

AYA

BEACHFRONT RESIDENCES

UMM AL QUWAIN

WELCOME TO AYA

THE BEACHFRONT IS YOURS. FOREVER.

1.

DEYAAR
DEVELOPMENTS

7.

PAYMENT
PLAN

2.

UMM AL
QUWAIN

6.

FLOORPLAN &
TECHNICALS

3.

AYA BEACHFRONT
RESIDENCES

5.

INTERIORS

4.

LIFESTYLE
& AMENITIES



1

DEYAAR DEVELOPMENTS

A TRUE EMIRATI SUCCESS STORY

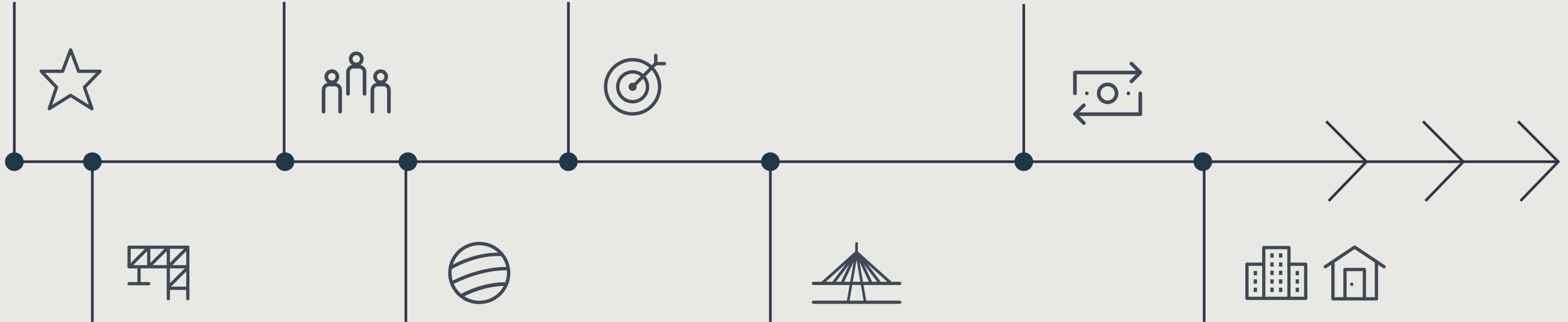


Founded
2002

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

A GLIMPSE OF RECENT SUCCESSES



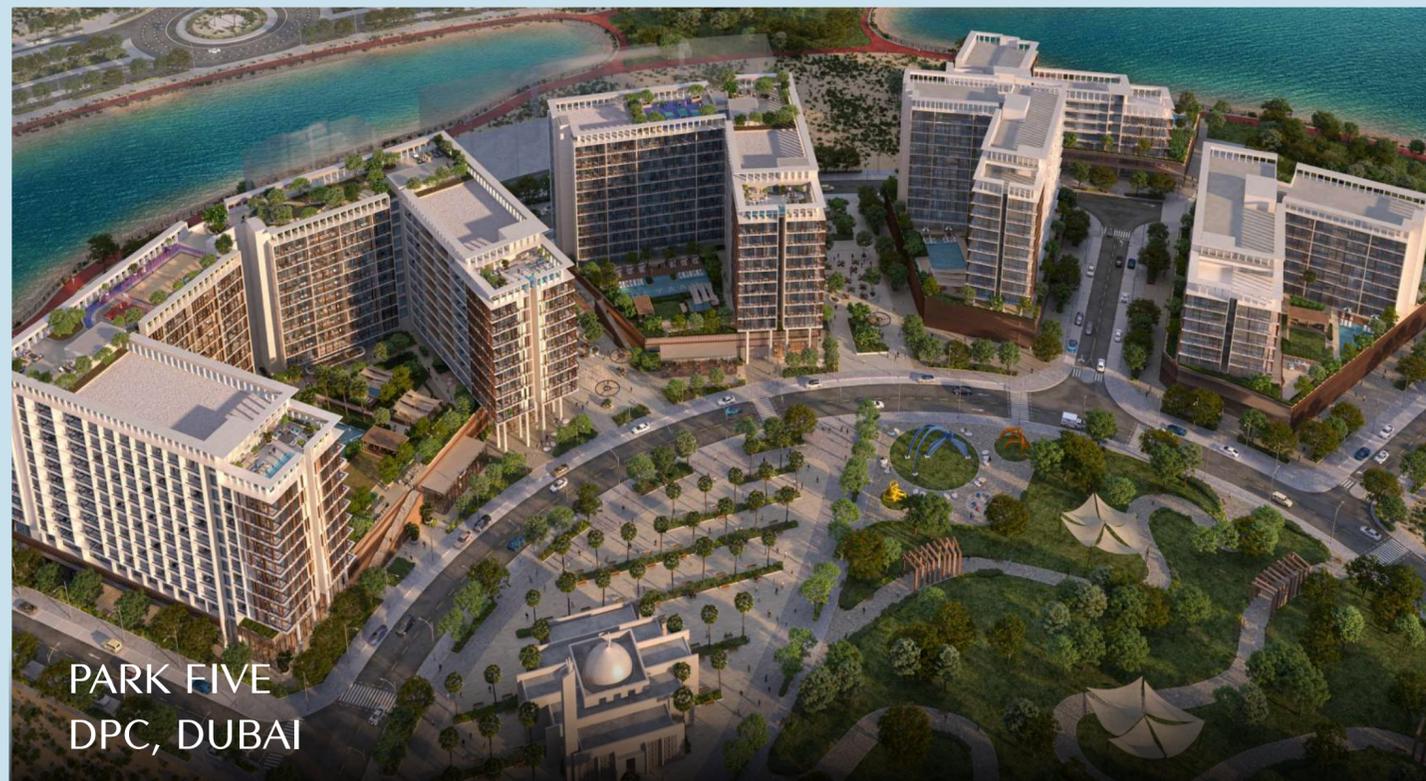
RIVAGE
REEM ISLAND, ABU DHABI



MAR CASA
DUBAI MARITIME CITY, DUBAI



ELEVÉ
DOWNTOWN JEBEL ALI, DUBAI



PARK FIVE
DPC, DUBAI



REGALIA
BUSINESS BAY, DUBAI



2

UMM AL QUWAIN

A UNIQUE EMIRATE. A COASTAL LEGACY.

Umm Al Quwain's pristine shores offer a rare blend of coastal sophistication & high investment potential.



دييار
DEYAÄR

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

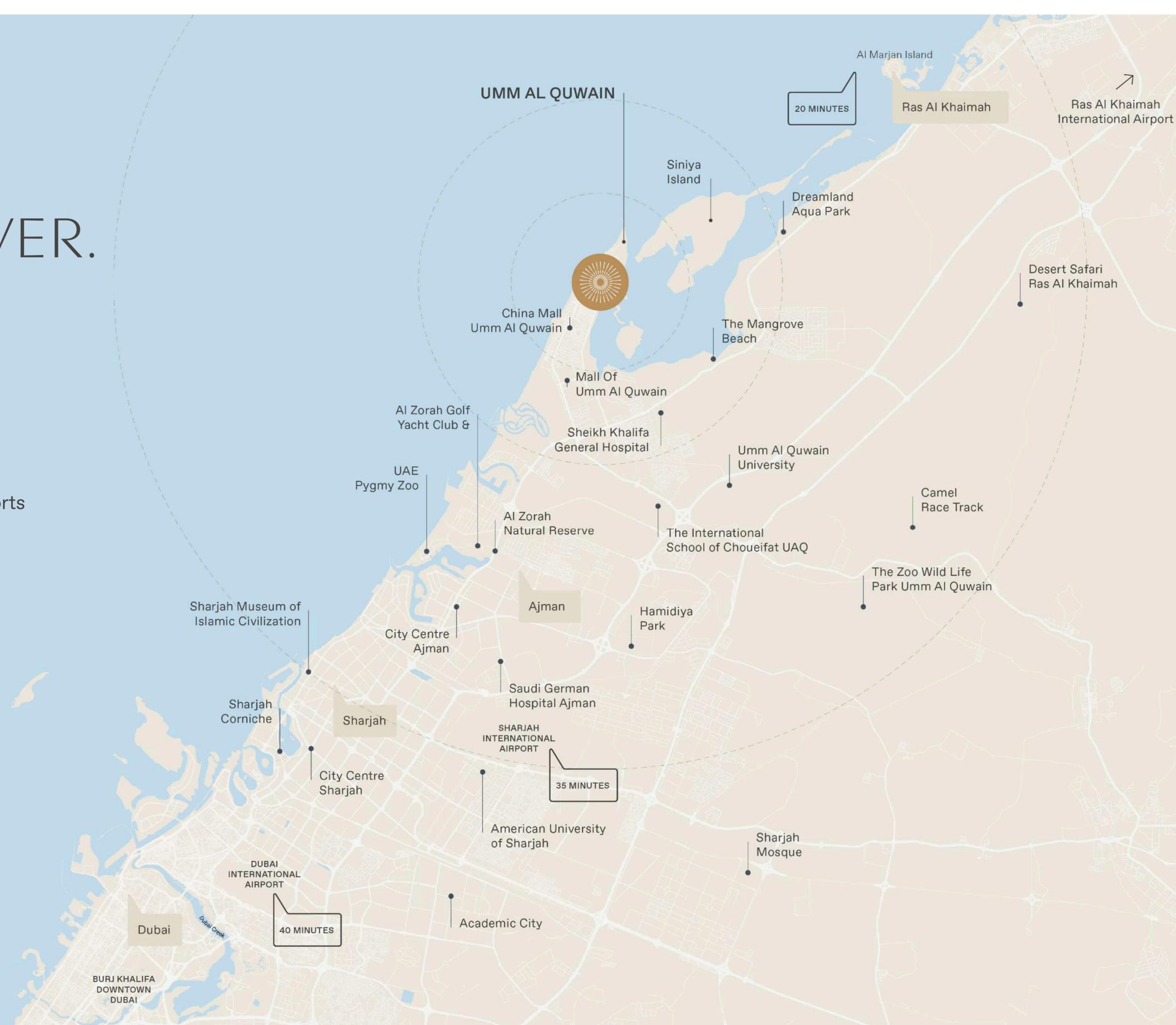


CONNECTIVITY: IN A PLACE BEYOND, YET CLOSER THAN EVER.

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

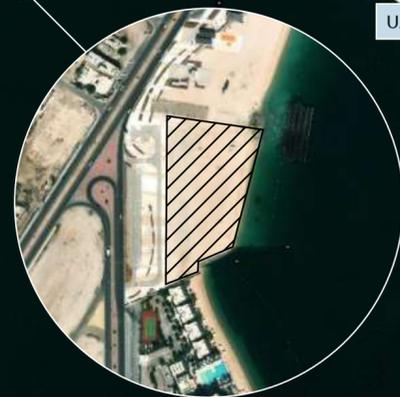
THE HEART OF UMM AL QUWAIN

HERITAGE & CULTURE SITES

MODERN LEISURE DESTINATIONS



AYA BEACHFRONT RESIDENCES



VIDA BEACH RESORT

UAQ FORT

WEST BEACH

AL KHOR WATERFRONT

WATERFRONT CREEK

UAQ YACHT CLUB

UAQ FORT 2

AL KHOR CORNICHE

ARCHAEOLOGY MUSEUM

HERITAGE MUSEUM

UAQ MUSEUM

CULTURAL TRIANGLE

OLD TOWN

HERITAGE QUARTER

NEIGHBOURHOOD: THE ART OF PLACE

Nestled along the serene waters of Al Khor, Aya is perfectly positioned within the newly developed Al Khor Waterfront - a vibrant lifestyle destination that brings new energy to this historic coastline.

This thoughtfully planned waterfront community offers:

- Waterfront retail and dining promenades
- Linear parks and walking paths
- UAQ Yacht Club
- Umm al Quwain Corniche
- Local cultural venues such as forts and museums

CULTURE, LEISURE & SPORTS

1. Al Arabi Sports and Cultural Club
2. Football Playground
3. Beach Kids Play Areas
4. The Mangrove Beach
5. UAQ Waterfront Creek
6. Sheikh Zayed Bin Sultan Al Nahyan Park
7. Vida Beach Resort

