
LUNAYA
WHERE LIGHT FLOWS, LIFE GROWS



Nadia Zaal — after delivering hundreds of villas in Al Barari and in most recently Zuhha Island in Dubai, and seeing just how people responded to the space, the light, and the life it offered — the next chapter became clear. Lunaya is a natural evolution, grounded in homes we've already built and delivered.

With Lunaya, we've taken those proven homes and refined every detail: enhancing flow, light, and landscaping to create a greener, more vibrant community.

This isn't about imagining what could be. It's about delivering what we already know works — better than ever before.



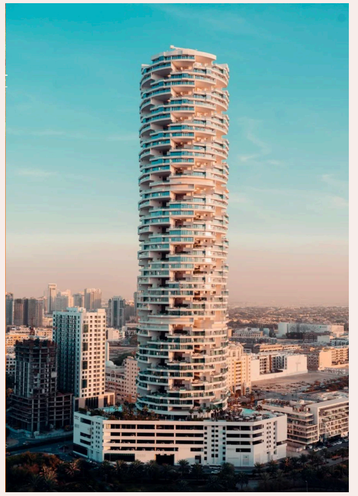
EVERYTHING YOU SEE HERE IS REAL.

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


Al Barari, Dubai


Al Barari, Dubai


Al Barari, Dubai

LUNAYA ISN'T JUST
A NEW ADDRESS.

65%
GREEN SPACE

900,000 SQFT
SWIMMABLE LAGOON




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


Al Barari, Dubai


Al Barari, Dubai


Al Barari, Dubai


Al Barari, Dubai

THIS IS RHYTHM...


Al Barari, Dubai


Al Barari, Dubai

NOT ROUTINE


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


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

Iconic location to be revealed very soon.

The most exciting villa project to be launched this year..

LUNAYA

LIVING SYSTEM

A sneak peak of the masterplan..



LIVE LUNAYA

Farm To Table Dining

Patisserie

Pickleball & Padel Tennis

Advanced Gym & Spa

4.3KM 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





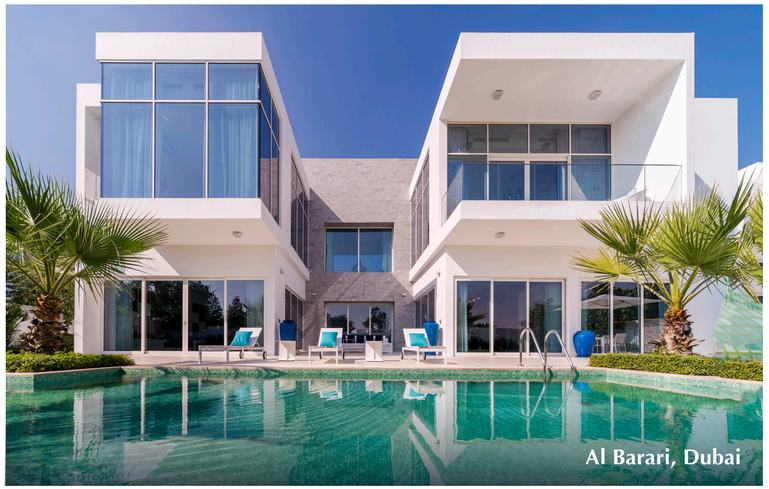
THESE AREN’T RENDERINGS. THEY’RE REFINEMENTS.

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





HOMES INSPIRED BY VILLAS DELIVERED


Al Barari, Dubai


Al Barari, Dubai


Al Barari, Dubai

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 4.9M

The Bloom

Overlooks Parks and Green Extensions



4-BEDROOM MAISONETTE
AVERAGE PRICE: AED 6.9M

The Rise

Overlooks Parks and Lagoons



5-BEDROOM DUET
AVERAGE PRICE: AED 12M

The Dune

Overlooks Parks and Lagoons

Swimming Pool



5-BEDROOM VILLA
AVERAGE PRICE: AED 16.5M

The Sol

Overlooks Parks and Lagoons

Swimming Pool

THE BLOOM VILLA



THE BLOOM VILLA

Sellable Area: 2,966 SQ FT
Plot Area: 1,830 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











