LUNAYA TERRACES

Cove · Reef · Haven · Shore · Bay







LUNAYA TERRACES

WHERE EVERY HOME BELONGS TO NATURE

An elevated residential experience within the landscapes of Lunaya

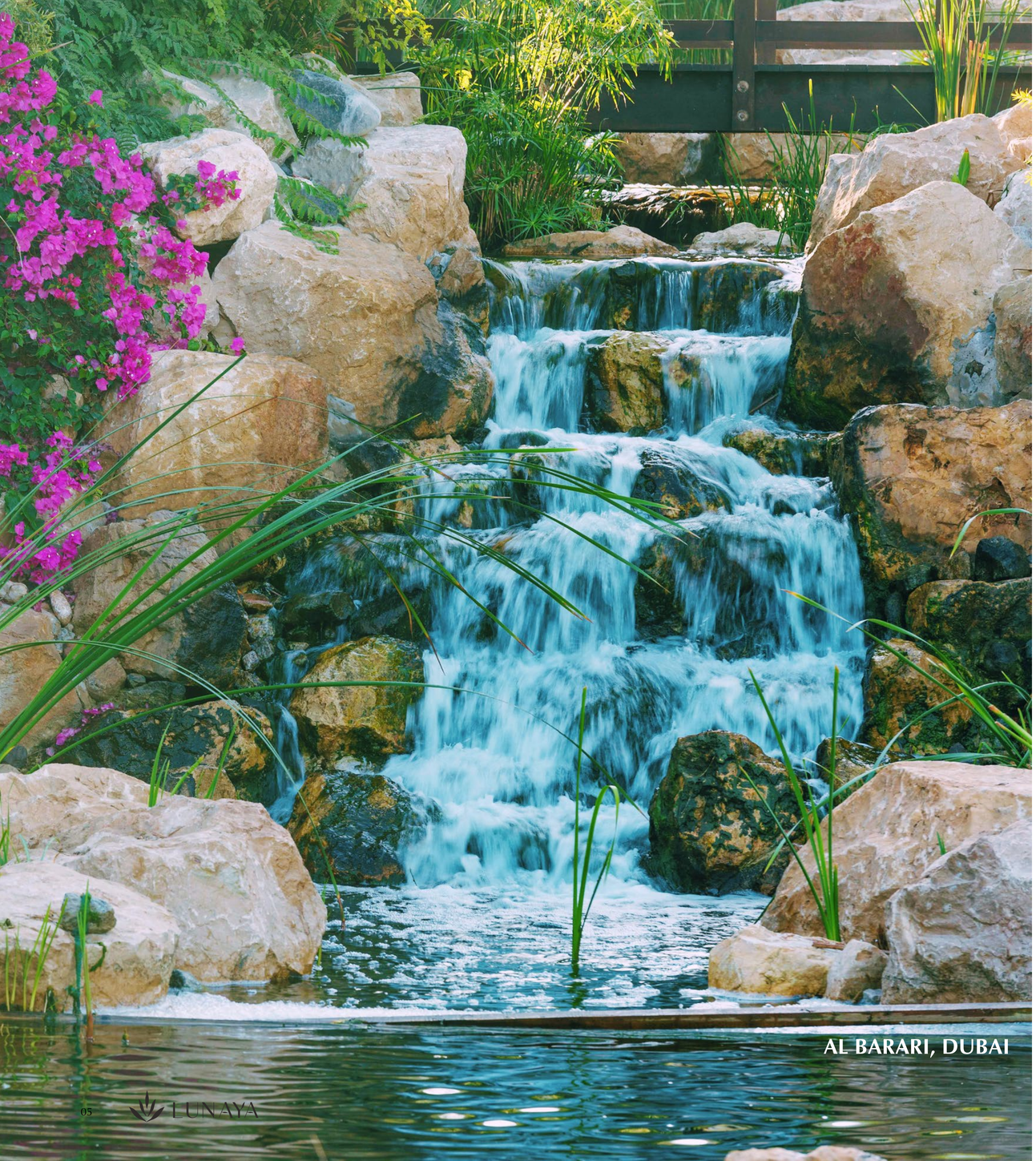
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DEVELOPER TRACK RECORD

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.

LUNAYA



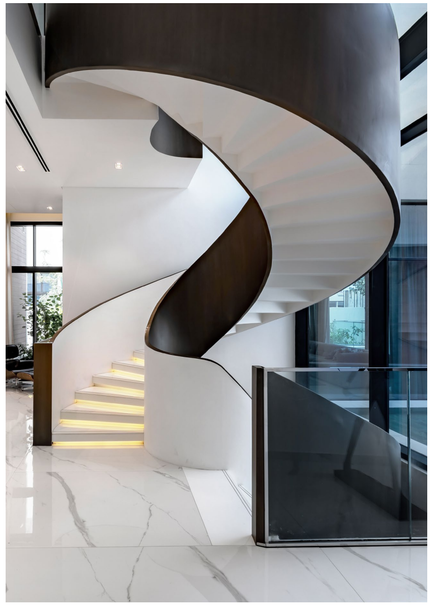
WE'VE DONE IT.
AND WE'VE DONE IT WELL

* These are real pictures and the real community


AL BARARI, DUBAI


AL BARARI, DUBAI


AL BARARI, DUBAI





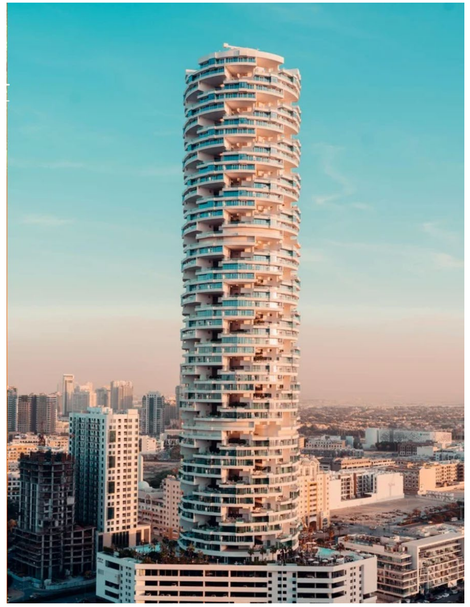




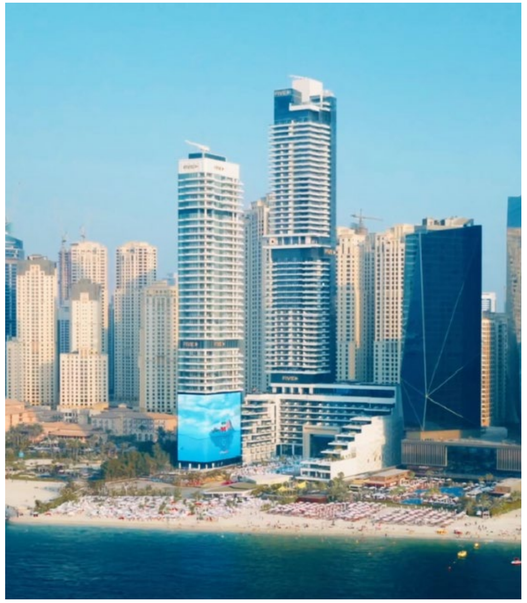
Zaya

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.





Palm Jebel Ali

28 mins away



Jebel Ali Beach Development

24 mins away



Southern Waterfront Expansion

20 mins away



Sheikh Zayed Road

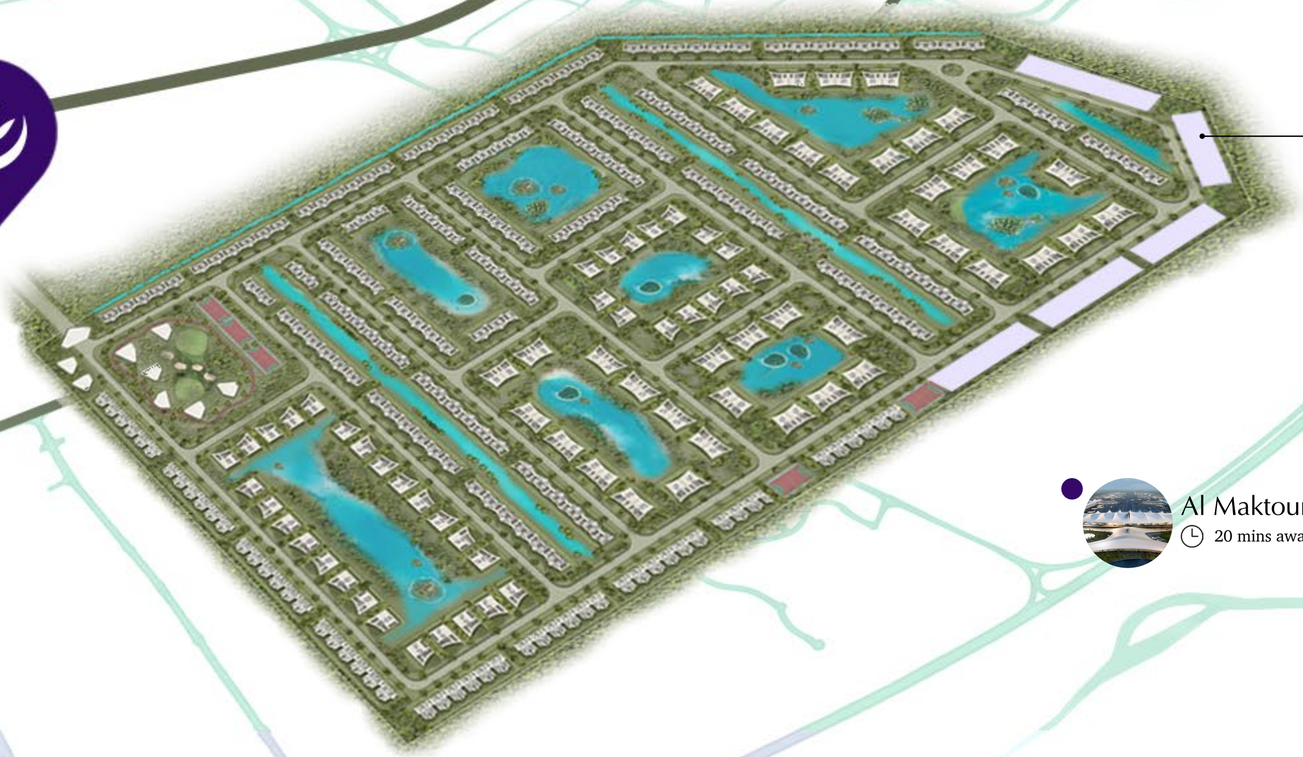


Green Spine



Expo City

17 mins away



LUNAYA TERRACES

Al Maktoum Airport

20 mins away

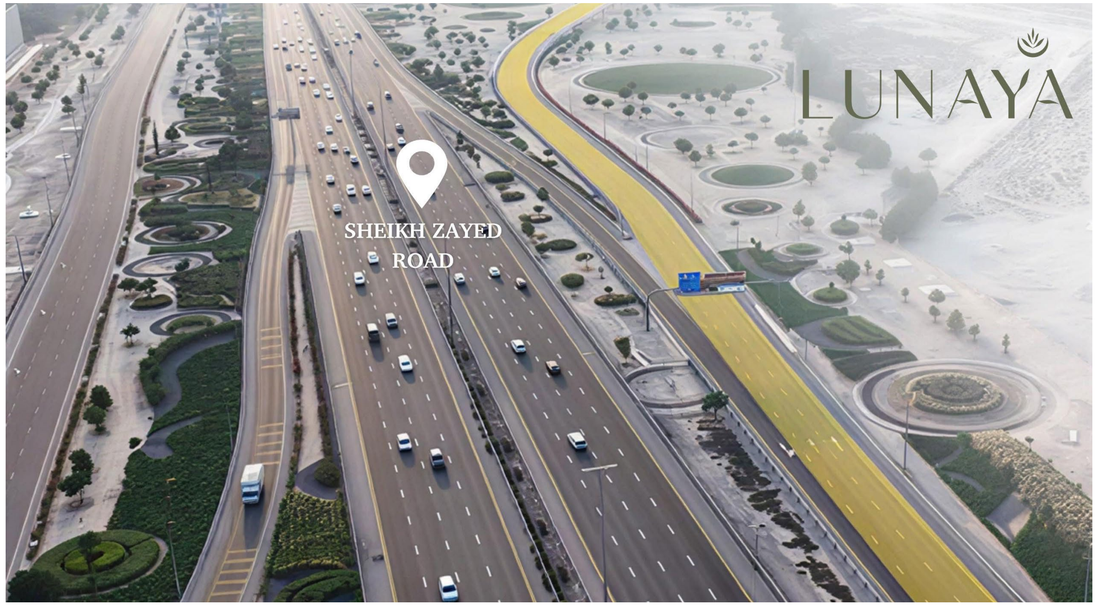
OUR LOCATION

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.







