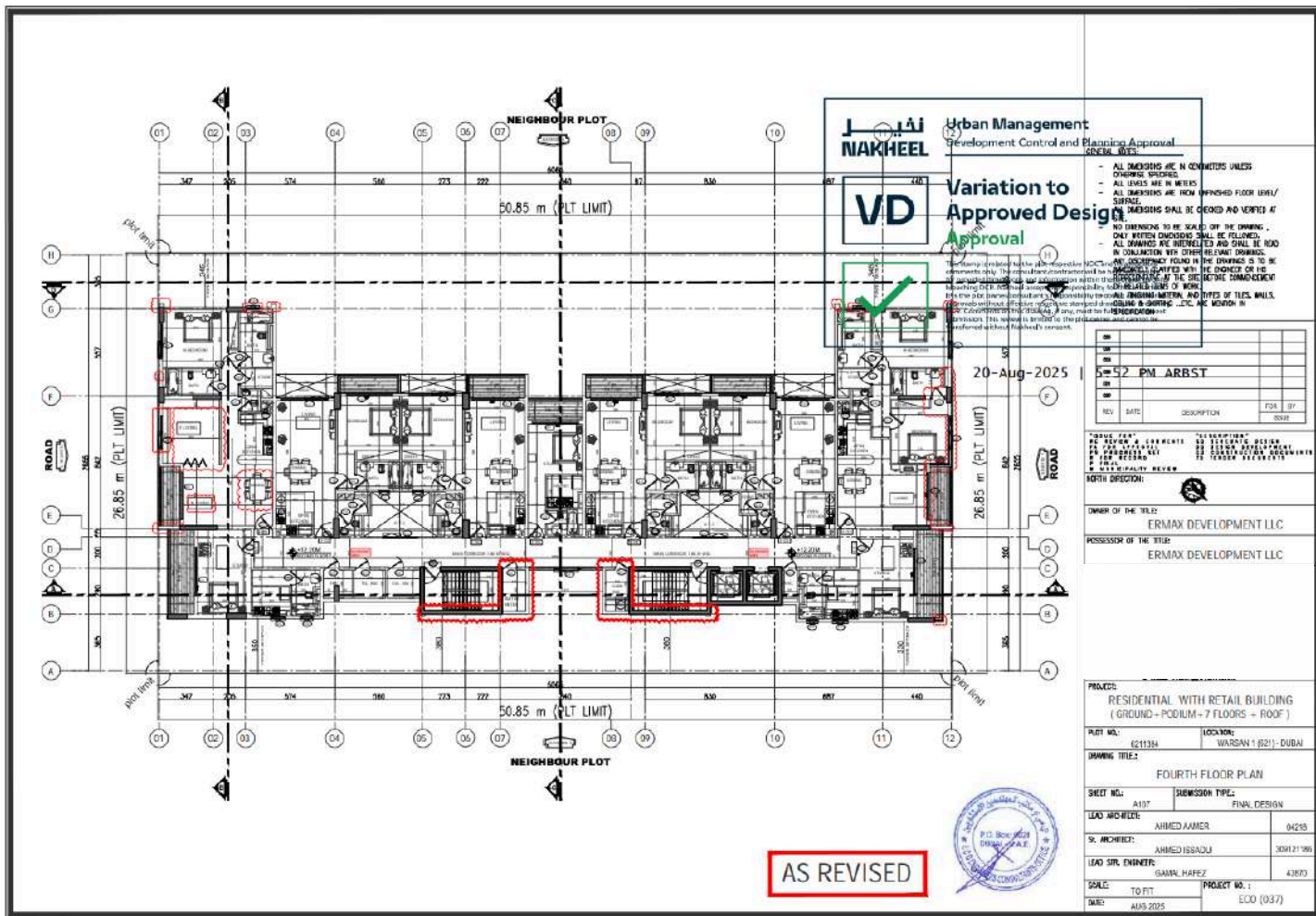




# THIRD FLOOR PLAN

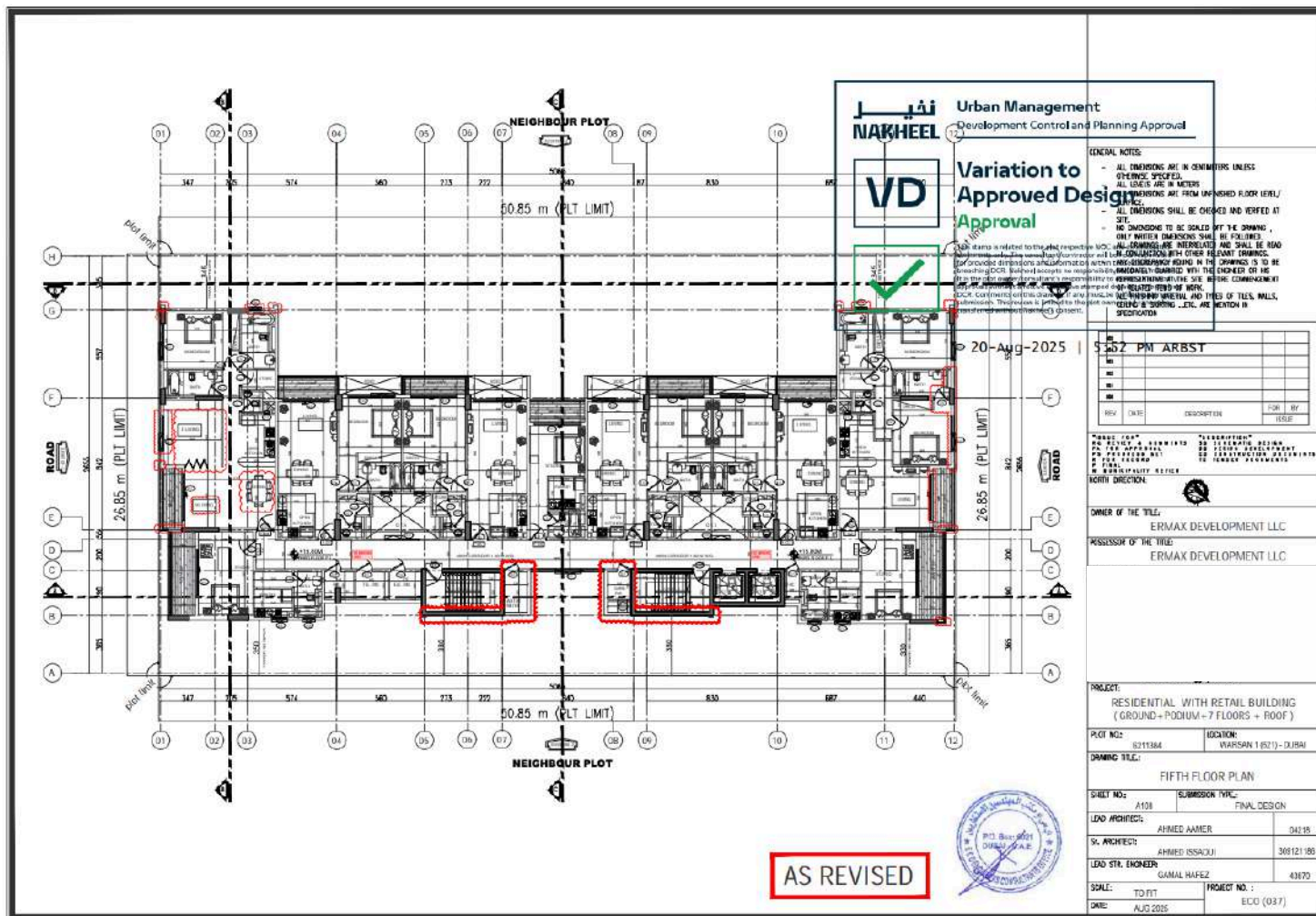


# FOURTH FLOOR PLAN





# FIFTH FLOOR PLAN



Urban Management  
Development Control and Planning Approval

**VD**

**Variation to Approved Design Approval**

20-Aug-2025

- GENERAL NOTES
- ALL DIMENSIONS ARE IN CENTIMETERS UNLESS OTHERWISE SPECIFIED.
  - ALL LEVELS ARE IN METERS
  - ALL DIMENSIONS ARE FROM UNFINISHED FLOOR LEVEL/ FINISH
  - ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED AT SITE
  - NO DIMENSIONS TO BE SCALED BY THE DRAWING
  - ONLY INTERIOR DIMENSIONS SHALL BE FOLLOWED
  - ALL DRAWINGS ARE INTERRELATED AND SHALL BE READ IN CONNECTION WITH OTHER RELEVANT DRAWINGS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS OF THE WORK AT THE SITE BEFORE COMMENCING ANY WORK.
  - SUCH CONFIRMATION SHALL BE SUBMITTED TO THE ARCHITECT IMMEDIATELY UPON COMPLETION OF THE WORK.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS OF THE WORK AT THE SITE BEFORE COMMENCING ANY WORK.
  - SUCH CONFIRMATION SHALL BE SUBMITTED TO THE ARCHITECT IMMEDIATELY UPON COMPLETION OF THE WORK.

REV	DATE	DESCRIPTION	FOR	BY	ISSUE

OWNER OF THE TITLE:  
ERMAX DEVELOPMENT LLC

POSSESSOR OF THE TITLE:  
ERMAX DEVELOPMENT LLC

PROJECT:  
RESIDENTIAL WITH RETAIL BUILDING (GROUND+PODIUM+7 FLOORS+ ROOF)

