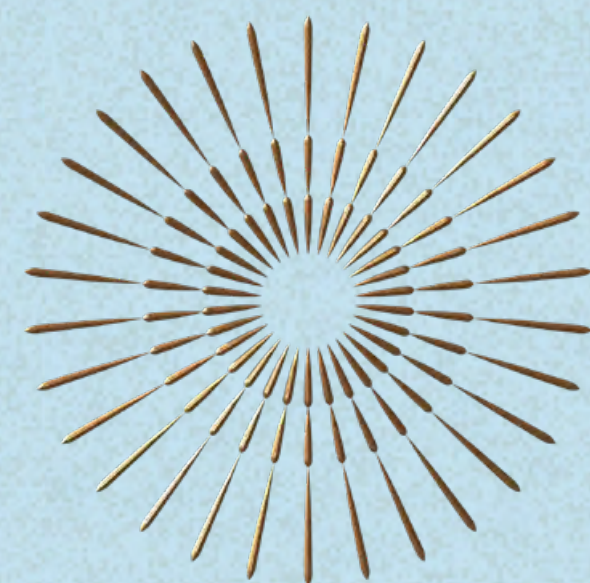


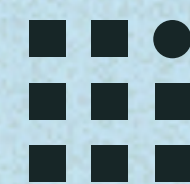


AYA

BEACHFRONT RESIDENCES

UMM AL QUWAIN

ديار
DEYAÄR



RARE BY NATURE

Aya redefines beachfront living in Umm Al Quwain,
seamlessly blending visionary design with undulating
terraces and breathtaking views of the Arabian Gulf
and Al Khor mangroves.



WELCOME TO AYA, WHERE THE ONLY THING THAT SEPARATES YOU FROM THE OCEAN, IS THE SAND.

147,000 SQ.FT.
Plot Area

B+G+8F+R
Configuration

442
Total Residences

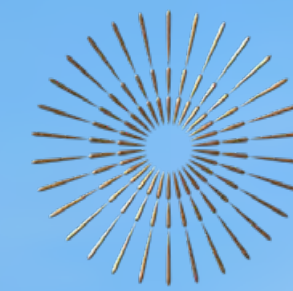
35+
Amenities

37,700 SQ.FT.
Amenities Space

With 442 curated residences, Aya’s striking silhouette rises gracefully, offering an arrival experience defined by a sweeping porte cochere, grand double-height lobby, and lush gardens. A 37,700 sq. ft. private sanctuary of amenities—from infinity pools to a private beach, wellness facilities, and children’s areas—creates a seamless retreat where nature and modernity exist in perfect harmony.

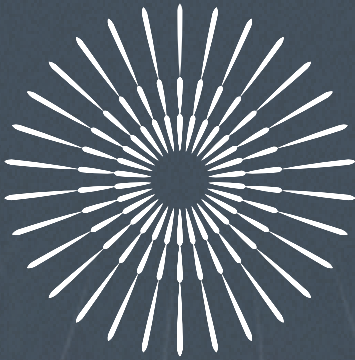


THE BEACHFRONT IS YOURS. FOREVER.



Designed to reflect its surroundings, Aya is an architectural expression of light, water, and innovation. Set within a flourishing coastal community, it is more than a residence—it is a landmark of sophisticated living where every detail enhances life by the sea.





A COASTAL LEGACY, REBORN.

UMM AL QUWAIN: UAE’S HIDDEN GEM

Umm Al Quwain stands as a testament to the UAE's rich coastal heritage, where traditional values harmonize with modern aspirations. This historic emirate, known for its natural beauty and cultural significance, has emerged as a compelling destination for those seeking an authentic connection to both past and future.

