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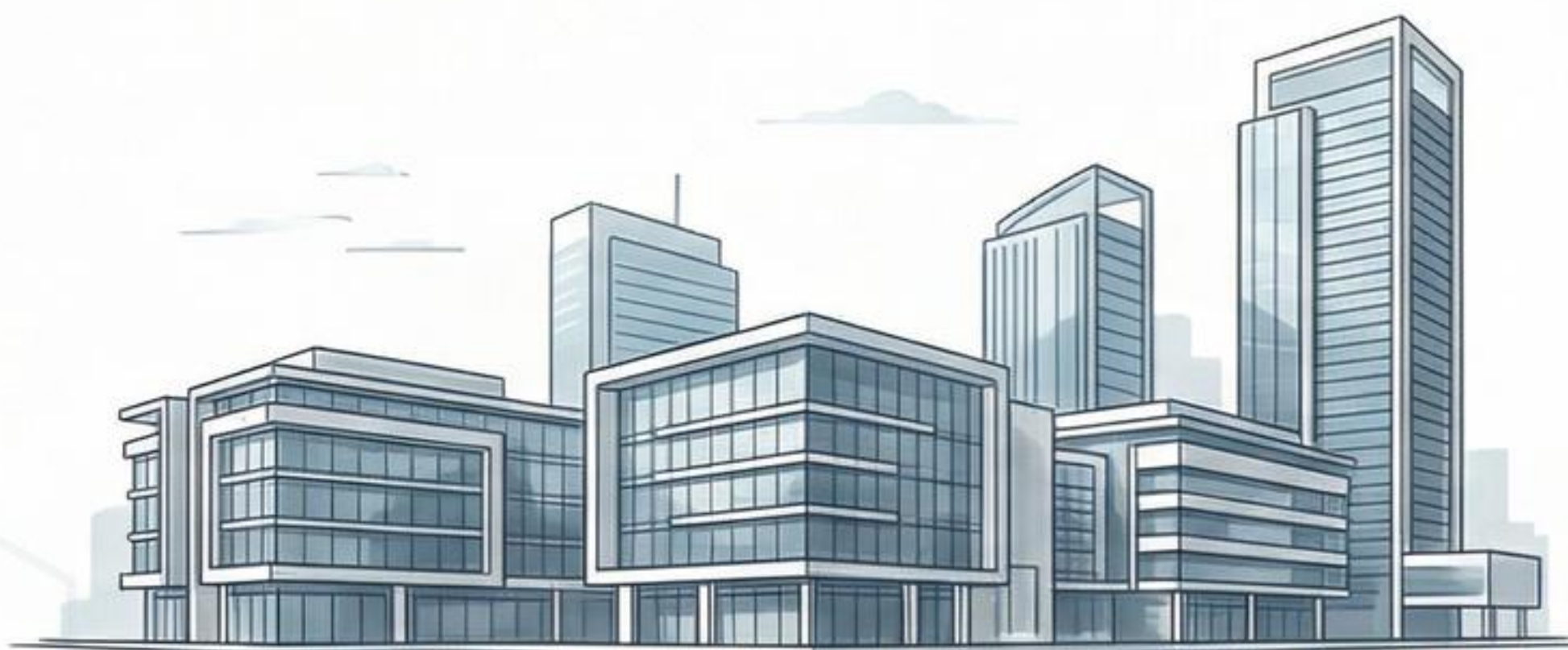


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LUNAYA TERRACES

Cove · Reef · Haven · Shore · Bay



LUNAYA



LUNAYA TERRACES

WHERE EVERY HOME BELONGS TO NATURE

An elevated residential experience within
the landscapes of Lunaya

00 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.