HISTORICAL SITES

8. Umm Al Quwain Museum
9. Umm Al Quwain Heritage District
10. Umm Al Quwain Fort
11. Old Bazaar Umm Al Quwain

HOSPITALS & CLINICS

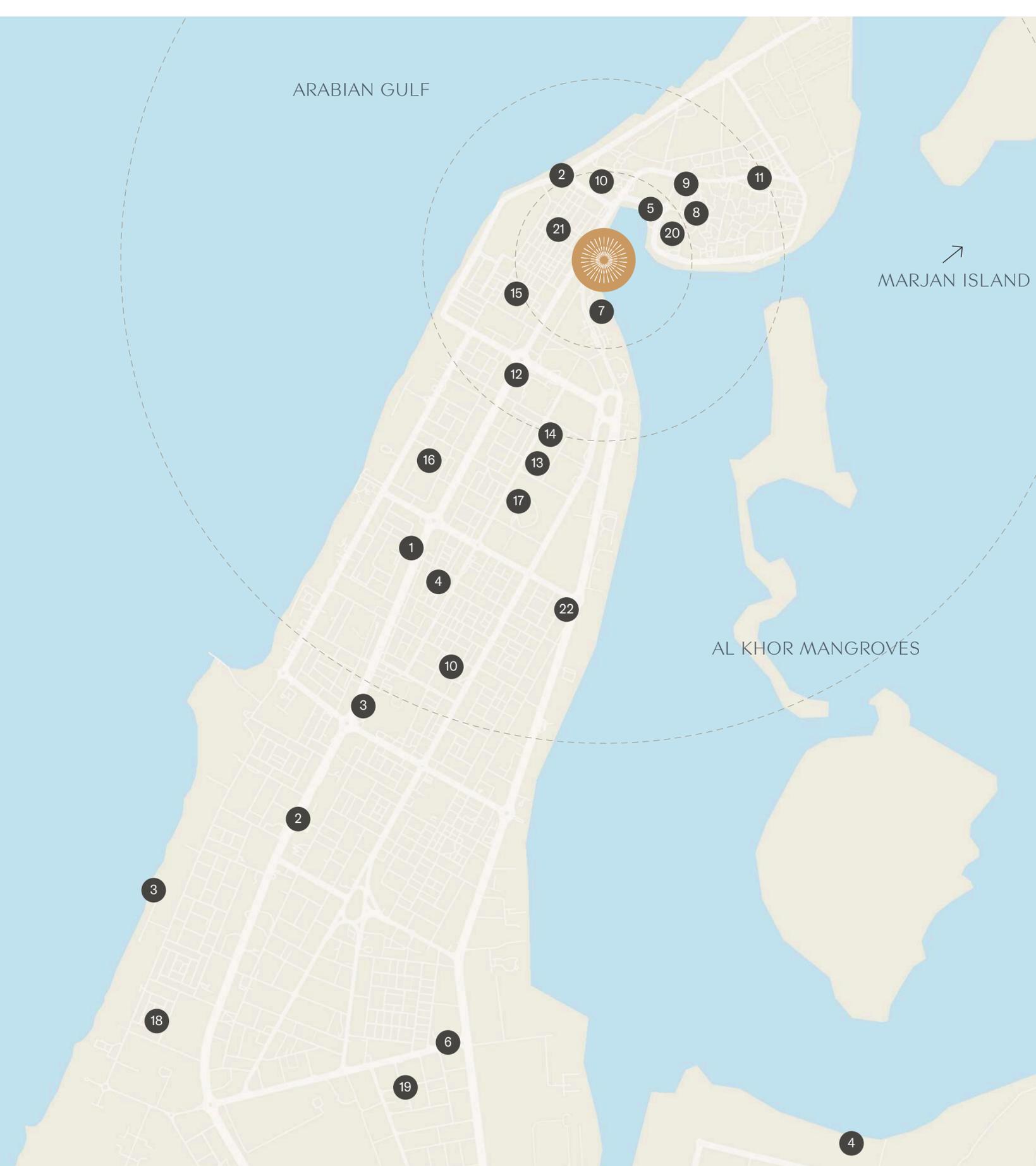
12. Umm Al Quwain Hospital
13. Umm Al Quwain Public Health
14. Maternal & Child Health Center

SCHOOLS

15. Umm Al Qura School
16. Umm Al Quwain Preparatory Girls School
17. Wise Indian Private School
18. Noon Nursery
19. The English private School

MOSQUES

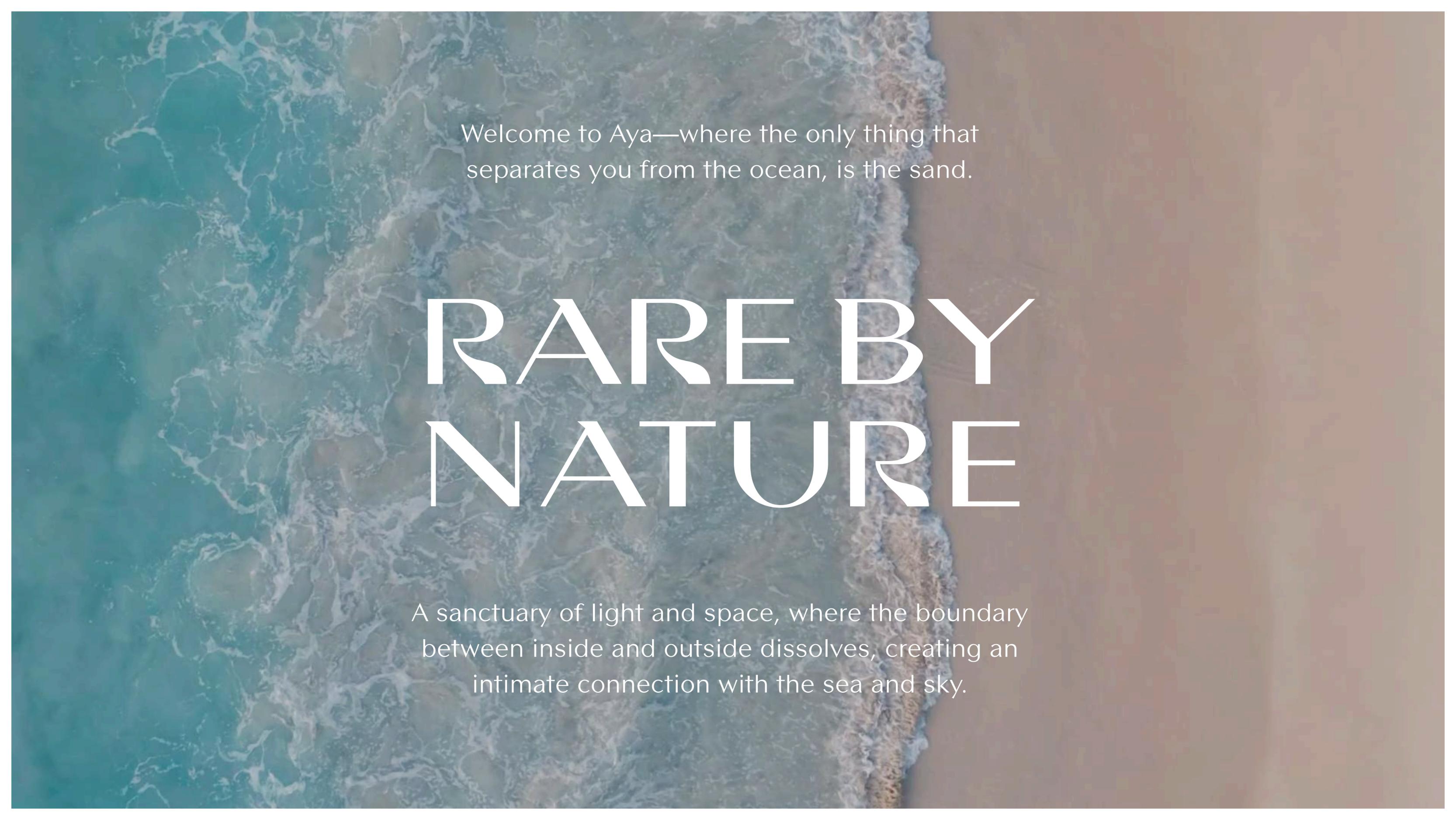
20. Masjid Al Taqwa
21. Masjid Juma Al Majed
22. Masjid Abdul Aziz Al Majid





B

AYA BY DEYAAR

An aerial photograph of a beach with waves crashing onto the shore. The water is a deep teal color, and the sand is a light beige. The waves are breaking in a rhythmic pattern, creating white foam. The text is overlaid on the image in a clean, white, sans-serif font.

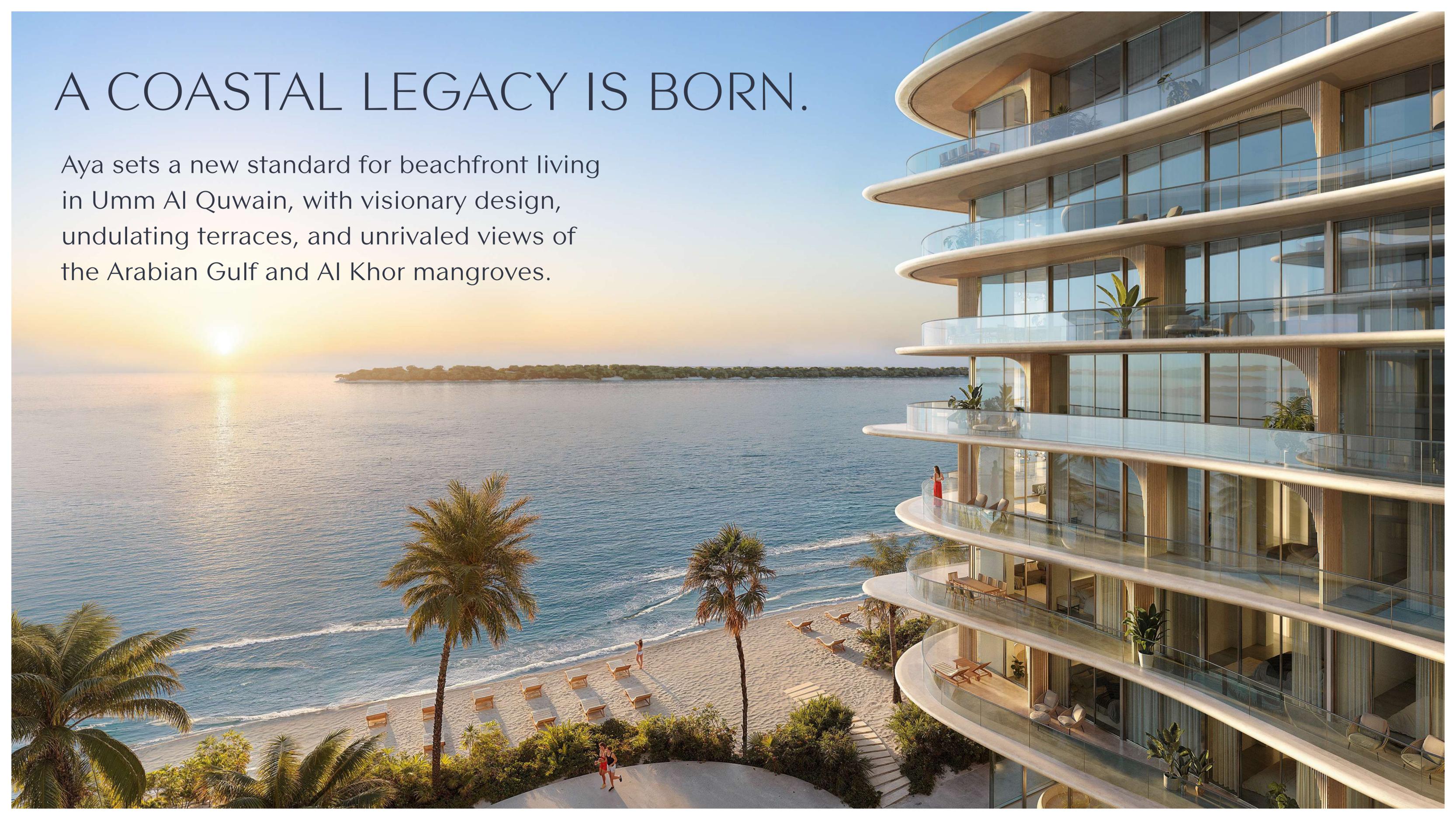
Welcome to Aya—where the only thing that separates you from the ocean, is the sand.

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

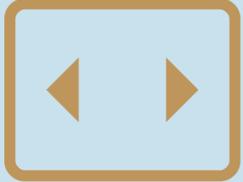
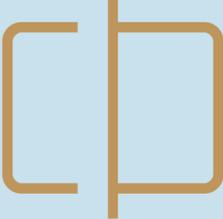
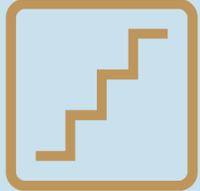
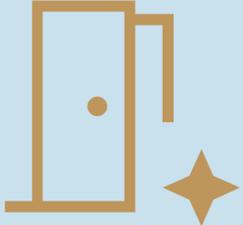
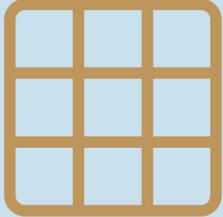
PRIMELY POSITIONED
IN THE HEART OF
UMM AL QUWAIN'S
WATERFRONT
NEIGHBOURHOOD.



THE ART OF PLACE.

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



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

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 soft-focus 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 text.

