A PRIVATE COLLECTION

SOLAYA

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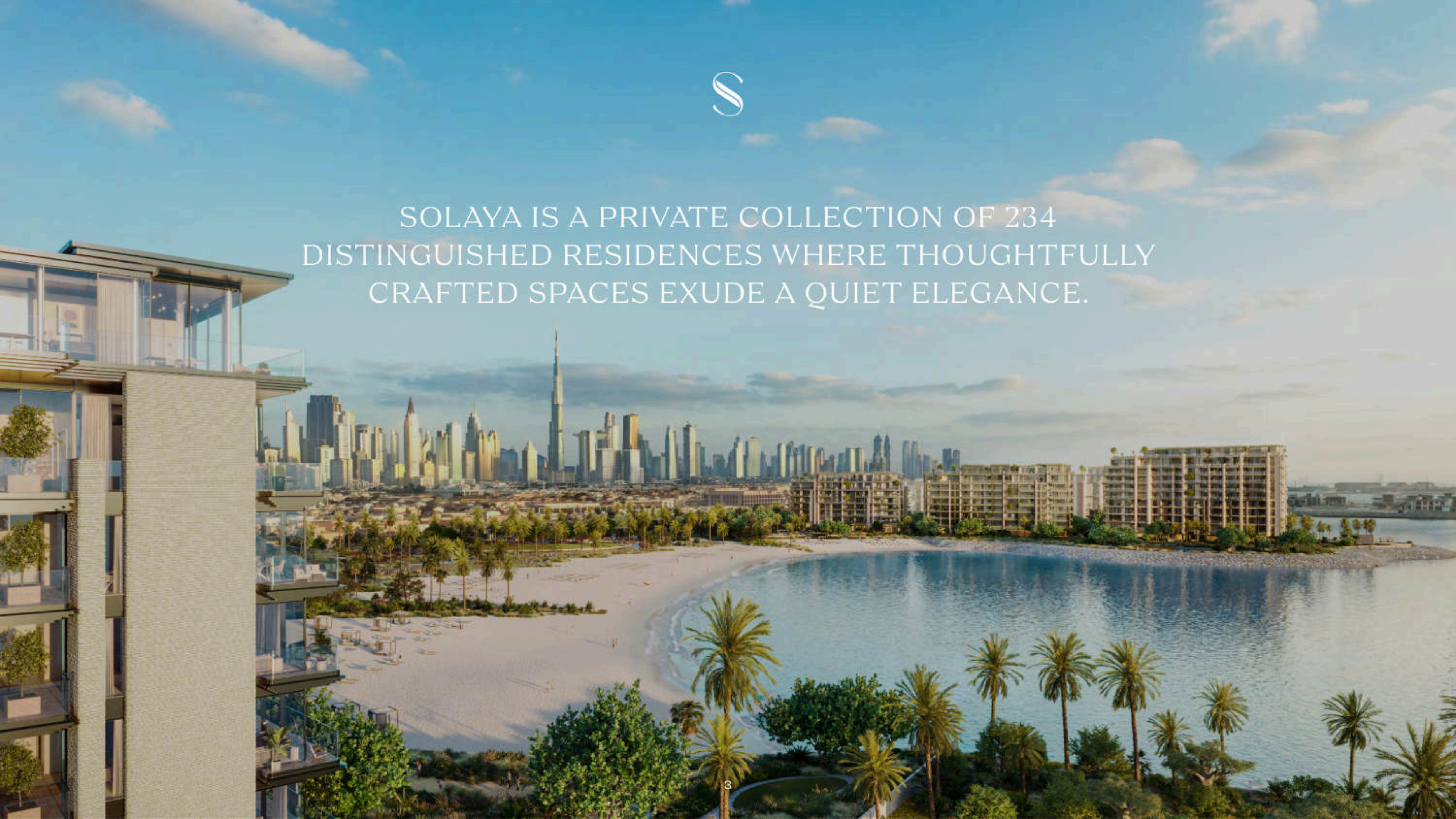
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SOLAYA IS A PRIVATE COLLECTION OF 234
DISTINGUISHED RESIDENCES WHERE THOUGHTFULLY
CRAFTED SPACES EXUDE A QUIET ELEGANCE.



