





A CHAPTER WITH FIVE

After Nadia Zaal's success in delivering hundreds of villas over the past five years at Al Barari.

It's time to start a new chapter.

In a joint venture with FIVE Holdings, both companies have developed and delivered over 10 billion USD of real estate in the last 15 years.

Together, ZAYA & FIVE share commitment to excellence in development and a proven track record of successful project delivery.



EVERYTHING YOU SEE HERE IS REAL.

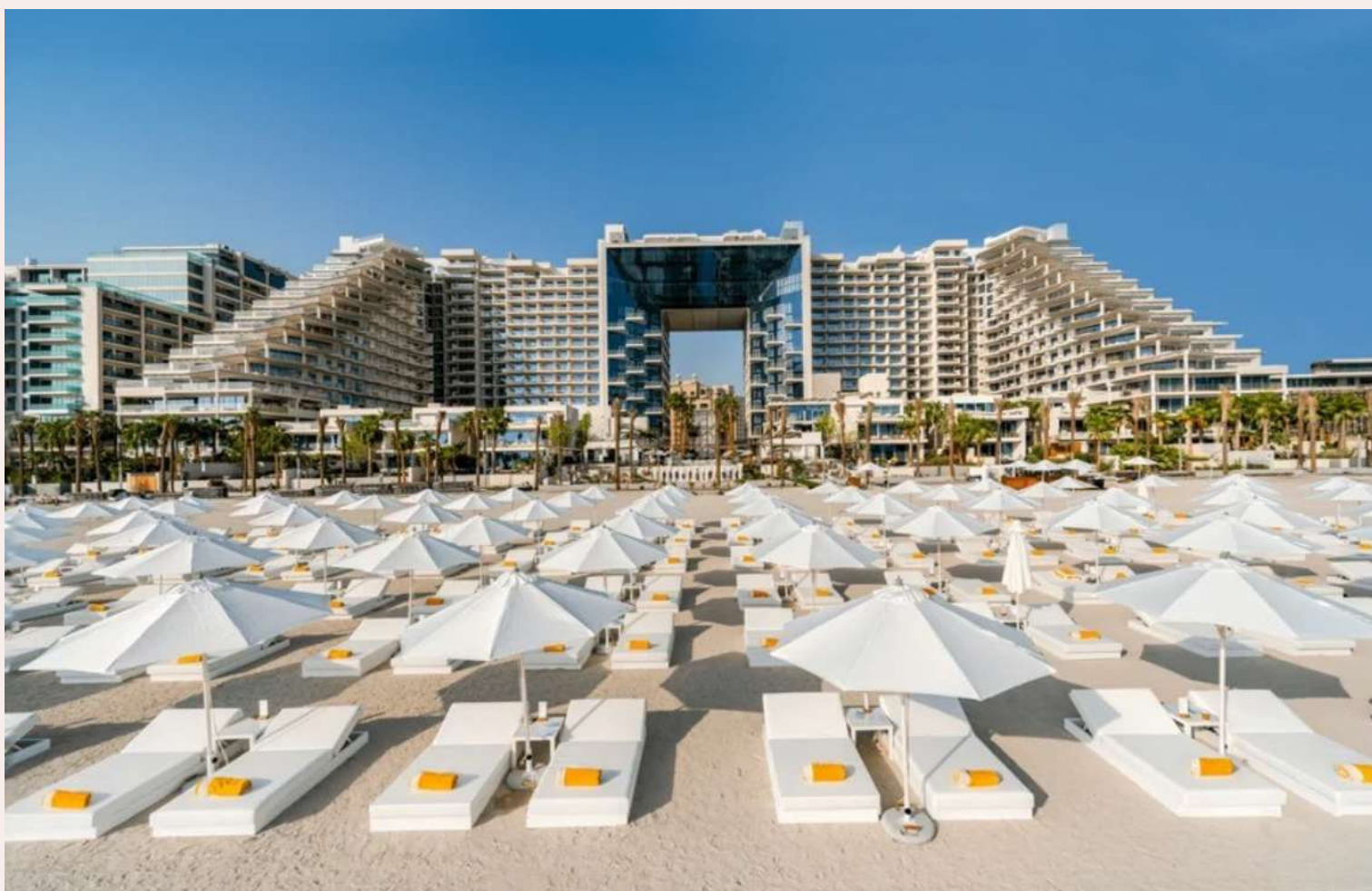
All imagery in this brochure comes from real delivered projects.
And the Renders that we show we build, or better.
Read on to see our render to reality track record.



Al Barari, Dubai



Al Barari, Dubai





Al Barari, Dubai



WE BEGIN WITH NATURE

At Lunaya, the landscape comes first with life designed to flow from wellness, movement, and community.

Lunaya draws its name from Luna, the moon — a symbol of rhythm, reflection, and renewal.

Each villa's soft curves echo moon phases, while lagoons and waterways flow like moonlit tides.

The result is a community shaped by nature's poetry — light-filled, fluid, and alive.



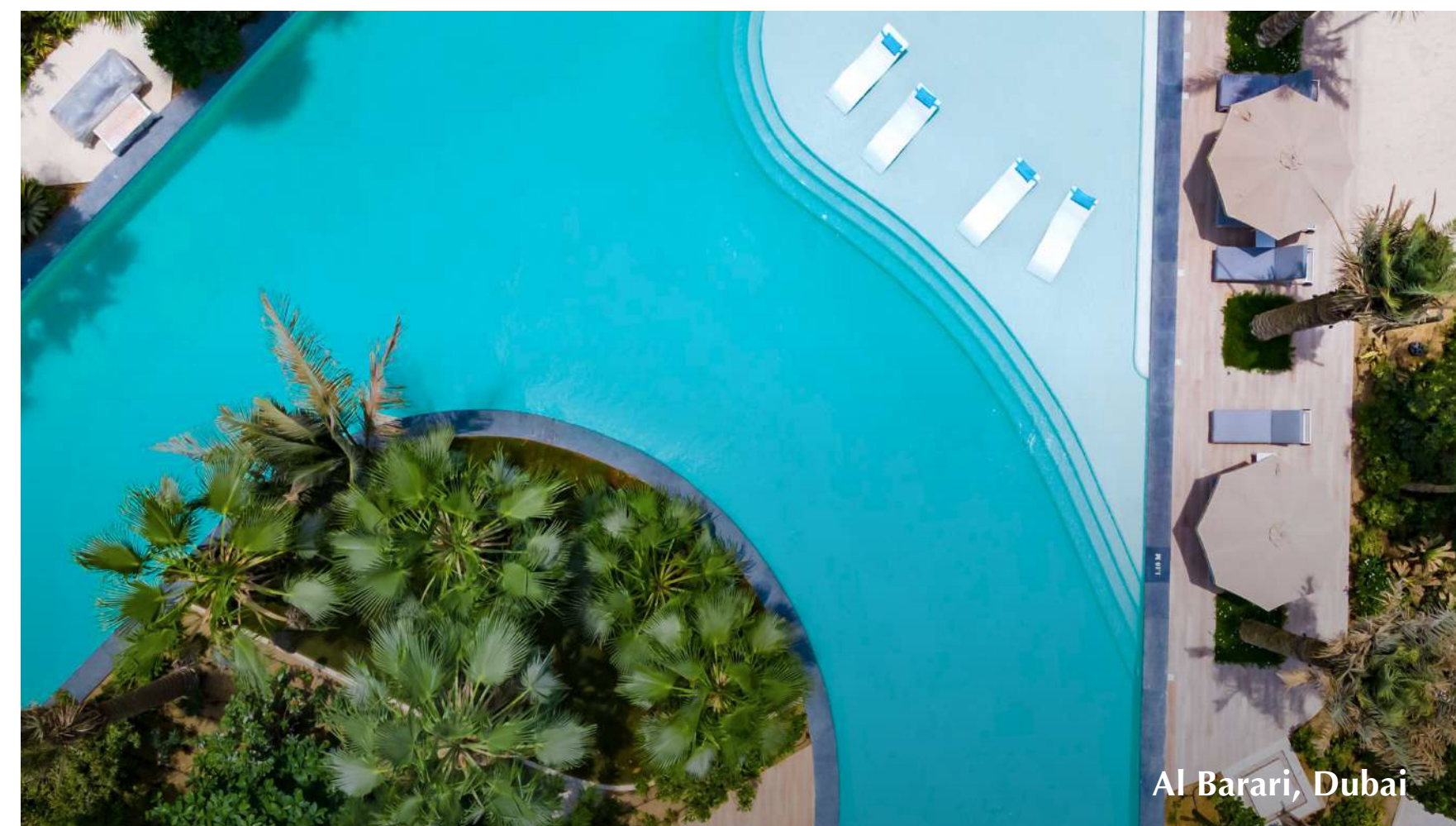
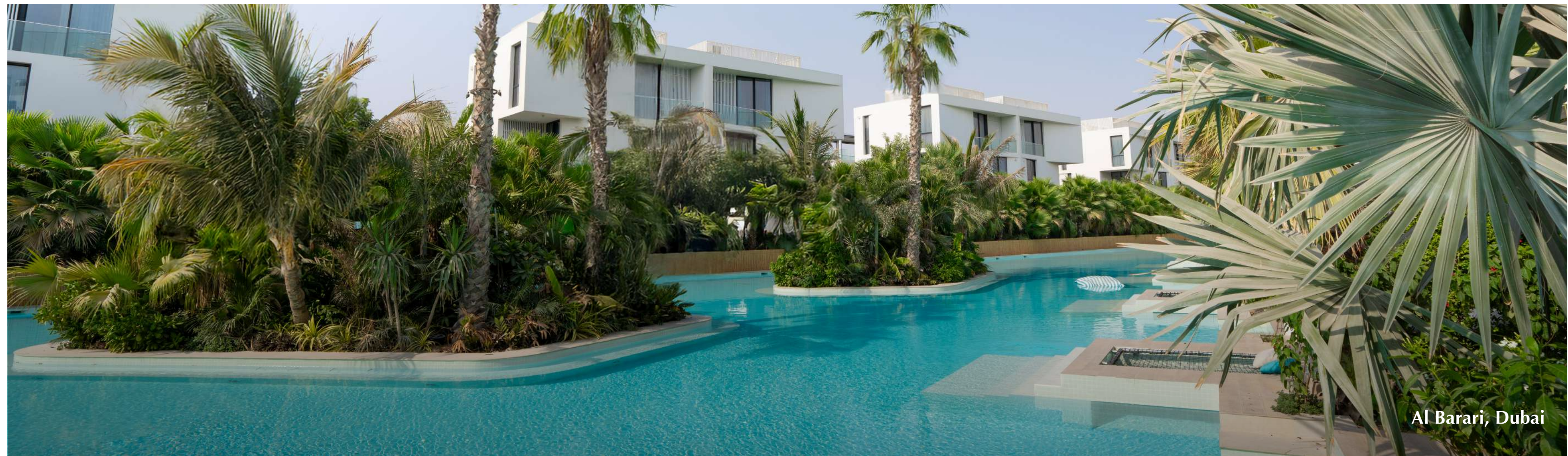
Al Barari, Dubai

WHERE NATURE FLOWS
AND COOLS THE AIR
AROUND YOU

THE DREAM AT LUNAYA



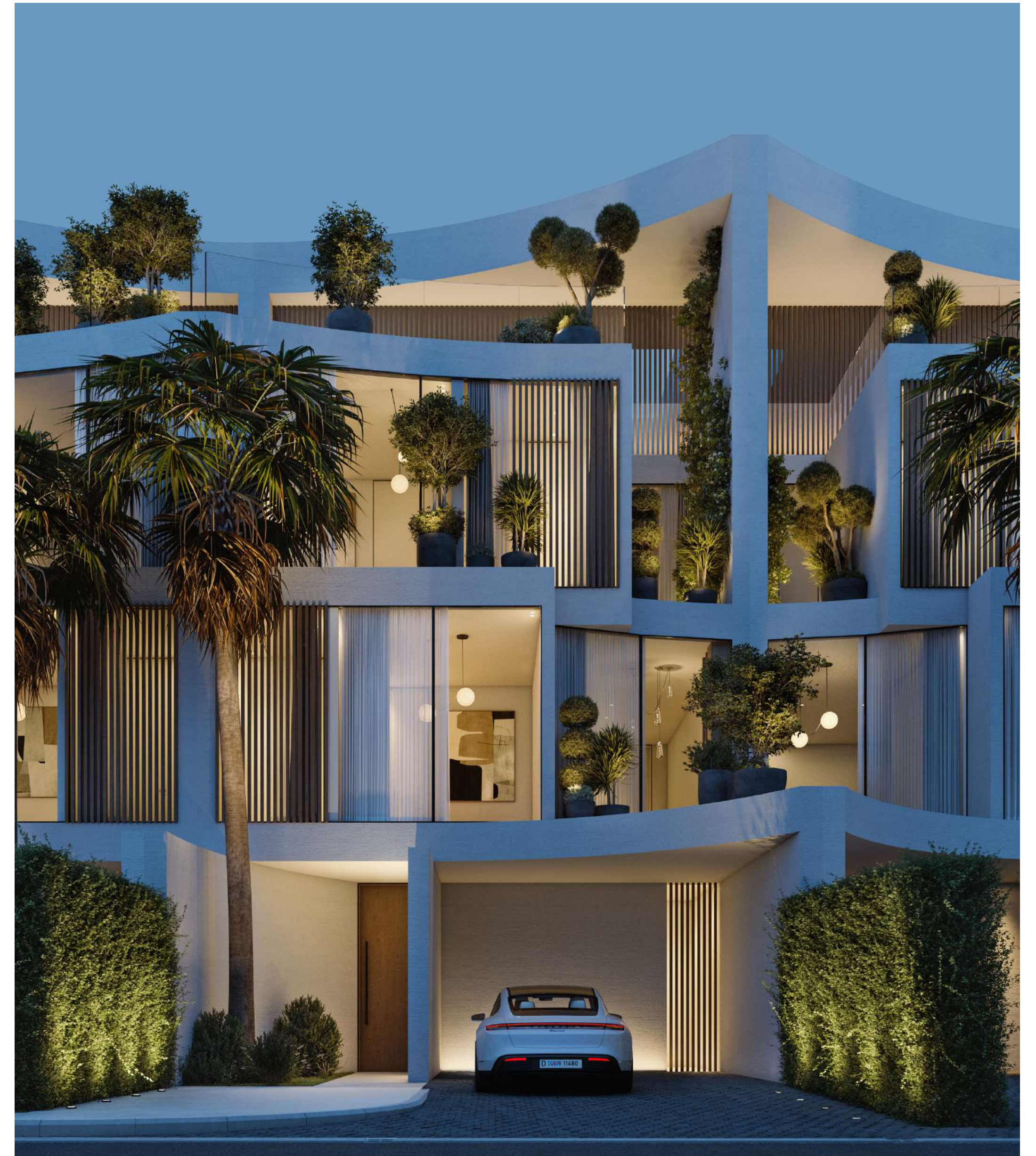
THIS IS WHAT WE DELIVERED



LUNAYA ISN'T JUST
A NEW ADDRESS.

