



AYA

BEACHFRONT RESIDENCES

UMM AL QUWAIN



WELCOME TO AYA

THE BEACHFRONT IS YOURS. FOREVER.

1.

DEYAAR
DEVELOPMENTS

2.

UMM AL
QUWAIN

3.

AYA BEACHFRONT
RESIDENCES

4.

LIFESTYLE
& AMENITIES

5.

INTERIORS

6.

FLOORPLAN &
TECHNICALS

7.

PAYMENT
PLAN



1

DEYAAR DEVELOPMENTS

A TRUE EMIRATI SUCCESS STORY

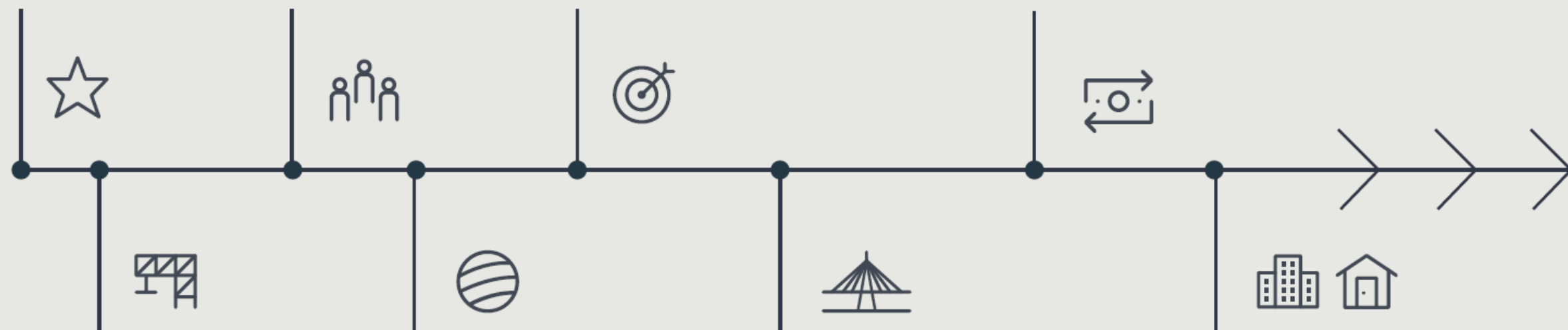


Founded
2002

Team of
500+

UAE Focused Strategy.
Public Listed Company.

AED 3.5 Billion in
Development Value in 2024



Portfolio of
75m+ Sq. Ft.

Integrated Real
Estate Group with
world-class partners

Up to 85% Residential +
Hospitality Portfolio

AED 7.5 Billion
developments planned
for 2025 across the nation

RECENT SUCCESS STORIES

ELEVE

Dubbed Downtown Jebel Ali's 'Portside Jewel', the project is strategically located on SZR and stands out for its vibrant lifestyle

RIVAGE

Located in Al Reem Island, Rivage by Deyaar features 1–3 bedroom residences, Duplexes, Sky Villas and Sky Palaces

REGALIA

A statement of high-end urban living with contemporary design. Experience modern apartments exuding timeless elegance

MARCASA

Experience the blend of tradition and modernity at Mar Casa by Deyaar, a well-being sanctuary in Dubai Maritime City



UMM AL QUWAIN

WHY UMM AL QUWAIN?



HIDDEN GEM OF THE
UNITED ARAB EMIRATES



STRATEGIC LOCATION
JUST 40 MINUTES
FROM DUBAI



JUST 20 MINUTES FROM
MARJAN ISLAND, RAK



PRISTINE BEACHFRONT
WITH AUTHENTIC
COASTAL EXPERIENCES



ADJACENT TO VIDA
BEACH RESORT AND
NEW MANGROVE PARK



EMERGING TOURISM HUB
WITH SIGNIFICANT
INVESTMENT POTENTIAL

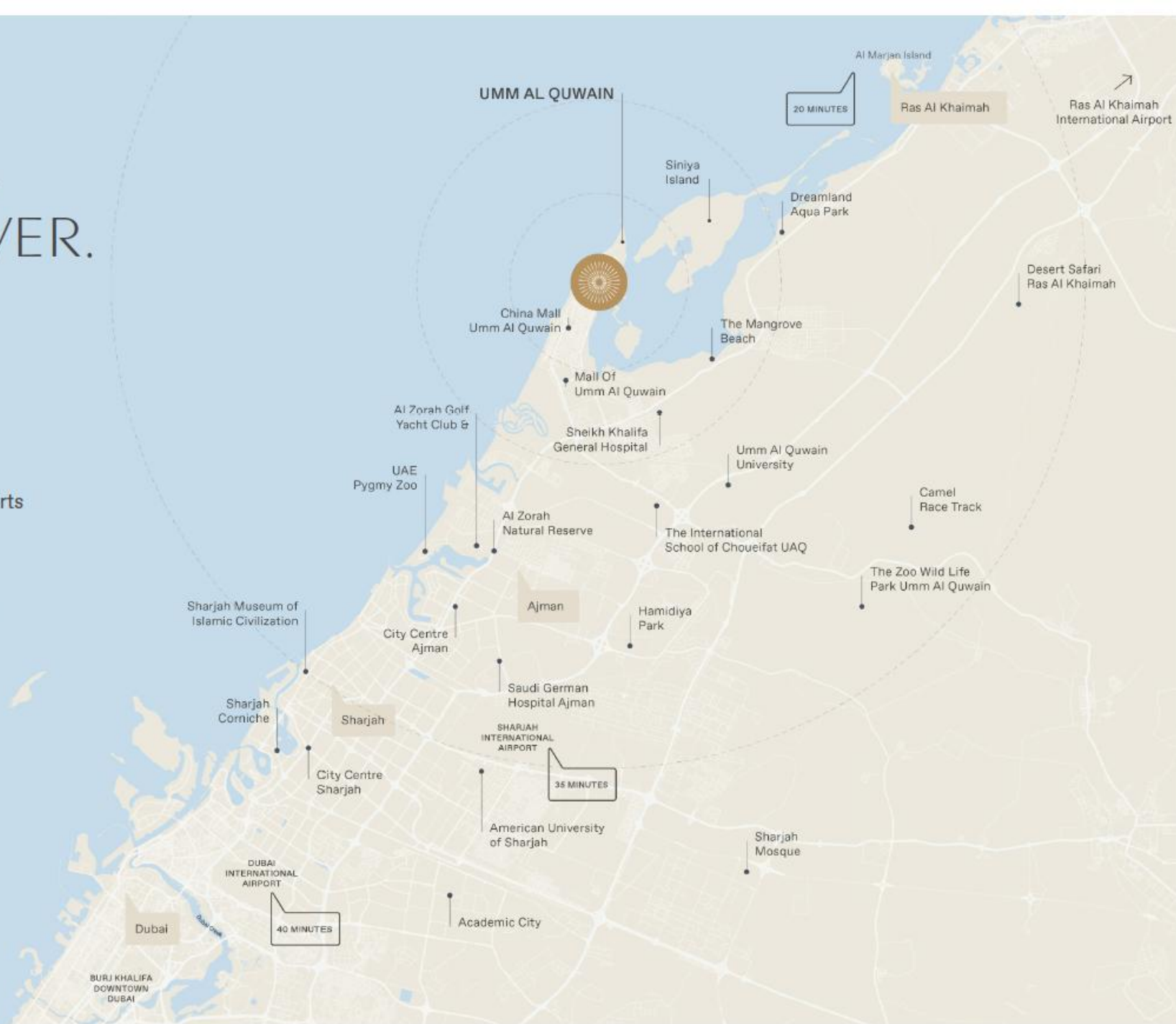


CONNECTIVITY: IN A PLACE BEYOND, YET CLOSER THAN EVER.

From this privileged vantage point, residents enjoy:

- Easy access to Al Khor Mangroves
- 20-minute drive to Al Marjan Island
- 40-minute drive to Dubai International Airport
- Proximity to international schools, healthcare facilities and resorts

Here, at the intersection of water and sky, Aya creates a new standard for beachfront living - where the pleasures of coastal life blend seamlessly with contemporary comfort and convenience.