AN AUTHENTIC EXPRESSION OF LIVING



MASTERFULLY CRAFTED BEACHFRONT RESIDENCES

Developed in collaboration between Meraas and Brookfield Properties, and designed by Foster + Partners and 1508 London, Solaya will be the city's most sought-after residential address.

Seamlessly integrating architecture and nature, Solaya's nine beachfront buildings deliberately maximise their sea, city and beach views. Open-plan layouts, light-filled interiors and inviting indoor-outdoor spaces create an elegant canvas for contemporary coastal living, your way.






BEACH VIEW




SWIMMING POOL



CONNECTED TO THE COAST AND THE CITY



YOUR EXCLUSIVE BEACHFRONT ENCLAVE

Just minutes away from the dynamic heart of Dubai, Solaya is a cultured, coastal community, whose private residences enjoy a privileged beachfront setting, next to renowned hotels, beach clubs and restaurants.

Curated gardens and shaded areas provide peaceful outdoor spaces, connecting Solaya to its central Beach Park, an alfresco sanctuary designed for sports, leisure and relaxation.



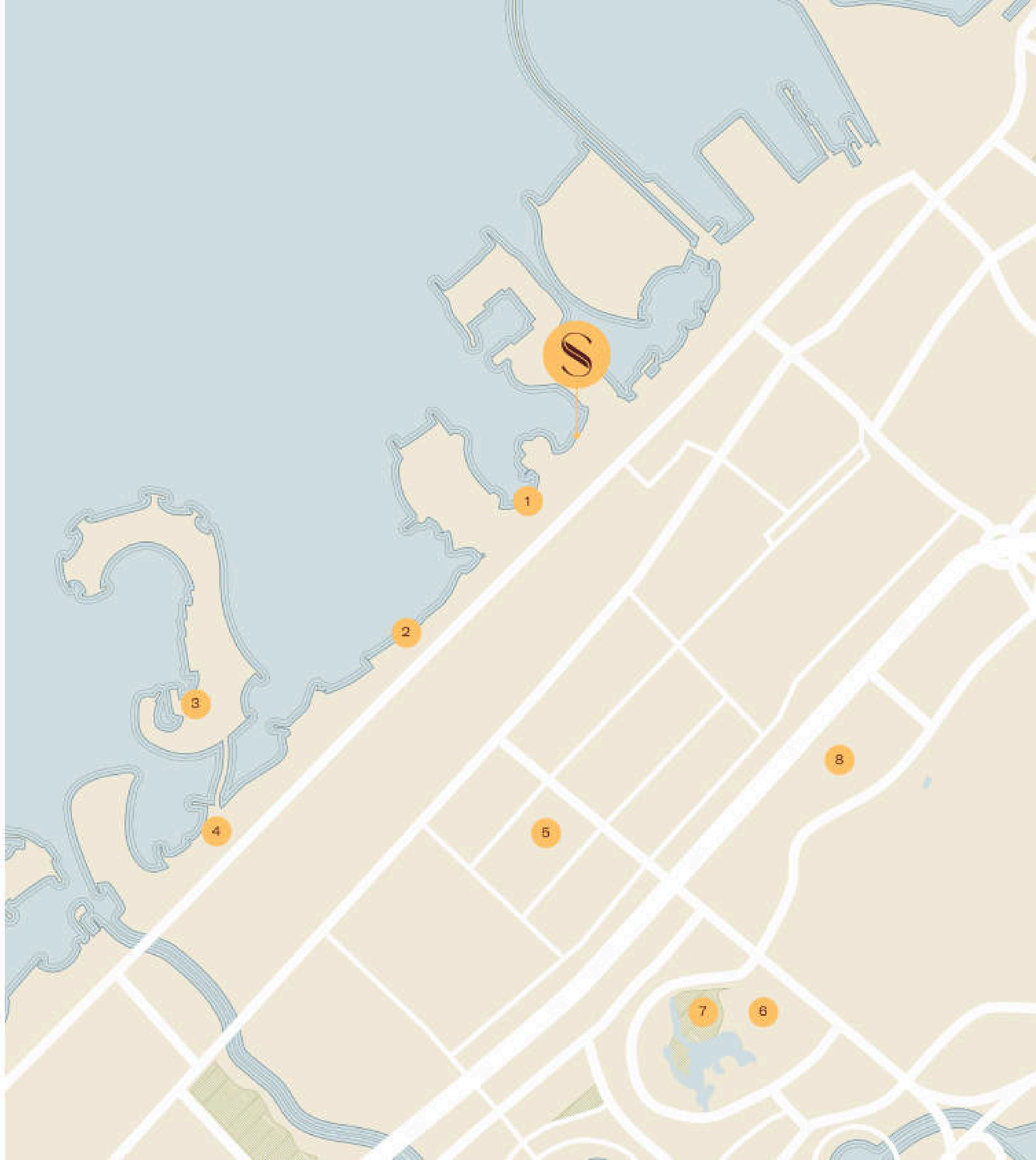
“TO BUILD A HOME HERE IS A DREAM, CONNECTED TO NATURE, A PLACE WHERE YOU CAN SIT ON THE BALCONY, FEEL THE BREEZE AND LISTEN TO THE WAVES LAPPING GENTLY ONTO THE SHORE.”