AL BARARI, DUBAI

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

* These are real pictures and the real community



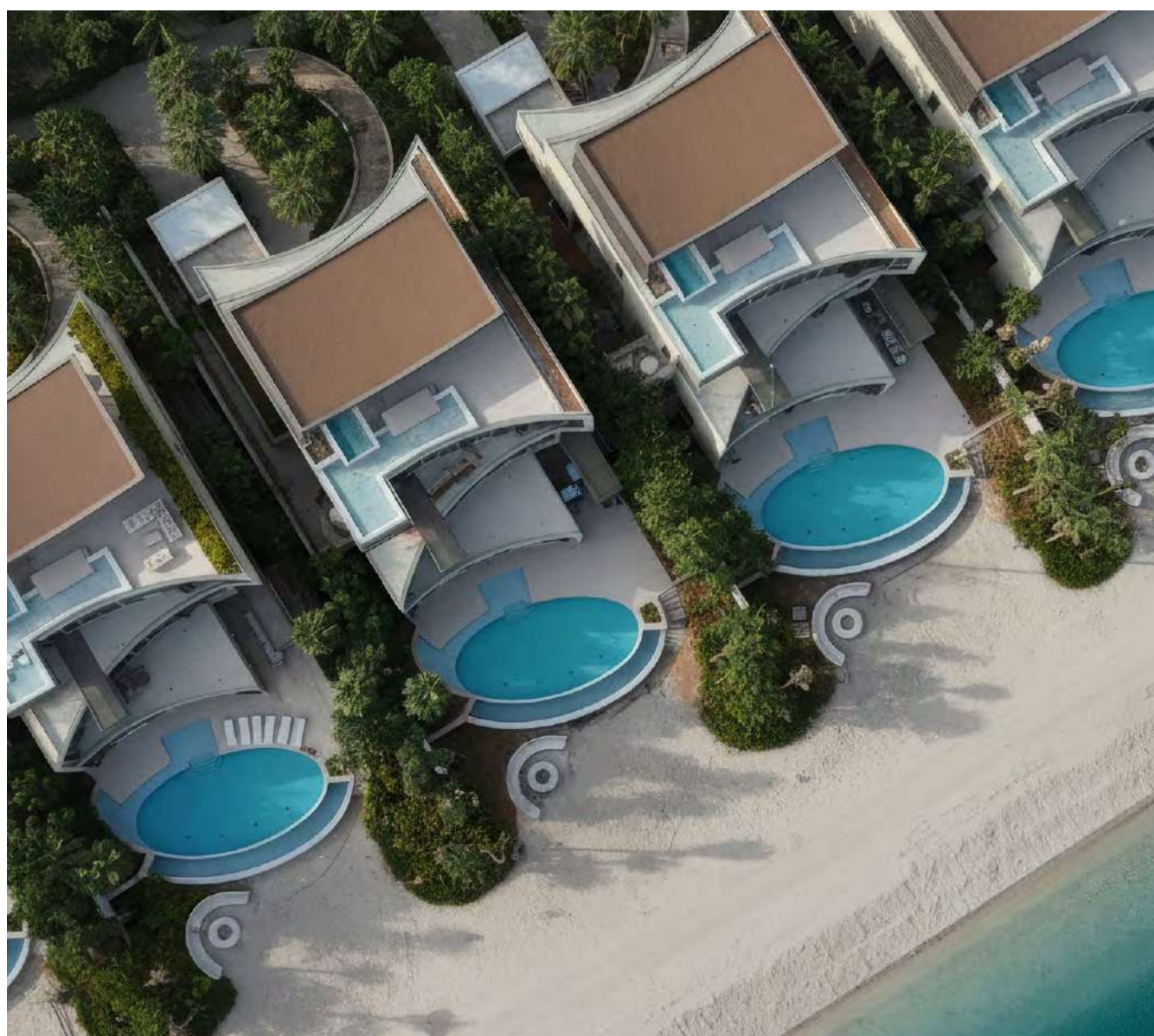
AL BARARI, DUBAI