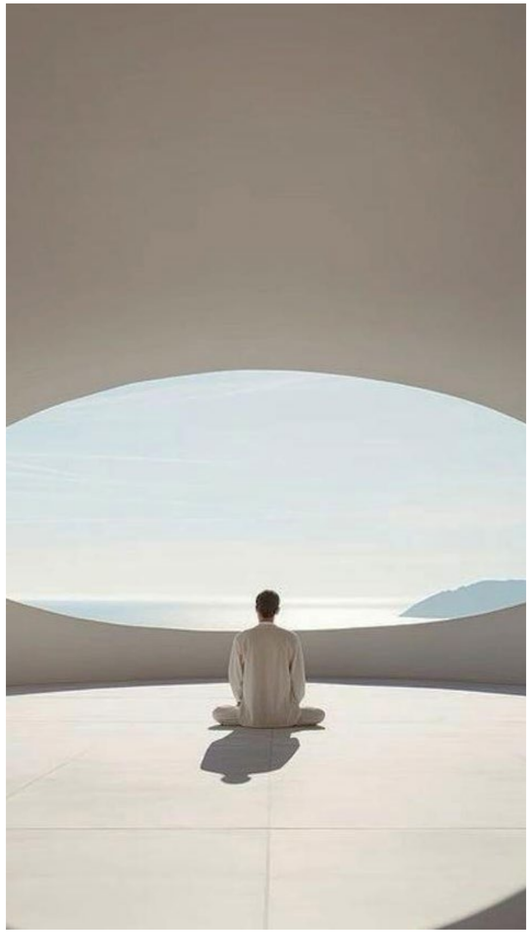
THE LIVING CORRIDOR

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









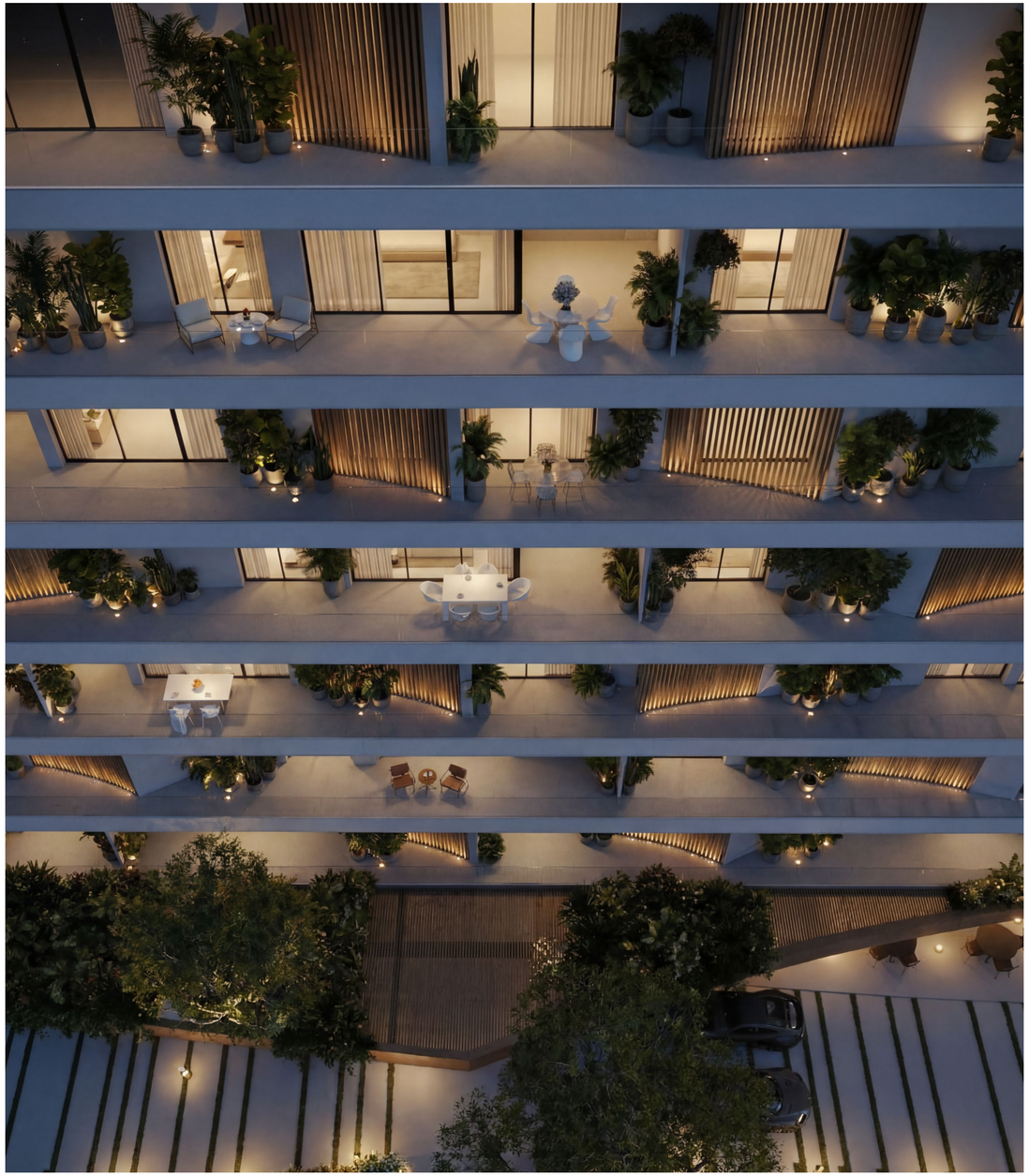
EXTENDING THE LUNAYA EXPERIENCE

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

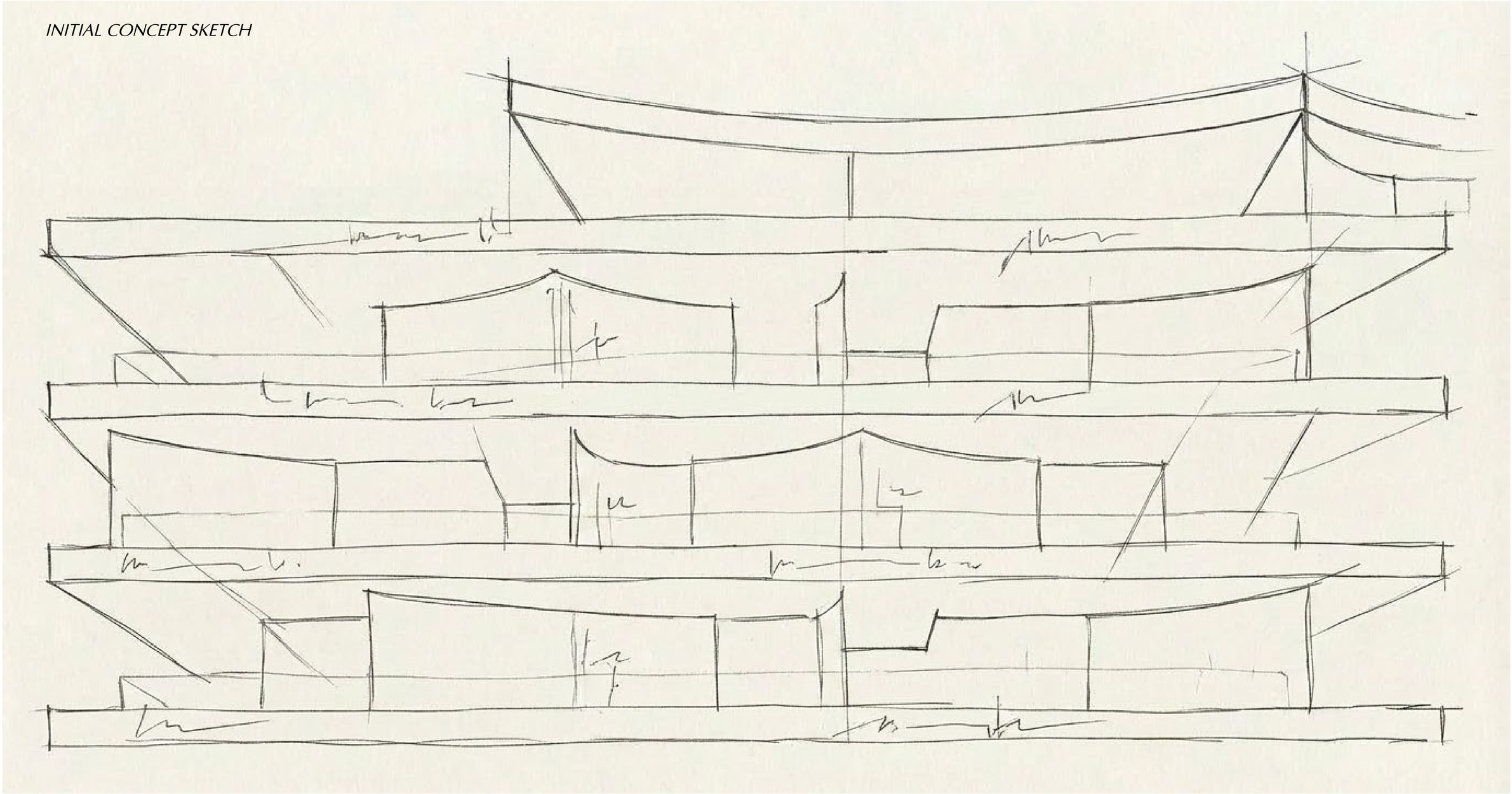
INTRODUCING LUNAYA TERRACES

EXTENDING THE LUNAYA LANDSCAPE

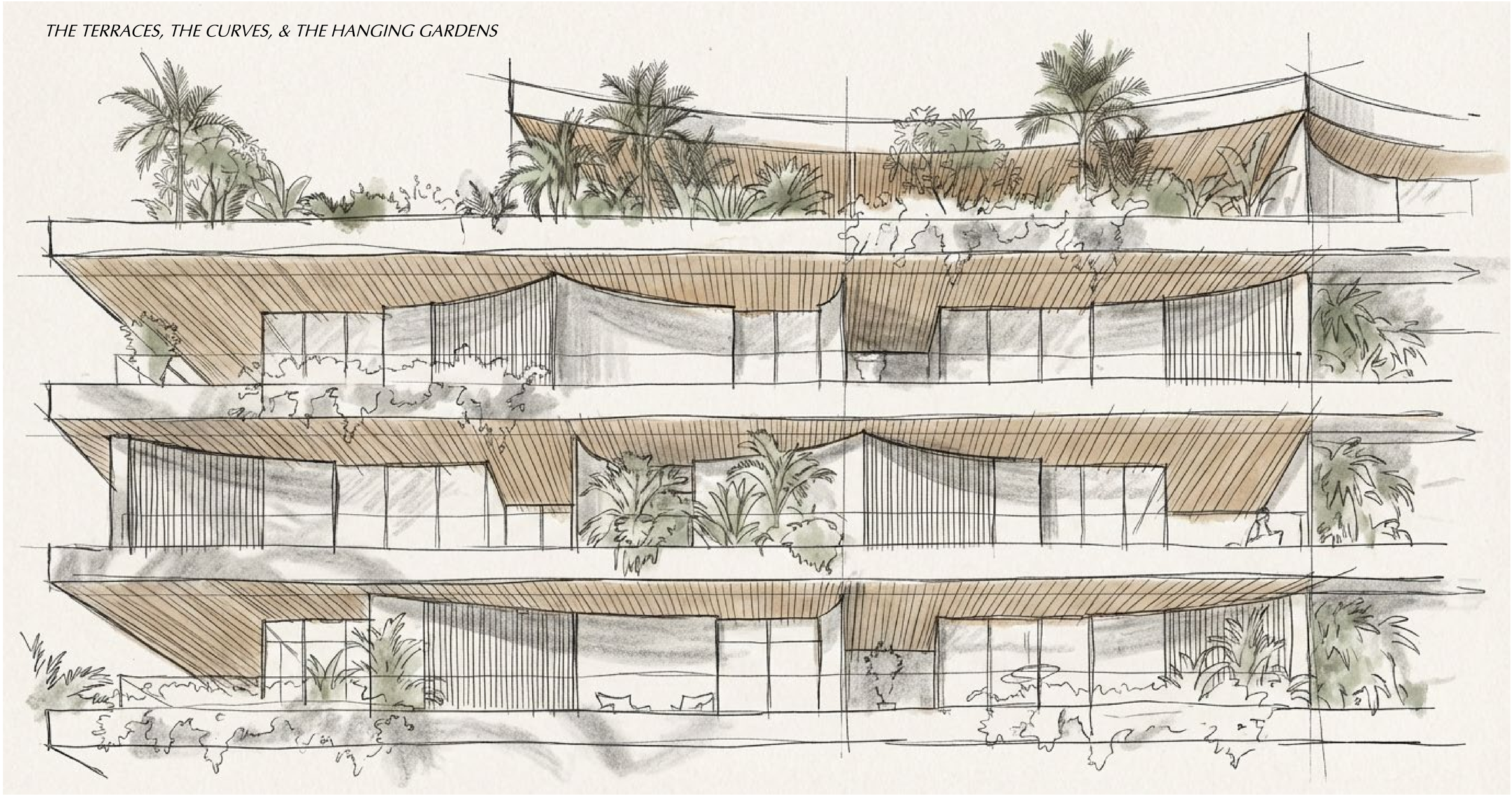
Lunaya Terraces are conceived as a natural extension of the Lunaya landscape, transforming the experience of living into a continuous dialogue between architecture and nature. Rather than conventional apartments, the project introduces a new residential typology where homes are shaped as living terraces, 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



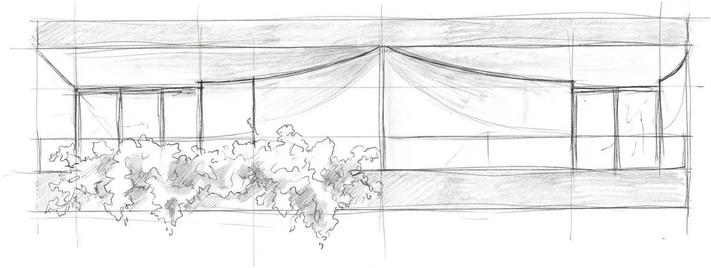
THE TERRACES, THE CURVES, & THE HANGING GARDENS






