



LUNAYA

WHERE LIGHT FLOWS, LIFE GROWS



## A CHAPTER WITH FIVE

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

It's time to start a new chapter.

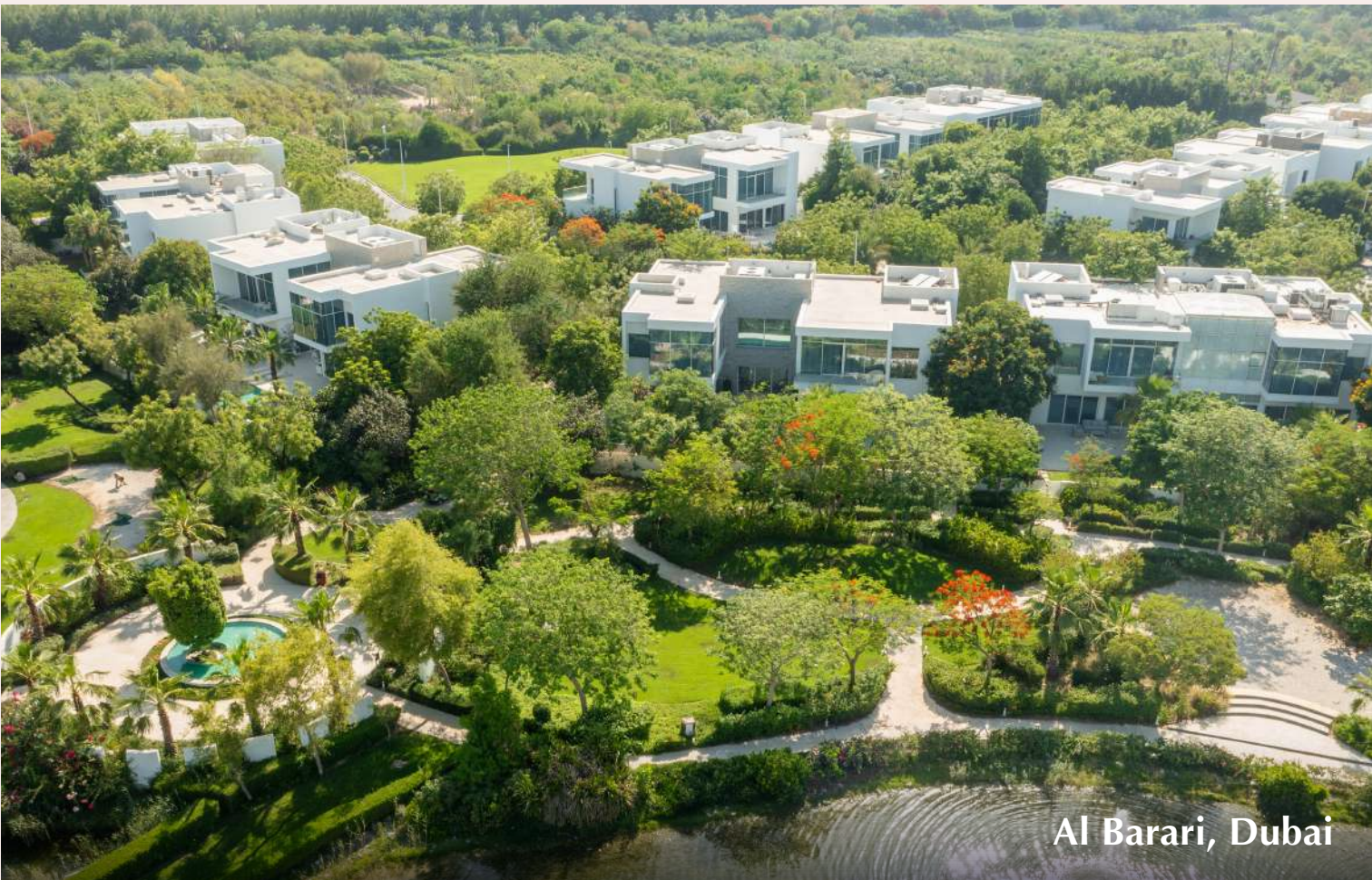
In a joint venture with FIVE Holdings, both companies have developed and delivered over 10 billion USD of real estate in the last 15 years.

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



# EVERYTHING YOU SEE HERE IS REAL.

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





Al Barari, Dubai



## WE BEGIN WITH NATURE

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

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

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

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

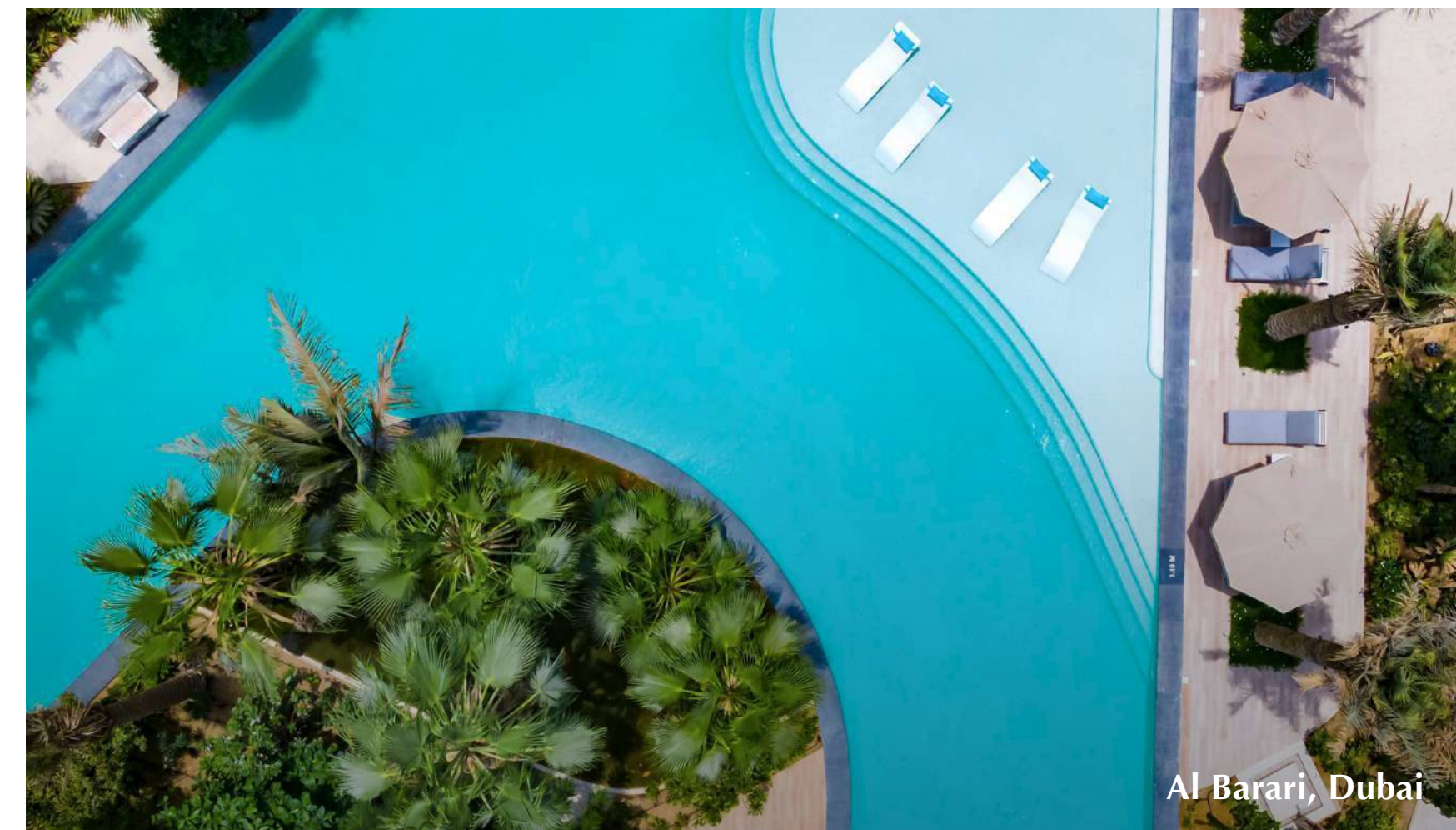


WHERE NATURE FLOWS  
AND COOLS THE AIR  
AROUND YOU

# THE DREAM AT LUNAYA



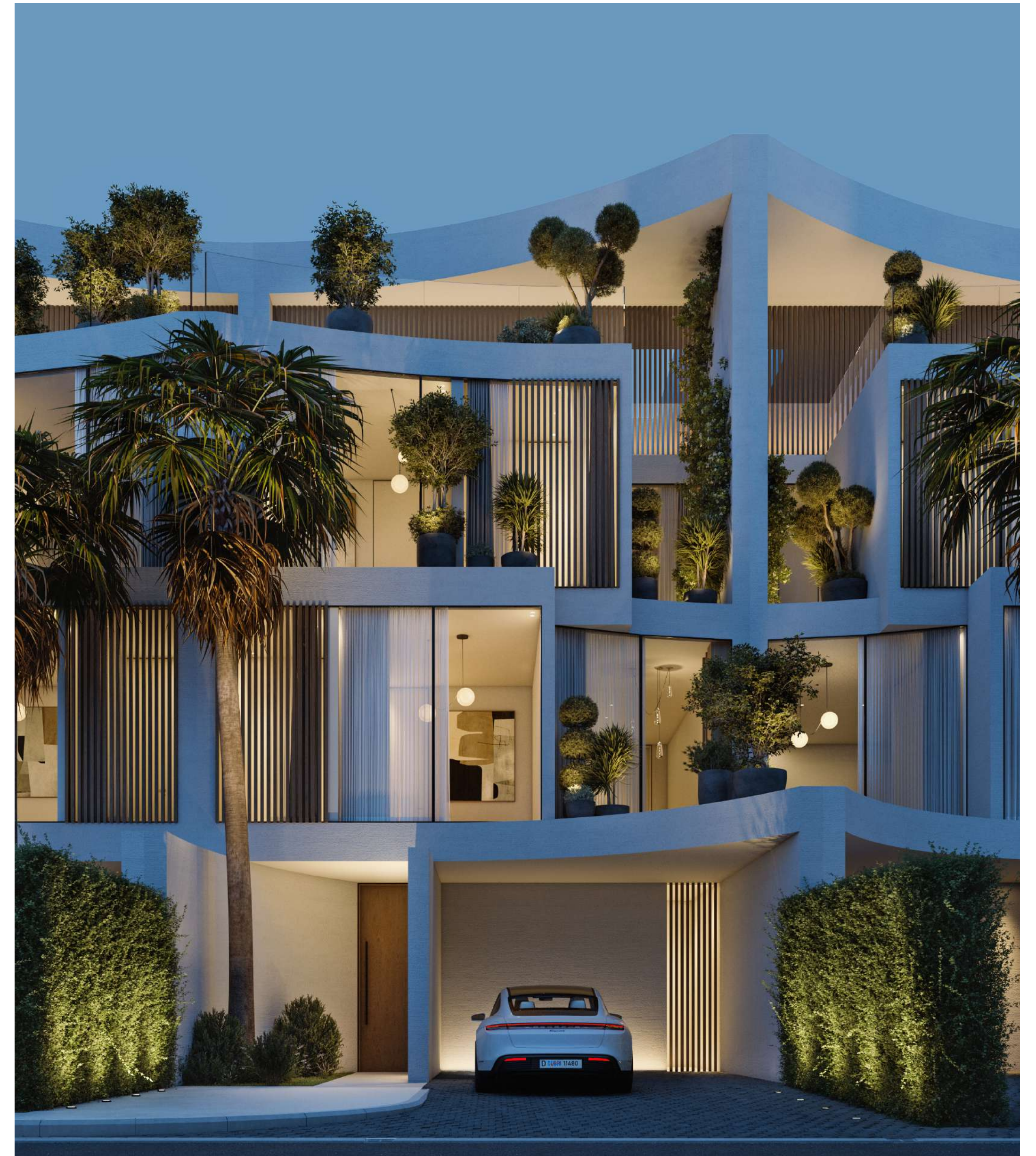
# THIS IS WHAT WE DELIVERED



LUNAYA ISN'T JUST  
A NEW ADDRESS.