4

LIFESTYLE & AMENITIES



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
UMM AL QUWAIN



THE ECLIPSE OF HIGH STYLE

35+ AMENITIES

Restaurants/Cafes

Retail

Selfcare Saloon

Juice Bar/BBQ

Valet Services

Beach Homes

Private Gardens

Kids Pool

Landscaped Parking

Business Centre

Indoor Kids Play

Lobby Lounge

Gym

Yoga Deck

Flower Shop/Cafe

Family Lounge

Co-working

Family Pool

Superfood Store

Indoor Cinema

Sports Lounge

Social Pool

Private Beach

Tea House

Beach Homes

Clubhouse

Outdoor Cinema

Vida Resort





INDOOR
CINEMA



ADULT INDOOR
SPORTS LOUNGE



CIGAR ROOM

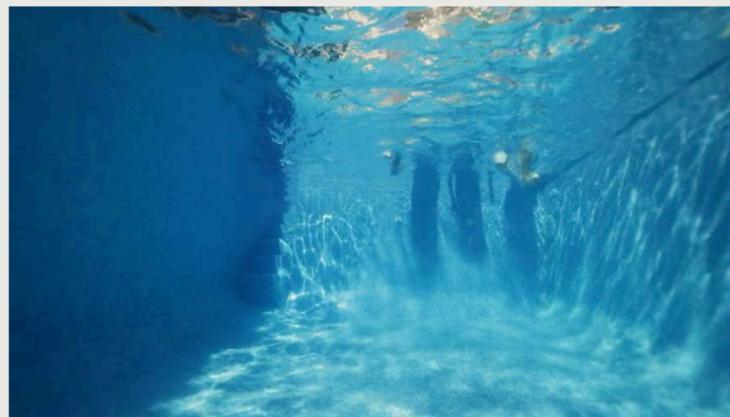


INDOOR & OUTDOOR
CHILDREN'S PLAY AREAS

LEISURE &
ENTERTAINMENT
GROUND FLOOR AMENITIES



KID'S & FAMILY
LOUNGE



INDOOR
CHILDREN'S POOL

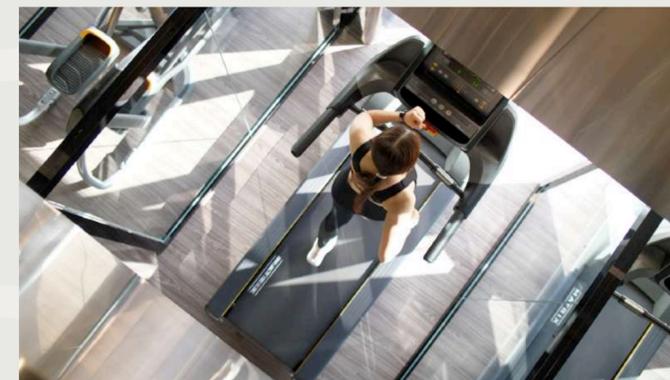


JUICE BAR
BY THE POOL

WELLNESS &
REJUVENATION
GROUND FLOOR AMENITIES



PROFESSIONAL
FITNESS CENTER



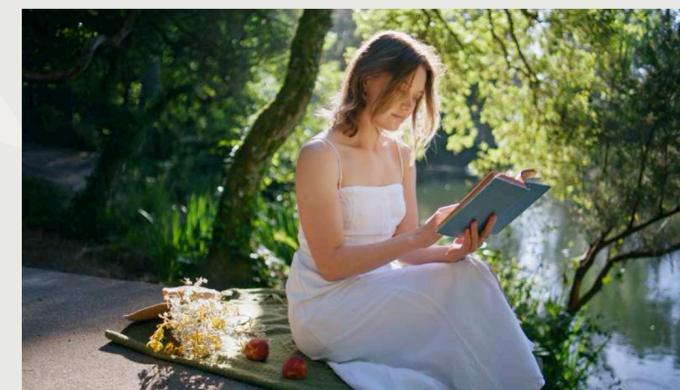
GROOMING &
SELF-CARE SALON



OUTDOOR
SEATING



SECLUDED NOOKS
AND PRIVATE
SHADED SEATING



SOCIAL & BUSINESS

GROUND FLOOR AMENITIES



GRAND LOBBY WITH
DOUBLE-HEIGHT
CEILINGS



SOPHISTICATED
RESIDENT'S LOUNGE



CAFE &
CAFE LOUNGE



BUSINESS CENTER
AND CO-WORKING
SPACES



RETAIL BOUTIQUES
INCLUDING FLOWERS
& CHOCOLATE SHOP



SUPER-FOOD
STORE



CAFE/TEA HOUSE
WITH INDOOR AND
OUTDOOR SEATING



OUTDOOR AMENITIES

GROUND FLOOR AMENITIES



FAMILY POOL WITH SPLASH ZONE



OUTDOOR CINEMA



OUTDOOR CABANAS



INFINITY ADULT POOL WITH JACUZZI



OUTDOOR YOGA DECK



LANDSCAPED GARDENS AND WALKWAYS



PRIVATE BEACH ACCESS





SUNRISE & SUNSET
INFINITY POOL



EXPANSIVE SUNDECK
& SEATING AREAS



HEALTH CLUB
& SPA



STEAM ROOM
AND SAUNA

ROOF LEVEL
AMENITIES



JACUZZI &
PLUNGE POOLS



STATE-OF-THE-ART
GYM



DEDICATED
YOGA STUDIO



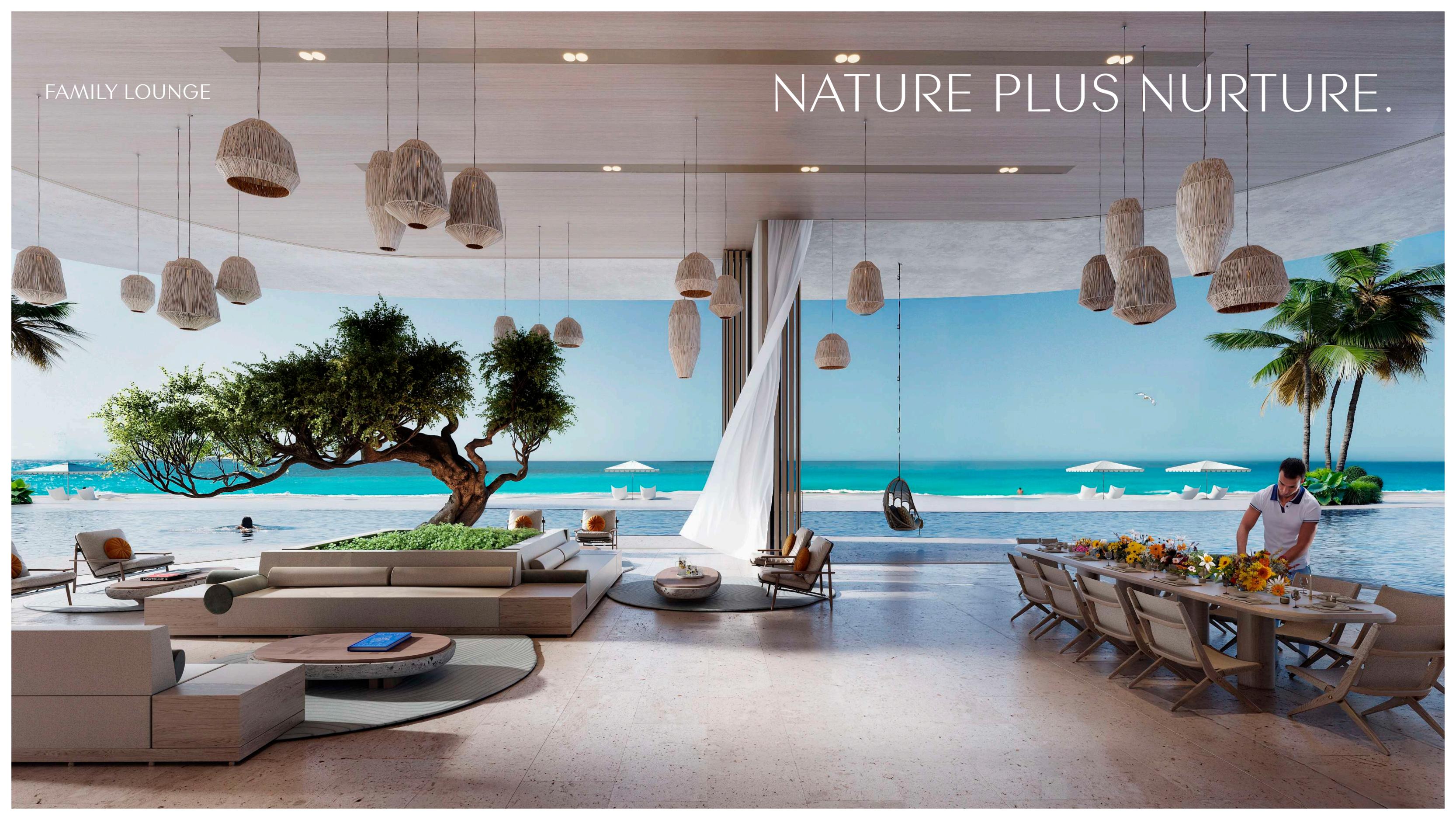
CLUBHOUSE

A PERFECT COMPOSITION.



FAMILY LOUNGE

NATURE PLUS NURTURE.



CHILDREN PLAY AREA

WHERE MOMENTS
BECOME MEMORIES.



YOUR INTIMATE
SPORTING ARENA.

SPORTS LOUNGE



NATURE'S ALLURE
EVERYWHERE.

LANDSCAPED PARKING





E



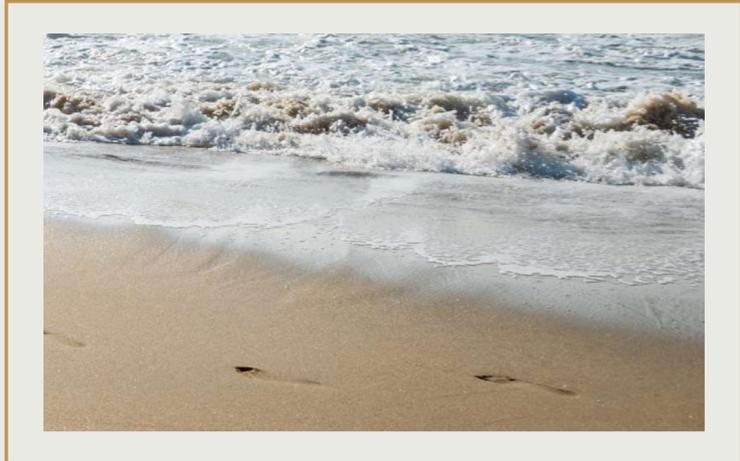
RESIDENCES & INTERIORS

COME HOME, JUST
TO ESCAPE IT ALL.

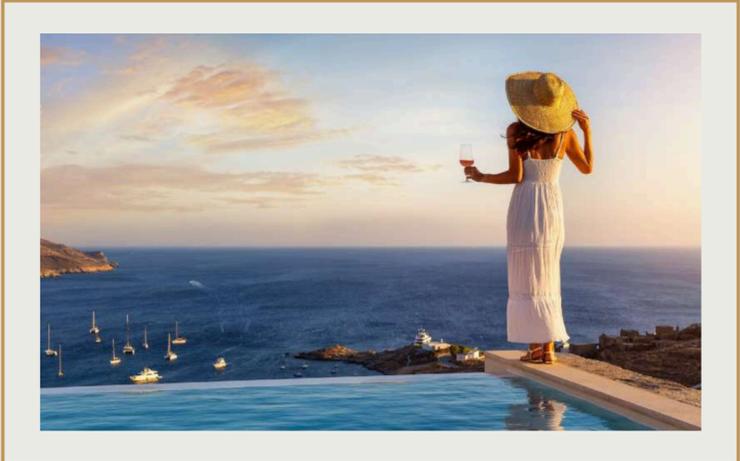


LIVING ROOM

WHY AYA BEACHFRONT RESIDENCES?



BEACHFRONT LIVING WITH SEA VIEWS



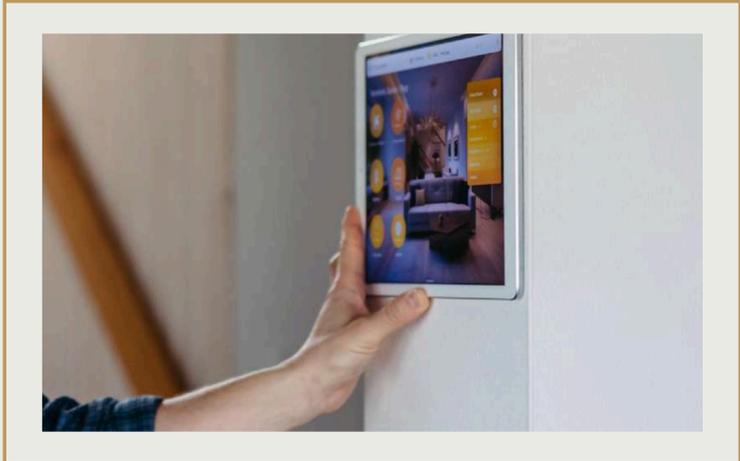
RETREAT STYLE AMENITIES



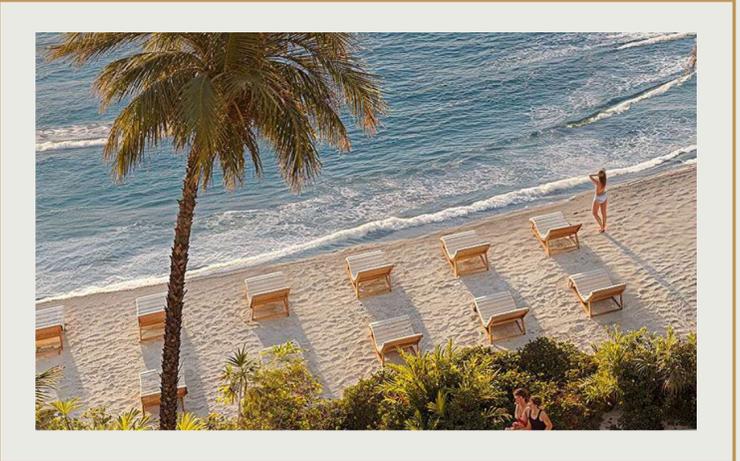
INTEGRATED WITH THE NATURAL ENVIRONMENT



VERSATILE UNIT OPTIONS FROM 1BR TO SKY VILLAS



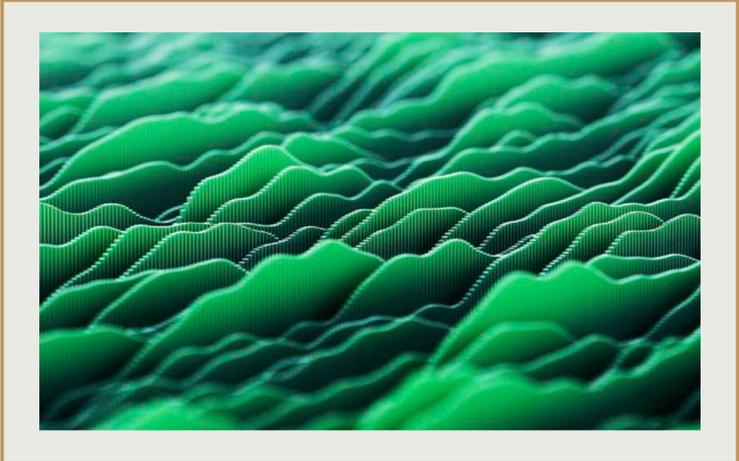
SMART HOME FEATURES



SITUATED IN THE HEART OF UMM AL QUWAIN



WELLNESS, LEISURE & COMMUNITY FEATURES



STRATEGIC INVESTMENT OPPORTUNITY

PICK YOUR PARADISE.



RESIDENTIAL COLLECTION

STANDARD UNITS

SPECIAL UNITS

Signature Residences

Premium Residences

Beach Homes Collection

Sky Collection

1-3 BR UNITS BEACH

1-3 BR UNITS HORIZON

SIMPLEX UNITS

PENTHOUSES

DUPLEX UNITS

SKY VILLAS

FORM FOLLOWS
HORIZON.



MASTER BATHROOM

PERFECT
PROPORTIONS.