LUNAYA
BY ZAYA





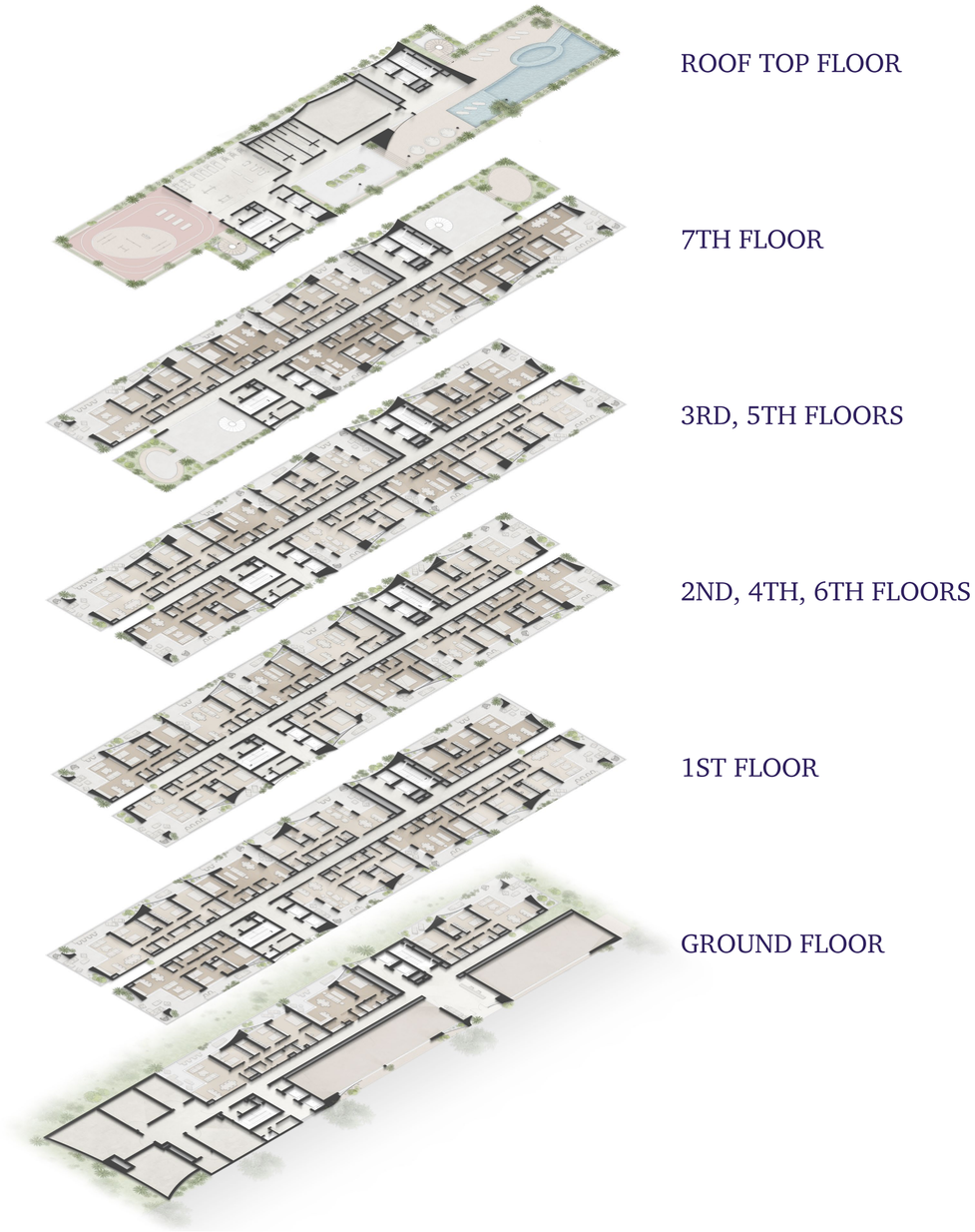
LIVING TERRACES

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

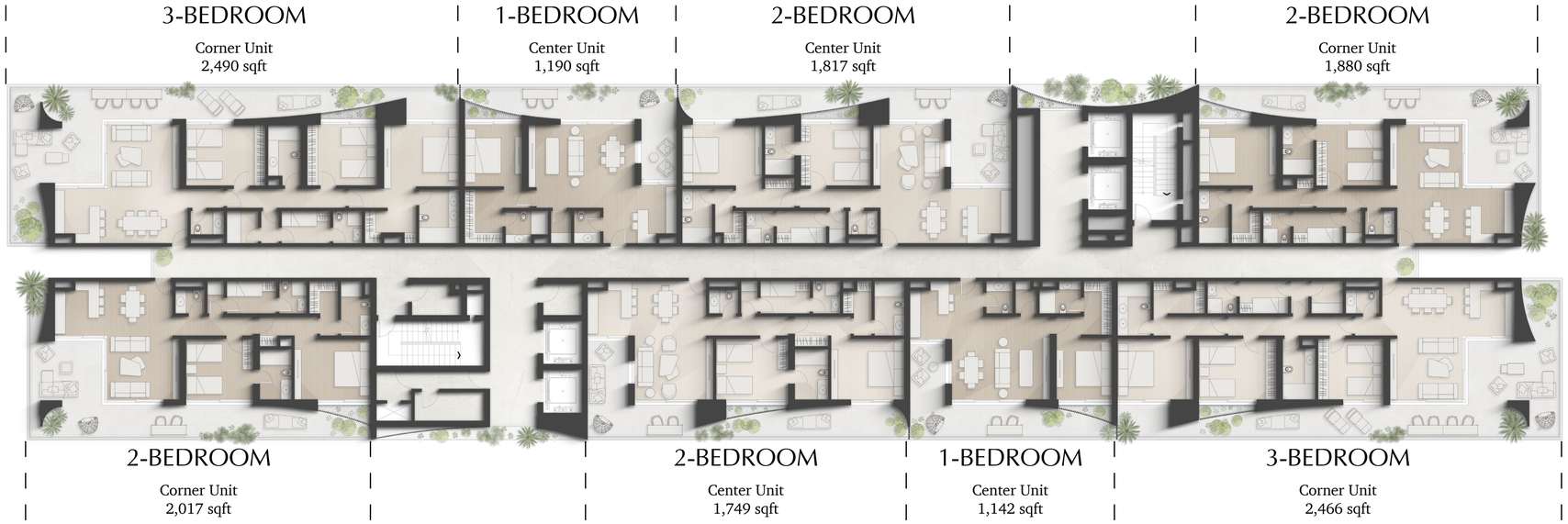
GROUND + 7 FLOORS + ROOF

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.

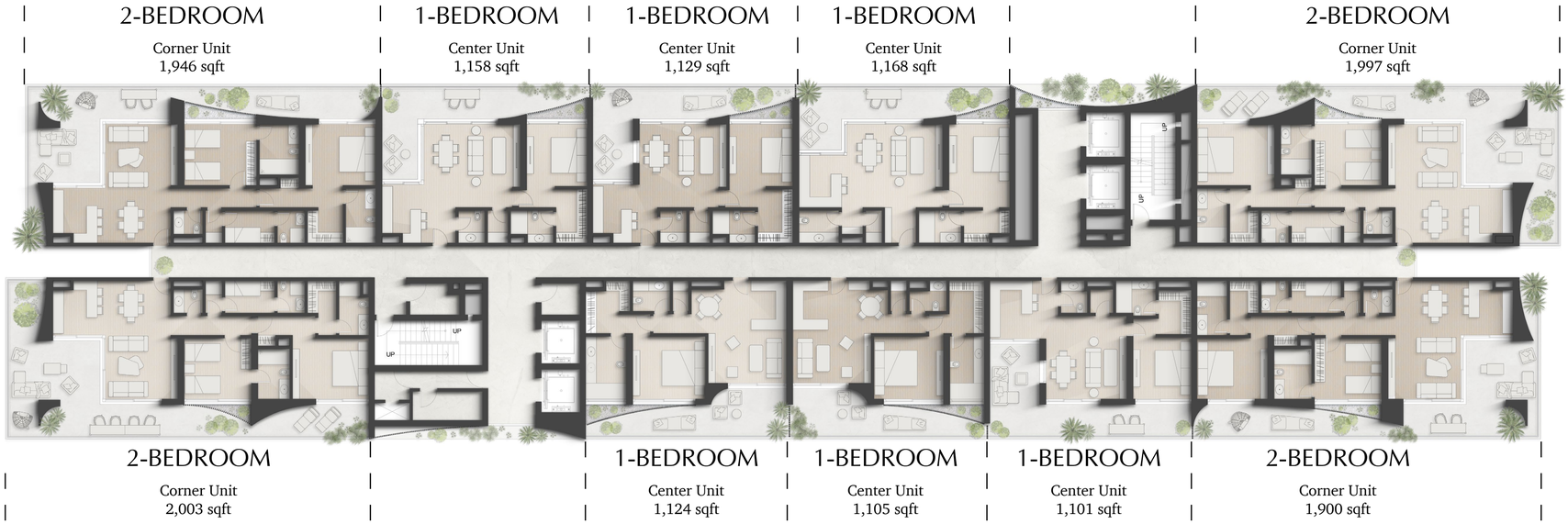
With only eight units per floor, the layout prioritizes privacy, comfort, and efficient spacing between residences. The development includes one-, two-, and three-bedroom units arranged in both central and corner positions, providing different layouts, orientations, and spatial conditions.