65%
GREEN SPACE

900,000 SQFT
SWIMMABLE LAGOON



An aerial photograph of a modern resort complex. The scene is dominated by lush greenery, including palm trees and various tropical plants. A large, curved wooden fence with vertical slats runs along the left side of the image. In the center, a paved area features several wicker lounge chairs where people are sitting. To the right, there are two red tennis courts and a running track where two people are jogging. In the foreground, a swimming pool with a yellow and green slide is visible, with several people swimming. A wooden walkway with a slatted railing runs along the edge of the pool. The overall atmosphere is one of a luxurious and nature-oriented vacation destination.

IT'S AN INVITATION TO LIVE
BETTER SURROUNDED BY
NATURE BEAUTY AND JOY.

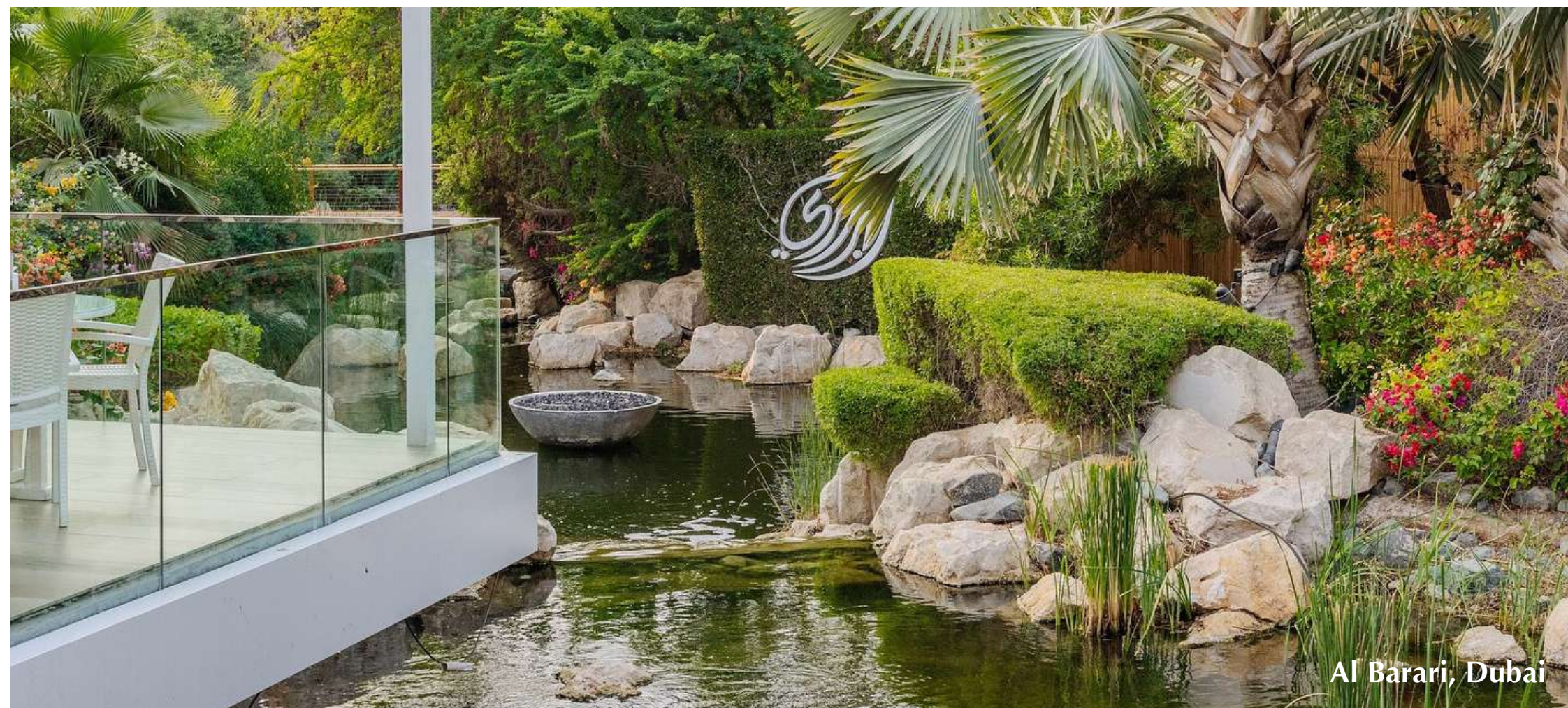


WE'VE ALREADY DONE IT.
AND WE'VE DONE IT WELL.

*These are real pictures and the real community



THIS IS RHYTHM...



NOT ROUTINE



WE'VE ALREADY DONE IT.
AND WE'VE DONE IT WELL.



 **Cinque** (*Italian*)
Michelin - Michelin Guide, 2025

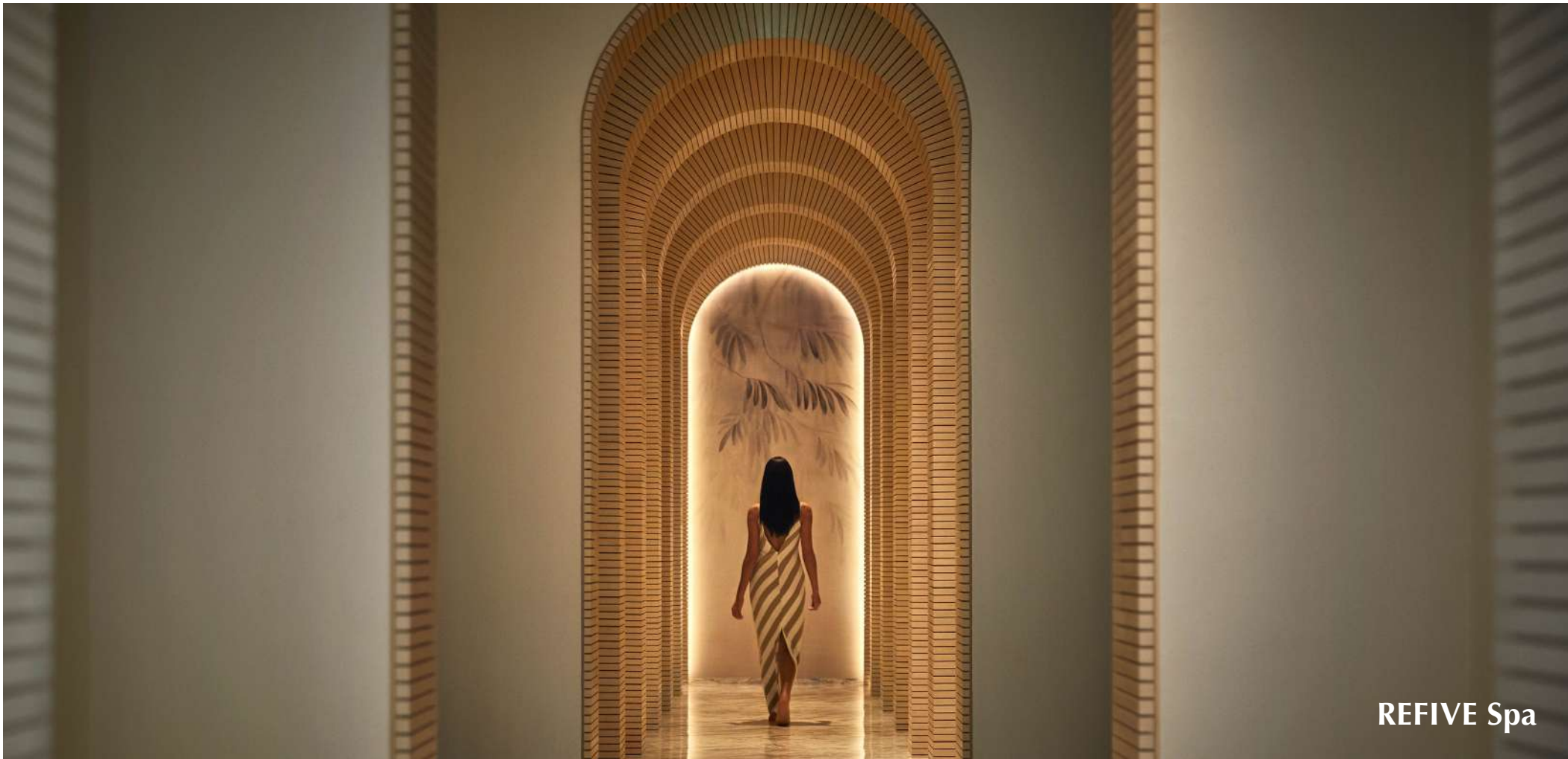
 **Ronin** (*Japanese*)
Michelin - New Opening of the Year, 2025



Most Sustainable Luxury Health & Fitness Spa
Sustainable Luxury Awards (2024)



Luxury Spa Award
World Luxury Spa Awards (2024)



OUR LOCATION

Calm, without isolation.

2.5KM OFF SHEIKH ZAYED ROAD:

Retail & Leisure Hubs

- The Outlet Village – 5 min
- Dubai Parks & Resorts – 5 min
- Ibn Battuta Mall – 17 min
- Festival Plaza (Wasl Gate) – 16 min

Top International Schools

- Jebel Ali School – 14 min
- The Winchester School – Jebel Ali – 15 min
- Delhi Private School – Jebel Ali – 16 min
- GEMS Metropole – Al Waha – 17 min
- Greenfield International – DIP – 18 min
- The Arbor School – Al Furjan – 19 min

Hospitals & Clinics

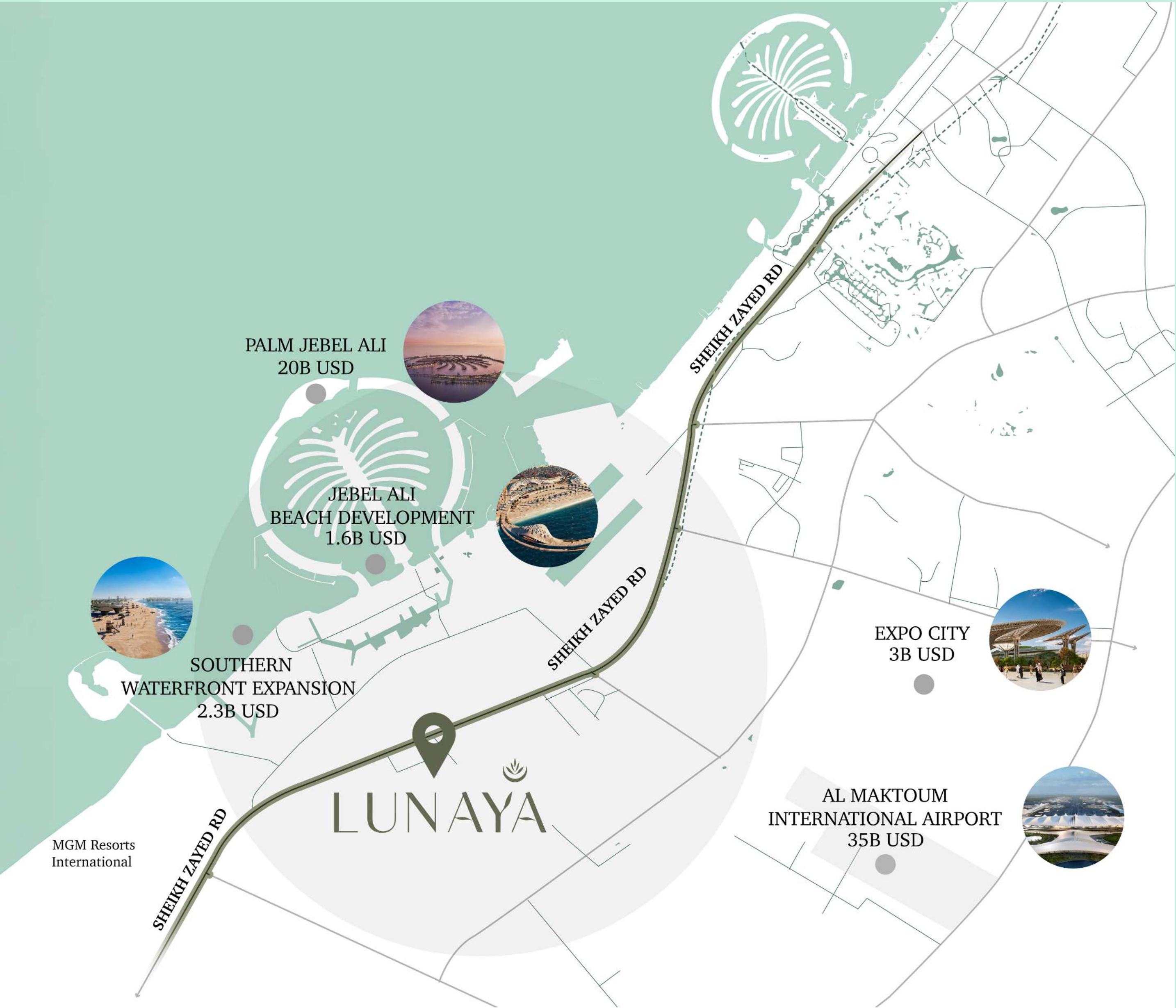
- NMC Royal Hospital – DIP – 15 min
- Aster Cedars Hospital – Jebel Ali – 14 min
- Life Medical Center – Discovery Gardens – 17 min
- HealthHub – Al Futtaim – DIP – 17 min
- Mediclinic Al Furjan – 18 min

Fine Dining & Social Hotspots

- JBR (Jumeirah Beach Residence) – 21min
- JLT (Jumeirah Lake Towers) – 21 min
- Dubai Marina – 22 min
- Palm Jebel Ali (Coming Soon) – 14 min
- Dubai South / Expo City Zone – 12 min

Beach & Waterfront Escapes

- JBR Beach – 22 min
- Ghantoot Beach – 18 min
- Jebel Ali Beach – 14 min



OUR LOCATION

JEBEL ALI GROWTH STORY:

Palm Jebel Ali

Mixed-use island Luxury development.