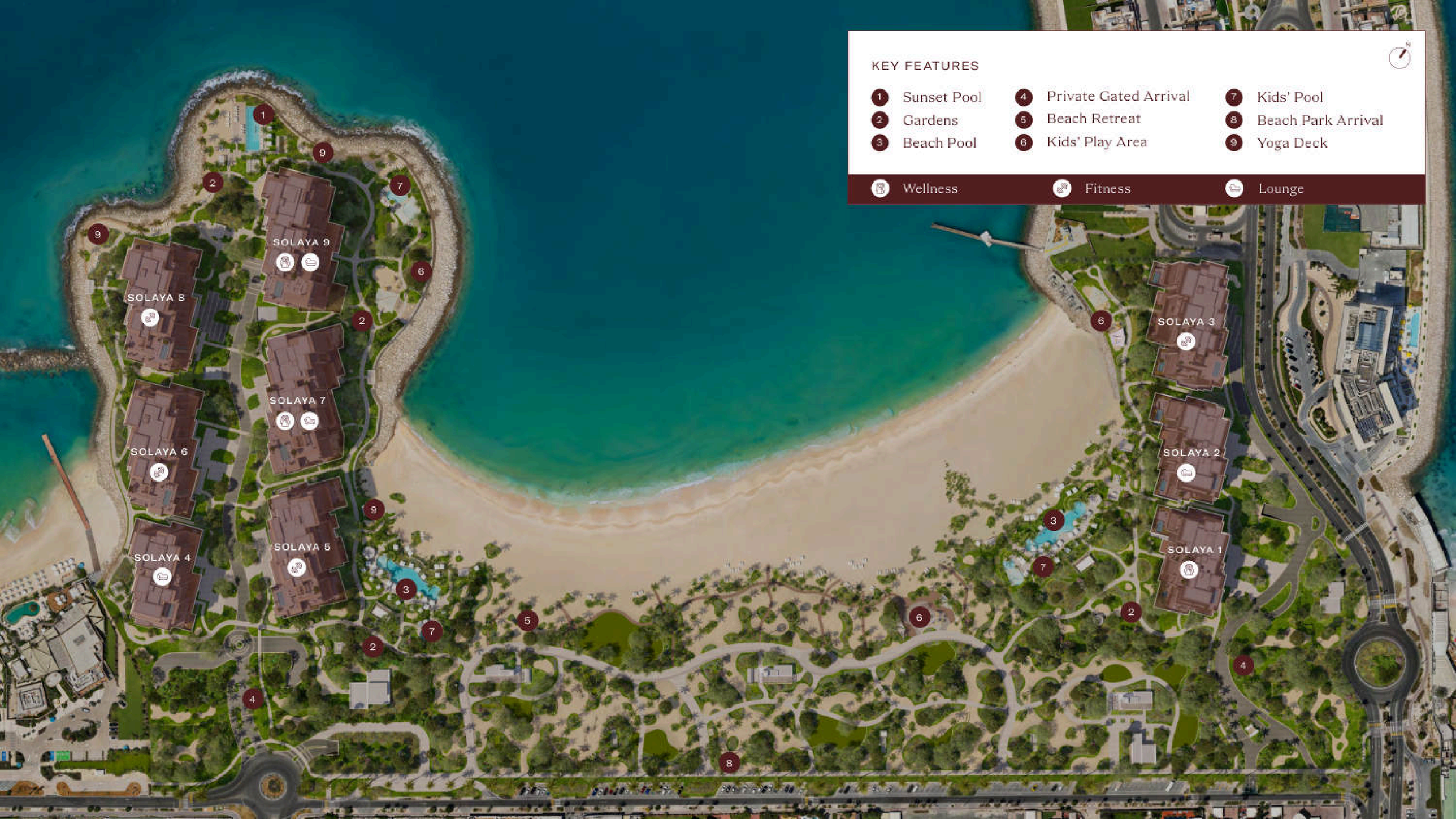
GRANT BROOKER, HEAD OF STUDIO,
FOSTER + PARTNERS