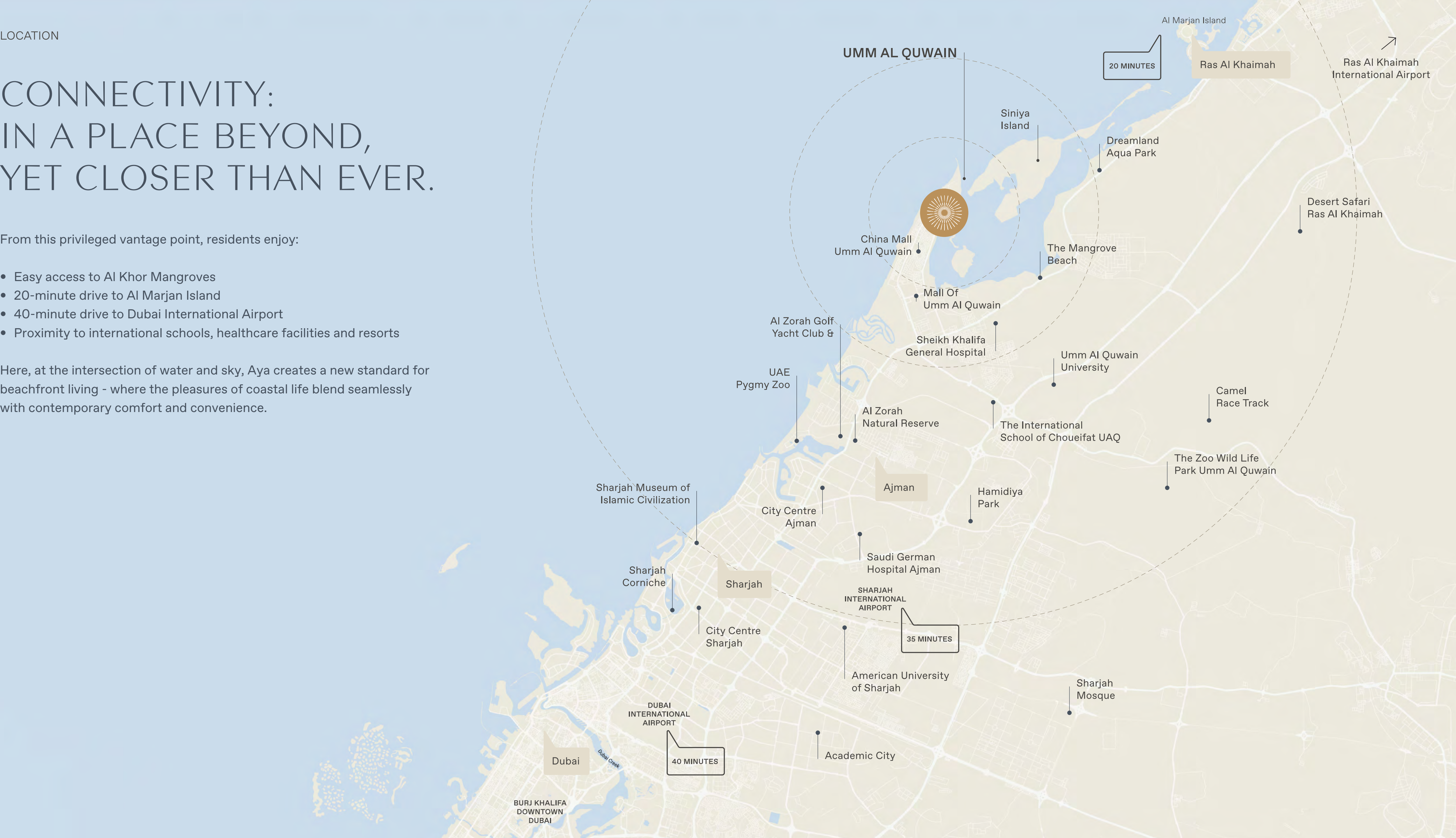
Against this backdrop, Aya rises as part of an ambitious vision for Umm Al Quwain's evolution, offering a sophisticated interpretation of beachfront living that honors local culture while embracing contemporary lifestyles.

CONNECTIVITY: IN A PLACE BEYOND, YET CLOSER THAN EVER.

From this privileged vantage point, residents enjoy:

- Easy access to Al Khor Mangroves
- 20-minute drive to Al Marjan Island
- 40-minute drive to Dubai International Airport
- Proximity to international schools, healthcare facilities and resorts

Here, at the intersection of water and sky, Aya creates a new standard for beachfront living - where the pleasures of coastal life blend seamlessly with contemporary comfort and convenience.