AL BARARI, DUBAI

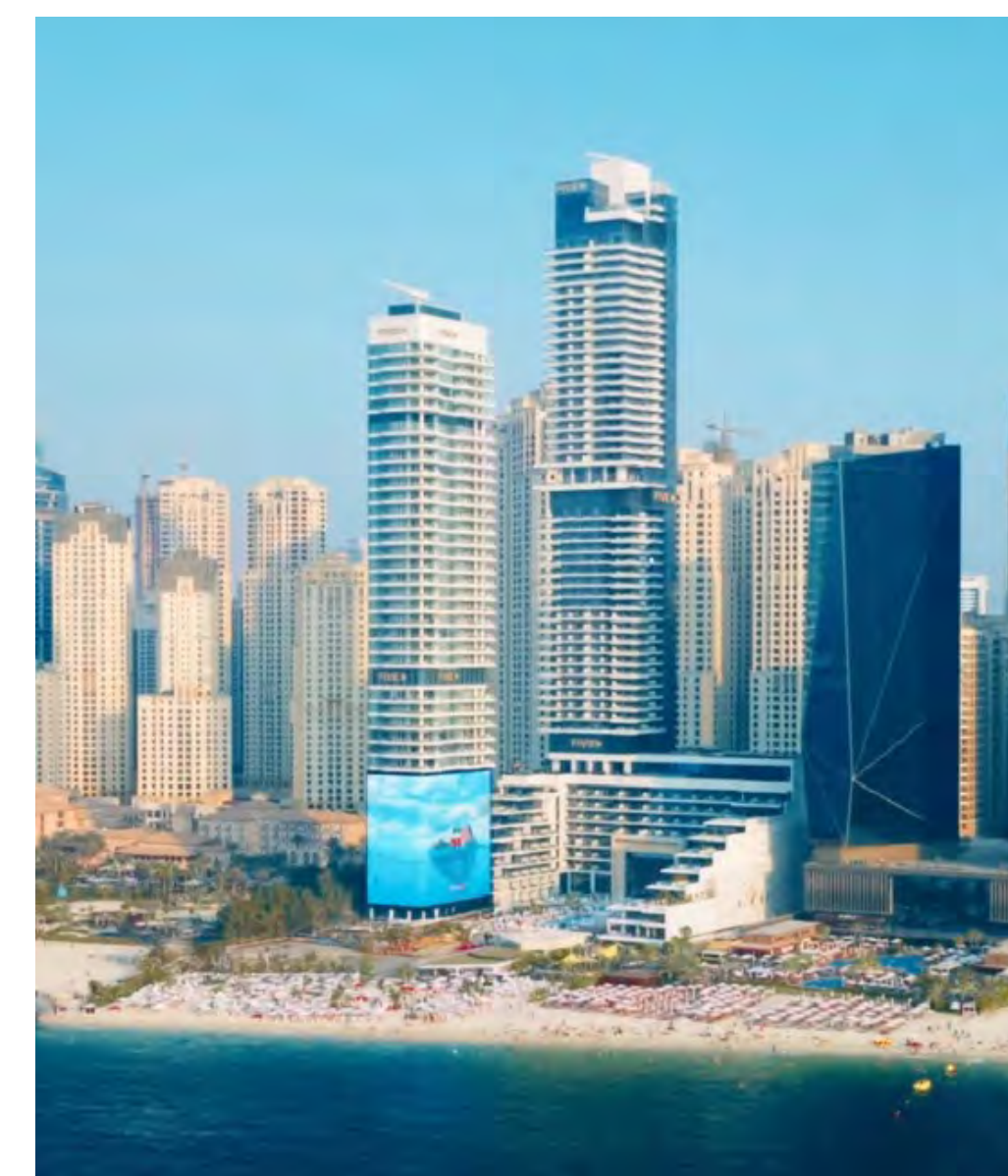
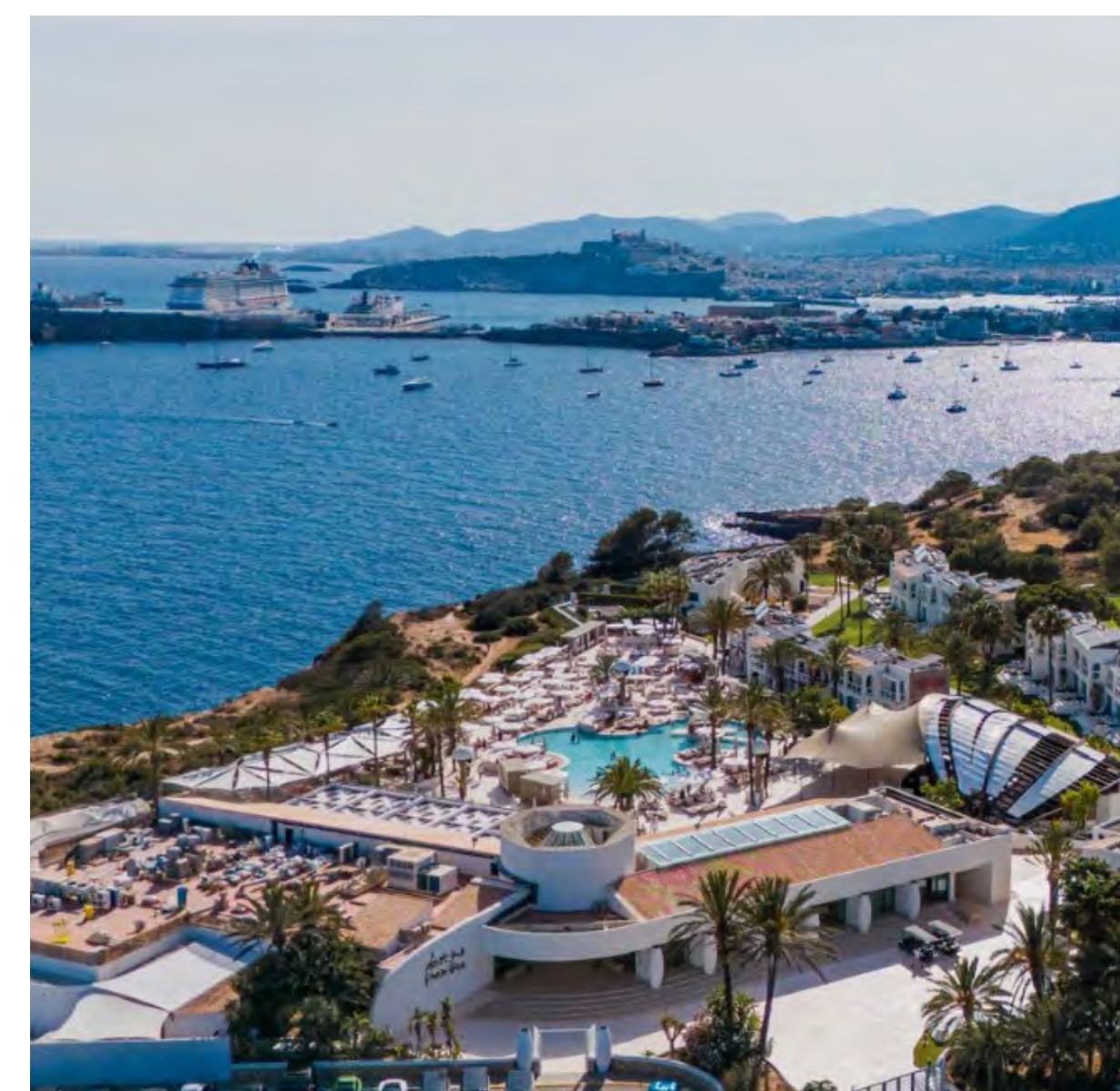


AL BARARI, DUBAI



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.





