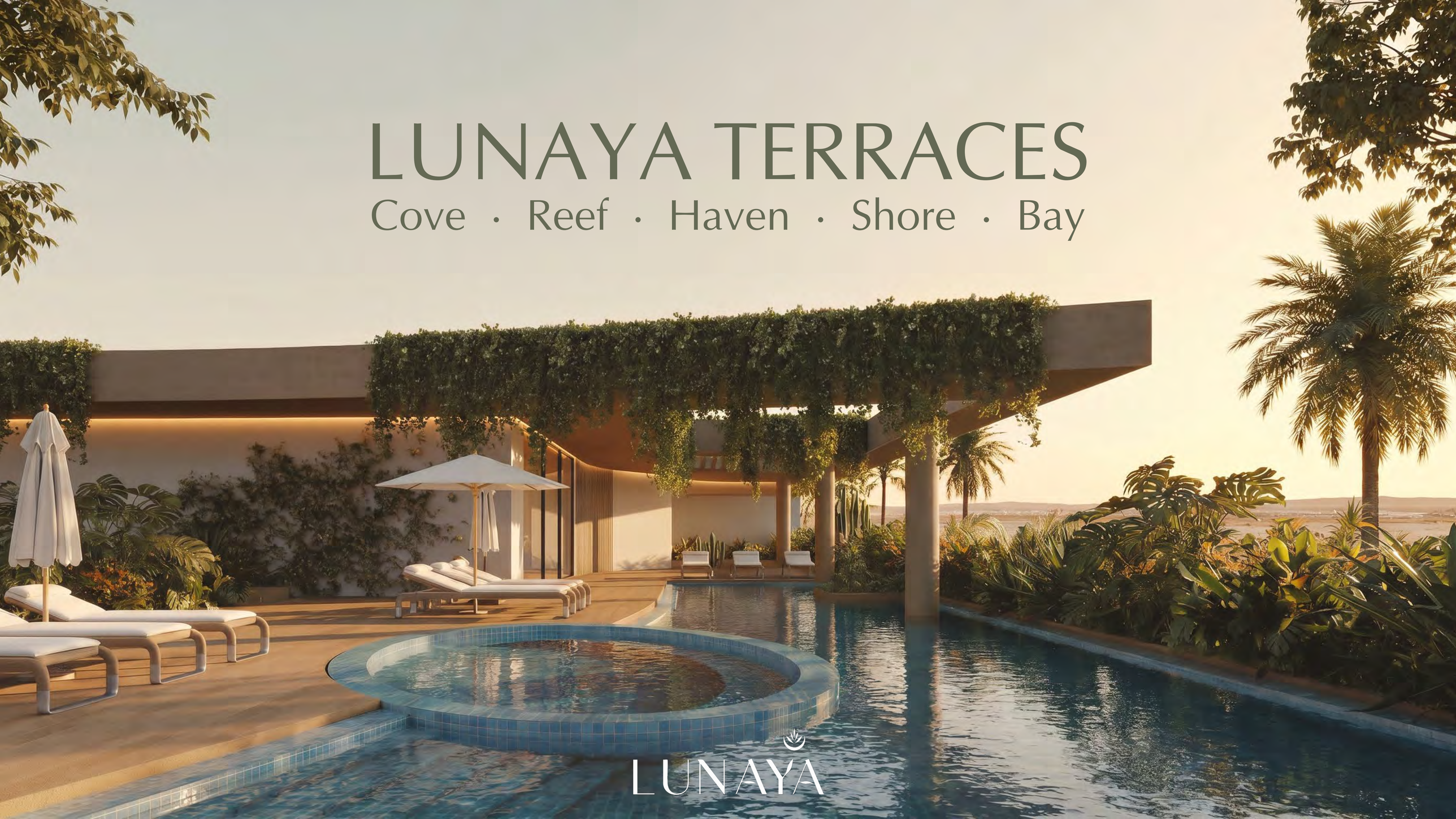
LUNAYA TERRACES

Cove · Reef · Haven · Shore · Bay



LUNAYA

LUNAYA TERRACES

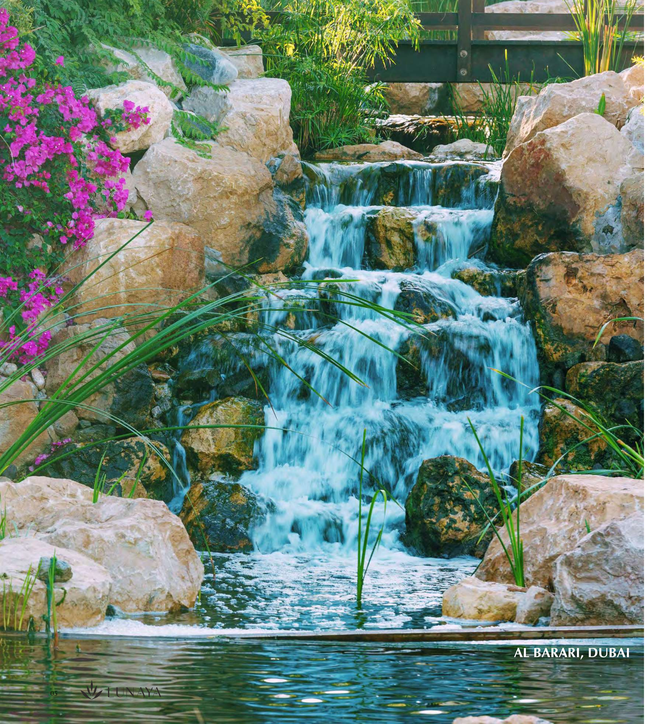
WHERE EVERY HOME BELONGS TO NATURE

An elevated residential experience within the landscapes of Lunaya

00 DEVELOPER TRACK RECORD

WHAT WE DELIVERED

A commitment to landscape-driven living and carefully crafted experiences is reflected across a portfolio of completed communities. Through the integration of nature, open spaces, and thoughtful design, each development creates environments that feel connected, immersive, and centered around quality of life.

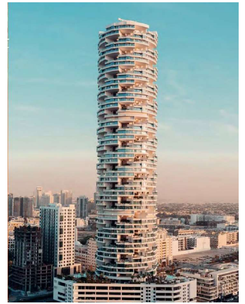


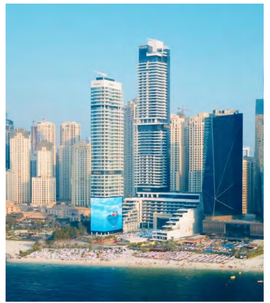
WE'VE DONE IT.
AND WE'VE DONE IT WELL

* These are real pictures and the real community

zaya

FIVE ▶





01 LUNAYA'S DNA

WE BEGIN WITH NATURE

At Lunaya, the landscape leads the way, shaping a way of life centered on wellness, movement, and community.

The name Lunaya is inspired by Luna, the moon, a timeless symbol of rhythm, reflection, and renewal. This idea is woven into every part of the development. The soft curves of each home echo the shifting phases of the moon, while lagoons and waterways move gently through the site like tides under moonlight.

The result is a community defined by nature's quiet poetry, fluid, luminous, and full of life.

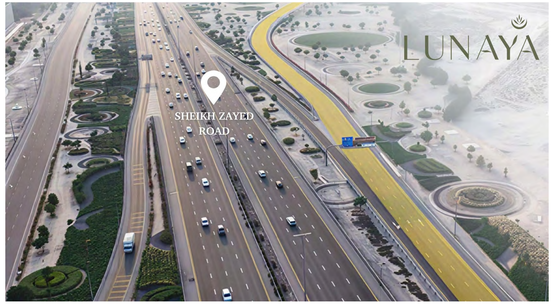
OUR LOCATION

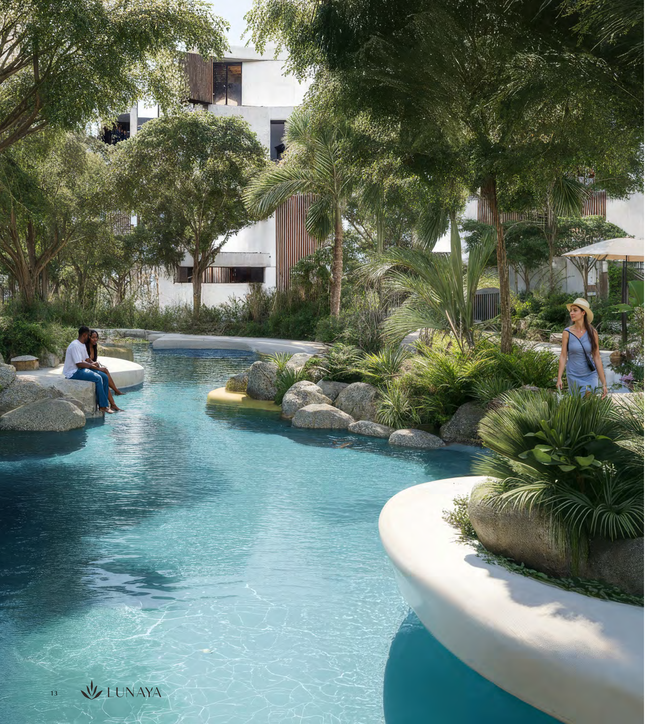
Lunaya's location is defined by a rare balance between connectivity and calm, placing it at the center of Dubai's most dynamic growth corridor.

Strategically positioned along **Sheikh Zayed Road**, it offers immediate access to the city's key destinations while remaining grounded in a landscape-driven setting that prioritizes openness and ease.

Surrounded by emerging waterfront districts, major infrastructure projects, and evolving urban landmarks, Lunaya sits within a context that is actively transforming. Its connection to the Green Spine further strengthens this relationship, allowing the ecological network to flow directly into the site rather than remaining outside of it.

Here, landscape, movement, and open space extend seamlessly into the development, turning Lunaya into a natural continuation of the wider environmental corridor linking Dubai and Abu Dhabi. This convergence of accessibility, long-term growth, and ecological integration positions Lunaya not just as a place to live, but as a forward-looking destination shaped by its surroundings and by what the region is becoming.





THE LIVING CORRIDOR

WHERE LIFE, WATER, AND GREENERY FLOW TOGETHER

Lunaya's landscape is envisioned as a continuous living corridor, where water, greenery, and everyday life are woven into a single, uninterrupted experience. Instead of existing as separate elements, they are designed to merge and flow together, shaping an environment where movement, nature, and human activity naturally overlap.

Water becomes a guiding force in the landscape, greenery adds depth, texture, and shade, and life brings the spaces in between into constant use and rhythm.

Together, these layers form a connected ecological and spatial network that runs throughout the community, transforming Lunaya into more than a series of places, it becomes a seamless landscape that is always alive, always evolving.

LIFE

WATER

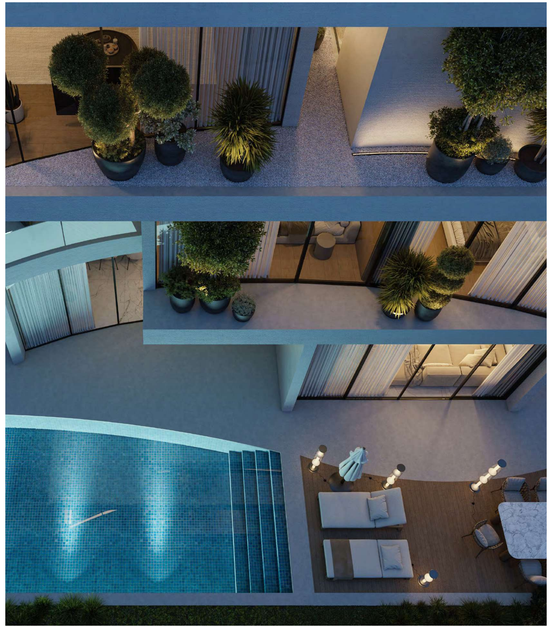
GREENERY

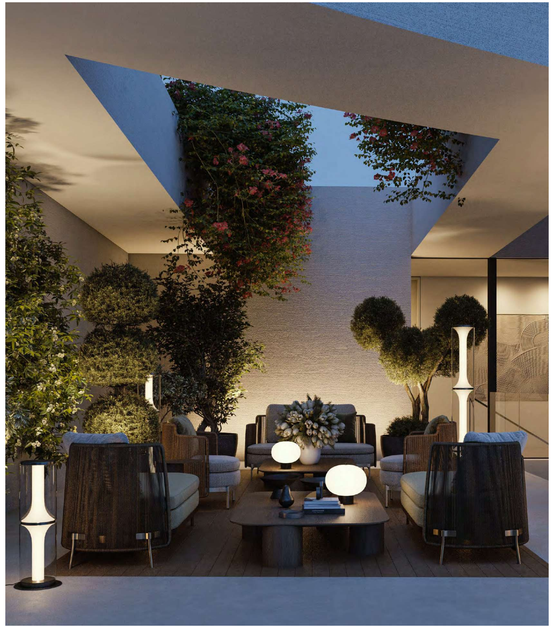
EXTENDING THE LUNAYA EXPERIENCE

FROM LANDSCAPE TO BUILT FORM

The Lunaya landscape extends seamlessly into the built environment, shaping both the villas and the apartment building. Its guiding principles of movement, openness, and connection to nature are carried into the architecture itself, translating landscape thinking into spatial experience.

Indoor and outdoor realms are continuously interwoven through shaded corridors, generous terraces, and shared spaces. As a result, the architecture does not sit apart from the landscape—it becomes an extension of it, maintaining a constant dialogue between living spaces and the natural environment.





THE VILLA COLLECTION

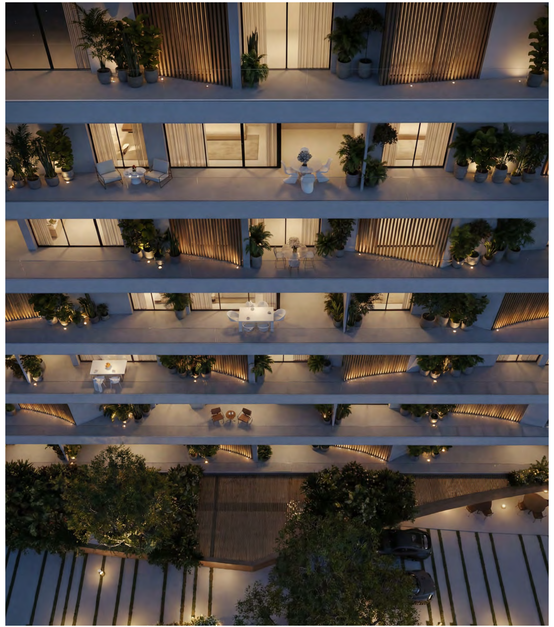
EXTENDING THE LUNAYA EXPERIENCE

FROM VILLAS TO APARTMENTS

The apartments reinterpret the spatial qualities of the villas, translating their openness, material expression, and close relationship with the outdoors into a vertical living format.