NEIGHBOURHOOD: THE ART OF PLACE

Nestled along the serene waters of Al Khor, Aya is perfectly positioned within the newly developed Al Khor Waterfront - a vibrant lifestyle destination that brings new energy to this historic coastline. This thoughtfully planned waterfront community offers:

- Waterfront retail and dining promenades
- Linear parks and walking paths
- UAQ Yacht Club
- Umm al Quwain Corniche
- Local cultural venues such as forts and museums

CULTURE, LEISURE & SPORTS

1. Al Arabi Sports and Cultural Club
2. Football Playground
3. Beach Kids Play Areas
4. The Mangrove Beach
5. UAQ Waterfront Creek
6. Sheikh Zayed Bin Sultan Al Nahyan Park
7. Vida Beach Resort

HISTORICAL SITES

8. Umm Al Quwain Museum
9. Umm Al Quwain Heritage District
10. Umm Al Quwain Fort
11. Old Bazaar Umm Al Quwain

HOSPITALS & CLINICS

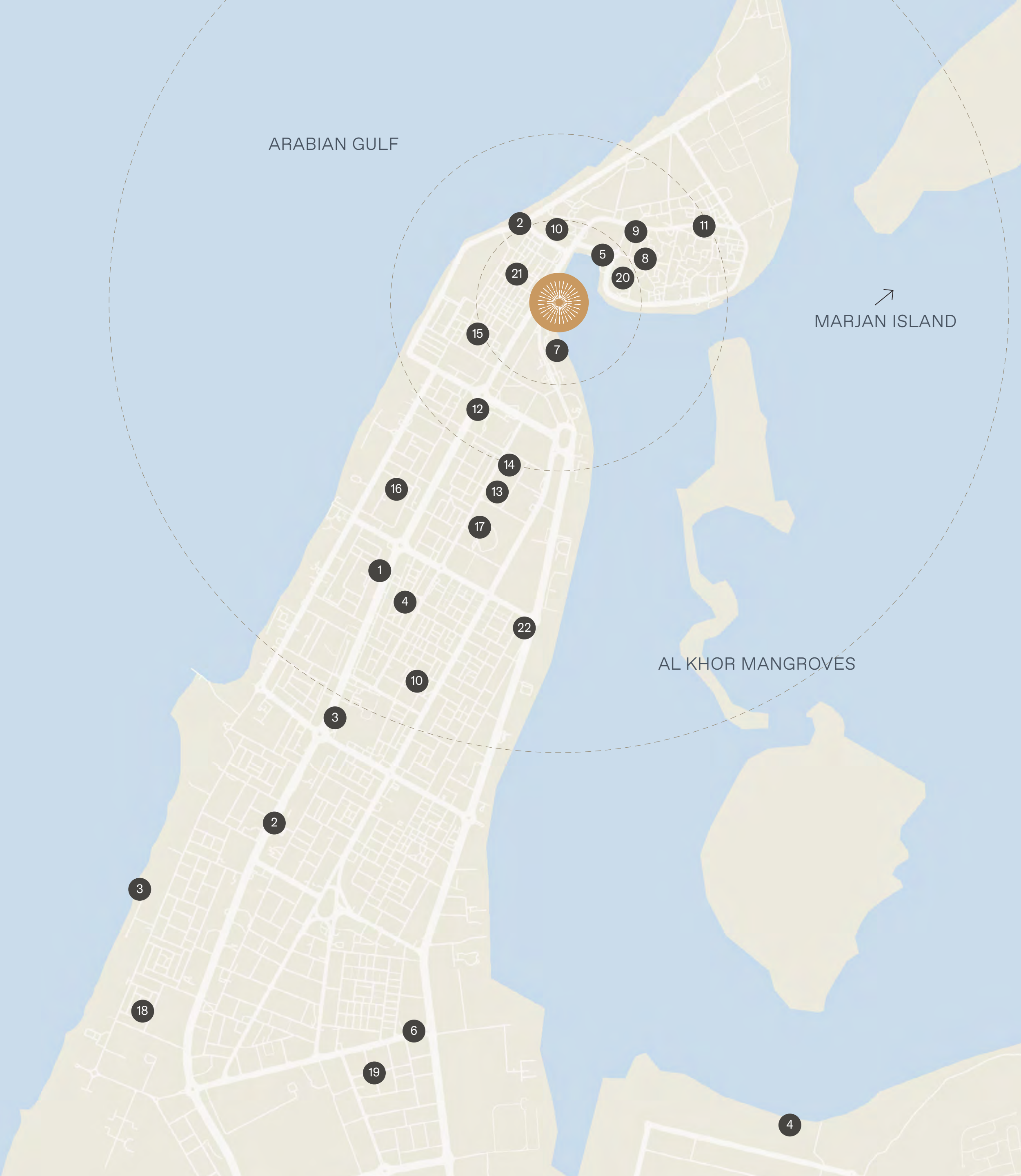
12. Umm Al Quwain Hospital
13. Umm Al Quwain Public Health
14. Maternal & Child Health Center