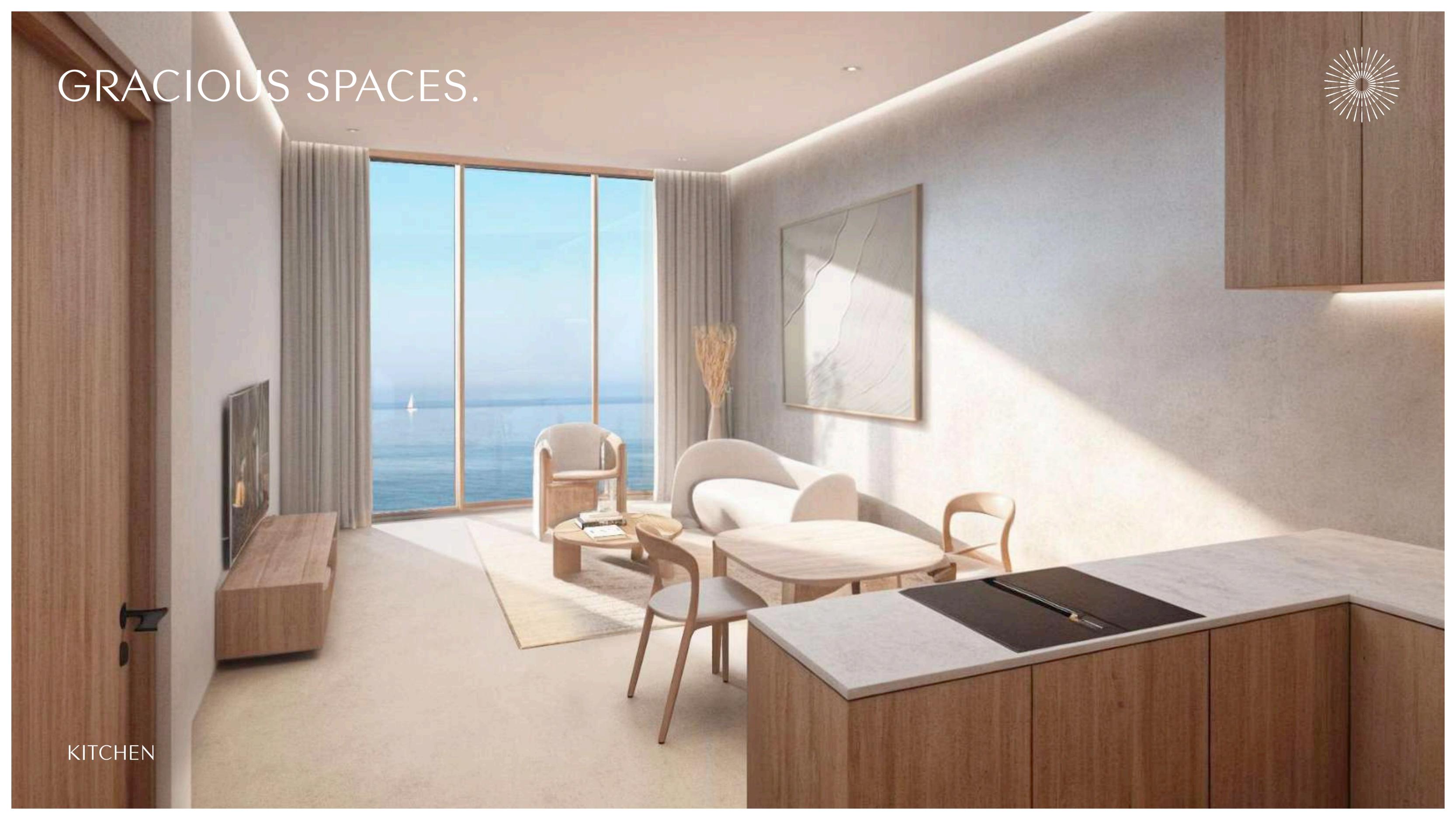


MASTER BEDROOM

GRACIOUS SPACES.



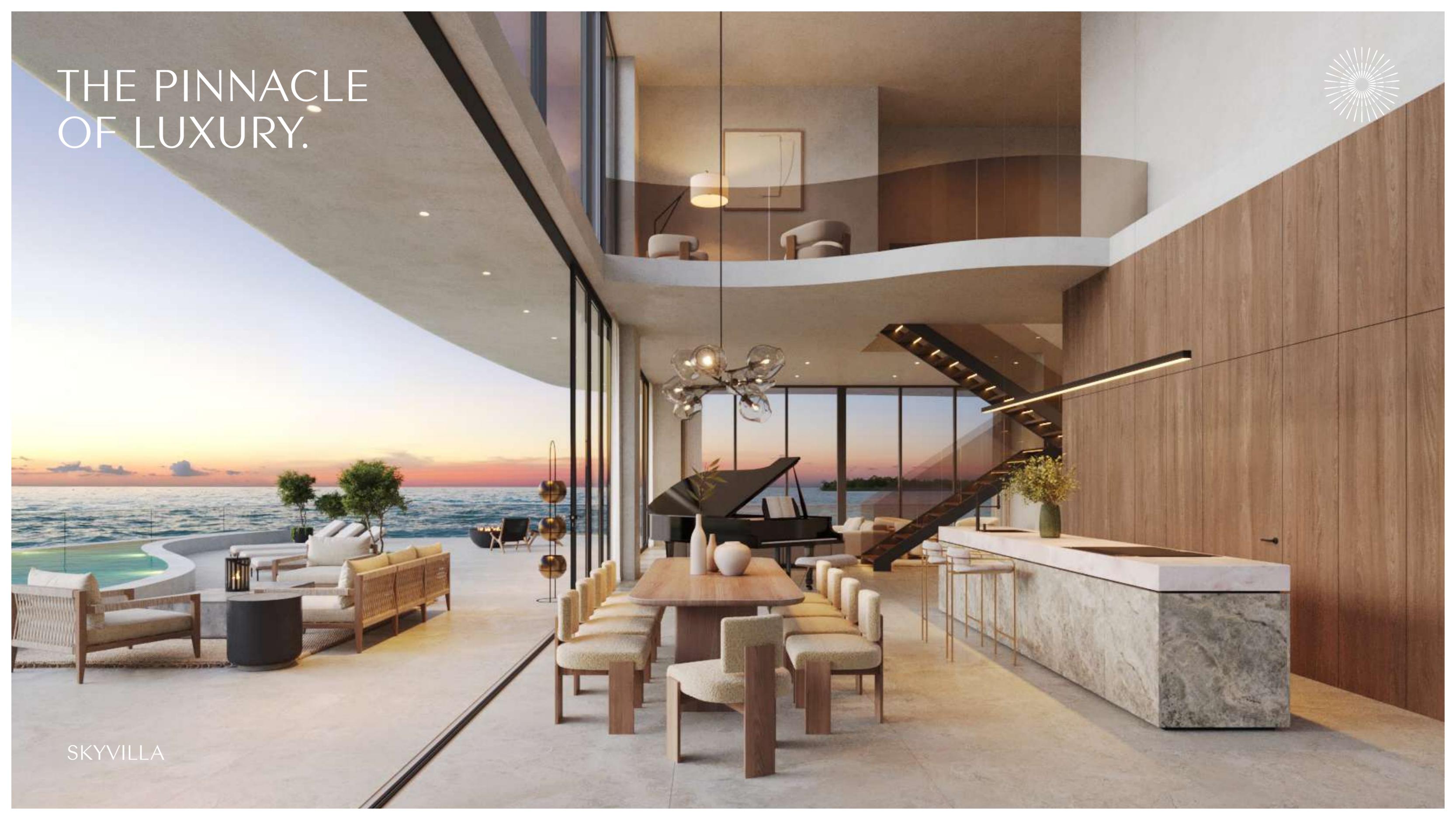
KITCHEN



THE PINNACLE
OF LUXURY.



SKYVILLA



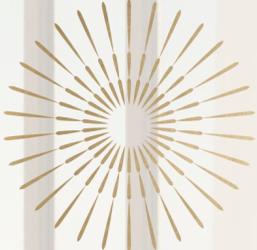


DETAILS ARE TIMELESS EXPRESSIONS

BATHROOM



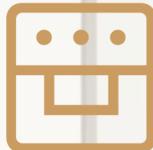
STEP INSIDE THESE MASTERPIECES OF SPACE.



PREMIUM FINISHES



FULLY FITTED KITCHENS



EXPANSIVE LIVING AREAS



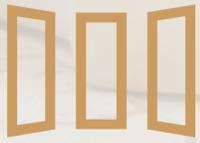
THOUGHTFUL SPACE PLANNING



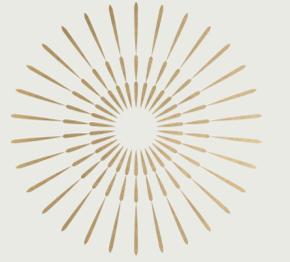
SPA-INSPIRED BATHROOMS



PANORAMIC VIEWS



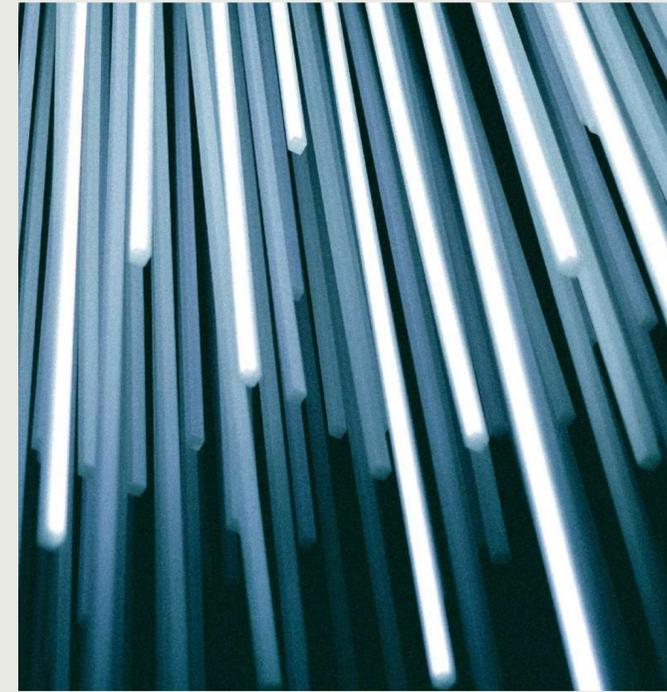
SMART HOME FEATURES



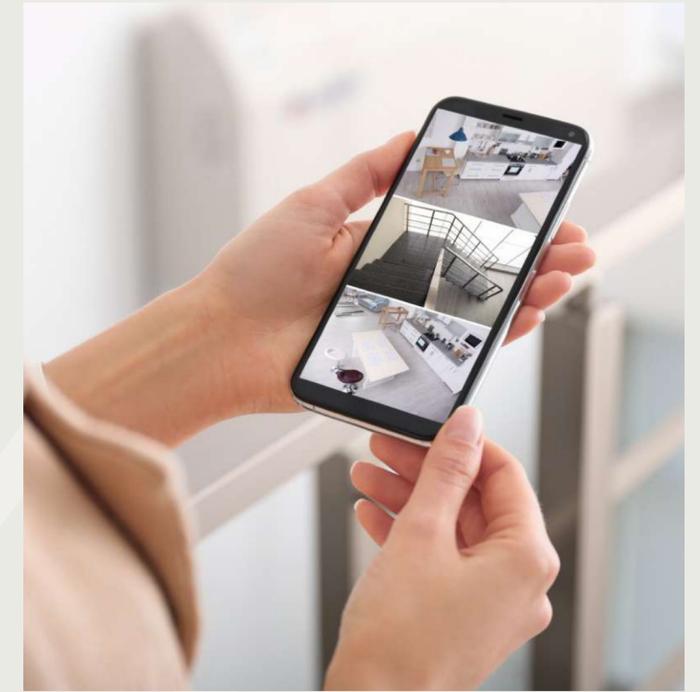
INTEGRATED HOME
AUTOMATION



SMART LIGHTING &
AC CONTROLS

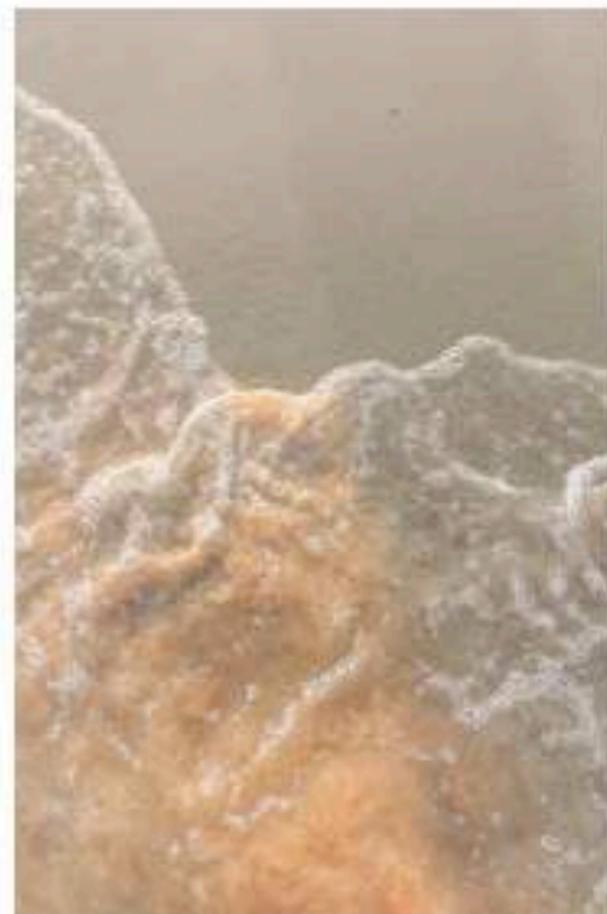


DIGITAL ACCESS
CONTROL

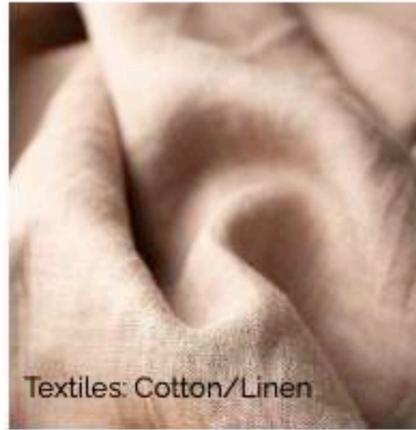
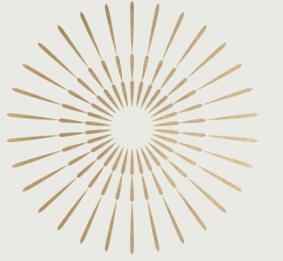