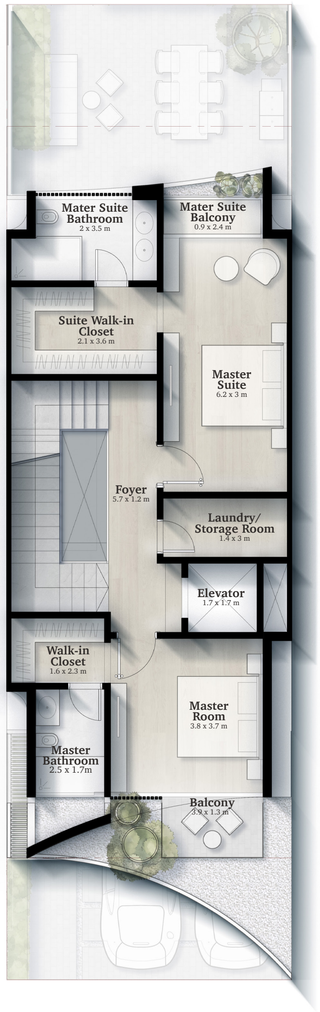




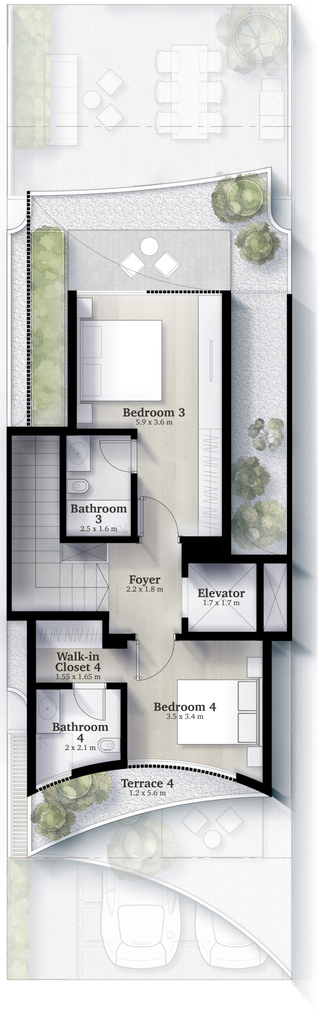
THE BLOOM VILLA FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOFTOP



TOP OF ROOF


THE RISE VILLA

THE RISE VILLA

Sellable Area: 3,814 SQ FT
Plot Area: 2,896 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

