Through generous terraces, layered interior layouts, and carefully framed views, the same architectural language is carried upward and adapted across height and scale.

This continuity ensures that, despite the shift from horizontal to vertical living, the experience remains consistent—rooted in openness, light, and a constant dialogue with the landscape.



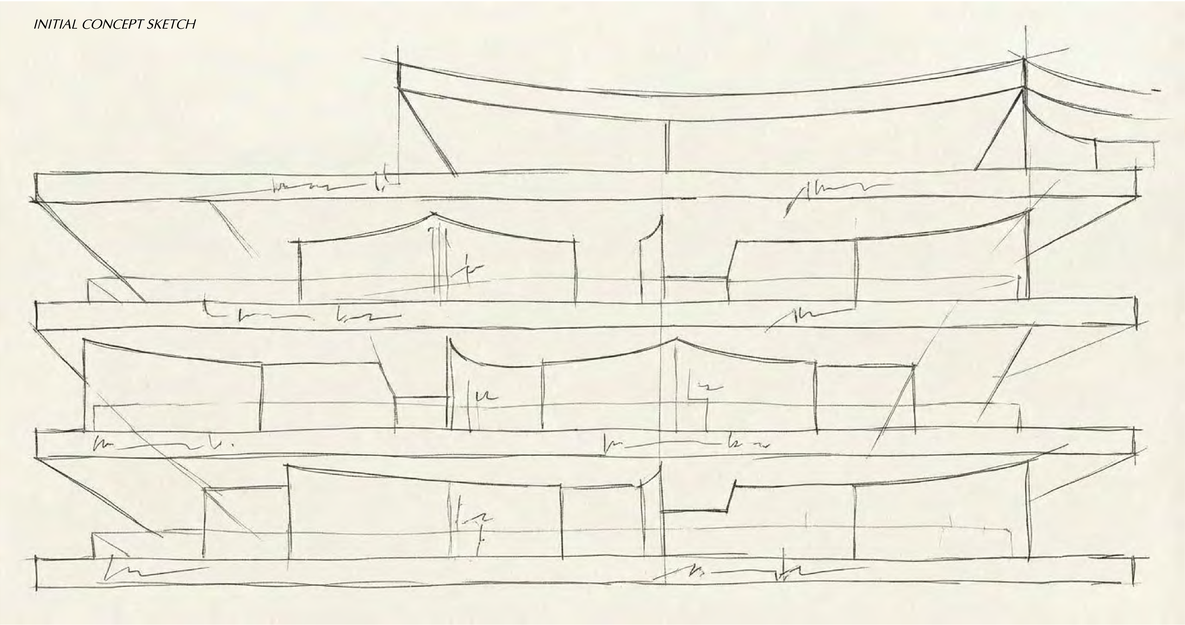
02

INTRODUCING LUNAYA TERRACES

EXTENDING THE LUNAYA LANDSCAPE

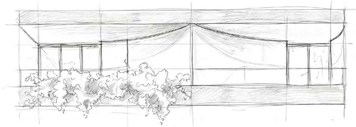
Lunaya Terraces are conceived as a natural extension of the Lunaya landscape, transforming the experience of living into a continuous dialogue between architecture and nature. Rather than conventional apartments, the project introduces a new residential typology where homes are shaped as living terraces, elevating the community's gardens, water, and open spaces into a vertical landscape. Inspired by the spatial qualities of villas, each residence is designed to offer openness, privacy, and seamless indoor–outdoor living. From the ground-level gardens to the rooftop terraces, the building unfolds as a layered environment that reflects the essence of Lunaya — a place where landscape defines the way people live.

INITIAL CONCEPT SKETCH



THE TERRACES, THE CURVES, & THE HANGING GARDENS

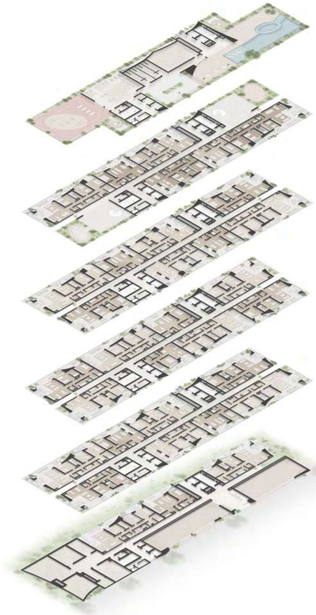
LUNAYA
BY ZAYA



LIVING TERRACES

The architecture of Lunaya Terraces is shaped by the idea of translating the community's landscape into a vertical living experience. Rather than limiting the relationship with nature to the ground level, greenery, open spaces, light, and outdoor living are carried upward through a series of connected terraces and layered environments.

The building becomes an extension of the Lunaya landscape itself, where gardens rise through the architecture and indoor spaces remain continuously connected to the outdoors. Inspired by the openness and spatial quality of villa living, each residence is designed to feel immersed within this vertical landscape, creating a residential experience defined by light, nature, and continuity.



ROOF TOP FLOOR

7TH FLOOR

3RD, 5TH FLOORS

2ND, 4TH, 6TH FLOORS

1ST FLOOR

GROUND FLOOR

GROUND + 7 FLOORS + ROOF

The planning strategy translates the Lunaya villa experience into a vertical residential layout, where each home is designed as a spacious, private unit rather than a standard apartment.

With only eight units per floor, the layout prioritizes privacy, comfort, and efficient spacing between residences. The development includes one-, two-, and three-bedroom units arranged in both central and corner positions, providing different layouts, orientations, and spatial conditions.

Circulation is designed through open corridors that maintain a direct visual and physical connection to the outdoors. This approach brings the landscape into the building and maintains a consistent relationship between architecture and nature throughout the development.

1ST , 3RD, 5TH FLOORS

2ND, 4TH, 6TH FLOORS

03 THE COLLECTION

HOMES WITHIN THE LANDSCAPE

Each residence at Lunaya is designed as a home shaped by space, natural light, and its relationship to the surrounding landscape.

Inspired by the openness of villa living, each unit is organized around large terraces that extend usable living space outdoors and create a direct connection between interior and exterior areas. Living spaces open toward greenery to maximize daylight, views, and natural ventilation.

The result is a set of residences that prioritize privacy and spaciousness while maintaining a strong connection to the landscape, offering a living experience that goes beyond a standard apartment layout.

THE COLLECTION

1-BEDROOM UNIT

PROGRAM

Living Area/Dining Area/Kitchen
Master Bedroom
Guest WC
Laundry room

AREA RANGE
1,124 - 1,190 sqft

PARKING ALLOCATION
1 Car

CEILING HEIGHT
3m

2-BEDROOM UNIT

PROGRAM

Living Area/Dining Area/Kitchen
Bedroom 1
Bathroom
Master Bedroom
Guest WC
Maid's Room
Laundry room

AREA RANGE
1,749 - 2,017 sqft

PARKING ALLOCATION
1 Car

CEILING HEIGHT
3m

3-BEDROOM UNIT

PROGRAM

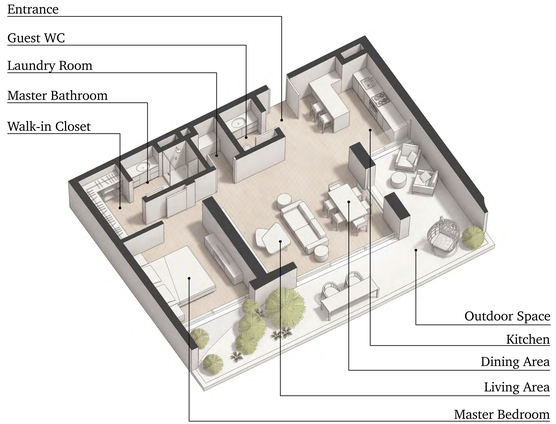
Living Area/Dining Area/Kitchen
Bedroom 1
Bedroom 2
Bathroom
Master Bedroom
Guest WC
Maid's Room
Laundry room

AREA RANGE
2,219 - 2,490 sqft

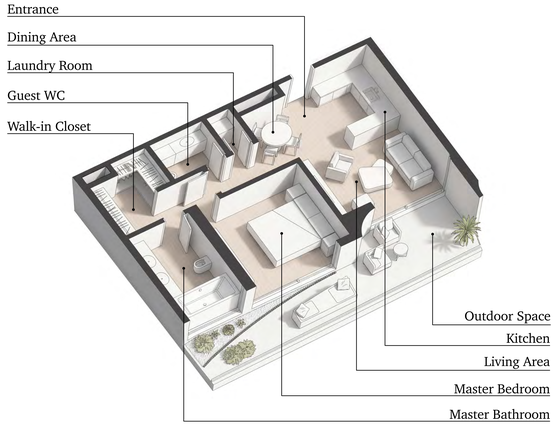
PARKING ALLOCATION
2 Cars

CEILING HEIGHT
3m

1-BEDROOM

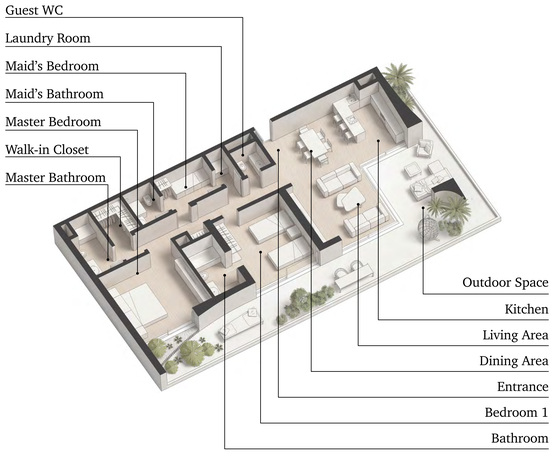


TYPE 1 UNIT

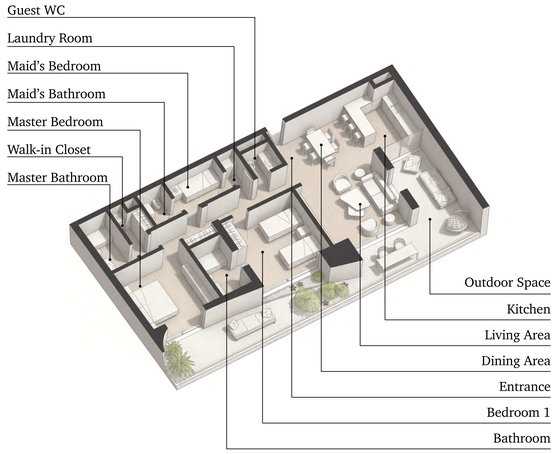


TYPE 2 UNIT

2-BEDROOM

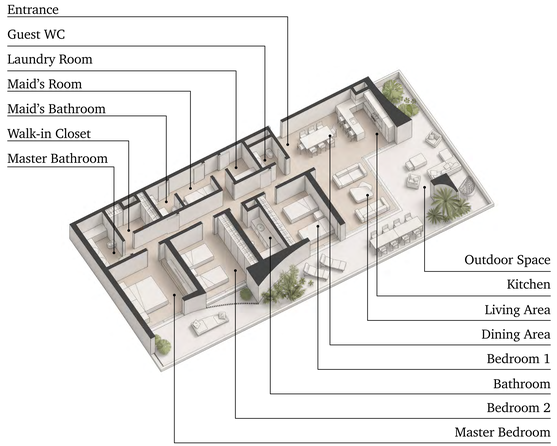


CORNER UNIT

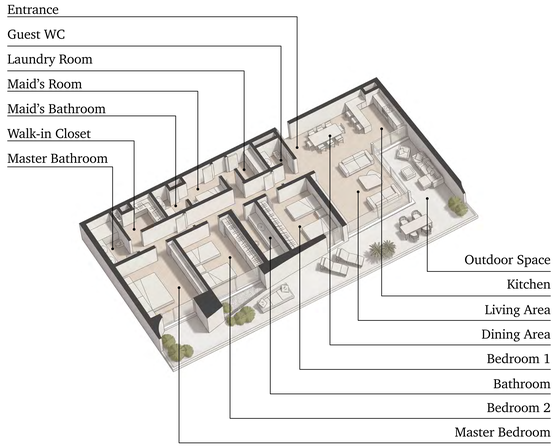


CENTER UNIT

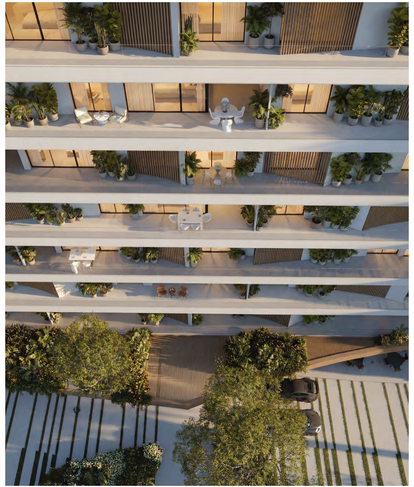
3-BEDROOM



CORNER UNIT



MIDDLE UNIT



04
THE PUBLIC LIFE

SPACES TO LIVE, MOVE, AND UNWIND

At Lunaya Terraces, amenities are integrated into the overall living experience rather than treated as separate facilities. They are designed to support daily life through spaces for relaxation, activity, and social interaction within a landscaped setting.

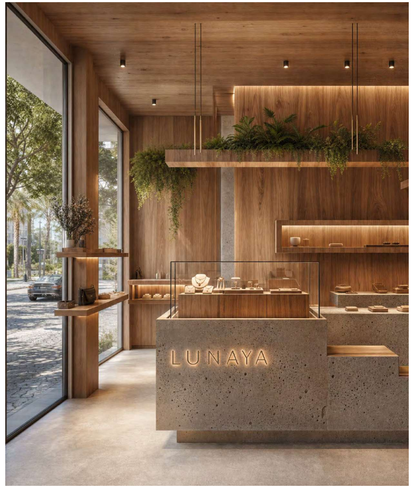
The rooftop garden and pool provide shared outdoor areas with open views, while the wellness and fitness spaces support everyday health and routine.

