
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.

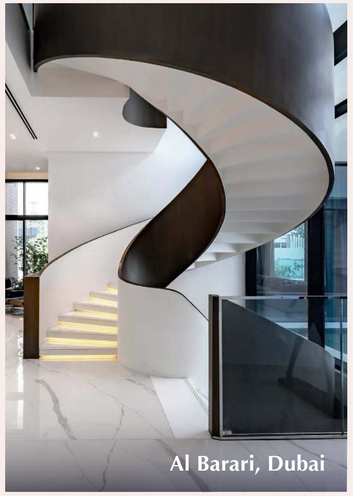
In a joint venture with FIVE Holdings, both companies have developed and delivered over 10 billion USD of real estate in the last 15 years.

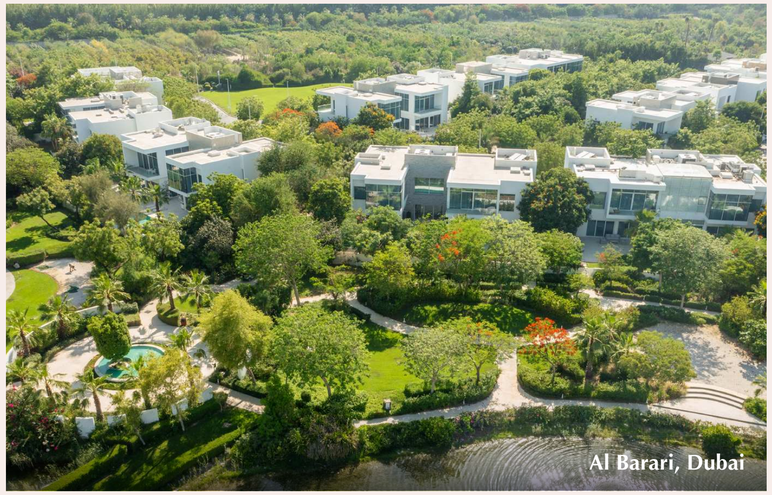
Together, ZAYA & FIVE share commitment to excellence in development and a proven track record of successful project delivery.

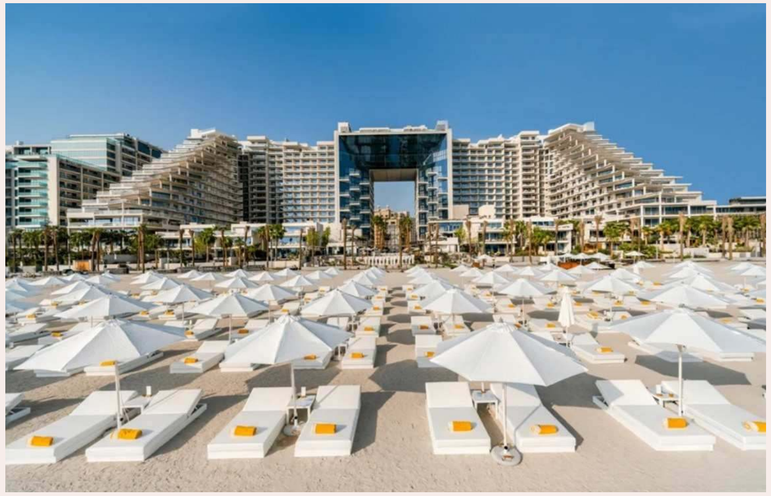


EVERYTHING YOU SEE HERE IS REAL.

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


Al Barari, Dubai















Al Barari, Dubai

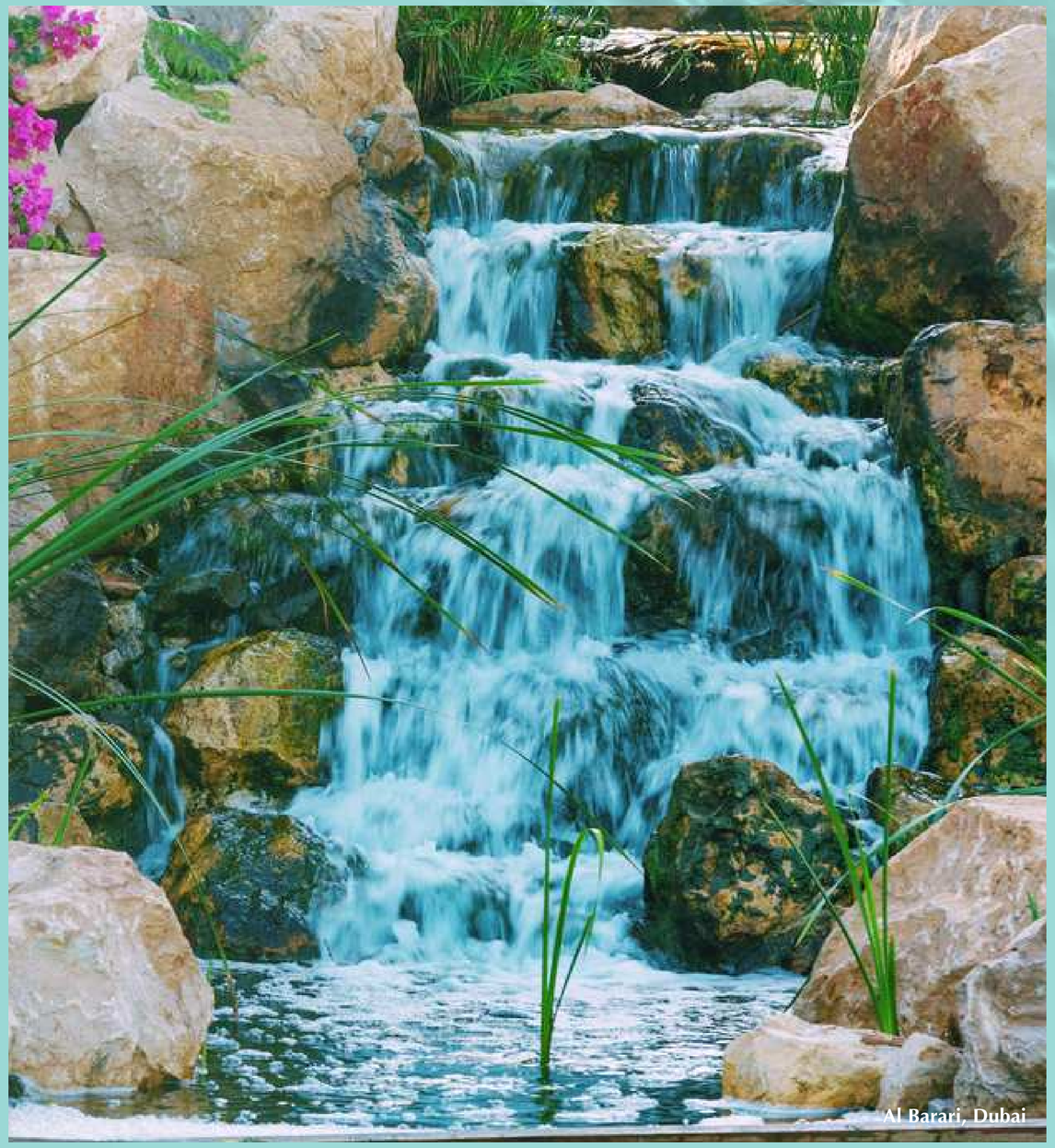
WE BEGIN WITH NATURE

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.



Al Barari, Dubai

WHERE NATURE FLOWS
AND COOLS THE AIR
AROUND YOU

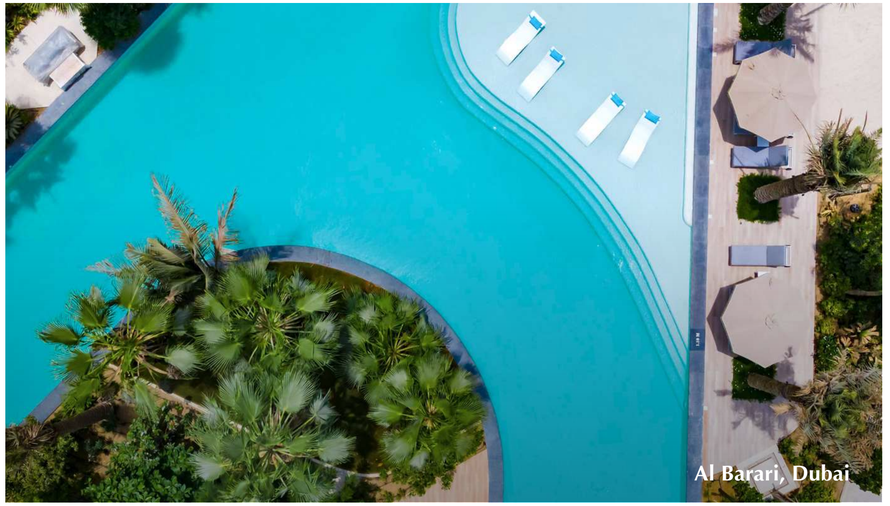
THE DREAM AT LUNAYA



THIS IS WHAT WE DELIVERED







LUNAYA ISN'T JUST
A NEW ADDRESS.

65%
GREEN SPACE

900,000 SQFT
SWIMMABLE LAGOON



LUNAYA


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



WE'VE ALREADY 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


Al Barari, Dubai

LUNAYA

THIS IS RHYTHM...





NOT ROUTINE





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


Ronin


Ronin


Cinque


Ronin


Cinque


Cinque

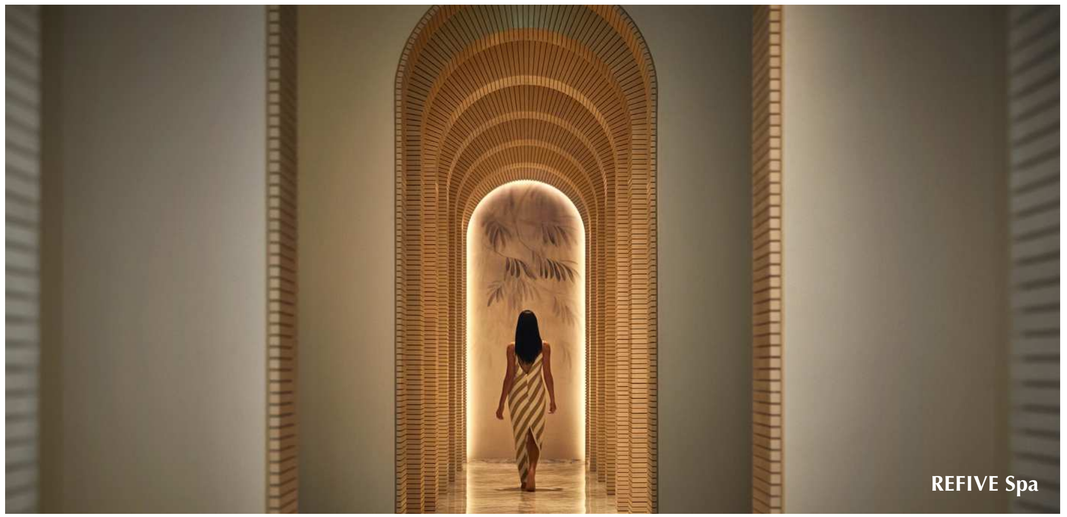
Most Sustainable Luxury Health & Fitness Spa
Sustainable Luxury Awards (2024)





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 km² racecourse turned into green, urban neighborhood.

Al Maktoum International Airport
Airport city core at Dubai South.

Dubai South
145 km² 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.

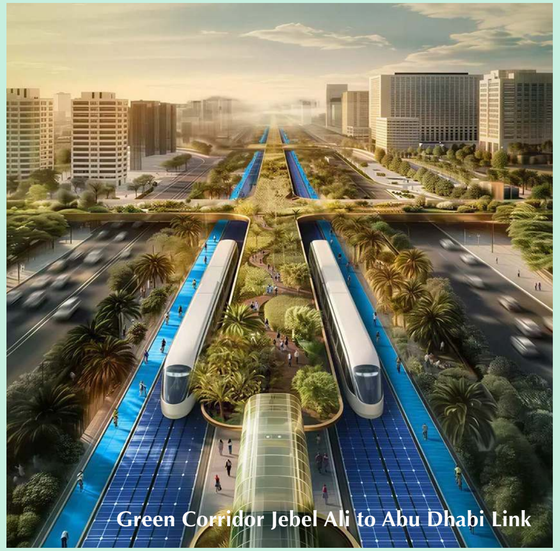
Green Corridor Jebel Ali to Abu Dhabi Link
Major infrastructure transforming the corridor.

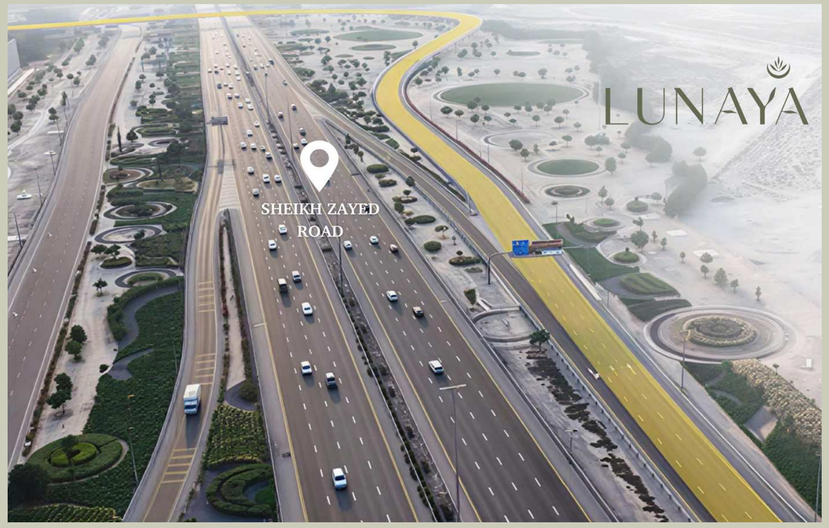
Jebel Ali Mangrove & Eco-Tourism
Eco-tourism development as part of beach project.