PLOT NO: 8211384 LOCATION: WARSIAN 1 (R7)- DUBAI

DRAWING TITLE:  
FIFTH FLOOR PLAN

SHEET NO: A108 SUBMISSION TYPE: FINAL DESIGN

LEAD ARCHITECT: AHMED AHMED 04215

SR. ARCHITECT: AHMED ISSACU 308121188

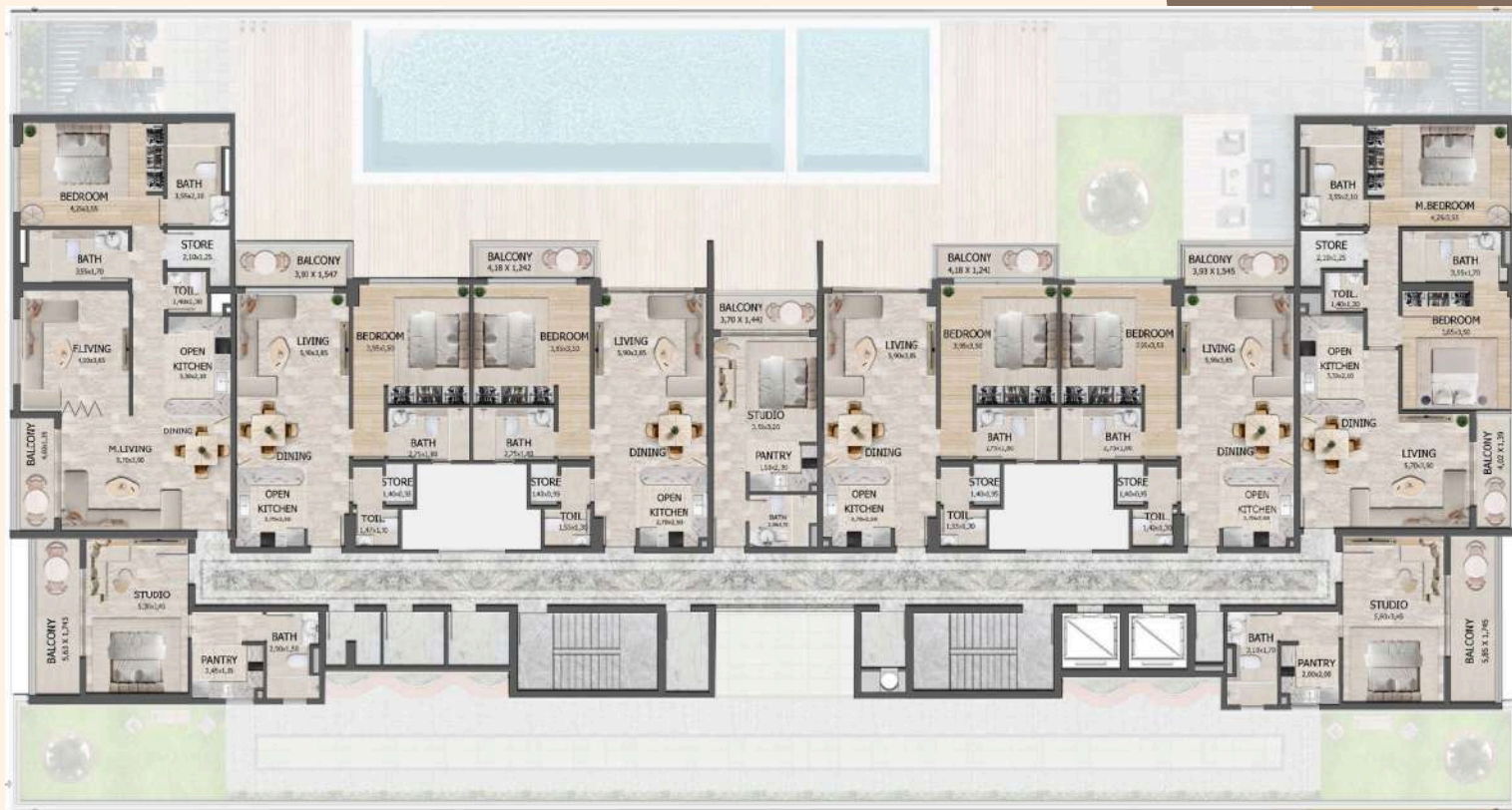
LEAD STR. ENGINEER: GAMAL HAFEZ 43670

SCALE: TO FIT PROJECT NO.: ECO (037)  