AYA IS SITUATED IN

THE HEART OF UMM AL QUWAIN



HERITAGE & CULTURE SITES



MODERN LEISURE DESTINATIONS

Phases 2 & 3



Phase 1
AYA BEACHFRONT
RESIDENCES



VIDA BEACH RESORT

UAQ FORT

WEST BEACH

AL KHOR WATERFRONT

WATERFRONT CREEK

ARCHAEOLOGY MUSEUM

HERITAGE MUSEUM

UAQ MUSEUM

CULTURAL TRIANGLE

OLD TOWN

UAQ FORT 2

UAQ YACHT CLUB

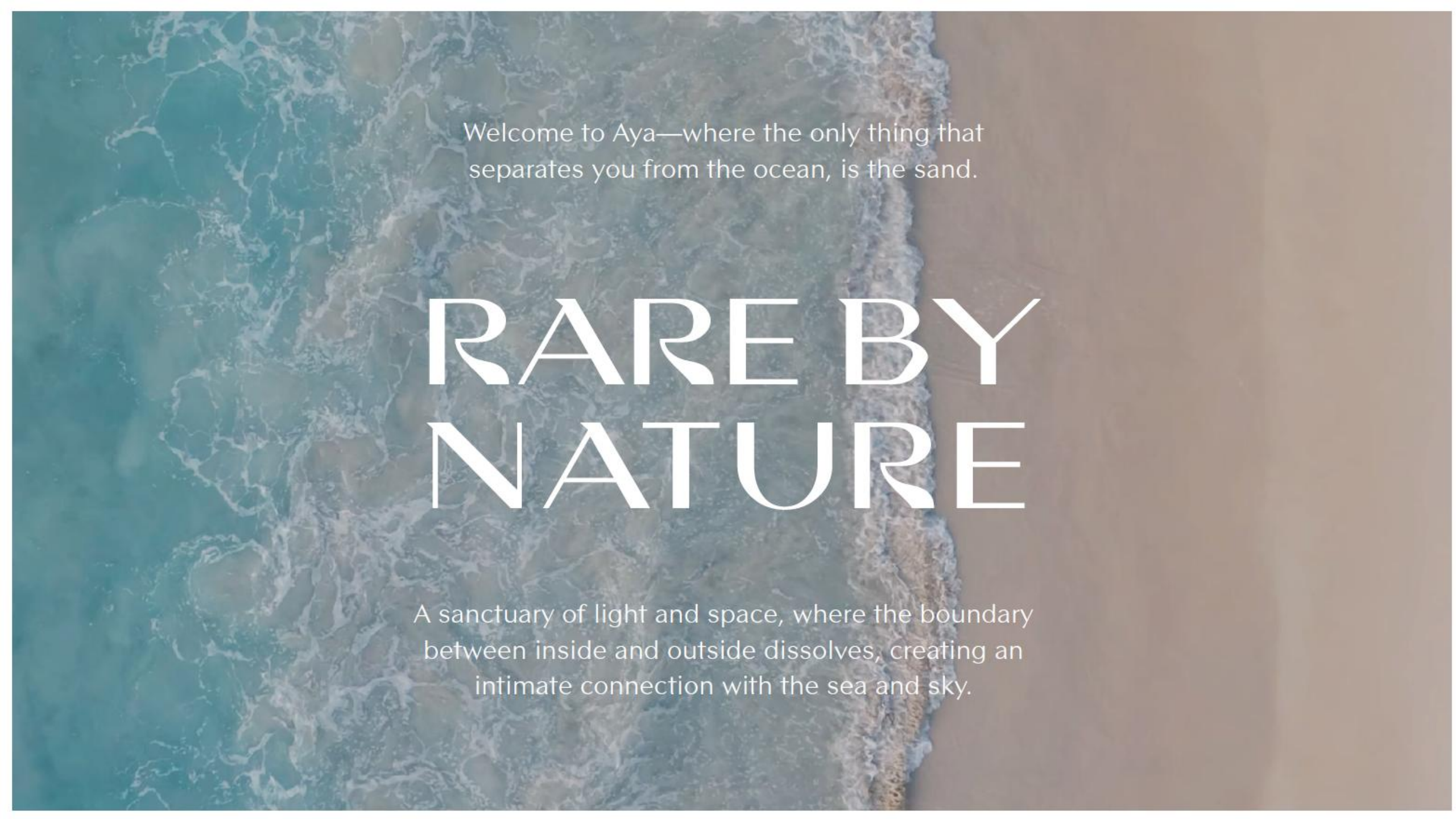
HERITAGE QUARTER

AL KHOR CORNICHE



3

AYA BY DEYAAR



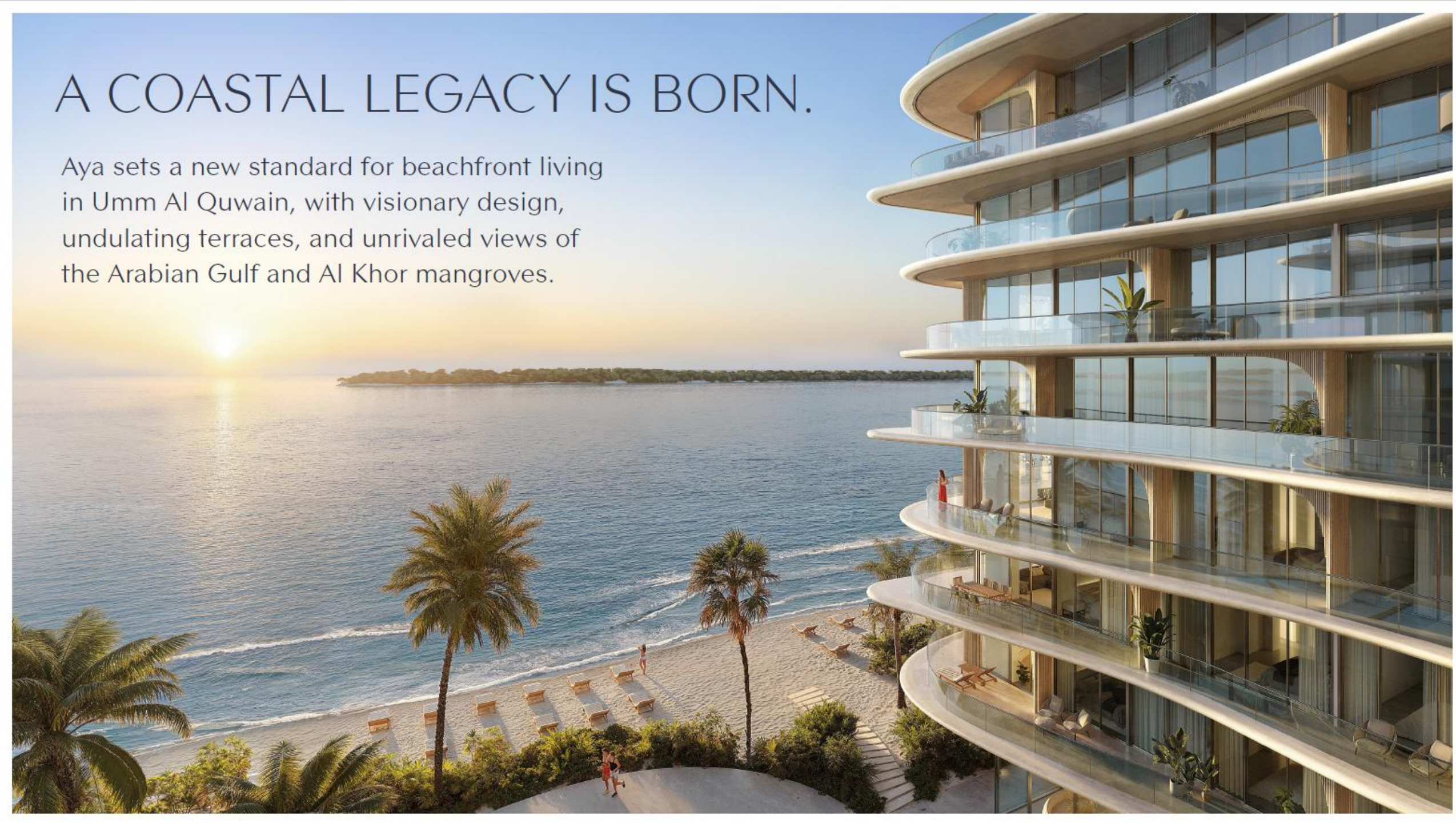
Welcome to Aya—where the only thing that
separates you from the ocean, is the sand.

RARE BY NATURE

A sanctuary of light and space, where the boundary
between inside and outside dissolves, creating an
intimate connection with the sea and sky.

A COASTAL LEGACY IS BORN.

Aya sets a new standard for beachfront living in Umm Al Quwain, with visionary design, undulating terraces, and unrivaled views of the Arabian Gulf and Al Khor mangroves.





AYA BEACHFRONT RESIDENCES

A VISION OF TOMORROW



01.

A TRANSFORMATIVE
VISION

CAPITALIZING ON AN
INCREDIBLE SETTING
UNLIKE IN ANY
OTHER EMIRATE.

02.

WITH A THOUGHTFUL
DESIGN APPROACH

WORLD-CLASS FLUID
ARCHITECTURE DESIGN,
BLENDING NATURE WITH
MODERNITY.

03.

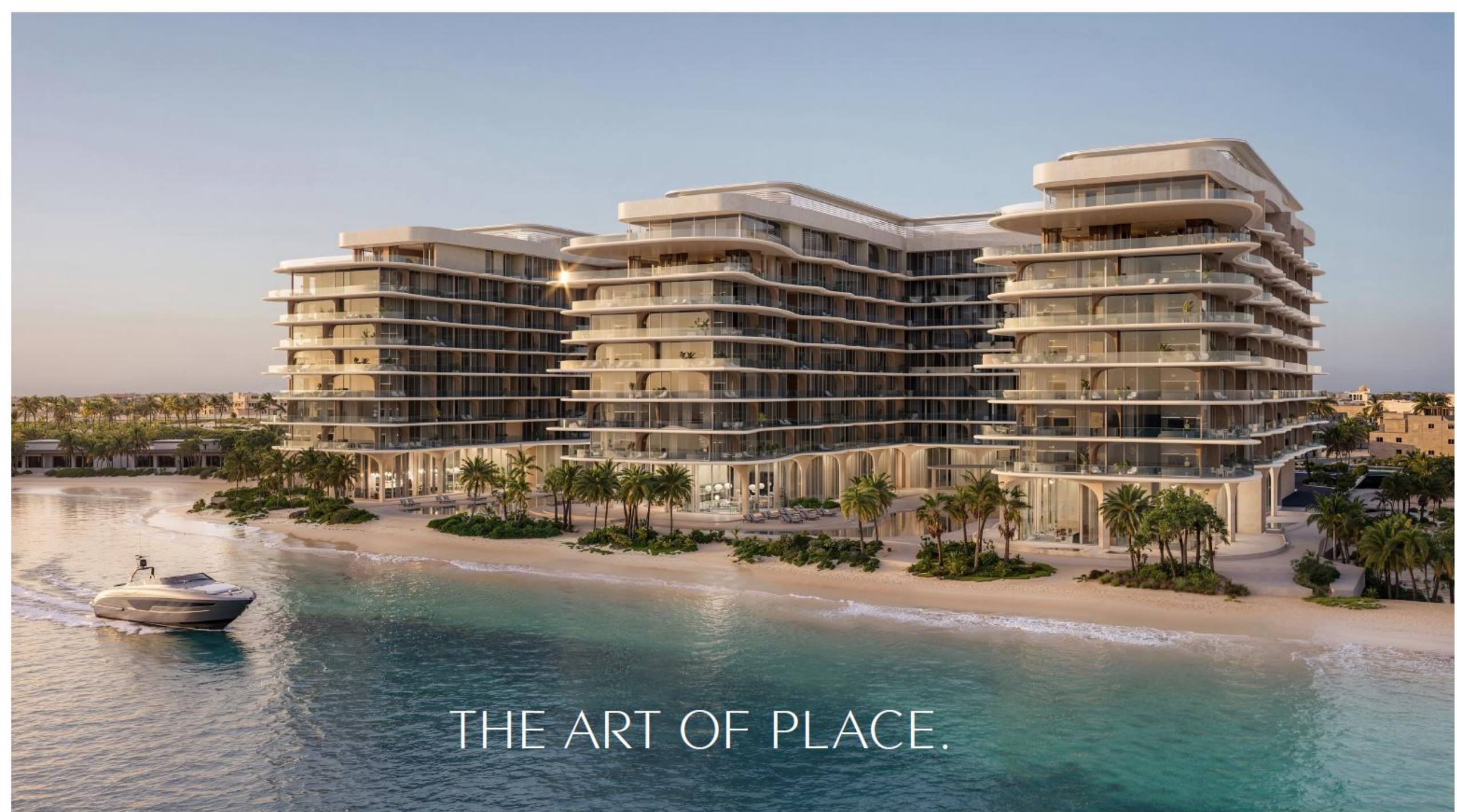
OFFERING CURATED
LIVING EXPERIENCES

EXQUISITELY CRAFTED
RESIDENCES WITH
INDOOR AND OUTDOOR
AMENITIES.

04.

WITHIN AN EMERGING
DESTINATION

PRIMELY POSITIONED
IN THE HEART OF
UMM AL QUWAIN'S
WATERFRONT
NEIGHBOURHOOD.



THE ART OF PLACE.