Southern Waterfront Expansion
Broad master-plan for new residential/waterfront.


Al Maktoum International Airport


Jebel Ali Beach Development Project


Green Corridor Jebel Ali to Abu Dhabi Link





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

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

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

LUNAYA TERRACES
1 BEDROOM
2 BEDROOM
3 BEDROOM
APARTMENTS

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

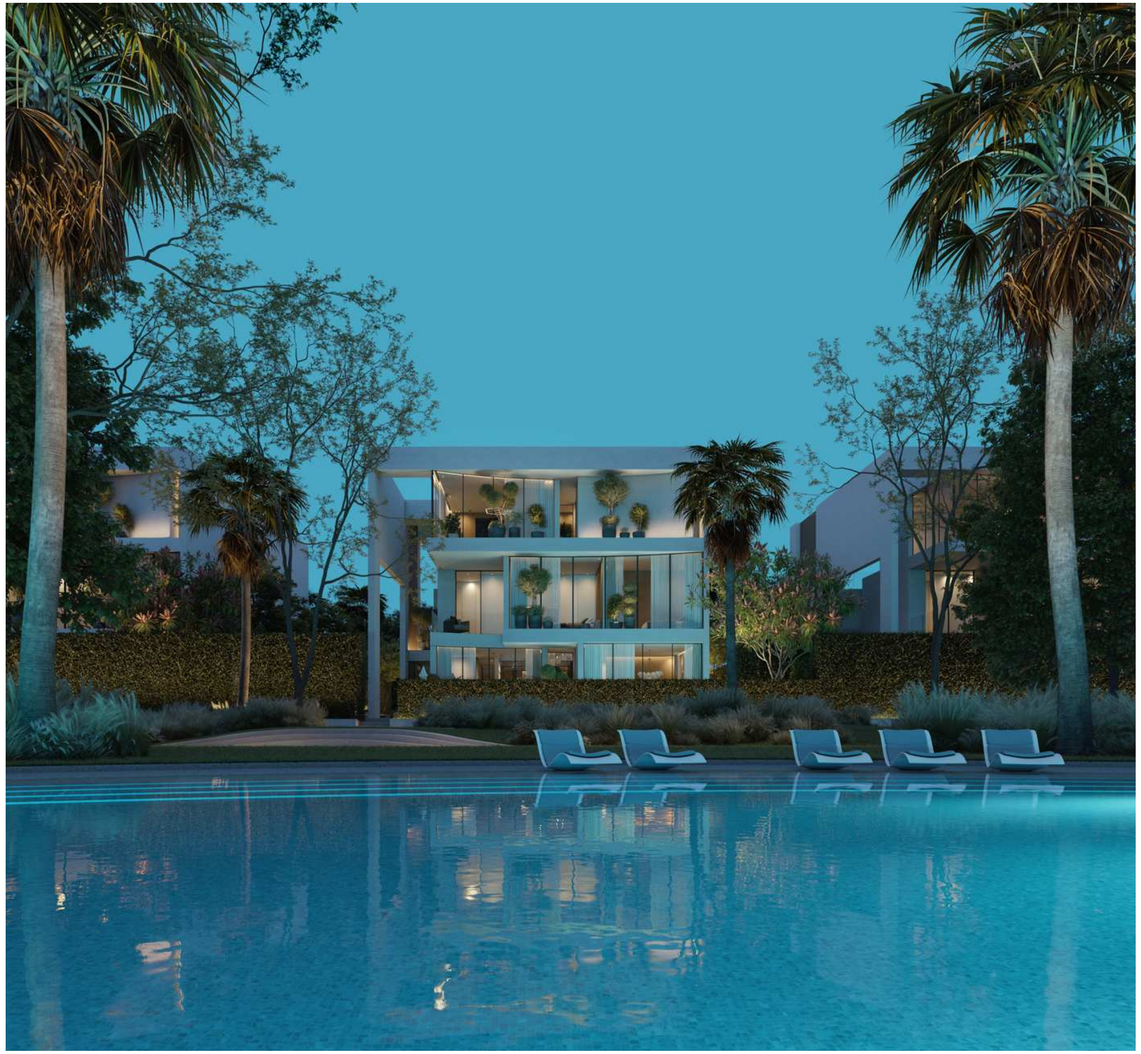
Pharmacy





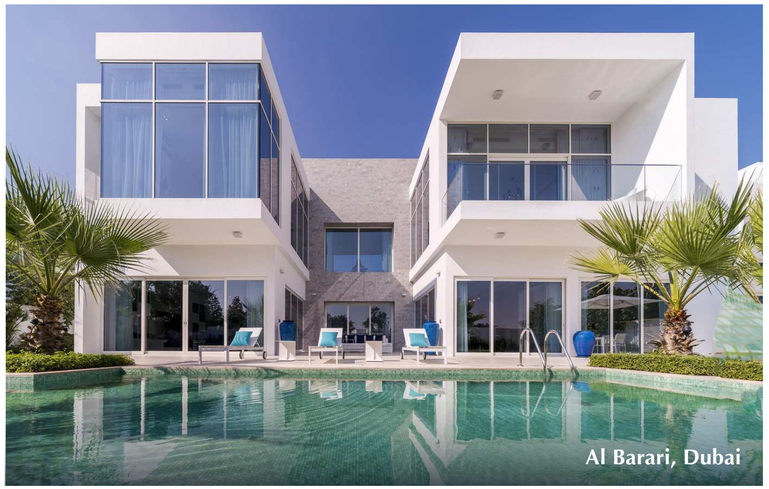
THESE AREN’T RENDERINGS. THEY’RE REFINEMENTS.

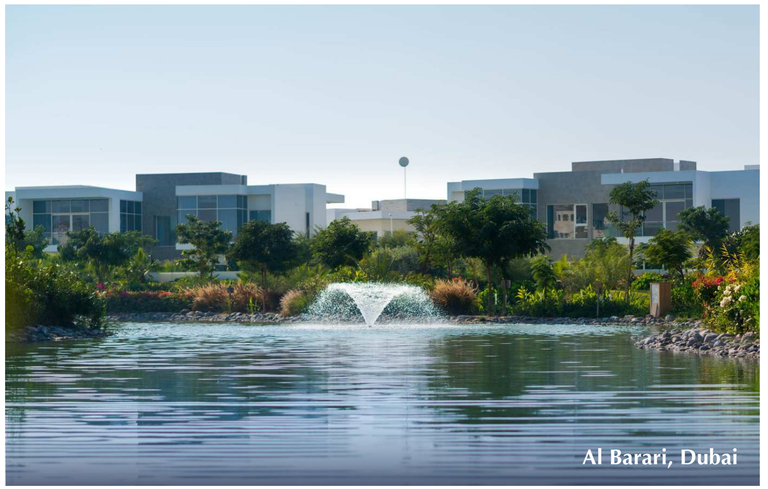
Every Lunaya villa is based on real homes we’ve built and handed over — often early, always better.





HOMES INSPIRED BY VILLAS DELIVERED





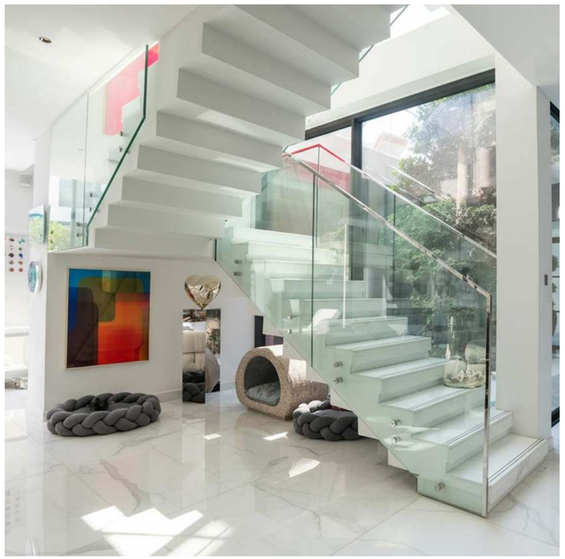


HOMES INSPIRED BY VILLAS DELIVERED

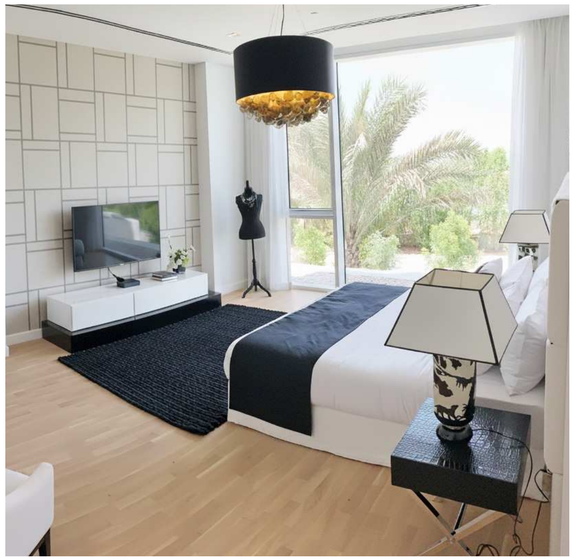

Al Barari, Dubai

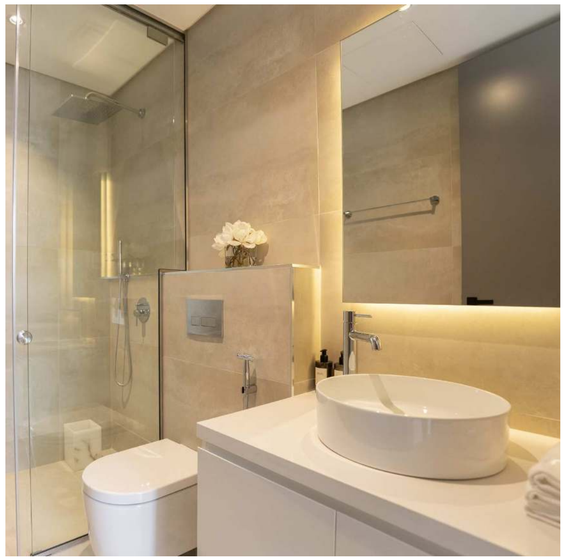

Al Barari, Dubai

HOMES INSPIRED BY VILLAS DELIVERED













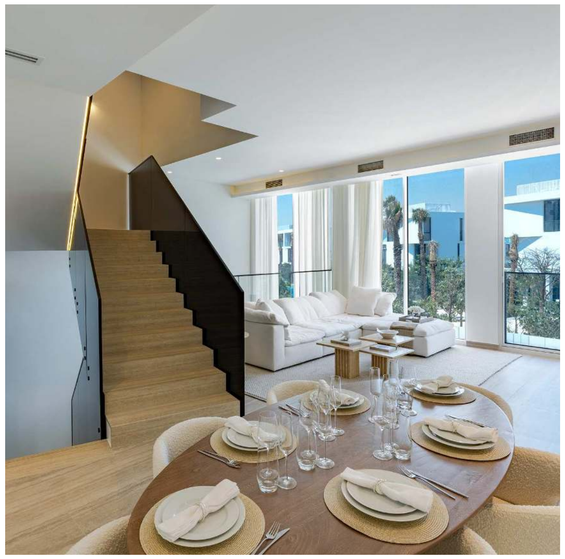
HOMES INSPIRED BY VILLAS DELIVERED







HOMES INSPIRED BY VILLAS DELIVERED

















THE COLLECTION



4-BEDROOM TOWNHOUSE
AVERAGE PRICE: AED 5.2M
SELLABLE AREA: 2,966 SQ FT

The Bloom

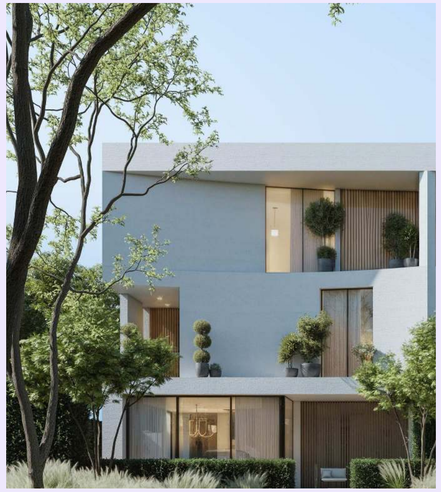
Overlooks Parks and Green Extensions



4-BEDROOM MAISONETTE
AVERAGE PRICE: AED 6.7M
SELLABLE AREA: 3,814 SQ FT

The Rise

Overlooks Parks and Lagoons



5-BEDROOM DUET
AVERAGE PRICE: AED 12.3M
SELLABLE AREA: 6,635 SQ FT

The Dune

Overlooks Parks and Lagoons

Swimming Pool



5-BEDROOM VILLA
AVERAGE PRICE: AED 17M
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