**65%**  
GREEN SPACE

**900,000 SQFT**  
SWIMMABLE LAGOON



An aerial view of a modern residential complex. The scene is dominated by lush greenery, including palm trees and various tropical plants. A prominent feature is a large, curved wall made of vertical wooden slats that runs along the left and top edges of the area. In the center, a paved walkway leads to a seating area with several wicker chairs. To the right, there are two tennis courts with red surfaces and green surrounds. Further down, a running track is visible with a few people jogging. In the foreground, there are two swimming pools. The larger one has a yellow, multi-level climbing structure in the water. A wooden walkway with a slatted railing runs along the edge of the pools. Several people are seen walking along this path. The overall atmosphere is one of a well-maintained, nature-integrated living environment.

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



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

\*These are real pictures and the real community



THIS IS RHYTHM...

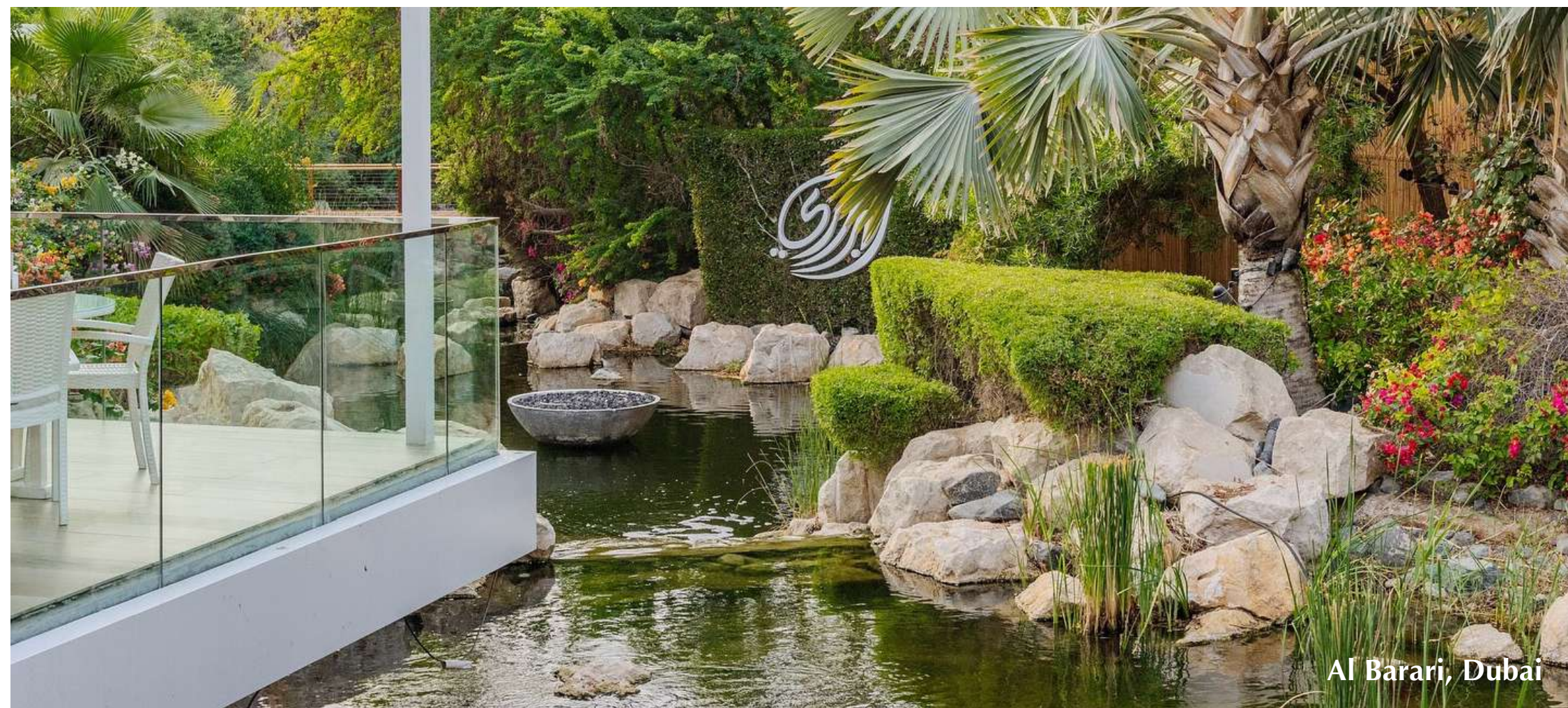


Al Barari, Dubai

NOT ROUTINE



Al Barari, Dubai



Al Barari, Dubai



Al Barari, Dubai

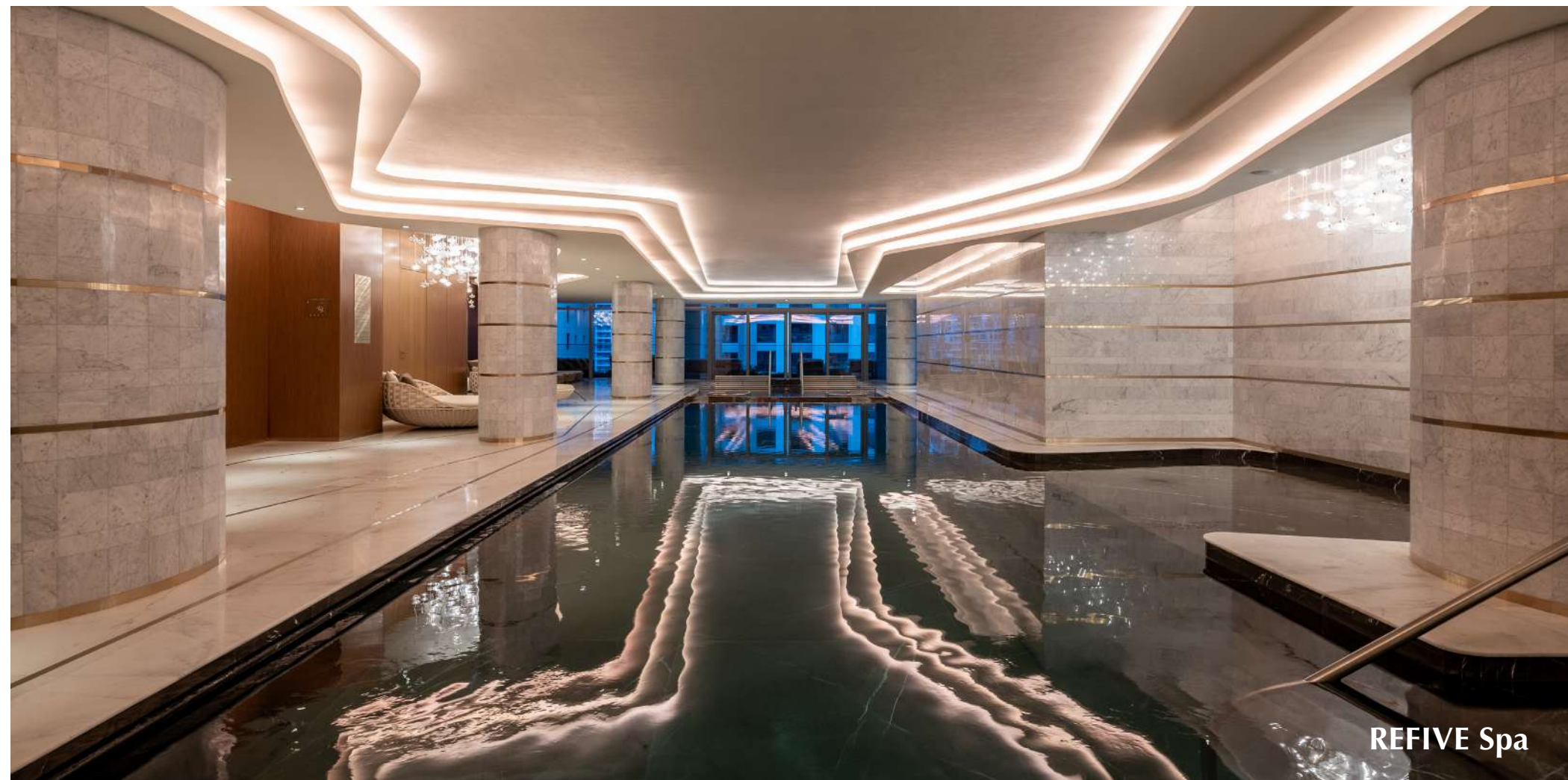
WE'VE ALREADY DONE IT.  
AND WE'VE DONE IT WELL.

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

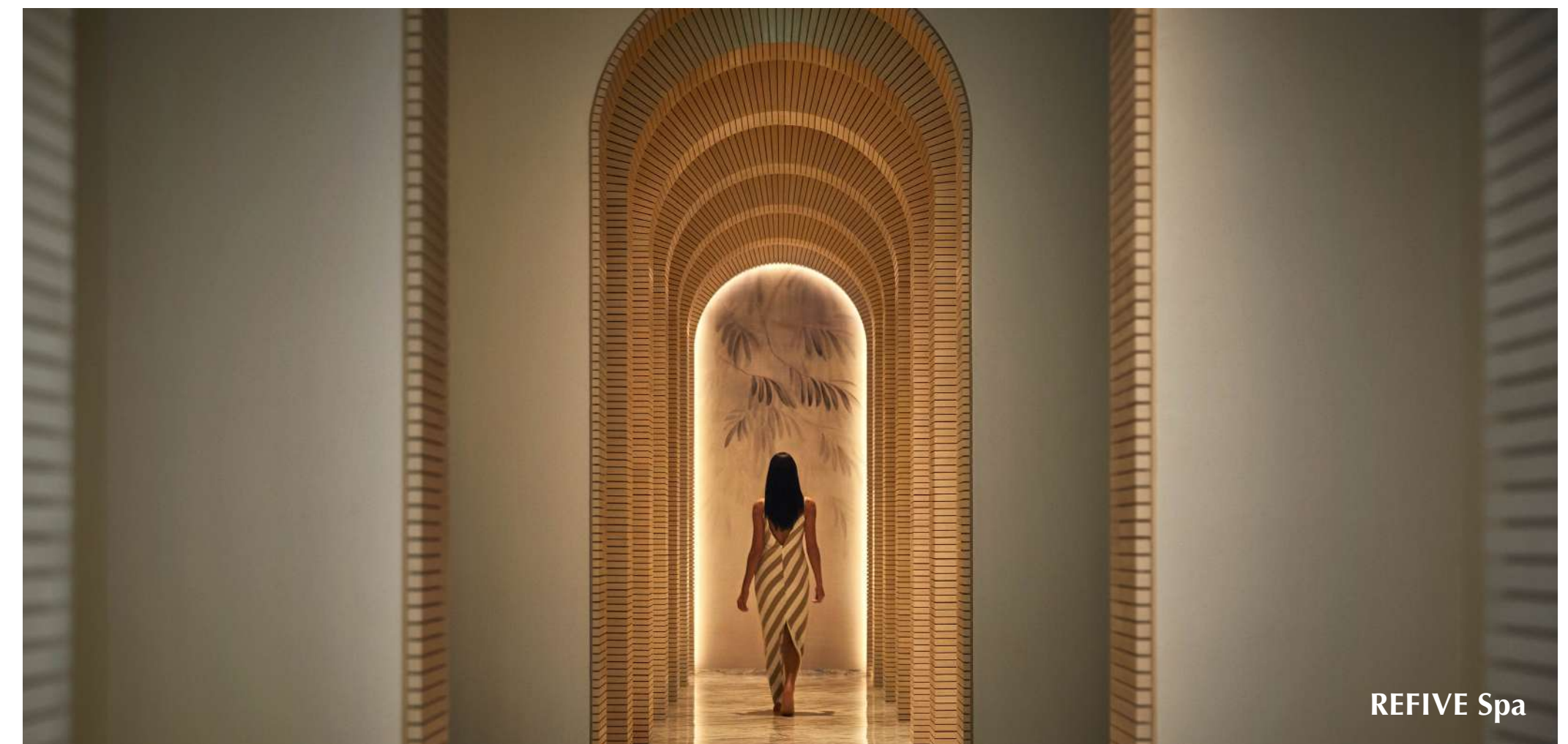
🌸 **Ronin** (*Japanese*)  
Michelin - New Opening of the Year, 2025



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



**Luxury Spa Award**  
World Luxury Spa Awards (2024)



# OUR LOCATION

Calm, without isolation.