SCHOOLS

15. Umm Al Qura School
16. Umm Al Quwain Preparatory Girls School
17. Wise Indian Private School
18. Noon Nursery
19. The English private School

MOSQUES

20. Masjid Al Taqwa
21. Masjid Juma Al Majed
22. Masjid Abdul Aziz Al Majid





AYA IS SITUATED IN

THE HEART OF UMM AL QUWAIN



AYA BEACHFRONT
RESIDENCES

THE HEART OF UAQ



A DESTINATION WHERE LEGACY MEETS TOMORROW.

Deyaar's visionary holiday-inspired and cultural destination where heritage meets horizon. A transformative waterfront community redefining luxury living in the new Umm Al Quwain.



GATED COMMUNITY OF
VILLAS & TOWNHOUSES

URBAN
DISTRICT

RETAIL
PROMENADE

CULTURAL
DISTRICT

BEACH PROMENADE
& F&B DISTRICT

HOSPITALITY &
WELLNESS RESORT

COMMUNITY
GARDEN

YACHT
CLUB

AYA BEACHFRONT
RESIDENCES

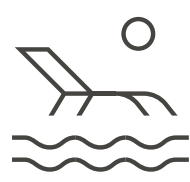
VERDANA
PARKS

VIDA BEACH
RESORT

IN A PLACE BEYOND, YET CLOSER THAN EVER.

An Urban Oasis by the Sea

A complete urban community where luxury hotels complement exclusive residences, while curated retail and dining create a vibrant social fabric.



Where Nature Takes Center Stage

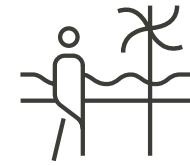
Over 30% dedicated green spaces create natural corridors throughout, ensuring perfect harmony between urban convenience and natural tranquility.





A Pedestrian Paradise

Tree-lined promenades and seamless connectivity create an environment where every journey becomes a pleasure.



Retail & Culinary Excellence

Waterfront cafés, gourmet restaurants, and lifestyle boutiques create a dynamic scene rivaling the world's finest coastal destinations.



Honoring Heritage

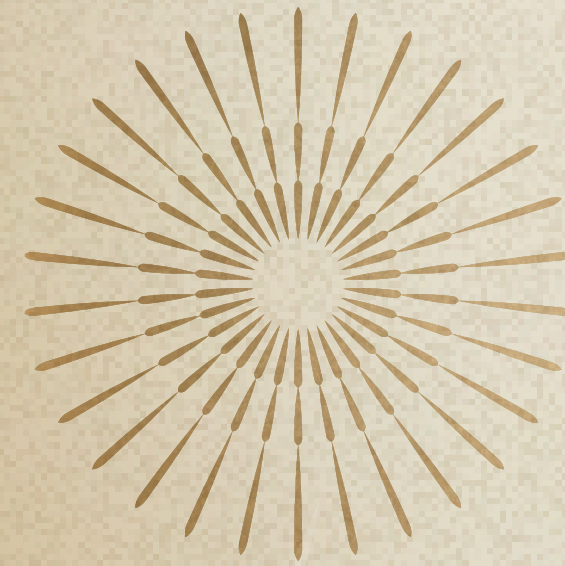
Celebrating Umm Al Quwain's historic forts and maritime traditions, respectfully integrating past and present.



Resort-Inspired Living

Beach clubs, luxury hotels, and premium retail converge to create a resort atmosphere where every day feels like vacation.





LIFESTYLE & AMENITIES

Aya presents a masterfully orchestrated beachfront lifestyle where every element contributes to human flourishing and an intimate community. Here, the gentle rhythms of coastal life blend seamlessly with contemporary luxuries, creating an experience that transcends ordinary residential living.

NOWHERE
ELSE OFFERS
A LIFESTYLE
LIKE AYA.