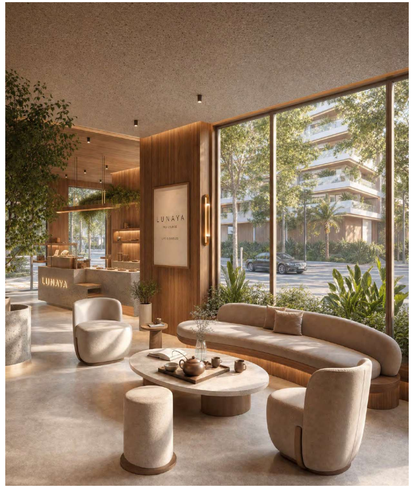
Together, these spaces extend the function of the home and create a residential environment where convenience, comfort, and community are part of one continuous experience.

THE ARRIVAL LOBBY

The arrival lobby is designed as a transition space between the exterior landscape and the private residential areas. Natural materials, soft lighting, and integrated greenery create a calm and welcoming environment, while open views maintain a visual connection to the surroundings.

The lobby also feels visually extended through its relationship with the retail spaces, which open toward it and reinforce a sense of continuity and openness. Together, these elements set the tone for the building, where architecture, landscape, and shared spaces are experienced as part of one connected environment.





RETAIL SPACES

Retail spaces activate the ground floor with a curated mix of cafés, boutiques, and everyday services.

Designed with natural materials and open storefronts, they maintain a strong visual and physical connection to the surrounding landscape.

These spaces create an active and accessible ground level, forming a clear interface between the building and the wider community.

THE CORRIDORS

The corridors are designed as open passages that connect directly to the outdoors at both ends. This allows natural light, ventilation, and views of the landscape to move through the building, making circulation feel more integrated with the environment.

Framed openings and consistent material choices strengthen the relationship between movement inside the building and the outdoor surroundings.

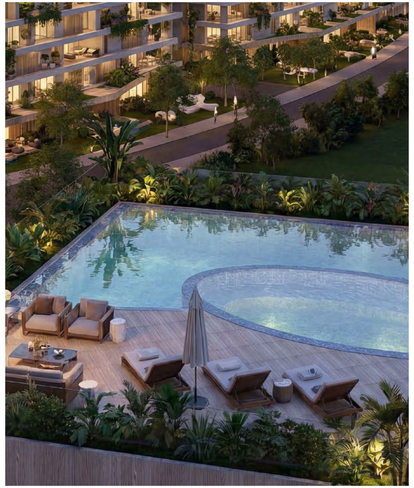
THE PUBLIC TERRACES

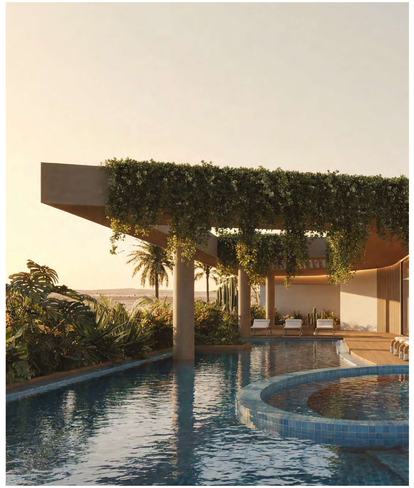
The terraces extend living and shared spaces outward, offering areas for relaxation, gathering, and everyday use. Integrated planting, seating, and open views create a seamless transition between interior spaces and the landscape, making each level an extension of the outdoor environment.

THE GYM

The gym includes both indoor and outdoor fitness areas with a range of equipment and training spaces.

Large openings and direct access to exterior zones allow users to move between indoor and outdoor workouts easily. This setup supports different types of exercise, from structured training indoors to more flexible or open-air activities outside.





THE ROOFTOP

The rooftop brings together leisure and social spaces organized around a central pool, creating a shared amenity at the top of the building.

It includes lounge areas, shaded seating, and landscaped elements that define different zones for use throughout the day. The layout is oriented toward open views, providing a comfortable setting for relaxation, informal gatherings, and everyday use above the landscape.

05

THE MATERIALS

MATERIAL SELECTION

The material palette of Lunaya is inspired by nature, combining warm tones, soft textures, and refined finishes to create a calm and cohesive atmosphere.

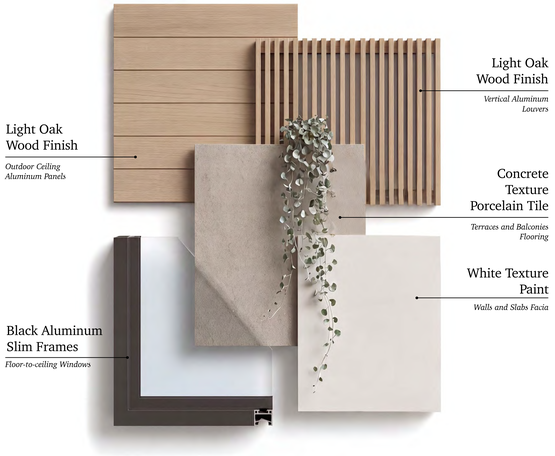
Materials are carefully selected to strengthen the connection between interior spaces and the surrounding landscape, ensuring consistency across the development. Natural light, greenery, and tactile surfaces work together to shape the overall living experience in a simple and grounded way.

ARCHITECTURE

The architectural material palette is designed as an extension of the Lunaya landscape, with a focus on texture, depth, and durability. A combination of warm stone, muted finishes, and soft-toned surfaces is used to ground the building within its context and create visual consistency across the development.

Greenery is integrated into the façade, making planting an active part of the architectural expression rather than an added element. The layering of materials helps define the terraces as usable outdoor spaces, while also reducing the perceived mass of the building and breaking it into more articulated volumes of light, shadow, and planting.

This approach supports the idea of the project as a vertical landscape, where architecture and nature are closely connected and work together as one system.



INTERIOR SPACES

The interior material palette is designed to create a calm and refined living environment that connects directly to the outdoor terraces. Natural textures, warm tones, and simple, carefully selected finishes are used to establish consistency and comfort across the spaces.

Materials are chosen for both appearance and touch, with an emphasis on durability and a smooth transition between indoor and outdoor areas.

The result is an interior experience that feels open and restrained, while maintaining a clear relationship with the surrounding landscape and the overall concept of Lunaya.

06

LUNAYA LIFESTYLE

LIFE BEYOND THE BUILDING

Lunaya extends beyond the home into a connected landscape of shared spaces, where water, greenery, and open areas structure everyday life.

A network of lagoons, gardens, and communal spaces encourages movement, interaction, and relaxation, with clear links between natural elements and social areas.

Living is not limited to the residence itself, but extends into the wider environment, which is designed to support wellbeing, everyday activity, and a sense of community.

PARKS AND KIDS AREAS

Lunaya includes a network of parks designed to support everyday outdoor use. These spaces feature children's play areas, dog parks, shaded walking paths, and landscaped zones with integrated water features.

Together, they provide accessible and well-distributed outdoor areas for recreation, relaxation, and social interaction, all within a continuous green environment that connects the wider development.

POOLS & WATER FEATURES

Water is a key element of the Lunaya landscape, integrated through a series of pools and water features distributed across the site. These range from lagoon-style pools to shaded seating areas positioned along the water's edge.

The spaces are designed for everyday use, supporting relaxation, cooling, and informal gathering. Water is used as both a functional and spatial element, helping define the outdoor environment and improve overall comfort.

FITNESS AND SPORTS FACILITIES

Lunaya provides a range of fitness and sports facilities designed to support an active and balanced lifestyle. These include indoor and outdoor gyms, sports courts, wellness spaces, saunas, and an indoor pool. Integrated within the landscape, these amenities offer residents accessible spaces for exercise, recovery, and everyday wellbeing.

CULINARY EXPERIENCE

Lunaya includes a curated culinary experience where cafés and dining spaces are integrated within the landscape. Positioned along key outdoor areas, these venues provide informal settings for everyday dining and social interaction, with direct connections to greenery and water.

Together, they add an active layer to community life, where dining is part of the broader living environment rather than a separate function.

DAILY LIVING

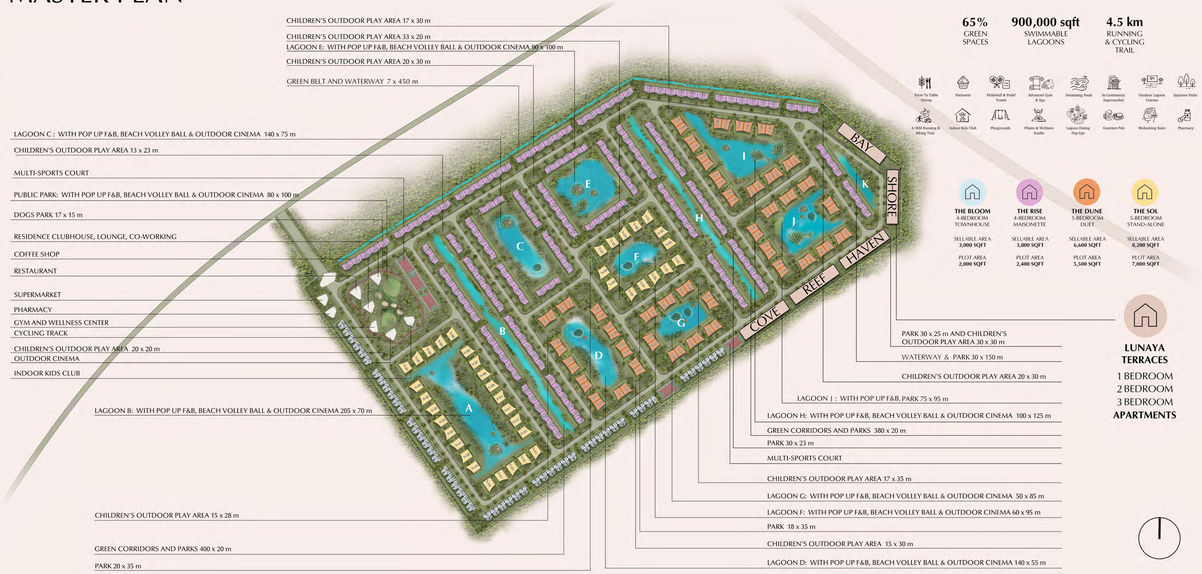
Lunaya integrates essential services within the community to support everyday living. These include a supermarket, pharmacy, and library, providing residents with convenient access to daily needs, wellness support, and quiet spaces for reading and work. Together, these amenities enhance the functionality of the community while complementing its landscape-driven lifestyle.

07 COVE FLOOR PLANS

PLANS AND UNIT DISTRIBUTION

A planning strategy centered around openness, exclusivity, and spatial quality shapes the residential experience across each floor. The organization of units, circulation, and shared spaces reflects the project's emphasis on villa-inspired living within a vertically connected environment.

MASTER PLAN



65% GREEN SPACES

900,000 sqft SWIMMABLE LAGOONS

4.5 km RUNNING & CYCLING TRAIL

Farm To Table Dining · Pannerie · Pickleball & Padel Tennis · Advanced Gym & Spa · Swimming Pools · In-Community Supermarket · Outdoor Lagoon Cinema · Spacious Parks

A 100K Running & Biking Trail · Indoor Kids Club · Playgrounds · Fitness & Wellness Studio · Lagoon-Dining Pop-Ups · Gourmet Pub · Birthrooms Suite · Pharmacy

THE BLOOM
4-BEDROOM TOWNHOUSE
SELLABLE AREA **3,000 SQFT**
PLOT AREA **2,000 SQFT**

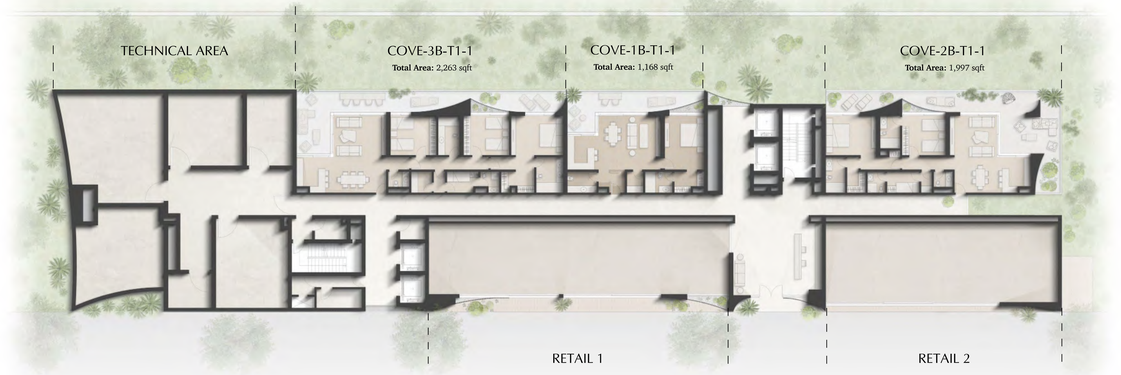
THE RISE
4-BEDROOM MAISONETTE
SELLABLE AREA **3,800 SQFT**
PLOT AREA **2,400 SQFT**

THE DUNE
5-BEDROOM DUET
SELLABLE AREA **6,600 SQFT**
PLOT AREA **5,500 SQFT**

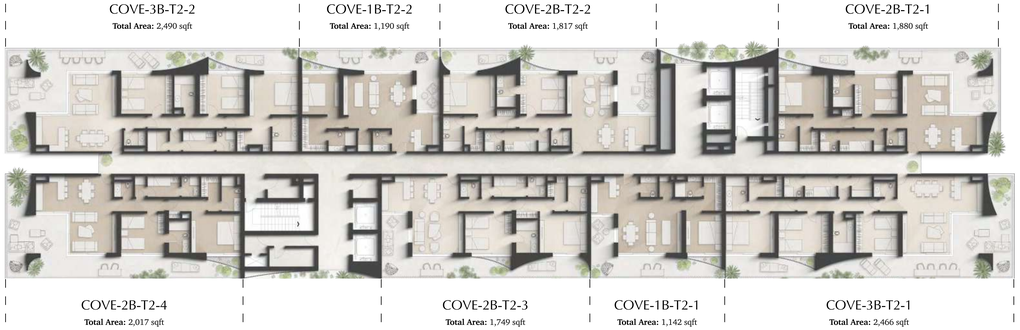
THE SOL
5-BEDROOM STAND-ALONE
SELLABLE AREA **8,200 SQFT**
PLOT AREA **7,000 SQFT**