MOBILE APP FOR ALL
SMART FEATURES

A PALETTE INSPIRED BY NATURE



INTERIOR - STANDARD FINISHES



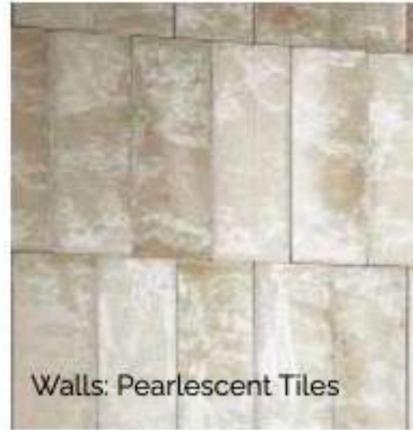
Textiles: Cotton/Linen



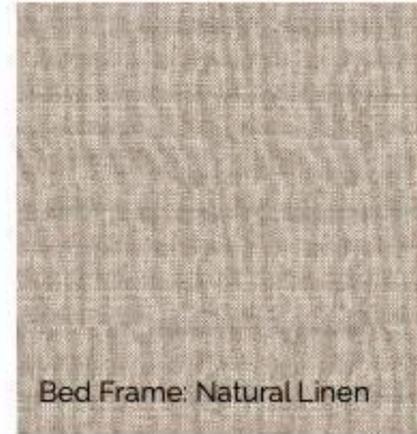
Backsplash: Travertine



Bath and Sink: Clay, Industrial Concrete



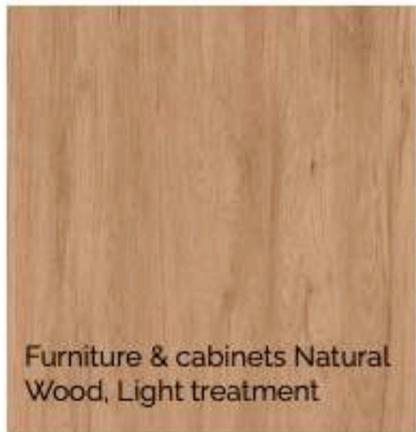
Walls: Pearlescent Tiles



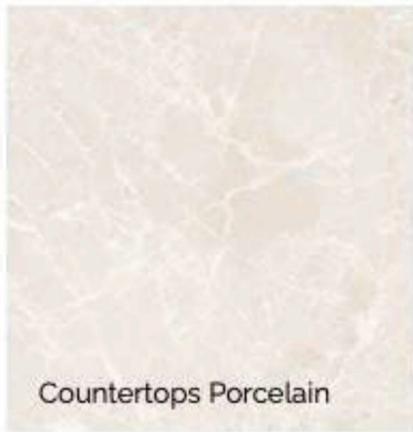
Bed Frame: Natural Linen



Feature Walls: Shaped Concrete



Furniture & cabinets Natural Wood, Light treatment



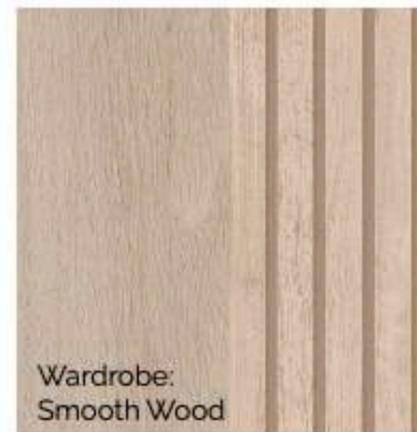
Countertops Porcelain



Furniture & cabinets Natural Wood, Light treatment



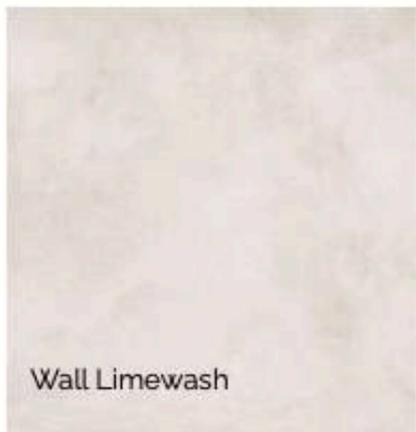
Textiles: Cotton



Wardrobe: Smooth Wood



Textiles: Cotton/Wool



Wall Limewash



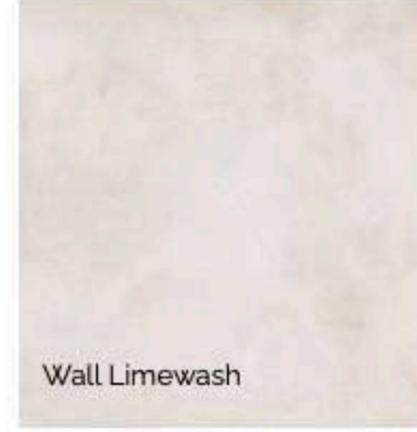
Floor: Poured Concrete Tile



Wall Limewash



Floor: Poured Concrete Tile



Wall Limewash



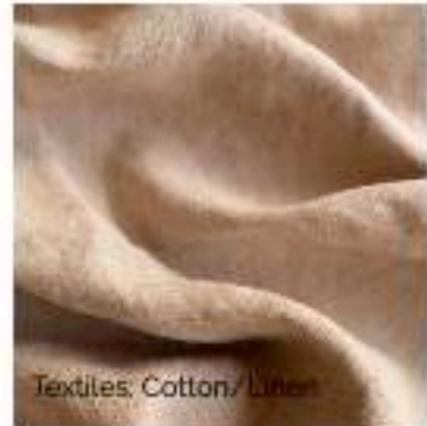
Floor: Poured Concrete Tile

Kitchen and Living Room

Bathroom

Bedroom

INTERIOR - PREMIUM FINISHES



Textiles: Cotton/Linen



Backsplash: Travertine Porcelain



Bath and Sink: Clay, unglazed exterior, glazed interior



Walls: Concrete Tiles



Bed Frame: Natural Linen



Feature Walls: Shaped Concrete



Furniture & cabinets: Treated Wood



Countertops: Onyx Gloss



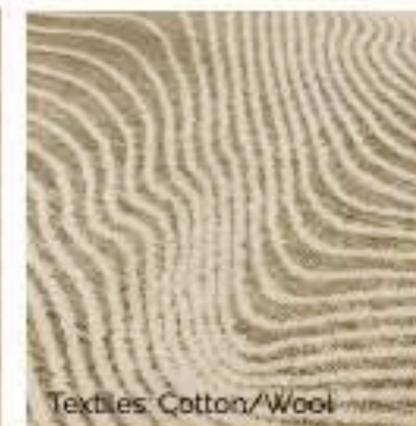
Furniture and cabinets: Raw Wood, clear treatment



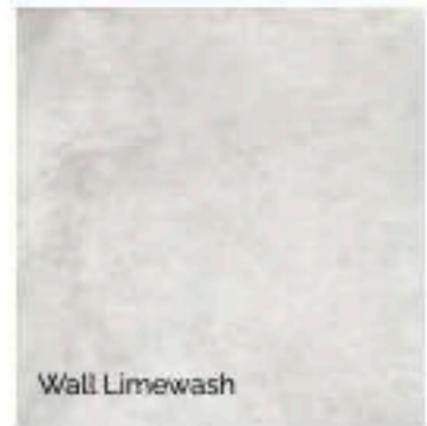
Textiles: Cotton



Wardrobe: Smooth Wood



Textiles: Cotton/Wool



Wall: Limewash



Floor: Porcelain Tile, near jointless



Walls and Floor: Porcelain Tile, near jointless



Wall: Textured Plaster Paint



Floor: Porcelain Tile, near jointless

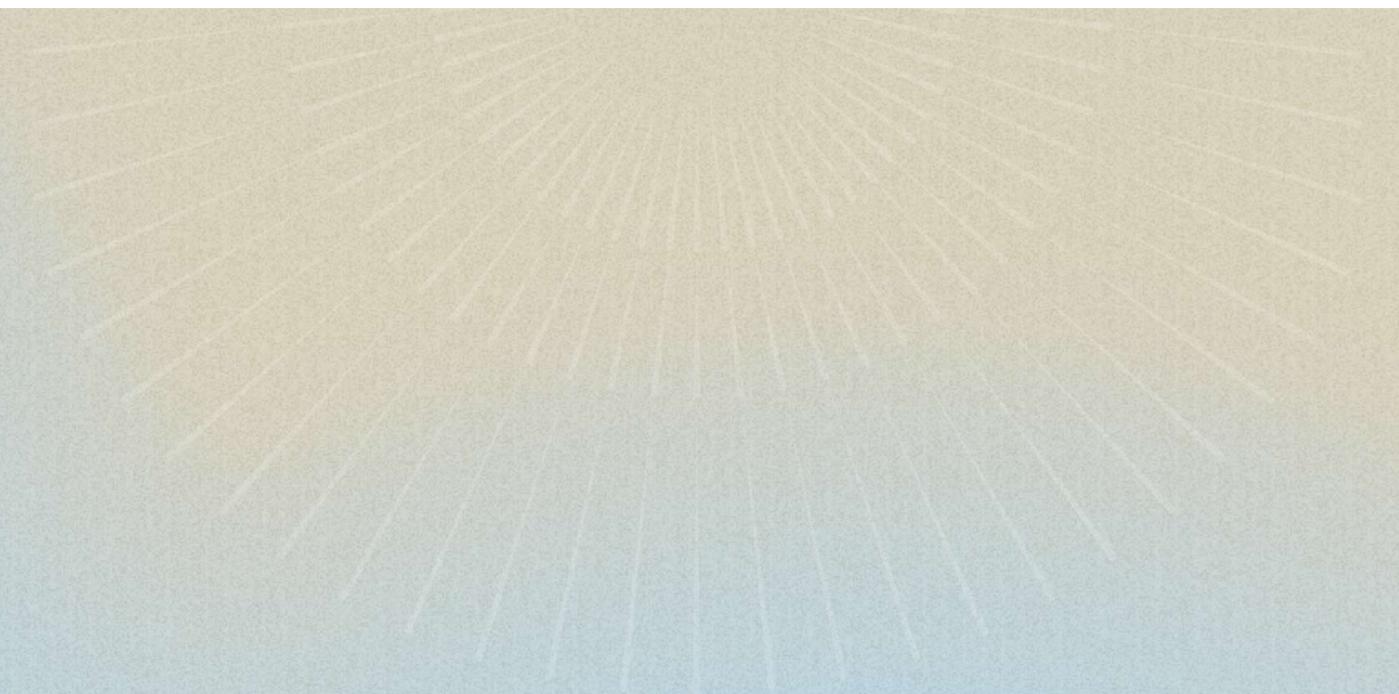
Kitchen and Living Room

Bathroom

Bedroom



FLOORPLAN & TECHNICALS



1 BEDROOM
FLOORPLAN GUIDE

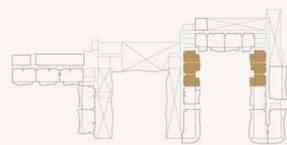




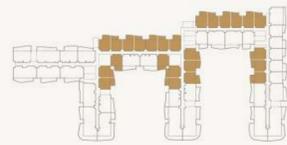
1 BEDROOM/S

1 BED / 1 BATHS + FAMILY + SERVICE ROOM

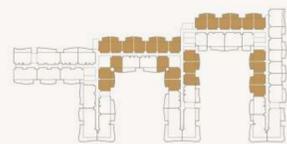
A/C INTERIOR AREA	49 M2 / 524 FT2
TERRACE AREA	13 M2 / 138 FT2
TOTAL RESIDENCE	62 M2 / 662 FT2