## 2.5KM OFF SHEIKH ZAYED ROAD:

### Retail & Leisure Hubs

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

### Top International Schools

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

### Hospitals & Clinics

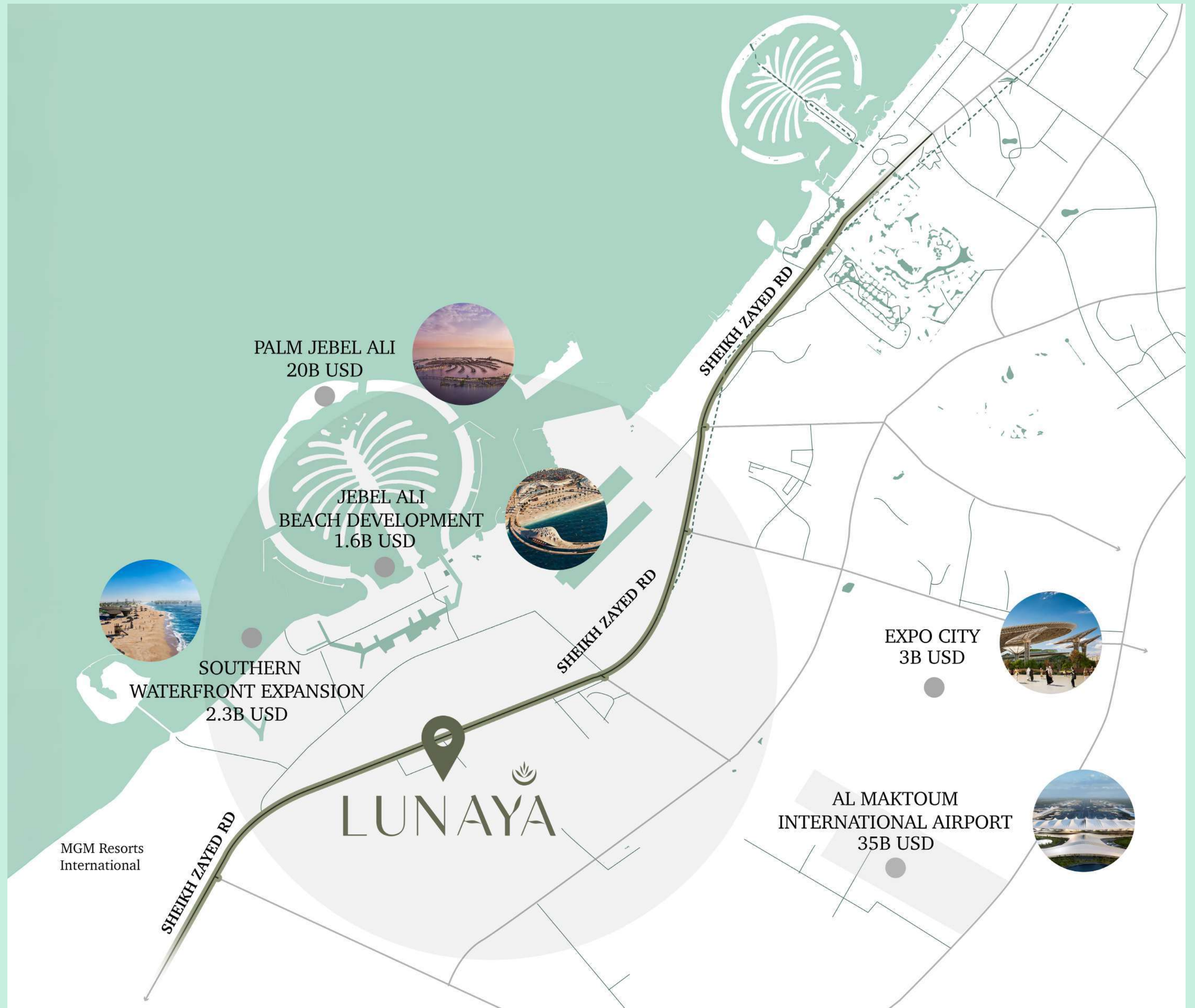
- NMC Royal Hospital – DIP – 15 min
- Aster Cedars Hospital – Jebel Ali – 14 min
- Life Medical Center – Discovery Gardens – 17 min
- HealthHub – Al Futtaim – DIP – 17 min
- Mediclinic Al Furjan – 18 min

### Fine Dining & Social Hotspots

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

### Beach & Waterfront Escapes

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



# OUR LOCATION

## JEBEL ALI GROWTH STORY:

### **Palm Jebel Ali**

*Mixed-use island Luxury development.*

### **Jebel Ali Beach Development Project**

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

### **Jebel Ali District**

*5 km<sup>2</sup> racecourse turned into green, urban neighborhood.*

### **Al Maktoum International Airport**

*Airport city core at Dubai South.*

### **Dubai South**

*145 km<sup>2</sup> master-planned city around Al Maktoum Airport*

### **Dubai Investment Park (DIP) Expansion & Corridor Growth**

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

### **Al Furjan Mixed-Use Expansion**

*Residential district expanding with retail/leisure components.*

### **Dubai Parks & Resorts Retail Expansion**

*Leisure & retail destination right beside Lunaya*

### **Expo City Dubai Expansion Legacy**

*Further infrastructure, connectivity in the southern corridor.*

### **Wasl Gate (Festival Plaza Area)**

*Retail hub expansion with IKEA, adding amenities.*

### **Jebel Ali Free Zone Expansion**

*Industrial/logistics hub growing.*

### **Green Corridor Jebel Ali to Abu Dhabi Link**

*Major infrastructure transforming the corridor.*

### **Jebel Ali Mangrove & Eco-Tourism**

*Eco-tourism development as part of beach project.*

### **Southern Waterfront Expansion**

*Broad master-plan for new residential/waterfront.*

### **Casino Development (Abu Dhabi)**

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





## CONNECTED. EFFORTLESS. IMMEDIATE.

**Lunaya offers direct access from Sheikh Zayed Road**

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

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

**No delays. No congestion.**

Just effortless flow, from home to anywhere.

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

# LUNAYA

LIVING SYSTEM

CHILDREN'S OUTDOOR PLAY AREA 17 x 30 m  
 CHILDREN'S OUTDOOR PLAY AREA 33 x 20 m  
 LAGOON E: WITH POP UP F&B, BEACH VOLLEY BALL & OUTDOOR CINEMA 90 x 100 m  
 CHILDREN'S OUTDOOR PLAY AREA 20 x 30 m  
 GREEN BELT AND WATERWAY 7 x 450 m

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

CHILDREN'S OUTDOOR PLAY AREA 13 x 23 m

MULTI-SPORTS COURT

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

DOGS PARK 17 x 15 m

RESIDENCE CLUBHOUSE, LOUNGE, CO-WORKING

COFFEE SHOP

RESTAURANT

SUPERMARKET

PHARMACY

GYM AND WELLNESS CENTER

CYCLING TRACK

CHILDREN'S OUTDOOR PLAY AREA 20 x 20 m

OUTDOOR CINEMA

INDOOR KIDS CLUB

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

CHILDREN'S OUTDOOR PLAY AREA 15 x 28 m

GREEN CORRIDORS AND PARKS 400 x 20 m

PARK 20 x 35 m



**65%** GREEN SPACES  
**900,000 sqft** SWIMMABLE LAGOONS  
**4.5 km** RUNNING & CYCLING TRAIL



<b>THE BLOOM</b> 4-BEDROOM TOWNHOUSE	<b>THE RISE</b> 4-BEDROOM MAISONETTE	<b>THE DUNE</b> 5-BEDROOM DUET	<b>THE SOL</b> 5-BEDROOM STAND-ALONE
SELLABLE AREA <b>3,000 SQFT</b>	SELLABLE AREA <b>3,800 SQFT</b>	SELLABLE AREA <b>6,600 SQFT</b>	SELLABLE AREA <b>8,200 SQFT</b>
PLOT AREA <b>2,000 SQFT</b>	PLOT AREA <b>2,400 SQFT</b>	PLOT AREA <b>5,500 SQFT</b>	PLOT AREA <b>7,000 SQFT</b>

