



FREQUENTLY ASKED
QUESTIONS

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For Internal and External Use

WHY LUNAYA?

Lunaya takes its inspiration from Luna, the moon; a timeless symbol of rhythm, light, and balance in nature.

Each villa reflects the phases of the moon, from gentle curves to full, glowing forms, creating spaces that feel both **soft and strong, modern yet timeless**.

Growing from the roots of Al Barari, Lunaya is not a continuation but a new evolution; brighter, fresher, and more connected to nature. Water flows throughout the community, creating a calm and soothing environment. **Light filters through trees, reflects on lagoons, and enhances the architecture** in every detail.

GENERAL INFORMATION

- **What is the name of the community?**

Lunaya

- **What is the concept/vision behind the development?**

Lunaya is the natural evolution of Al Barari, built with a new vibrancy for modern families. It offers a **life rooted in nature**, designed for openness, movement, and connection. With **65%** open green space, moving waterways, a beach lagoon, and four unique villa types, it redefines soulful, green living.

- **How many villas are in the community?**

With a total of **564 villas** within a walkable, lifestyle-driven master plan filled with green enclaves and water.

- **What is the greenery/landscaped percentage of the community?**

65% of Lunaya is dedicated to lush landscaping, shaded walkways, gardens, and natural water elements.

LOCATION & ACCESSIBILITY

- **Where is the project located?**

The development is situated in Jebel Ali on Sheikh Zayed Road, at the heart of Dubai's largest financial and investment hub.

- **How far is the community from key landmarks?**

The community is well connected to Dubai's key destinations, with major business, lifestyle leisure hubs within easy reach.

- **Iconic Jebel Ali**
- **Major Road Access:**
 - 3 mins to Sheikh Zayed Road (E11)
 - 7 mins to Mohammed Bin Zayed Road (E311)
 - 4 mins to Al Khail Road

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- **Is there a school/nursery nearby?**

In addition to the below, several new schools and facilities are being developed within 5–10 minutes of the community.

School	Area	Drive Time
Emirates International School	Emirates Hills	22 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
Nibras International	DIP	20 min
Dubai British School	Emirates Hills	22 min
NLCS (North London Collegiate)	MBR City	26 min

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DESIGN & SPECIFICATIONS

- **How many villa types are available in Lunaya?**

Lunaya offers four distinct villa types, each thoughtfully designed around natural light, privacy, and outdoor living:

- **Bloom** – 4-Bedroom Townhouse with Maid's Room | Approx. 2,966 sq.ft Plot Area: 1830 sq. ft
- **Rise** – 4-Bedroom Maisonette with Maid's Room | Approx. 3,814 sq.ft Plot Area: 2,896 sq. ft
- **Dune** – 5-Bedroom Duet with Maid's Room | Approx. 6,635 sq.ft Plot Area: 5,520 sq. ft
- **Sol** – 5-Bedroom Villa with Maid's Room | Approx. 8,231 sq.ft Plot Area: 7,180 sq. ft

- **How do these villas evolve from the Al Barari legacy?**

Lunaya builds on the heritage of Al Barari with a **new emphasis on usable outdoor and interior spaces**:

- Gardens are **up to 1.5× larger** than those in previous Al Barari phases — the smallest now 4.5 m deep compared to 3 m before.
- **Indoor areas are wider and more comfortable**, particularly the bedrooms, redefined from the Ixora typology to offer more generous proportions.
- **Wider setbacks** between stand-alone villas ensure enhanced privacy and green breathing space.
- Every villa opens toward **public landscaped zones**, blurring boundaries between home and nature.

- **Tell me more about the layouts.**

- All villa types are designed for effortless living, featuring:
 - Maid's room, storage, laundry area, and elevator.
 - **Dune and Sol include ground-floor pools** integrated into the landscape.
 - **Minimum 3 meters ceiling height**, with **double-height public spaces** in select areas for a sense of openness and grandeur.

- **Will the landscaping be included?**

Yes, the property is fully landscaped with irrigation systems in place. Please note that only fixed items are included; loose items are not.

- **What materials and finishes are used?**

Interiors feature **European ceramic and porcelain tiles** with large-format finishes for a seamless aesthetic, complemented by **wooden flooring in bedrooms**.

Outdoor façades combine **textured white clay with wood-inspired louvers** that provide natural shade and privacy — a design language that feels **minimal yet warm and elegant**.

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DESIGN & SPECIFICATIONS

- **How is parking organized?**

Each villa accommodates two cars in a private garage, two additional street parking spaces, and visitor parking near the public lagoons.

- **What is the overall design intent?**

The architecture balances **privacy and openness** — villas are **introverted from the road yet open and transparent toward the garden and lagoons**.

The homes all have double height voids and interesting design elements between floor and courtyards.

Each home's vertical circulation creates a **unique spatial rhythm**, allowing natural light to shape the interiors through every level.