Jebel Ali Beach Development Project

New public beach, eco-tourism zone, master-plan approved.

Jebel Ali District

5 km² racecourse turned into green, urban neighborhood.

Al Maktoum International Airport

Airport city core at Dubai South.

Dubai South

145 km² master-planned city around Al Maktoum Airport

Dubai Investment Park (DIP) Expansion & Corridor Growth

Mixed-use/logistics/residential growth in south corridor.

Al Furjan Mixed-Use Expansion

Residential district expanding with retail/leisure components.

Dubai Parks & Resorts Retail Expansion

Leisure & retail destination right beside Lunaya

Expo City Dubai Expansion Legacy

Further infrastructure, connectivity in the southern corridor.

Wasl Gate (Festival Plaza Area)

Retail hub expansion with IKEA, adding amenities.

Jebel Ali Free Zone Expansion

Industrial/logistics hub growing.

Green Corridor Jebel Ali to Abu Dhabi Link

Major infrastructure transforming the corridor.

Jebel Ali Mangrove & Eco-Tourism

Eco-tourism development as part of beach project.

Southern Waterfront Expansion

Broad master-plan for new residential/waterfront.

Casino Development (Abu Dhabi)

MGM-led flagship resort and entertainment hub along the Dubai–Abu Dhabi corridor.





CONNECTED. EFFORTLESS. IMMEDIATE.

Lunaya offers direct access from Sheikh Zayed Road

Dubai's most prestigious artery, keeping you seamlessly connected to the city while surrounded by calm.

With three-lane entry and exit on both sides, residents enjoy zero traffic frustration and instant connectivity to key destinations.

No delays. No congestion.

Just effortless flow, from home to anywhere.

Lunaya redefines accessibility with the perfect balance of tranquility, speed, and convenience at the gateway to Dubai's future growth corridor.

LUNAYA
LIVING SYSTEM

LAGOON C : WITH POP UP F&B, BEACH VOLLEY BALL & OUTDOOR CINEMA 140 x 75 m

CHILDREN'S OUTDOOR PLAY AREA 13 x 23 m

MULTI-SPORTS COURT

PUBLIC PARK: WITH POP UP F&B, BEACH VOLLEY BALL & OUTDOOR CINEMA 80 x 100 m

DOGS PARK 17 x 15 m

RESIDENCE CLUBHOUSE, LOUNGE, CO-WORKING

COFFEE SHOP

RESTAURANT

SUPERMARKET

PHARMACY

GYM AND WELLNESS CENTER

CYCLING TRACK

CHILDREN'S OUTDOOR PLAY AREA 20 x 20 m

OUTDOOR CINEMA

INDOOR KIDS CLUB

LAGOON B: WITH POP UP F&B, BEACH VOLLEY BALL & OUTDOOR CINEMA 205 x 70 m

CHILDREN'S OUTDOOR PLAY AREA 15 x 28 m

GREEN CORRIDORS AND PARKS 400 x 20 m

PARK 20 x 35 m

CHILDREN'S OUTDOOR PLAY AREA 17 x 30 m

CHILDREN'S OUTDOOR PLAY AREA 33 x 20 m

LAGOON E: WITH POP UP F&B, BEACH VOLLEY BALL & OUTDOOR CINEMA 90 x 100 m

CHILDREN'S OUTDOOR PLAY AREA 20 x 30 m

GREEN BELT AND WATERWAY 7 x 450 m



65%
GREEN
SPACES

900,000 sqft
SWIMMABLE
LAGOONS

4.5 km
RUNNING
& CYCLING
TRAIL



THE BLOOM
4-BEDROOM
TOWNHOUSE

SELLABLE AREA
3,000 SQFT

PLOT AREA
2,000 SQFT



THE RISE
4-BEDROOM
MAISONETTE

SELLABLE AREA
3,800 SQFT

PLOT AREA
2,400 SQFT



THE DUNE
5-BEDROOM
DUET

SELLABLE AREA
6,600 SQFT

PLOT AREA
5,500 SQFT



THE SOL
5-BEDROOM
STAND-ALONE

SELLABLE AREA
8,200 SQFT

PLOT AREA
7,000 SQFT

PARK 30 x 25 m AND CHILDREN'S
OUTDOOR PLAY AREA 30 x 30 m

WATERWAY & PARK 30 x 150 m

CHILDREN'S OUTDOOR PLAY AREA 20 x 30 m

LAGOON J : WITH POP UP F&B, PARK 75 x 95 m

LAGOON H: WITH POP UP F&B, BEACH VOLLEY BALL & OUTDOOR CINEMA 100 x 125 m

GREEN CORRIDORS AND PARKS 380 x 20 m

PARK 30 x 23 m

MULTI-SPORTS COURT

CHILDREN'S OUTDOOR PLAY AREA 17 x 35 m

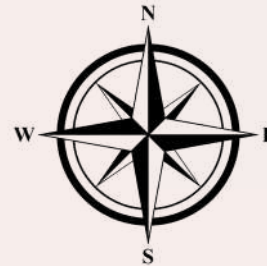
LAGOON G: WITH POP UP F&B, BEACH VOLLEY BALL & OUTDOOR CINEMA 50 x 85 m

LAGOON F: WITH POP UP F&B, BEACH VOLLEY BALL & OUTDOOR CINEMA 60 x 95 m

PARK 18 x 35 m

CHILDREN'S OUTDOOR PLAY AREA 15 x 30 m

LAGOON D: WITH POP UP F&B, BEACH VOLLEY BALL & OUTDOOR CINEMA 140 x 55 m



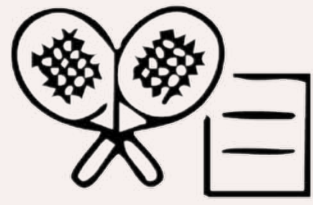
LIVE LUNAYA



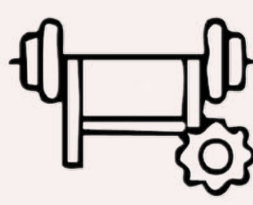
Farm To Table
Dining



Patisserie



Pickleball & Padel
Tennis



Advanced Gym & Spa



4.5KM Running &
Biking Trail



Indoor Kids Club



Playgrounds



Pilates & Wellness
Studio



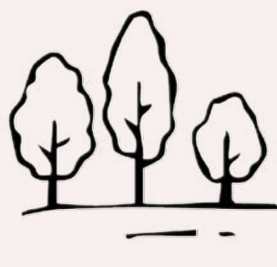
Swimming Pools



In-Community
Supermarket



Outdoor Lagoon
Cinema



Spacious Parks



Lagoon Dining
Pop-Ups



Gourmet Pub



Biohacking Suite



Pharmacy



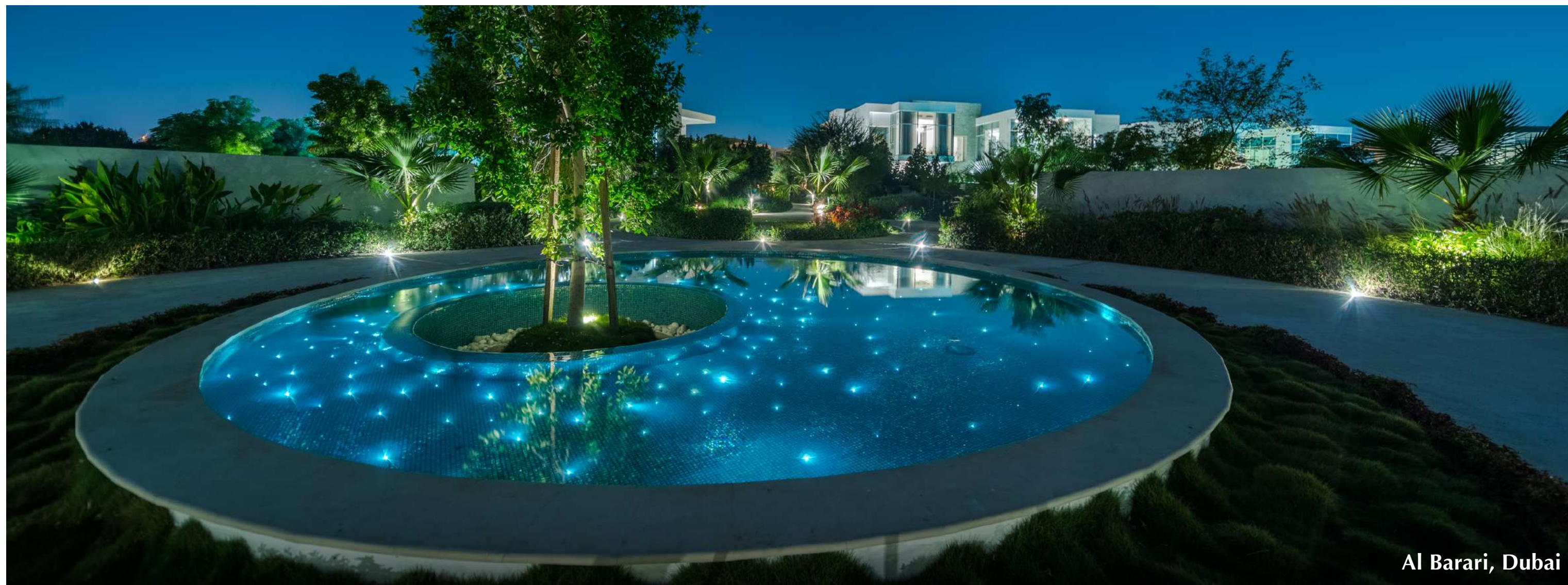
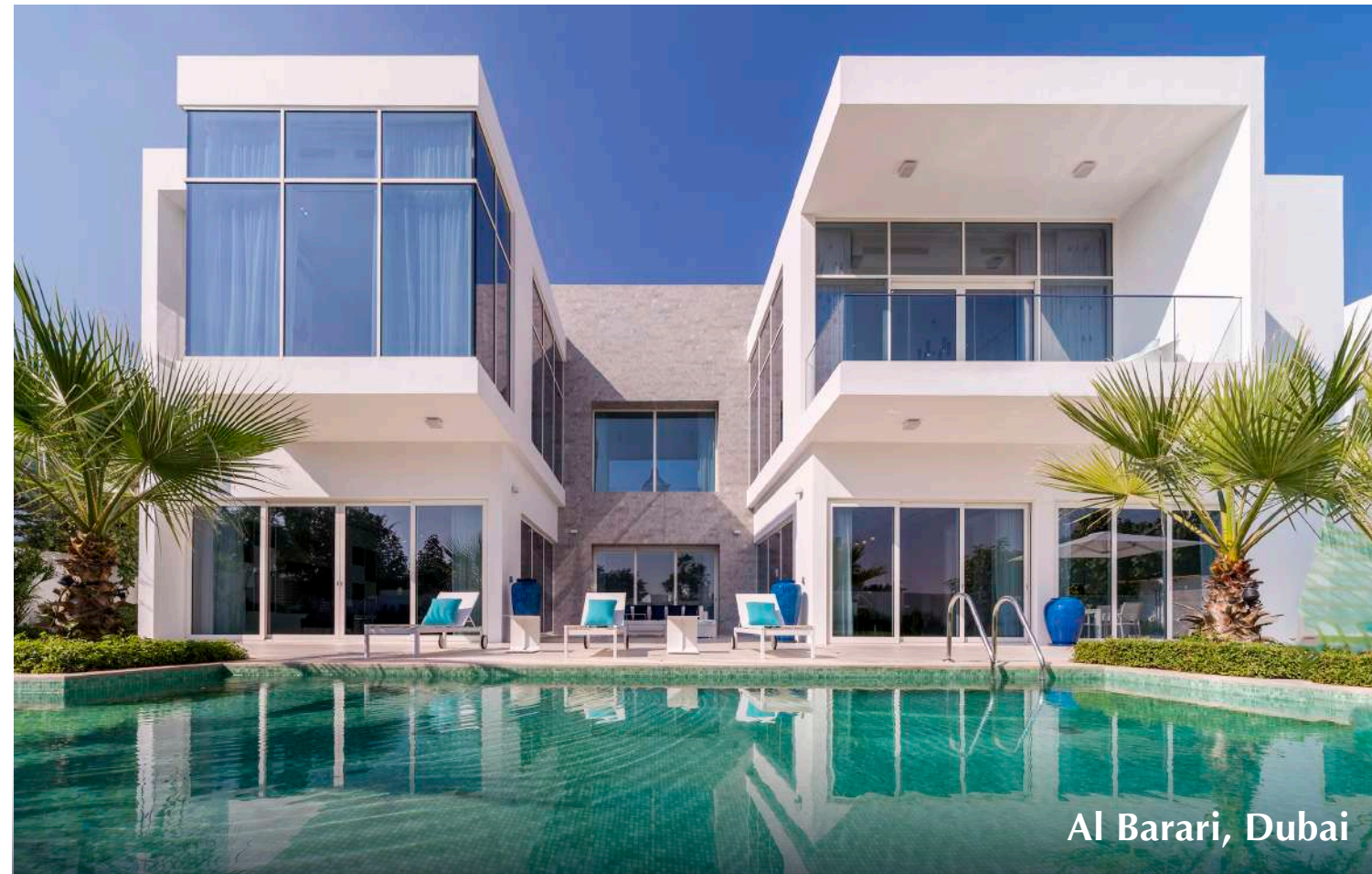
THESE AREN'T RENDERINGS.
THEY'RE REFINEMENTS.