LUNAYA TERRACES
1 BEDROOM
2 BEDROOM
3 BEDROOM
APARTMENTS

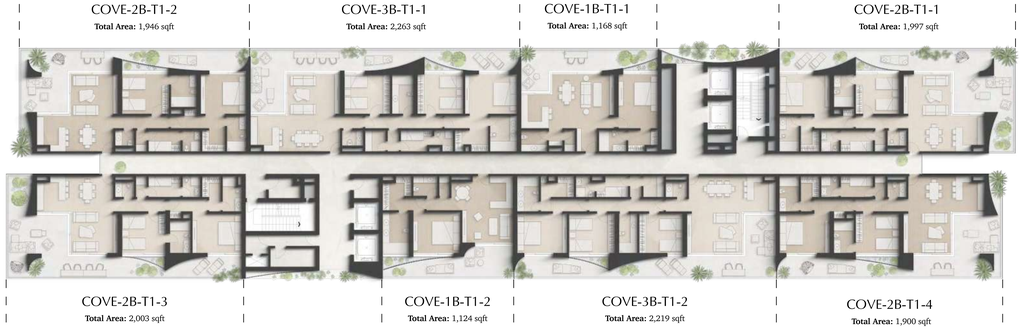
GROUND FLOOR PLAN



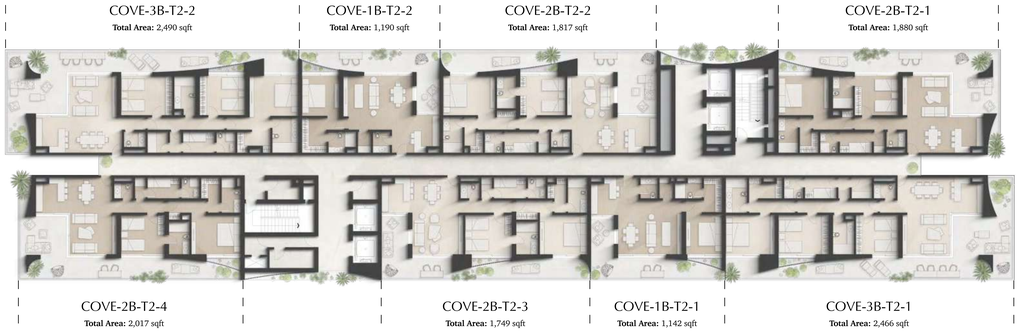
FIRST FLOOR PLAN



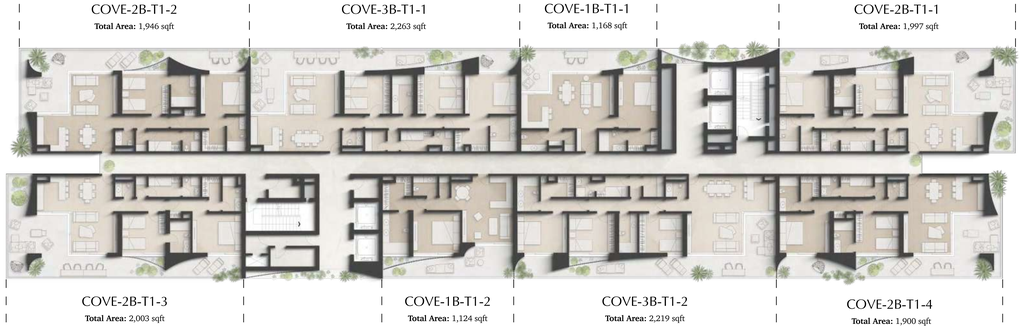
SECOND FLOOR PLAN



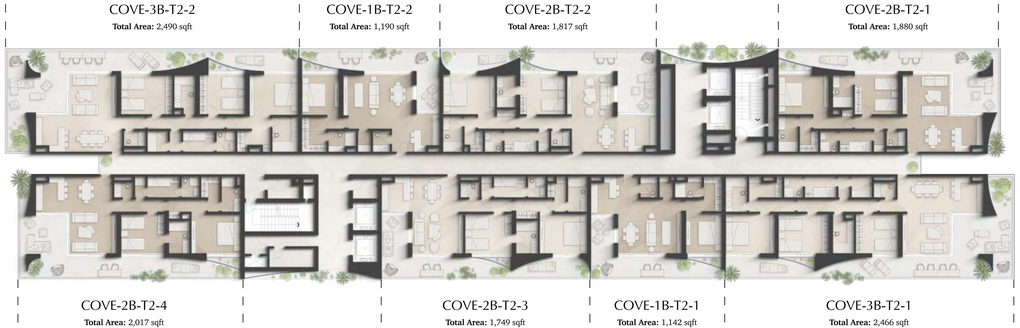
THIRD FLOOR PLAN



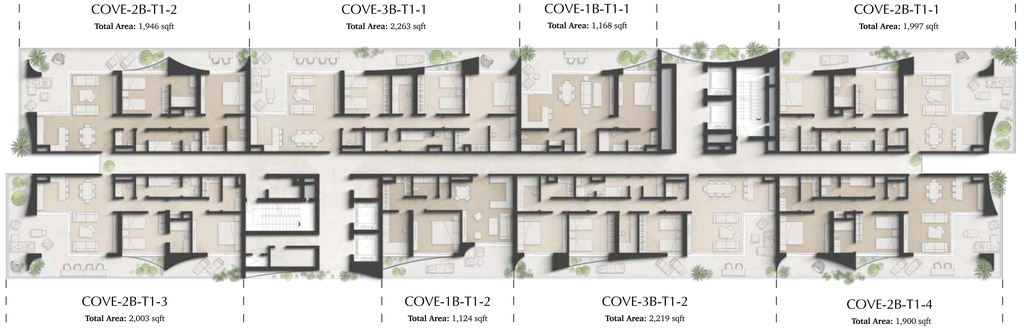
FOURTH FLOOR PLAN



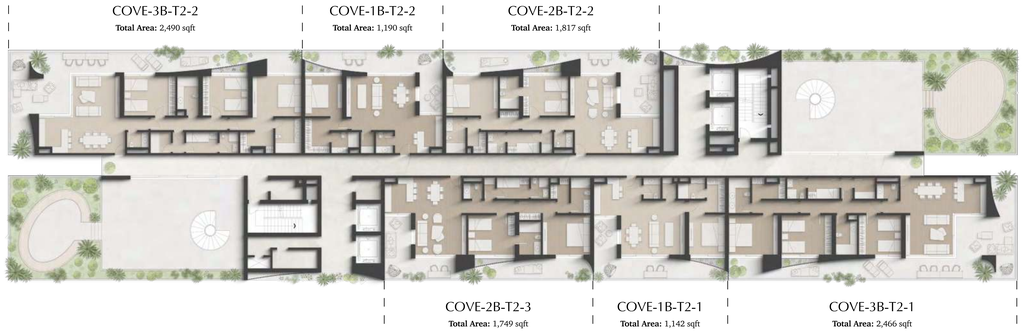
FIFTH FLOOR PLAN



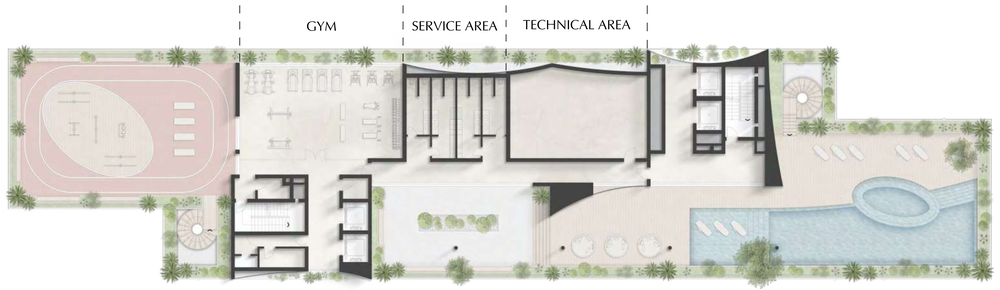
SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN



ROOFTOP FLOOR PLAN



COVE

25 / 75

25% during construction

75% completion on completion

1B One-Bedroom Apartments - 75 units

From AED 2,181,069 to AED 2,253,857

Floor	Unit Code	BR	View	Orientation	Location	Total Area (sqft)	Total Price (AED)	AED / sqft
GF	COVE-1B-T1-1	1B	Facing Surroundings	South-East	Center	1,168	2,202,100	1,885
F1	COVE-1B-T2-1	1B	Facing Community	Sunset View	Center	1,142	2,181,069	1,910
F1	COVE-1B-T2-2	1B	Facing Surroundings	South-East	Center	1,190	2,203,340	1,852
F2	COVE-1B-T1-1	1B	Facing Surroundings	South-East	Corner	1,168	2,213,313	1,897
F2	COVE-1B-T2-2	1B	Facing Community	Sunset View	Center	1,124	2,228,294	1,982
F3	COVE-1B-T2-1	1B	Facing Community	Sunset View	Center	1,142	2,193,616	1,921
F3	COVE-1B-T2-2	1B	Facing Surroundings	South-East	Center	1,190	2,216,521	1,863
F4	COVE-1B-T1-1	1B	Facing Surroundings	South-East	Corner	1,168	2,228,525	1,908
F4	COVE-1B-T2-2	1B	Facing Community	Sunset View	Center	1,124	2,241,076	1,994
F5	COVE-1B-T2-1	1B	Facing Community	Sunset View	Center	1,142	2,206,163	1,932
F5	COVE-1B-T2-2	1B	Facing Surroundings	South-East	Center	1,190	2,229,701	1,874
F6	COVE-1B-T1-1	1B	Facing Surroundings	South-East	Center	1,168	2,241,738	1,919
F6	COVE-1B-T1-2	1B	Facing Community	Sunset View	Center	1,124	2,253,857	2,005
F7	COVE-1B-T2-1	1B	Facing Community	Sunset View	Center	1,142	2,218,710	1,943
F7	COVE-1B-T2-2	1B	Facing Surroundings	South-East	Center	1,190	2,242,882	1,885

2B Two-Bedroom Apartments - 25 units

From AED 3,377,502 - AED 3,789,030

Floor	Unit Code	BR	View	Orientation	Location	Total Area (sqft)	Total Price (AED)	AED / sqft
GF	COVE-2B-T1-1	2B	Facing Surroundings	South-East	Corner	1,997	3,577,520	1,791
F1	COVE-2B-T2-1	2B	Facing Surroundings	South-East	Corner	1,880	3,472,398	1,847
F1	COVE-2B-T2-2	2B	Facing Surroundings	South-East	Center	1,817	3,377,502	1,857
F1	COVE-2B-T2-3	2B	Facing Community	Sunset View	Center	1,749	3,416,998	1,953
F1	COVE-2B-T2-4	2B	Facing Community	Sunset View	Corner	2,017	3,746,537	1,857
F2	COVE-2B-T1-1	2B	Facing Surroundings	South-East	Corner	1,997	3,598,668	1,802
F2	COVE-2B-T1-2	2B	Facing Surroundings	South-East	Corner	1,946	3,604,079	1,852
F2	COVE-2B-T1-3	2B	Facing Community	Sunset View	Corner	2,003	3,745,701	1,870
F2	COVE-2B-T1-4	2B	Facing Community	Sunset View	Corner	1,900	3,656,471	1,924
F3	COVE-2B-T2-1	2B	Facing Surroundings	South-East	Corner	1,880	3,492,864	1,858
F3	COVE-2B-T2-2	2B	Facing Surroundings	South-East	Center	1,817	3,397,707	1,870
F3	COVE-2B-T2-3	2B	Facing Community	Sunset View	Center	1,749	3,456,770	1,976
F3	COVE-2B-T2-4	2B	Facing Community	Sunset View	Corner	2,017	3,767,784	1,868
F4	COVE-2B-T1-1	2B	Facing Surroundings	South-East	Corner	1,997	3,619,816	1,813
F4	COVE-2B-T1-2	2B	Facing Surroundings	South-East	Corner	1,946	3,625,259	1,863
F4	COVE-2B-T1-3	2B	Facing Community	Sunset View	Corner	2,003	3,766,883	1,881
F4	COVE-2B-T1-4	2B	Facing Community	Sunset View	Corner	1,900	3,677,149	1,935
F5	COVE-2B-T2-1	2B	Facing Surroundings	South-East	Corner	1,880	3,513,330	1,869
F5	COVE-2B-T2-2	2B	Facing Surroundings	South-East	Center	1,817	3,417,911	1,882
F5	COVE-2B-T2-3	2B	Facing Community	Sunset View	Center	1,749	3,476,142	1,988
F5	COVE-2B-T2-4	2B	Facing Community	Sunset View	Corner	2,017	3,789,030	1,878
F6	COVE-2B-T1-1	2B	Facing Surroundings	South-East	Corner	1,997	3,640,963	1,823
F6	COVE-2B-T1-2	2B	Facing Surroundings	South-East	Center	1,946	3,646,438	1,874
F6	COVE-2B-T1-3	2B	Facing Community	Sunset View	Corner	2,003	3,788,066	1,891
F6	COVE-2B-T1-4	2B	Facing Community	Sunset View	Corner	1,900	3,697,826	1,946
F7	COVE-2B-T2-1	2B	Facing Surroundings	South-East	Center	1,817	3,438,115	1,892
F7	COVE-2B-T2-3	2B	Facing Community	Sunset View	Center	1,749	3,496,313	1,998