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

WATERWAY & PARK 30 x 150 m

CHILDREN'S OUTDOOR PLAY AREA 20 x 30 m

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

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

GREEN CORRIDORS AND PARKS 380 x 20 m

PARK 30 x 23 m

MULTI-SPORTS COURT

CHILDREN'S OUTDOOR PLAY AREA 17 x 35 m

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

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

PARK 18 x 35 m

CHILDREN'S OUTDOOR PLAY AREA 15 x 30 m

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



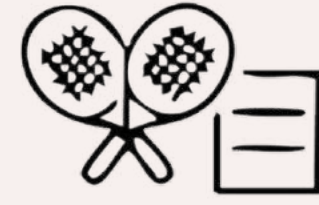
# LIVE LUNAYA



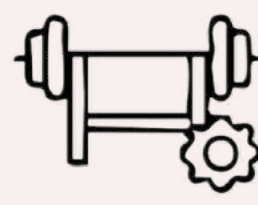
Farm To Table  
Dining



Patisserie



Pickleball & Padel  
Tennis



Advanced Gym & Spa



4.5KM Running &  
Biking Trail



Indoor Kids Club



Playgrounds



Pilates & Wellness  
Studio



Swimming Pools



In-Community  
Supermarket



Outdoor Lagoon  
Cinema



Spacious Parks



Lagoon Dining  
Pop-Ups



Gourmet Pub



Biohacking Suite



Pharmacy



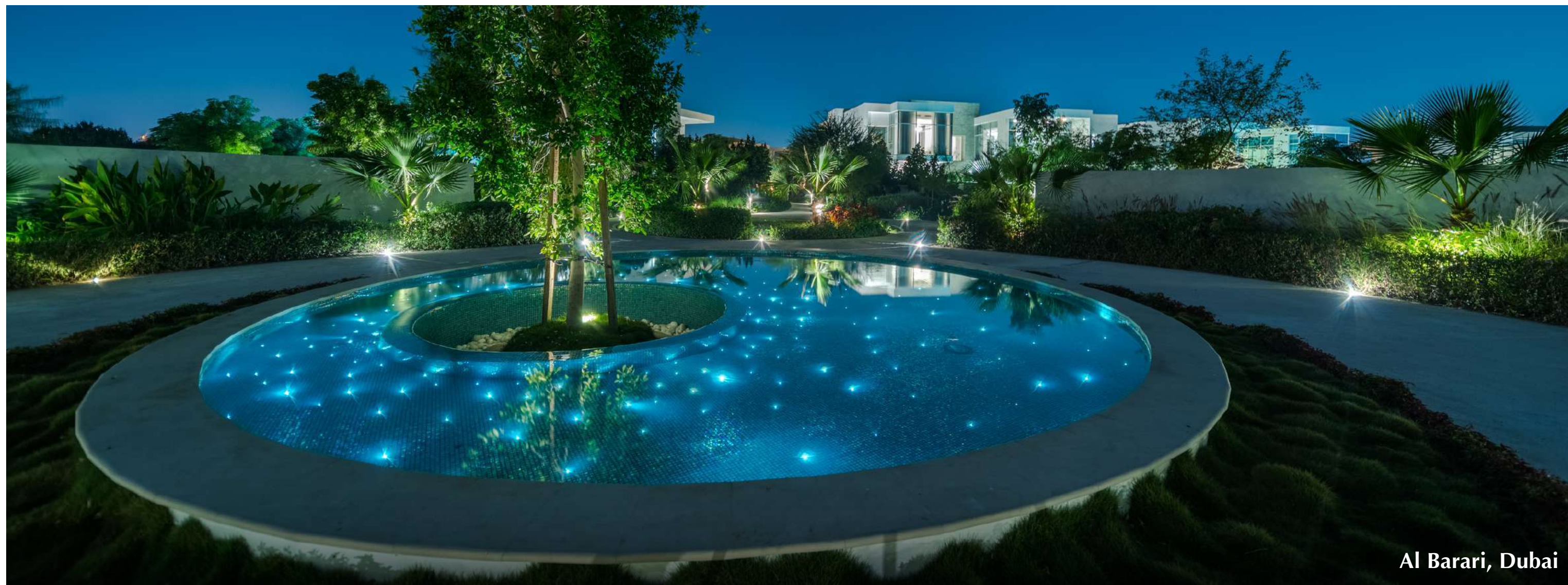
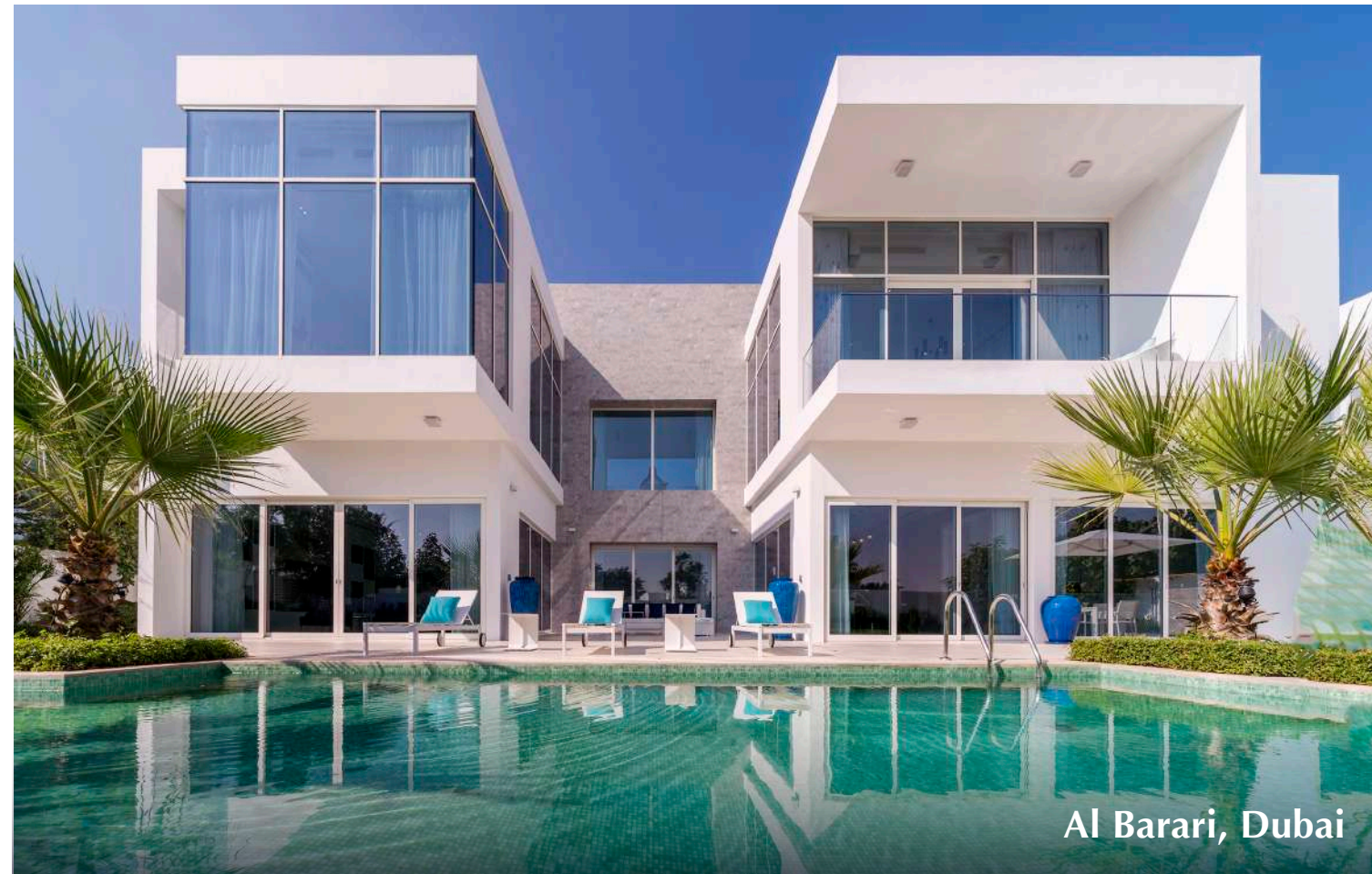
THESE AREN'T RENDERINGS.  
THEY'RE REFINEMENTS.



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



# HOMES INSPIRED BY VILLAS DELIVERED



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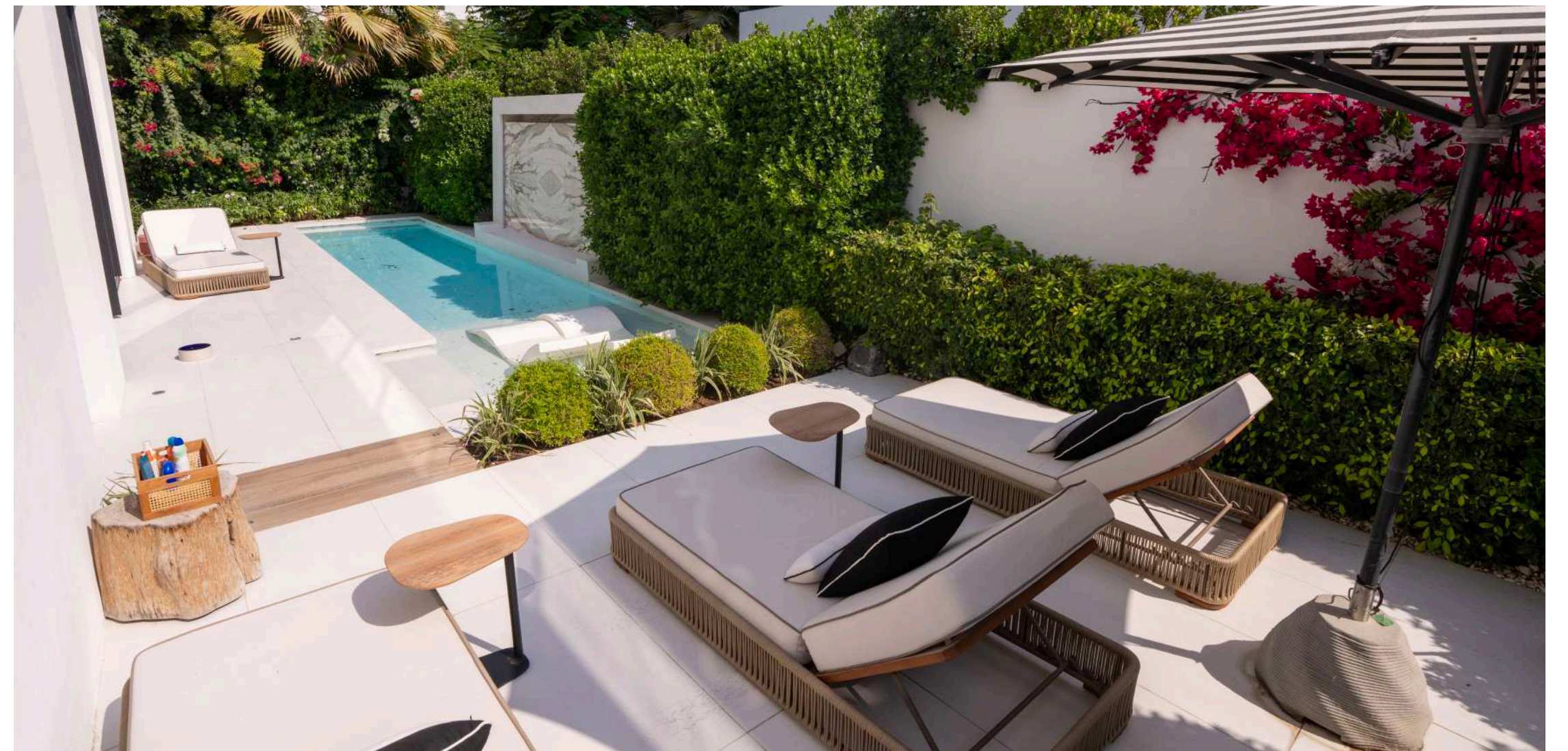


