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OFF PLAN

Lunaya by Zaya

Location: Jebel Ali, Dubai

Starting From: AED 4,900,000

Permit No: 1427334497

Lunaya by Zaya

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Zaya	**Townhouses & Villas**	**Q1 2029**	**—**	**Off Plan**

ABOUT THE PROJECT

Lunaya by **Zaya** is an exclusive master-planned luxury villa community located in **Saih Shuaib 1, Jebel Ali** , introducing a new benchmark for nature-inspired resort living in Dubai. Designed around a spectacular **900,000 sq. ft. swimmable crystal lagoon**, the community seamlessly blends contemporary architecture with lush landscaping, creating a peaceful sanctuary where water, greenery, and wellness become part of everyday life. More than **65% of the development is dedicated to green open spaces**, offering residents an environment rarely found within Dubai's urban landscape. The project reflects Zaya's design philosophy of creating boutique luxury communities that prioritise privacy, sustainability, and timeless architecture.

Lunaya offers a curated collection of **4 and 5-bedroom residences** across four distinctive home collections, including **The Bloom** townhouses, **The Rise** maisonettes, **The Dune** duet villas, and **The Sol** standalone villas. Homes range from approximately **2,966 sq. ft. to 8,231 sq. ft.**, featuring spacious open-plan interiors, double-height ceilings, floor-to-ceiling glazing, premium European finishes, designer kitchens, private gardens, expansive terraces, and selected villas with private swimming pools. Every residence has been thoughtfully positioned to maximise views of the crystal lagoon, landscaped parks, and surrounding green corridors while providing seamless indoor-outdoor living.

Residents enjoy an exceptional collection of lifestyle and wellness amenities inspired by luxury island resorts. Highlights include the **900,000 sq. ft. crystal lagoon**, sandy beaches, kayaking and

paddleboarding facilities, **REFIVE Spa & Biohacking Centre**, padel, tennis and pickleball courts, farm-to-table dining venues, artisan retail village, children's club, lagoon cinema, skate park, dog park, cycling and jogging trails, landscaped parks, yoga and meditation areas, community clubhouse, concierge services, and 24-hour gated security. The carefully curated amenities create a lifestyle focused on wellness, recreation, and meaningful community experiences.

Strategically located on **Sheikh Zayed Road** in **Jebel Ali**, Lunaya offers excellent connectivity to **Dubai Parks and Resorts**, **The Outlet Village**, **Jebel Ali Beach**, **Expo City Dubai**, **Al Maktoum International Airport**, **Dubai Marina**, and **Palm Jebel Ali**. As Dubai's southern corridor continues to experience significant infrastructure growth driven by Dubai South, Expo City, and airport expansion, Lunaya presents an exceptional opportunity for homeowners and investors seeking luxury villa living with strong long-term capital appreciation. Developed by **Zaya**, the team behind renowned luxury destinations including **Al Barari**, **Nurai Island**, and **Zuha Island**, Lunaya combines an established development pedigree with one of Dubai's most ambitious lagoon-centric master communities.

Why Buy Lunaya by Zaya Through A1 Properties?
Purchasing **Lunaya by Zaya** through **A1 Properties** gives you access to experienced Dubai luxury real estate professionals with extensive expertise in master-planned villa communities and premium off-plan developments. Our consultants provide personalised guidance to help you select the ideal residence based on your family's lifestyle requirements or investment objectives while ensuring access to the latest inventory, preferred plot selections, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation, ownership transfer, and after-sales support, A1 Properties delivers comprehensive end-to-end service throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth understanding of Dubai's luxury villa market and Zaya's award-winning developments, we help you secure a landmark residence offering exceptional resort-style living and outstanding long-term investment potential.

PAYMENT PLAN

35%	**65%**
During Construction	On Handover

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