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

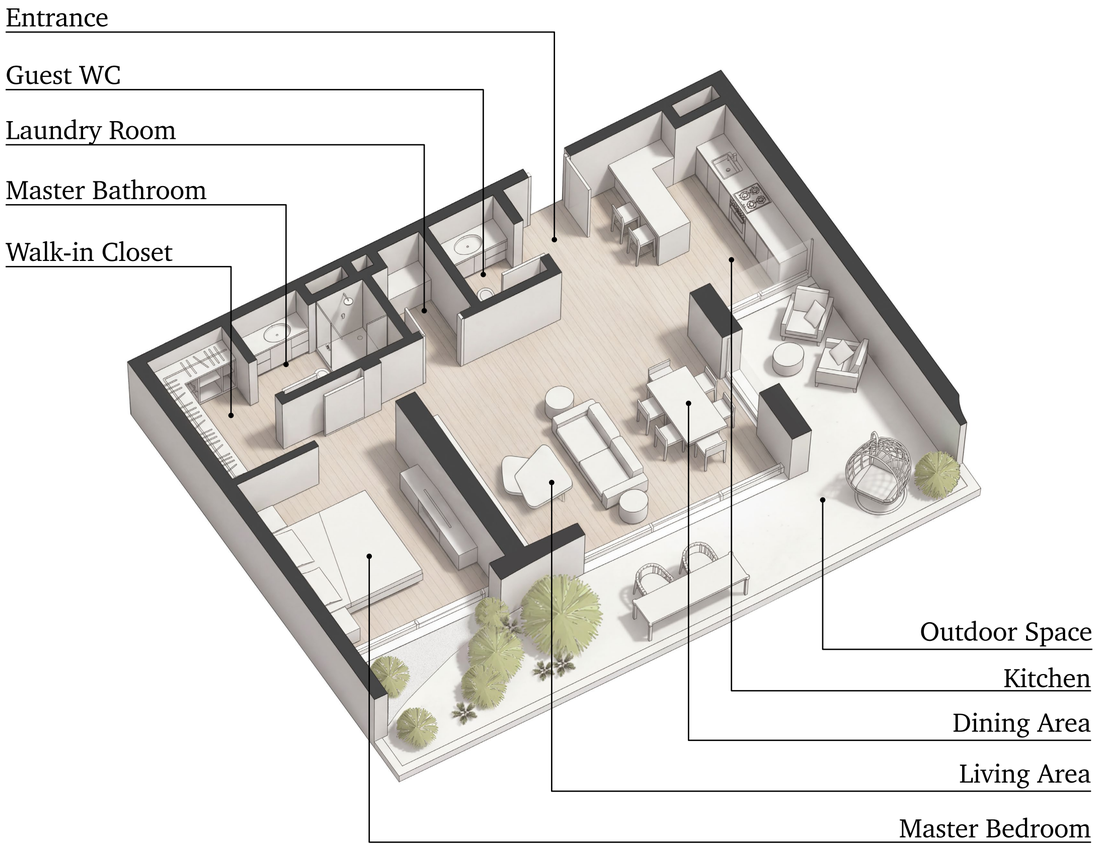
CEILING HEIGHT

3m

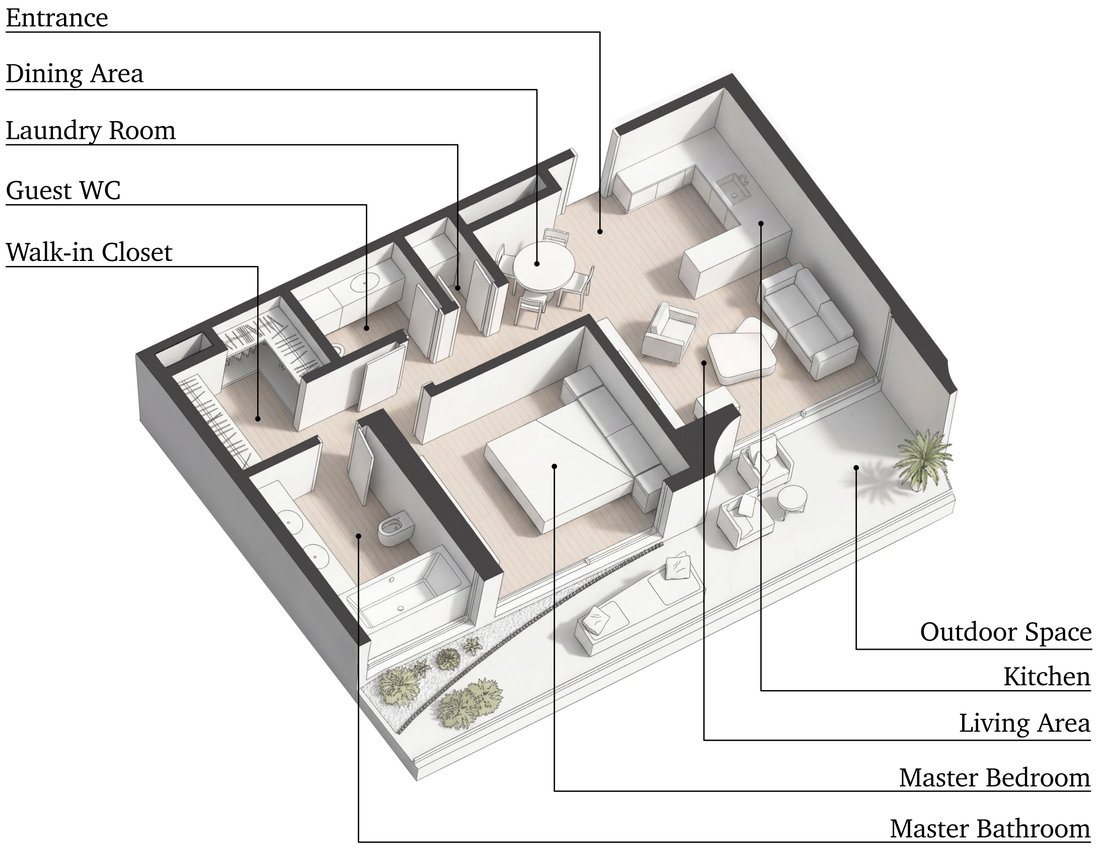




1-BEDROOM

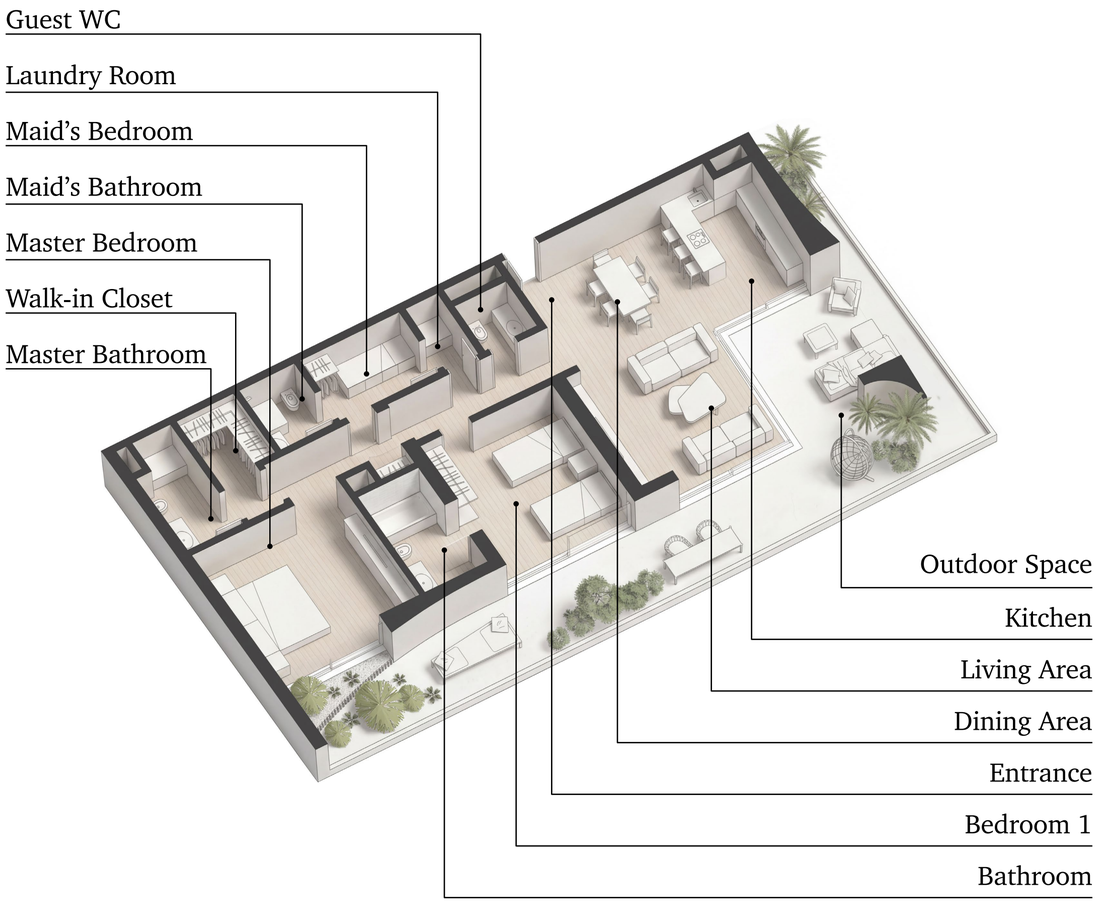


TYPE 1 UNIT

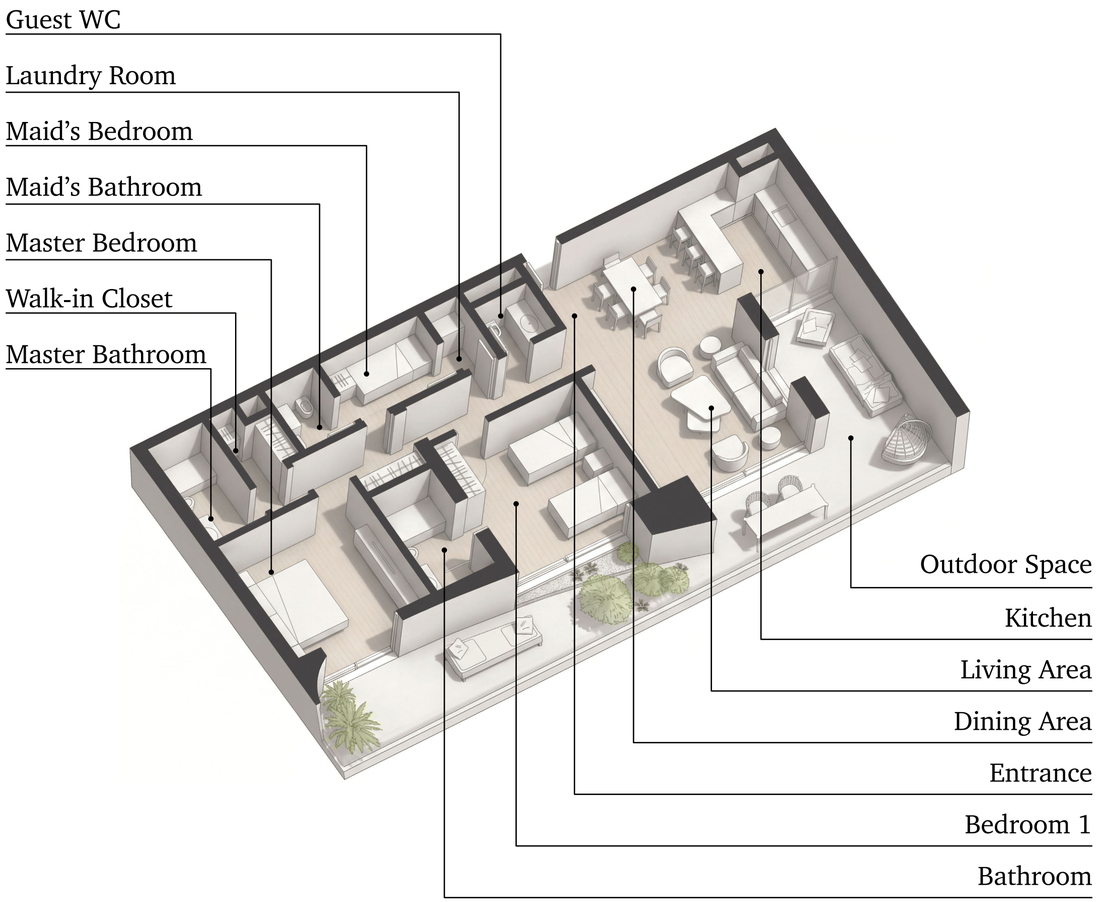


TYPE 2 UNIT

2-BEDROOM



CORNER UNIT

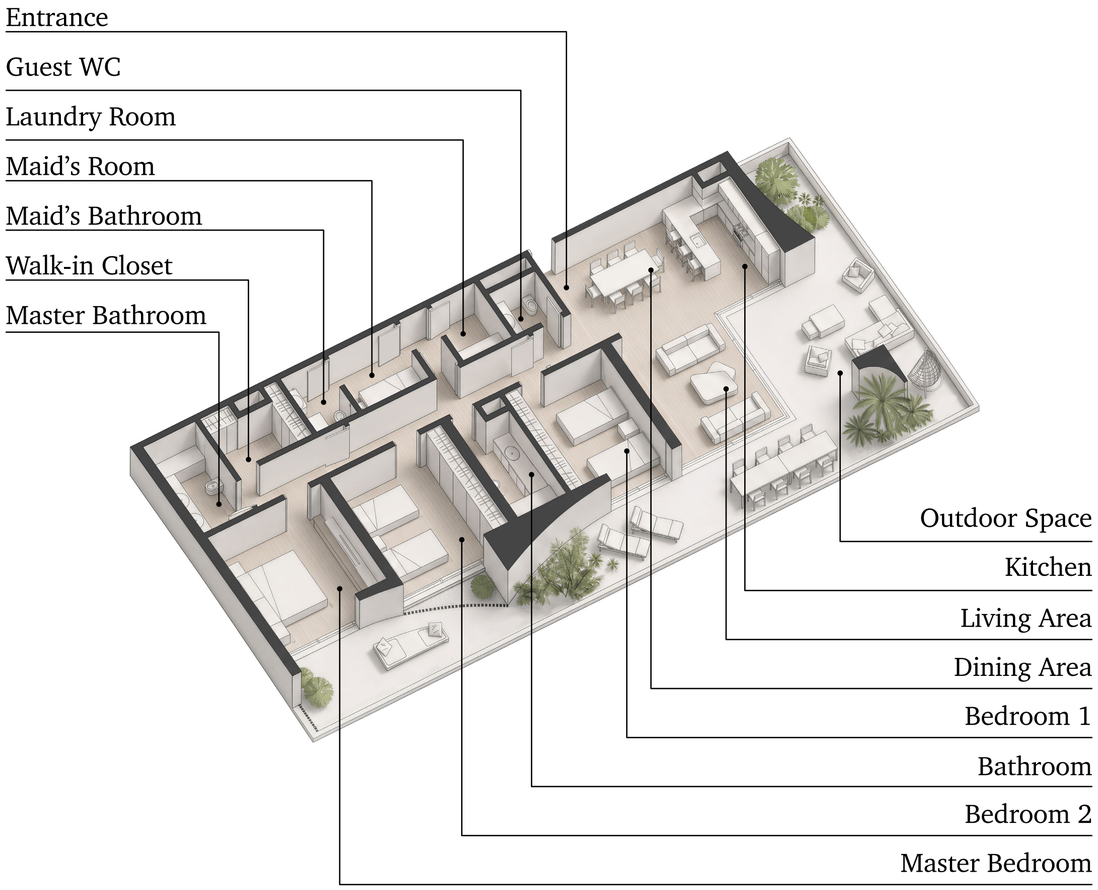


CENTER UNIT

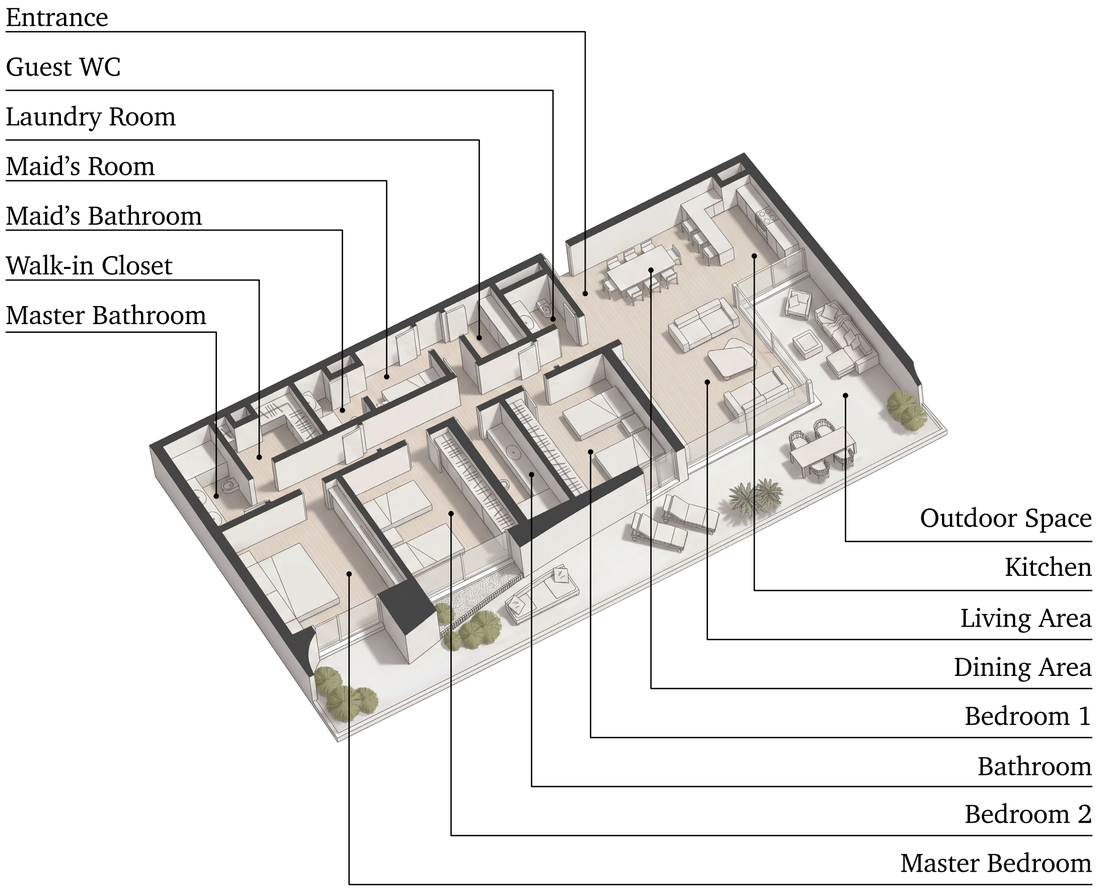




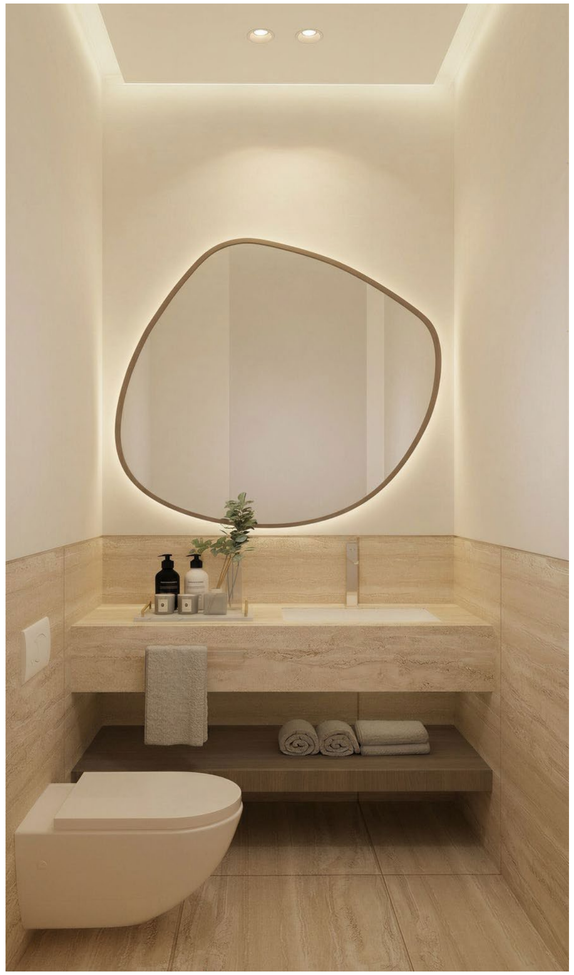
3-BEDROOM



CORNER UNIT



MIDDLE UNIT

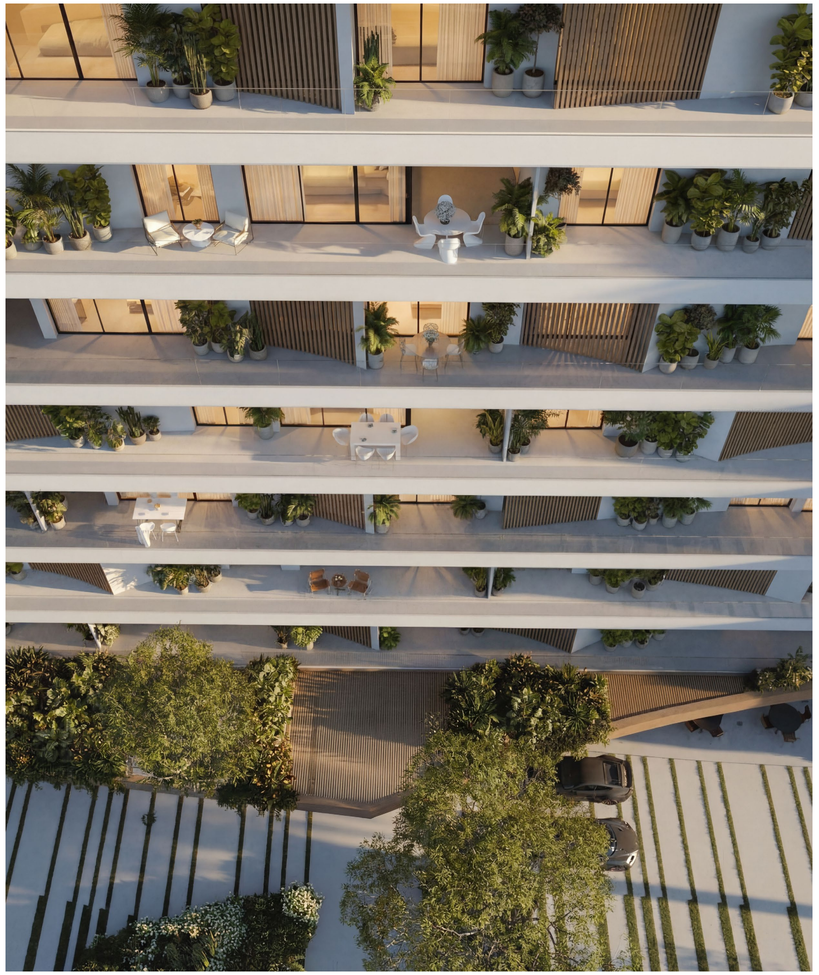
















04

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.


LUNAYA