Al Barari, Dubai

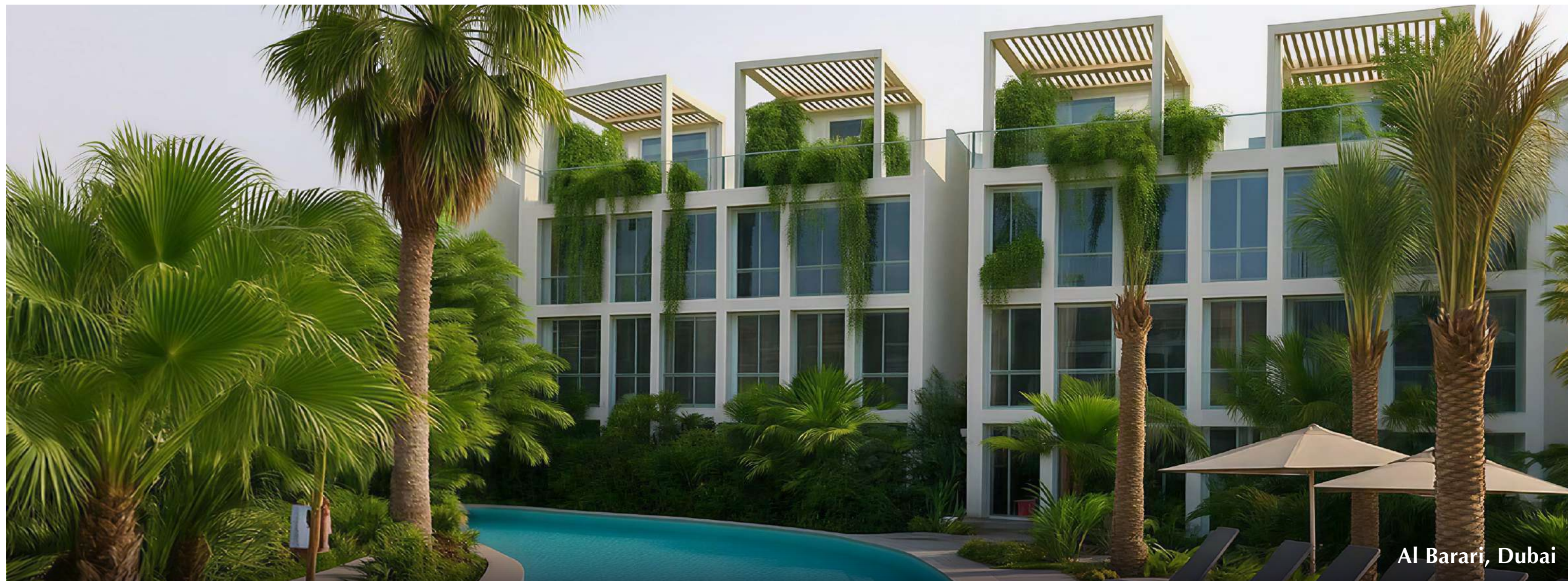


Al Barari, Dubai

# HOMES INSPIRED BY VILLAS DELIVERED



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# THE COLLECTION



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



The Bloom



Overlooks Parks and Green Extensions



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



The Rise



Overlooks Parks and Lagoons



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



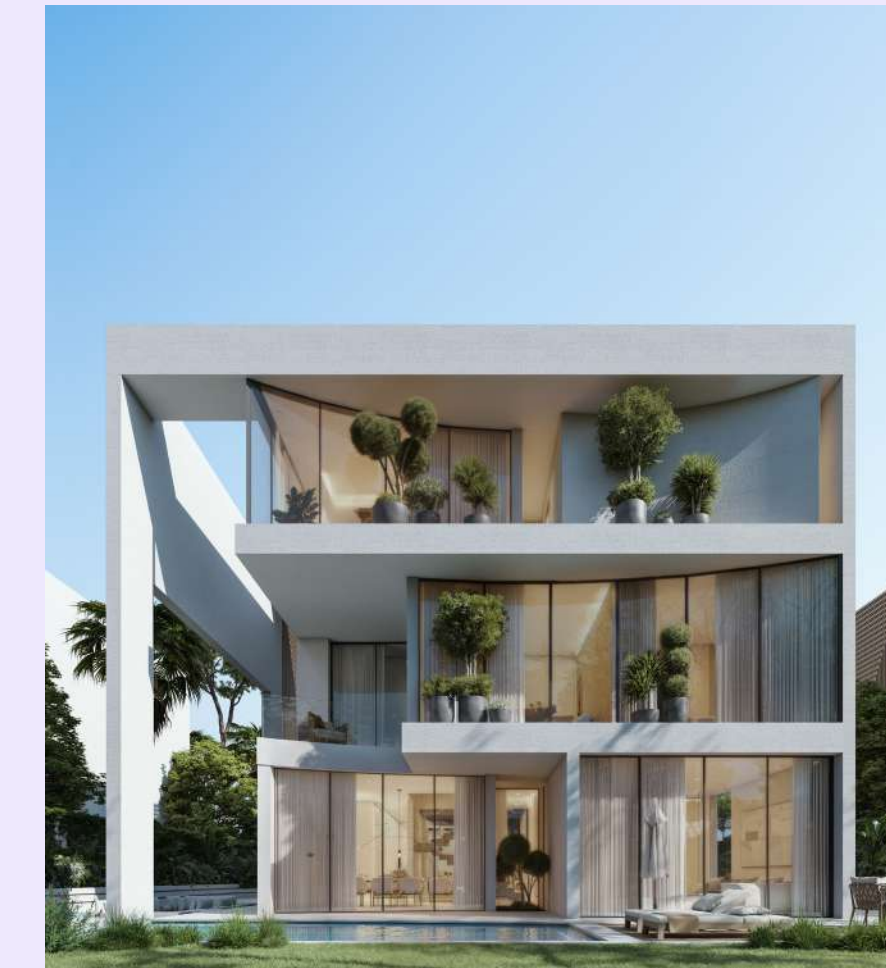
The Dune



Overlooks Parks and Lagoons



Swimming Pool



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



The Sol



Overlooks Parks and Lagoons



Swimming Pool

# THE BLOOM VILLA



# THE BLOOM VILLA

Sellable Area: 2,966 SQ FT

A VERTICAL BLOOM OF LIGHT AND SPACE

4-BEDROOM TOWNHOUSE

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

Open-plan layout  
Landscaped garden

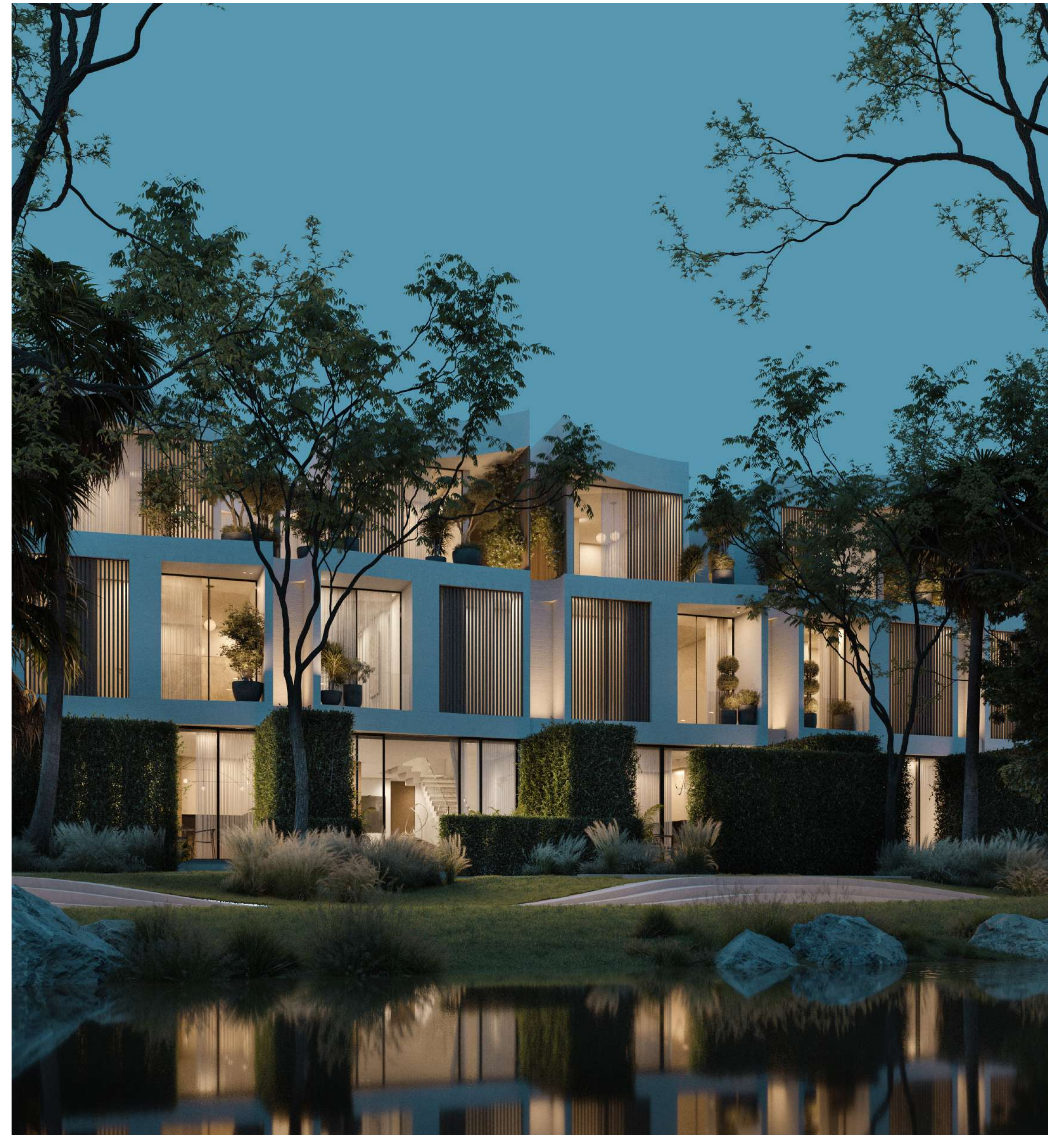
“VERTICAL LIVING, REDEFINED”



4-bedroom suite



Overlooks parks and green extension



# THE BLOOM VILLA



**Soft curves. Flowing space. Quiet luxury.**

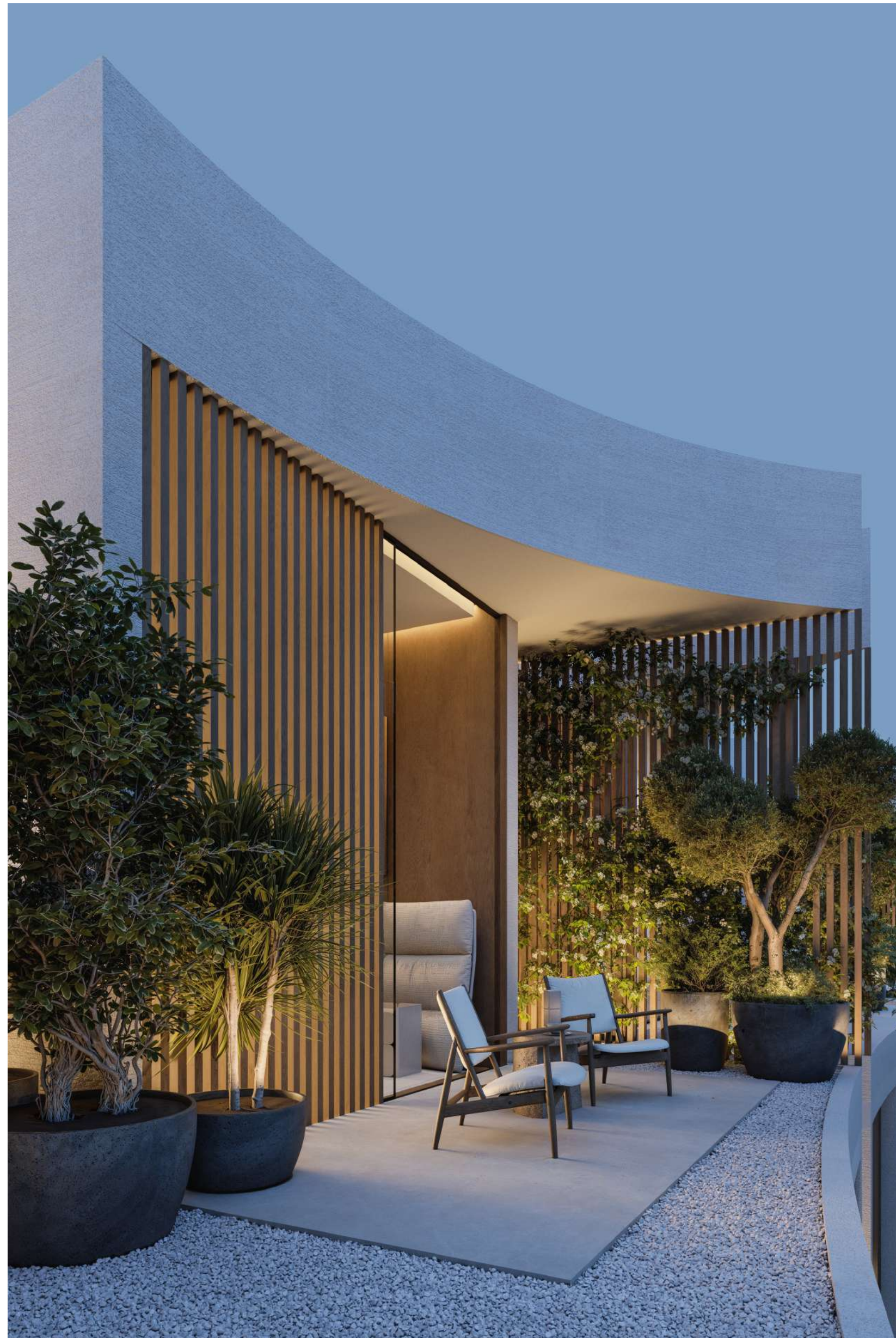
- Gentle townhome, ideal for young families
- Organic forms and calming interiors
- Seamless indoor-outdoor living













# THE RISE VILLA



# THE RISE VILLA

Sellable Area: 3,814 SQ FT

A DIALOGUE BETWEEN SPACE AND NATURE

4-BEDROOM MAISONETTE

Vibrant stage for contemporary family life.  
Living garden at the heart of the home.  
Architectural promenade through light.  
Home sculpted from glass and sunlight.