3B Three-Bedroom Apartments - 11 units

From AED 4,262,350 - AED 4,780,345

Floor	Unit Code	BR	View	Orientation	Location	Total Area (sqft)	Total Price (AED)	AED / sqft
GF	COVE-3B-T1-1	3B	Facing Surroundings	South-East	Center	2,263	4,262,350	1,883
F1	COVE-3B-T2-1	3B	Facing Community	Sunset View	Corner	2,466	4,700,277	1,906
F1	COVE-3B-T2-2	3B	Facing Surroundings	South-East	Corner	2,490	4,558,604	1,831
F2	COVE-3B-T1-1	3B	Facing Surroundings	South-East	Corner	2,263	4,267,924	1,885
F2	COVE-3B-T1-2	3B	Facing Community	Sunset View	Center	2,219	4,388,545	1,978
F2	COVE-3B-T2-1	3B	Facing Community	Sunset View	Corner	2,466	4,727,032	1,917
F3	COVE-3B-T2-2	3B	Facing Surroundings	South-East	Corner	2,490	4,585,472	1,842
F4	COVE-3B-T1-1	3B	Facing Surroundings	South-East	Center	2,263	4,313,498	1,906
F4	COVE-3B-T1-2	3B	Facing Community	Sunset View	Center	2,219	4,413,719	1,989
F5	COVE-3B-T2-1	3B	Facing Community	Sunset View	Corner	2,466	4,753,689	1,928
F5	COVE-3B-T2-2	3B	Facing Surroundings	South-East	Corner	2,490	4,612,340	1,852
F6	COVE-3B-T1-1	3B	Facing Surroundings	South-East	Center	2,263	4,339,072	1,917
F6	COVE-3B-T1-2	3B	Facing Community	Sunset View	Center	2,219	4,438,892	2,000
F7	COVE-3B-T2-1	3B	Facing Community	Sunset View	Corner	2,466	4,780,345	1,939
F7	COVE-3B-T2-2	3B	Facing Surroundings	South-East	Corner	2,490	4,639,208	1,863

LUNAYA

PAYMENT PLAN

25% During Construction · 75% On Completion

OUR TRACK RECORD SPEAKS FOR ITSELF

If you require more information contact us:
sales@lunaya.com

LUNAYA

LUNAYA RESIDENCES

Cove

Sales Price List · Residential Units · Saih Shuaib 1, Dubai

UNITS	TOTAL AREA	AVG AED / SQFT	TOTAL VALUE
57	104,395 sqft	1,897	AED 198,028,613

1B One-Bedroom Apartments · *15 units*

From AED 2,181,069 to AED 2,253,857

Floor	Unit Code	BR	View	Orientation	Location	Total Area (sqft)	Total Price (AED)	AED / sqft
GF	COVE-1B-T1-1	1B	○ Facing Surroundings	South East	Center	1,168	2,202,100	1,885
F1	COVE-1B-T2-1	1B	● Facing Community	❋ Sunset View	Center	1,142	2,181,069	1,910
F1	COVE-1B-T2-2	1B	○ Facing Surroundings	South East	Center	1,190	2,203,340	1,852
F2	COVE-1B-T1-1	1B	○ Facing Surroundings	South East	Center	1,168	2,215,313	1,897
F2	COVE-1B-T1-2	1B	● Facing Community	❋ Sunset View	Center	1,124	2,228,294	1,982
F3	COVE-1B-T2-1	1B	● Facing Community	❋ Sunset View	Center	1,142	2,193,616	1,921
F3	COVE-1B-T2-2	1B	○ Facing Surroundings	South East	Center	1,190	2,216,521	1,863
F4	COVE-1B-T1-1	1B	○ Facing Surroundings	South East	Center	1,168	2,228,525	1,908
F4	COVE-1B-T1-2	1B	● Facing Community	❋ Sunset View	Center	1,124	2,241,076	1,994
F5	COVE-1B-T2-1	1B	● Facing Community	❋ Sunset View	Center	1,142	2,206,163	1,932
F5	COVE-1B-T2-2	1B	○ Facing Surroundings	South East	Center	1,190	2,229,701	1,874
F6	COVE-1B-T1-1	1B	○ Facing Surroundings	South East	Center	1,168	2,241,738	1,919
F6	COVE-1B-T1-2	1B	● Facing Community	❋ Sunset View	Center	1,124	2,253,857	2,005
F7	COVE-1B-T2-1	1B	● Facing Community	❋ Sunset View	Center	1,142	2,218,710	1,943
F7	COVE-1B-T2-2	1B	○ Facing Surroundings	South East	Center	1,190	2,242,882	1,885

1B Subtotal · 15 units · 17,372 sqft · avg 1,917 AED/sqft **AED 33,302,905**

2B Two-Bedroom Apartments · *27 units*

From AED 3,377,502 to AED 3,789,030

Floor	Unit Code	BR	View	Orientation	Location	Total Area (sqft)	Total Price (AED)	AED / sqft
GF	COVE-2B-T1-1	2B	○ Facing Surroundings	South East	Corner	1,997	3,577,520	1,791
F1	COVE-2B-T2-1	2B	○ Facing Surroundings	South East	Corner	1,880	3,472,398	1,847
F1	COVE-2B-T2-2	2B	○ Facing Surroundings	South East	Center	1,817	3,377,502	1,859
F1	COVE-2B-T2-3	2B	● Facing Community	❋ Sunset View	Center	1,749	3,436,998	1,965
F1	COVE-2B-T2-4	2B	● Facing Community	❋ Sunset View	Corner	2,017	3,746,537	1,857
F2	COVE-2B-T1-1	2B	○ Facing Surroundings	South East	Corner	1,997	3,598,668	1,802
F2	COVE-2B-T1-2	2B	○ Facing Surroundings	South East	Corner	1,946	3,604,079	1,852

Floor	Unit Code	BR	View	Orientation	Location	Total Area (sqft)	Total Price (AED)	AED / sqft
F2	COVE-2B-T1-3	2B	● Facing Community	❋ Sunset View	Corner	2,003	3,745,701	1,870
F2	COVE-2B-T1-4	2B	● Facing Community	❋ Sunset View	Corner	1,900	3,656,471	1,924
F3	COVE-2B-T2-1	2B	○ Facing Surroundings	South East	Corner	1,880	3,492,864	1,858
F3	COVE-2B-T2-2	2B	○ Facing Surroundings	South East	Center	1,817	3,397,707	1,870
F3	COVE-2B-T2-3	2B	● Facing Community	❋ Sunset View	Center	1,749	3,456,770	1,976
F3	COVE-2B-T2-4	2B	● Facing Community	❋ Sunset View	Corner	2,017	3,767,784	1,868
F4	COVE-2B-T1-1	2B	○ Facing Surroundings	South East	Corner	1,997	3,619,816	1,813
F4	COVE-2B-T1-2	2B	○ Facing Surroundings	South East	Corner	1,946	3,625,259	1,863
F4	COVE-2B-T1-3	2B	● Facing Community	❋ Sunset View	Corner	2,003	3,766,883	1,881
F4	COVE-2B-T1-4	2B	● Facing Community	❋ Sunset View	Corner	1,900	3,677,149	1,935
F5	COVE-2B-T2-1	2B	○ Facing Surroundings	South East	Corner	1,880	3,513,330	1,869
F5	COVE-2B-T2-2	2B	○ Facing Surroundings	South East	Center	1,817	3,417,911	1,881
F5	COVE-2B-T2-3	2B	● Facing Community	❋ Sunset View	Center	1,749	3,476,542	1,988
F5	COVE-2B-T2-4	2B	● Facing Community	❋ Sunset View	Corner	2,017	3,789,030	1,879
F6	COVE-2B-T1-1	2B	○ Facing Surroundings	South East	Corner	1,997	3,640,963	1,823
F6	COVE-2B-T1-2	2B	○ Facing Surroundings	South East	Corner	1,946	3,646,438	1,874
F6	COVE-2B-T1-3	2B	● Facing Community	❋ Sunset View	Corner	2,003	3,788,066	1,891
F6	COVE-2B-T1-4	2B	● Facing Community	❋ Sunset View	Corner	1,900	3,697,826	1,946
F7	COVE-2B-T2-2	2B	○ Facing Surroundings	South East	Center	1,817	3,438,115	1,892
F7	COVE-2B-T2-3	2B	● Facing Community	❋ Sunset View	Center	1,749	3,496,313	1,999

2B Subtotal · 27 units · 51,490 sqft · avg 1,882 AED/sqft **AED 96,924,640**

3B Three-Bedroom Apartments · *15 units*

From AED 4,262,350 to AED 4,780,345

Floor	Unit Code	BR	View	Orientation	Location	Total Area (sqft)	Total Price (AED)	AED / sqft
GF	COVE-3B-T1-1	3B	○ Facing Surroundings	South East	Center	2,263	4,262,350	1,883
F1	COVE-3B-T2-1	3B	● Facing Community	❋ Sunset View	Corner	2,466	4,700,377	1,906
F1	COVE-3B-T2-2	3B	○ Facing Surroundings	South East	Corner	2,490	4,558,604	1,831
F2	COVE-3B-T1-1	3B	○ Facing Surroundings	South East	Center	2,263	4,287,924	1,895
F2	COVE-3B-T1-2	3B	● Facing Community	❋ Sunset View	Center	2,219	4,388,545	1,978
F3	COVE-3B-T2-1	3B	● Facing Community	❋ Sunset View	Corner	2,466	4,727,033	1,917
F3	COVE-3B-T2-2	3B	○ Facing Surroundings	South East	Corner	2,490	4,585,472	1,842
F4	COVE-3B-T1-1	3B	○ Facing Surroundings	South East	Center	2,263	4,313,498	1,906
F4	COVE-3B-T1-2	3B	● Facing Community	❋ Sunset View	Center	2,219	4,413,719	1,989
F5	COVE-3B-T2-1	3B	● Facing Community	❋ Sunset View	Corner	2,466	4,753,689	1,928

Floor	Unit Code	BR	View	Orientation	Location	Total Area (sqft)	Total Price (AED)	AED / sqft
F5	COVE-3B-T2-2	3B	○ Facing Surroundings	South East	Corner	2,490	4,612,340	1,852
F6	COVE-3B-T1-1	3B	○ Facing Surroundings	South East	Center	2,263	4,339,072	1,917
F6	COVE-3B-T1-2	3B	● Facing Community	❋ Sunset View	Center	2,219	4,438,892	2,000
F7	COVE-3B-T2-1	3B	● Facing Community	❋ Sunset View	Corner	2,466	4,780,345	1,939
F7	COVE-3B-T2-2	3B	○ Facing Surroundings	South East	Corner	2,490	4,639,208	1,863

3B Subtotal · 15 units · 35,533 sqft · avg 1,908 AED/sqft **AED 67,801,068**

COVE TOTAL

57 units · 104,395 sqft · avg 1,897 AED/sqft

AED 198,028,613

Cove Building Payment Plan

- 5% — Upon Booking
- 5% + 4% DLD — June 2026
- 5% — October 2026
- 5% — January 2027
- 5% — April 2027
- 75% — On Completion (Q3 2029)

Confirm

LUNAYA

- LUNAYA TERRACES -

MATERIALS AND SPECIFICATIONS

1-BEDROOM UNIT

1-BEDROOM UNIT
AREA: LIVING / DINING

SURFACE		MATERIAL	DESCRIPTION
FLOOR	SURFACE		TRAVERTINE PORCELAIN TILE 60 x 120 cm
WALLS	SURFACE		WHITE HIGH QUALITY FLAT PAINT
CEILING	SURFACE		WHITE FLAT PAINT ON GYPSUM BOARD

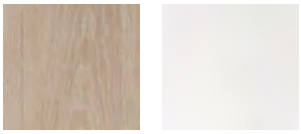
KEY PLAN		
		LUNAYA

1-BEDROOM UNIT
AREA: KITCHEN

SURFACE		MATERIAL	DESCRIPTION
FLOOR	SURFACE		TRAVERTINE PORCELAIN TILE 60 x 120 cm
WALLS	SURFACE		WHITE HIGH QUALITY FLAT PAINT KITCHEN: OAK TEXTURE FINISH
	BACKSPLASH		MARBLE FINISH QUARTZ STONE
CEILING	SURFACE		WHITE FLAT PAINT ON GYPSUM BOARD
JOINERY AND COUNTER	SURFACE & CABINETS		COUNTER: WHITE QUARTZ STONE CABINET: OAK TEXTURE FINISH – BEIGE PAINT FINISH
APPLIANCES	CABINET & ISLAND		ALL APPLIANCES SIEMENS OR EQUIVALENT

KEY PLAN		
		LUNAYA

1-BEDROOM UNIT
AREA: GUEST WC

SURFACE		MATERIAL	DESCRIPTION
FLOOR	SURFACE		TRAVERTINE PORCELAIN TILE 60 x 120 cm
WALLS	FEATURE WALL		TRAVERTINE PORCELAIN TILE 60 x 120 cm
	SURFACE		TRAVERTINE PORCELAIN TILE 60 x 120 cm
CEILING	SURFACE		WHITE FLAT PAINT ON GYPSUM BOARD
VANITY & COUNTER	SURFACE & CABINETS		QUARTZ STONE TOP & OAK TEXTURE FINISH
SANITARY	FIXTURES		IWW Sinks Level 51 Ceramic Washbasin White 510x385xh105mm IWW Toilet Wall Hung Rimless Stay Clean WC Fima Fit Deck Mounted Basin Mixer or equivalent

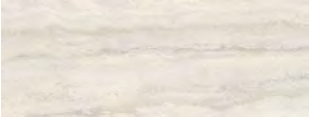
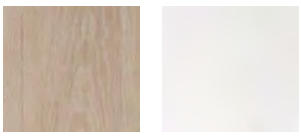
KEY PLAN		
		LUNAYA

1-BEDROOM UNIT
AREA: MASTER BEDROOM

SURFACE		MATERIAL	DESCRIPTION
FLOOR	SURFACE		PARQUET WHITE WASHED OAK TEXTURE
WALLS	SURFACE		WHITE HIGH QUALITY FLAT PAINT
CEILING	SURFACE		WHITE FLAT PAINT ON GYPSUM BOARD

KEY PLAN		
		LUNAYA

1-BEDROOM UNIT
AREA: MASTER BATHROOM

SURFACE		MATERIAL	DESCRIPTION
FLOOR AND WALLS	FLOOR		TRAVERTINE PORCELAIN TILE 60 x 120 cm
	WALLS		TRAVERTINE PORCELAIN TILE 60 x 120 cm
CEILING	SURFACE		WHITE FLAT PAINT ON GYPSUM BOARD
VANITY	VANITY AND SHELFS		QUARTZ TOP & WHITE WASHED OAK CABINET
FIXTURES	FIXTURES		IWW Sinks Level 51 Ceramic Washbasin White 510x385xh105mm IWW Toilet Wall Hung Rimless Stay Clean WC Fima Fit Deck Mounted Basin Mixer or equivalent

KEY PLAN		
		LUNAYA

1-BEDROOM UNIT
AREA: WALK-IN CLOSET

SURFACE		MATERIAL	DESCRIPTION
FLOOR	SURFACE		PARQUET WHITE WASHED OAK TEXTURE
WALLS	SURFACE		WHITE HIGH QUALITY FLAT PAINT
CEILING	SURFACE		WHITE FLAT PAINT ON GYPSUM BOARD
CLOSETS	SURFACE & CABINETS		BEIGE PAINT & WHITE WASHED OAK TEXTURE