BY ZAYA


LUNAYA
BY ZAYA


LUNAYA


LUNAYA
TEA LOUNGE
LUNAYA

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

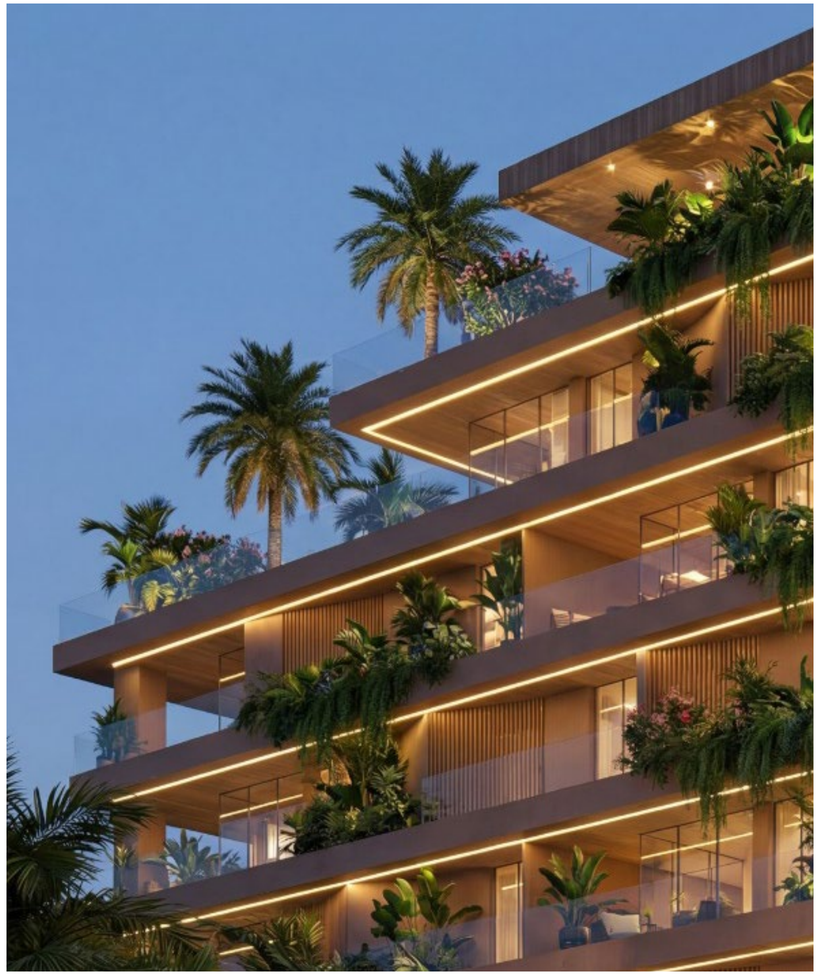
The corridors are designed as open passages that connect directly to the outdoors at both ends. This allows natural light, ventilation, and views of the landscape to move through the building, making circulation feel more integrated with the environment.

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.

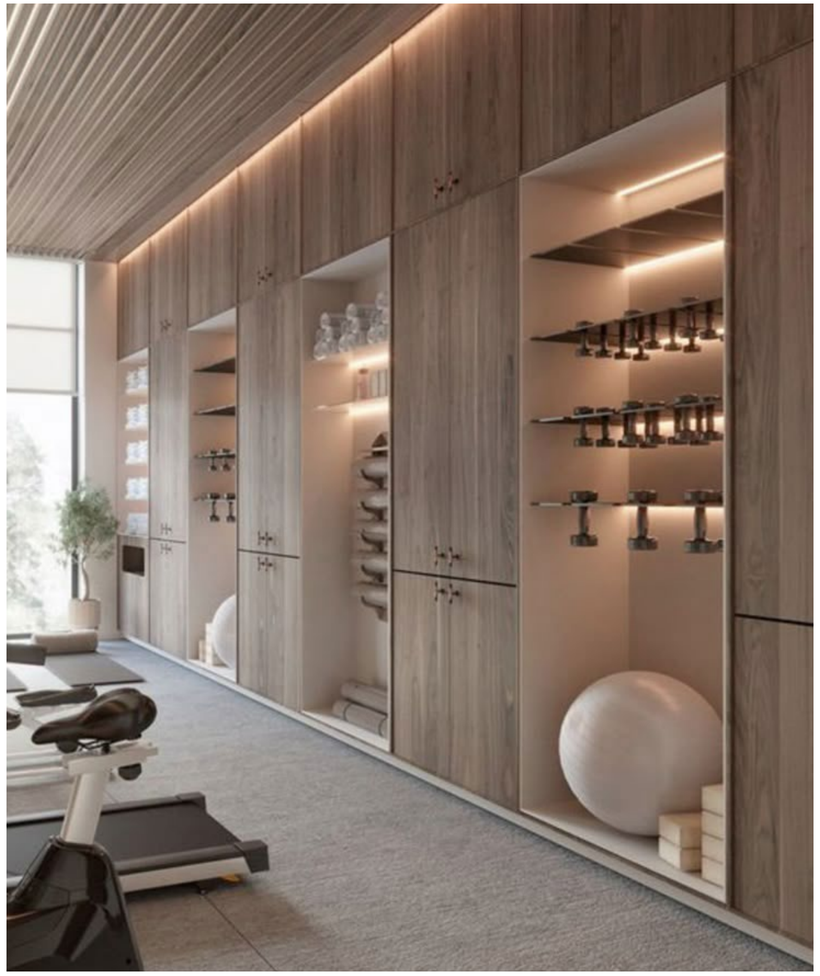




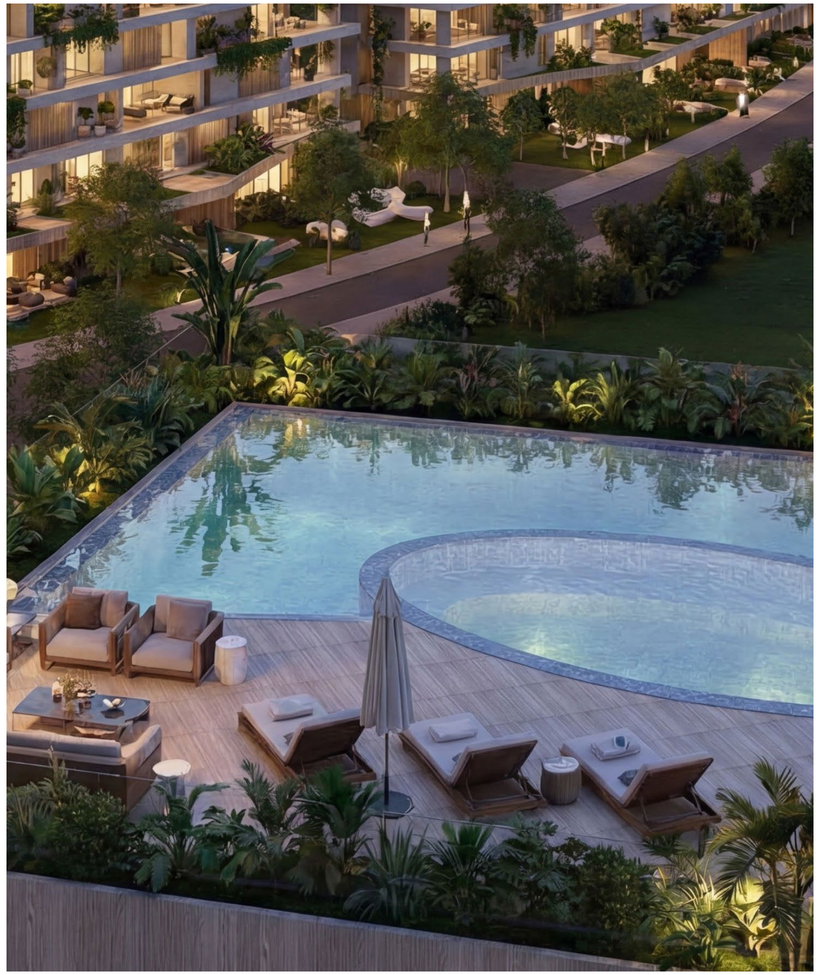
THE GYM

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.