Open-plan layout  
Landscaped garden  
Internal Garden

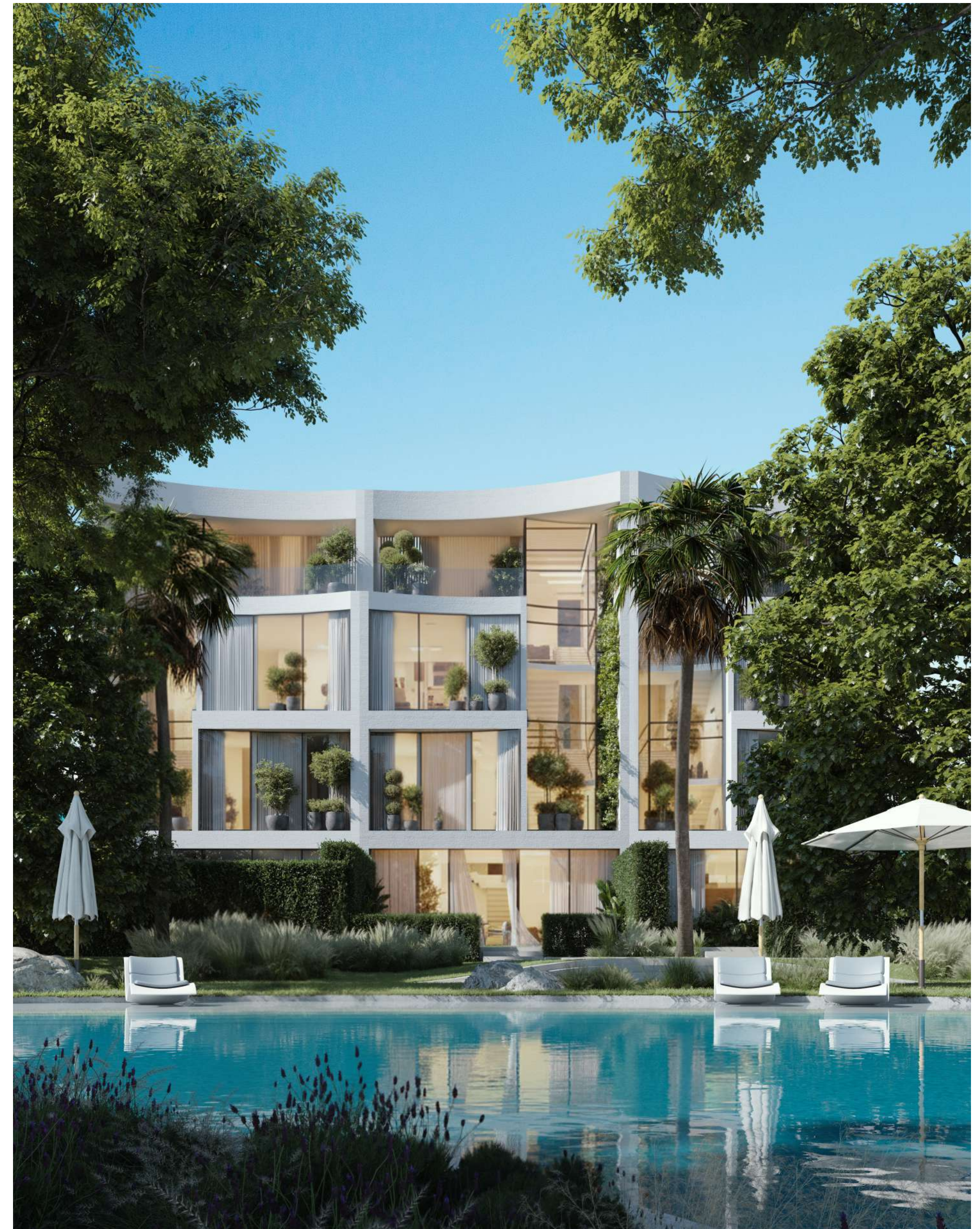
“AN ASCENSION OF LIGHT AND SPACE”



4-bedroom suite



Overlooks parks and Lagoons

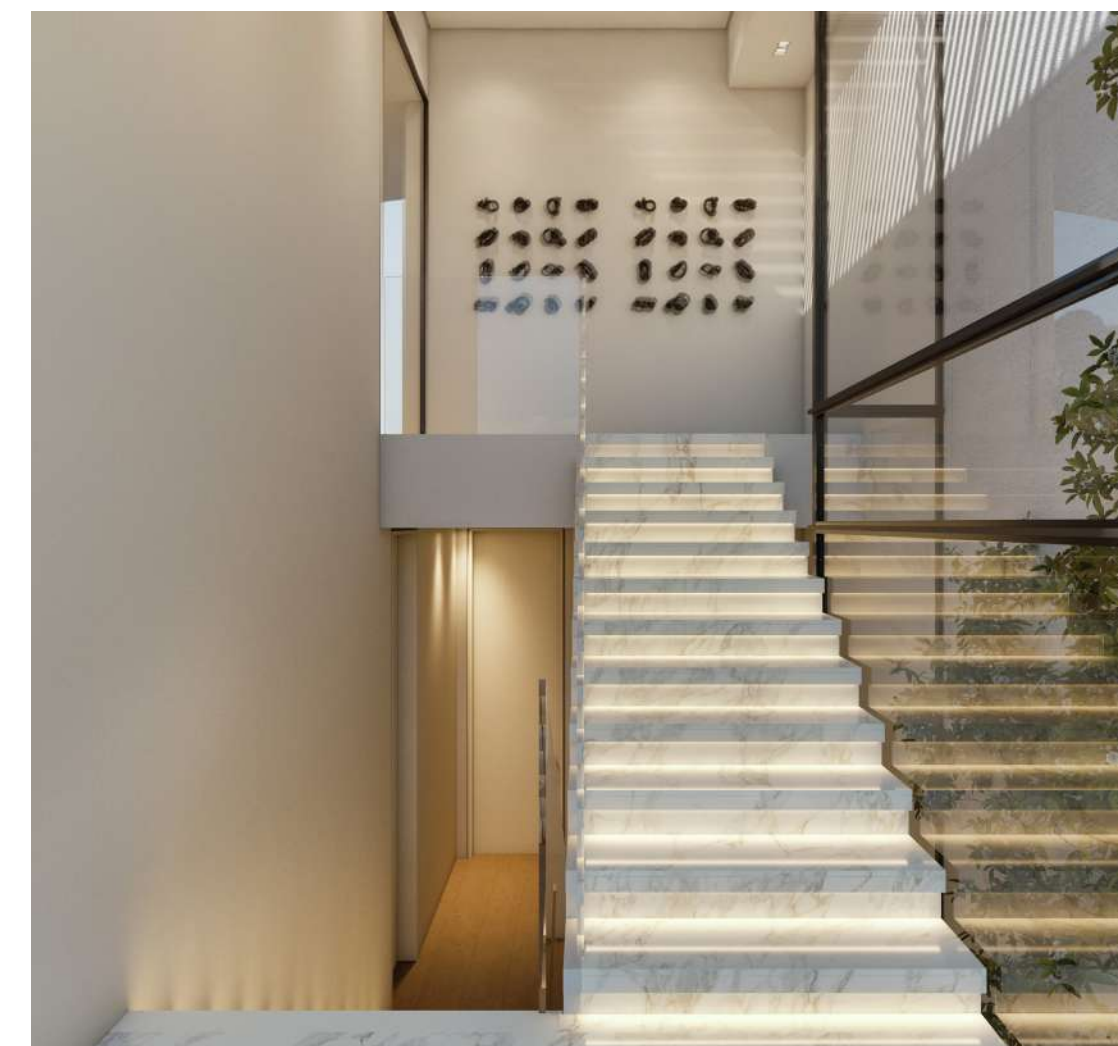


# THE RISE VILLA



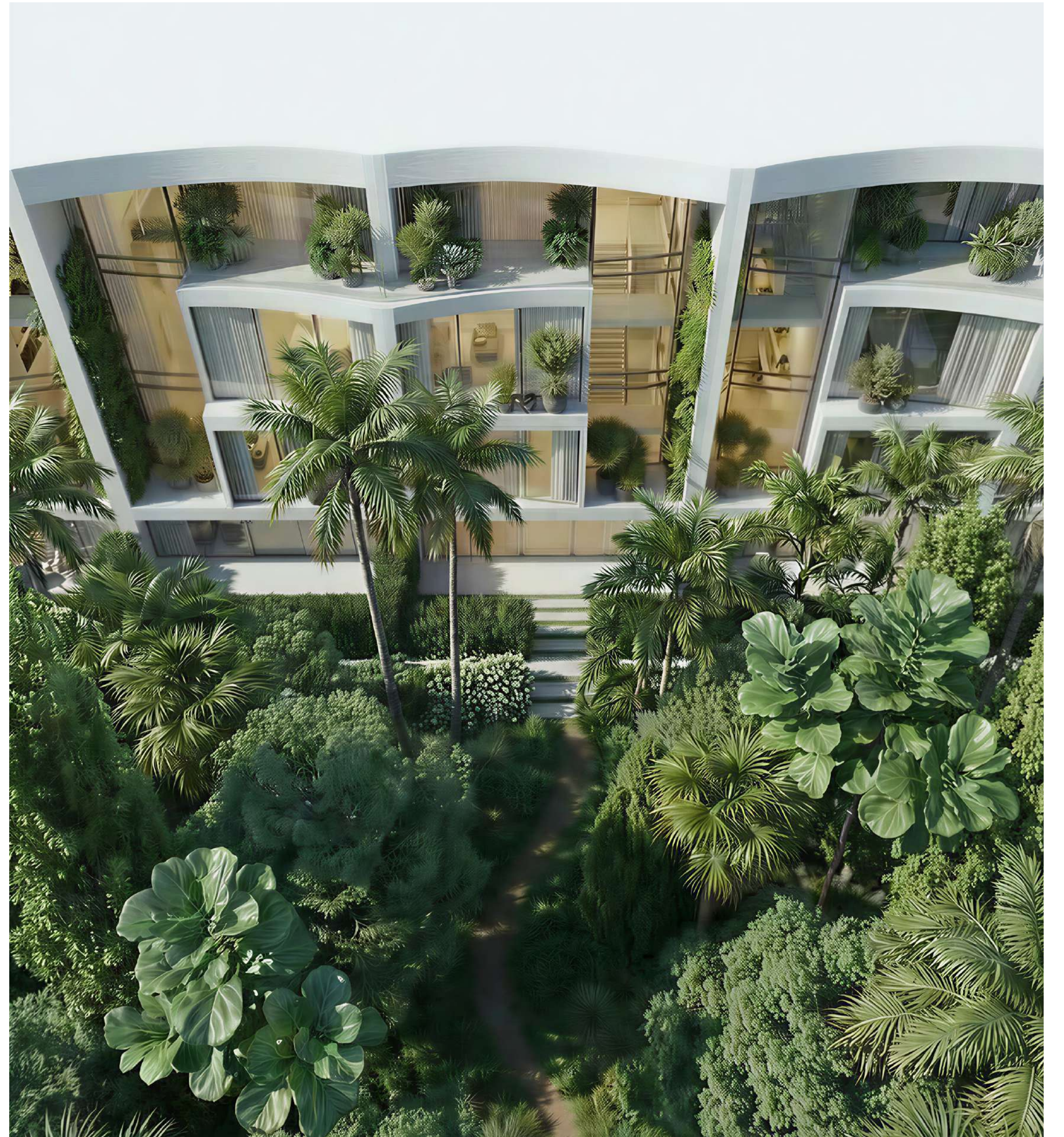
**Sharp geometry Open flow.  
Statement clarity**

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

















# THE DUNE VILLA



# THE DUNE VILLA

Sellable Area: 6,635 SQ FT

A HOME THAT REVOLVES AROUND A TRANQUIL INNER COURTYARD

5-BEDROOM DUET

Earthy tones, fluid thresholds, calming textures  
Blurs architecture and nature  
Immersive, meditative, and grounded

Atrium of triple-height volume.  
Grand interiors flow into a vast garden oasis.  
Spaces for both grand entertaining and intimate family life.  
Rooftop, shaded terrace for elevated relaxation.