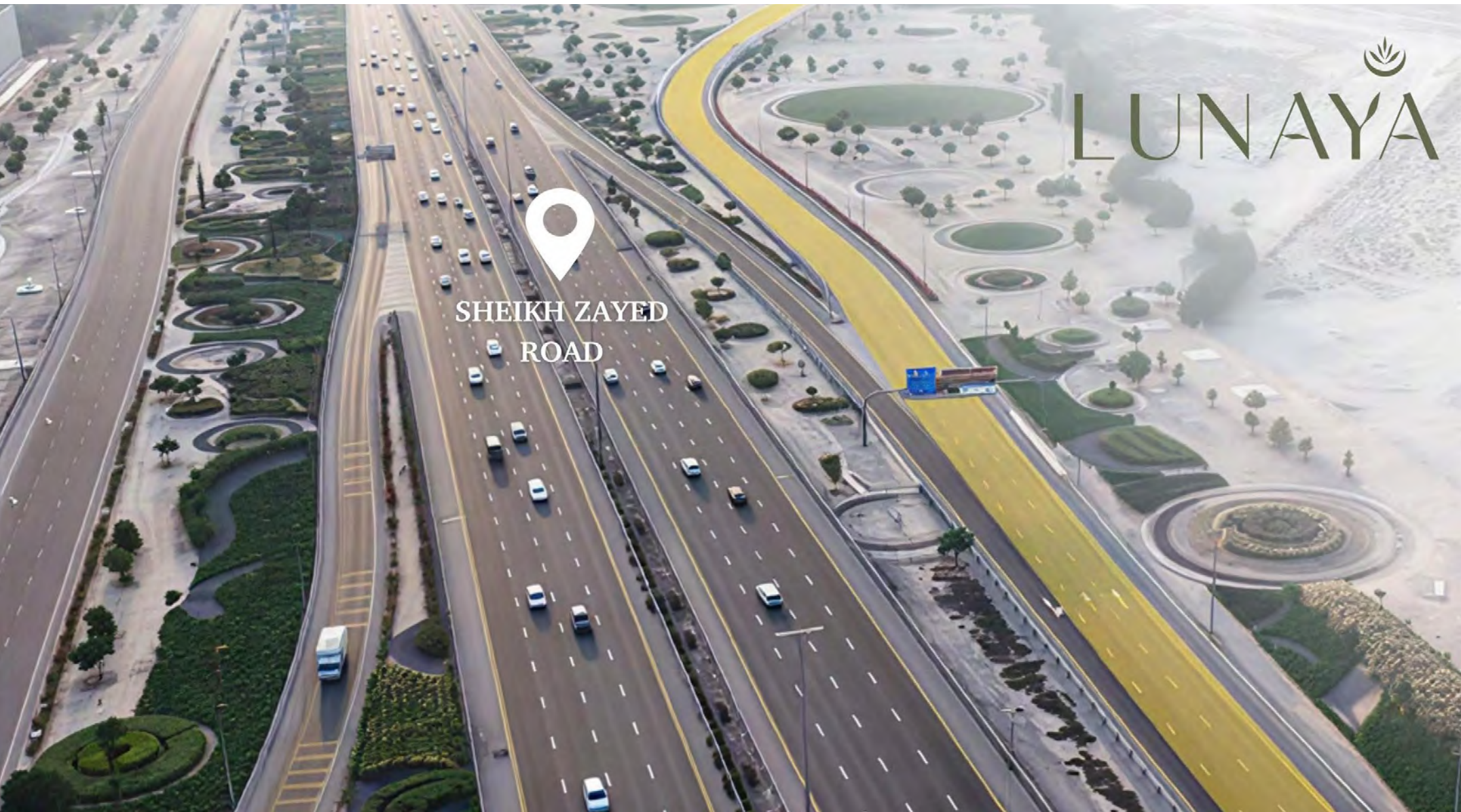
OUR LOCATION

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



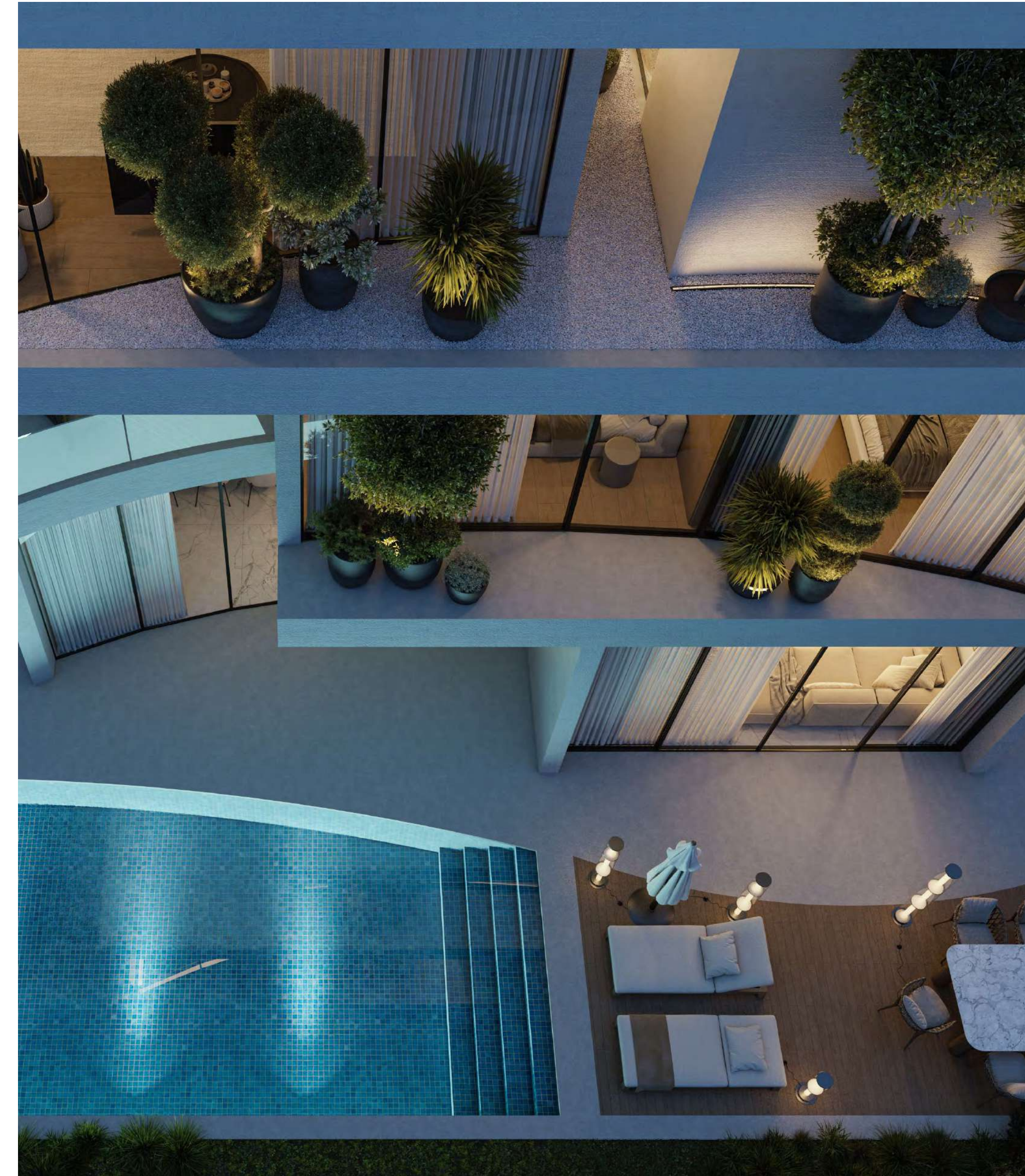
GREENERY

EXTENDING THE LUNAYA EXPERIENCE

FROM LANDSCAPE TO BUILT FORM

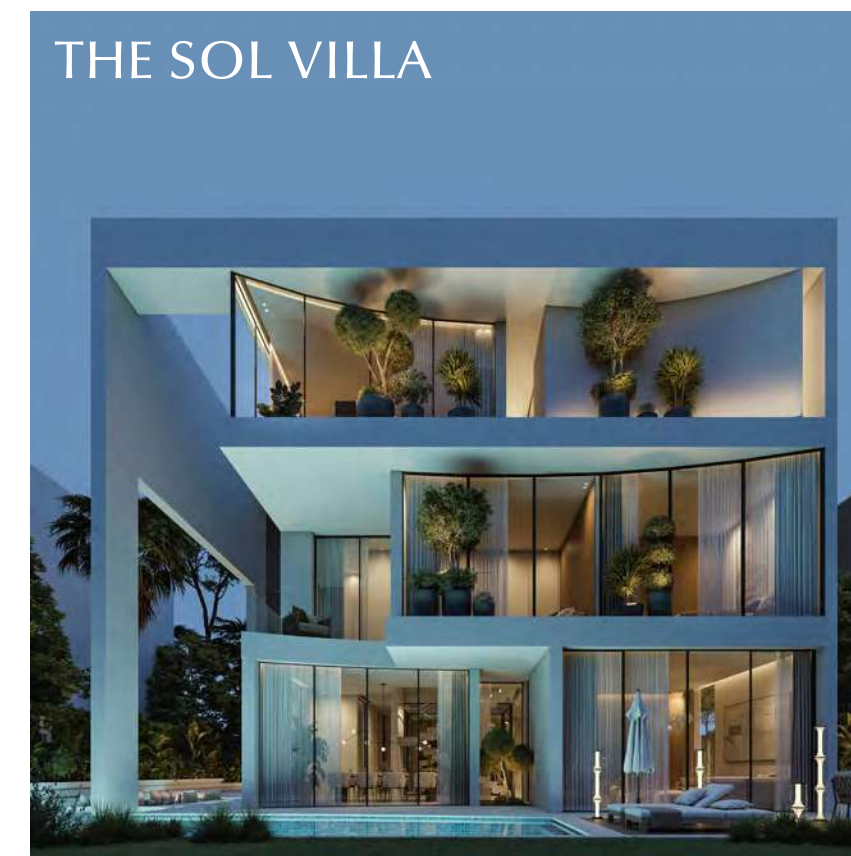
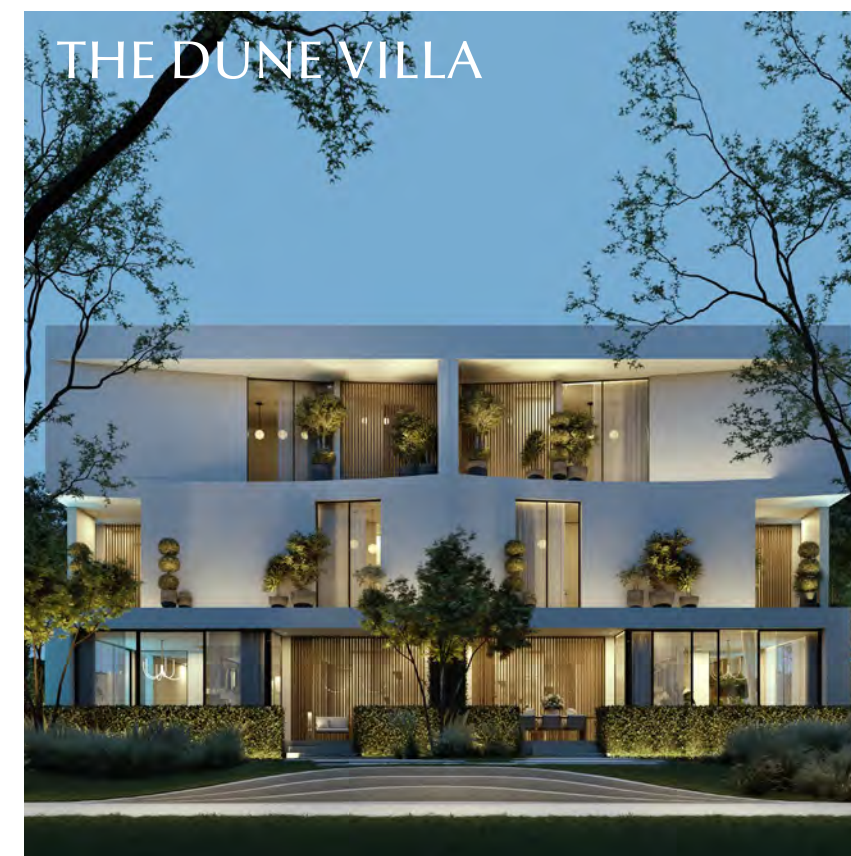
The Lunaya landscape extends seamlessly into the built environment, shaping both the villas and the apartment building. Its guiding principles of movement, openness, and connection to nature are carried into the architecture itself, translating landscape thinking into spatial experience.