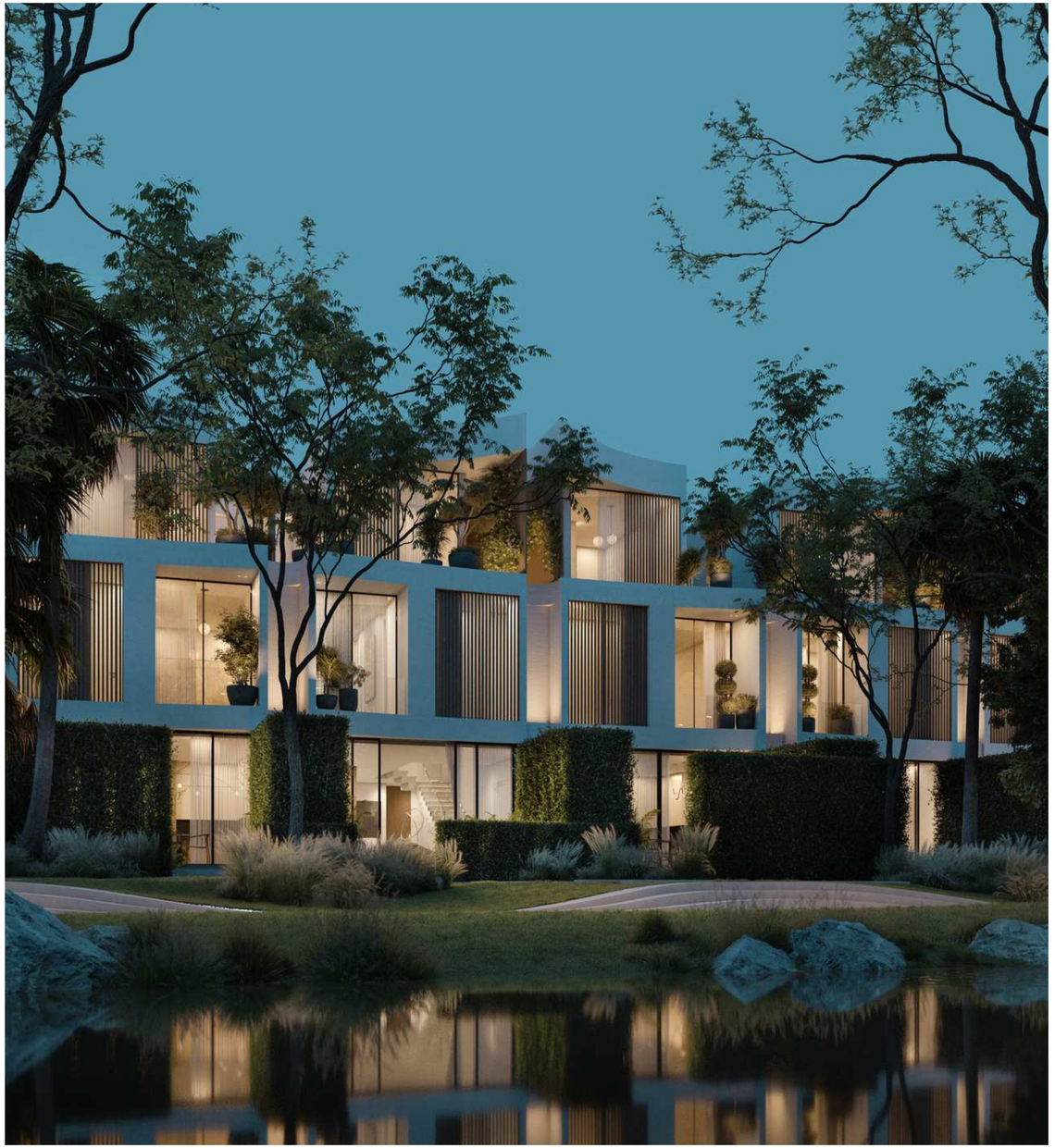
Home for young family life.
Generous outdoor space for play and relaxation.
Dynamic interplay of light and shadow.
Organic aesthetic of warm materials.
Fluid interiors designed for peaceful simplicity.

Open-plan layout
Landscaped garden

“VERTICAL LIVING, REDEFINED”

4-bedroom suite

Overlooks parks and green extension



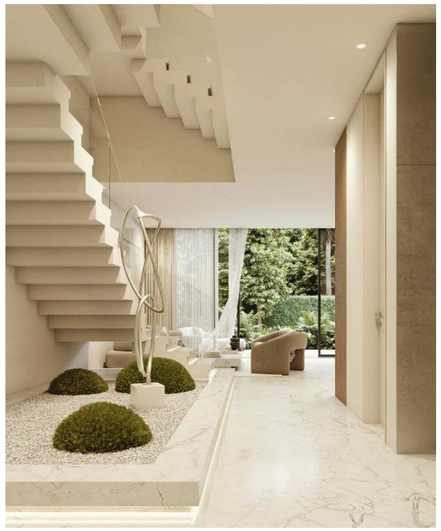
THE BLOOM VILLA



Soft curves. Flowing space. Quiet luxury.

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







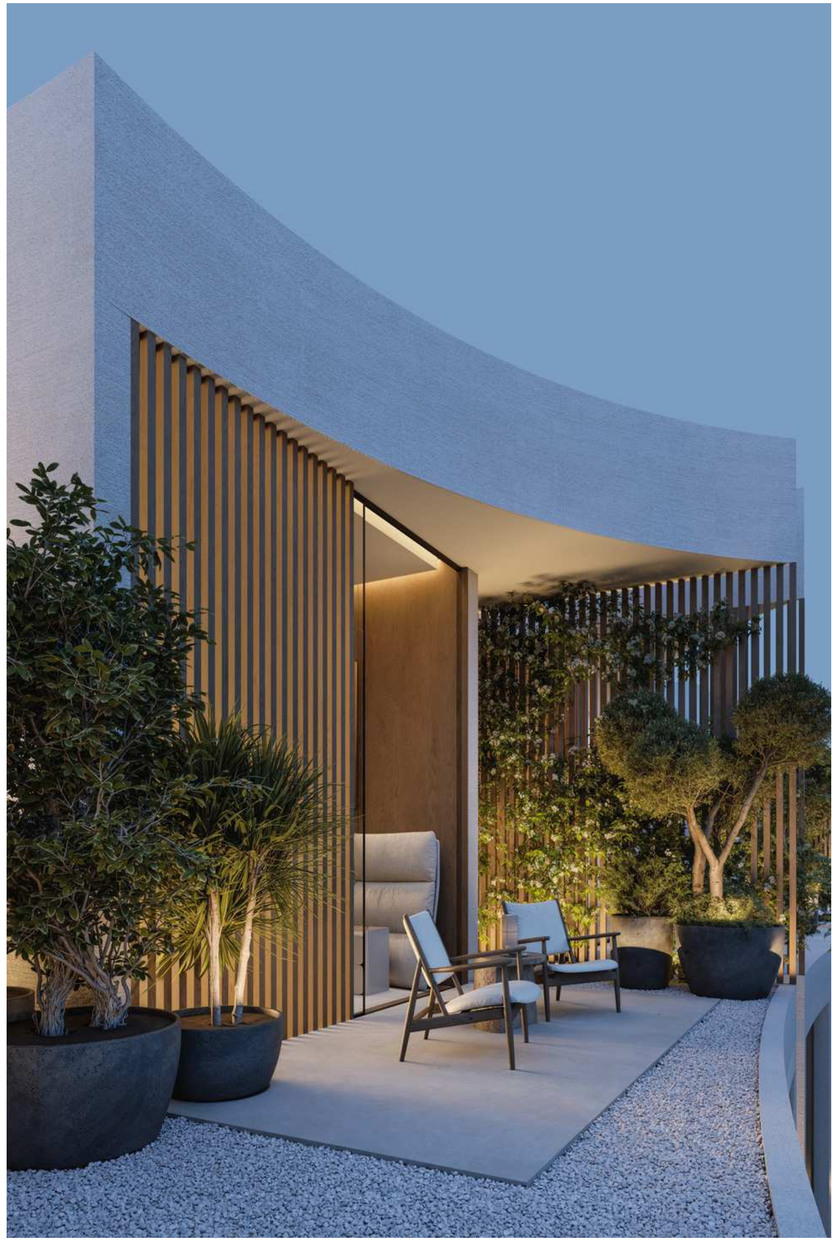














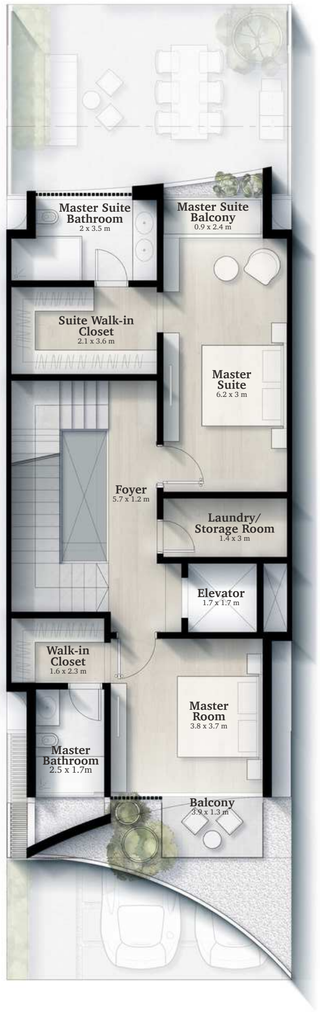




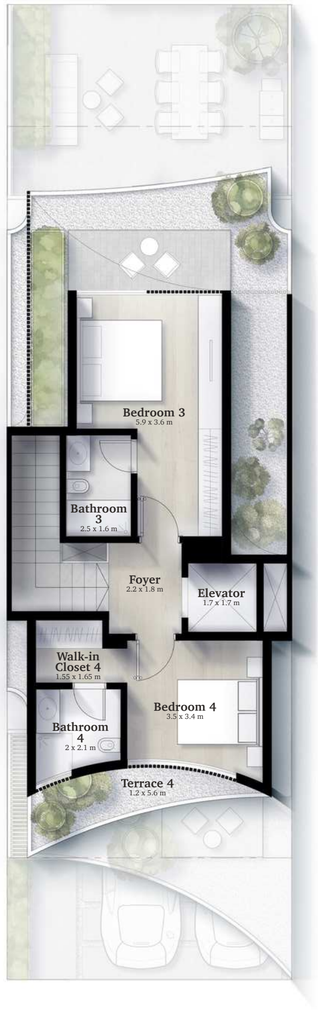
THE BLOOM VILLA FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOFTOP



TOP OF ROOF

LUNAYA


THE RISE VILLA

THE RISE VILLA

Sellable Area: 3,814 SQ FT

A DIALOGUE BETWEEN SPACE AND NATURE

4-BEDROOM MAISONETTE

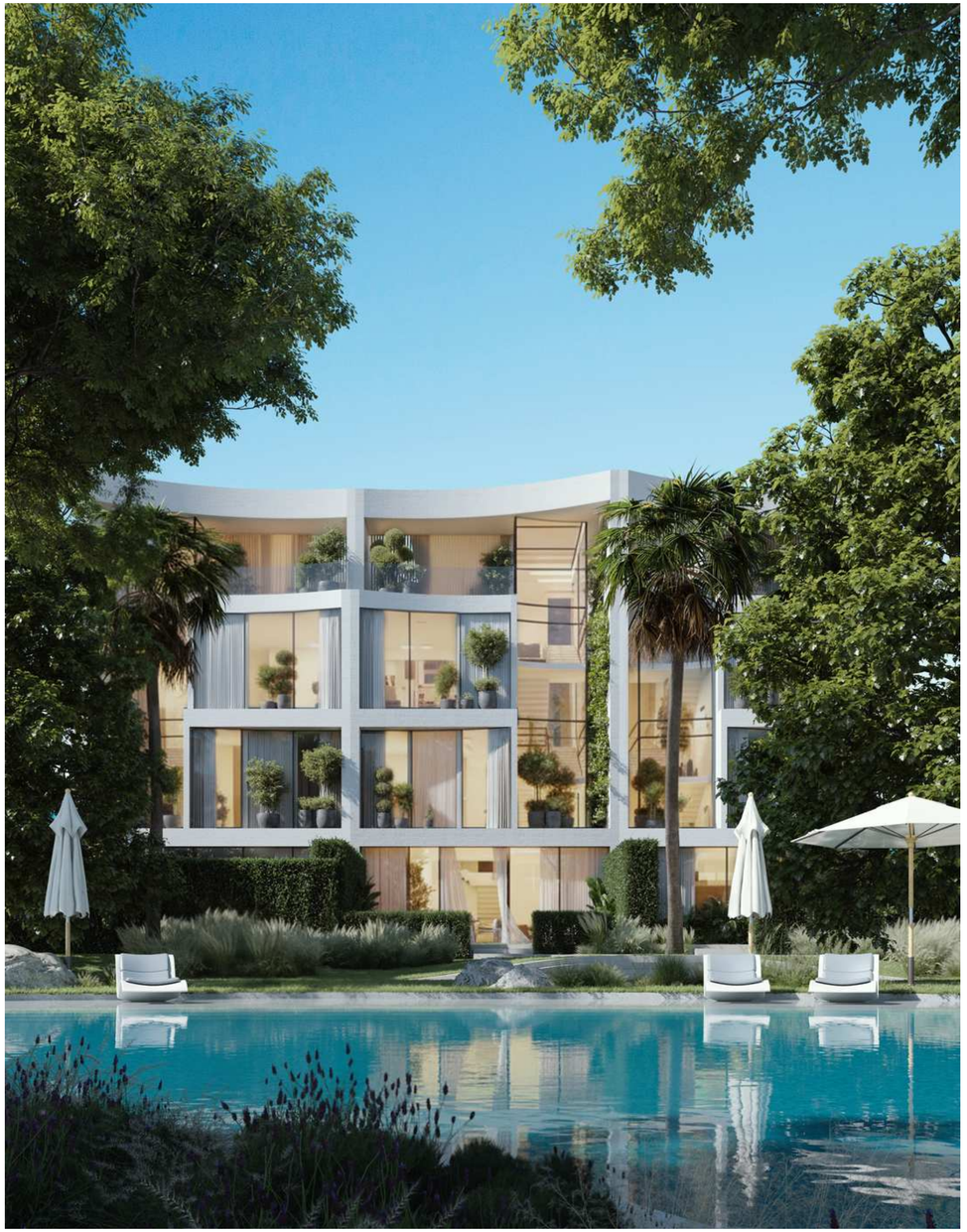
Vibrant stage for contemporary family life.
Living garden at the heart of the home.
Architectural promenade through light.
Home sculpted from glass and sunlight.