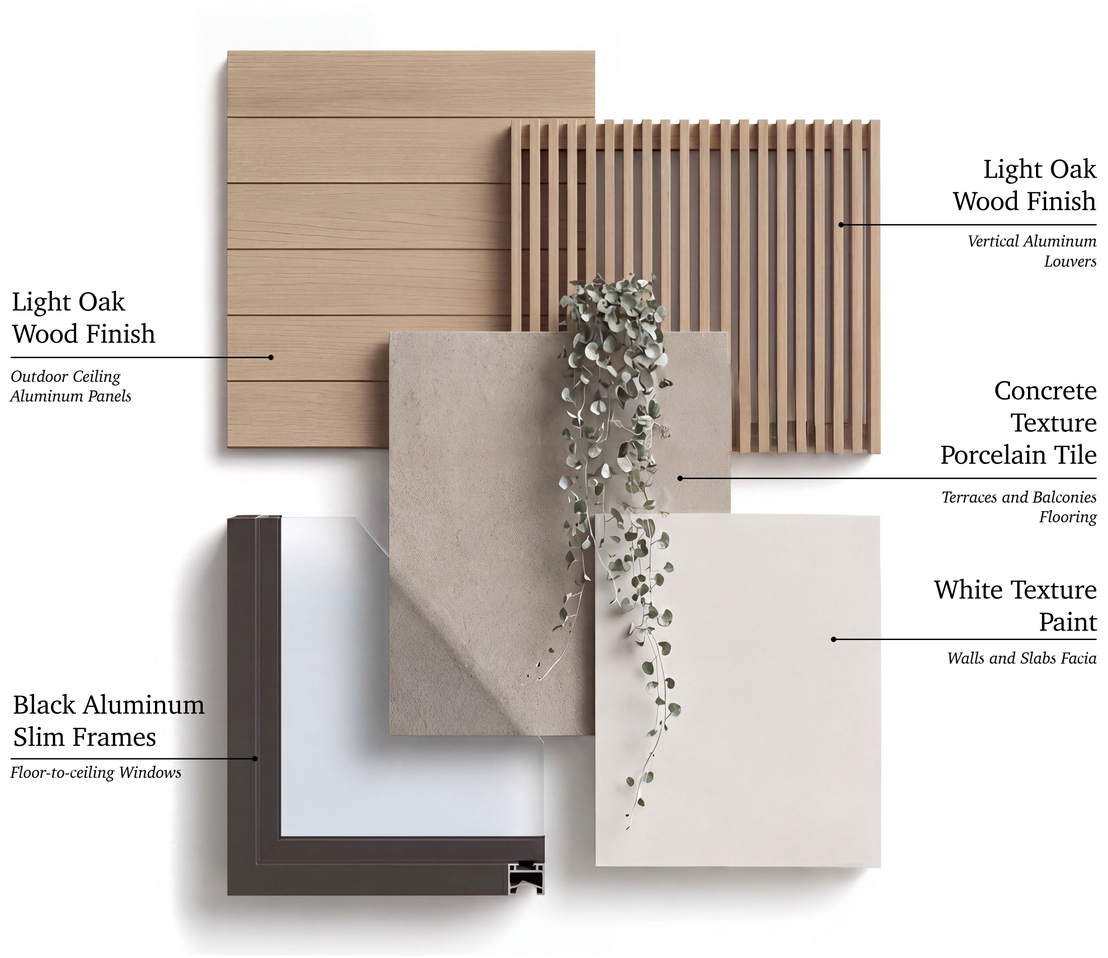


ARCHITECTURE

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.


THE CAFE



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.






THE CLUB



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.


Health
Products
Vitamins



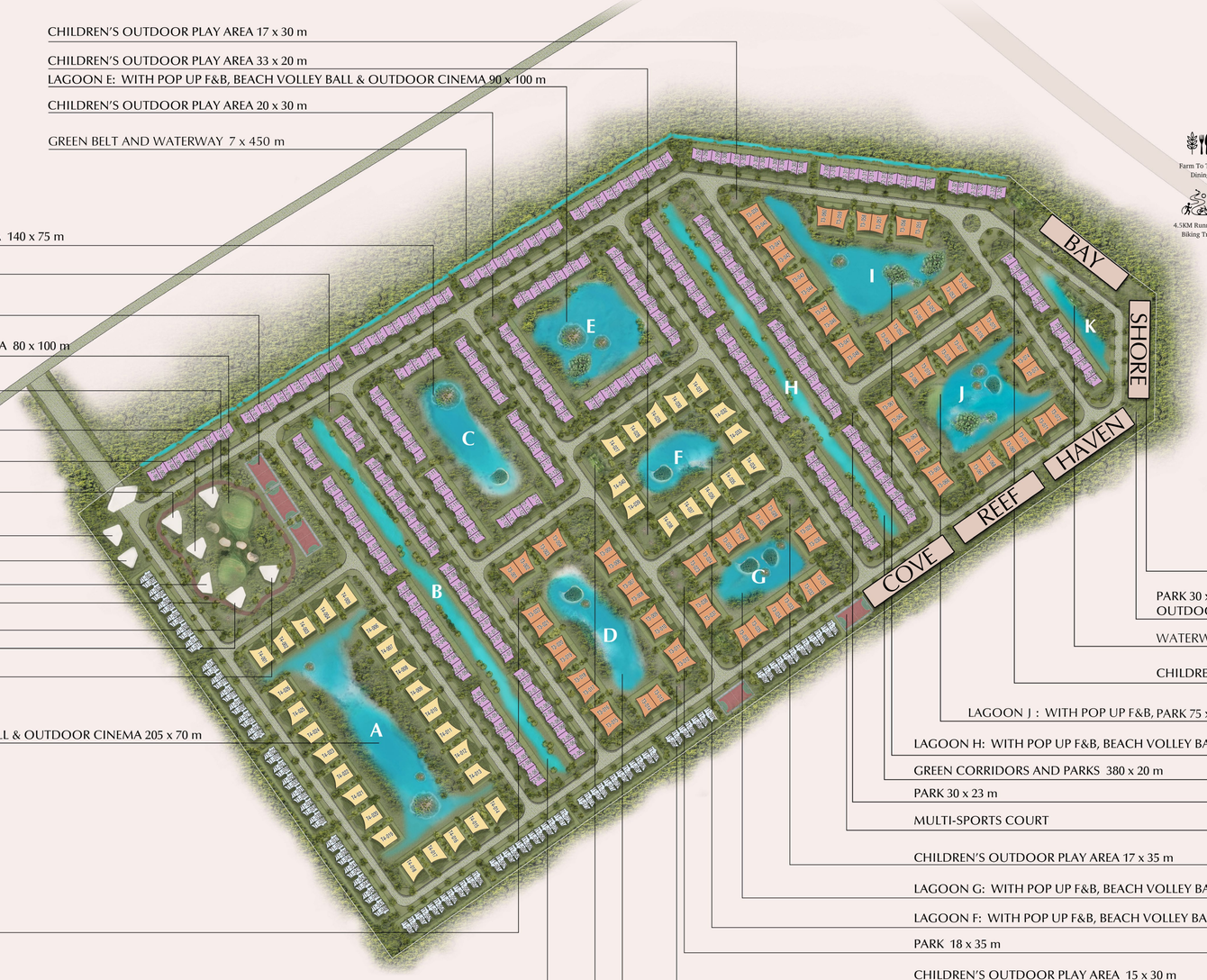
07
COVE FLOOR PLANS

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



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

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

4.5KM Running & Biking Trail · Indoor Kids Club · Playgrounds · Pilates & Wellness Studio · Lagoon Dining Pop-Ups · Gourmet Pub · Biohacking 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

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

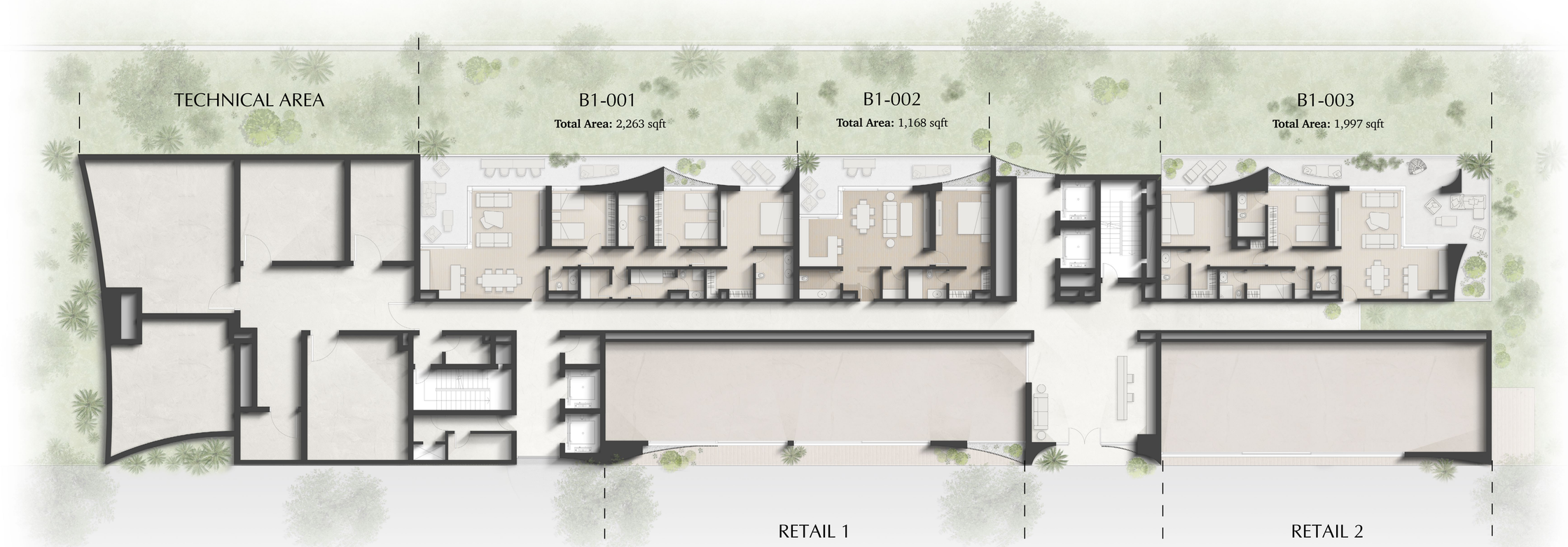
LAGOON F: WITH POP UP F&B, BEACH VOLLEY BALL & OUTDOOR CINEMA 60 x 95 m