Every floor plan is **20% larger** than comparable developments, emphasizing livability, functionality, and a refined connection to the surrounding landscape.

- **When is completion expected?**

Completion is scheduled in phases — starting from **Q1**, depending on the cluster.

- **Who is the developer?**

The developer of Lunaya is Zaya, in partnership with FIVE.

Zaya has always been about more than development — it's about crafting legacies that last, having built some of Dubai's most admired, soul-driven communities, including the nature-led **Al Barari**, the exclusive **Nurai Island**, and most recently, **Zuhha Island**.

FIVE is a world-renowned, award-winning luxury real estate and hospitality group whose iconic developments include **FIVE Palm Jumeirah**, **FIVE Jumeirah Village**, **FIVE LUXE at JBR**.

Lunaya is a partnership of proven excellence between Zaya and FIVE, collectively, the Zaya and FIVE teams have:

- Delivered over 2,200 homes, resorts, and community assets.
- Earned dozens of global awards for development, design, architecture, engineering, sustainability, and placemaking.
- Successfully partnered on projects like the ultra-exclusive Zuhha Island in The World Islands.

Lunaya is the culmination of this joint expertise, blending Zaya's signature community design with FIVE's commitment to high-energy, sustainable, luxury lifestyle experiences.

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PRICING & PAYMENT

- **What is the starting price of the villas?**
Starting from approximately AED 4.9 million, depending on unit type and location.
- **What are the available payment plans?**
Only 40% during construction, 60% on handover.
- **What is the booking fee or down payment?**
 - 10% upon signing EOI
 - 15% upon signing SPA anticipated in 3 months
 - 15% on superstructure anticipated in April - August 2027
 - 60% on completion - Q1, 2029
- **Are there any maintenance or service charges?**
Yes, standard community service charges **6.5 AED on BUA** for the first 2 years, after which it will be as per the owners association.

Calculation as per 6.5 per BUA:

- Bloom – 19,278 AED
- Rise – 24,791 AED
- Dune – 43,127 AED
- Sol – 53,501 AED

COMMUNITY FEATURES

- **What amenities are included?**
 - Award winning dining experience
 - 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
 - Lagoon Area
 - Co-working Space
 - Football, Volley ball, Basketball
 - Cafe and Patisserie
 - Chip Putt & Golf

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COMMUNITY FEATURES

- **Are there retail or F&B outlets?**
Yes, convenience retail like Waitrose & Pharmacy as well as F&B zones are part of the masterplan.
- **Are there parks, walking trails, or green spaces?**
Yes. Multiple shaded trails, 4.5 km of dedicated to walking and cycling tracks, family gardens, and quiet zones are integrated throughout. 65% is green.
- **Will the community be gated and secured?**
Yes. Lunaya is a fully gated, secure community.

SALES & OWNERSHIP

- **Is freehold ownership available for all nationalities?**
Yes. 100% freehold ownership.
- **Can I purchase as an individual, company?**
Yes.
- **Are there restrictions on resale before handover?**
Resale is possible after paying either 40% of the total outstanding or 6 months from signing SPA.

LEGAL & DOCUMENTATION

- **What documents are required to purchase a villa?**
Individual Buyer: Passport + Visa Copy + EID if they are residents
If company under Freezone;
 - Recent Certificate of Incumbency
 - Recent Incorporation Certificate
 - Certificate of Good Standing (issued within 6 months)
 - No Objection Certificate from JAFZA/ RAKICC (issued within 6 months)
 - Recent Share Certificate
 - MOA or MOU of the company should be in English and Arabic
 - Passport, Visa and Emirates ID copy of the shareholders**If company under DED (Department of Economy and Tourism);**
 - Company Trade License
 - MOA or MOU of the company should be in English and Arabic
 - Recent Share Certificate (If applicable)
 - Establishment Card
 - Passport, Visa and Emirates ID copy of the shareholders

- **Are there any HOA rules?**
Yes — a **homeowners' association** will govern shared spaces and standards post-handover.

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CONSTRUCTION & HANDOVER

- **When does construction start and finish?**
Construction is expected to begin in April 2026 and completion would be starting from Q1 2029.
- **How will buyers be updated on progress?**
By quarterly newsletters & Live site Cams
- **What is the handover process?**
 - Final payment on issuance of BCC
 - Pre-handover snagging
 - Handover kit & walkthrough
- **Is there a warranty or defects liability period?**
Yes — 1-year defects liability plus 10-year structural warranty.

AFTER-SALES & SERVICES

- **Who manages the community post-handover?**
A professional facilities management team will be appointed by the developer based on a competitive tender process.
- **Is there a community app or portal?**
Yes — Lunaya will offer a digital community portal and resident app.
- **Are pets allowed?**
Yes — Lunaya is a pet-friendly community.



LUNAYA

WHERE LIGHT FLOWS
LIFE GROWS...