“THE HOME WHERE ALL SPACES CONVERGE ON NATURE”



5-bedroom suite



Overlooks parks and lagoons



Swimming pool



# THE DUNE VILLA



**Nature leads. The home follows.**

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



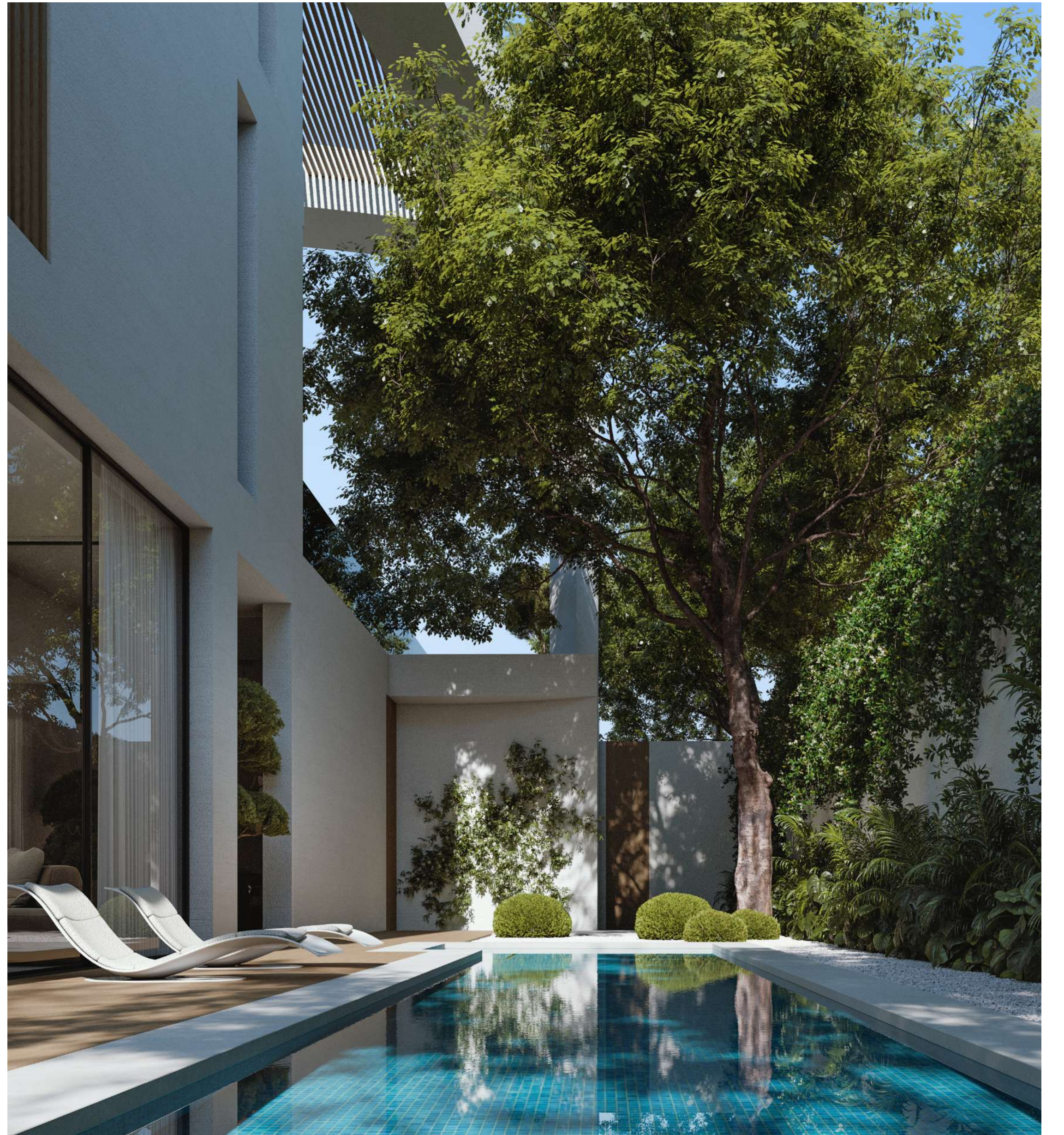




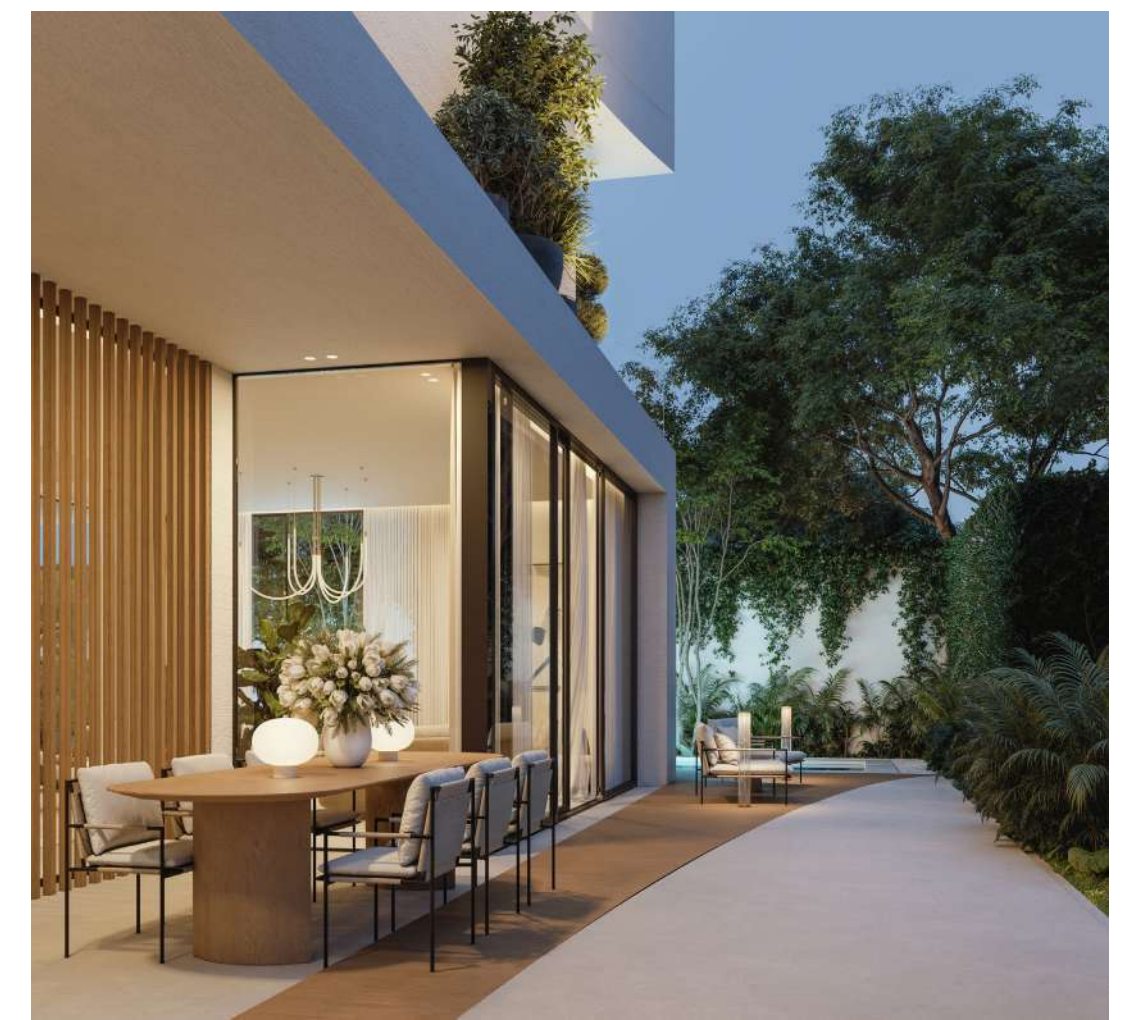
















# THE SOL VILLA



# THE SOL VILLA

Sellable Area: 8,231 SQ FT

THE PINNACLE OF THE COLLECTION, A RESIDENCE BEYOND COMPARE

5-BEDROOM VILLA

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

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

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



5-bedroom suite



Overlooks parks and lagoons



Swimming pool

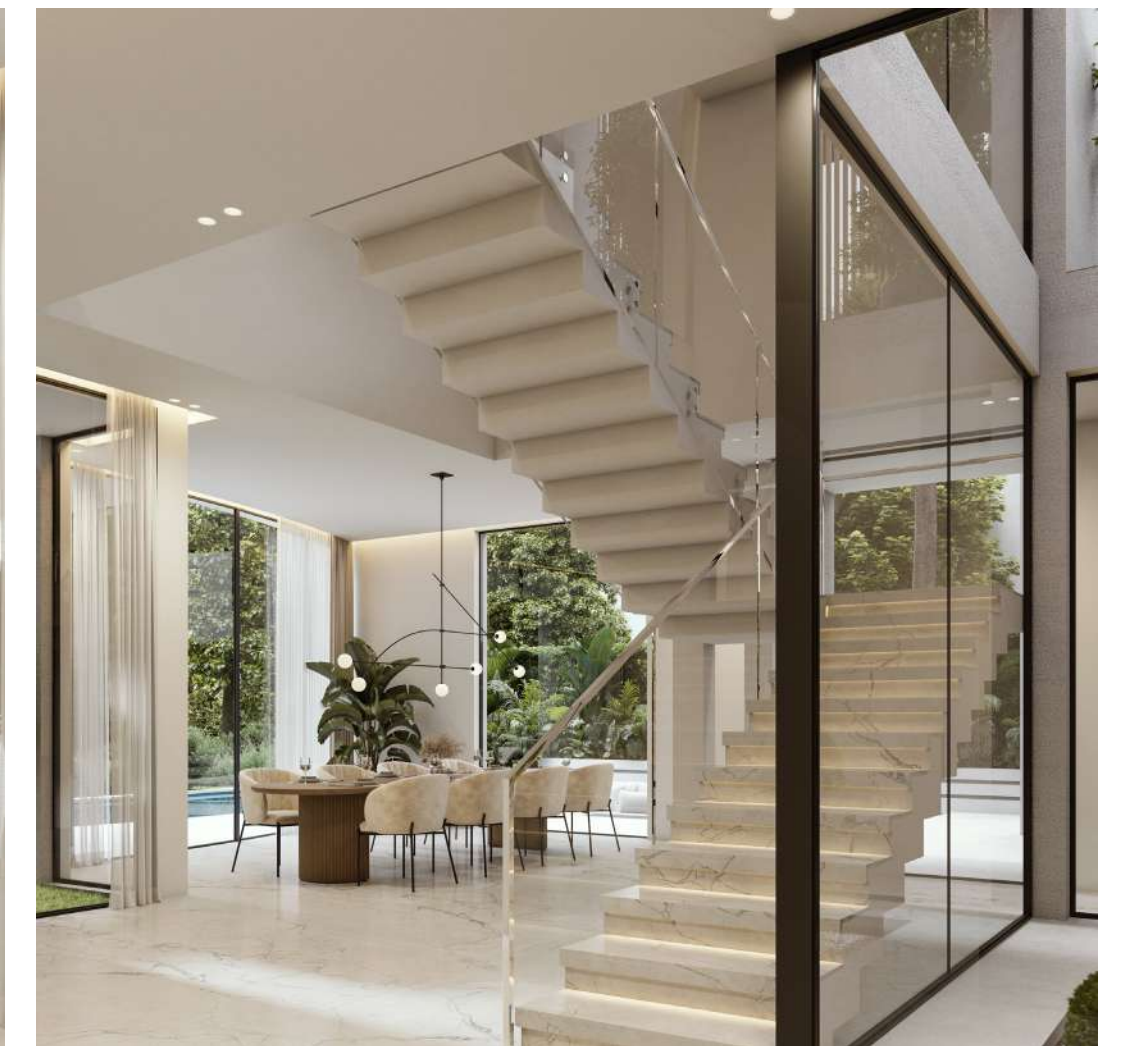