PARK 18 x 35 m

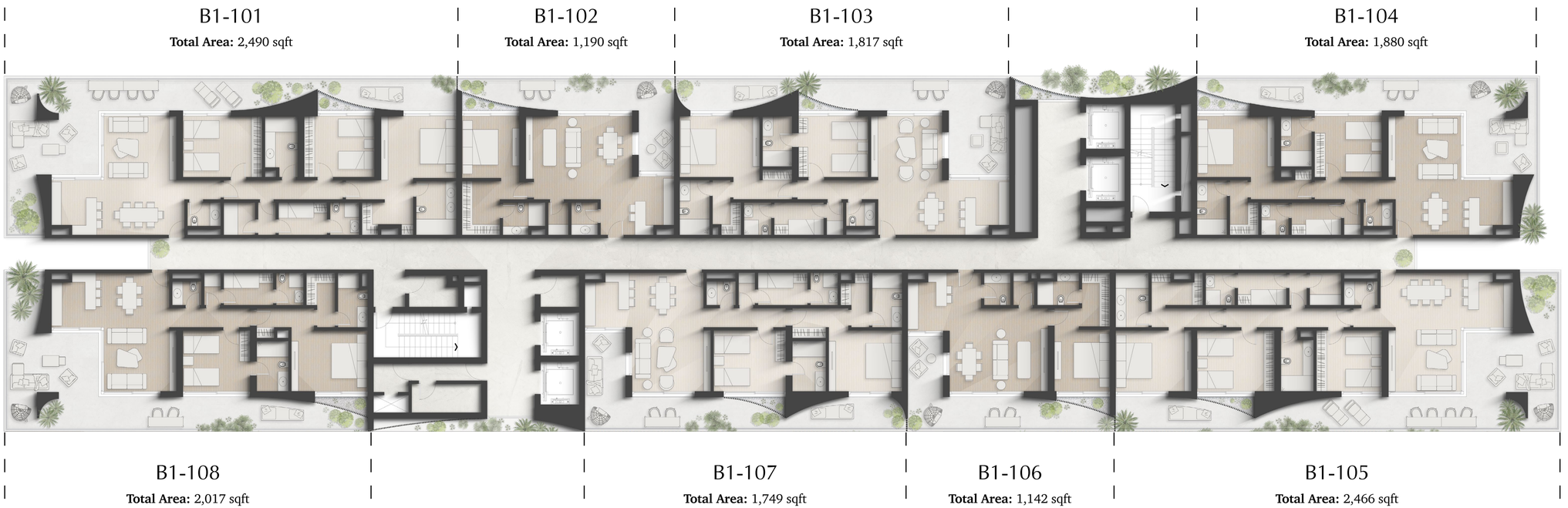
CHILDREN'S OUTDOOR PLAY AREA 15 x 30 m

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

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



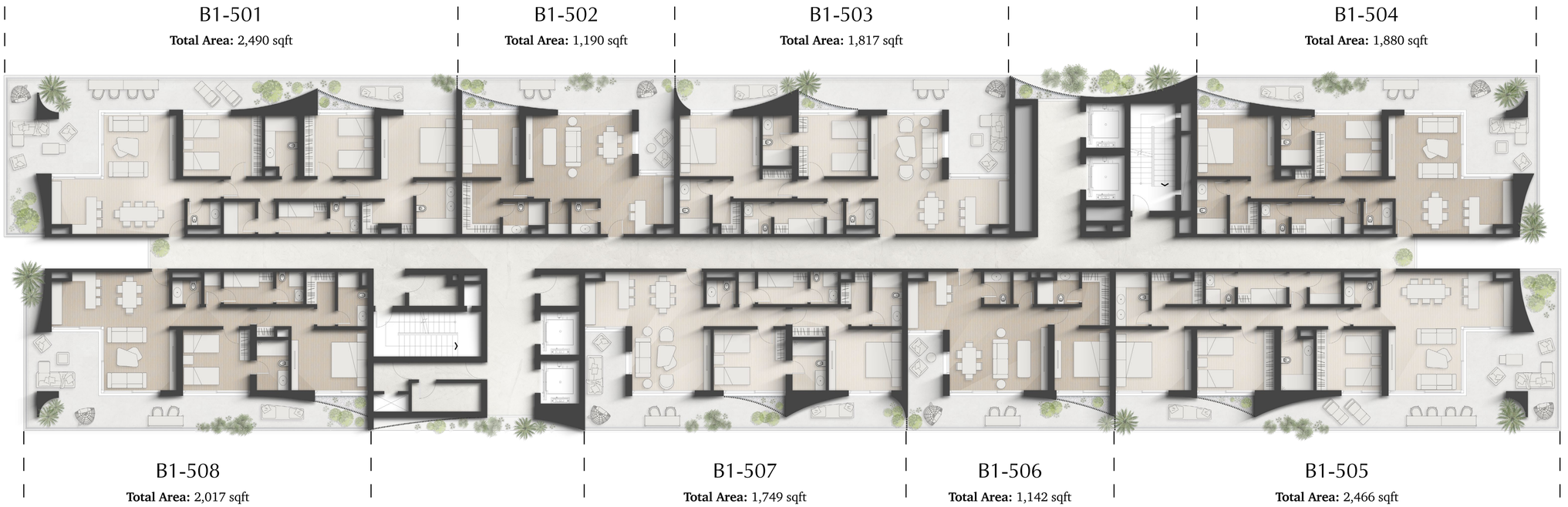
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



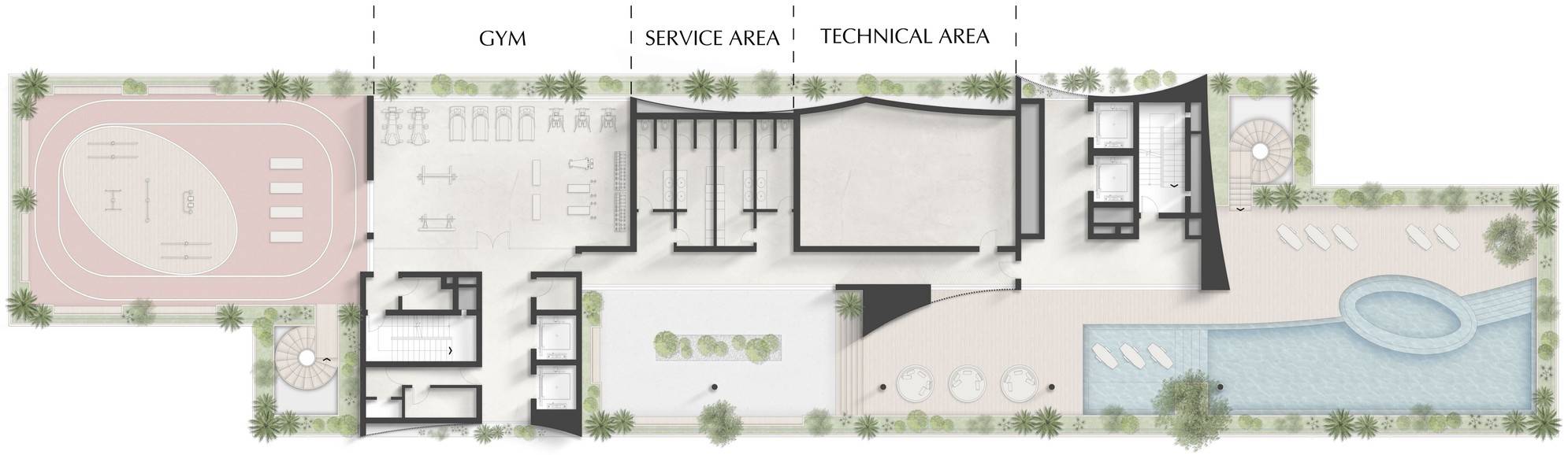
SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN



ROOFTOP FLOOR PLAN





COVE

25 / 75 — 25% during construction — 75% on completion

1B One-Bedroom Apartments - 27 units

Floor	Code	BR	View	Orientation	Location	Total Area (sqft)
GF	B1-002	1B	Private Garden + Surroundings	Sunrise View	Center	1,168
Note: EXTRA PRIVATE GARDEN 3.4 × 11.5 m - TOTAL GARDEN AREA 421 sqft						
F1	B1-102	1B	Surroundings landscape view	Sunrise View	Center	1,190
F1	B1-106	1B	Community view	Sunset View	Center	1,142
F2	B1-202	1B	Surroundings landscape view	Sunrise View	Center	1,158
F2	B1-203	1B	Surroundings landscape view	Sunrise View	Center	1,129
F2	B1-204	1B	Surroundings landscape view	Sunrise View	Center	1,168
F2	B1-207	1B	Community view	Sunset View	Center	1,101
F2	B1-208	1B	Community view	Sunset View	Center	1,105
F2	B1-209	1B	Community view	Sunset View	Center	1,124
F3	B1-302	1B	Surroundings landscape view	Sunrise View	Center	1,190
F3	B1-306	1B	Community view	Sunset View	Center	1,142
F4	B1-402	1B	Surroundings landscape view	Sunrise View	Center	1,158
F4	B1-403	1B	Surroundings landscape view	Sunrise View	Center	1,129
F4	B1-404	1B	Surroundings landscape view	Sunrise View	Center	1,168
F4	B1-407	1B	Community view	Sunset View	Center	1,101
F4	B1-408	1B	Community view	Sunset View	Center	1,105
F4	B1-409	1B	Community view	Sunset View	Center	1,124
F5	B1-502	1B	Surroundings landscape view	Sunrise View	Center	1,190
F5	B1-506	1B	Community view	Sunset View	Center	1,142
F6	B1-602	1B	Surroundings landscape view	Sunrise View	Center	1,158
F6	B1-603	1B	Surroundings landscape view	Sunrise View	Center	1,129
F6	B1-604	1B	Surroundings landscape view	Sunrise View	Center	1,168
F6	B1-607	1B	Community view	Sunset View	Center	1,101
F6	B1-608	1B	Community view	Sunset View	Center	1,105
F6	B1-609	1B	Community view	Sunset View	Center	1,124
F7	B1-702	1B	Surroundings landscape view	Sunrise View	Center	1,190
F7	B1-705	1B	Community view	Sunset View	Center	1,142

2B Two-Bedroom Apartments - 27 units

Floor	Code	BR	View	Orientation	Location	Total Area (sqft)
GF	B1-003	2B	Private Garden + Surroundings	Sunrise View	Corner with open views	1,997
Note: EXTRA PRIVATE GARDEN 3.4 × 20.5 m - TOTAL GARDEN AREA 750 sqft						
F1	B1-103	2B	Surroundings landscape view	Sunrise View	Center	1,817
F1	B1-104	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,880
F1	B1-107	2B	Community view	Sunset View	Center	1,749
F1	B1-108	2B	Community view	Sunset View	Corner with open views	2,017
F2	B1-201	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,946
F2	B1-205	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,997
F2	B1-206	2B	Community view	Sunset View	Corner with open views	1,900
F2	B1-210	2B	Community view	Sunset View	Corner with open views	2,003
F3	B1-303	2B	Surroundings landscape view	Sunrise View	Center	1,817
F3	B1-304	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,880
F3	B1-307	2B	Community view	Sunset View	Center	1,749
F3	B1-308	2B	Community view	Sunset View	Corner with open views	2,017
F4	B1-401	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,946
F4	B1-405	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,997
F4	B1-406	2B	Community view	Sunset View	Corner with open views	1,900
F4	B1-410	2B	Community view	Sunset View	Corner with open views	2,003
F5	B1-503	2B	Surroundings landscape view	Sunrise View	Center	1,817
F5	B1-504	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,880
F5	B1-507	2B	Community view	Sunset View	Center	1,749
F5	B1-508	2B	Community view	Sunset View	Corner with open views	2,017
F6	B1-601	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,946
F6	B1-605	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,997
F6	B1-606	2B	Community view	Sunset View	Corner with open views	1,900
F6	B1-610	2B	Community view	Sunset View	Corner with open views	2,003
F7	B1-703	2B	Surroundings landscape view	Sunrise View	Center	1,817
F7	B1-706	2B	Community view	Sunset View	Center	1,749

3B Three-Bedroom Apartments - 9 units

Floor	Code	BR	View	Orientation	Location	Total Area (sqft)
GF	B1-001	3B	Private Garden + Surroundings	Sunrise View	Center	2,263
Note: EXTRA PRIVATE GARDEN 3.4 × 23.5 m - TOTAL GARDEN AREA 860 sqft						
F1	B1-101	3B	Surroundings landscape view	Sunrise View	Corner with open views	2,490
F1	B1-105	3B	Community view	Sunset View	Corner with open views	2,466
F3	B1-301	3B	Surroundings landscape view	Sunrise View	Corner with open views	2,490
F3	B1-305	3B	Community view	Sunset View	Corner with open views	2,466
F5	B1-501	3B	Surroundings landscape view	Sunrise View	Corner with open views	2,490
F5	B1-505	3B	Community view	Sunset View	Corner with open views	2,466
F7	B1-701	3B	Surroundings landscape view	Sunrise View	Corner with open views	2,490
F7	B1-704	3B	Community view	Sunset View	Corner with open views	2,466