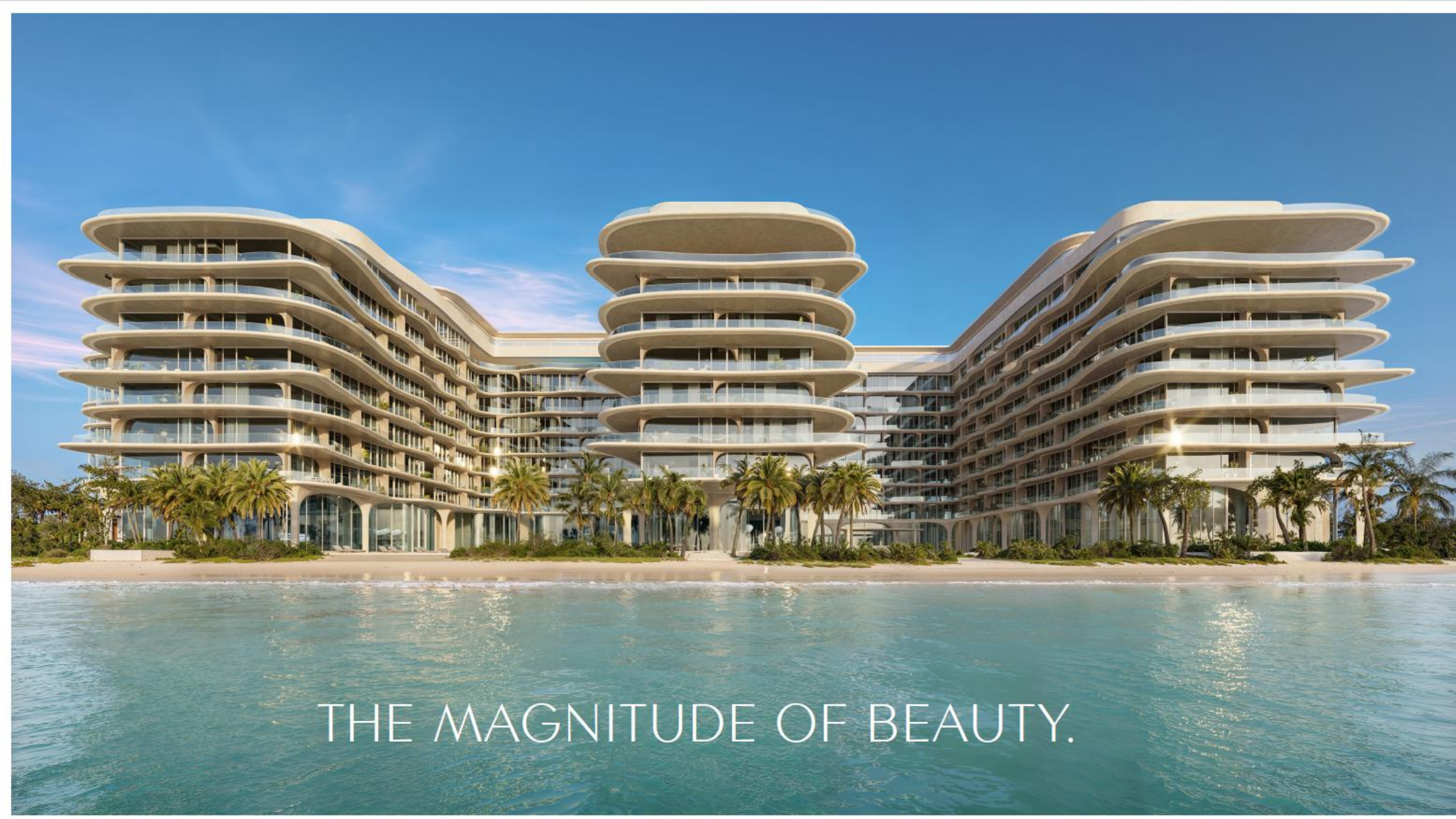
IT'S NOT JUST ABOUT BEAUTY,
BUT WHAT LIES WITHIN.



PLOT AREA  147,000 SQ.FT	BUILT AREA  717,000 SQ.FT	CONFIGURATION  B+G+8F+R FLOORS
TOTAL UNITS  442 RESIDENCES	TYPES 1, 2 & 3 BR RESIDENCES 3 & 4 BR DUPLEX BEACH HOMES PENTHOUSES & SKY VILLAS 	AMENITIES  35+ AMENITIES SPREAD OVER 37,800 SQ.FT

PRECISELY CRAFTED WITH
THE SCIENCE OF SERENITY.



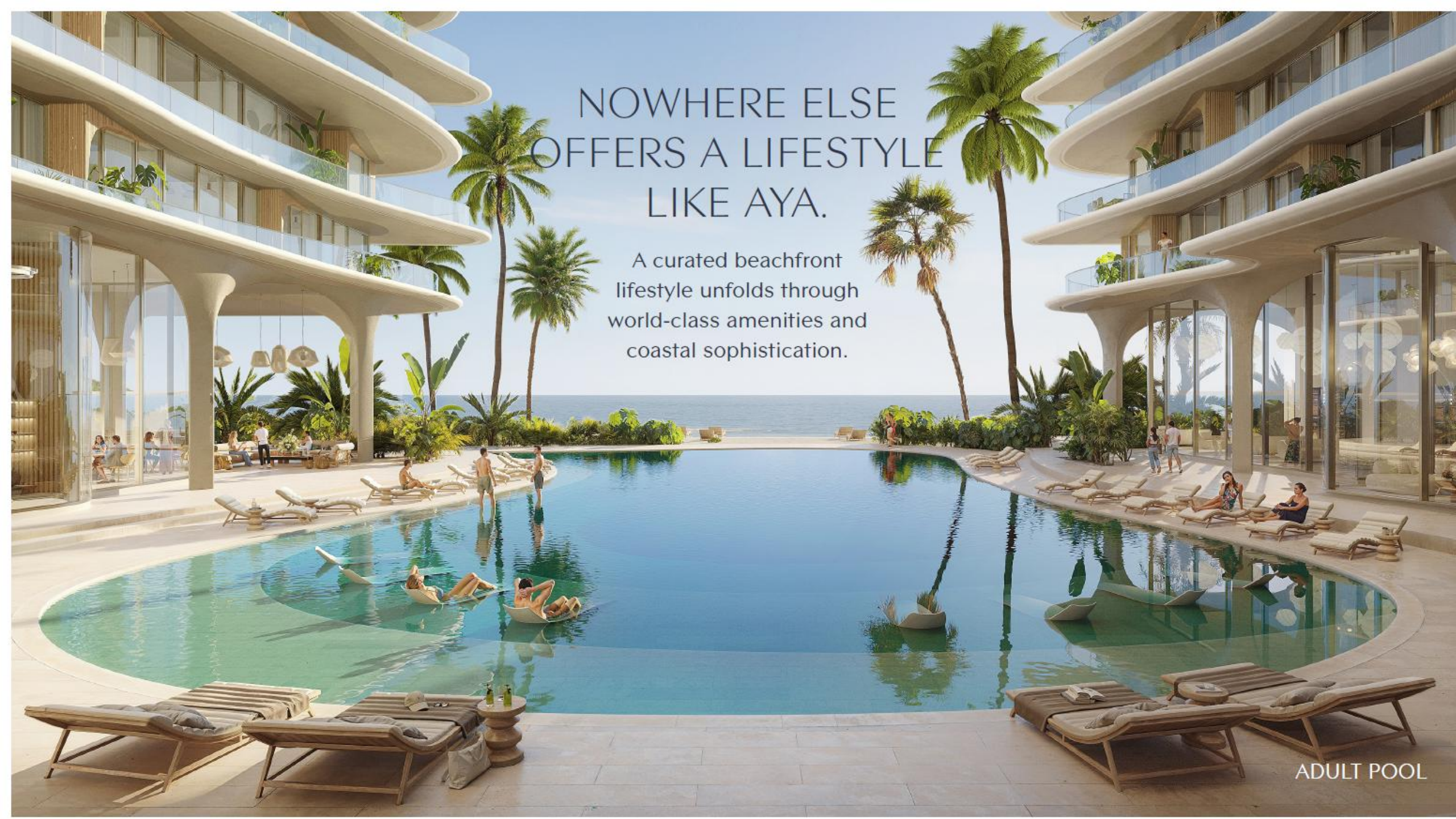


THE MAGNITUDE OF BEAUTY.

A close-up photograph of a person's hand gently touching a green palm frond. The background is a blurred tropical scene with more palm trees and a clear blue sky. A bright sunburst graphic is positioned on the left side of the image, partially overlapping the number '4'.

4

LIFESTYLE & AMENITIES

A wide-angle photograph of a luxurious resort pool area. The pool is large and curved, with clear blue water. Several people are swimming and relaxing in the pool. On the left and right sides of the pool, there are multi-story buildings with curved balconies and large glass windows. The balconies have white railings and some have potted plants. The ground around the pool is paved with light-colored tiles. There are many lounge chairs and small tables scattered around the pool. Several tall palm trees are planted around the pool area. In the background, the ocean is visible under a clear blue sky.

NOWHERE ELSE OFFERS A LIFESTYLE LIKE AYA.

A curated beachfront
lifestyle unfolds through
world-class amenities and
coastal sophistication.

ADULT POOL





PORTE COCHERE

GRAND ARRIVAL
AWAITS YOU.

AYA
BEACHFRONT RESIDENCES
JUMH AL DUBAI



THE ECLIPSE OF HIGH STYLE

35+ AMENITIES

Restaurants/Cafes

Retail

Selfcare Saloon

Juice Bar/BBQ

Beach Homes

Valet Services

Private Gardens

Kids Pool

Landscaped Parking

Business Centre

Indoor Kids Play

Flower Shop/Cafe

Lobby Lounge

Gym

Yoga Deck

Co-working

Family Lounge

Family Pool

Superfood Store

Indoor Cinema

Sports Lounge

Social Pool

Beach Homes

Clubhouse

Private Beach

Tea House

Outdoor Cinema

Vida Resort



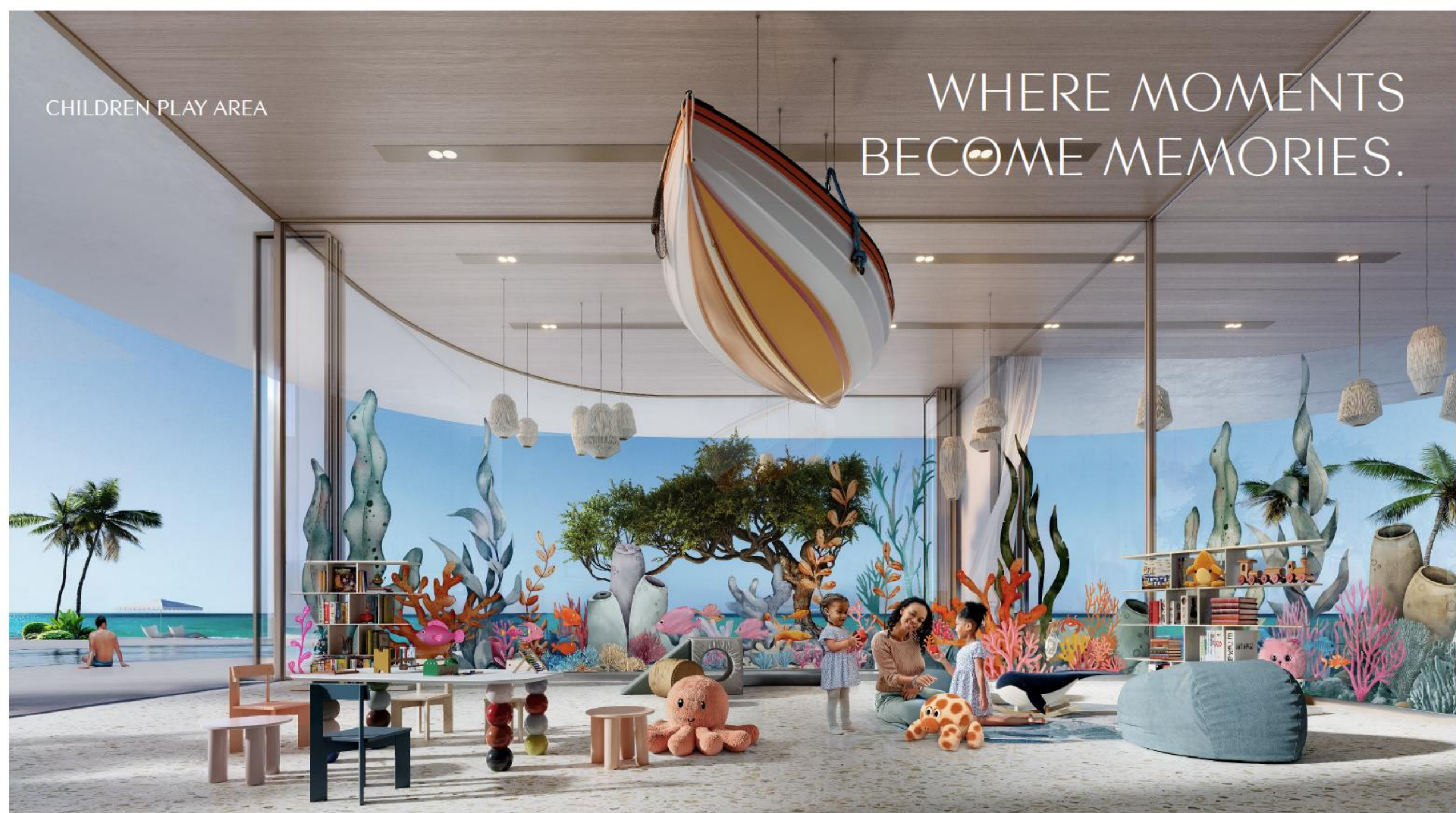
CLUBHOUSE

A PERFECT COMPOSITION.