THE JOY OF BELONGING

ADULT LOUNGE



GROUND LEVEL AMENITIES



GRAND LOBBY WITH
DOUBLE-HEIGHT
CEILINGS



PROFESSIONAL
FITNESS CENTER



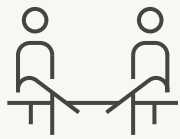
SOPHISTICATED
RESIDENT'S LOUNGE



CAFE &
CAFE LOUNGE



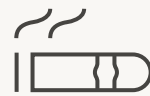
INDOOR
CINEMA



BUSINESS CENTER
AND CO-WORKING
SPACES



ADULT INDOOR
SPORTS LOUNGE



CIGAR LOUNGE



KID'S & FAMILY
LOUNGE



INDOOR &
OUTDOOR CHILDREN'S
PLAY AREAS



INDOOR
CHILDREN'S POOL



CAFE/TEA HOUSE
WITH INDOOR AND
OUTDOOR SEATING



SUPER-FOOD
STORE



GROOMING &
SELF-CARE SALON



RETAIL BOUTIQUES
INCLUDING FLOWERS
& CHOCOLATE SHOP



SECLUDED NOOKS
AND PRIVATE
SHADED SEATING



OUTDOOR
SEATING



JUICE BAR
BY THE POOL

WHERE MOMENTS



BECOME MEMORIES.



A PERFECT COMPOSITION

SOCIAL POOL

LARGE SANCTUARY SPACES FOR THE LITTLE ONES

KIDS CLUB



YOUR ARENA FOR SPORTING LEISURE

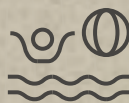
SPORTS LOUNGE



OUTDOOR AMENITIES



OUTDOOR
CINEMA



FAMILY POOL
WITH SPLASH ZONE



OUTDOOR
CABANAS



INFINITY ADULT
POOL WITH JACUZZI



OUTDOOR
YOGA DECK



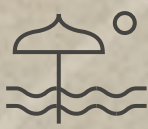
BEACH
CAFE



PRIVATE OASIS
GARDEN



LANDSCAPED GARDENS
AND WALKWAYS



PRIVATE
BEACH ACCESS



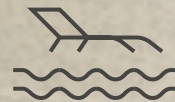
SUNRISE & SUNSET
INFINITY POOL



EXPANSIVE SUNDECK
& SEATING AREAS



STEAM ROOM
AND SAUNA



JACUZZI &
PLUNGE POOLS



STATE-OF-THE-ART
HEALTH CLUB



DEDICATED
YOGA STUDIO

LIFESTYLE ESSENTIALS



RECEPTION



VALET PARKING



PARKING SPACES



SMART HOME TECHNOLOGY



BUILDING SECURITY

COME
HOME,
JUST TO
ESCAPE
IT ALL.



RESIDENCES & INTERIORS

Within each residence, every detail has been considered to create environments of unparalleled refinement. The material palette draws inspiration from the coastal setting, with natural textures and tones creating a sophisticated backdrop for living. Kitchens become culinary theaters, with premium appliances and thoughtful layouts enabling both everyday meals and gracious entertaining.



AYA
BEACHFRONT RESIDENCES
UMM AL QUWAIN

AN INDULGENCE IN
REFINED MOMENTS

CIGAR LOUNGE



A SPACE WHERE
AMBITION TAKES SHAPE

CO-WORKING HUB

PICK YOUR PARADISE.

AYA RESIDENTIAL COLLECTION

STANDARD UNITS

Premium Residences

1-3 BR UNITS
HORIZON VIEW

Signature Residences

1-3 BR UNITS
BEACH VIEW

SPECIAL UNITS

Beach Homes Collection

SIMPLEX UNITS
DUPLEX UNITS

Sky Collection

PENTHOUSES
SKY VILLAS

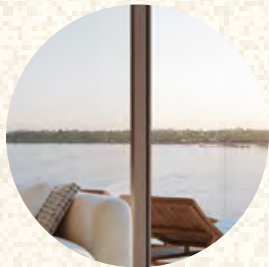
Signature
FEATURES



Floor-to-ceiling windows
maximizing natural light



Enhanced
indoor air quality



Double-glazed windows and
insulated walls to enhance comfort



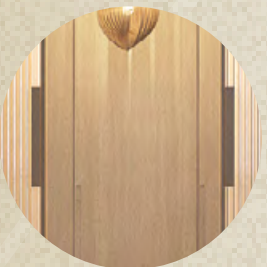
Fitted kitchens with
high-end appliances