Solaya is perfectly positioned along Jumeirah's coastline, with easy access to Dubai's key destinations. Downtown is just a 15-minute drive away. Offering seamless onward travel and connectivity, Dubai International Airport can be reached in approximately 20 minutes by car.

KEY LOCATIONS

1. JI Beach
2. Mandarin Oriental Jumeirah
3. Bvlgari Resort Dubai
4. Four Seasons Resort Dubai
5. City Walk
6. The Dubai Mall
7. Burj Khalifa
8. DIFC




KEY FEATURES
1 Sunset Pool
2 Gardens
3 Beach Pool
4 Private Gated Arrival
5 Beach Retreat
6 Kids' Play Area
7 Kids' Pool
8 Beach Park Arrival
9 Yoga Deck
Wellness
Fitness
Lounge
SOLAYA 9
SOLAYA 8
SOLAYA 7
SOLAYA 6
SOLAYA 5
SOLAYA 4
SOLAYA 3
SOLAYA 2
SOLAYA 1

J1 BEACH

Solaya's neighbouring beachfront destination, J1 Beach, captures the timeless allure of Riviera living. Thirteen sophisticated restaurants and beach clubs showcase global flavours. Notable highlights include Sirene Beach by Gaia, Gigi Rigolatto and Bâoli.



BÂOLI DUBAI

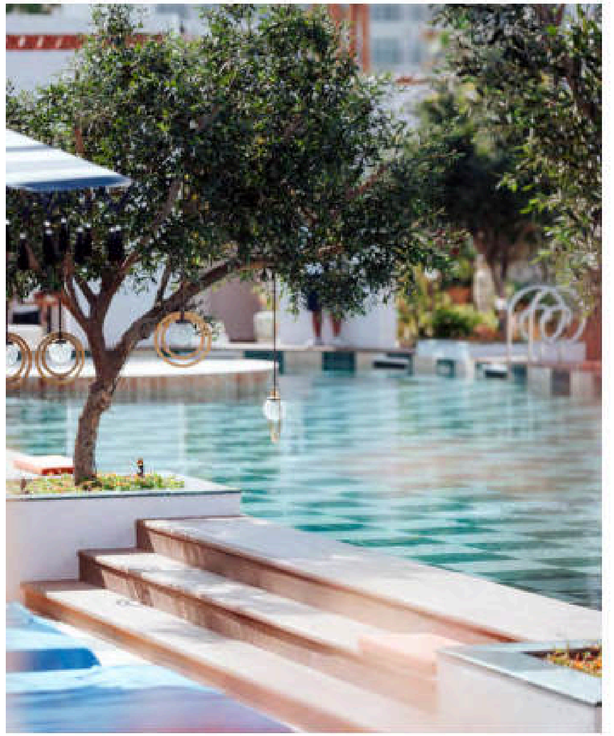


GIGI RIGOLATTO



AFRICAN QUEEN

The relaxed ambience of JI Beach makes it the perfect counterpoint to Dubai's dynamic energy. The neighbourhood segues effortlessly from day to night, from rest to recreation, from social to serene.



SIRENE BEACH BY GAIA



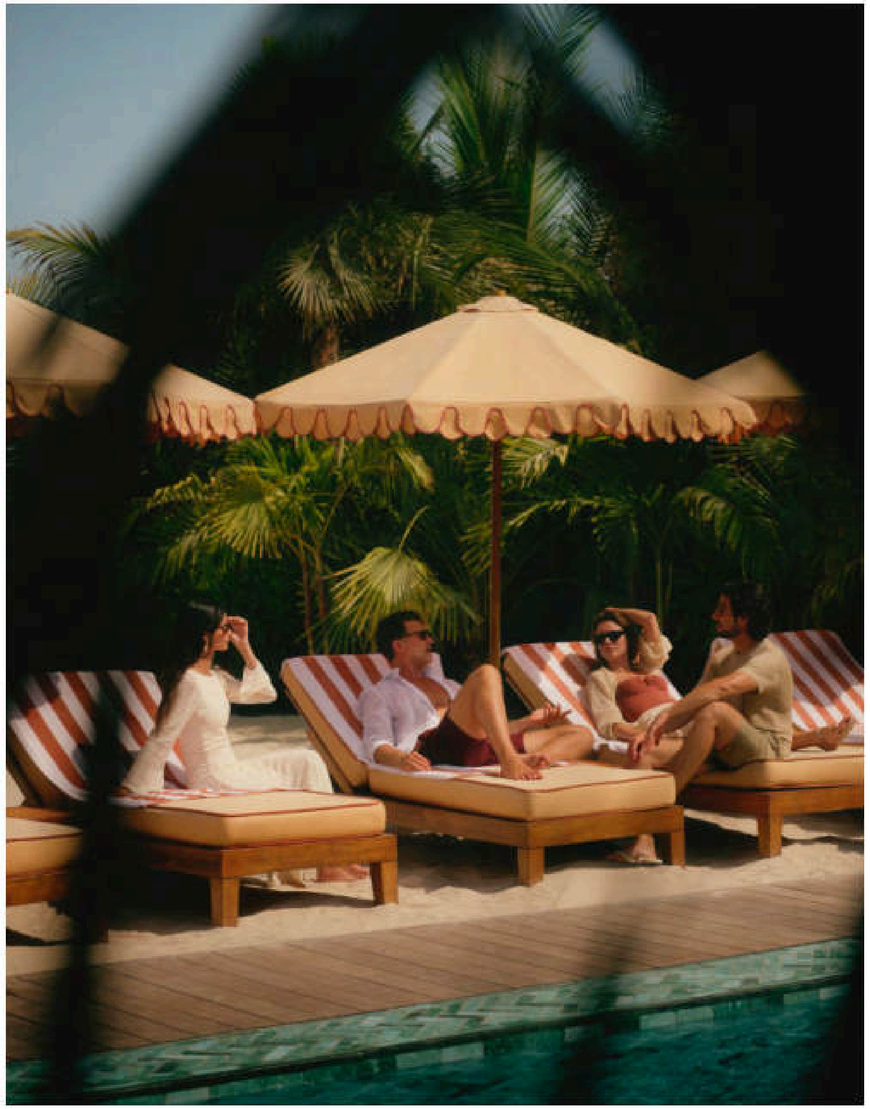


EVERYTHING IN ONE PLACE

DISCOVER LIFE ON YOUR TERMS

Embrace life's different rhythms at Solaya, from the abundant possibilities of the destination to tranquil beachfront moments.