Every Lunaya villa is based on real homes we've built
and handed over — often early, always better.



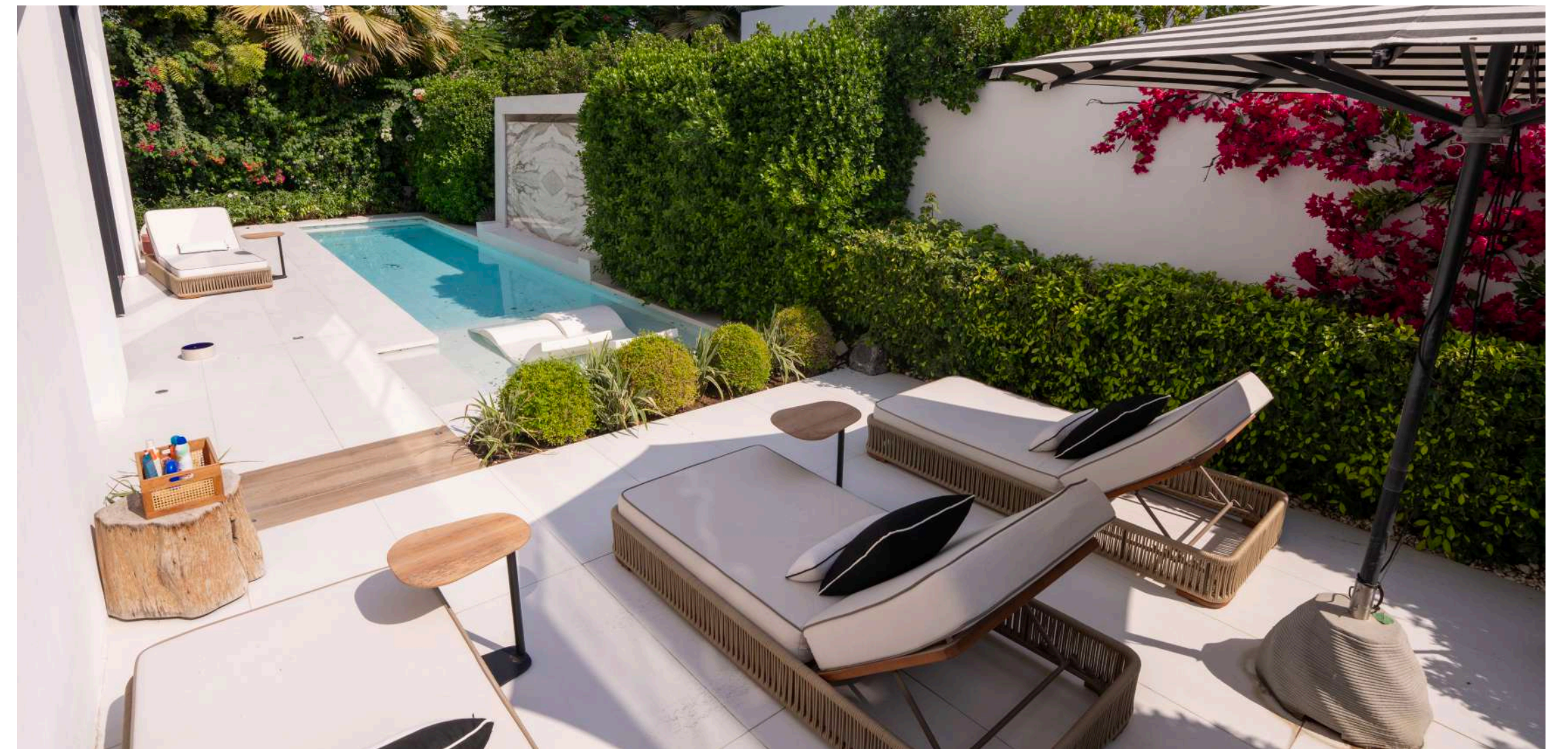
HOMES INSPIRED BY VILLAS DELIVERED



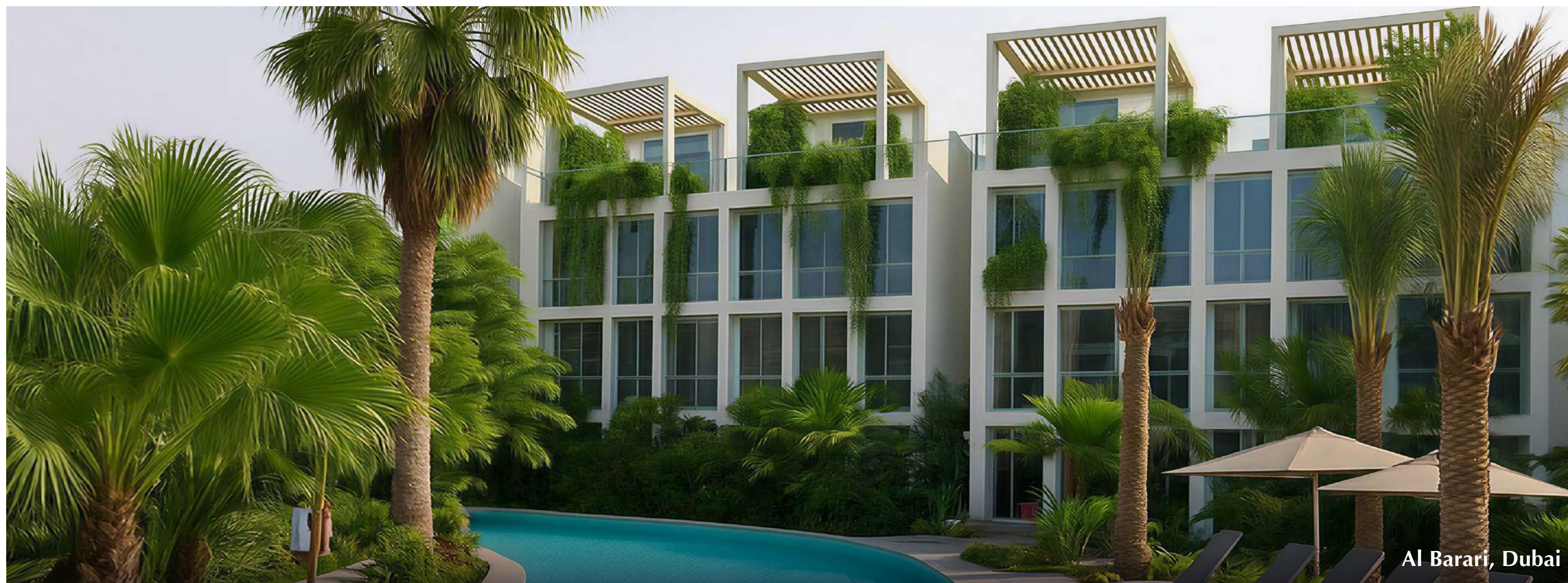
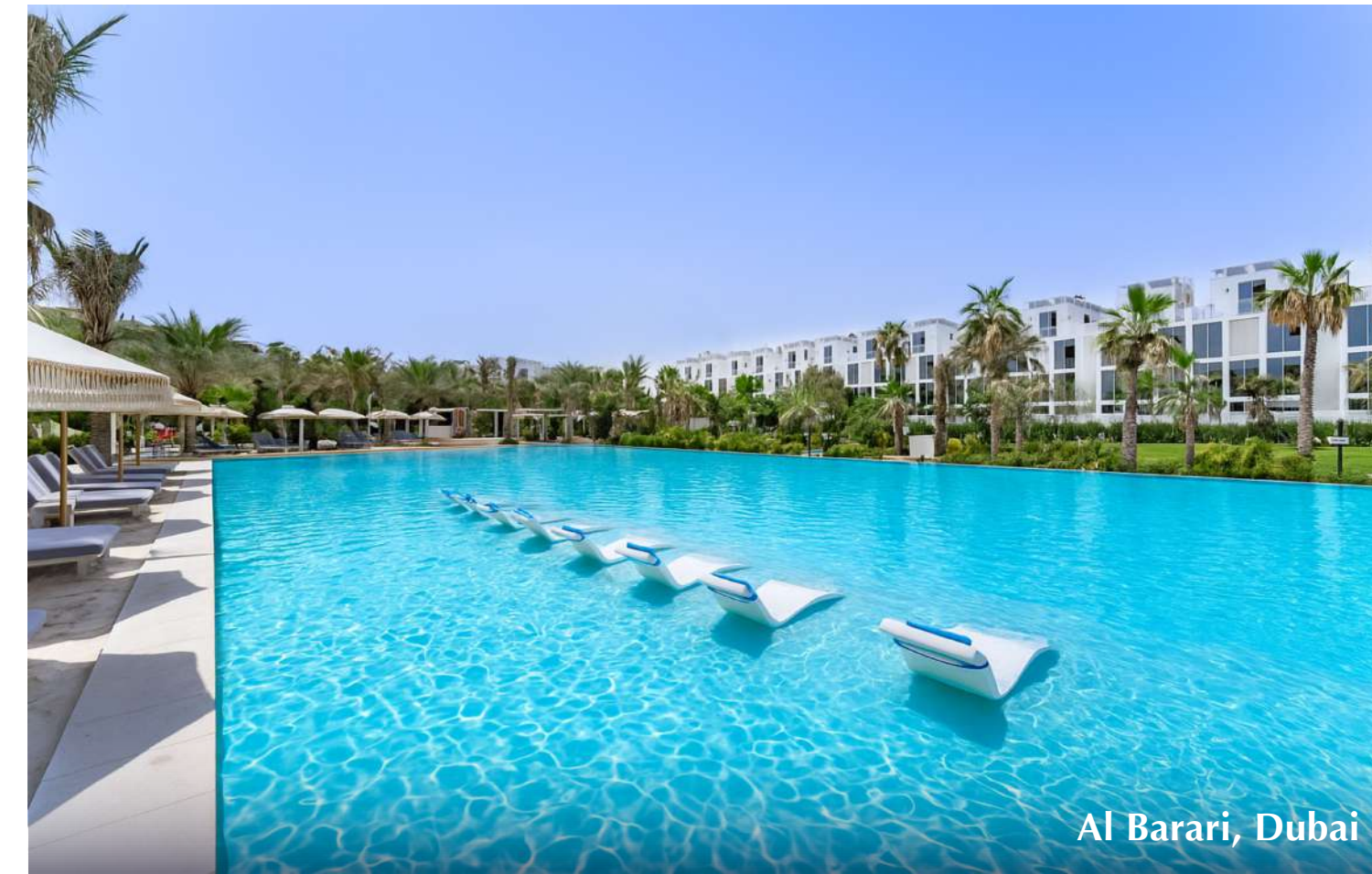
HOMES INSPIRED BY VILLAS DELIVERED



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HOMES INSPIRED BY VILLAS DELIVERED



THE COLLECTION



4-BEDROOM TOWNHOUSE
AVERAGE PRICE: AED 5M
SELLABLE AREA: 2,966 SQ FT



The Bloom



Overlooks Parks and Green
Extensions



4-BEDROOM MAISONETTE
AVERAGE PRICE: AED 6.4M
SELLABLE AREA: 3,814 SQ FT



The Rise



Overlooks Parks and Lagoons



5-BEDROOM DUET
AVERAGE PRICE: AED 12M
SELLABLE AREA: 6,635 SQ FT



The Dune



Overlooks Parks and Lagoons



Swimming Pool



5-BEDROOM VILLA
AVERAGE PRICE: AED 16.5M
SELLABLE AREA: 8,231 SQ FT



The Sol



Overlooks Parks and Lagoons



Swimming Pool

THE BLOOM VILLA



THE BLOOM VILLA

Sellable Area: 2,966 SQ FT

A VERTICAL BLOOM OF LIGHT AND SPACE

4-BEDROOM TOWNHOUSE

Home for young family life.
Generous outdoor space for play and relaxation.
Dynamic interplay of light and shadow.
Organic aesthetic of warm materials.
Fluid interiors designed for peaceful simplicity.