MEZZANINE



LEVEL 1

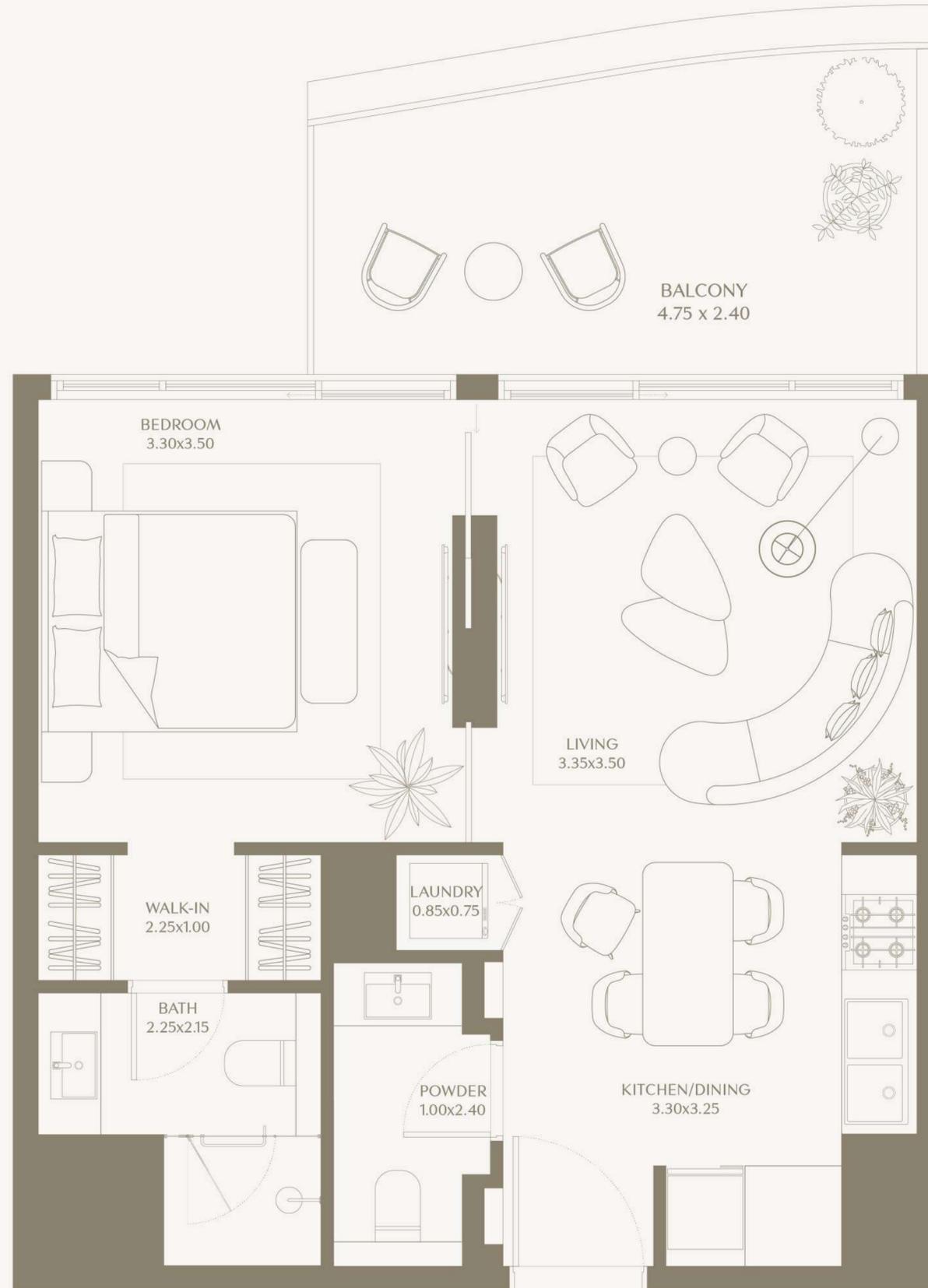


LEVEL 2 - 6



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 7 - 8

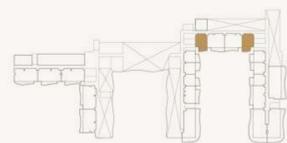




1 BEDROOM/L

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



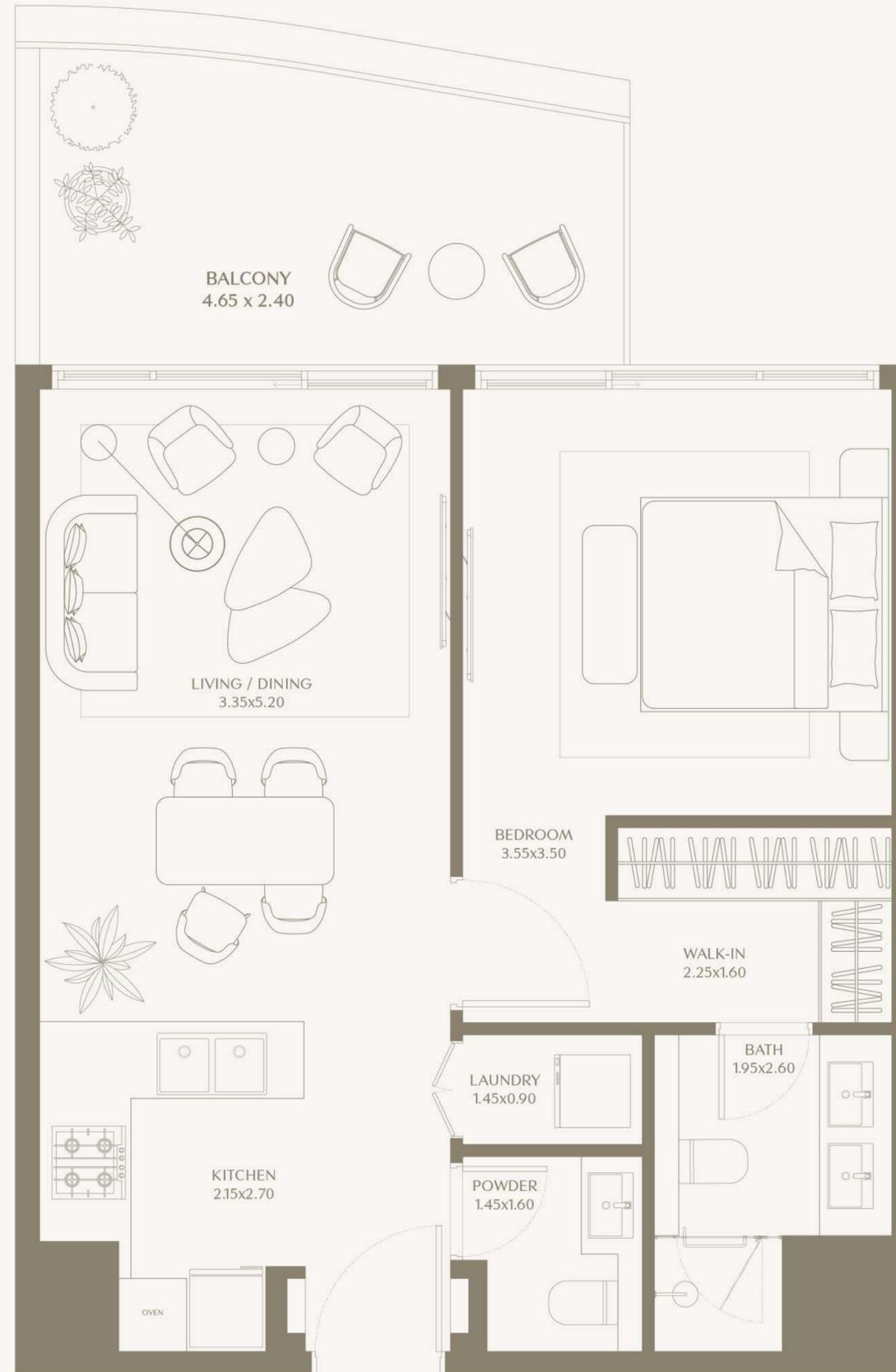
SEA HORIZON / CITY VIEW

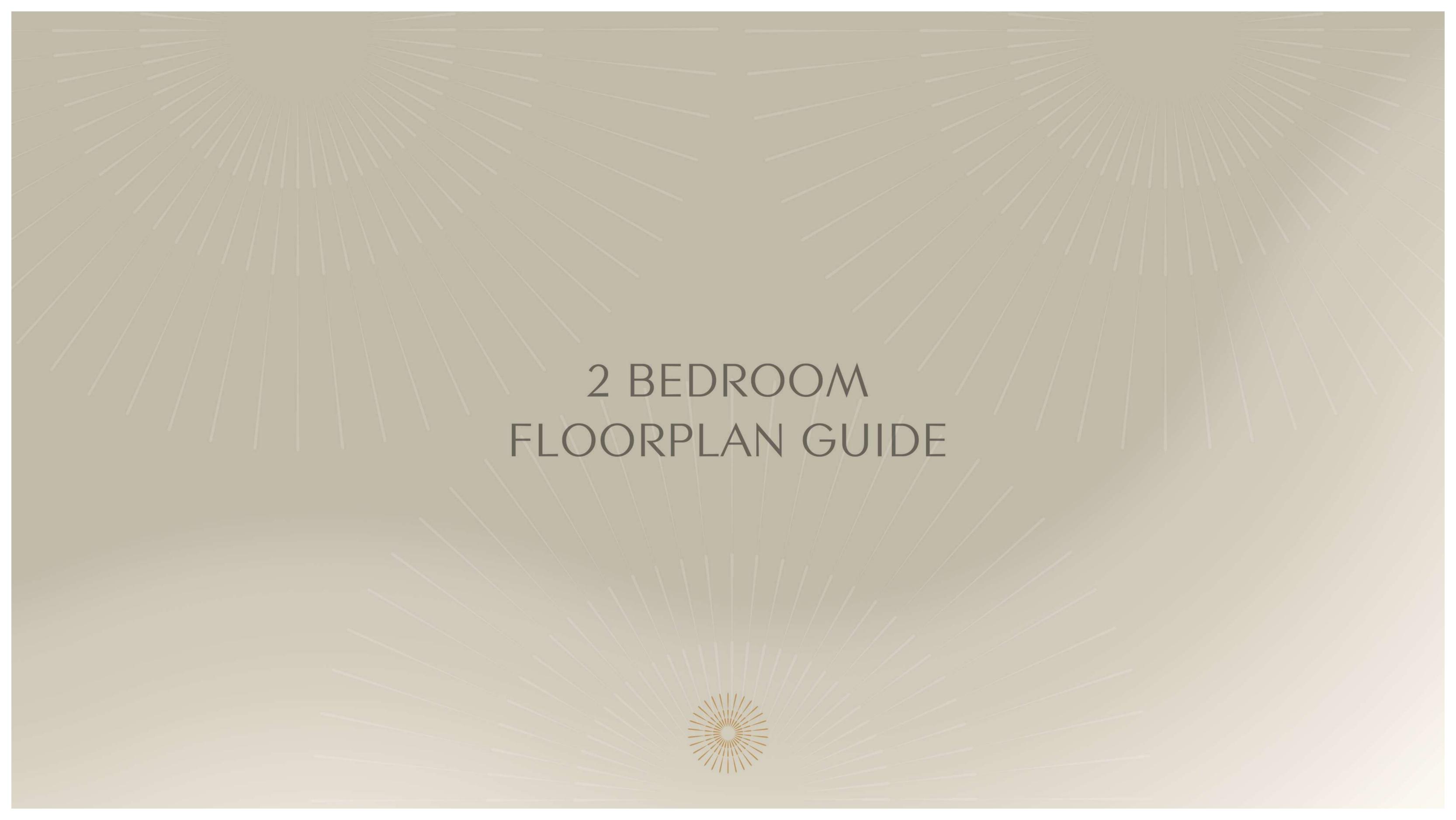
BEACH & SEA VIEW

BEACH & SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 1 - 7





2 BEDROOM
FLOORPLAN GUIDE



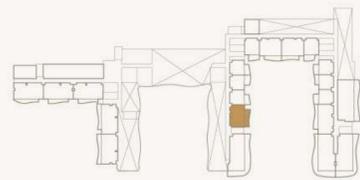
2 BEDROOM/S

2 BED / 2 BATHS + FAMILY + SERVICE ROOM

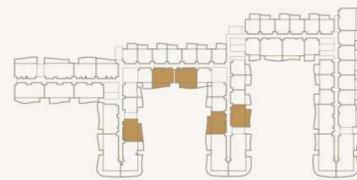
A/C INTERIOR AREA 76 M2 / 820 FT2

TERRACE AREA 23 M2 / 247 FT2

TOTAL RESIDENCE 99 M2 / 1,067 FT2

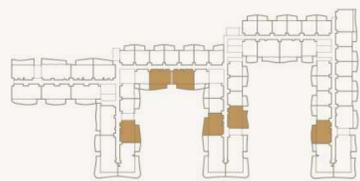


MEZZANINE



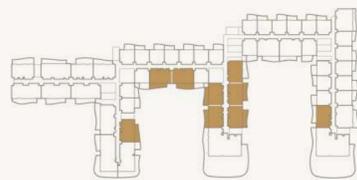
LEVEL 1

SEA HORIZON / CITY VIEW



LEVEL 2 - 6

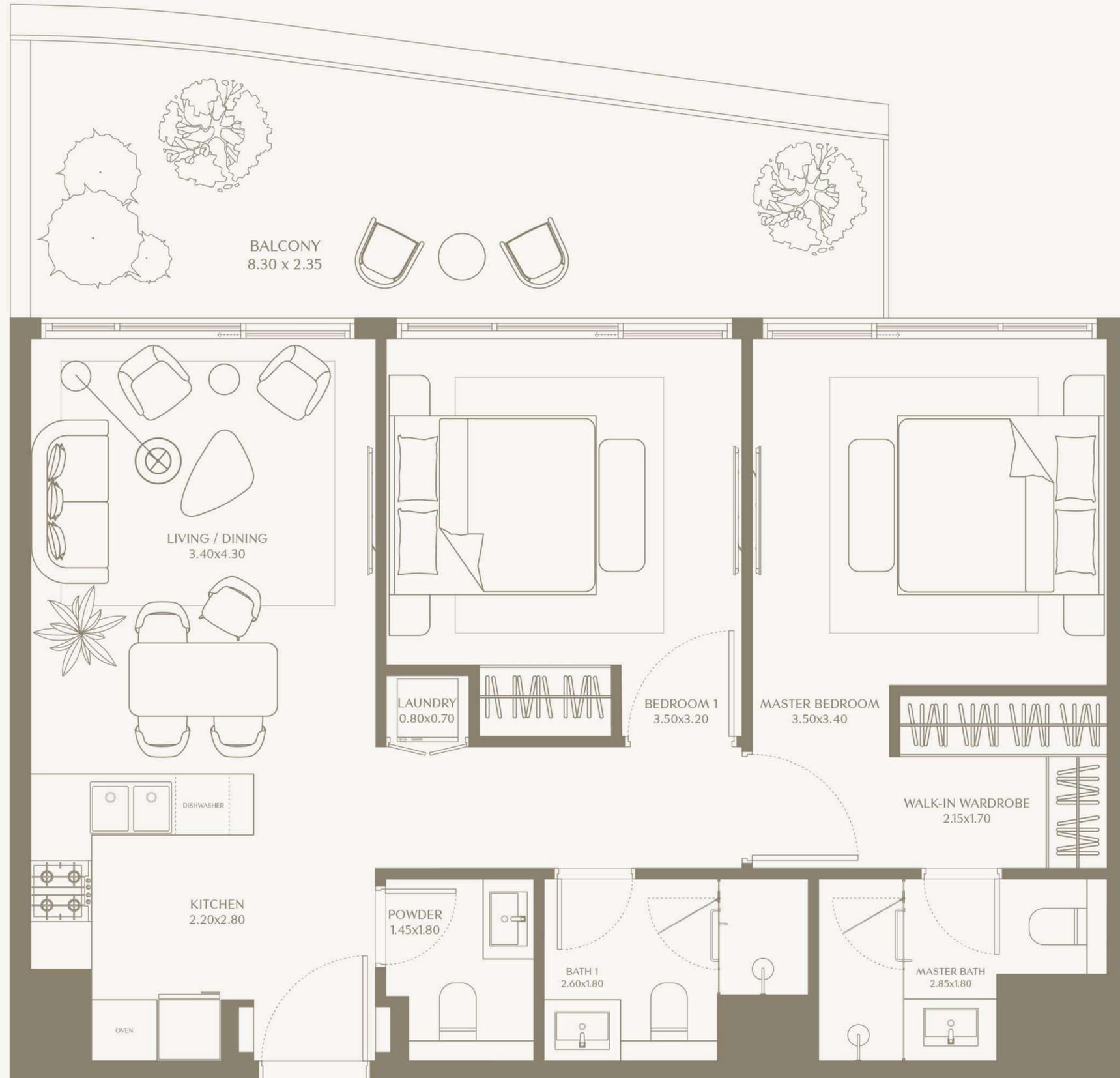
BEACH & SEA VIEW



LEVEL 7

LANDSCAPE / SEA / BEACH FRONT VIEW

BEACH & SEA VIEW





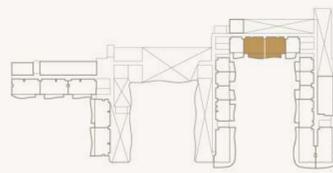
2 BEDROOM/M

2 BED / 2 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA 89 M2 / 963 FT2