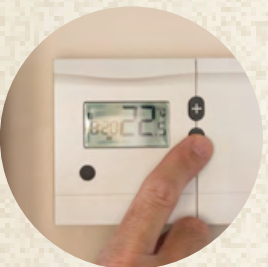
Premium fixtures
and finishes



Acoustic panels for
advanced sound insulation



Generous
storage solutions



Smart home
technology throughout

RESIDENTIAL COLLECTION	PRODUCT SIZE
ONE-BEDROOM RESIDENCE	FROM 628 - 789 sq.ft.
TWO-BEDROOM RESIDENCE	FROM 996 - 2,160 sq.ft.
THREE-BEDROOM RESIDENCE	FROM 1,373 - 2,507 sq.ft.



VIEWS TO BE CELEBRATED

LIVING ROOM

TIME COMES TO
A HALT IN AWE

MASTER BATHROOM



THE PINNACLE OF LUXURY.



Beach Homes Collection

Discover beachfront luxury living with these duplex residences, featuring private beach access with terrace gardens, and secluded pools where home seamlessly meets the horizon.

UNIT TYPES	PRODUCT SIZE
THREE-BEDROOM DUPLEX	FROM 3,929 - 5,120 sq.ft.
FOUR-BEDROOM DUPLEX	FROM 4,628 - 5,441 sq.ft.

The Sky Collection



Expansive penthouses and sky villas crown Aya, offering extraordinary living spaces with soaring ceilings, abundant light, and private outdoor terraces with private pools high above the bay.

UNIT TYPES	PRODUCT SIZE
SKY VILLA	FROM 7,498 - 7,628 sq.ft.
PENTHOUSE	FROM 4,606 - 6,874 sq.ft.



A VISION OF TOMORROW

Sustainability at Aya is not a mere addition but a fundamental principle that informs every aspect of the design.

SUSTAINABILITY FEATURES

- Daylight integration through architectural design
- Environmentally friendly and locally sourced materials
- High-efficiency AC units & optimized HVAC systems
- Energy-efficient LED lighting throughout
- Energy recovery ventilation systems meeting latest ASHRAE regulations
- Air filters provided
- Sustainable wood sourcing
- Zero asbestos materials



EXCLUSIVE LIMITED TIME SUMMER OFFER

30/70

PAYMENT PLAN

3 YEARS

COMPLIMENTARY PROPERTY
MANAGEMENT SERVICE

SHORT TERM

RENTAL MANAGEMENT
SERVICES ALSO AVAILABLE*

*T&C's APPLY

ON BOOKING	•	•	10%
1ST INTALLMENT 31-Dec-25	•	•	10%
2ND INSTALLMENT 31-Dec-26	•	•	10%
ON HANDOVER 31-Dec-27	•	•	70%

3 YEARS COMPLIMENTARY PROPERTY MANAGEMENT SERVICE.

As part of your Aya experience, residents receive three years of complimentary property management services through Deyaar's expert division. With strategically located offices across the UAE, our dedicated team delivers best-in-class service built on stability, expertise, and operational excellence. Our proven track record includes over 90% occupancy renewal rate and unwavering client confidence.

500M

Total Managed Portfolio

12,000+

Total Number of Units

700+

Total Projects across the UAE

400+

Landlords/Owners

SERVICES INCLUDE

- PROPERTY INSPECTIONS AND APPRAISALS
- MANAGEMENT OF TENANCY CONTRACTS
- FOLLOW-UPS ON PAYMENTS, COLLECTIONS & RENEWALS
- COMPLETE DOCUMENTATION AND LEGAL ASSISTANCE
- MARKETING MANAGEMENT AND OPERATIONAL ASSISTANCE



REDEFINING EXCELLENCE IN REAL ESTATE



PORTFOLIO OVER 75 MILLION

sq.ft. across residential, commercial and hospitality projects

SINCE 2007

Publicly listed company in DFM

23 YEARS

of experience

SIX BUSINESS UNITS:

- Property Development
- Property Management
- Facilities Management
- Community Management
- Hospitality
- Asset Management

NOTABLE PROJECTS:

- DWTN Residences
- Park Five
- Rivage
- ELEVE
- Mar Casa
- Midtown



AYA

BEACHFRONT RESIDENCES

UMM AL QUWAIN

ديار
DEYAÄR