Combining seclusion and connection, Solaya's gated residences offer direct beach access. Other highlights include an in-house spa with a sauna and treatment rooms, a gym and fitness studio, a cinema, a residents' lounge and spacious meeting rooms. Encompassing leisure, wellness and entertainment, Solaya has everything in one place.



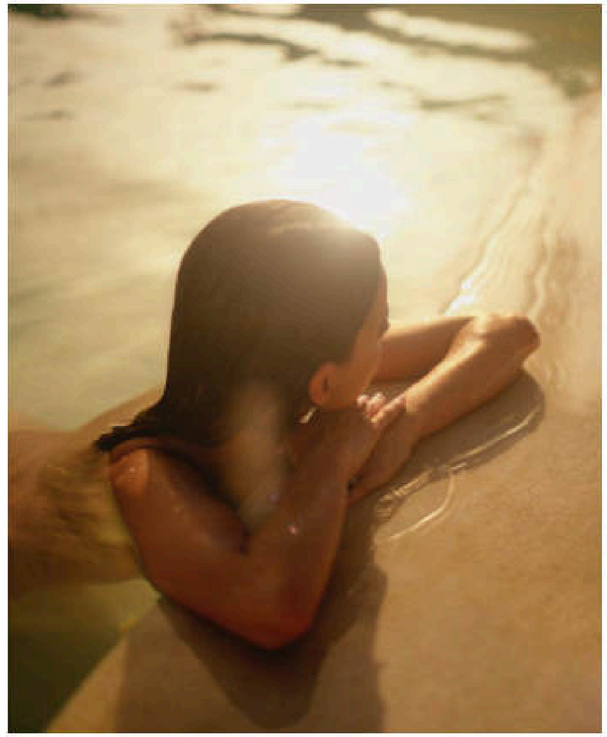
Solaya offers an expansive and refined range of indoor and outdoor amenities. A curated suite of services makes every day seamless, whilst world-class facilities enrich and uplift. Equally suited to active and relaxed pursuits, the Beach Park caters to residents and the local community.

GENERAL SERVICES

24/7 Security
Valet Parking
Doorman and Porter
Concierge
Buggy Drop-Off
Residents' Lounge Service
Pool and Beach Loungers

À LA CARTE SERVICES

Residence Maintenance
Residence Cleaning
Laundry and Dry Cleaning
Grocery Services
Flower Arrangement
Personal Training
Salon Services
Spa Services
Reservations and Appointments
Private Dining and Events








TREATMENT ROOM




ARRIVAL LOBBY




PRIVATE CINEMA





AN ARTFULLY DESIGNED CANVAS



CELEBRATING BEAUTY IN SIMPLICITY

Solaya's residences blend iconic architecture, breathtaking views and luxurious beachfront living. Seamlessly integrated within the landscape, the residences boast spacious floor plans, generous internal heights and open-plan layouts.

Framing the sweeping sea views, glowing with natural light, Solaya's residences connect nature and home. With a deliberately restrained aesthetic, contemporary interiors feature high-end finishes, organic forms and neutral hues. Elegant, indoor-outdoor living spaces connect the residences to their setting. Sea-facing terraces, private balconies and intimate courtyards create a mood of coastal calm.



All residences benefit from direct lift access, opening up into private lobbies, while separate service elevators ensure added discretion.


LIVE BEAUTIFUL
CHANEL

CLASSIC RESIDENCES

2 TO 5-BEDROOM RESIDENCES

Ranging from 1,900 sq. ft to 7,600 sq. ft., these spacious, light-filled residences put a contemporary spin on beachfront living, with select layouts offering courtyard views upon entry. Interior design highlights include stone flooring, marble flourishes, timber joinery and tactile furnishings. Expansive sea vistas are revealed through generous windows, with living rooms strategically placed to optimise the views. Enhancing the residential experience, residences from three bedrooms upwards feature both a show kitchen and a prep kitchen while the five-bedroom layouts situated on the penultimate floor showcase triple-aspect views.