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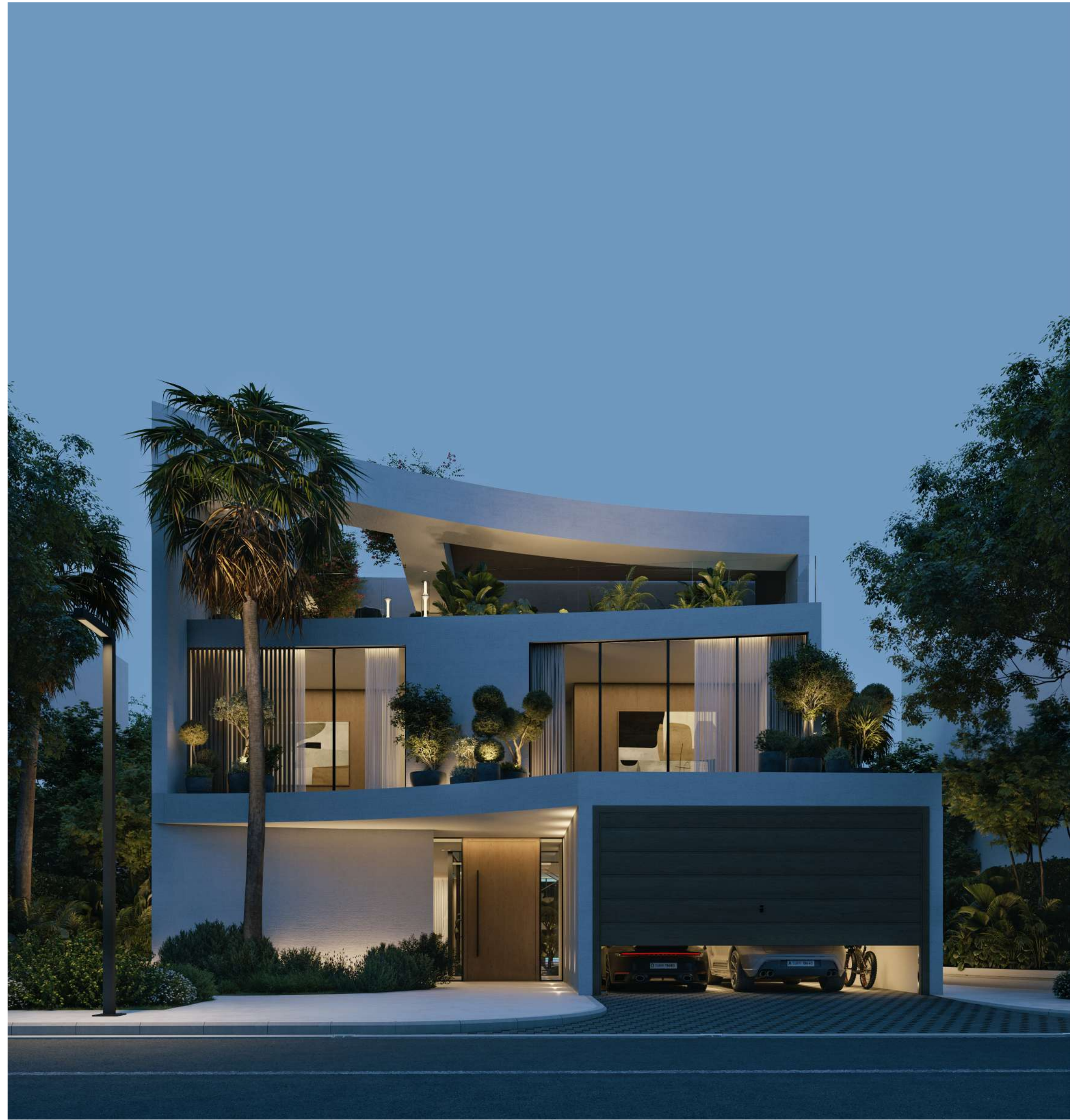


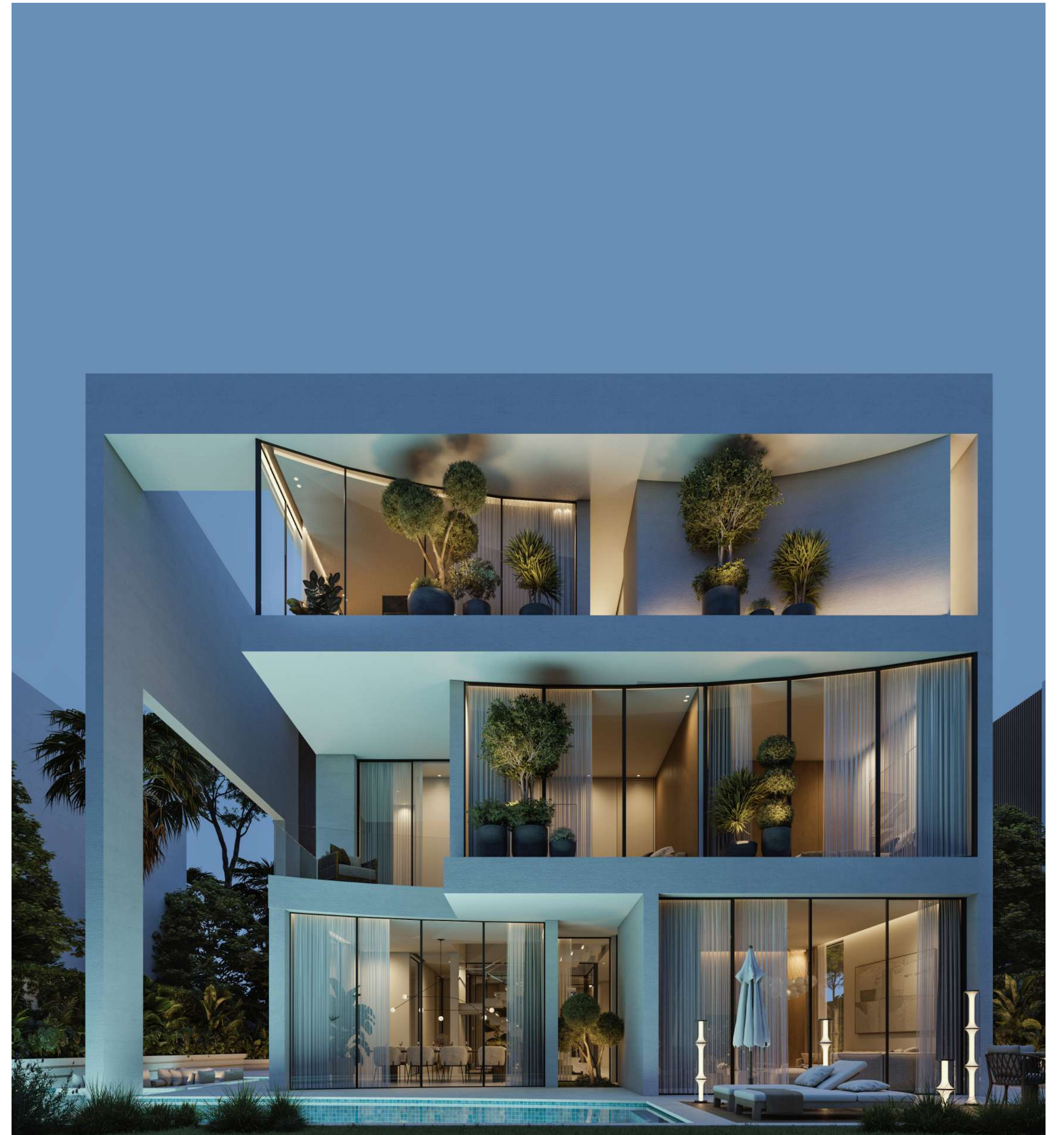
**A sanctuary for legacy family, and stillness.**

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

















# WHY LUNAYA STANDS OUT

1

## ICONIC LOCATION

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

2

## PROVEN LEGACY

A track record that speaks for itself.

3

## STRONG ROI POTENTIAL

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

4

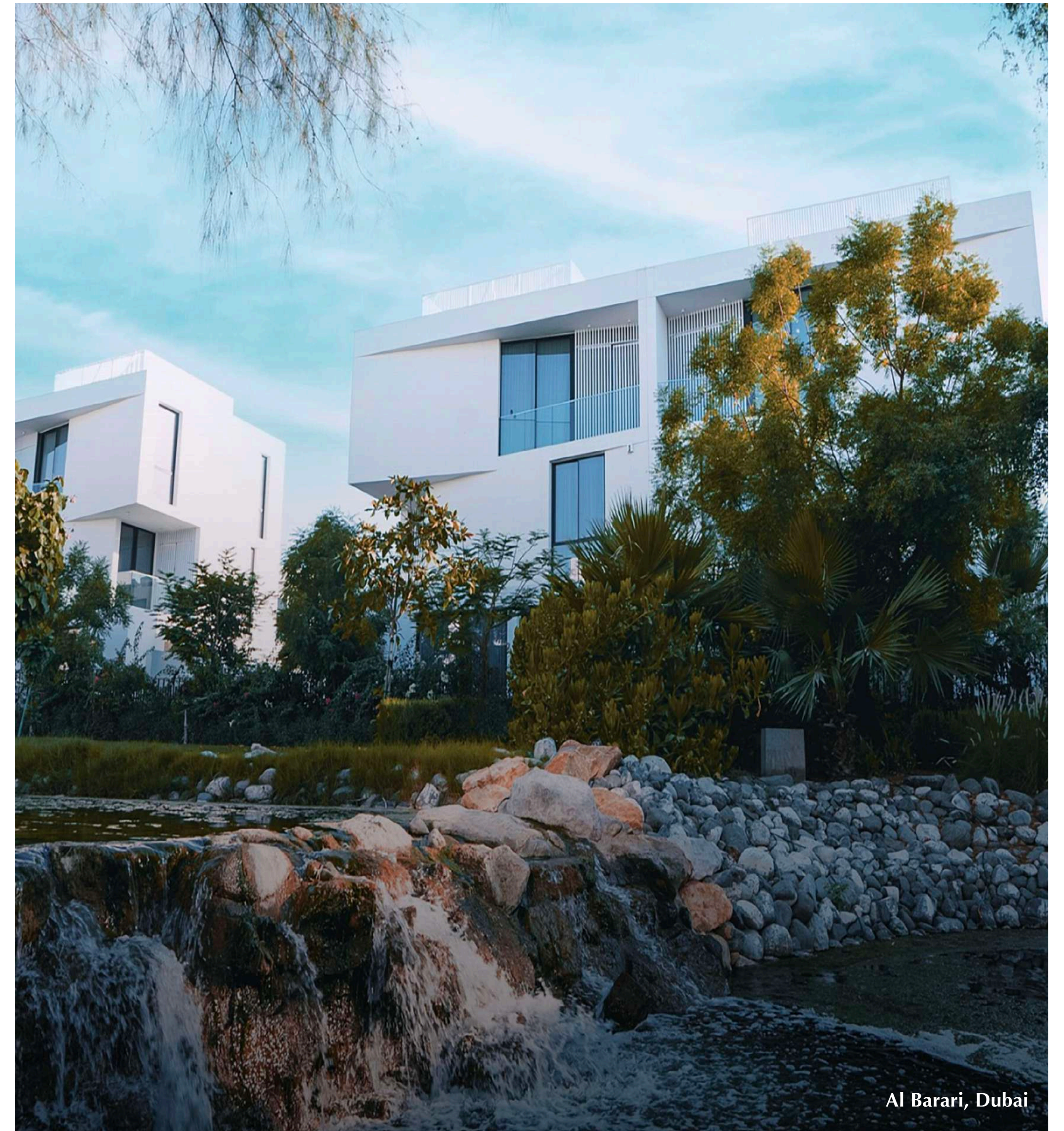
## WORLD-CLASS AMENITIES

Award-winning dining, wellness facilities and lifestyle amenities

5

## 65% GREEN SPACE

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



Al Barari, Dubai