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



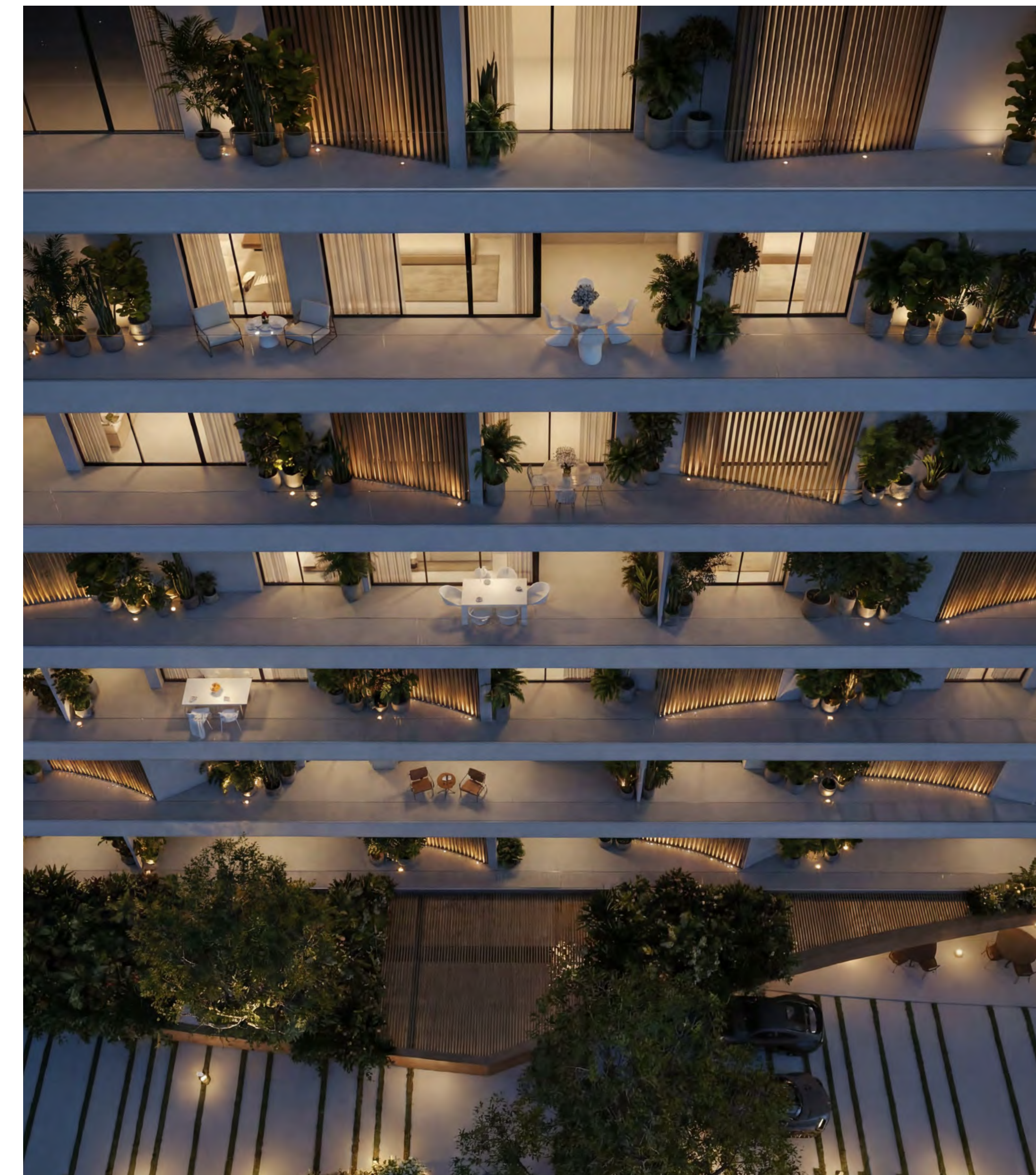
EXTENDING THE LUNAYA EXPERIENCE

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.