Open-plan layout
Landscaped garden

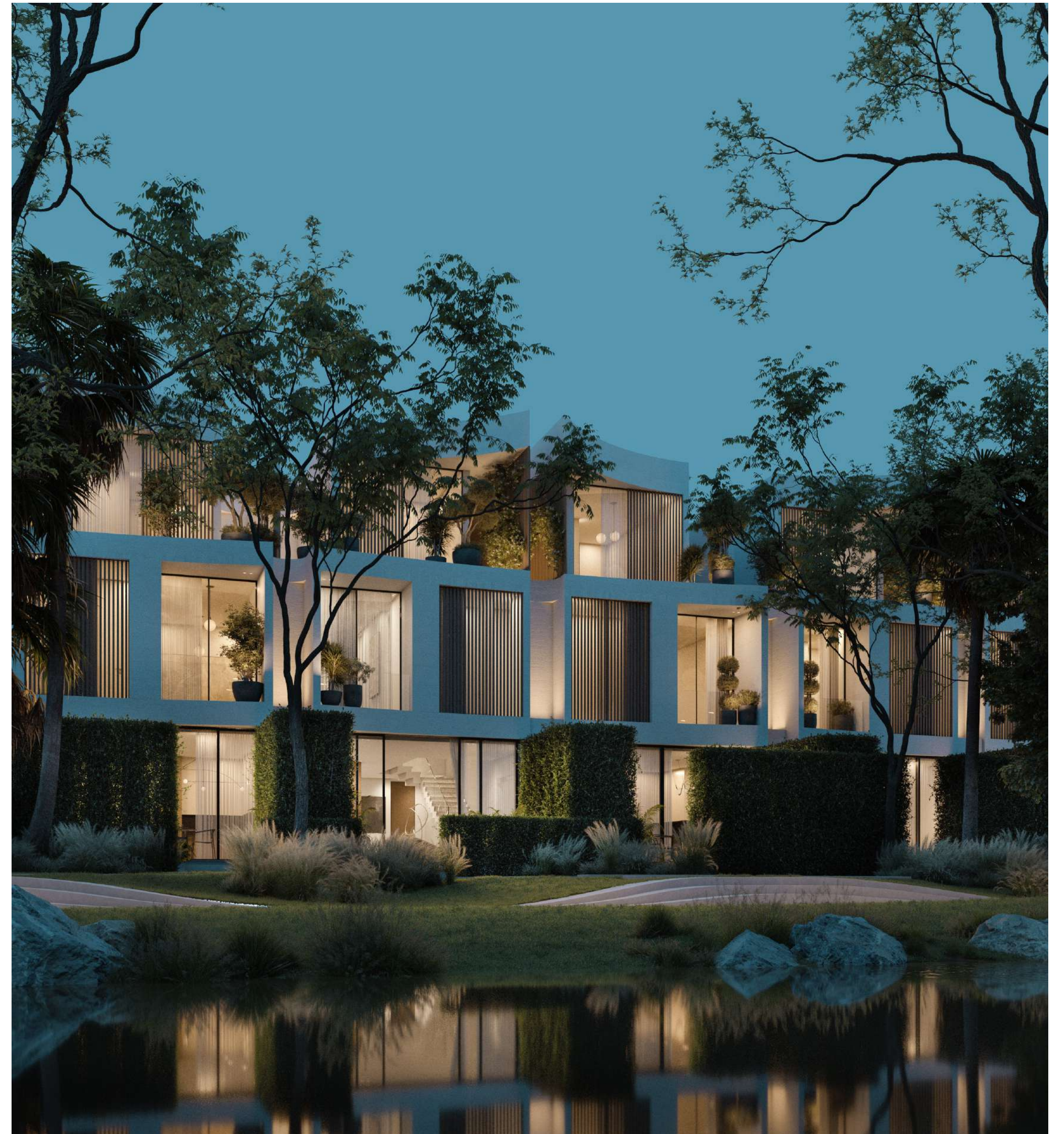
“VERTICAL LIVING, REDEFINED”



4-bedroom suite



Overlooks parks and green extension



THE BLOOM VILLA



Soft curves. Flowing space. Quiet luxury.

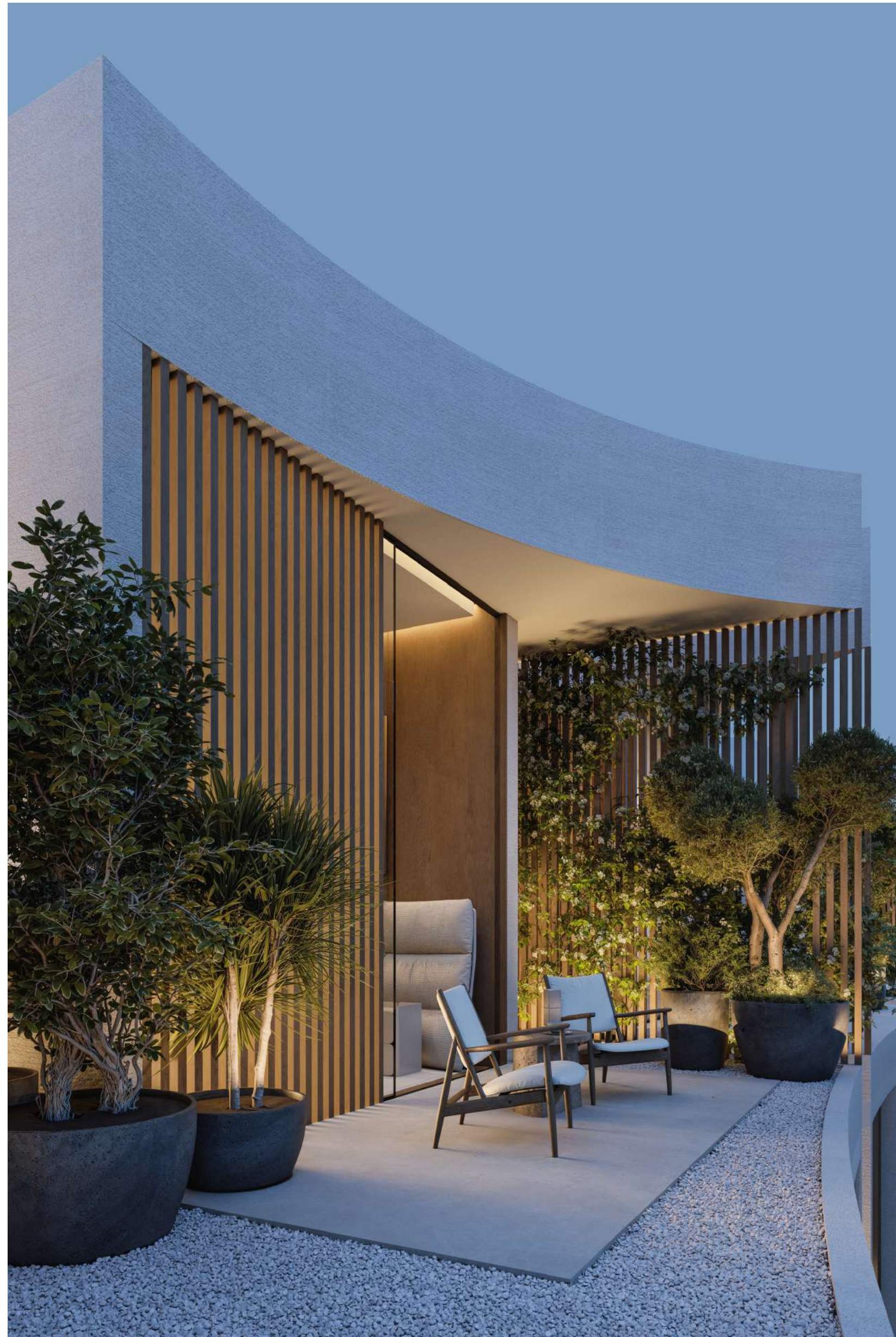
- Gentle townhome, ideal for young families
- Organic forms and calming interiors
- Seamless indoor-outdoor living













THE BLOOM VILLA FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOFTOP



TOP OF ROOF

THE RISE VILLA



THE RISE VILLA

Sellable Area: 3,814 SQ FT

A DIALOGUE BETWEEN SPACE AND NATURE

4-BEDROOM MAISONETTE

Vibrant stage for contemporary family life.

Living garden at the heart of the home.

Architectural promenade through light.

Home sculpted from glass and sunlight.

Open-plan layout

Landscaped garden

Internal Garden

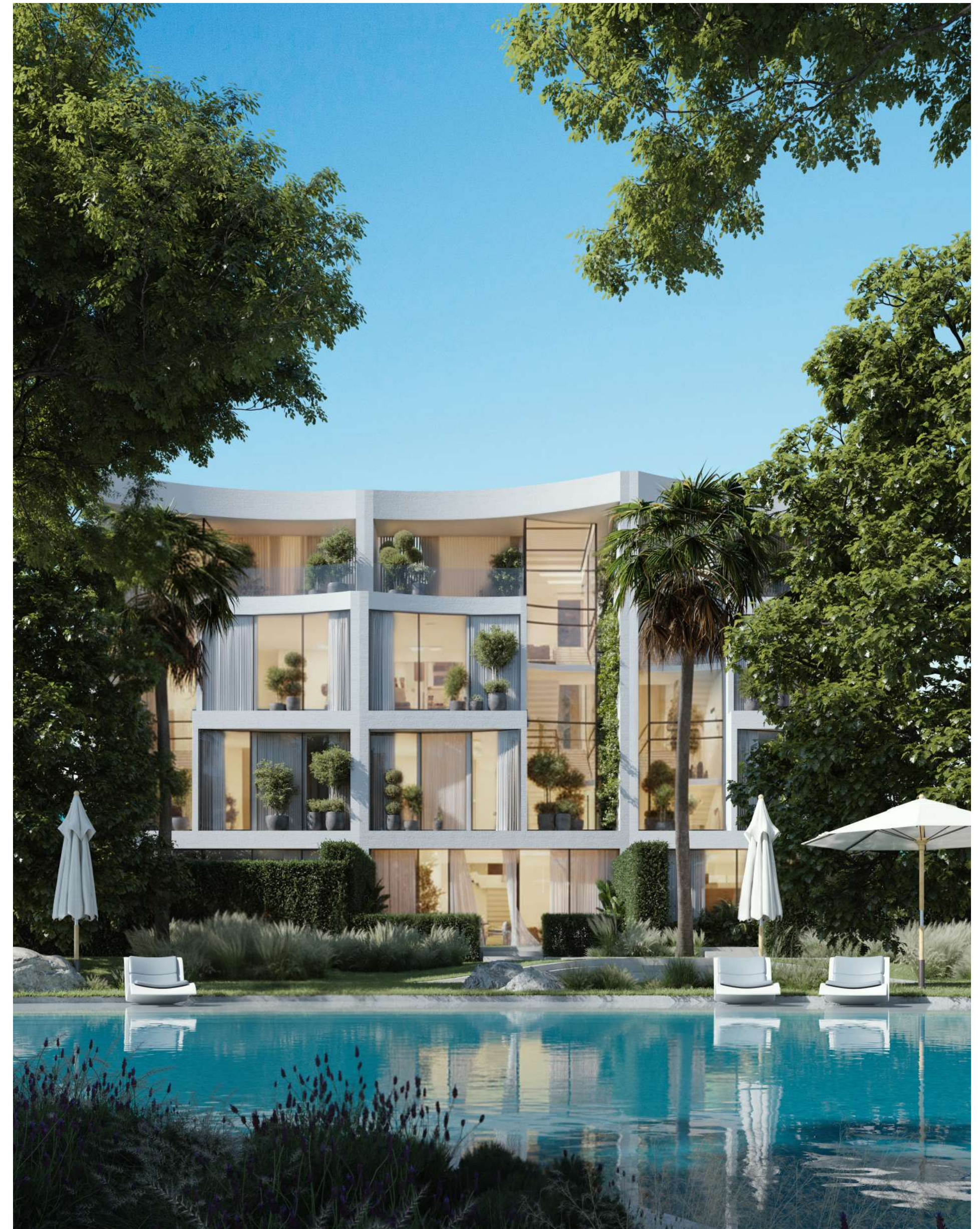
“AN ASCENSION OF LIGHT AND SPACE”



4-bedroom suite



Overlooks parks and Lagoons

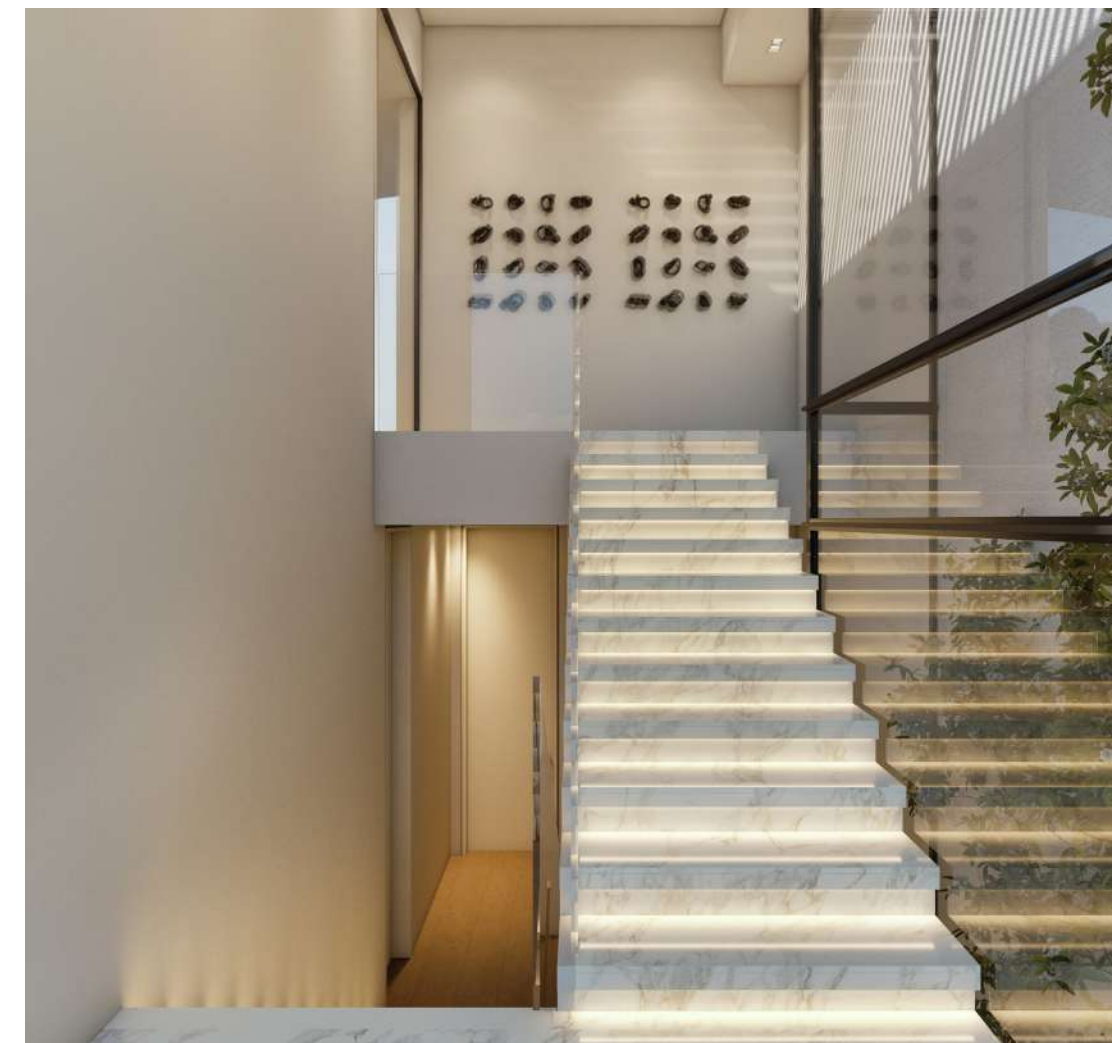


THE RISE VILLA



**Sharp geometry Open flow.
Statement clarity**

- Bold townhouse with volume and light
- Perfect for expressive elegant living
- Clean lines refined structure fluid space

