2-BEDROOM | LIVING ROOM





4-BEDROOM | ENTRANCE LOBBY

















5-BEDROOM | LIVING ROOM







SIGNATURE RESIDENCES

3-BEDROOM GARDEN RESIDENCES

Specifically designed for the ground floor, these residences have a private pool and a courtyard garden measuring over 3,000 sq. ft. overlooking the sea, forming a connection with the surrounding landscape. Projecting canopies, garden walls and ground floors raised above pedestrian level maximise privacy. A refined palette of natural stone, metal elements and panoramic floor-to-ceiling glazing connect the residences to their pristine beachfront environment.



3-BEDROOM GARDEN | PRIVATE POOL



3-BEDROOM GARDEN | LIVING ROOM



SIGNATURE RESIDENCES

4-BEDROOM DUPLEX

Prioritising natural light and space, these open-plan, four-bedroom duplex residences showcase Solaya's signature bespoke design. Connected living areas create harmonious transitions between different settings within each residence. In the kitchen, warm tones and sculpted touches create a serene feel. With generous layouts spanning over 5,000 sq. ft., these residences feature floor-to-ceiling windows with unobstructed sea and city views. Outdoor 'rooms' act as serene retreats, extending the space and offering shade, comfort and privacy.

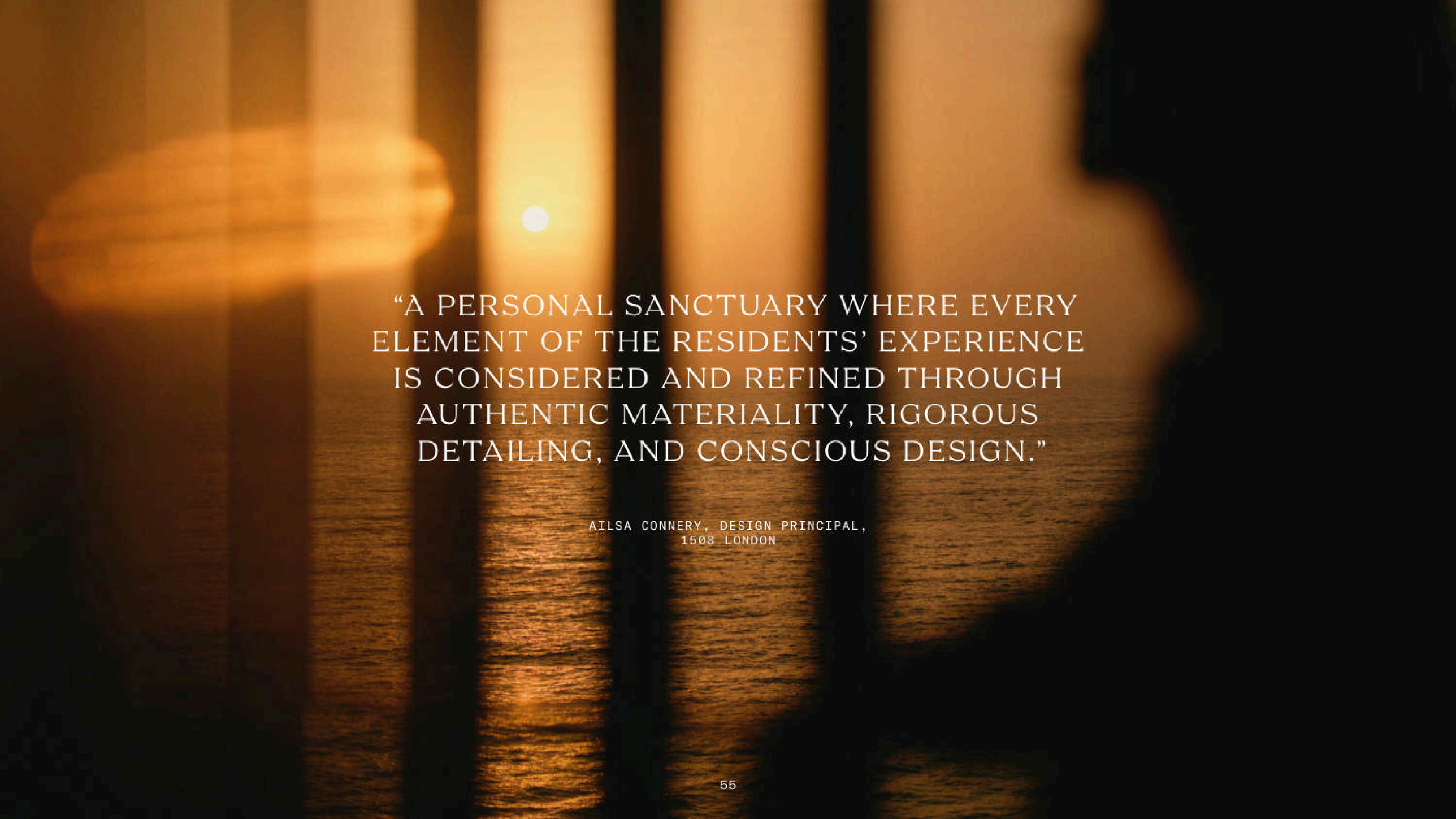


4-BEDROOM DUPLEX | ENTRANCE LOBBY









“A PERSONAL SANCTUARY WHERE EVERY ELEMENT OF THE RESIDENTS’ EXPERIENCE IS CONSIDERED AND REFINED THROUGH AUTHENTIC MATERIALITY, RIGOROUS DETAILING, AND CONSCIOUS DESIGN.”

AILSA CONNERY, DESIGN PRINCIPAL,
1508 LONDON



PENTHOUSES

Solaya's penthouses are a masterclass in elevated Dubai living. Sleek exteriors and expansive glass panels maximise natural light, revealing spectacular views of the Arabian Gulf. The penthouses benefit from private lobbies and lifts, 360-degree views and generous terraces with private pools, overlooking the dynamic city skyline.