Open-plan layout
Landscaped garden
Internal Garden

“AN ASCENSION OF LIGHT AND SPACE”

4-bedroom suite

Overlooks parks and Lagoons



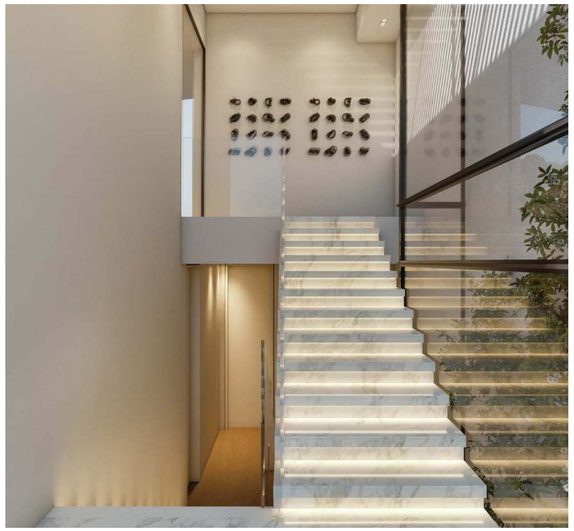
THE RISE VILLA



Sharp geometry Open flow.
Statement clarity

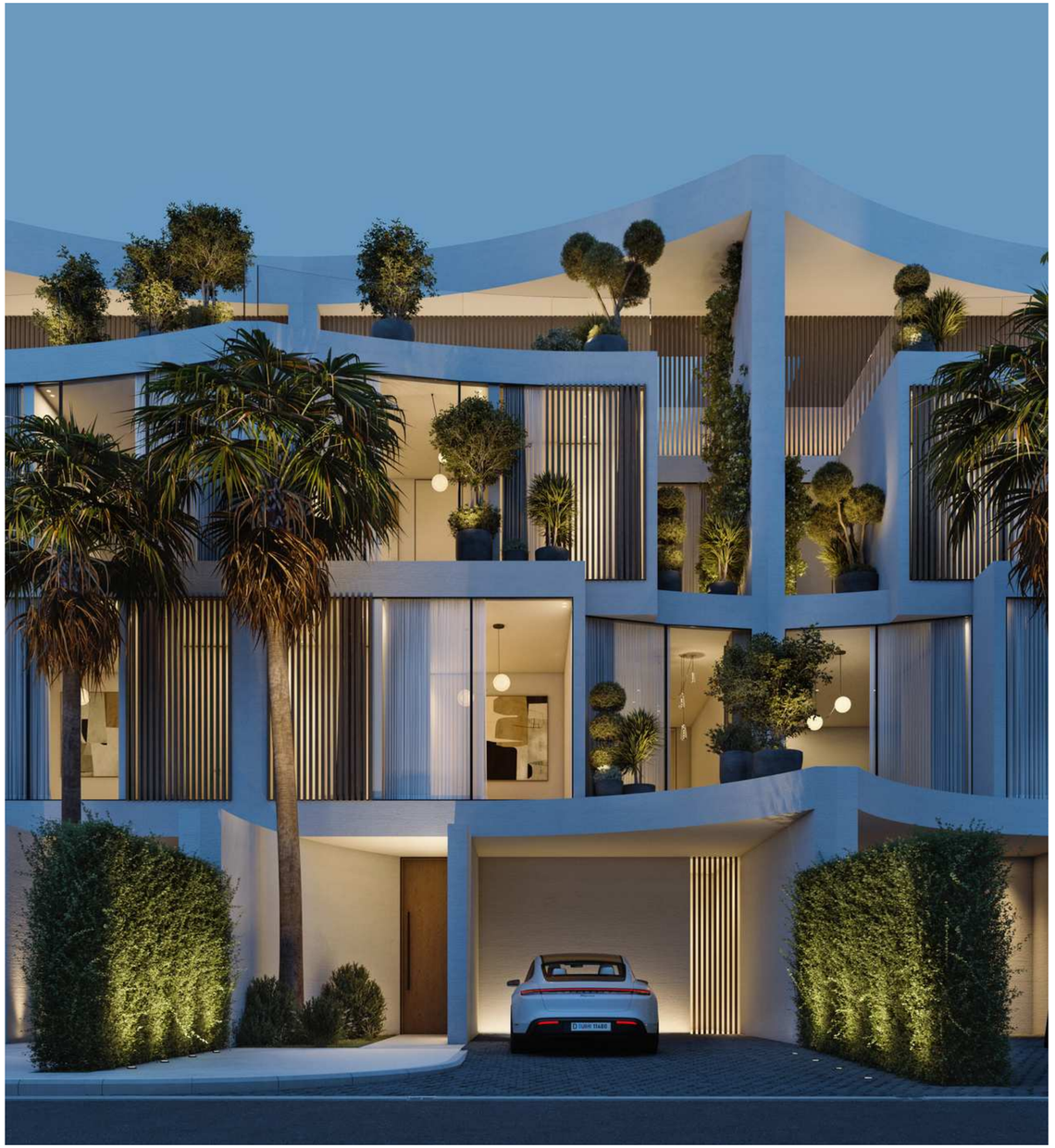
- Bold townhouse with volume and light
- Perfect for expressive elegant living
- Clean lines refined structure fluid space