THE RISE VILLA FLOOR PLANS



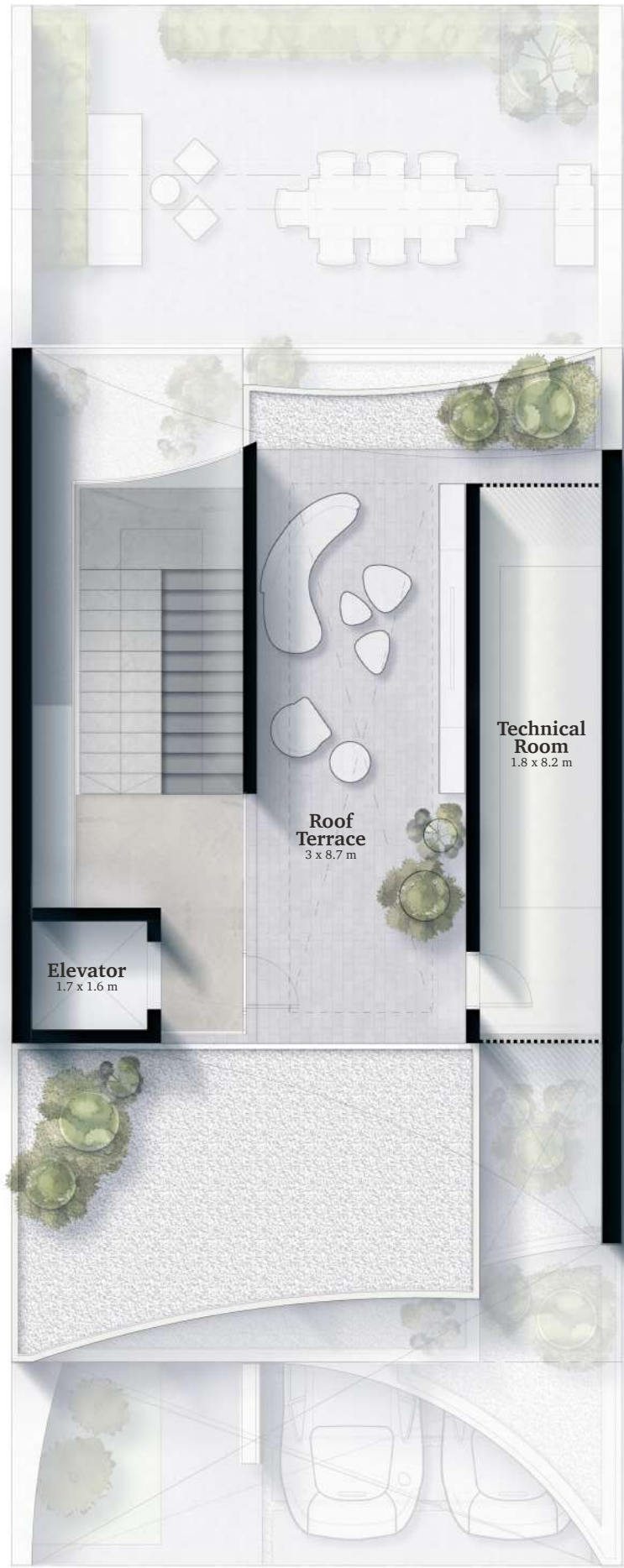
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOFTOP



TOP OF ROOF

THE DUNE VILLA



THE DUNE VILLA

Sellable Area: 6,635 SQ FT

A HOME THAT REVOLVES AROUND A TRANQUIL INNER COURTYARD

5-BEDROOM DUET

Earthy tones, fluid thresholds, calming textures

Blurs architecture and nature

Immersive, meditative, and grounded

Atrium of triple-height volume.

Grand interiors flow into a vast garden oasis.

Spaces for both grand entertaining and intimate family life.

Rooftop, shaded terrace for elevated relaxation.

“THE HOME WHERE ALL SPACES CONVERGE ON NATURE”



5-bedroom suite



Overlooks parks and lagoons



Swimming pool



THE DUNE VILLA



Nature leads. The home follows.

- Inspired by desert curves and textures
- Earth-toned finishes and fluid thresholds
- Designed for stillness, warmth, and beauty