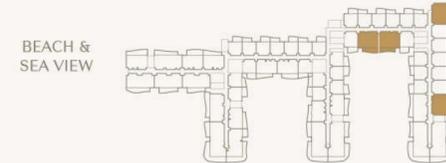
TERRACE AREA 22 M2 / 242 FT2

TOTAL RESIDENCE 112 M2 / 1,205 FT2



MEZZANINE

SEA HORIZON / CITY VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

BEACH & SEA VIEW

BEACH & SEA VIEW

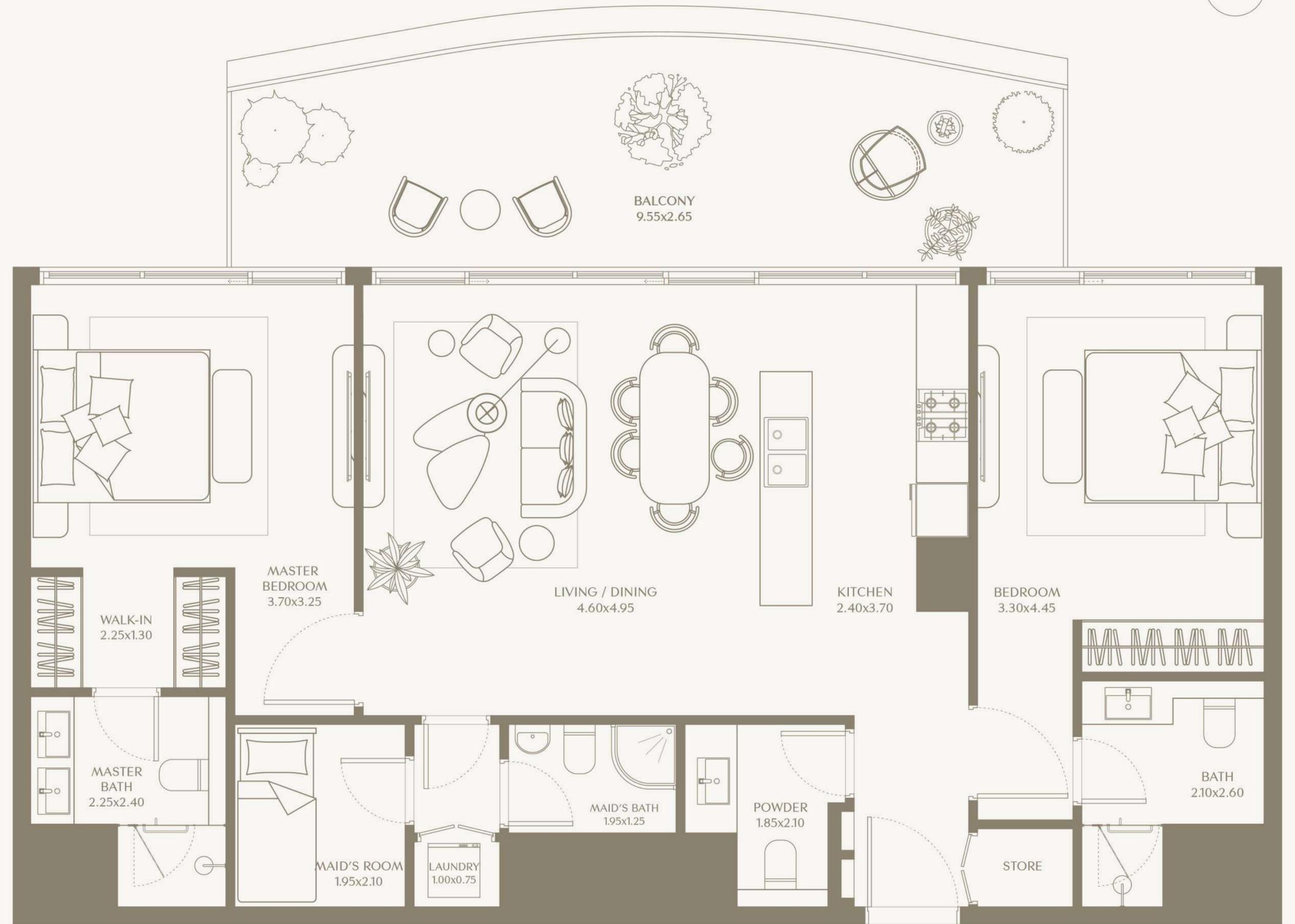




2 BEDROOM/L-A

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



LEVEL 1 - 7



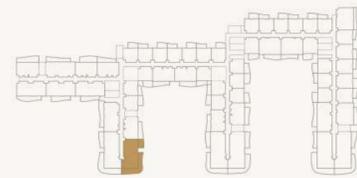
2 BEDROOM/L-B

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

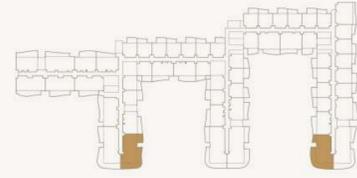
A/C INTERIOR AREA 106 M2 / 1,146 FT2

TERRACE AREA 54 M2 / 584 FT2

TOTAL RESIDENCE 161 M2 / 1,729 FT2

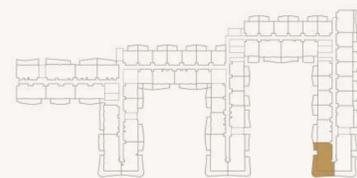


LEVEL 1



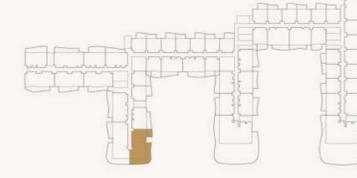
LEVEL 3, 5

SEA HORIZON / CITY VIEW



LEVEL 2, 4, 6

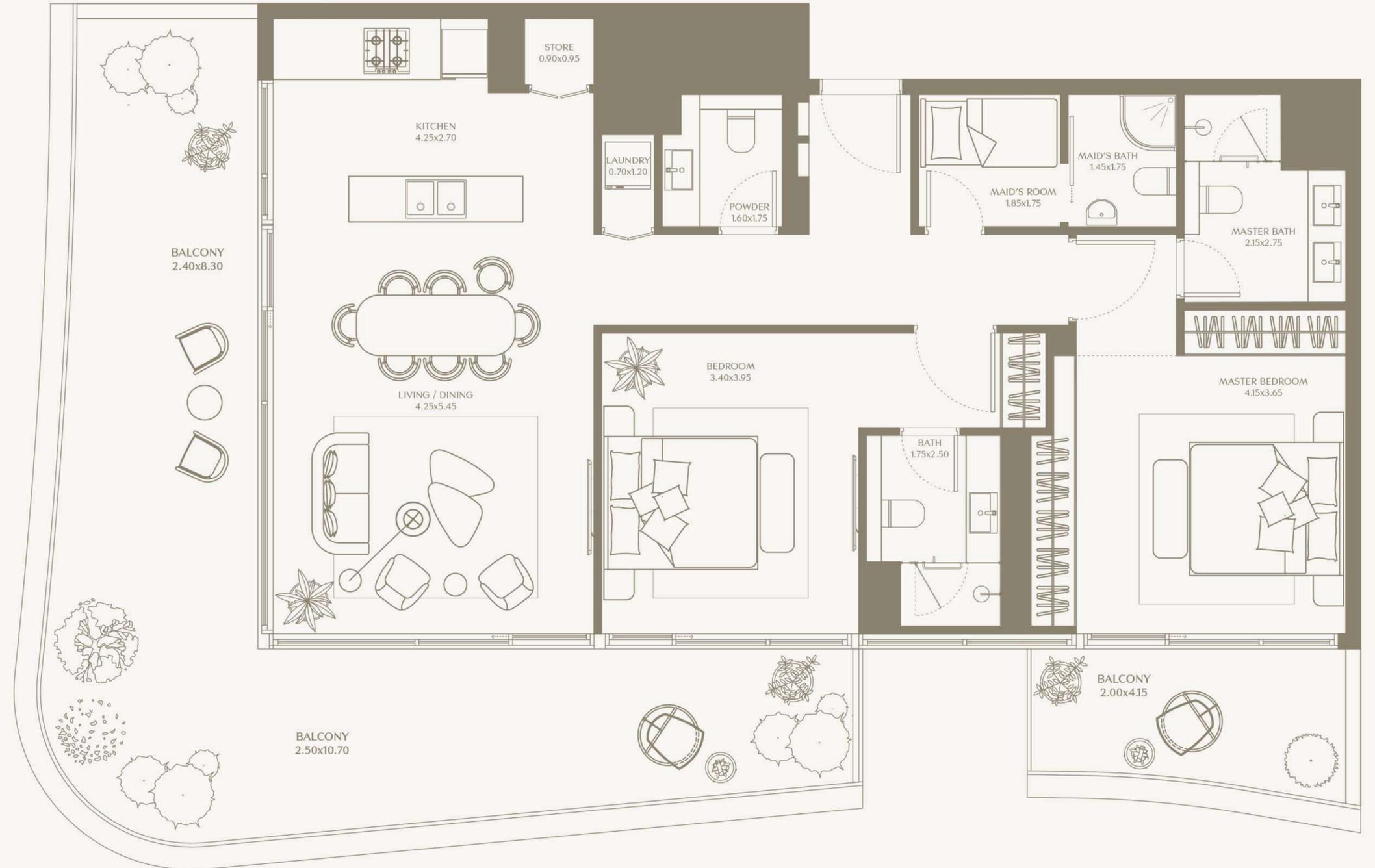
BEACH & SEA VIEW



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



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW

BEACH & SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 0



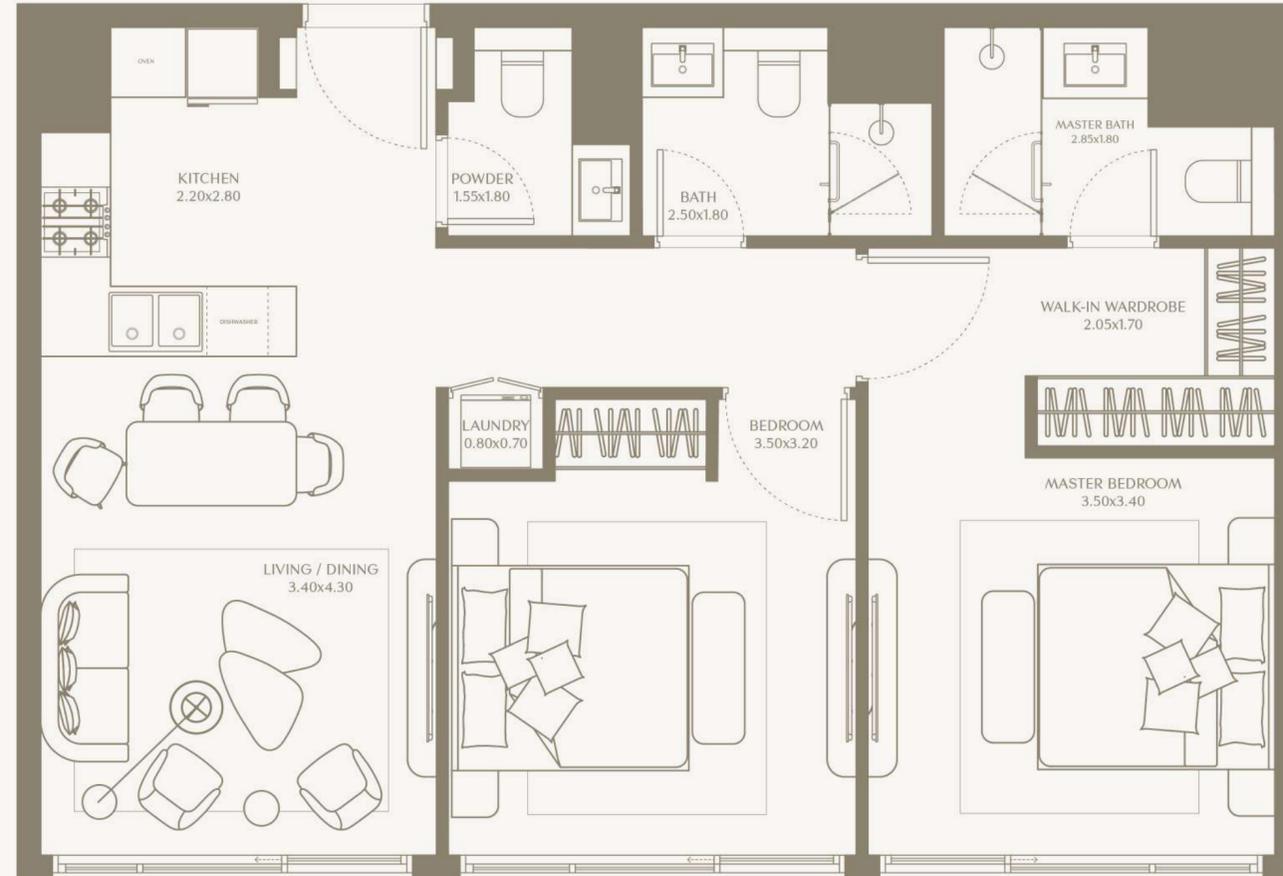
2B/SIMPLEX-A

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