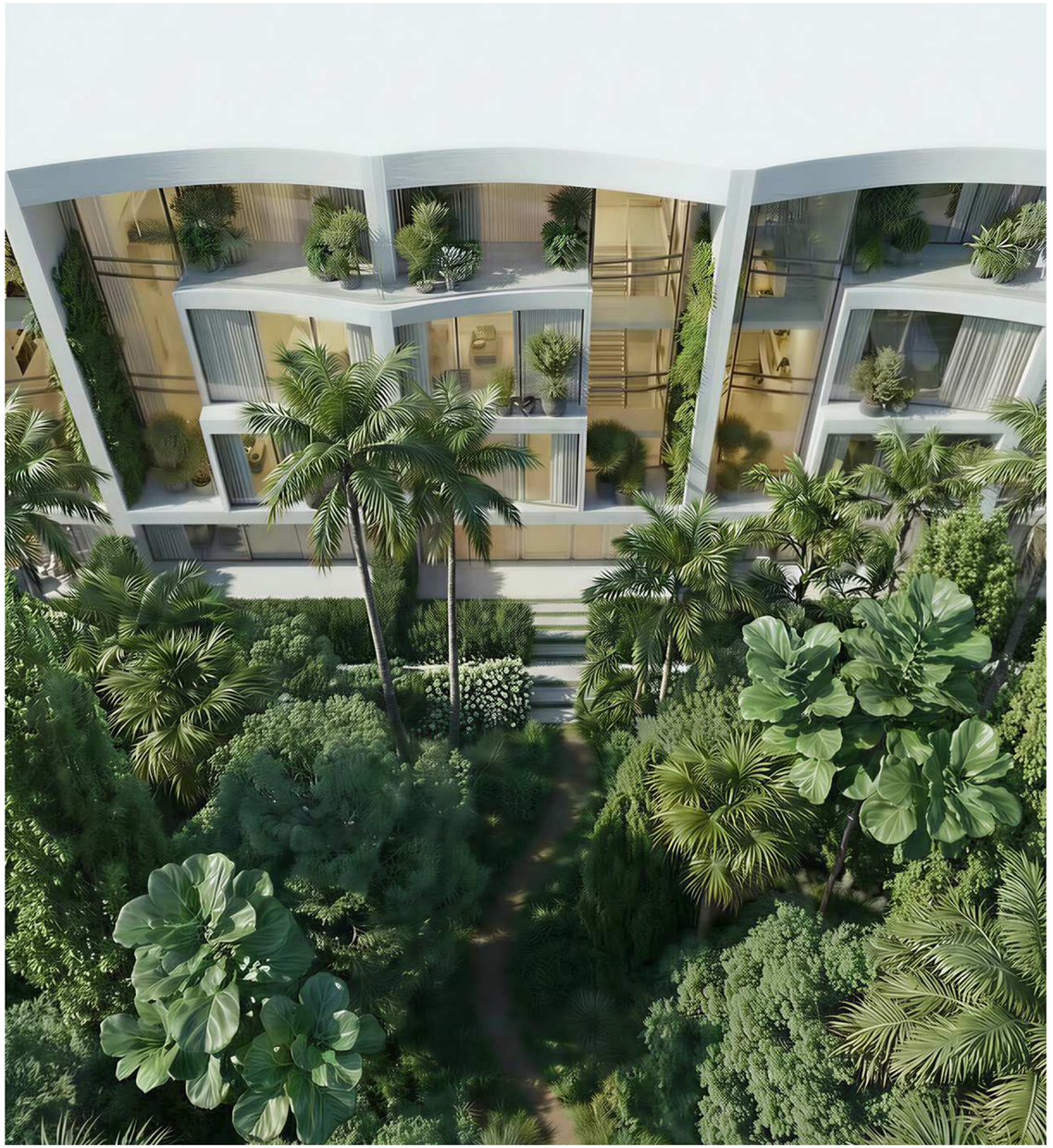








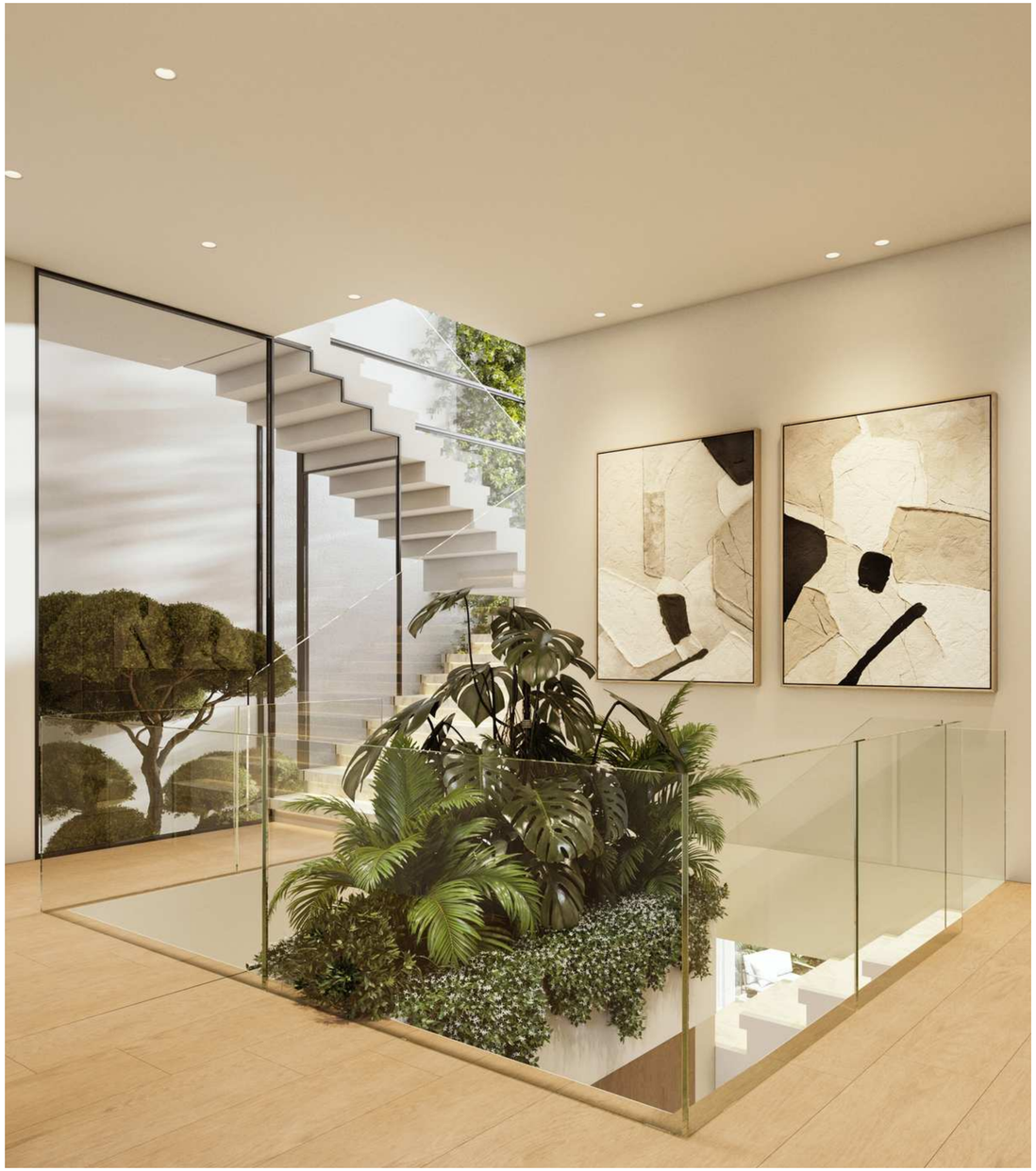








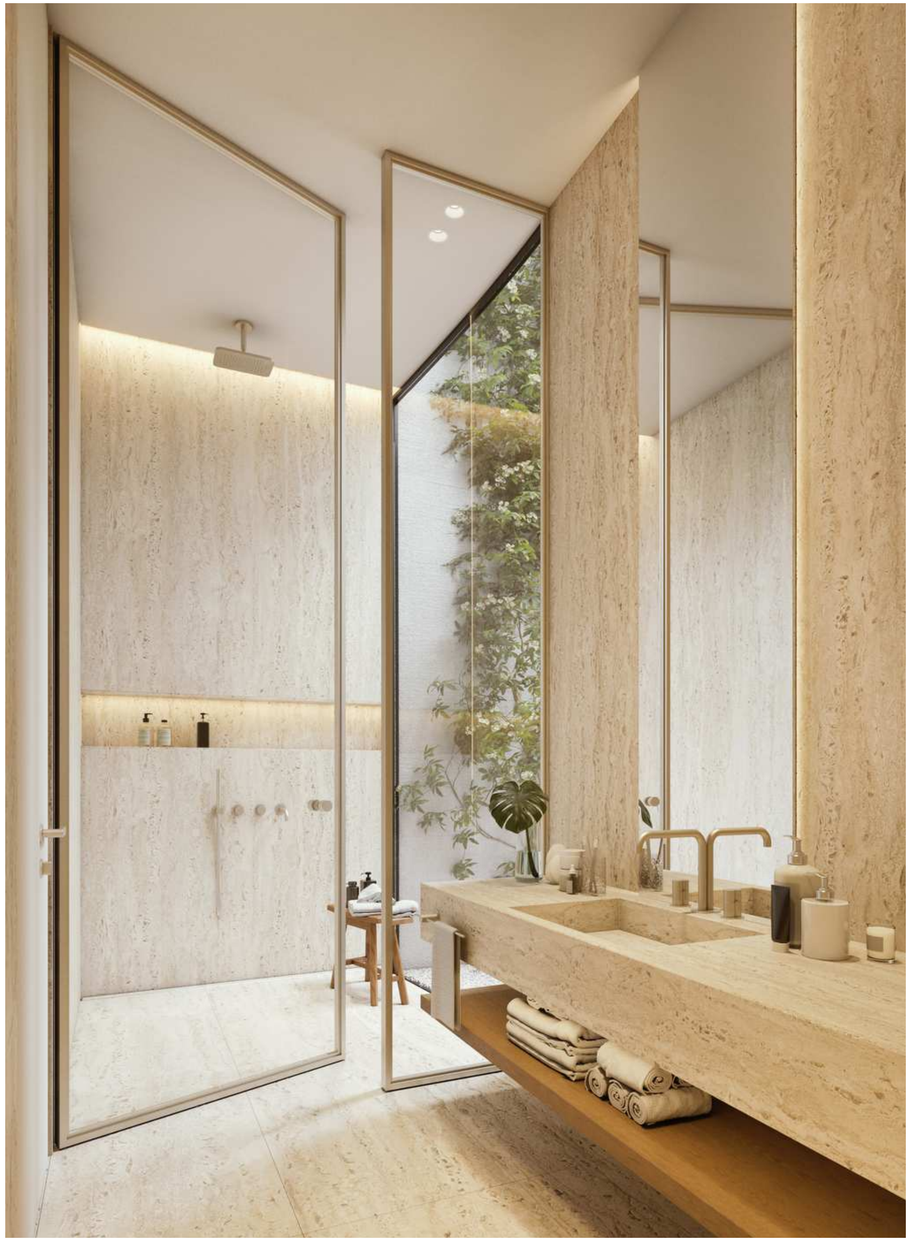












THE RISE VILLA FLOOR PLANS



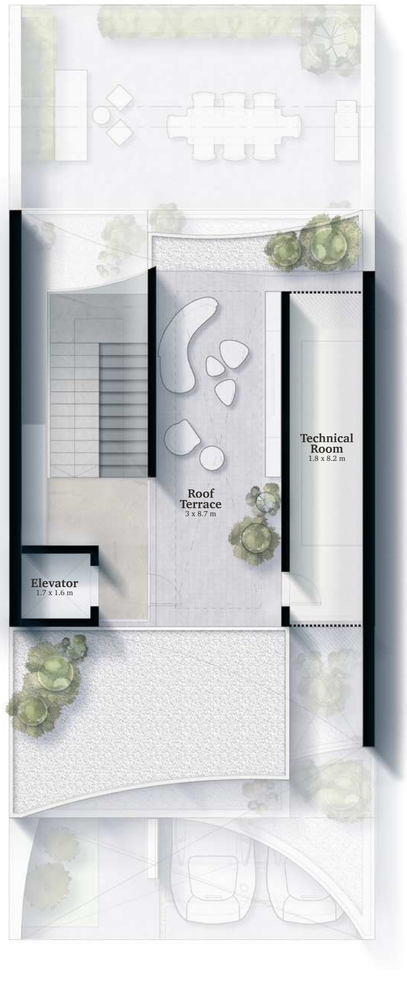
GROUND FLOOR PLAN



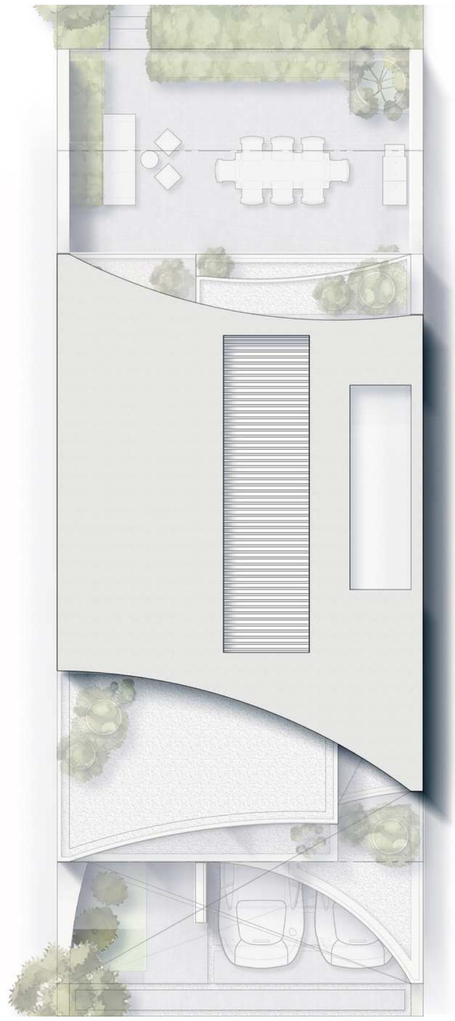
FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOFTOP



TOP OF ROOF

LUNAYA

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”