DATE: AUG 2025



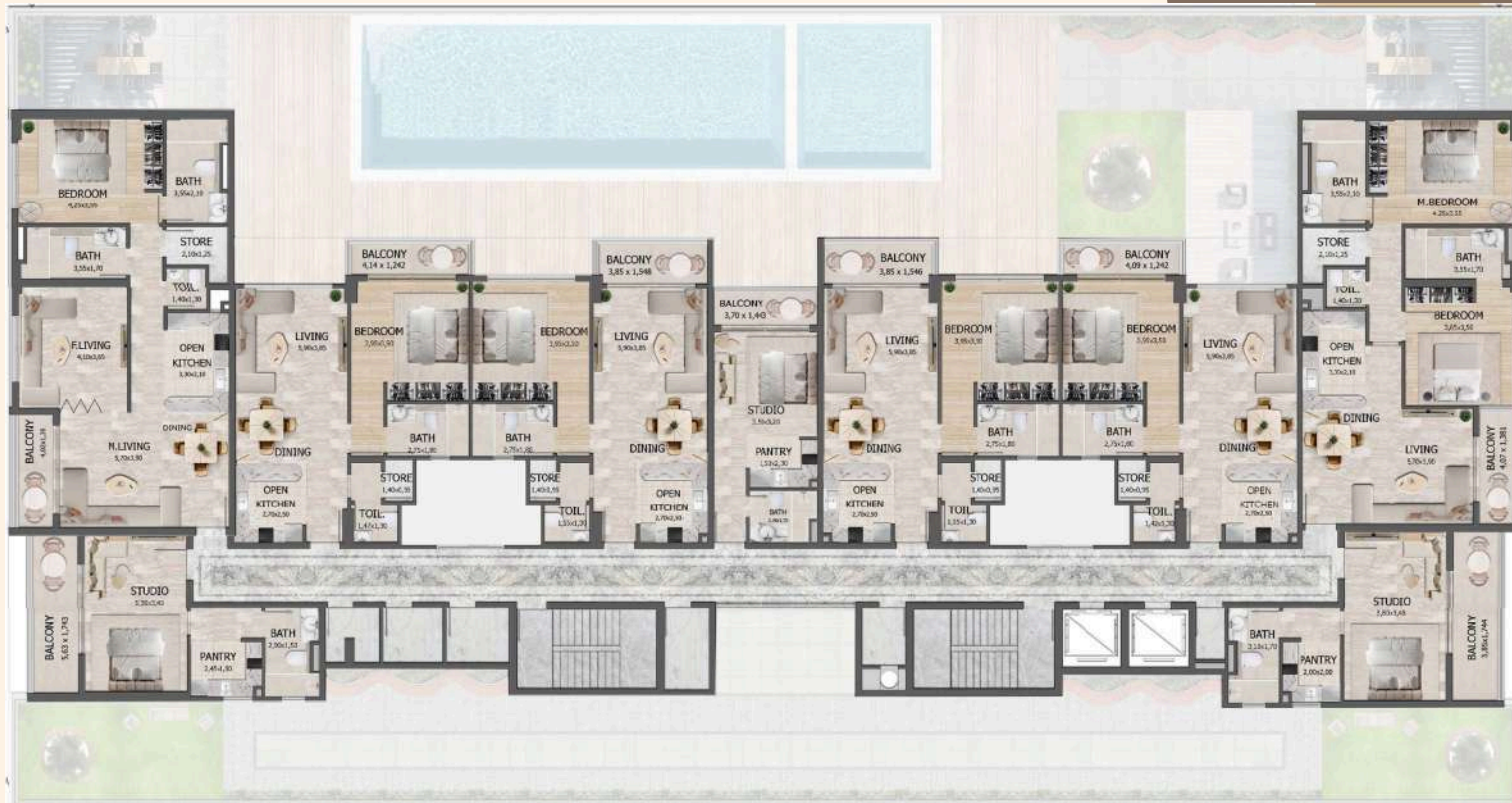
**AS REVISED**

# FIFTH FLOOR PLAN





# SIXTH FLOOR PLAN





# SEVENTH FLOOR PLAN



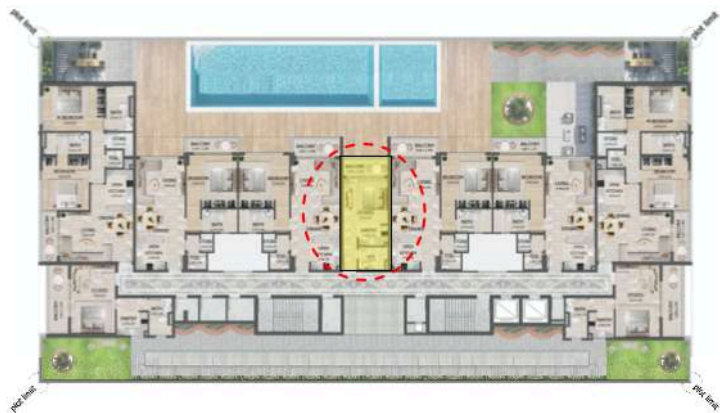


**ERMAX**  
DEVELOPMENT LLC

# STUDIO APARTMENT

TYPE 01

STUDIO APARTMENT		
DESCRIPTION	AREA (SQ.M)	AREA (SQ.F)
SUITE	26.17	281.69
BALCONY	5.33	57.37
<b>TOTAL</b>	<b>31.50</b>	<b>339.06</b>



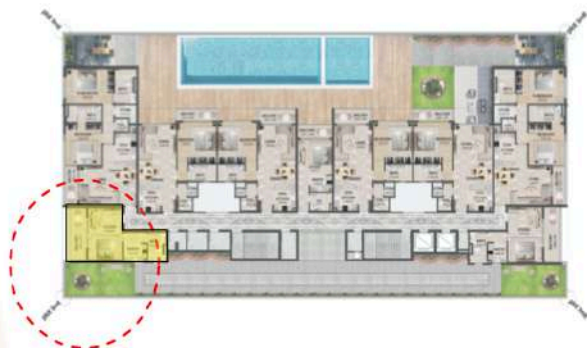


**ERMAX**  
DEVELOPMENT LLC

# STUDIO APARTMENT

TYPE 02

STUDIO APARTMENT		
DESCRIPTION	AREA (SQ.M)	AREA (SQ.F)
SUITE	33.58	361.45
BALCONY	9.76	105.06
<b>TOTAL</b>	<b>43.34</b>	<b>466.51</b>