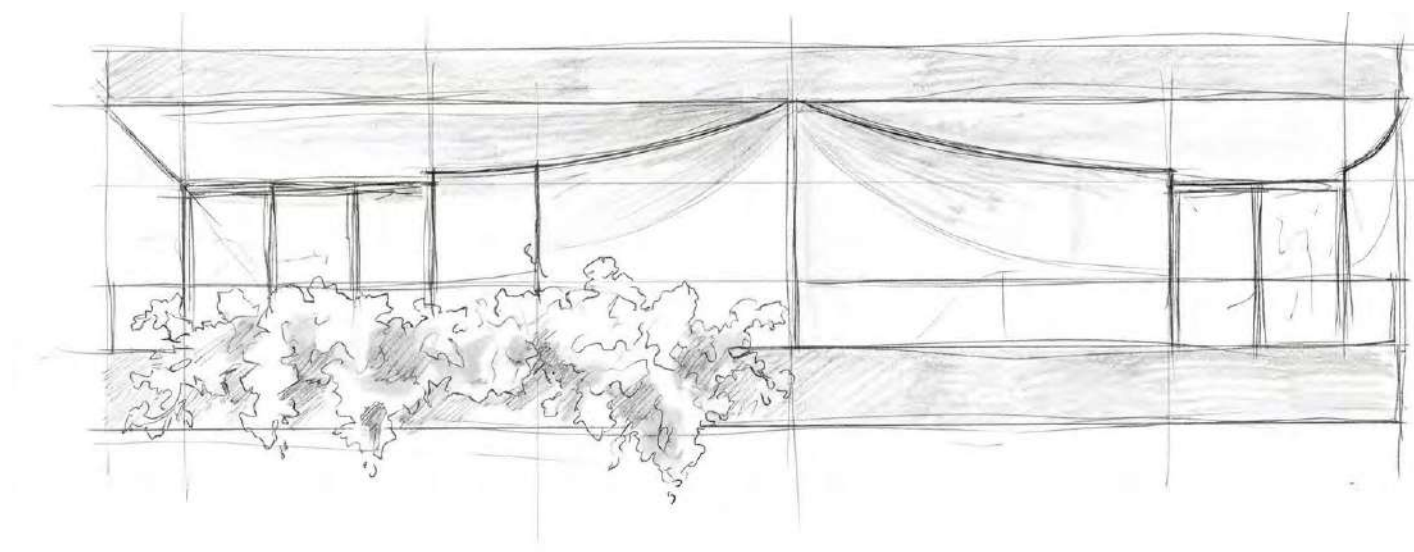
02 INTRODUCING LUNAYA TERRACES

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.







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.



03 THE COLLECTION

HOMES WITHIN THE LANDSCAPE

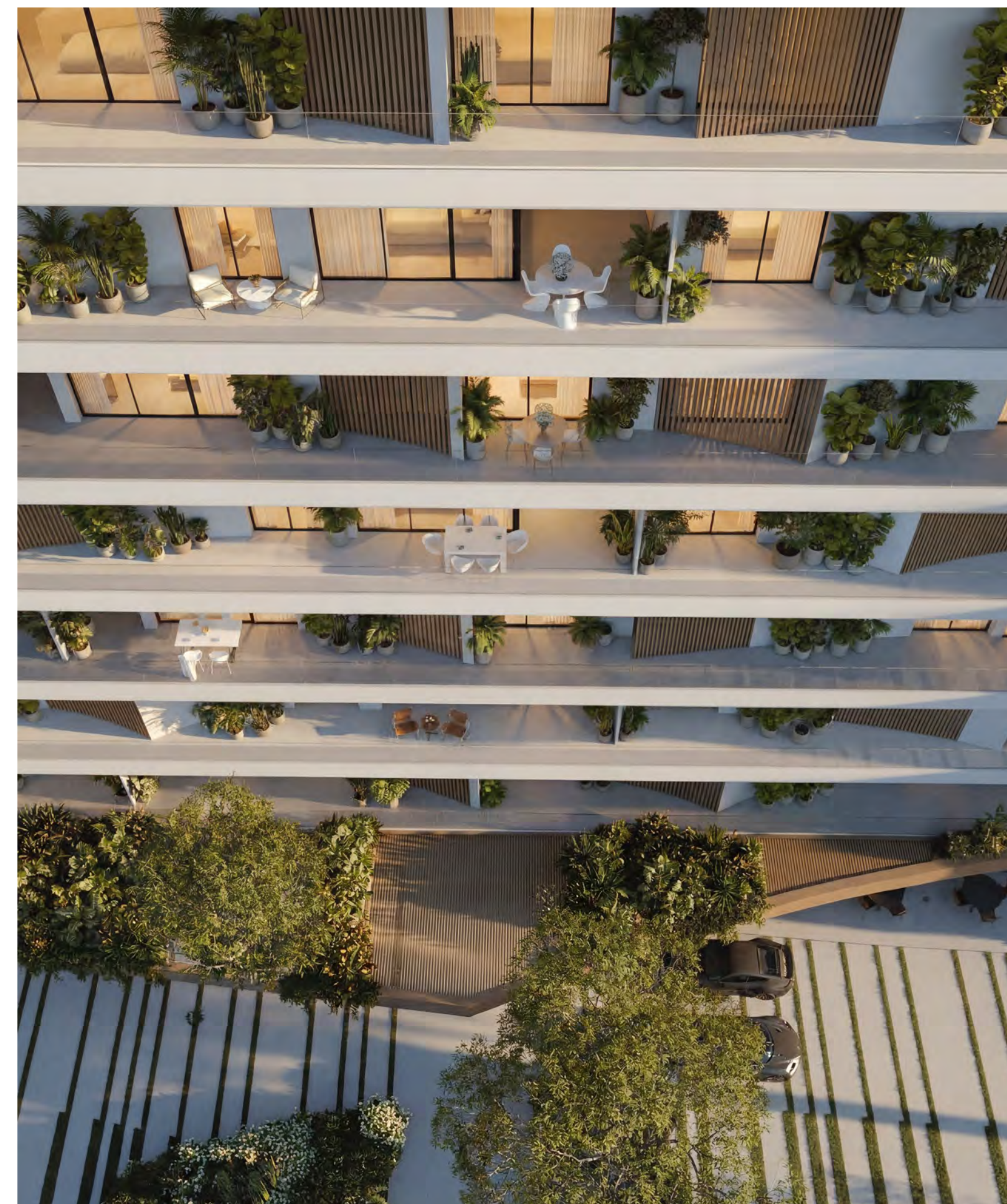
Each residence at Lunaya is designed as a home shaped by space, natural light, and its relationship to the surrounding landscape.