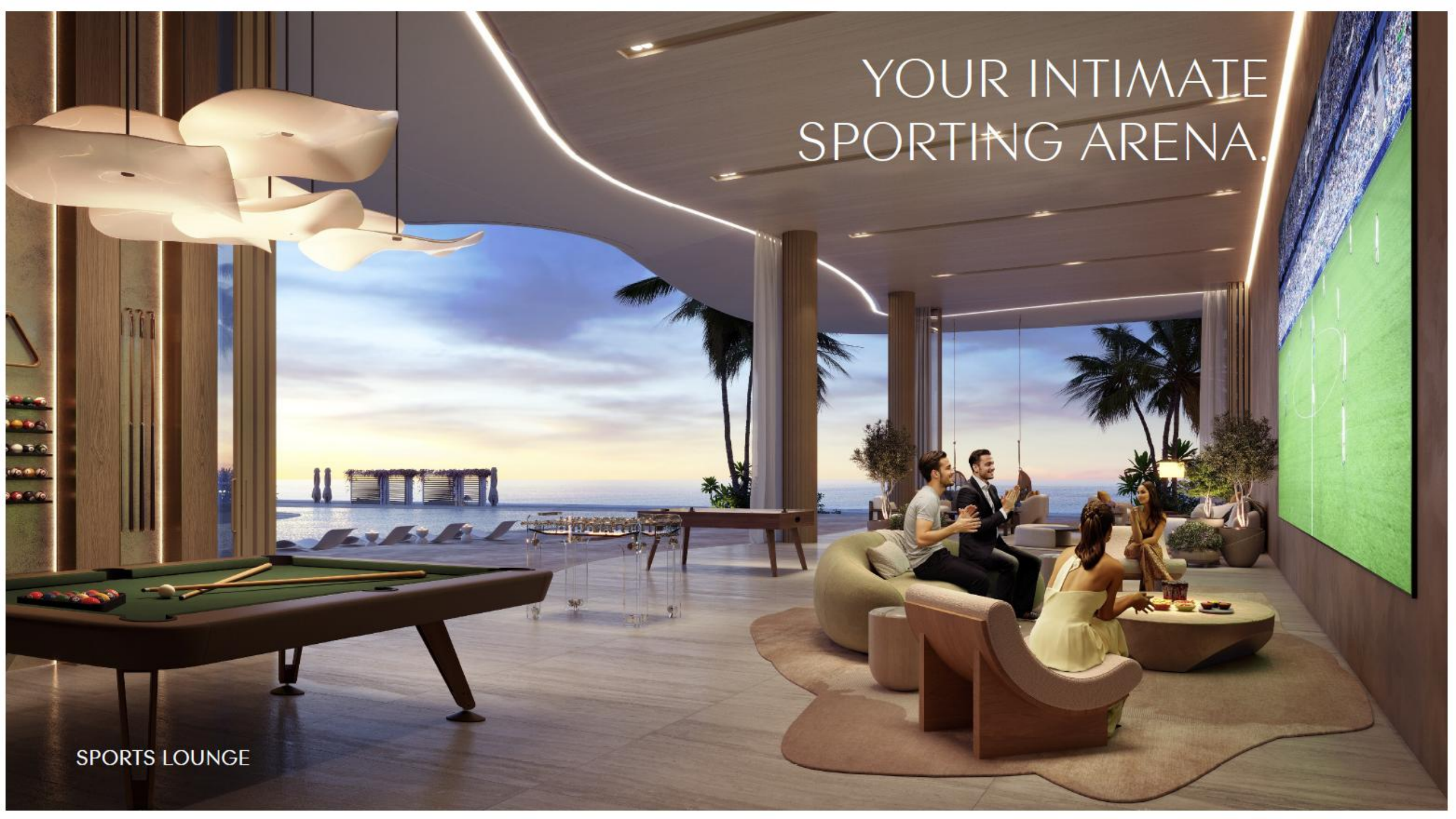
CHILDREN PLAY AREA

WHERE MOMENTS
BECOME MEMORIES.



YOUR INTIMATE
SPORTING ARENA.

SPORTS LOUNGE





ESCAPE SPA



5

RESIDENCES & INTERIORS

COME HOME, JUST
TO ESCAPE IT ALL.



LIVING ROOM

WHY AYA BEACHFRONT RESIDENCES?



BEACHFRONT LIVING
WITH SEA VIEWS



RETREAT STYLE
AMENITIES



INTEGRATED WITH THE
NATURAL ENVIRONMENT



VERSATILE UNIT OPTIONS
FROM 1BR TO SKY VILLAS



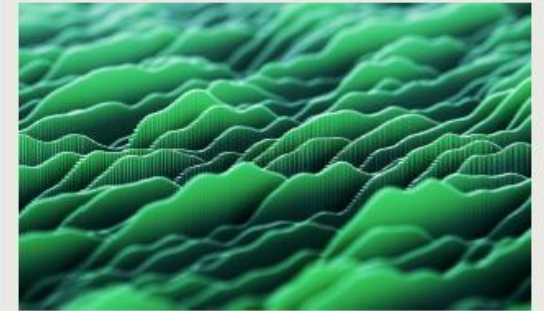
SMART HOME
FEATURES



SITUATED IN THE HEART
OF UMM AL QUWAIN



WELLNESS, LEISURE &
COMMUNITY FEATURES



STRATEGIC INVESTMENT
OPPORTUNITY

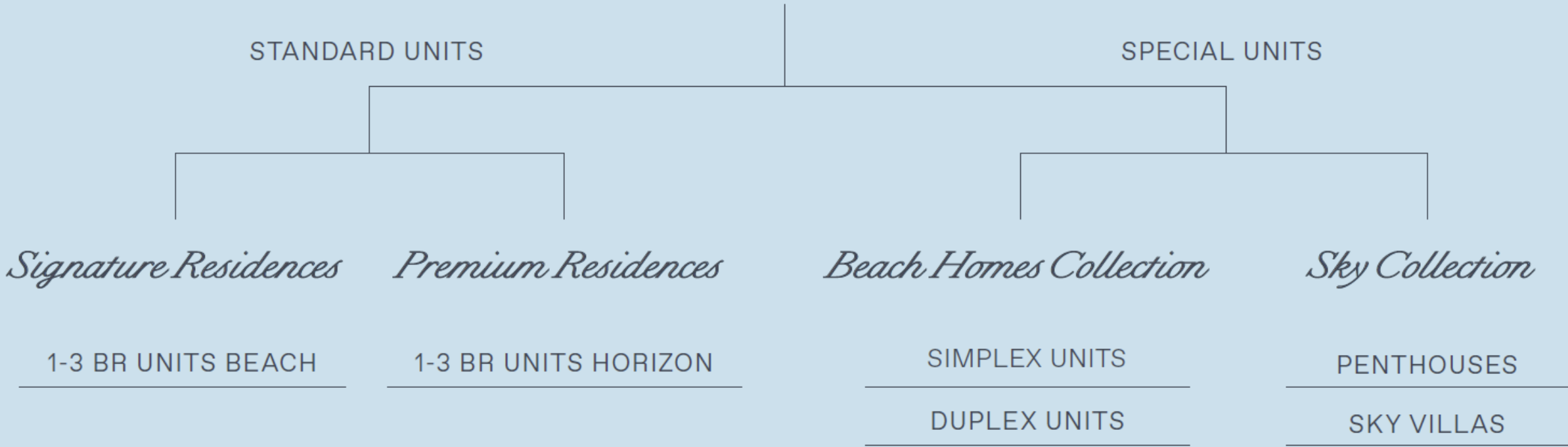
ARRIVAL LOBBY



PICK YOUR PARADISE.



RESIDENTIAL COLLECTION



PERFECT
PROPORTIONS.



MASTER BEDROOM

THE PINNACLE
OF LUXURY.

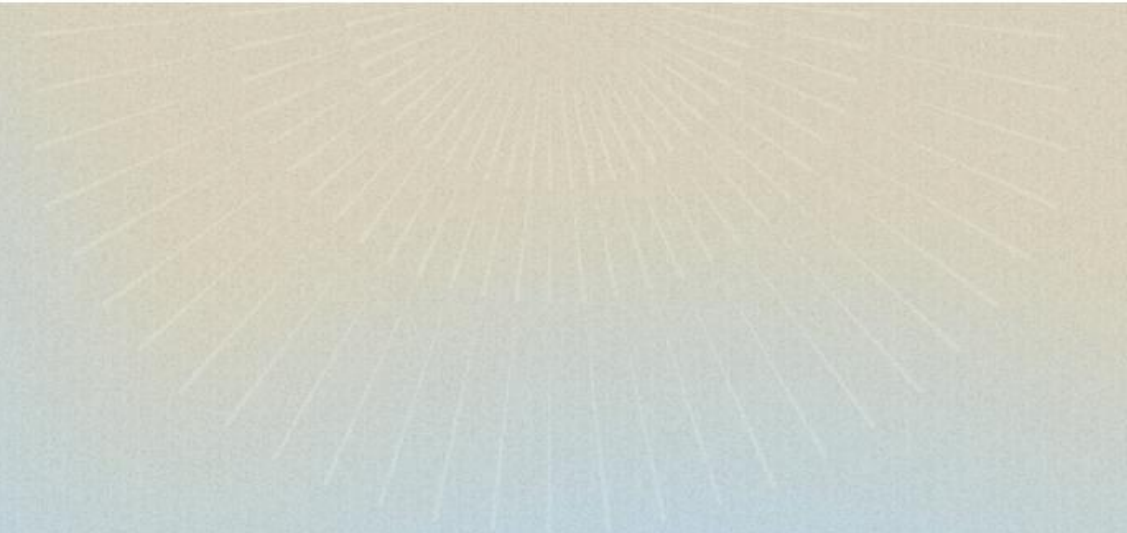


SKYVILLA



6

FLOORPLAN & TECHNICALS



1 BEDROOM FLOORPLAN GUIDE

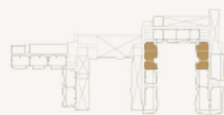




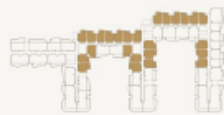
1 BEDROOM/S

1 BED / 1 BATHS + FAMILY + SERVICE ROOM

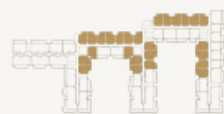
A/C INTERIOR AREA	49 M2 / 524 FT2
TERRACE AREA	13 M2 / 138 FT2
TOTAL RESIDENCE	62 M2 / 662 FT2