KEY PLAN		
		LUNAYA

1-BEDROOM UNIT			
AREA: LAUNDRY ROOM			
SURFACE		MATERIAL	DESCRIPTION
FLOOR	SURFACE		CONCRETE PORCELAIN BEIGE 60 x 60 cm
WALLS	SURFACE		WHITE HIGH QUALITY FLAT PAINT
CEILING	SURFACE		WHITE FLAT PAINT ON GYPSUM BOARD

KEY PLAN		LUNAYA

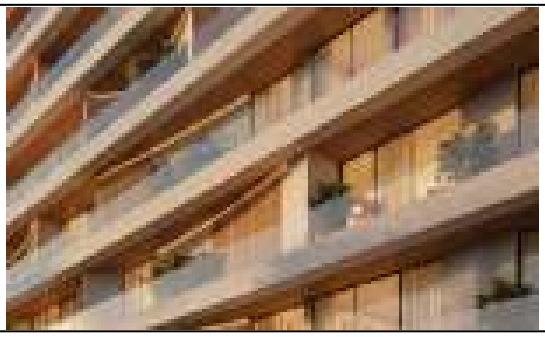
1-BEDROOM UNIT
AREA: BALCONY

SURFACE		MATERIAL	DESCRIPTION
FLOOR	SURFACE		CONCRETE PORCELAIN BEIGE 60 x 120 cm — ANTI SLIPPERY
WALLS	SURFACE		WHITE HIGH QUALITY TEXTURED PAINT
CEILING	SURFACE		WHITE FLAT PAINT ON CEMENT BOARD – OAK WOOD FINISH ALUMINUM PANELS

KEY PLAN

LUNAYA

EXTERNAL FACADES

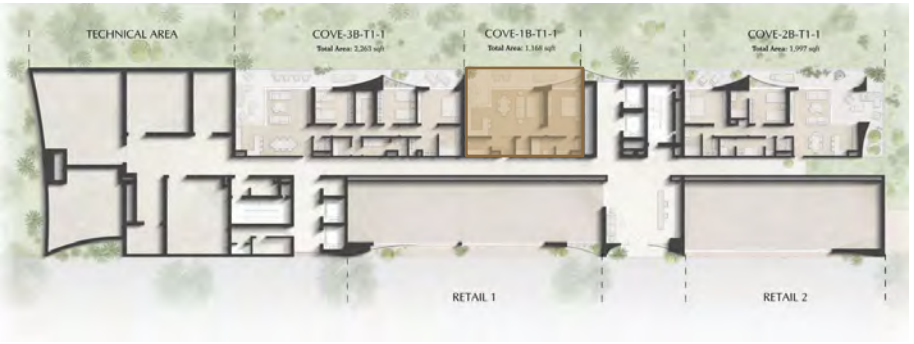


SURFACE		MATERIAL	DESCRIPTION
WALLS	SURFACE		WHITE HIGH QUALITY TEXTURED PAINT
CEILING	INTERNAL		WHITE FLAT PAINT ON CEMENT BOARD
OTHERS	LOUVRES		ALUMINUM WOOD TEXTURED LOUVRES

KEY PLAN		LUNAYA

LUNAYA

COVE-1B-T1-1



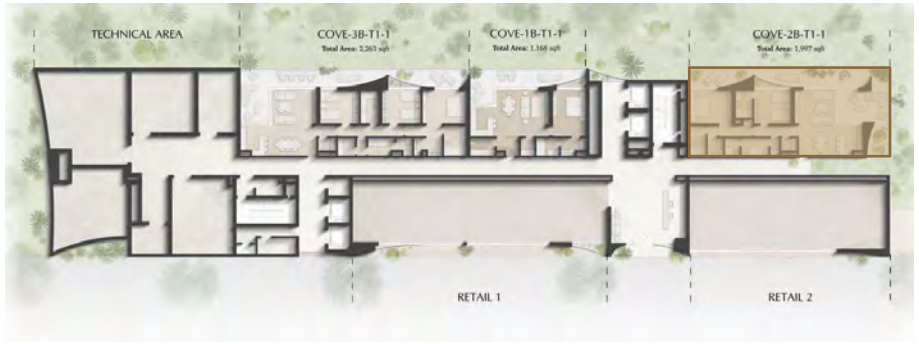
INDOOR AREA	874 sqft
OUTDOOR AREA	294 sqft
TOTAL AREA	**1,168 sqft**
PRICE	**AED 2,202,100**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Center
FLOOR	Ground Floor

PRICE PER SQFT *AED 1,885*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-2B-T1-1



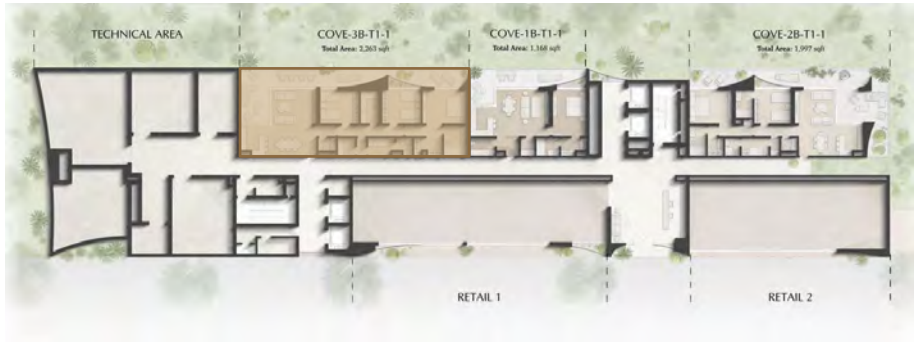
INDOOR AREA	1,302 sqft
OUTDOOR AREA	695 sqft
TOTAL AREA	**1,997 sqft**
PRICE	**AED 3,577,520**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Corner
FLOOR	Ground Floor

PRICE PER SQFT *AED 1,791*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-3B-T1-1



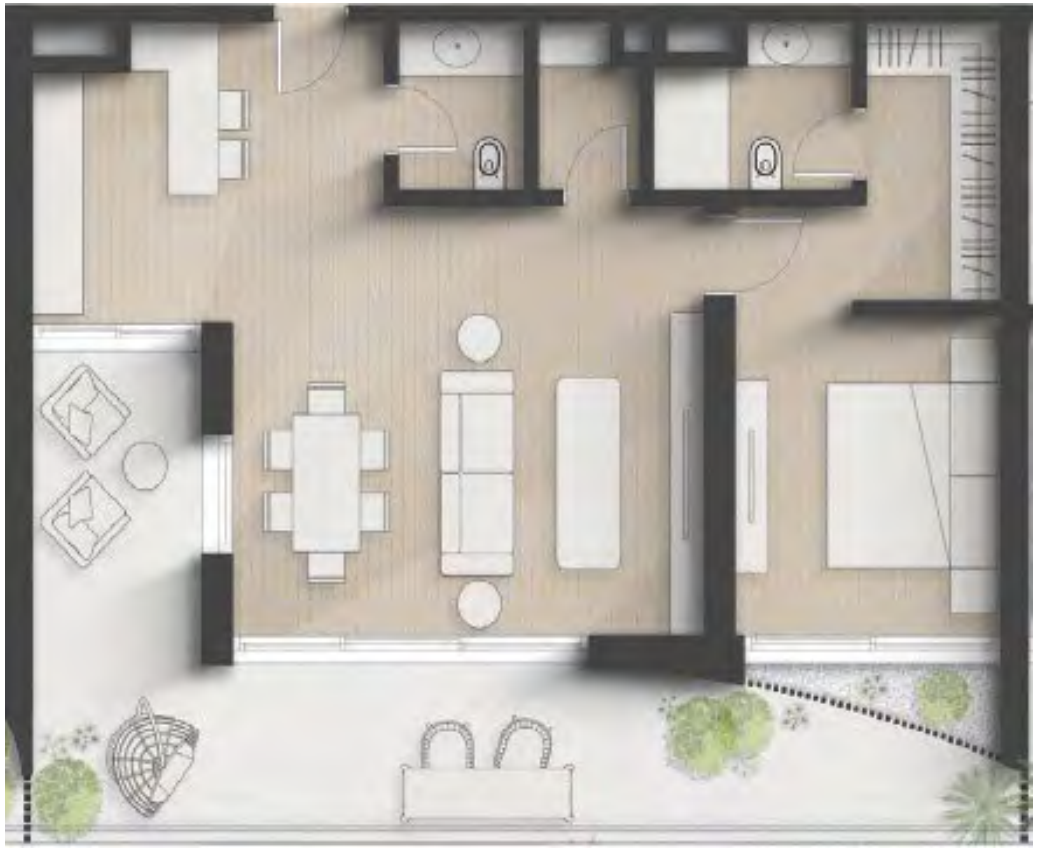
INDOOR AREA	1,690 sqft
OUTDOOR AREA	573 sqft
TOTAL AREA	**2,263 sqft**
PRICE	**AED 4,262,350**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Center
FLOOR	Ground Floor

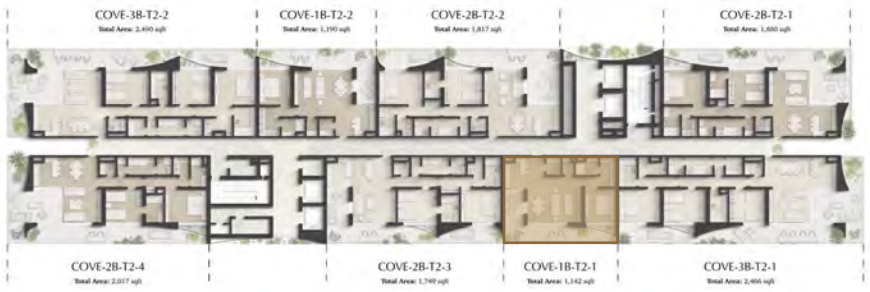
PRICE PER SQFT *AED 1,883*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-1B-T2-1



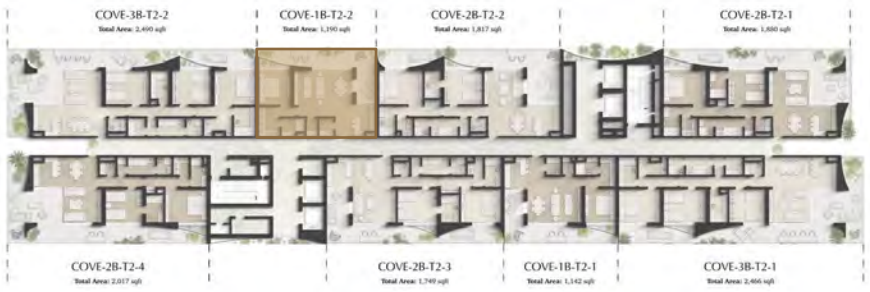


INDOOR AREA	805 sqft
OUTDOOR AREA	337 sqft
TOTAL AREA	**1,142 sqft**
PRICE	**AED 2,181,069**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Center
FLOOR	First Floor
PRICE PER SQFT	*AED 1,910*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-1B-T2-2



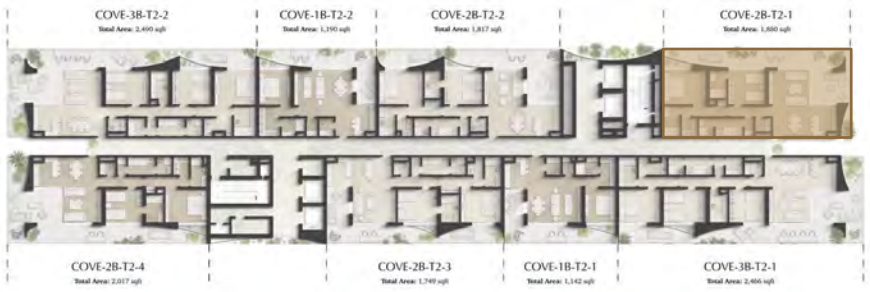
INDOOR AREA	853 sqft
OUTDOOR AREA	337 sqft
TOTAL AREA	**1,190 sqft**
PRICE	**AED 2,203,340**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Center
FLOOR	First Floor

PRICE PER SQFT *AED 1,852*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-2B-T2-1



INDOOR AREA	1,300 sqft
OUTDOOR AREA	580 sqft
TOTAL AREA	**1,880 sqft**
PRICE	**AED 3,472,398**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Corner
FLOOR	First Floor

PRICE PER SQFT *AED 1,847*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-2B-T2-2

INDOOR AREA	1,313 sqft
OUTDOOR AREA	504 sqft
TOTAL AREA	**1,817 sqft**
PRICE	**AED 3,377,502**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Center
FLOOR	First Floor
PRICE PER SQFT	*AED 1,859*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

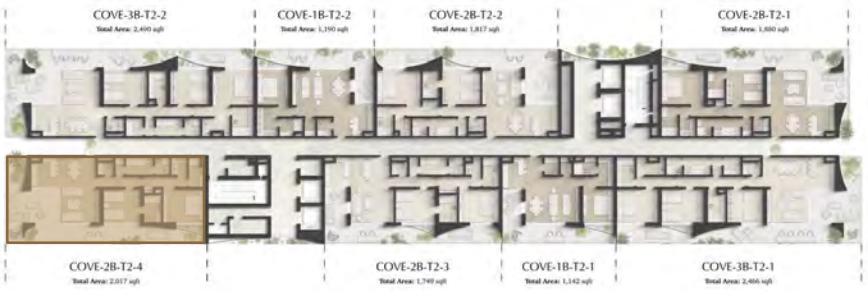
COVE-2B-T2-3

INDOOR AREA	1,307 sqft
OUTDOOR AREA	442 sqft
TOTAL AREA	**1,749 sqft**
PRICE	**AED 3,436,998**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Center
FLOOR	First Floor
PRICE PER SQFT	*AED 1,965*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-2B-T2-4



INDOOR AREA	1,300 sqft
OUTDOOR AREA	717 sqft
TOTAL AREA	**2,017 sqft**
PRICE	**AED 3,746,537**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Corner
FLOOR	First Floor