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.







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.



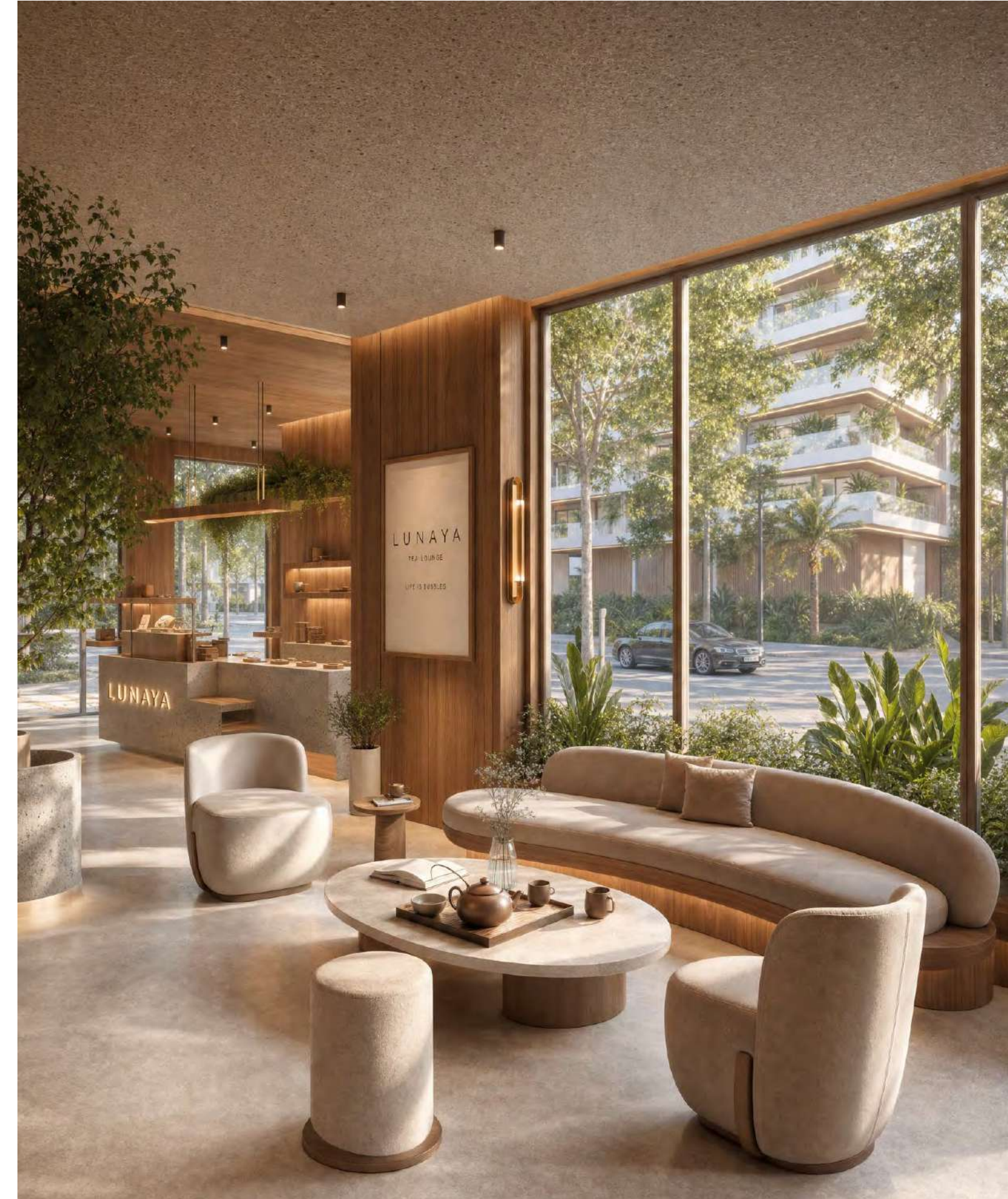


THE ARRIVAL LOBBY

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.





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.





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.





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.