With only one penthouse level per building, these residences boast a generous floor-to-floor height of 4 metres, creating a grand, spacious feel. Reflecting Solaya's contemporary style, exclusive design details include high-end finishes, refined materials, bespoke furnishings and understated hues. Each penthouse has a gym, spa, show kitchen, private cinema, private pool deck, entertainment living spaces and additional staff accommodation.

















A WORLD-RENOWNED COLLECTIVE

MERAAS

Meraas is committed to strengthening Dubai's global position in real estate through a diverse portfolio of master developments, land and properties in iconic destinations. Guided by sophistication and innovation, Meraas delivers exceptional residential experiences tailored to a global clientele.

MERAAS.COM



BROOKFIELD PROPERTIES

A leading global operator and developer of high-quality real estate assets. Active in all real estate sectors, including residential, office, retail, hospitality and logistics, operating more than 1,100 properties and over 395-million square feet of real estate in global markets on behalf of Brookfield Asset Management, one of the largest asset managers in the world.

BGRE.COM



FOSTER + PARTNERS

One of the world's most innovative architecture and integrated design practices, Foster + Partners is a global studio for sustainable architecture, urbanism, engineering and design, founded by Norman Foster in 1967. Previous projects include high-end residential and hotel developments, California High-Speed Rail, airports, masterplans, museums and more.

FOSTERANDPARTNERS.COM



1508 LONDON

1508 London is an international design firm known for creating bespoke, luxury interiors and architecture. With studios across the globe, 1508 delivers exceptional spaces for private clients, property developers, and hoteliers. Their projects, spanning elite locations worldwide, reflect a timeless and innovative design approach rooted in culture, history, and architectural principles, making them a top choice for high-end residential and hospitality developments.

1508LONDON.COM



MERAAS | BGRE

Disclaimer: Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including swimming pools and landscape features, interior and exterior features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.