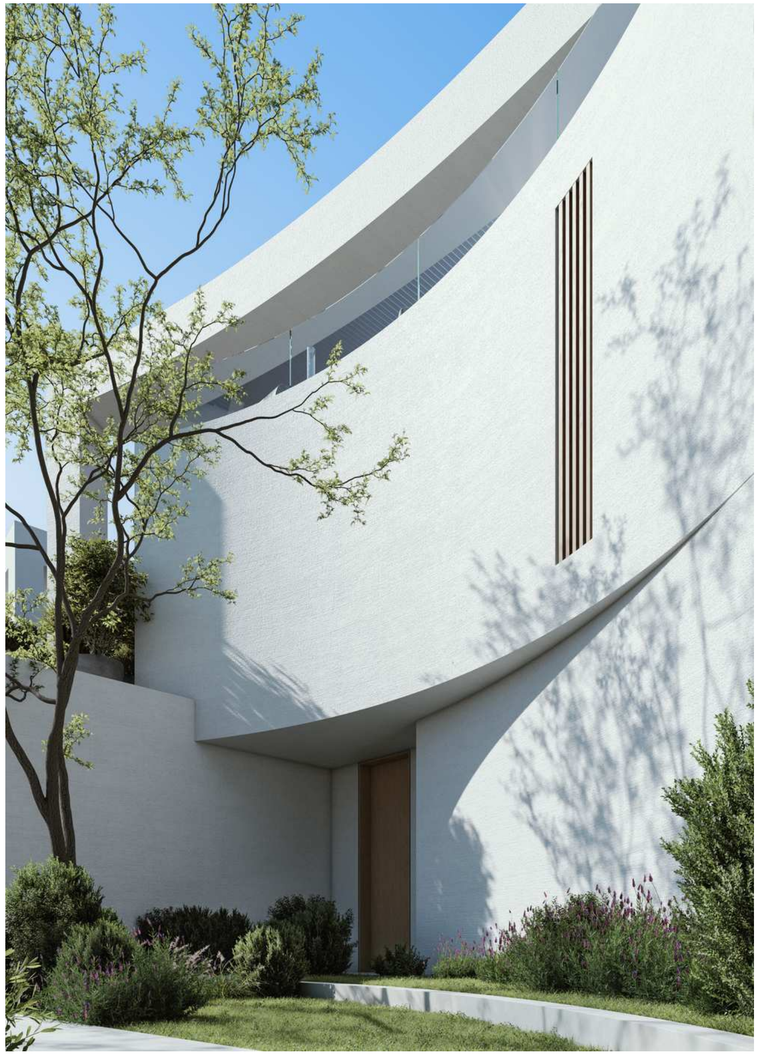
5-bedroom suite

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





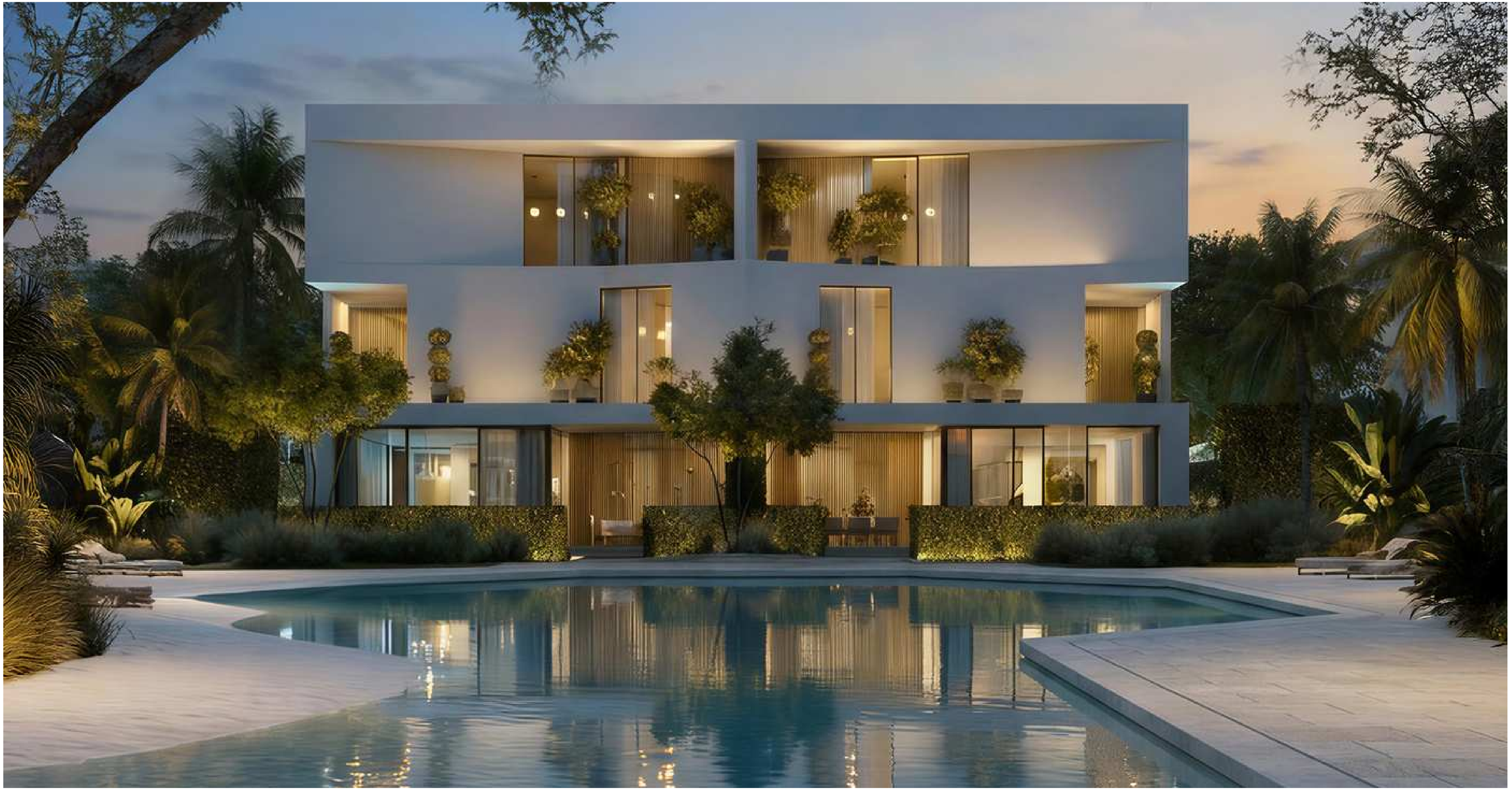








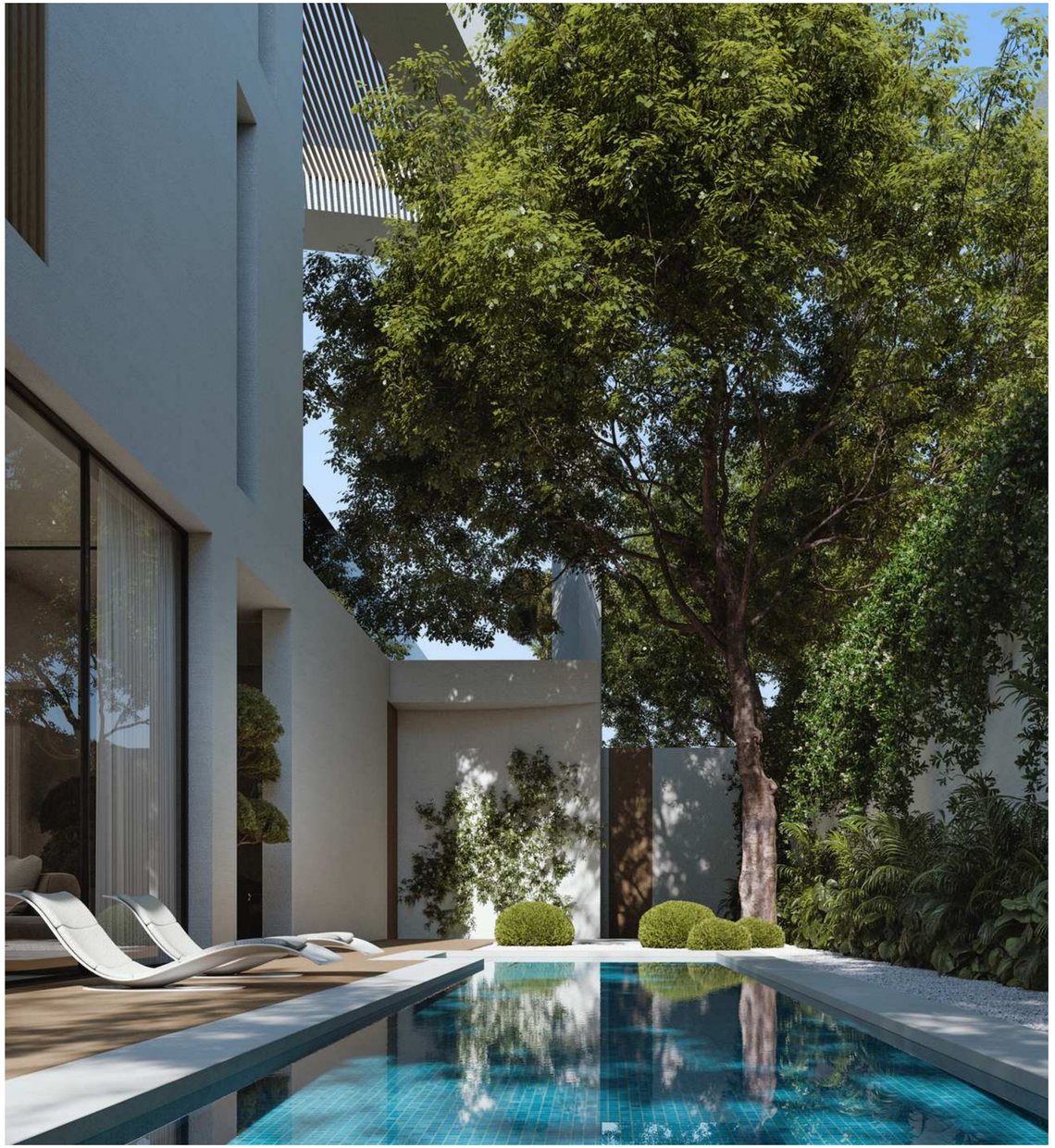




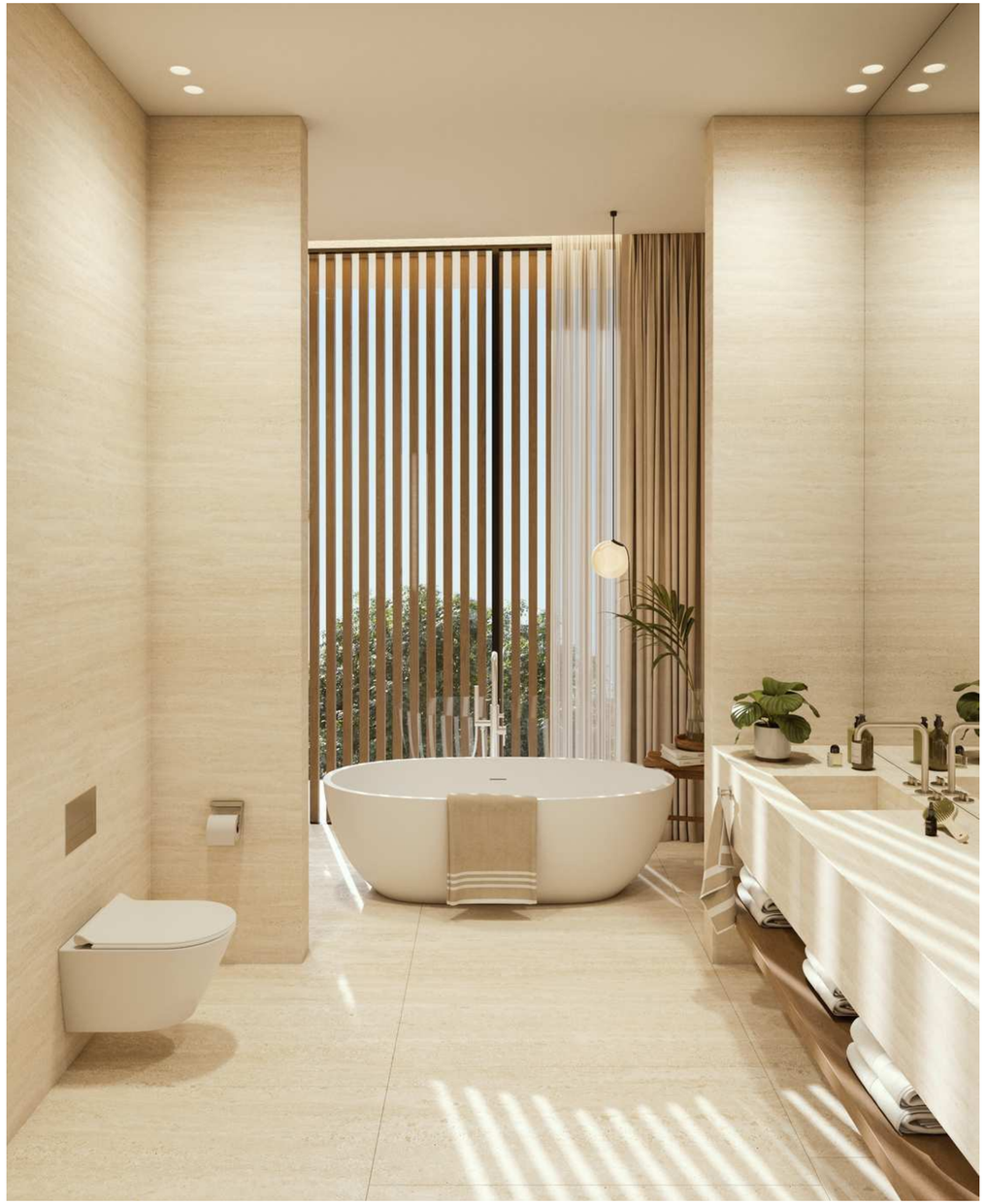


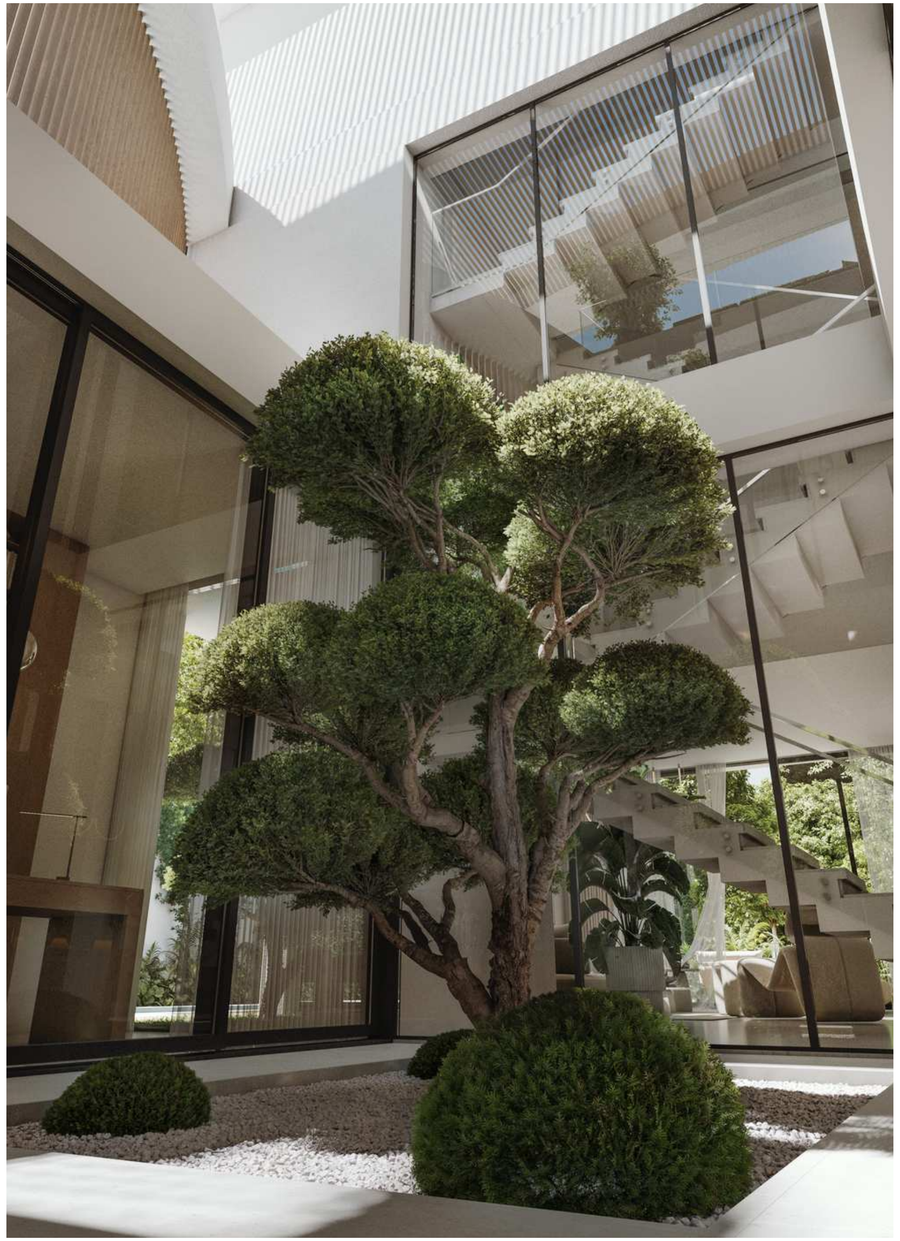










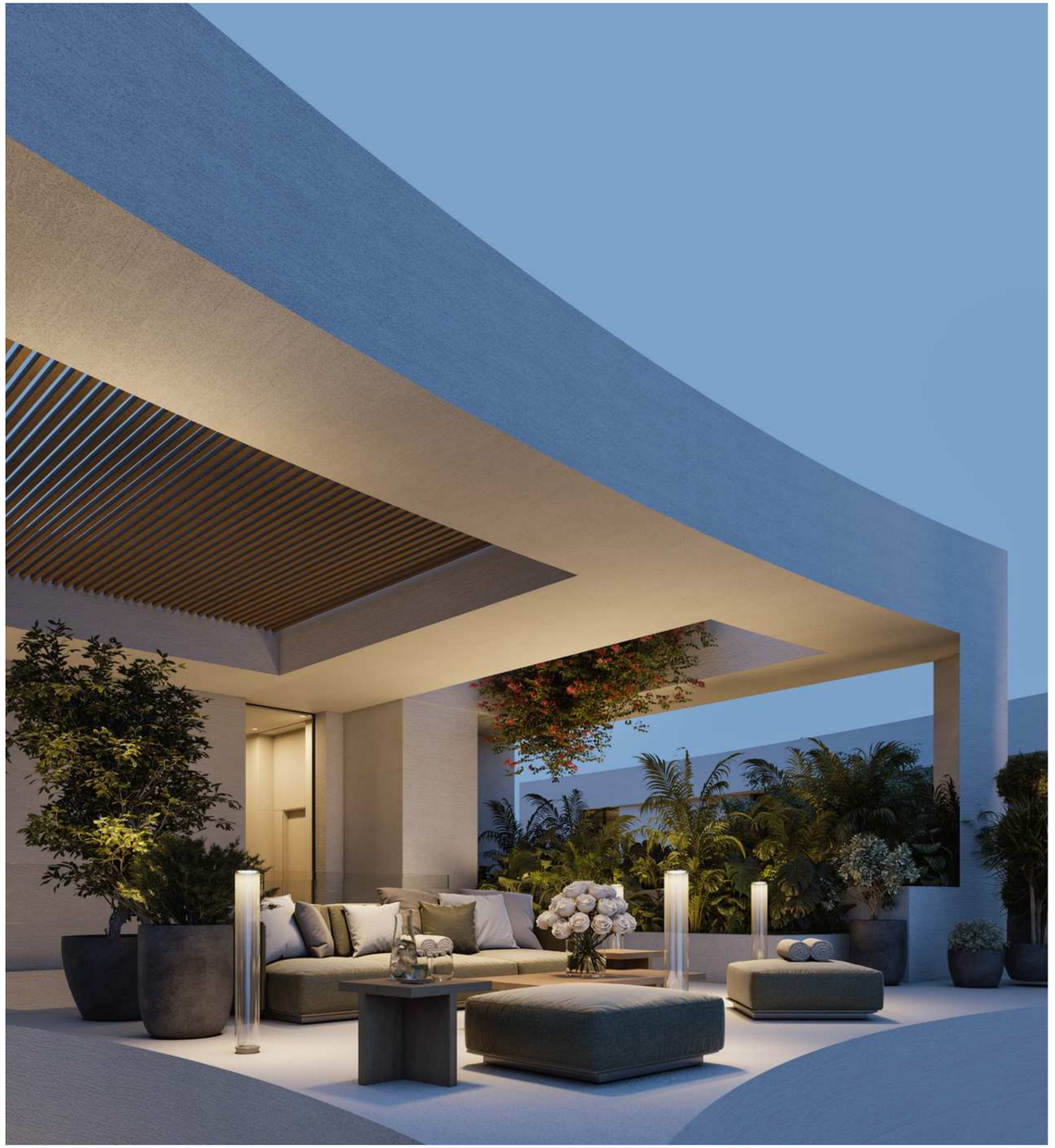














THE DUNE VILLA FLOOR PLANS



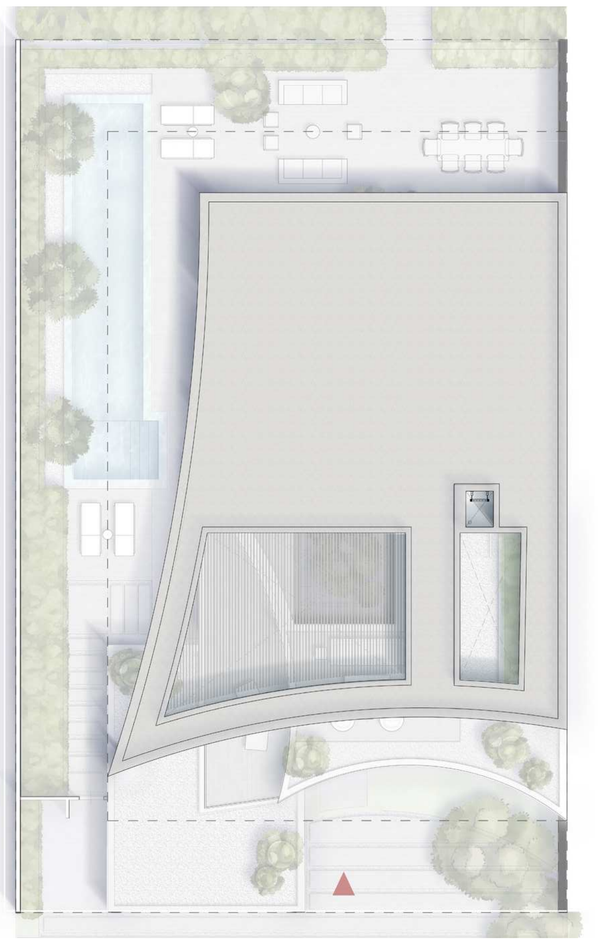
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOFTOP



TOP OF ROOF

LUNAYA

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

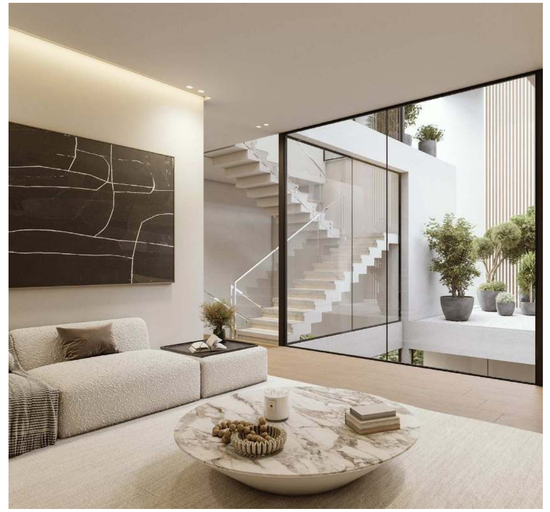


THE SOL VILLA

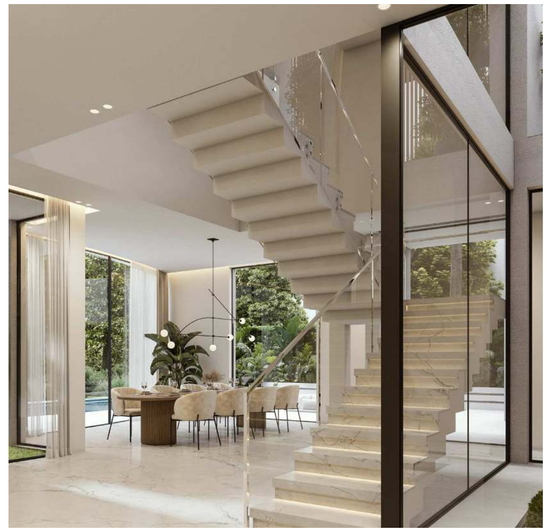


A sanctuary for legacy family, and stillness.