MEZZANINE



LEVEL 1



LEVEL 2 - 6



LEVEL 7 - 8





1 BEDROOM/L

1 BED / 1 BATHS + FAMILY + SERVICE ROOM

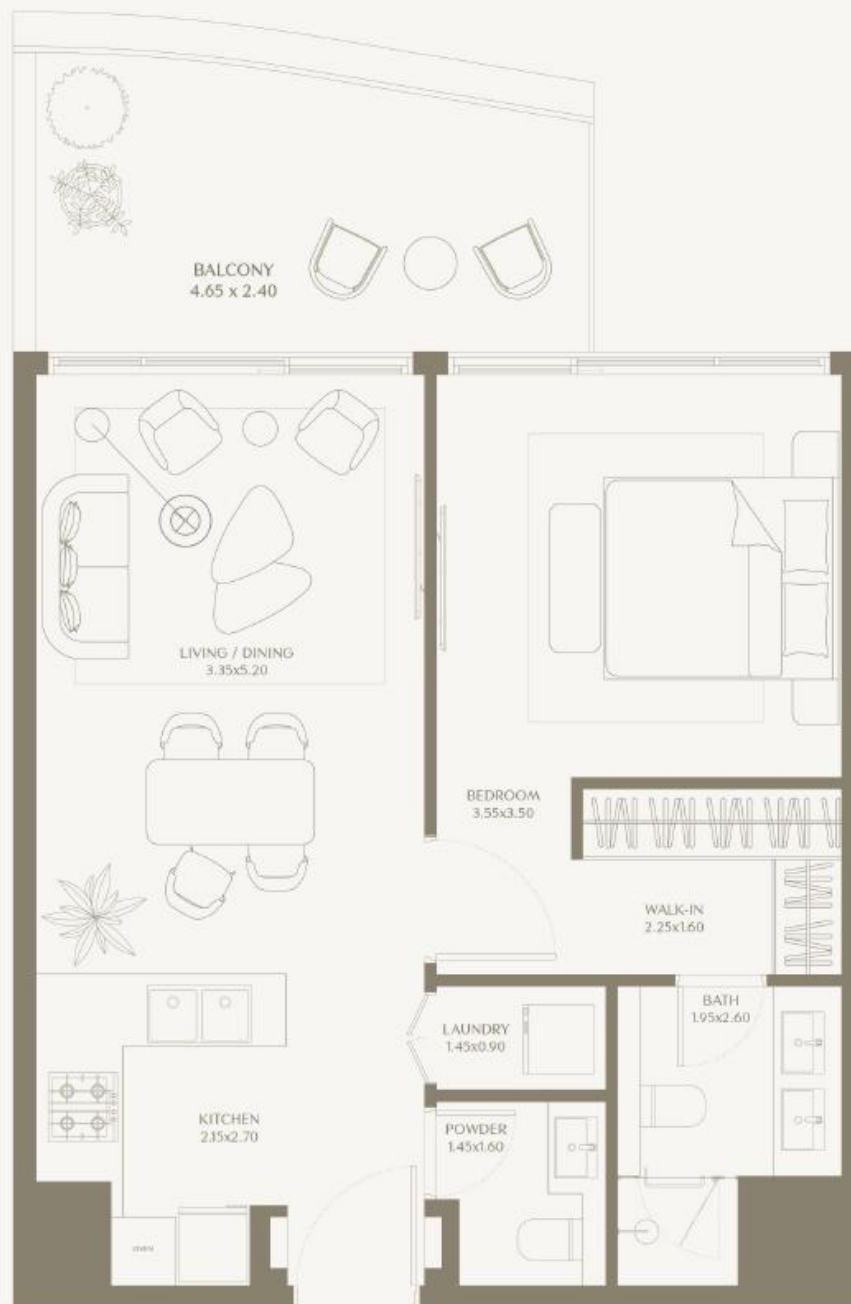
A/C INTERIOR AREA	57 M2 / 609 FT2
TERRACE AREA	12 M2 / 134 FT2
TOTAL RESIDENCE	69 M2 / 743 FT2

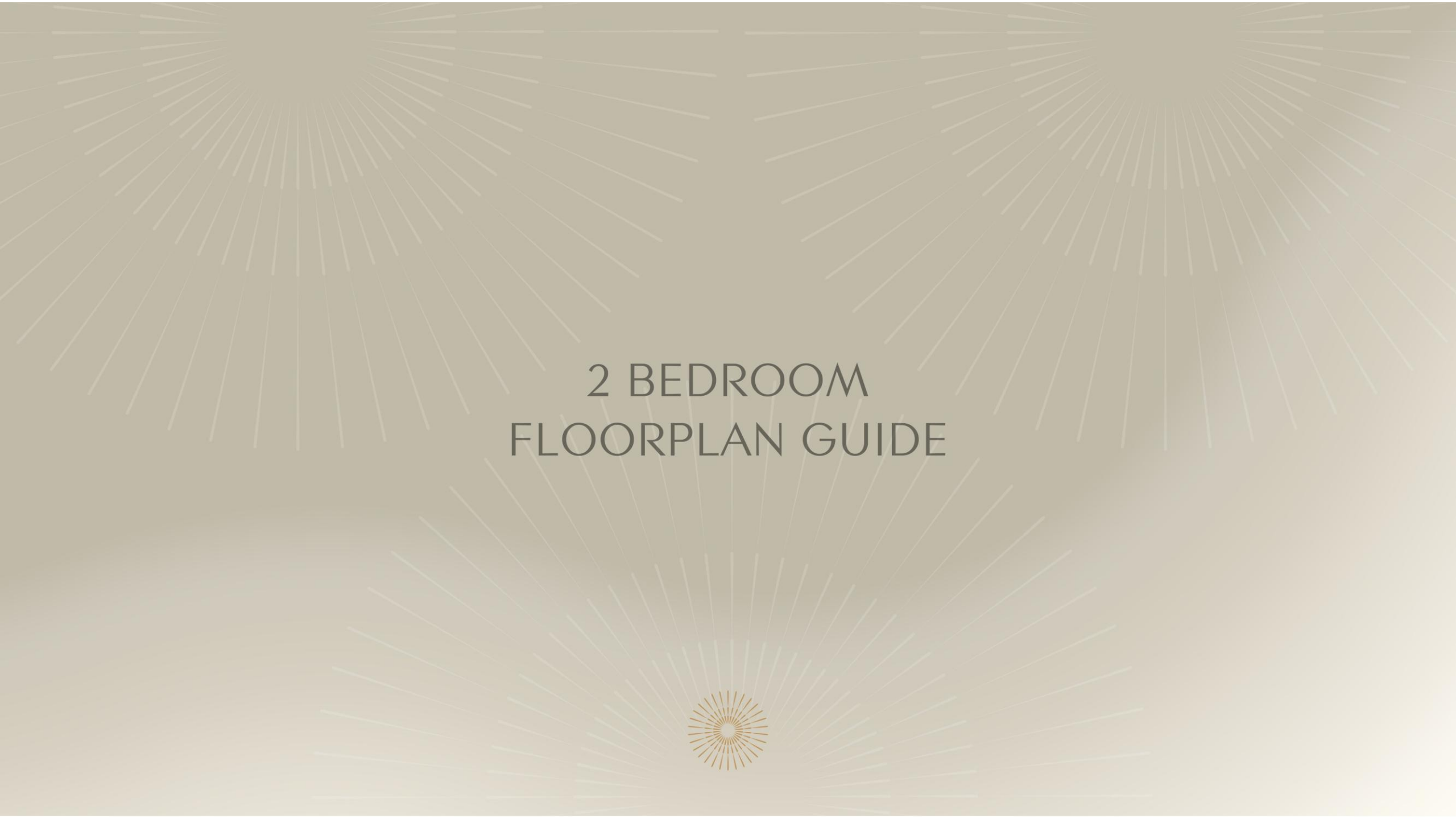


MEZZANINE



LEVEL 1 - 7





2 BEDROOM FLOORPLAN GUIDE



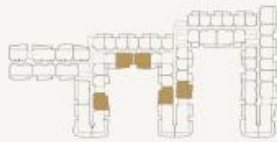
2 BEDROOM/S

2 BED / 2 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA	76 M2 / 820 FT2
TERRACE AREA	23 M2 / 247 FT2
TOTAL RESIDENCE	99 M2 / 1,067 FT2