PRICE PER SQFT *AED 1,857*

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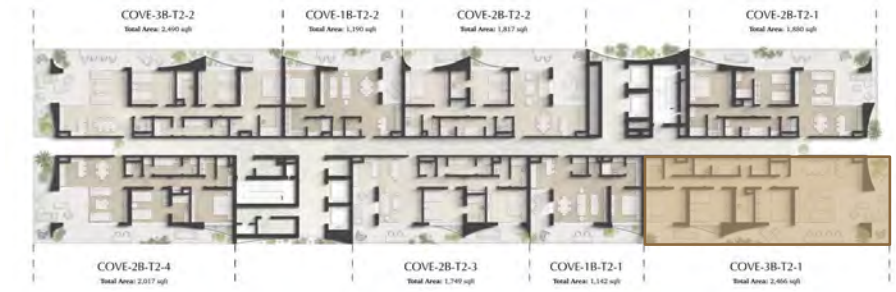
LUNAYA

COVE-3B-T2-1

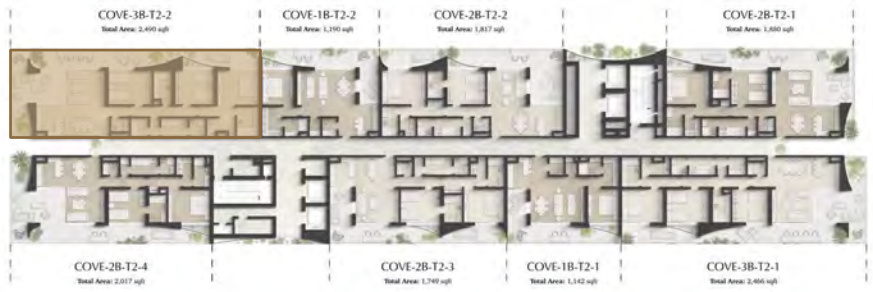


INDOOR AREA	1,680 sqft
OUTDOOR AREA	786 sqft
TOTAL AREA	**2,466 sqft**
PRICE	**AED 4,700,377**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Corner
FLOOR	First Floor
PRICE PER SQFT	*AED 1,906*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-3B-T2-2



INDOOR AREA	1,690 sqft
OUTDOOR AREA	800 sqft
TOTAL AREA	**2,490 sqft**
PRICE	**AED 4,558,604**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Corner
FLOOR	First Floor
PRICE PER SQFT	*AED 1,831*

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LUNAYA

COVE-1B-T1-1

INDOOR AREA	874 sqft
OUTDOOR AREA	294 sqft
TOTAL AREA	**1,168 sqft**
PRICE	**AED 2,215,313**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Center
FLOOR	Second Floor

PRICE PER SQFT	*AED 1,897*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-1B-T1-2

INDOOR AREA	850 sqft
OUTDOOR AREA	274 sqft
TOTAL AREA	**1,124 sqft**
PRICE	**AED 2,228,294**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Center
FLOOR	Second Floor

PRICE PER SQFT	*AED 1,982*

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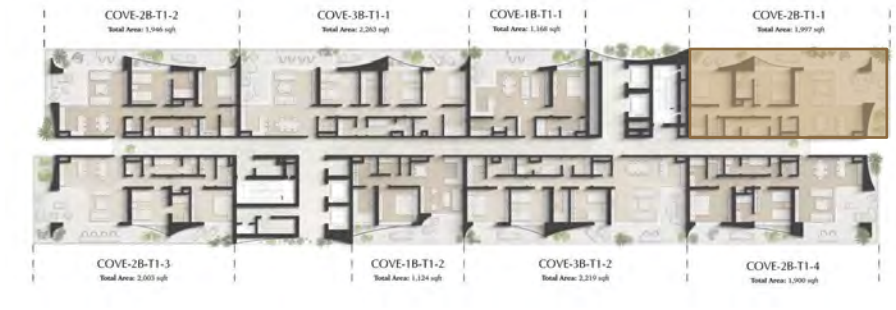
LUNAYA

COVE-2B-T1-1



INDOOR AREA	1,302 sqft
OUTDOOR AREA	695 sqft
TOTAL AREA	**1,997 sqft**
PRICE	**AED 3,598,668**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Corner
FLOOR	Second Floor

PRICE PER SQFT *AED 1,802*

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LUNAYA

COVE-2B-T1-2

INDOOR AREA	1,345 sqft
OUTDOOR AREA	601 sqft
TOTAL AREA	**1,946 sqft**
PRICE	**AED 3,604,079**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Corner
FLOOR	Second Floor

PRICE PER SQFT	*AED 1,852*

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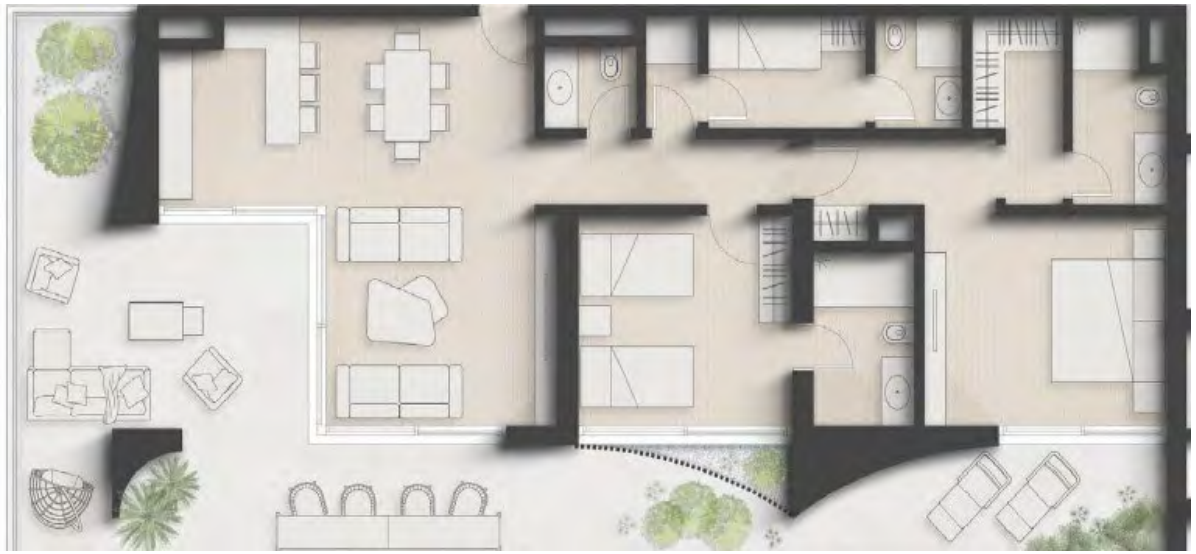
LUNAYA

COVE-2B-T1-3



INDOOR AREA	1,302 sqft
OUTDOOR AREA	701 sqft
TOTAL AREA	**2,003 sqft**
PRICE	**AED 3,745,701**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Corner
FLOOR	Second Floor
PRICE PER SQFT	*AED 1,870*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-2B-T1-4

INDOOR AREA	1,313 sqft
OUTDOOR AREA	587 sqft
TOTAL AREA	**1,900 sqft**
PRICE	**AED 3,656,471**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Corner
FLOOR	Second Floor
PRICE PER SQFT	*AED 1,924*

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LUNAYA

COVE-3B-T1-1

INDOOR AREA	1,690 sqft
OUTDOOR AREA	573 sqft
TOTAL AREA	**2,263 sqft**
PRICE	**AED 4,287,924**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Center
FLOOR	Second Floor
PRICE PER SQFT	*AED 1,895*

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LUNAYA

COVE-3B-T1-2

INDOOR AREA	1,670 sqft
OUTDOOR AREA	549 sqft
TOTAL AREA	**2,219 sqft**
PRICE	**AED 4,388,545**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Center
FLOOR	Second Floor
PRICE PER SQFT	*AED 1,978*

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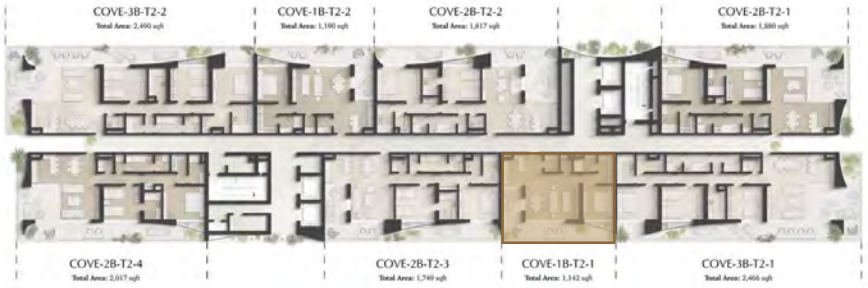
LUNAYA

COVE-1B-T2-1



INDOOR AREA	805 sqft
OUTDOOR AREA	337 sqft
TOTAL AREA	**1,142 sqft**
PRICE	**AED 2,193,616**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Center
FLOOR	Third Floor
PRICE PER SQFT	*AED 1,921*

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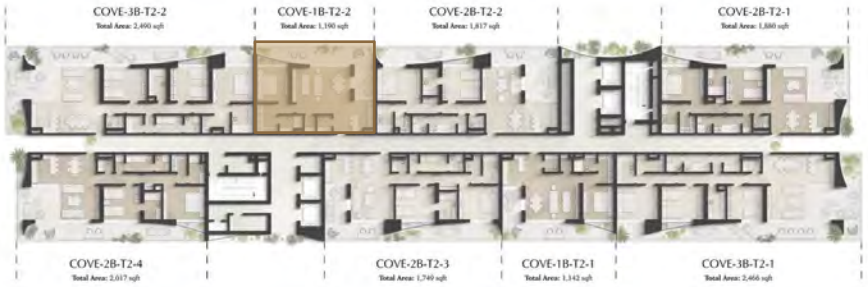
LUNAYA

COVE-1B-T2-2



INDOOR AREA	853 sqft
OUTDOOR AREA	337 sqft
TOTAL AREA	**1,190 sqft**
PRICE	**AED 2,216,521**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Center
FLOOR	Third Floor

PRICE PER SQFT	*AED 1,863*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-2B-T2-1

INDOOR AREA	1,300 sqft
OUTDOOR AREA	580 sqft
TOTAL AREA	**1,880 sqft**
PRICE	**AED 3,492,864**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Corner
FLOOR	Third Floor

PRICE PER SQFT *AED 1,858*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-2B-T2-2

INDOOR AREA	1,313 sqft
OUTDOOR AREA	504 sqft
TOTAL AREA	**1,817 sqft**
PRICE	**AED 3,397,707**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Center
FLOOR	Third Floor
PRICE PER SQFT	*AED 1,870*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-2B-T2-3

INDOOR AREA	1,307 sqft
OUTDOOR AREA	442 sqft
TOTAL AREA	**1,749 sqft**
PRICE	**AED 3,456,770**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Center
FLOOR	Third Floor
PRICE PER SQFT	*AED 1,976*

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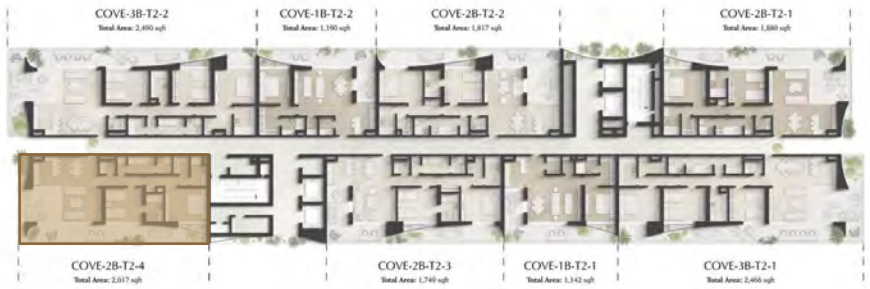
LUNAYA

COVE-2B-T2-4



INDOOR AREA	1,300 sqft
OUTDOOR AREA	717 sqft
TOTAL AREA	**2,017 sqft**
PRICE	**AED 3,767,784**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Corner
FLOOR	Third Floor
PRICE PER SQFT	*AED 1,868*

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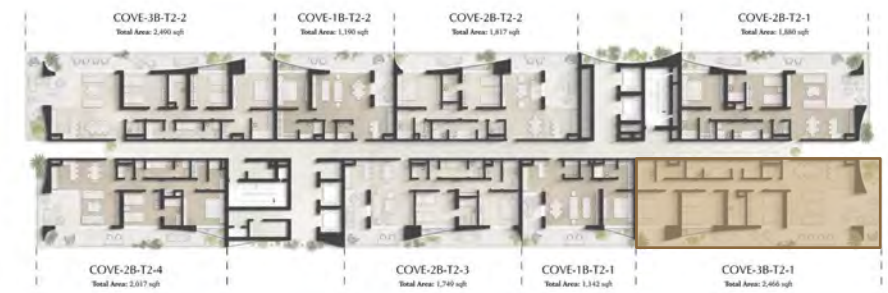
LUNAYA

COVE-3B-T2-1



INDOOR AREA	1,680 sqft
OUTDOOR AREA	786 sqft
TOTAL AREA	**2,466 sqft**
PRICE	**AED 4,727,033**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Corner
FLOOR	Third Floor
PRICE PER SQFT	*AED 1,917*

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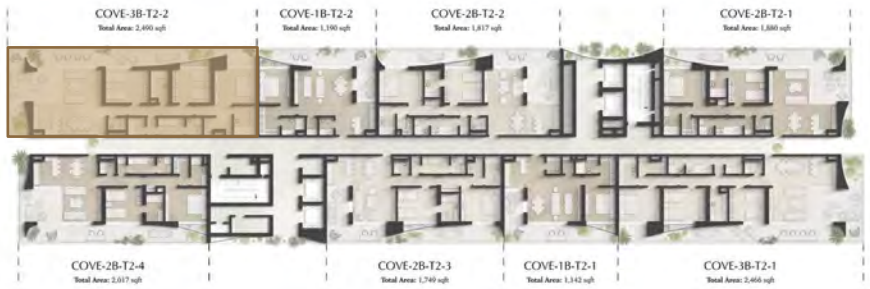
LUNAYA

COVE-3B-T2-2



INDOOR AREA	1,690 sqft
OUTDOOR AREA	800 sqft
TOTAL AREA	**2,490 sqft**
PRICE	**AED 4,585,472**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Corner
FLOOR	Third Floor
PRICE PER SQFT	*AED 1,842*

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LUNAYA

COVE-1B-T1-1

INDOOR AREA	874 sqft
OUTDOOR AREA	294 sqft
TOTAL AREA	**1,168 sqft**
PRICE	**AED 2,228,525**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Center
FLOOR	Fourth Floor

PRICE PER SQFT	*AED 1,908*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-1B-T1-2

INDOOR AREA	850 sqft
OUTDOOR AREA	274 sqft
TOTAL AREA	**1,124 sqft**
PRICE	**AED 2,241,076**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Center
FLOOR	Fourth Floor
PRICE PER SQFT	*AED 1,994*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-2B-T1-1

INDOOR AREA	1,302 sqft
OUTDOOR AREA	695 sqft
TOTAL AREA	**1,997 sqft**
PRICE	**AED 3,619,816**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Corner
FLOOR	Fourth Floor
PRICE PER SQFT	*AED 1,813*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-2B-T1-2

INDOOR AREA	1,345 sqft
OUTDOOR AREA	601 sqft
TOTAL AREA	**1,946 sqft**
PRICE	**AED 3,625,259**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Corner
FLOOR	Fourth Floor

PRICE PER SQFT	*AED 1,863*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-2B-T1-3

INDOOR AREA	1,302 sqft
OUTDOOR AREA	701 sqft
TOTAL AREA	**2,003 sqft**
PRICE	**AED 3,766,883**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Corner
FLOOR	Fourth Floor
PRICE PER SQFT	*AED 1,881*

Disclaimer: This drawing is for illustrative purposes only and shall not be considered as exact scale replicas of the final product. The actual unit may have slight variances in size and design.