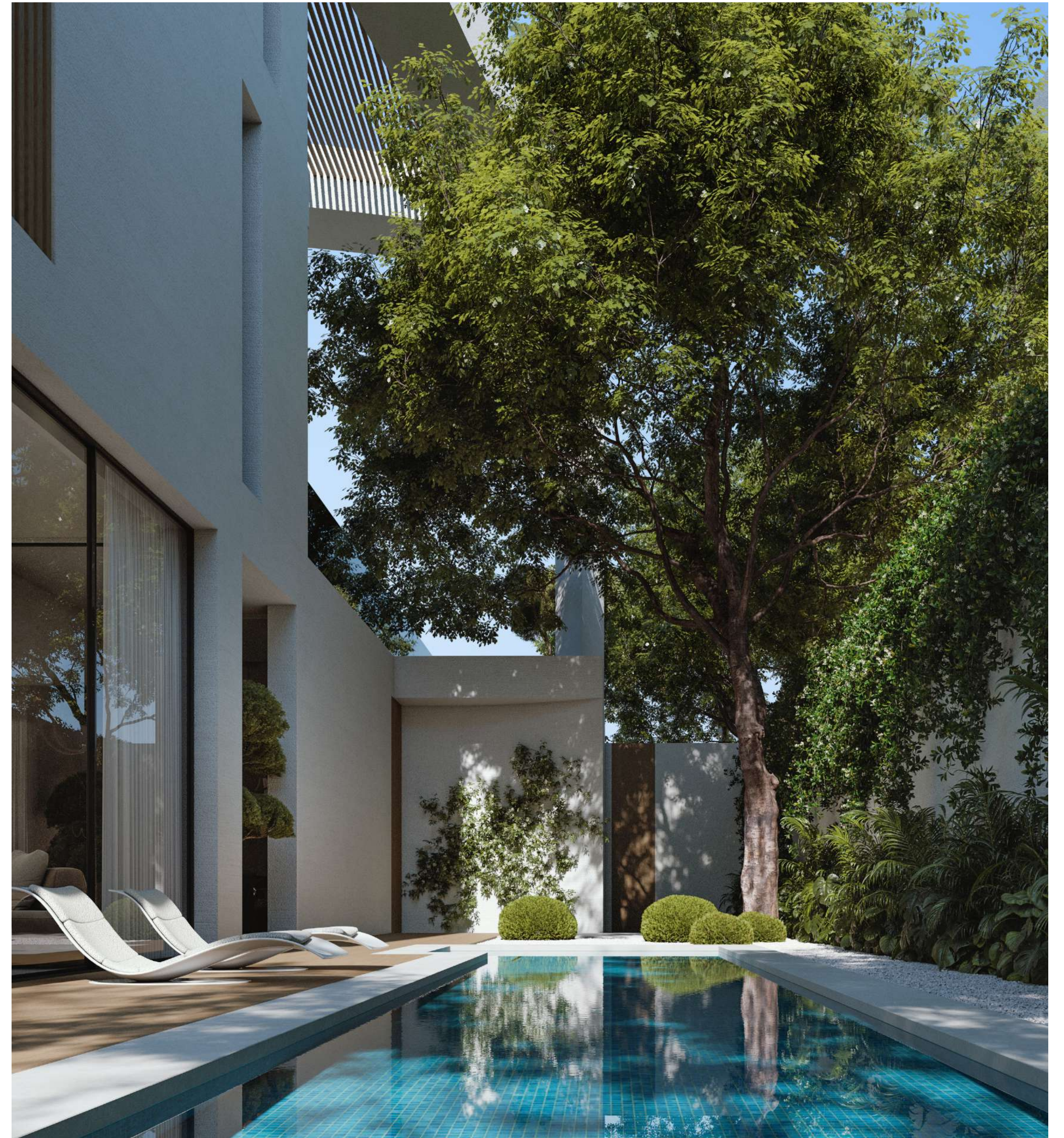




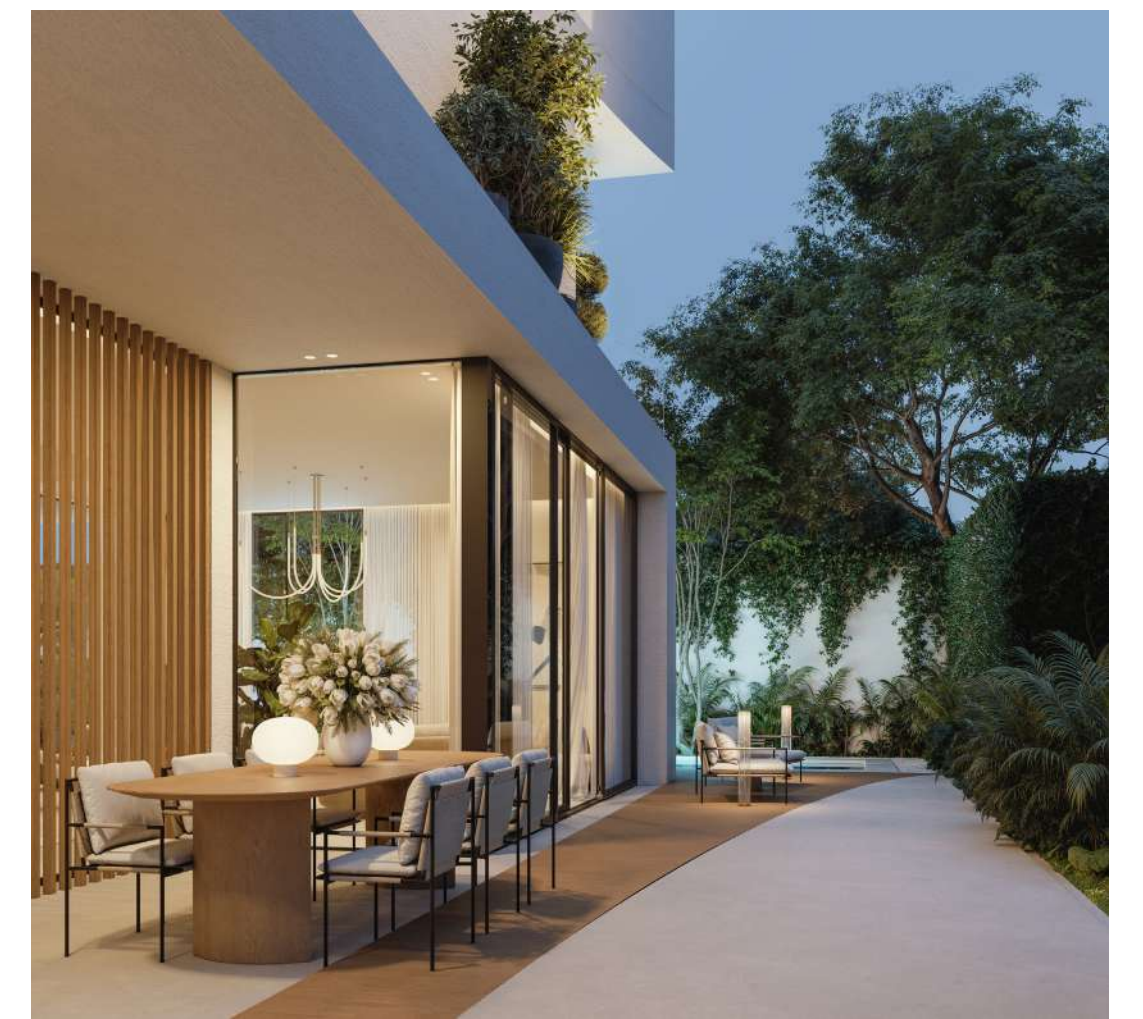


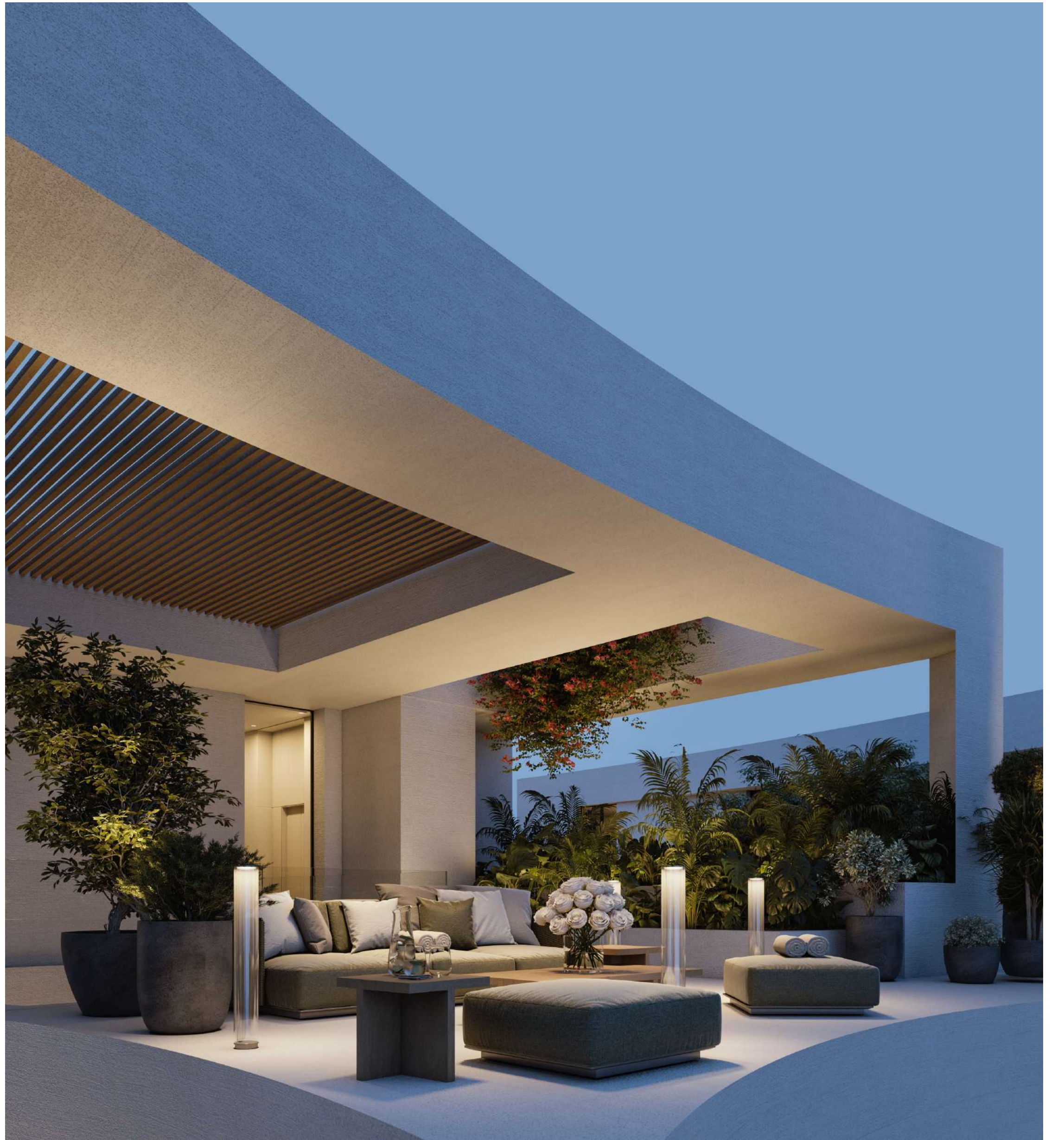














THE DUNE VILLA FLOOR PLANS



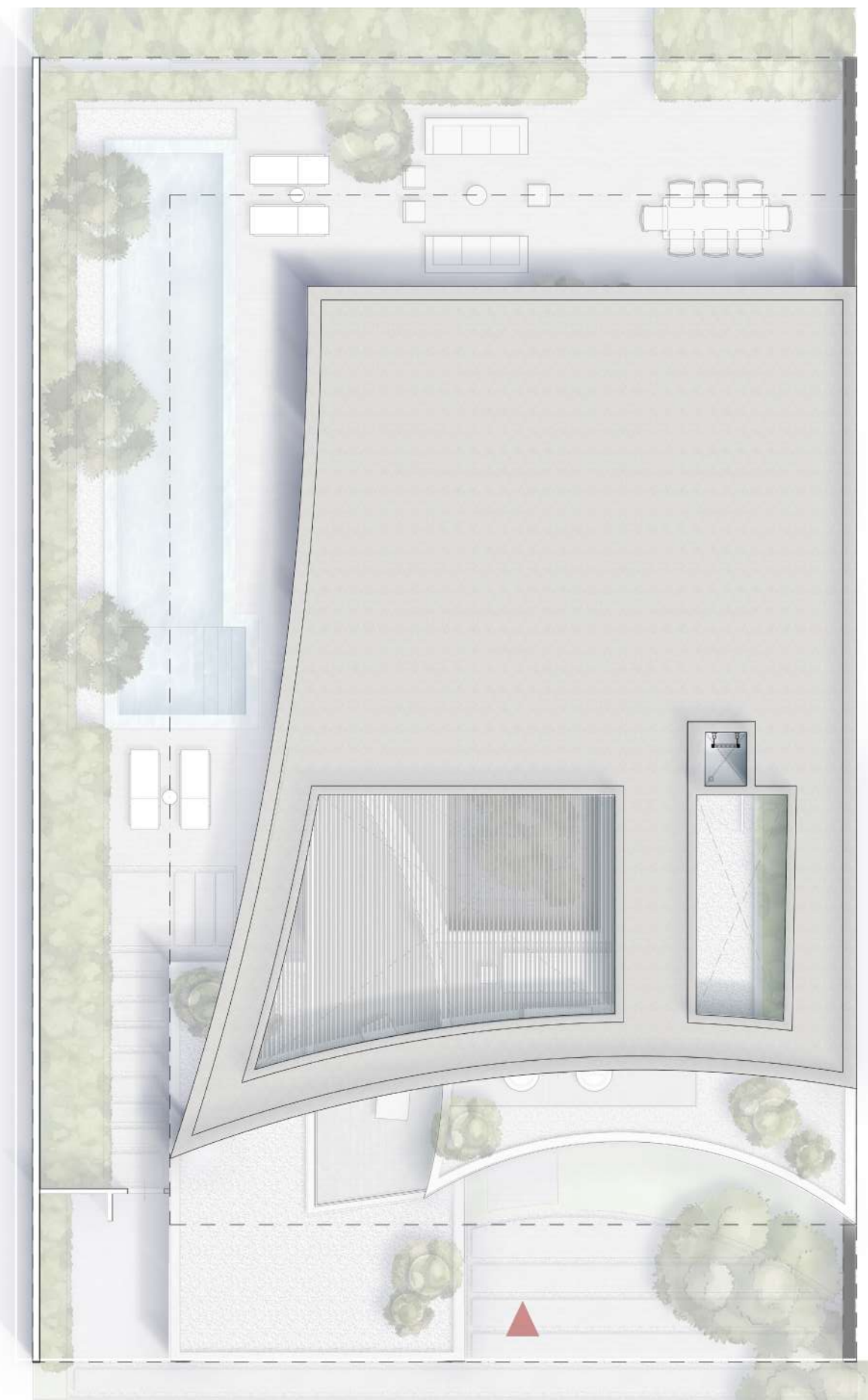
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOFTOP



TOP OF ROOF

THE SOL VILLA



THE SOL VILLA

Sellable Area: 8,231 SQ FT

THE PINNACLE OF THE COLLECTION, A RESIDENCE BEYOND COMPARE

5-BEDROOM VILLA

Fully independent home with garden sanctuaries
Spacious, light-led, and multi-generational ready
A sanctuary for legacy, family, and stillness

The perfect composition of entertaining and serene family life.
Private suite, opening onto an exclusive rooftop terrace.
Generous outdoor space for play and relaxation.
Organic aesthetic of warm materials.

“A SIGNATURE VILLA, WHERE EVERY GRAND SPACE IS DRAWN TO THE LIGHT”