MEZZANINE



LEVEL 1

SEA HORIZON / CITY VIEW



BEACH &
SEA VIEW

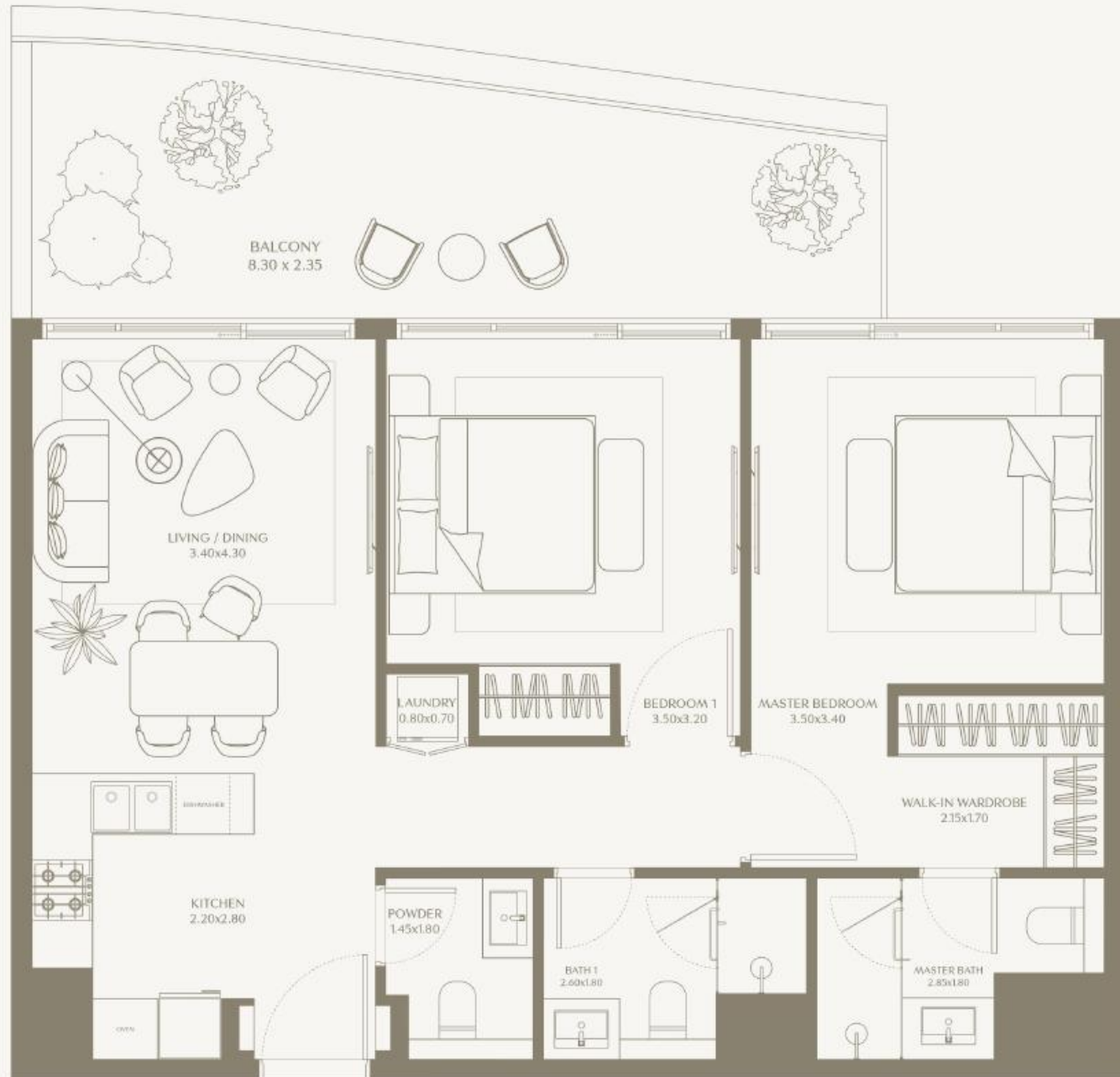
LEVEL 2 - 6



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 7

BEACH &
SEA VIEW





2 BEDROOM/M

2 BED / 2 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA	89 M2 / 963 FT2
TERRACE AREA	22 M2 / 242 FT2
TOTAL RESIDENCE	112 M2 / 1,205 FT2



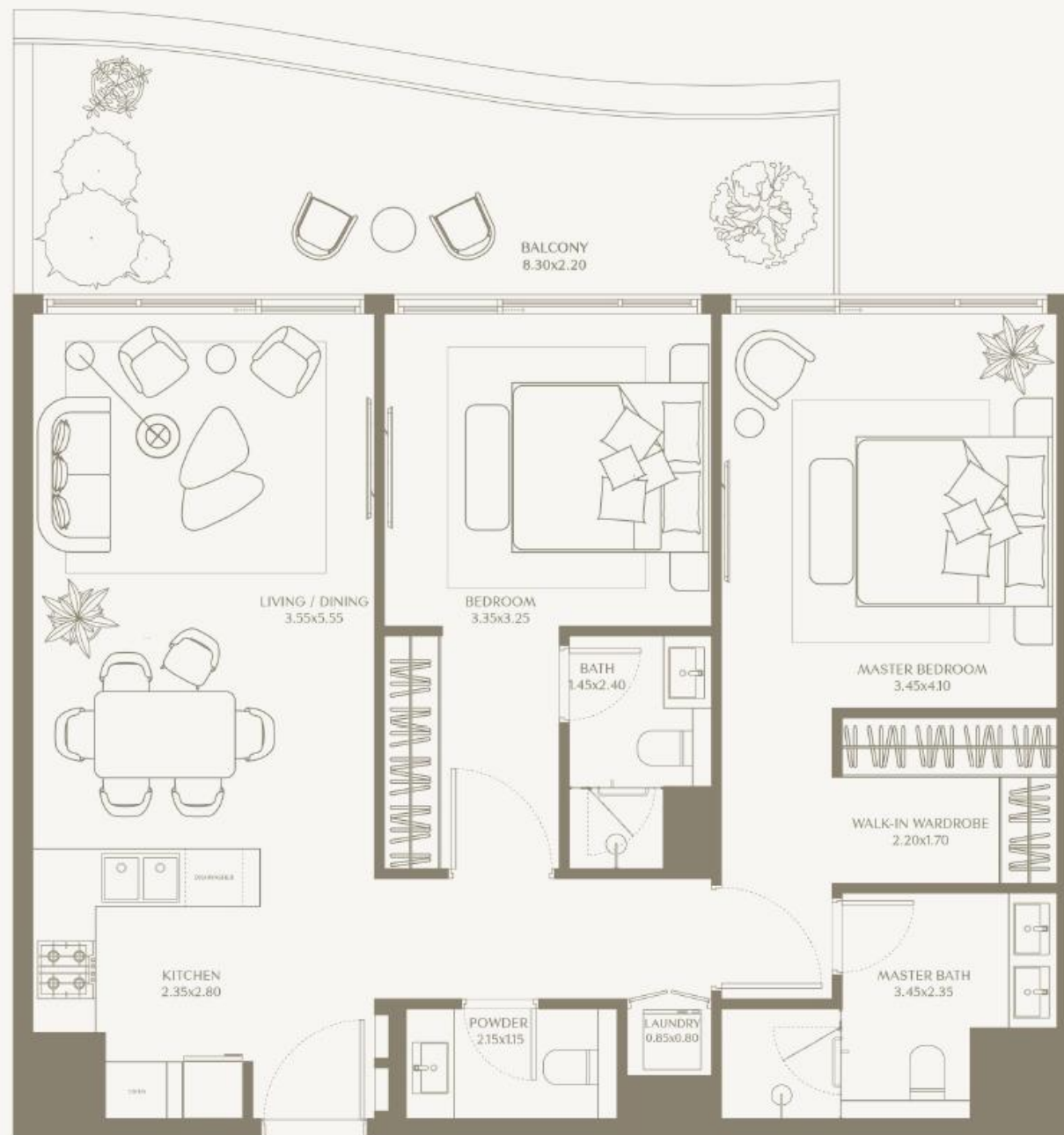
MEZZANINE



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW

BEACH & SEA VIEW





2 BEDROOM/L-A

2 BED / 2 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA	101 M2 / 1,083 FT2
TERRACE AREA	29 M2 / 308 FT2
TOTAL RESIDENCE	129 M2 / 1,391 FT2





2 BEDROOM/L-B

2 BED / 2 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA	106 M2 / 1,146 FT2
TERRACE AREA	54 M2 / 584 FT2
TOTAL RESIDENCE	161 M2 / 1,729 FT2



LEVEL 1



LEVEL 3, 5



LEVEL 2, 4, 6

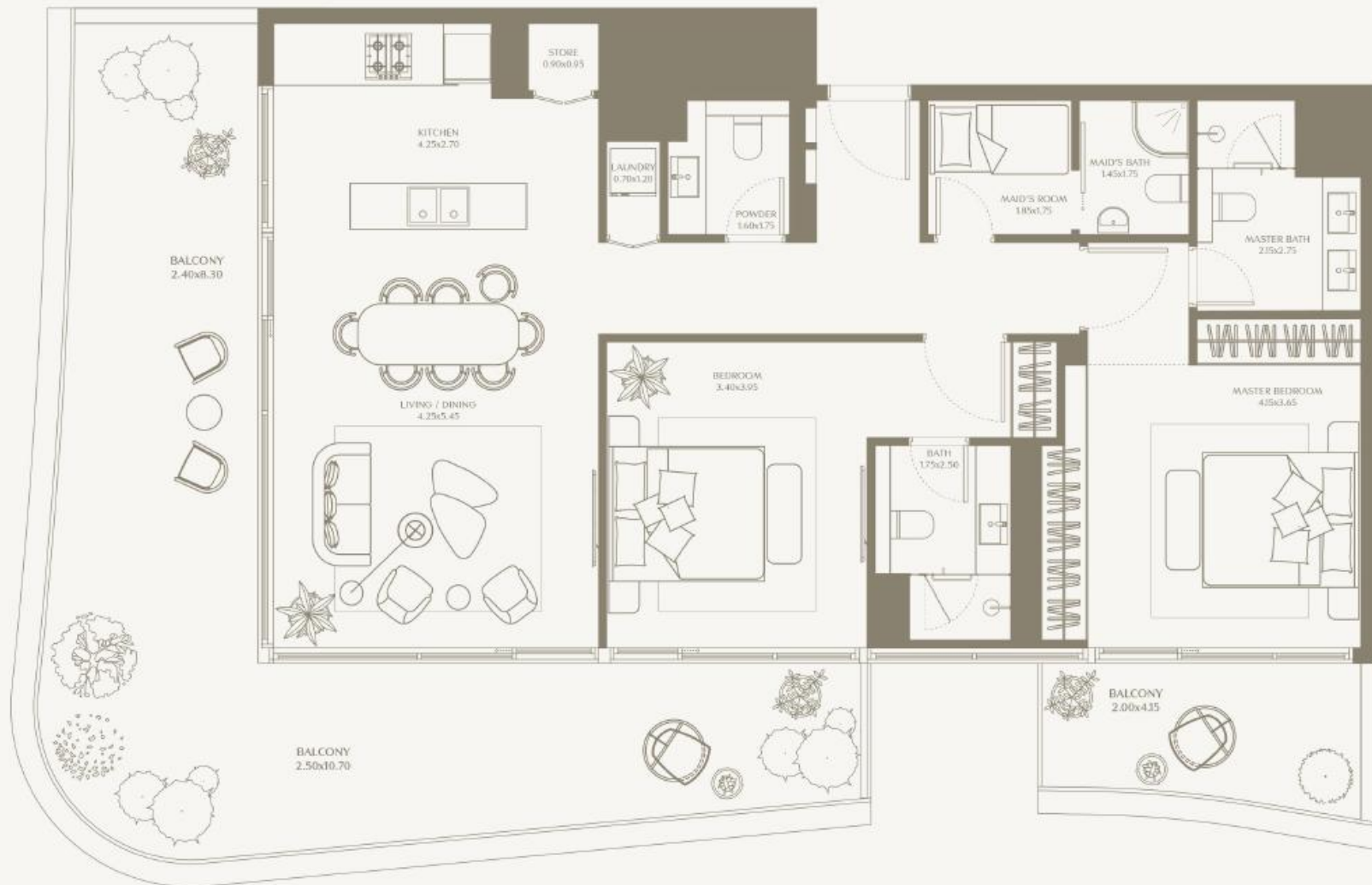
BEACH &
SEA VIEW



LEVEL 7

LANDSCAPE / SEA / BEACH FRONT VIEW

BEACH &
SEA VIEW





2B/SIMPLEX

2 BED / 2 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA	91 M2 / 977 FT2
TERRACE AREA	78 M2 / 843 FT2
TOTAL RESIDENCE	169 M2 / 1,820 FT2