LUNAYA

COVE-2B-T1-4

INDOOR AREA	1,313 sqft
OUTDOOR AREA	587 sqft
TOTAL AREA	**1,900 sqft**
PRICE	**AED 3,677,149**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Corner
FLOOR	Fourth Floor
PRICE PER SQFT	*AED 1,935*

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LUNAYA

COVE-3B-T1-1

INDOOR AREA	1,690 sqft
OUTDOOR AREA	573 sqft
TOTAL AREA	**2,263 sqft**
PRICE	**AED 4,313,498**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Center
FLOOR	Fourth Floor
PRICE PER SQFT	*AED 1,906*

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LUNAYA

COVE-3B-T1-2

INDOOR AREA	1,670 sqft
OUTDOOR AREA	549 sqft
TOTAL AREA	**2,219 sqft**
PRICE	**AED 4,413,719**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Center
FLOOR	Fourth Floor
PRICE PER SQFT	*AED 1,989*

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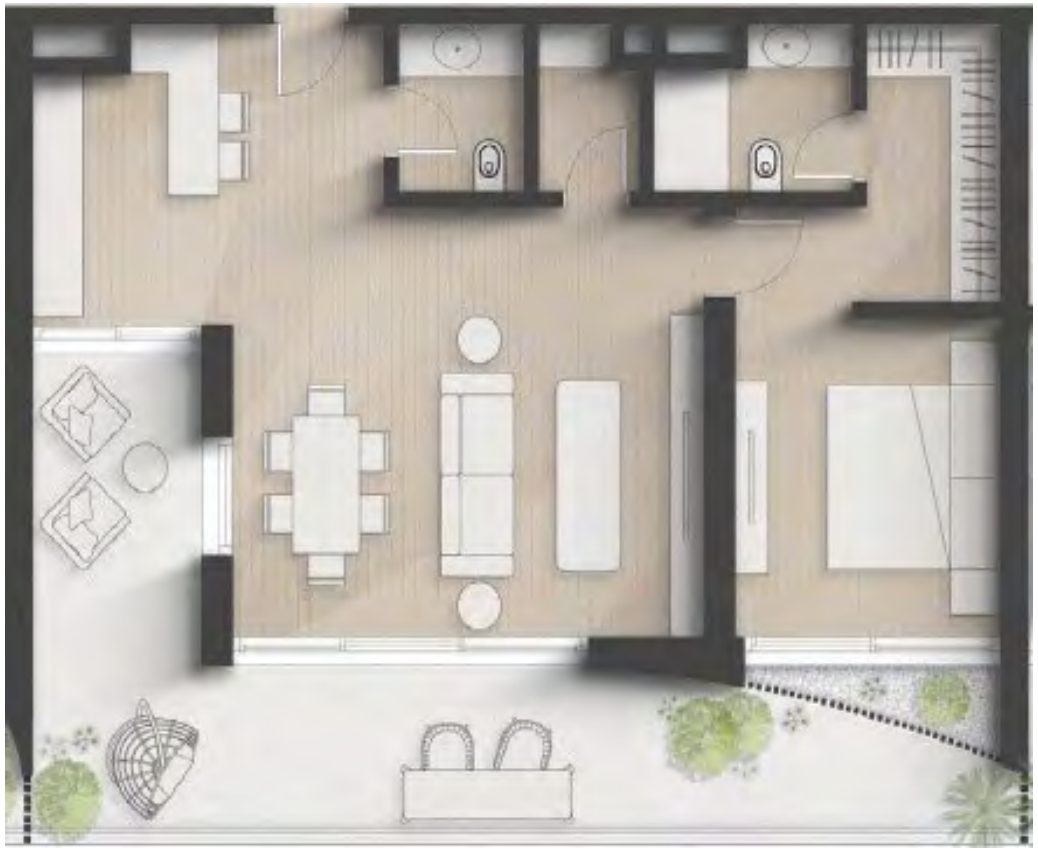
LUNAYA

COVE-1B-T2-1



INDOOR AREA	805 sqft
OUTDOOR AREA	337 sqft
TOTAL AREA	**1,142 sqft**
PRICE	**AED 2,206,163**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Center
FLOOR	Fifth Floor
PRICE PER SQFT	*AED 1,932*

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LUNAYA

COVE-1B-T2-2

INDOOR AREA	853 sqft
OUTDOOR AREA	337 sqft
TOTAL AREA	**1,190 sqft**
PRICE	**AED 2,229,701**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Center
FLOOR	Fifth Floor

PRICE PER SQFT	*AED 1,874*

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LUNAYA

COVE-2B-T2-1

INDOOR AREA	1,300 sqft
OUTDOOR AREA	580 sqft
TOTAL AREA	**1,880 sqft**
PRICE	**AED 3,513,330**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Corner
FLOOR	Fifth Floor
PRICE PER SQFT	*AED 1,869*

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LUNAYA

COVE-2B-T2-2

INDOOR AREA	1,313 sqft
OUTDOOR AREA	504 sqft
TOTAL AREA	**1,817 sqft**
PRICE	**AED 3,417,911**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Center
FLOOR	Fifth Floor
PRICE PER SQFT	*AED 1,881*

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LUNAYA

COVE-2B-T2-3

INDOOR AREA	1,307 sqft
OUTDOOR AREA	442 sqft
TOTAL AREA	**1,749 sqft**
PRICE	**AED 3,476,542**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Center
FLOOR	Fifth Floor
PRICE PER SQFT	*AED 1,988*

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LUNAYA

COVE-2B-T2-4

INDOOR AREA	1,300 sqft
OUTDOOR AREA	717 sqft
TOTAL AREA	**2,017 sqft**
PRICE	**AED 3,789,030**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Corner
FLOOR	Fifth Floor
PRICE PER SQFT	*AED 1,879*

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LUNAYA

COVE-3B-T2-1

INDOOR AREA	1,680 sqft
OUTDOOR AREA	786 sqft
TOTAL AREA	**2,466 sqft**
PRICE	**AED 4,753,689**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Corner
FLOOR	Fifth Floor

PRICE PER SQFT *AED 1,928*

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LUNAYA

COVE-3B-T2-2

INDOOR AREA	1,690 sqft
OUTDOOR AREA	800 sqft
TOTAL AREA	**2,490 sqft**
PRICE	**AED 4,612,340**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Corner
FLOOR	Fifth Floor

PRICE PER SQFT	*AED 1,852*

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LUNAYA

COVE-1B-T1-1

INDOOR AREA	874 sqft
OUTDOOR AREA	294 sqft
TOTAL AREA	**1,168 sqft**
PRICE	**AED 2,241,738**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Center
FLOOR	Sixth Floor

PRICE PER SQFT	*AED 1,919*

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LUNAYA

COVE-1B-T1-2

INDOOR AREA	850 sqft
OUTDOOR AREA	274 sqft
TOTAL AREA	**1,124 sqft**
PRICE	**AED 2,253,857**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Center
FLOOR	Sixth Floor
PRICE PER SQFT	*AED 2,005*

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LUNAYA

COVE-2B-T1-1

INDOOR AREA	1,302 sqft
OUTDOOR AREA	695 sqft
TOTAL AREA	**1,997 sqft**
PRICE	**AED 3,640,963**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Corner
FLOOR	Sixth Floor
PRICE PER SQFT	*AED 1,823*

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LUNAYA

COVE-2B-T1-2

INDOOR AREA	1,345 sqft
OUTDOOR AREA	601 sqft
TOTAL AREA	**1,946 sqft**
PRICE	**AED 3,646,438**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Corner
FLOOR	Sixth Floor
PRICE PER SQFT	*AED 1,874*

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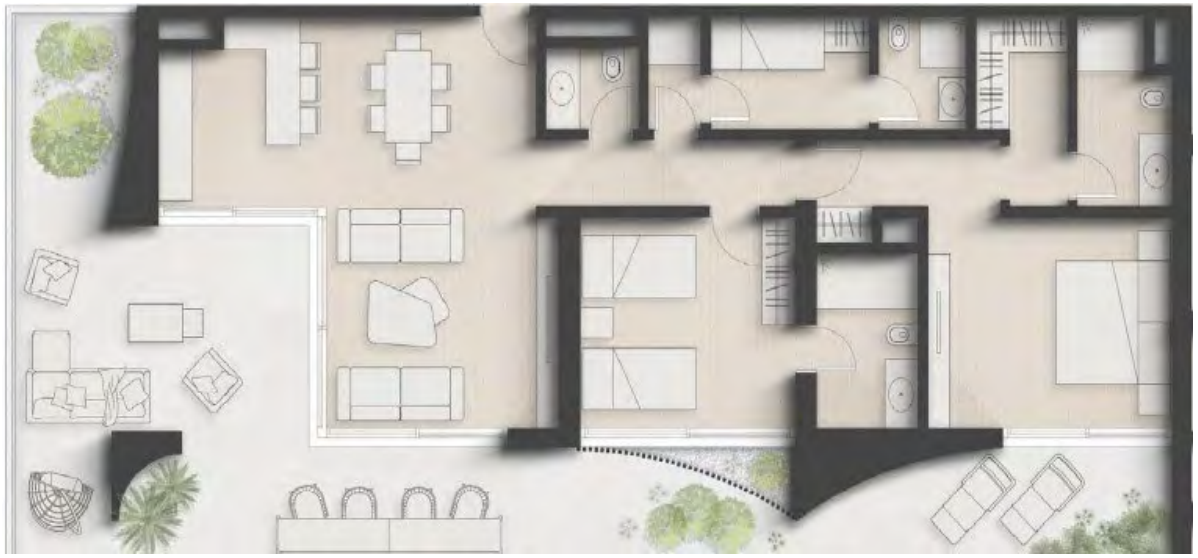
LUNAYA

COVE-2B-T1-3



INDOOR AREA	1,302 sqft
OUTDOOR AREA	701 sqft
TOTAL AREA	**2,003 sqft**
PRICE	**AED 3,788,066**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Corner
FLOOR	Sixth Floor
PRICE PER SQFT	*AED 1,891*

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LUNAYA

COVE-2B-T1-4

INDOOR AREA	1,313 sqft
OUTDOOR AREA	587 sqft
TOTAL AREA	**1,900 sqft**
PRICE	**AED 3,697,826**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Corner
FLOOR	Sixth Floor
PRICE PER SQFT	*AED 1,946*

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LUNAYA

COVE-3B-T1-1

INDOOR AREA	1,690 sqft
OUTDOOR AREA	573 sqft
TOTAL AREA	**2,263 sqft**
PRICE	**AED 4,339,072**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Center
FLOOR	Sixth Floor
PRICE PER SQFT	*AED 1,917*

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LUNAYA

COVE-3B-T1-2

INDOOR AREA	1,670 sqft
OUTDOOR AREA	549 sqft
TOTAL AREA	**2,219 sqft**
PRICE	**AED 4,438,892**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Center
FLOOR	Sixth Floor
PRICE PER SQFT	*AED 2,000*

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LUNAYA

COVE-1B-T2-1

INDOOR AREA	805 sqft
OUTDOOR AREA	337 sqft
TOTAL AREA	**1,142 sqft**
PRICE	**AED 2,218,710**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Center
FLOOR	Seventh Floor

PRICE PER SQFT *AED 1,943*

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LUNAYA

COVE-1B-T2-2

INDOOR AREA	853 sqft
OUTDOOR AREA	337 sqft
TOTAL AREA	**1,190 sqft**
PRICE	**AED 2,242,882**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Center
FLOOR	Seventh Floor

PRICE PER SQFT	*AED 1,885*

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LUNAYA

COVE-2B-T2-2

INDOOR AREA	1,313 sqft
OUTDOOR AREA	504 sqft
TOTAL AREA	**1,817 sqft**
PRICE	**AED 3,438,115**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Center
FLOOR	Seventh Floor
PRICE PER SQFT	*AED 1,892*

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LUNAYA

COVE-2B-T2-3

INDOOR AREA	1,307 sqft
OUTDOOR AREA	442 sqft
TOTAL AREA	**1,749 sqft**
PRICE	**AED 3,496,313**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Center
FLOOR	Seventh Floor

PRICE PER SQFT *AED 1,999*

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LUNAYA

COVE-3B-T2-1

INDOOR AREA	1,680 sqft
OUTDOOR AREA	786 sqft
TOTAL AREA	**2,466 sqft**
PRICE	**AED 4,780,345**
VIEW	Facing Community
ORIENTATION	Sunset View
LOCATION	Corner
FLOOR	Seventh Floor
PRICE PER SQFT	*AED 1,939*

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LUNAYA

COVE-3B-T2-2

INDOOR AREA	1,690 sqft
OUTDOOR AREA	800 sqft
TOTAL AREA	**2,490 sqft**
PRICE	**AED 4,639,208**
VIEW	Facing Surroundings
ORIENTATION	South East
LOCATION	Corner
FLOOR	Seventh Floor

PRICE PER SQFT	*AED 1,863*

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