5-bedroom suite



Overlooks parks and lagoons



Swimming pool

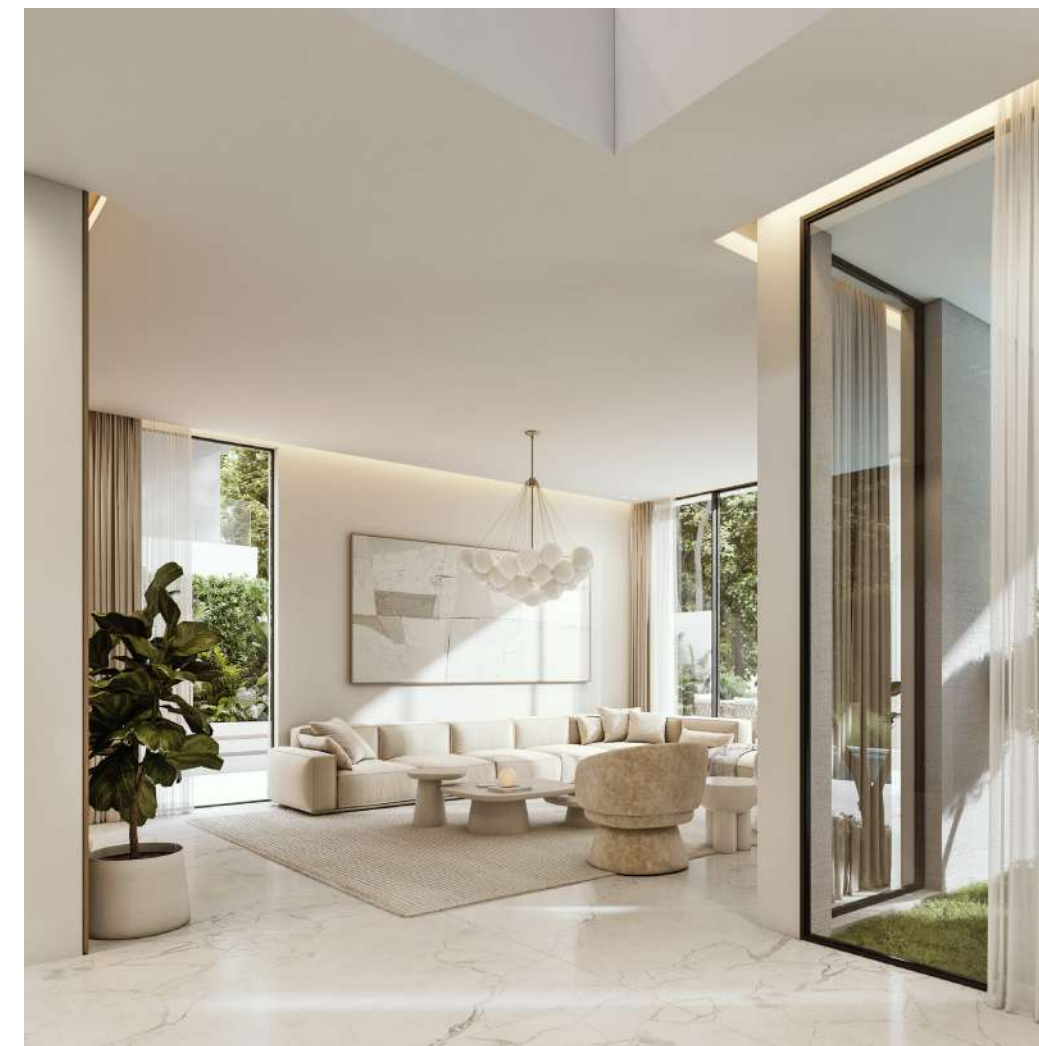


THE SOL VILLA

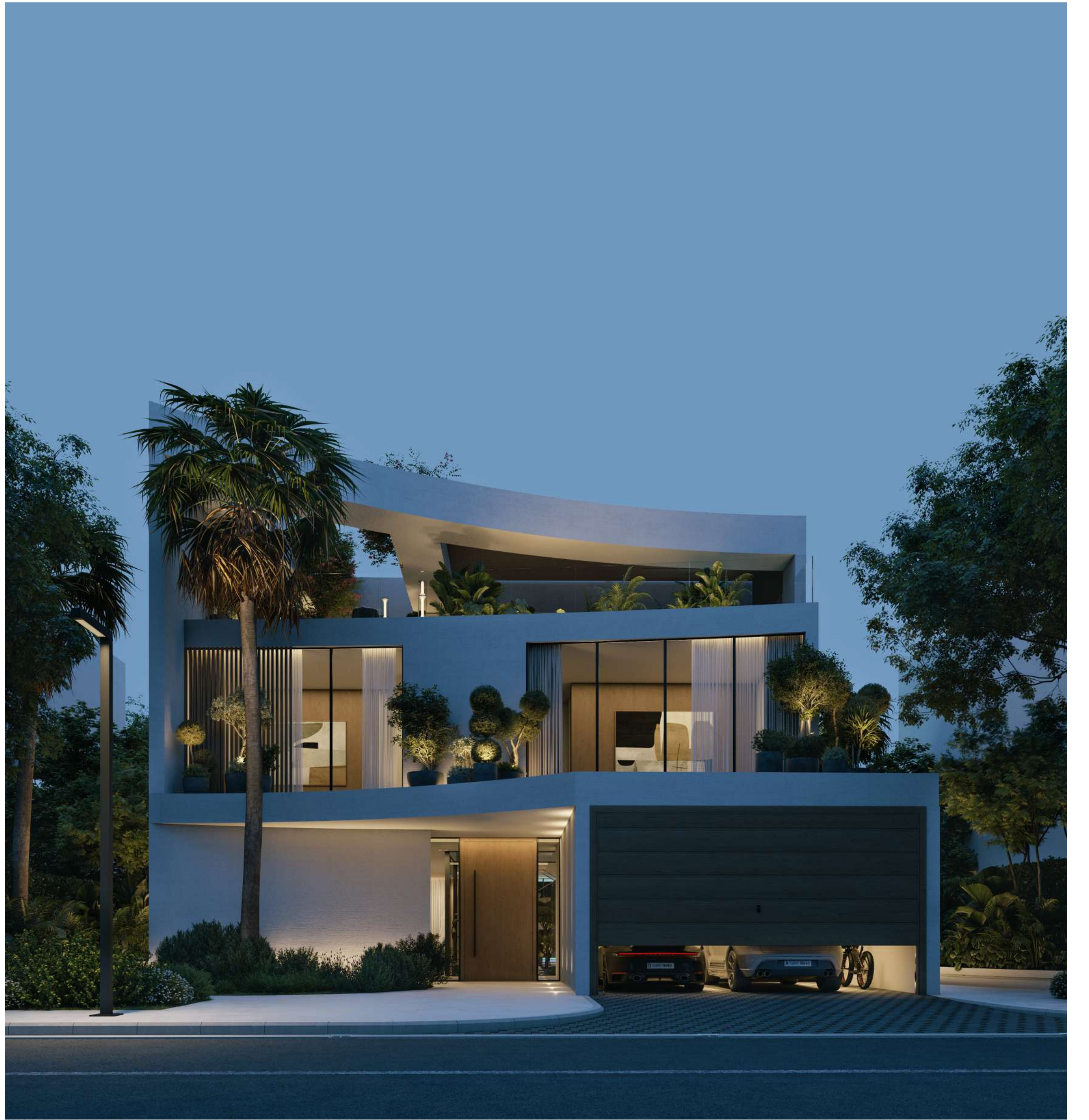


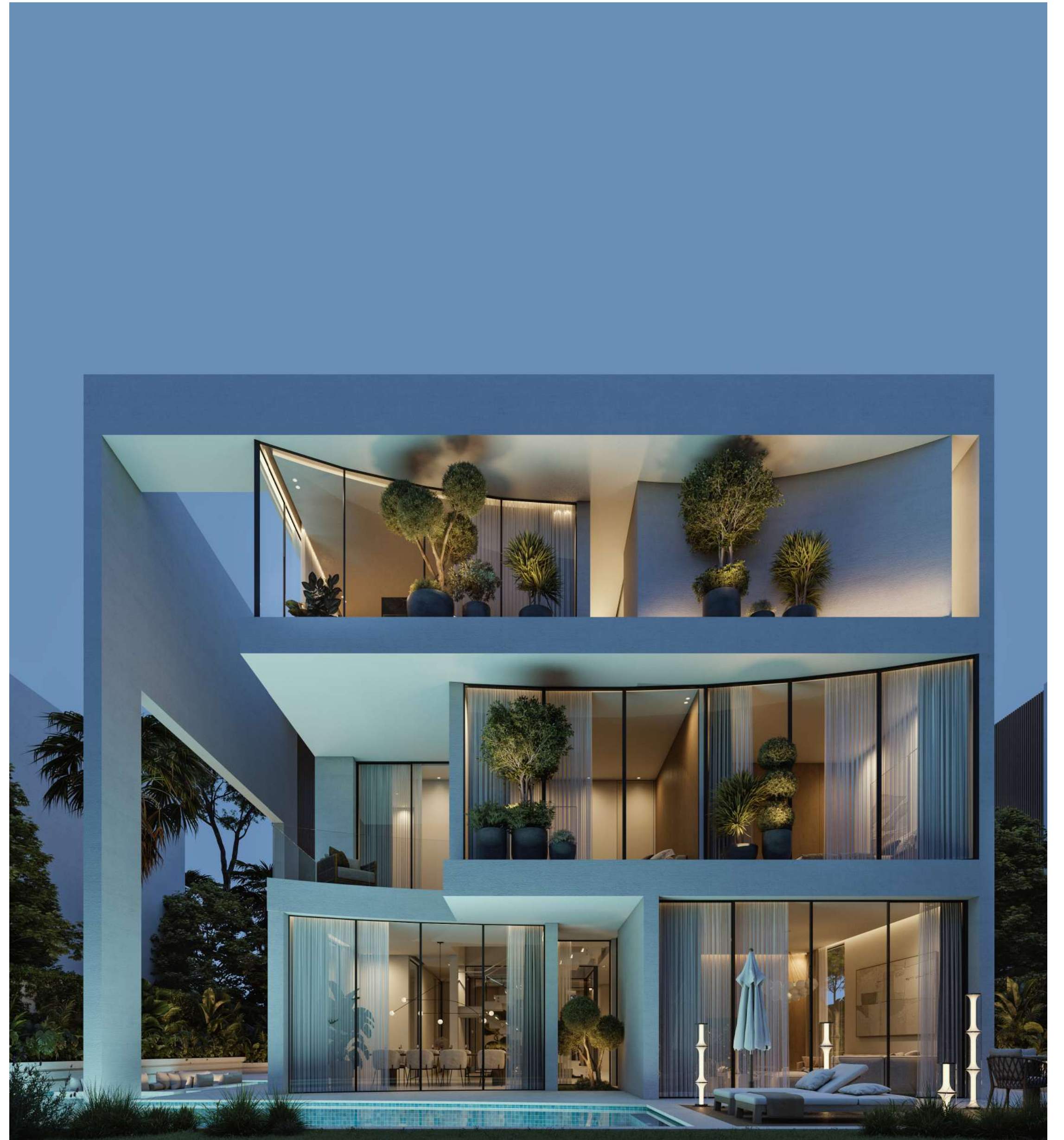
A sanctuary for legacy family, and stillness.

- Spacious, serene, fully detached
- Surrounded by light and softness
- Multi-generational and timeless

















THE SOL VILLA FLOOR PLANS



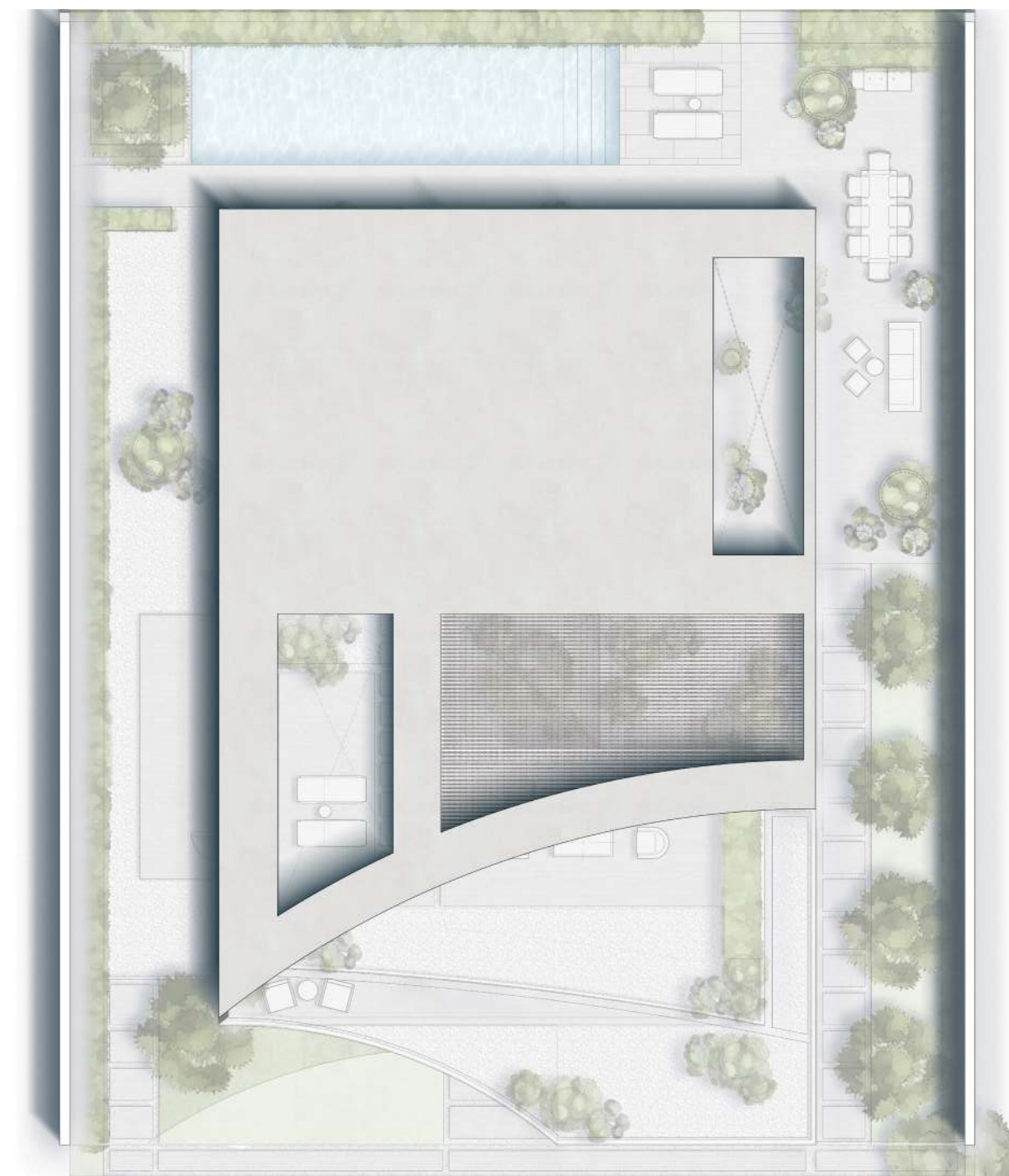
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOFTOP



TOP OF ROOF

WHY LUNAYA STANDS OUT

1

ICONIC LOCATION

- First villa community along Sheikh Zayed Road, since Emirates Hills (2006).
- Jebel Ali - The next frontier

2

PROVEN LEGACY

A track record that speaks for itself.

3

STRONG ROI POTENTIAL

- 40/60 plan with resale flexibility before handover.
- Our projects have doubled in value in the last 3 years
- Proven track record of delivery on time

4

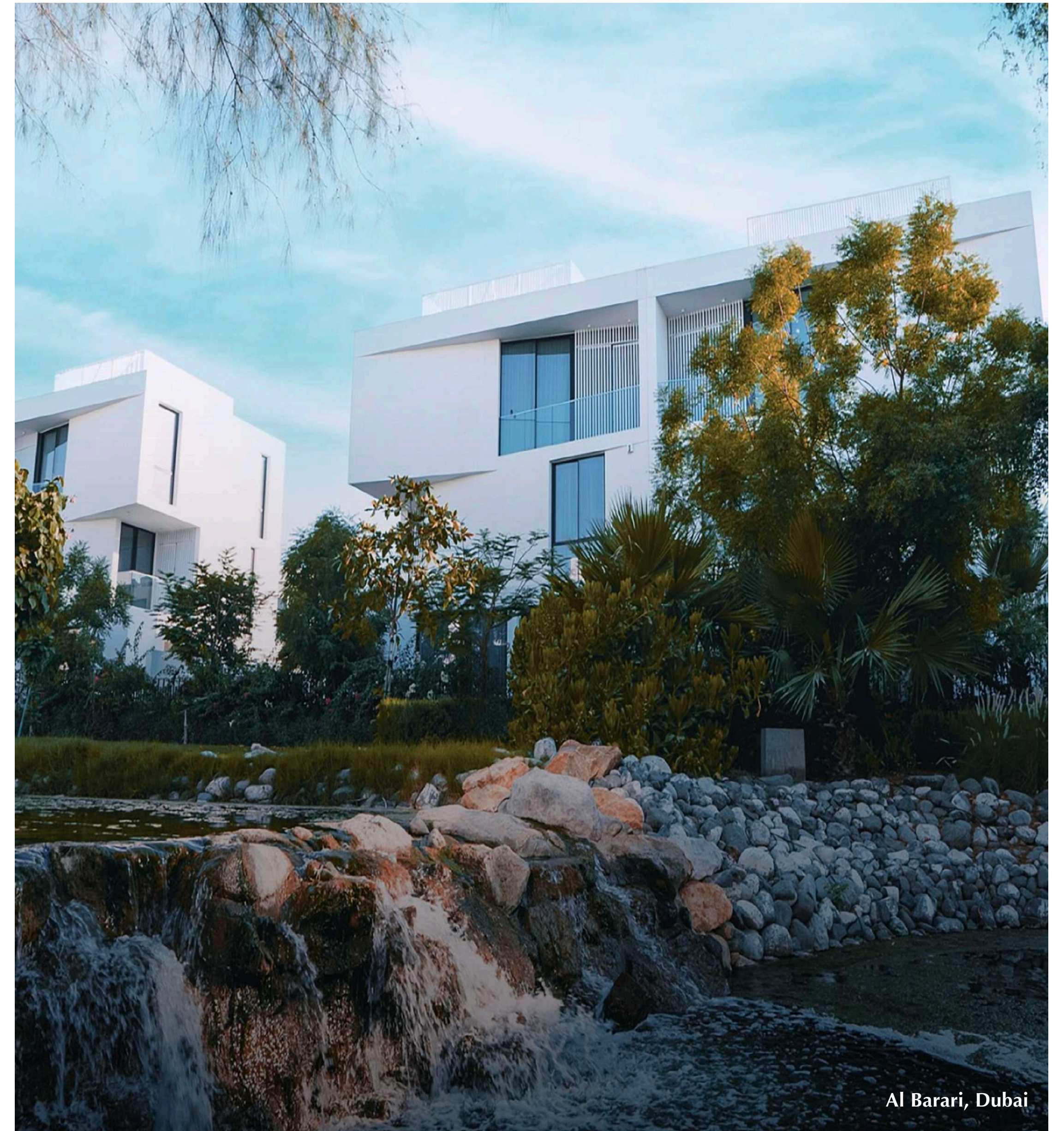
WORLD-CLASS AMENITIES

Award-winning dining, wellness facilities and lifestyle amenities

5

65% GREEN SPACE

Not landscaping, but living nature. Low density only 500 villas.



Al Barari, Dubai



OUR TRACK RECORD SPEAKS FOR ITSELF

www.lunaya.com