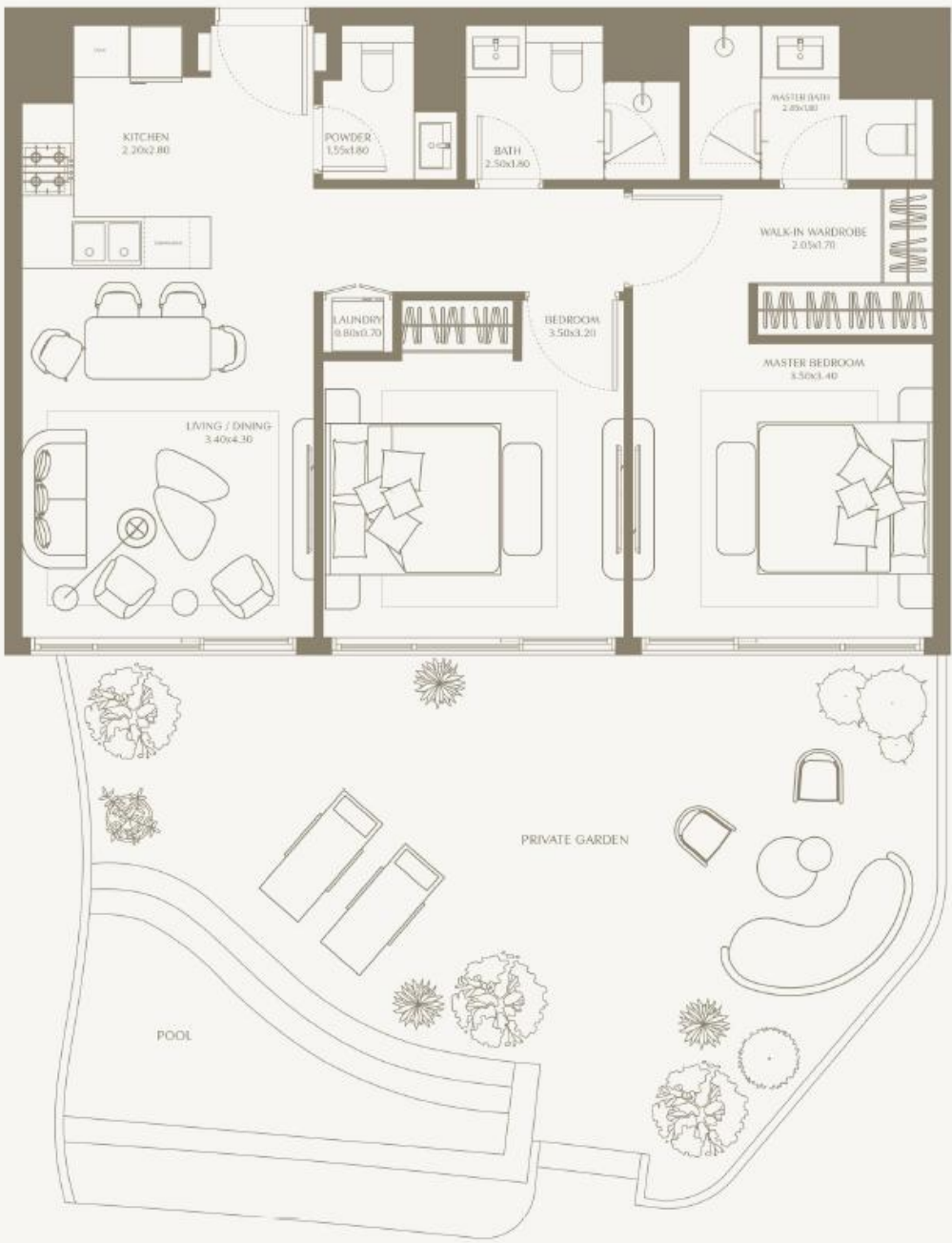




2B/SIMPLEX-A

2 BED / 2 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA	75 M2 / 815 FT2
TERRACE AREA	62 M2 / 665 FT2
TOTAL RESIDENCE	137 M2 / 1,480 FT2



3 BEDROOM FLOORPLAN GUIDE





3 BEDROOM/S

3 BED / 3 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA	105 M2 / 1,128 FT2
TERRACE AREA	27 M2 / 292 FT2
TOTAL RESIDENCE	132 M2 / 1,420 FT2



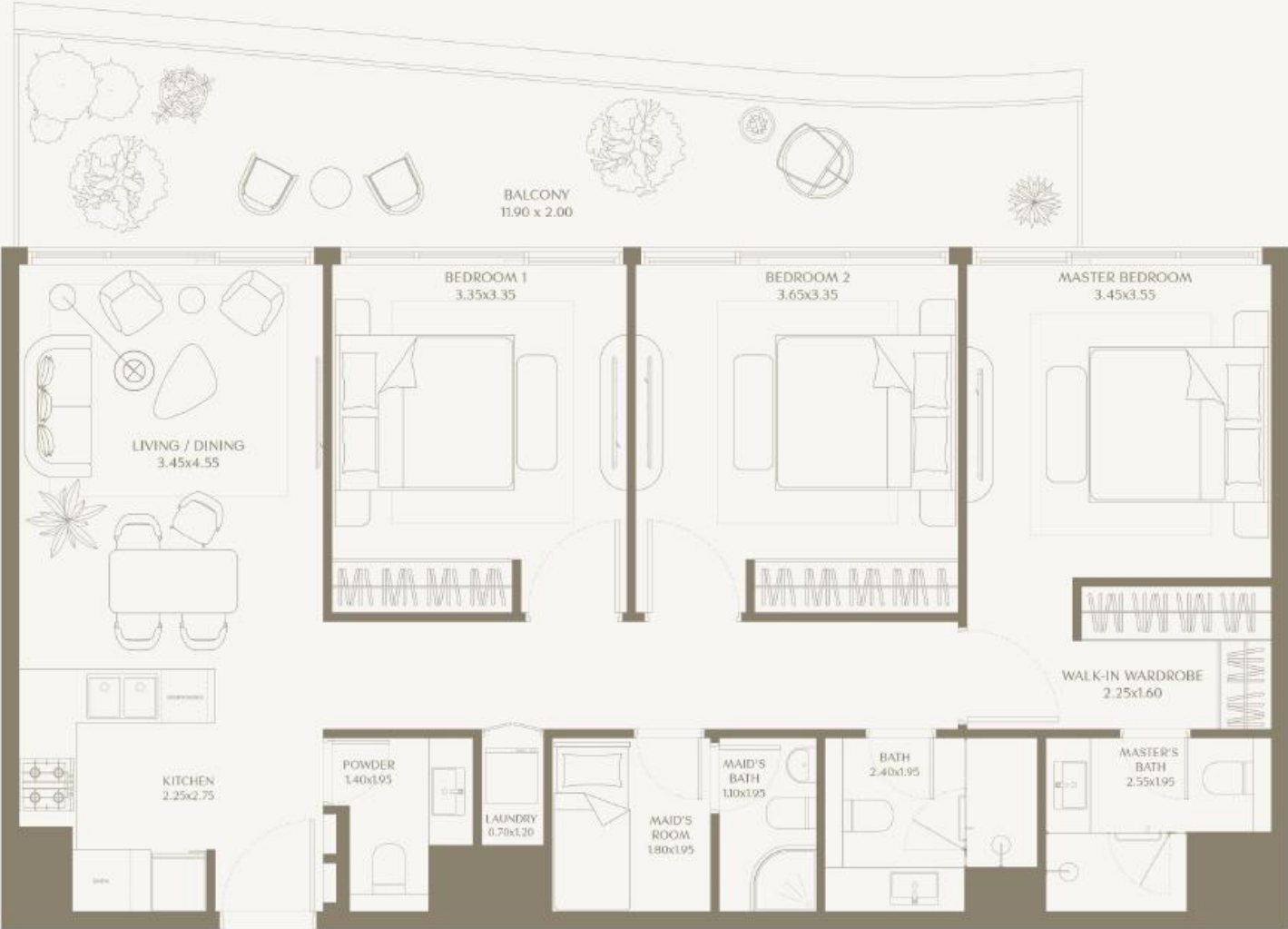
MEZZANINE



LEVEL 1



LEVEL 2 - 7

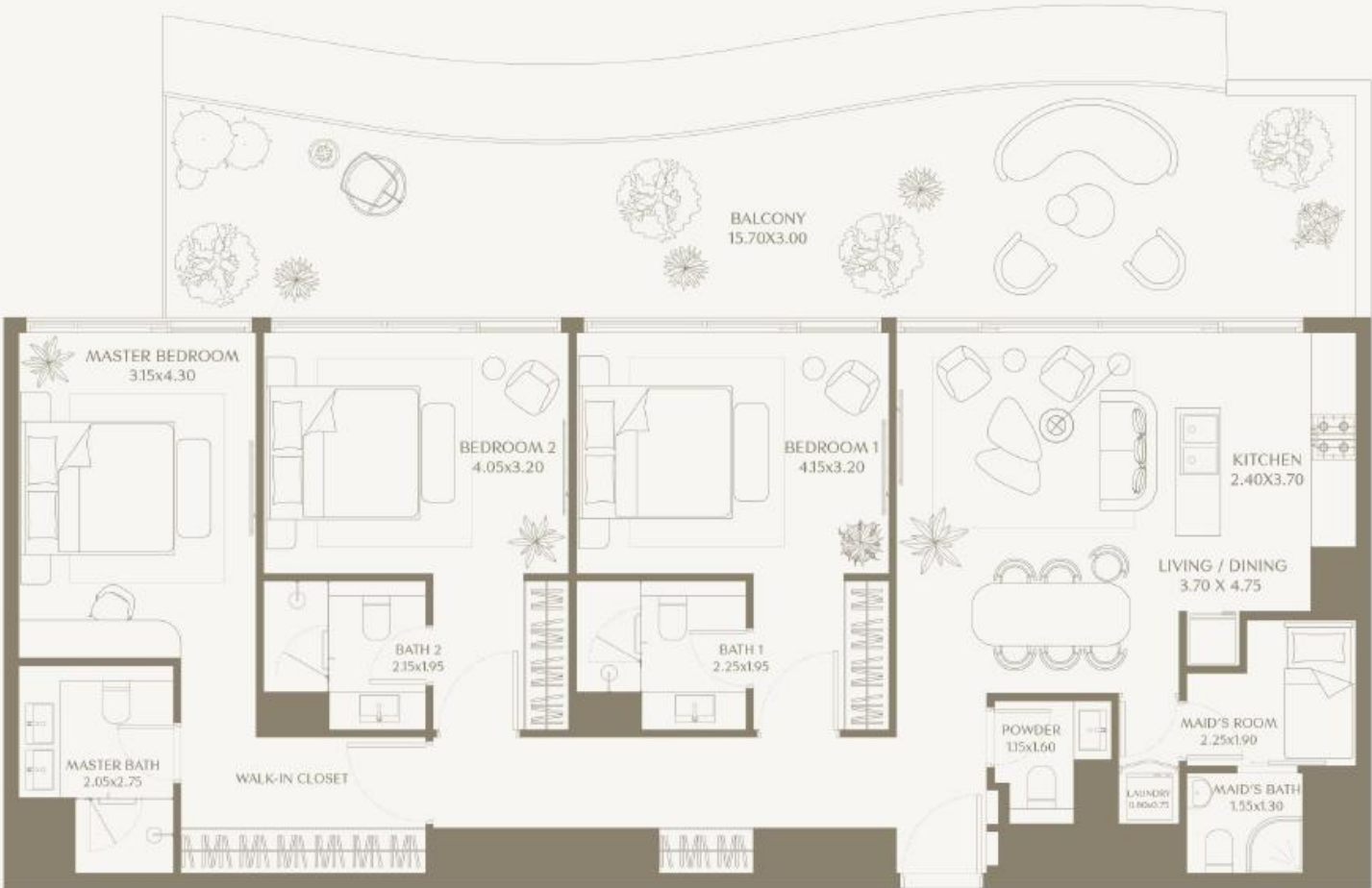




3 BEDROOM/L-A

3 BED / 3 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA	123 M2 / 1,324 FT2
TERRACE AREA	51 M2 / 546 FT2
TOTAL RESIDENCE	174 M2 / 1,870 FT2