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



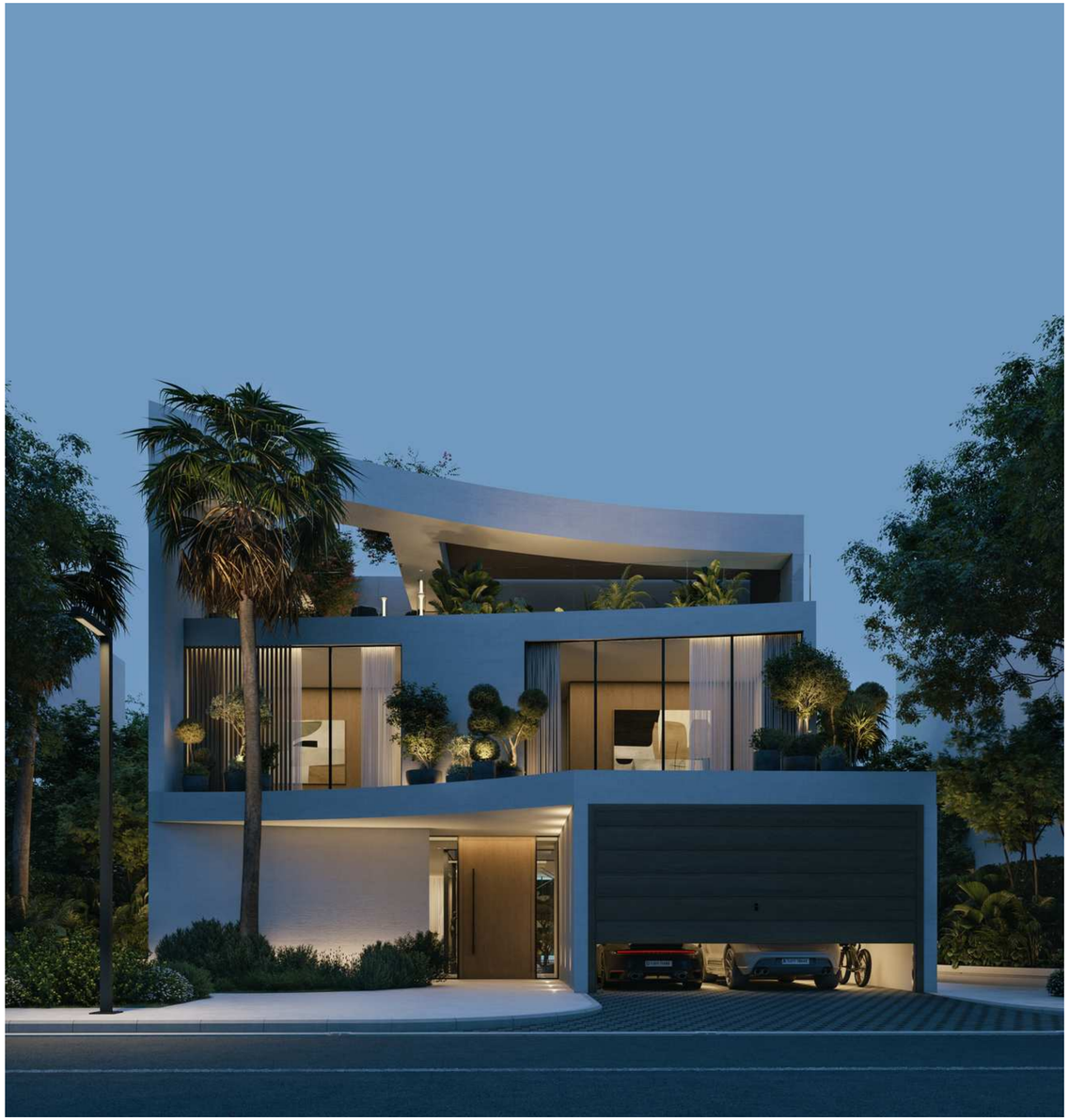




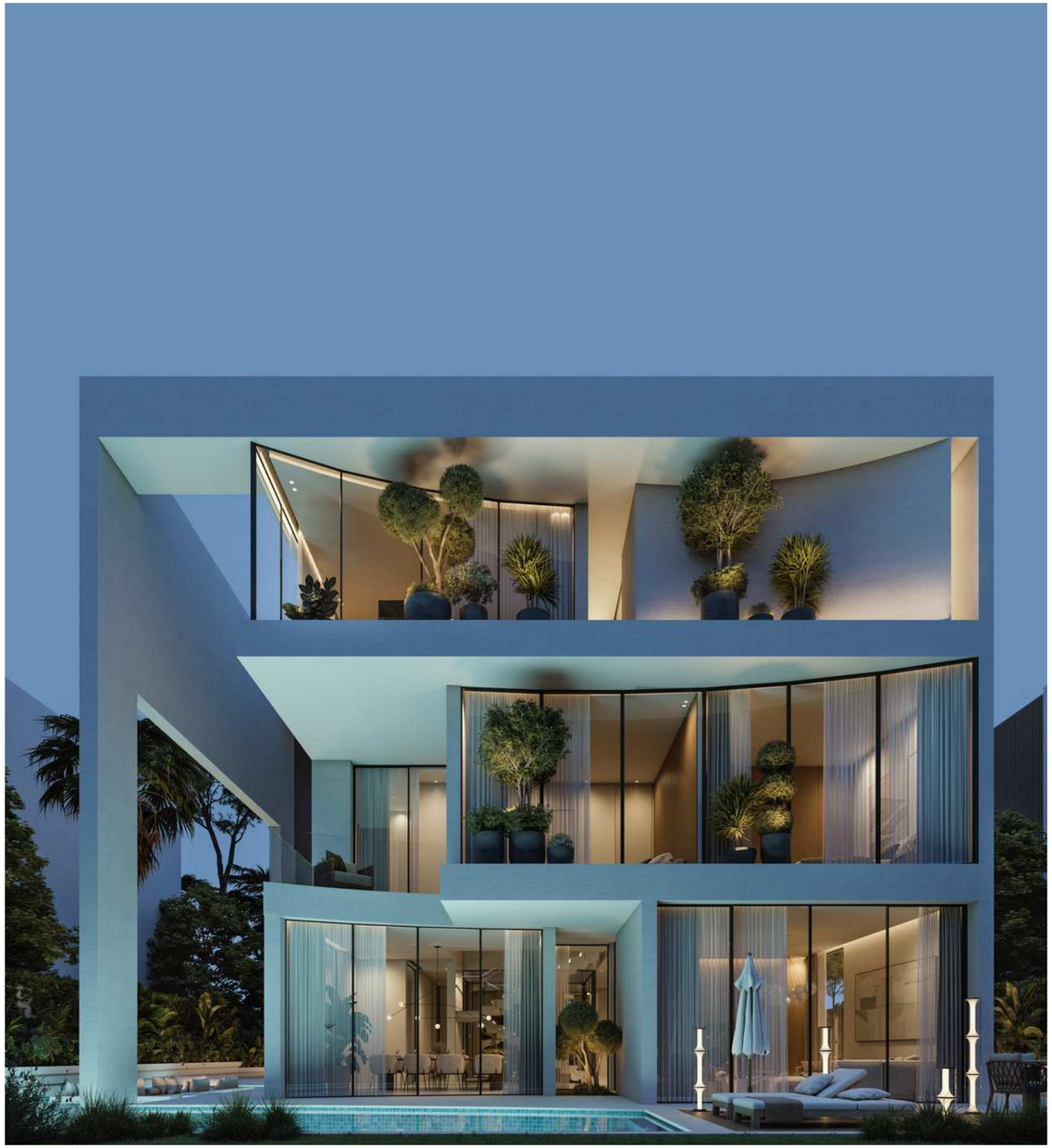




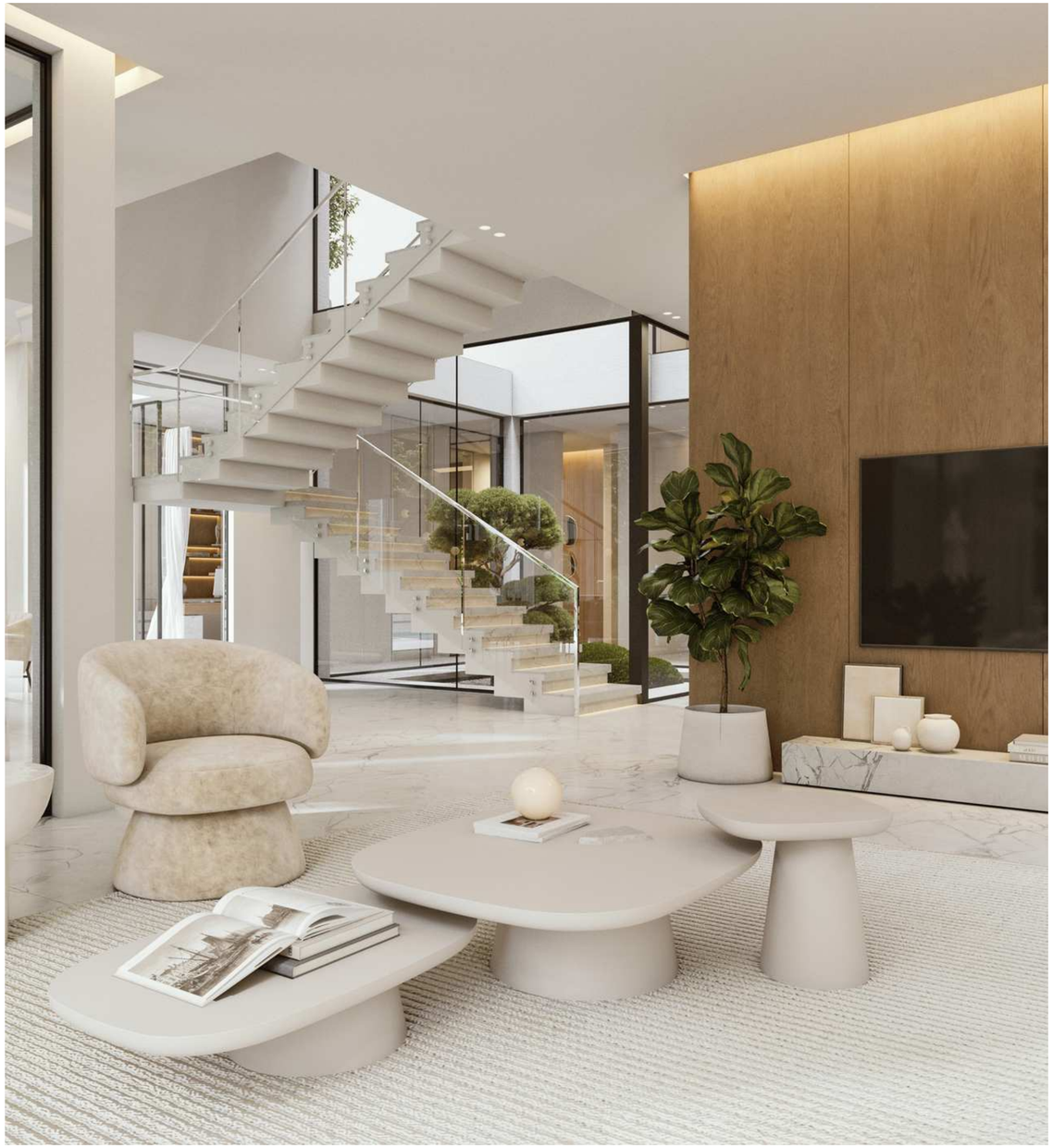




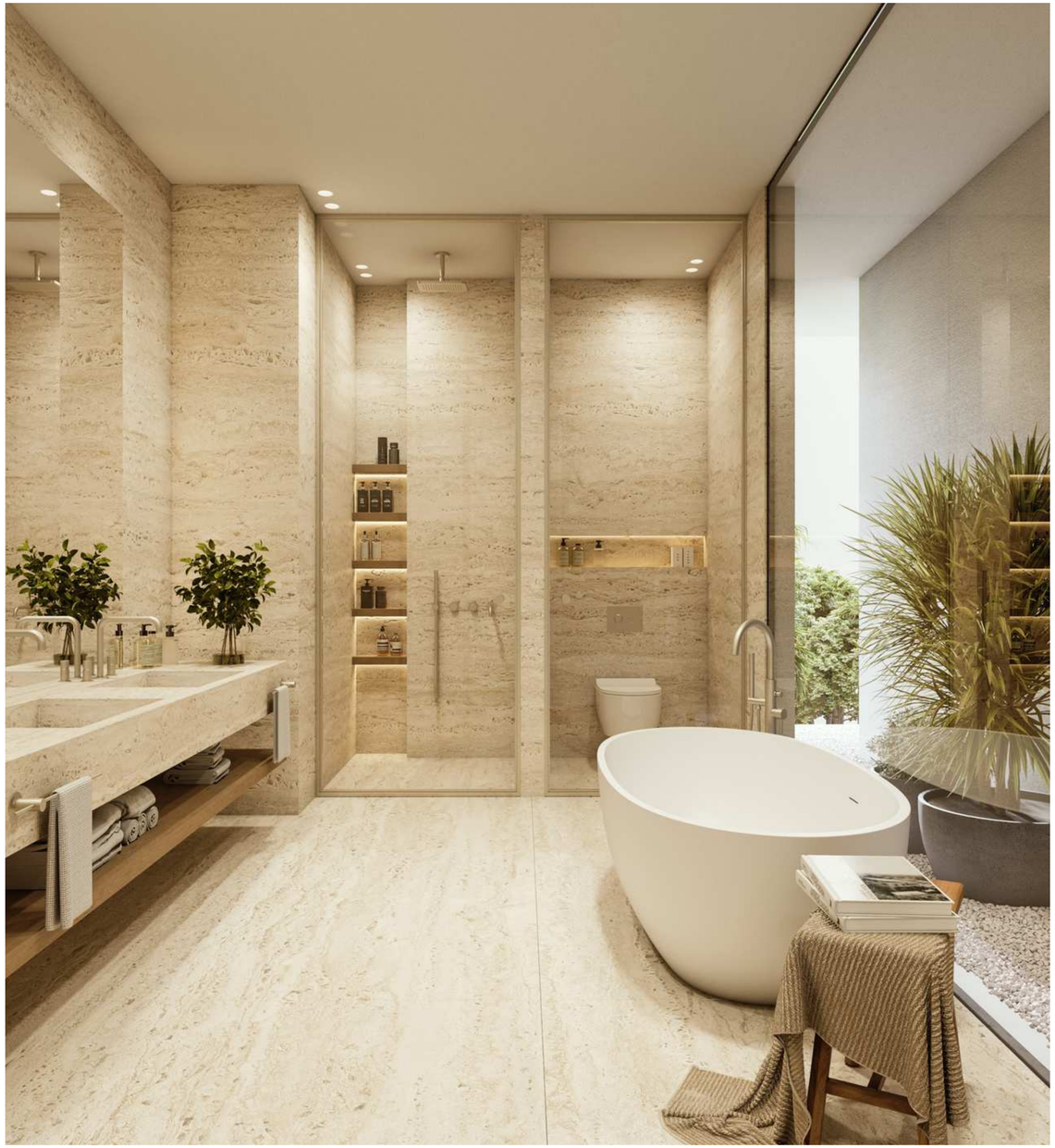




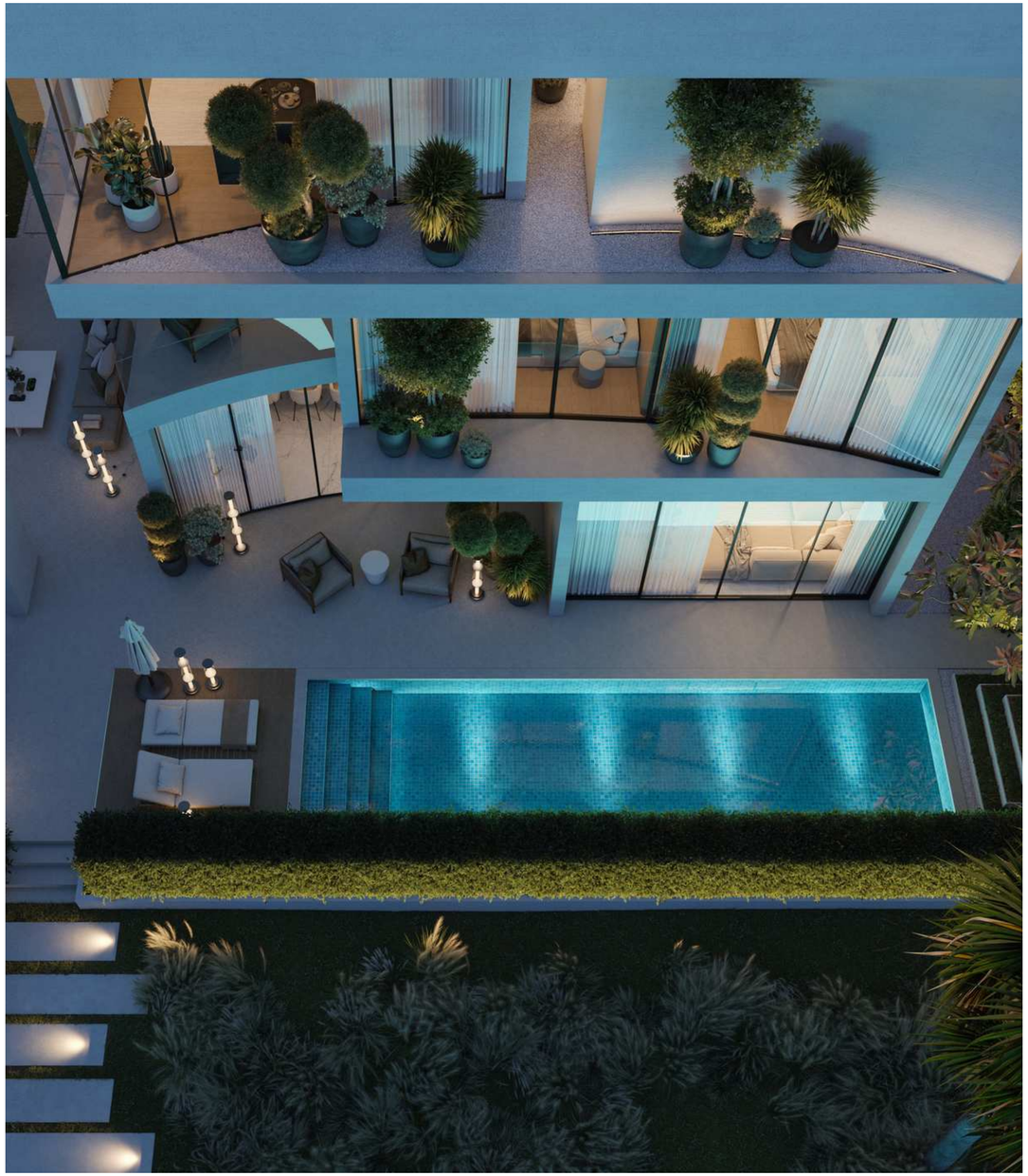














THE SOL VILLA FLOOR PLANS



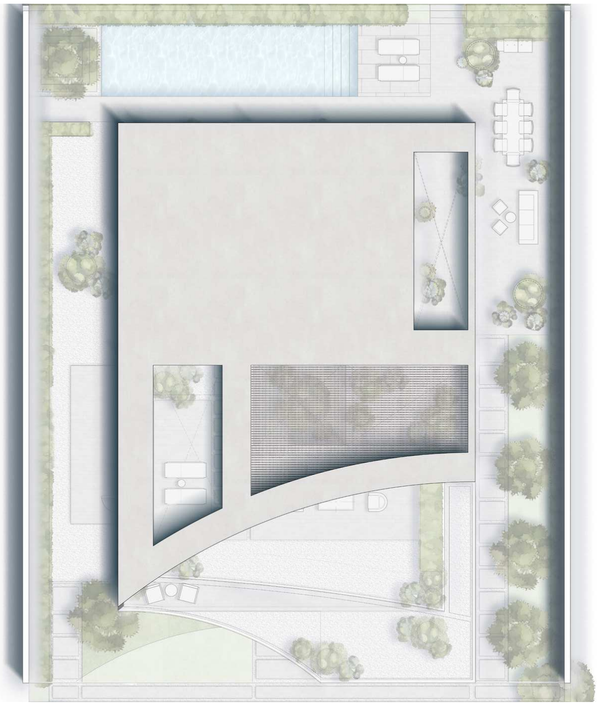
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOFTOP



TOP OF ROOF

LUNAYA

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

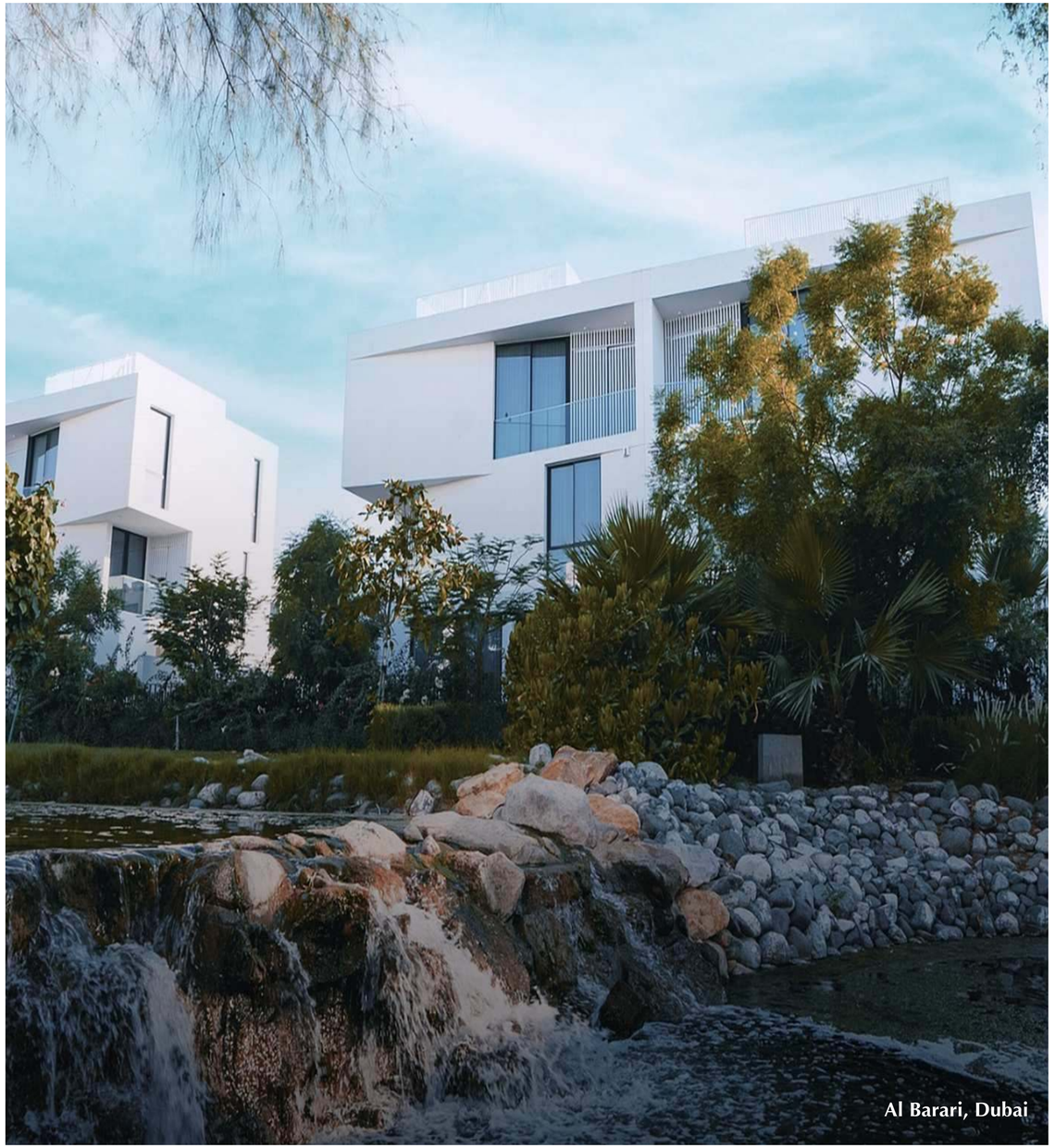
WORLD-CLASS AMENITIES

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


LUNAYA
OUR TRACK RECORD SPEAKS FOR ITSELF
www.lunaya.com