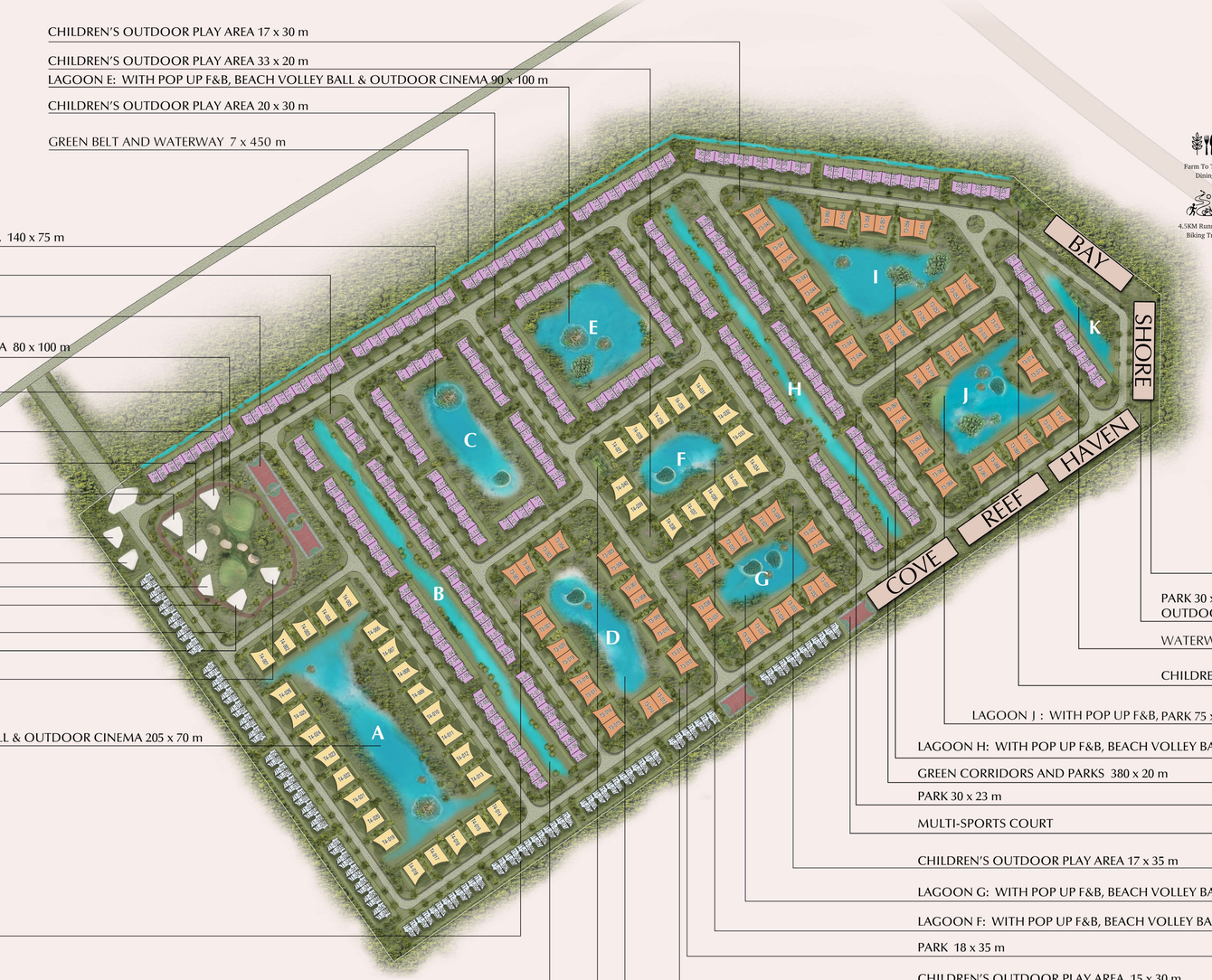
08 REEF FLOOR PLANS

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



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

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

4.5KM Running & Biking Trail · Indoor Kids Club · Playgrounds · Pilates & Wellness Studio · Lagoon Dining Pop-Ups · Gourmet Pub · Biohacking 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

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

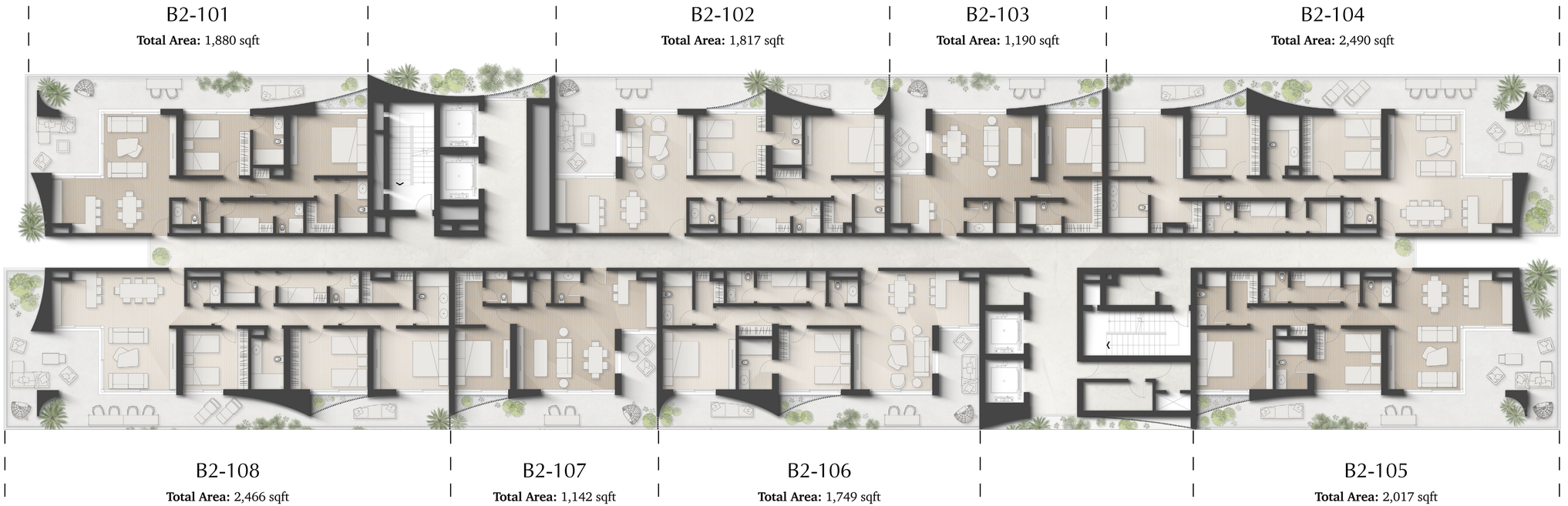
CHILDREN'S OUTDOOR PLAY AREA 15 x 30 m

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

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



B2-201
Total Area: 1,997 sqft

B2-202
Total Area: 1,168 sqft

B2-203
Total Area: 1,129 sqft

B2-204
Total Area: 1,158 sqft

B2-205
Total Area: 1,946 sqft

B2-210
Total Area: 1,900 sqft

B2-209
Total Area: 1,101 sqft

B2-208
Total Area: 1,105 sqft

B2-207
Total Area: 1,124 sqft

B2-206
Total Area: 2,003 sqft

THIRD FLOOR PLAN



FOURTH FLOOR PLAN



B2-401
Total Area: 1,997 sqft

B2-402
Total Area: 1,168 sqft

B2-403
Total Area: 1,129 sqft

B2-404
Total Area: 1,158 sqft

B2-405
Total Area: 1,946 sqft

B2-410
Total Area: 1,900 sqft

B2-409
Total Area: 1,101 sqft

B2-408
Total Area: 1,105 sqft

B2-407
Total Area: 1,124 sqft

B2-406
Total Area: 2,003 sqft

FIFTH FLOOR PLAN



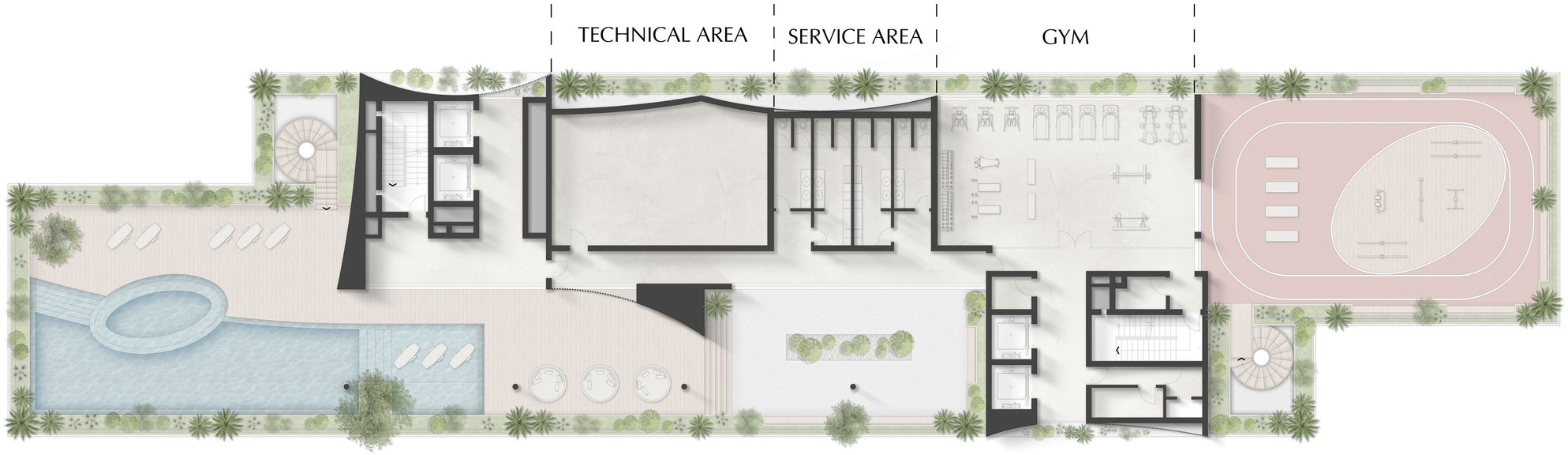
SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN



ROOFTOP FLOOR PLAN





REEF

25 / 75

25% during construction

75% on completion

1B One-Bedroom Apartments - 27 units

Floor	Code	BR	View	Orientation	Location	Total Area (sqft)
GF	B2-001	1B	Private Garden + Surroundings	Sunrise View	Center	1,168
Note: EXTRA PRIVATE GARDEN 3.4 × 11.5 m - TOTAL GARDEN AREA 421 sqft						
F1	B2-103	1B	Surroundings landscape view	Sunrise View	Center	1,190
F1	B2-107	1B	Community view	Sunset View	Center	1,142
F2	B2-202	1B	Surroundings landscape view	Sunrise View	Center	1,168
F2	B2-203	1B	Surroundings landscape view	Sunrise View	Center	1,129
F2	B2-204	1B	Surroundings landscape view	Sunrise View	Center	1,158
F2	B2-207	1B	Community view	Sunset View	Center	1,124
F2	B2-208	1B	Community view	Sunset View	Center	1,105
F2	B2-209	1B	Community view	Sunset View	Center	1,101
F3	B2-303	1B	Surroundings landscape view	Sunrise View	Center	1,190
F3	B2-307	1B	Community view	Sunset View	Center	1,142
F4	B2-402	1B	Surroundings landscape view	Sunrise View	Center	1,168
F4	B2-403	1B	Surroundings landscape view	Sunrise View	Center	1,129
F4	B2-404	1B	Surroundings landscape view	Sunrise View	Center	1,158
F4	B2-407	1B	Community view	Sunset View	Center	1,124
F4	B2-408	1B	Community view	Sunset View	Center	1,105
F4	B2-409	1B	Community view	Sunset View	Center	1,101
F5	B2-503	1B	Surroundings landscape view	Sunrise View	Center	1,190
F5	B2-507	1B	Community view	Sunset View	Center	1,142
F6	B2-602	1B	Surroundings landscape view	Sunrise View	Center	1,168
F6	B2-603	1B	Surroundings landscape view	Sunrise View	Center	1,129
F6	B2-604	1B	Surroundings landscape view	Sunrise View	Center	1,158
F6	B2-607	1B	Community view	Sunset View	Center	1,124
F6	B2-608	1B	Community view	Sunset View	Center	1,105
F6	B2-609	1B	Community view	Sunset View	Center	1,101
F7	B2-702	1B	Surroundings landscape view	Sunrise View	Center	1,190
F7	B2-705	1B	Community view	Sunset View	Center	1,142

2B Two-Bedroom Apartments - 26 units

Floor	Code	BR	View	Orientation	Location	Total Area (sqft)
F1	B2-101	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,880
F1	B2-102	2B	Surroundings landscape view	Sunrise View	Center	1,817
F1	B2-105	2B	Community view	Sunset View	Corner with open views	2,017
F1	B2-106	2B	Community view	Sunset View	Center	1,749
F2	B2-201	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,997
F2	B2-205	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,946
F2	B2-206	2B	Community view	Sunset View	Corner with open views	2,003
F2	B2-210	2B	Community view	Sunset View	Corner with open views	1,900
F3	B2-301	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,880
F3	B2-302	2B	Surroundings landscape view	Sunrise View	Center	1,817
F3	B2-305	2B	Community view	Sunset View	Corner with open views	2,017
F3	B2-306	2B	Community view	Sunset View	Center	1,749
F4	B2-401	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,997
F4	B2-405	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,946
F4	B2-406	2B	Community view	Sunset View	Corner with open views	2,003
F4	B2-410	2B	Community view	Sunset View	Corner with open views	1,900
F5	B2-501	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,880
F5	B2-502	2B	Surroundings landscape view	Sunrise View	Center	1,817
F5	B2-505	2B	Community view	Sunset View	Corner with open views	2,017
F5	B2-506	2B	Community view	Sunset View	Center	1,749
F6	B2-601	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,997
F6	B2-605	2B	Surroundings landscape view	Sunrise View	Corner with open views	1,946
F6	B2-606	2B	Community view	Sunset View	Corner with open views	2,003
F6	B2-610	2B	Community view	Sunset View	Corner with open views	1,900
F7	B2-701	2B	Surroundings landscape view	Sunrise View	Center	1,817
F7	B2-704	2B	Community view	Sunset View	Center	1,749

3B Three-Bedroom Apartments - 9 units

Floor	Code	BR	View	Orientation	Location	Total Area (sqft)
GF	B2-002	3B	Private Garden + Surroundings	Sunrise View	Center	2,263
Note: EXTRA PRIVATE GARDEN 3.4 × 23.5 m - TOTAL GARDEN AREA 860 sqft						
F1	B2-104	3B	Surroundings landscape view	Sunrise View	Corner with open views	2,490
F1	B2-108	3B	Community view	Sunset View	Corner with open views	2,466
F3	B2-304	3B	Surroundings landscape view	Sunrise View	Corner with open views	2,490
F3	B2-308	3B	Community view	Sunset View	Corner with open views	2,466
F5	B2-504	3B	Surroundings landscape view	Sunrise View	Corner with open views	2,490
F5	B2-508	3B	Community view	Sunset View	Corner with open views	2,466
F7	B2-703	3B	Surroundings landscape view	Sunrise View	Corner with open views	2,490
F7	B2-706	3B	Community view	Sunset View	Corner with open views	2,466









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