3 BEDROOM/L-B

3 BED / 3 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA	137 M2 / 1,477 FT2
TERRACE AREA	61 M2 / 661 FT2
TOTAL RESIDENCE	199 M2 / 2,138 FT2



BEACH HOMES FLOORPLAN GUIDE





3 BEDROOM /DUPLEX

3 BED / 4 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA	200 M2 / 2,155 FT2
TERRACE AREA	237 M2 / 2,547 FT2
TOTAL RESIDENCE	437 M2 / 4,702 FT2

BEACH LEVEL



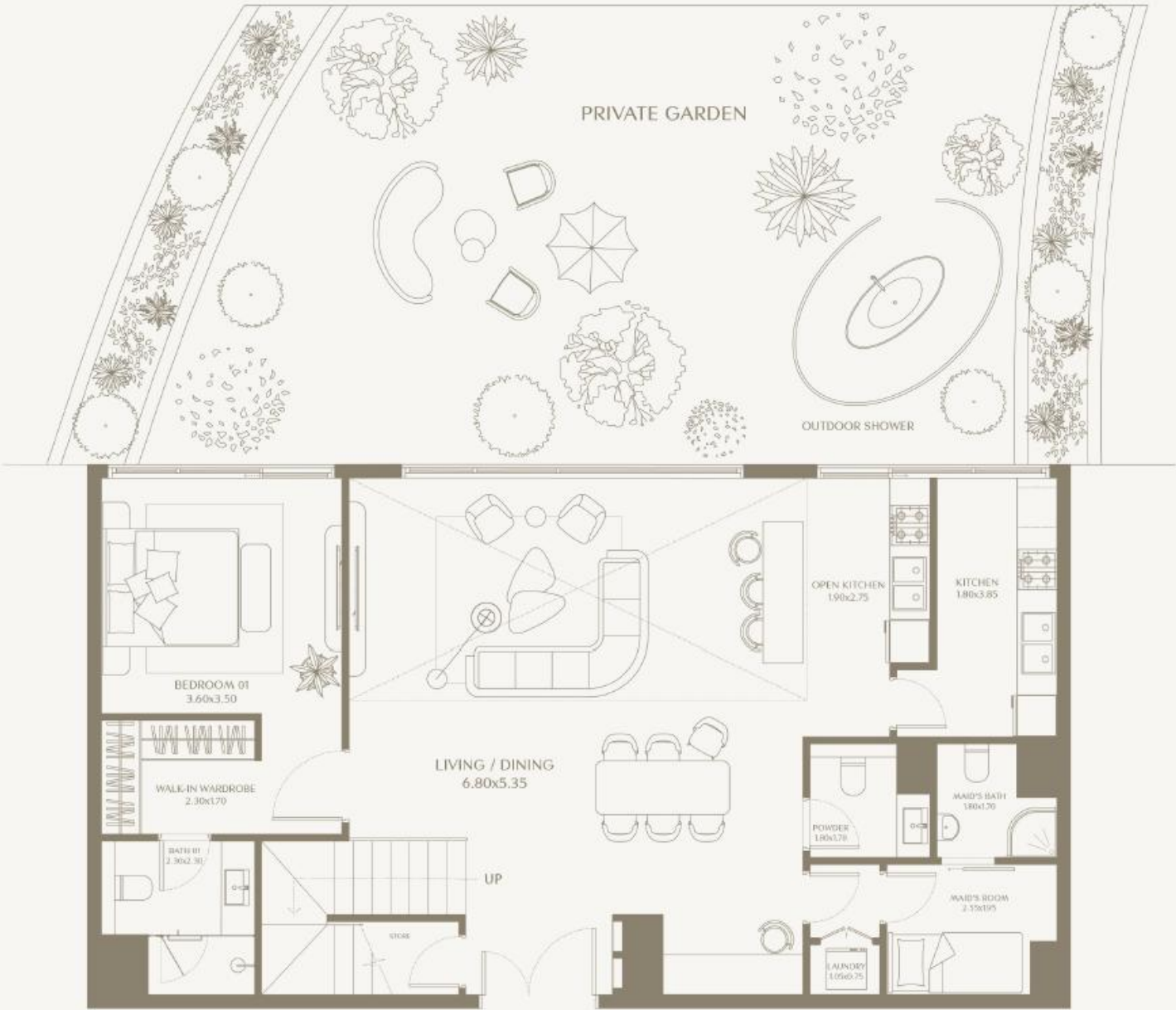


3 BEDROOM /DUPLEX

3 BED / 4 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA	200 M2 / 2,155 FT2
TERRACE AREA	237 M2 / 2,547 FT2
TOTAL RESIDENCE	437 M2 / 4,702 FT2

LOWER LEVEL



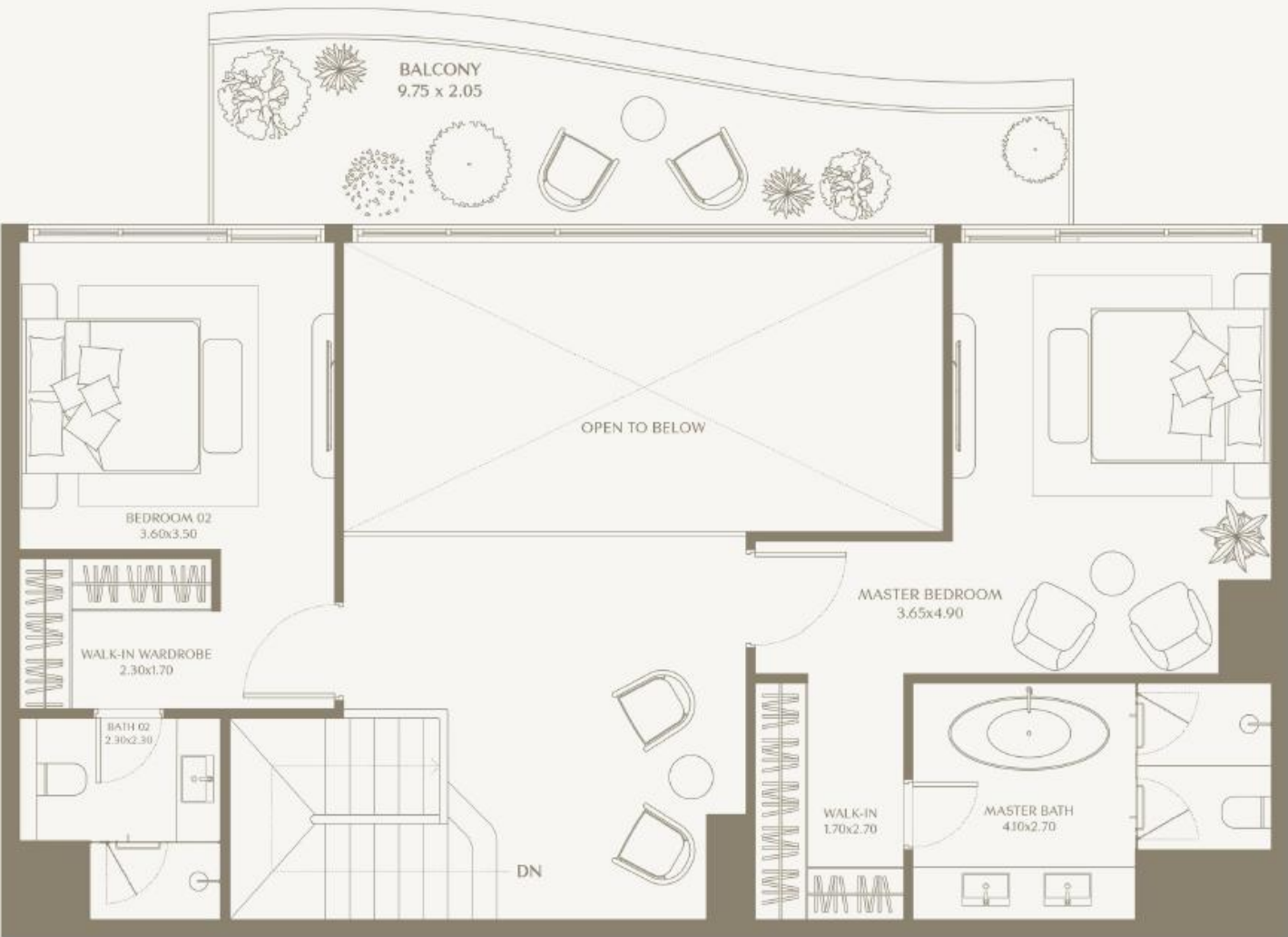


3 BEDROOM /DUPLEX

3 BED / 4 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA	200 M2 / 2,155 FT2
TERRACE AREA	237 M2 / 2,547 FT2
TOTAL RESIDENCE	437 M2 / 4,702 FT2

UPPER LEVEL



SKY VILLA FLOORPLAN GUIDE





SKY VILLA

4 BED / 5 BATHS + FAMILY + SERVICE ROOM

LOWER LEVEL

A/C INTERIOR AREA	342 M2 / 3,677 FT2
TERRACE AREA	361 M2 / 3,886 FT2
TOTAL RESIDENCE	703 M2 / 7,563 FT2





SKY VILLA

4 BED / 5 BATHS + FAMILY + SERVICE ROOM

UPPER LEVEL

A/C INTERIOR AREA	342 M2 / 3,677 FT2
TERRACE AREA	361 M2 / 3,886 FT2
TOTAL RESIDENCE	703 M2 / 7,563 FT2



An aerial photograph of a mangrove forest. The foreground is filled with dense, green mangrove trees. In the middle ground, a large flock of pink birds, likely roseate spoonbills, is gathered in a shallow, clear area of water. The background shows more water and scattered mangrove islands. A large, white, stylized number '7' is overlaid on the left side of the image, with several thin, white lines radiating from its base towards the top left corner.

7

PAYMENT PLAN & PRICING

ONE-OF-A-KIND RELAXED PAYMENT PLAN



BOOKING	5%
SIGNING ON SPA (WITHIN 40 DAYS)	5%
30 TH JUNE, 2025	5%
30 TH SEP, 2025	5%
30 TH JAN, 2026	5%
30 TH JUNE, 2026	5%
30 TH NOV, 2026	5%
30 TH APRIL, 2027	5%
HANDOVER – 31ST DEC, 2027	60%



40:60

PRICING

STARTING FROM...

SEVICE CHARGE: 11AED pr/sqf



ONE BEDROOM	1,095,000
TWO BEDROOM	1,720,000
THREE BEDROOM	2,337,000
BEACH HOME COLLECTION	PRICE UPON REQUEST
SKY COLLECTION	PRICE UPON REQUEST



AYA

BEACHFRONT RESIDENCES

UMM AL QUWAIN

ديار
DEYAAR