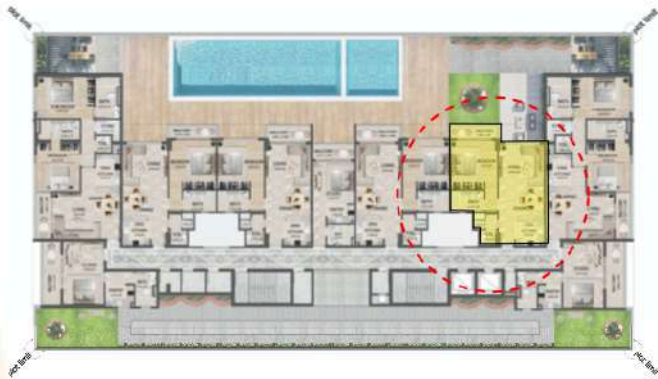




**ERMAX**  
DEVELOPMENT LLC

# ONE BEDROOM APARTMENT

ONE BEDROOM APARTMENT		
DESCRIPTION	AREA (SQ.M)	AREA (SQ.F)
SUITE	65.29	702.78
BALCONY	5.11	55.00
<b>TOTAL</b>	<b>70.40</b>	<b>757.78</b>



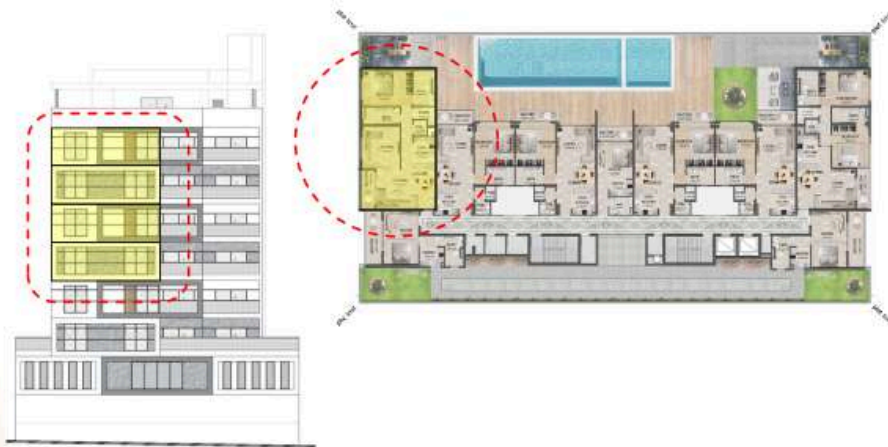


ERMAX

DEVELOPMENT LLC

## 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
<b>TOTAL</b>	<b>99.64</b>	<b>1072.52</b>





**ERMAX**  
DEVELOPMENT LLC

## TWO BEDROOM APARTMENT

TWO BEDROOM APARTMENT		
DESCRIPTION	AREA (SQ.M)	AREA (SQ.F)
SUITE	93.94	1011.16
BALCONY	5.62	60.49
<b>TOTAL</b>	<b>99.56</b>	<b>1071.65</b>





ERMAX

DEVELOPMENT LLC

## TWO BEDROOM APARTMENT PENTHOUSE

TWO BEDROOM PENTHOUSE		
DESCRIPTION	AREA (SQ.M)	AREA (SQ.F)
SUITE	128.44	1382.52
BALCONY	116.10	1249.69
<b>TOTAL</b>	<b>244.54</b>	<b>2632.21</b>





# 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!

 [info@ermaxdevelopment.com](mailto:info@ermaxdevelopment.com)

 +971 43 45 01 90

 +971 56 684 2784

 Office 504, Tower A, The Opus By Omniyat, Al Amal Str.,  
Business Bay, P.O. Box: 455577, Dubai, UAE

 [www.ermaxdevelopment.com](http://www.ermaxdevelopment.com)