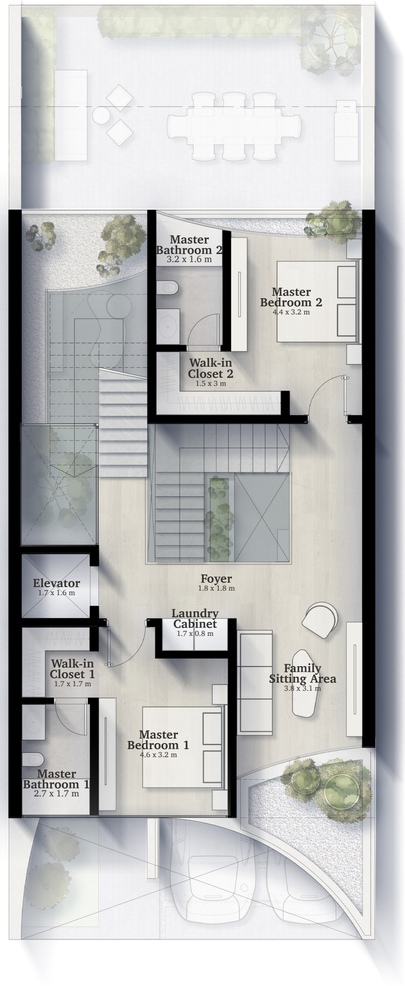




THE RISE VILLA FLOOR PLANS



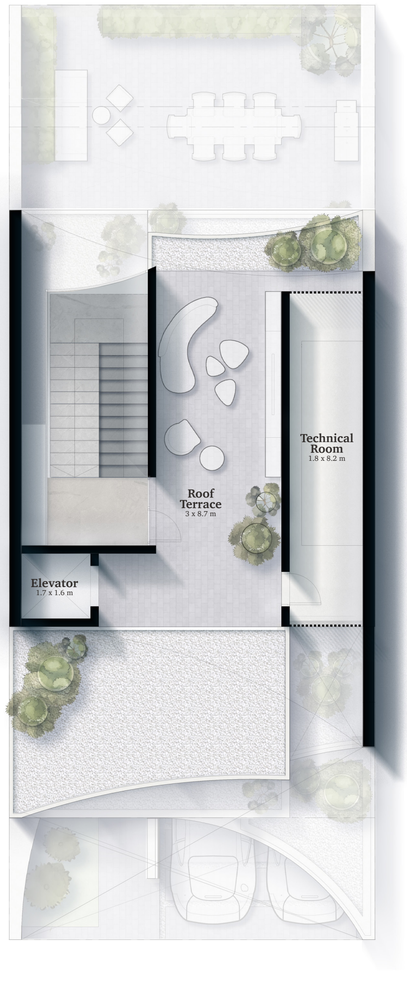
GROUND FLOOR PLAN



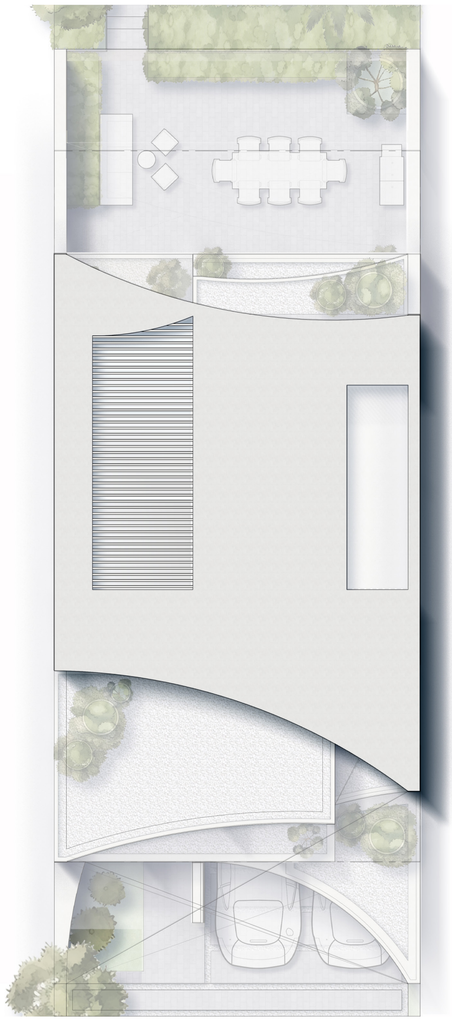
FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOFTOP



TOP OF ROOF

THE DUNE VILLA



THE DUNE VILLA

Sellable Area: 6,635 SQ FT
Plot Area: 5,520 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



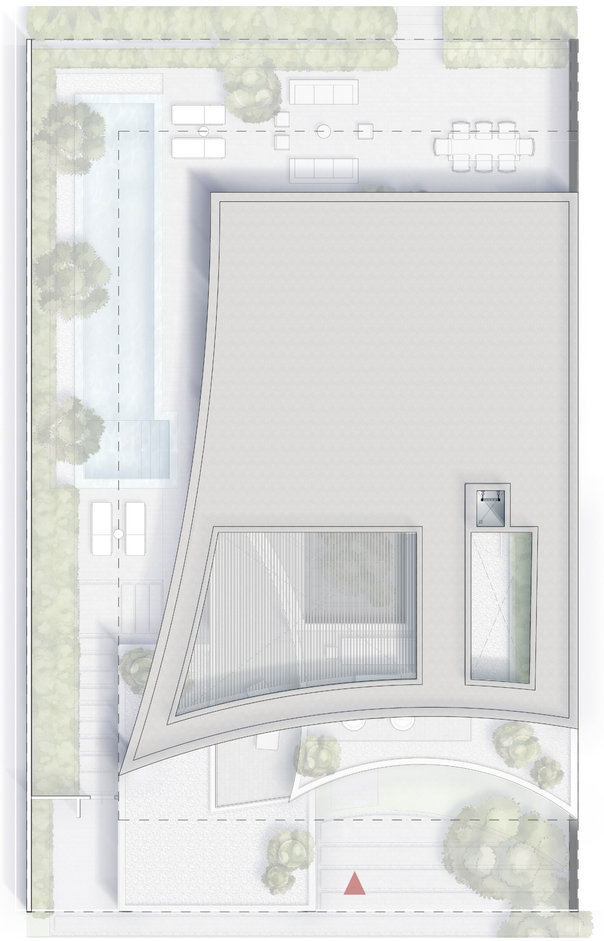
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOFTOP



TOP OF ROOF

THE SOL VILLA



THE SOL VILLA

Sellable Area: 8,231 SQ FT
Plot Area: 7,180 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



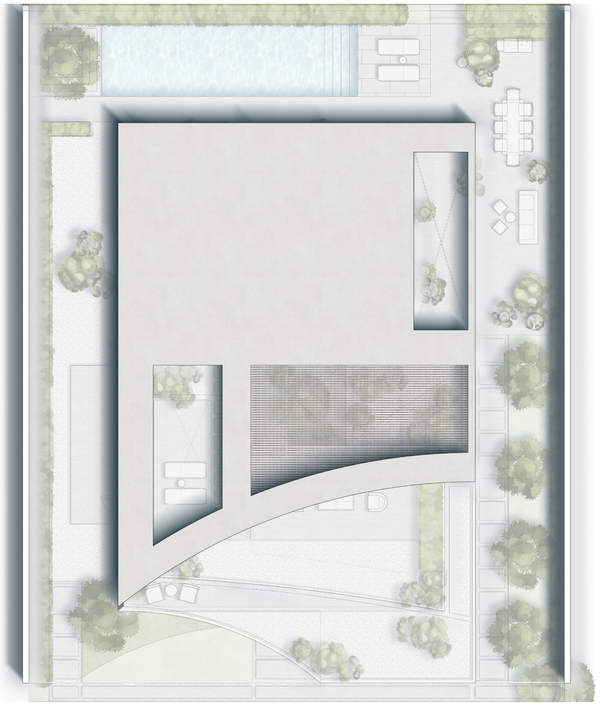
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOFTOP



TOP OF ROOF

WHY LUNAYA STANDS OUT

1

ICONIC LOCATION

To be revealed soon.

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