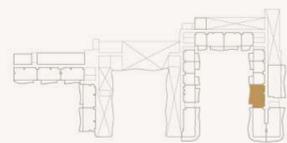
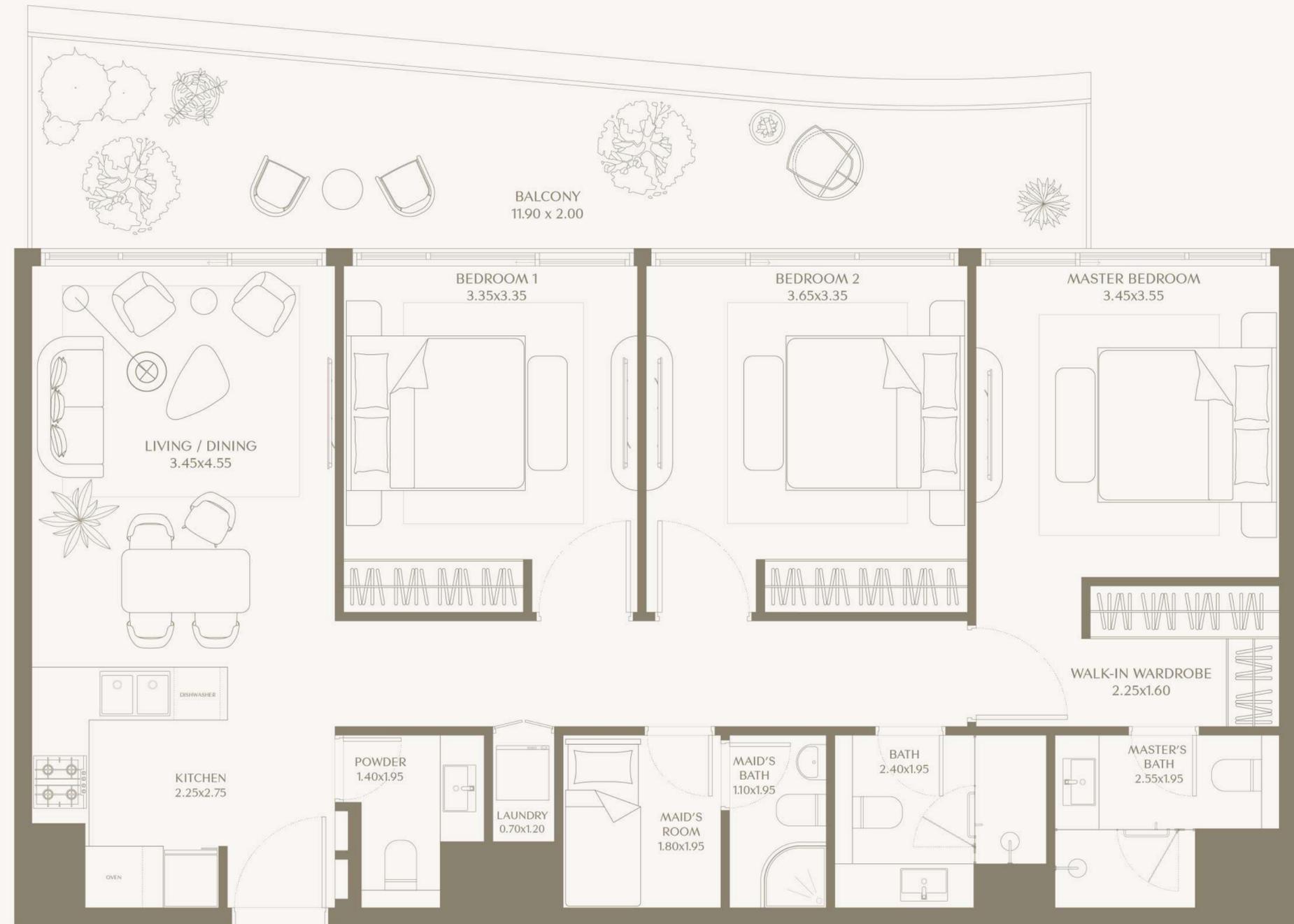




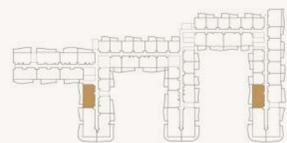
3 BEDROOM/S

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



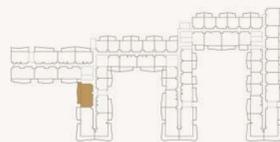
MEZZANINE



LEVEL 1

SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 2 - 7

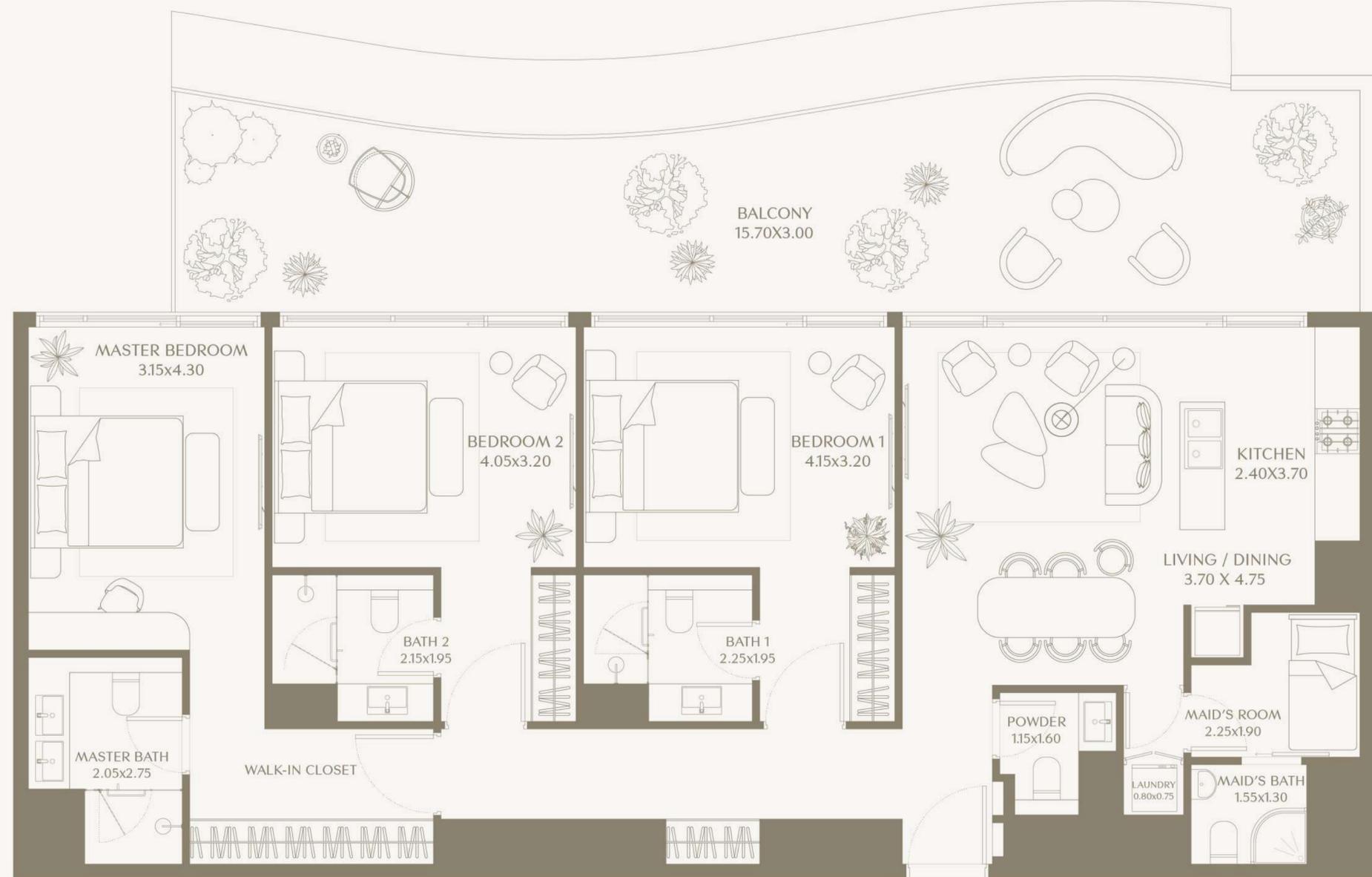
BEACH & SEA VIEW



3 BEDROOM/L-A

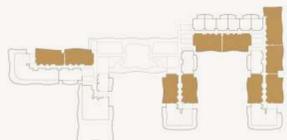
3 BED / 3 BATHS + FAMILY + MAID + SERVICE ROOM

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



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

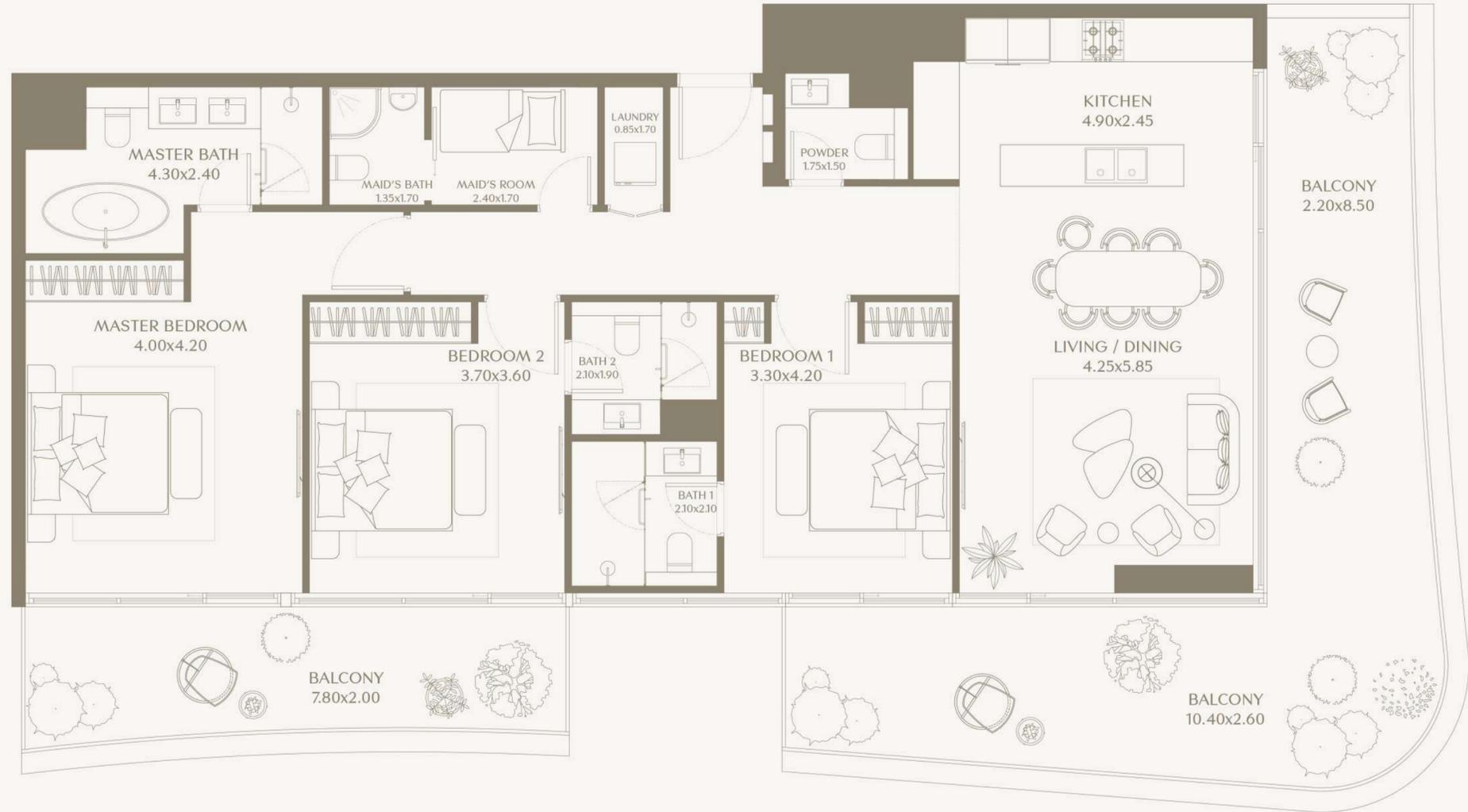
LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 8



3 BEDROOM/L-B

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



A/C INTERIOR AREA

137 M2 / 1,477 FT2

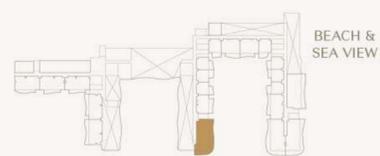
TERRACE AREA

61 M2 / 661 FT2

TOTAL RESIDENCE

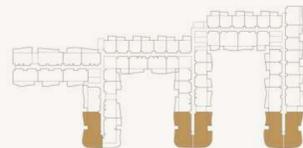
199 M2 / 2,138 FT2

SEA HORIZON / CITY VIEW



BEACH & SEA VIEW

MEZZANINE



LANDSCAPE / SEA / BEACH FRONT VIEW

BEACH & SEA VIEW

LEVEL 1 - 7

BEACH HOMES FLOORPLAN GUIDE





3 BEDROOM /DUPLIX

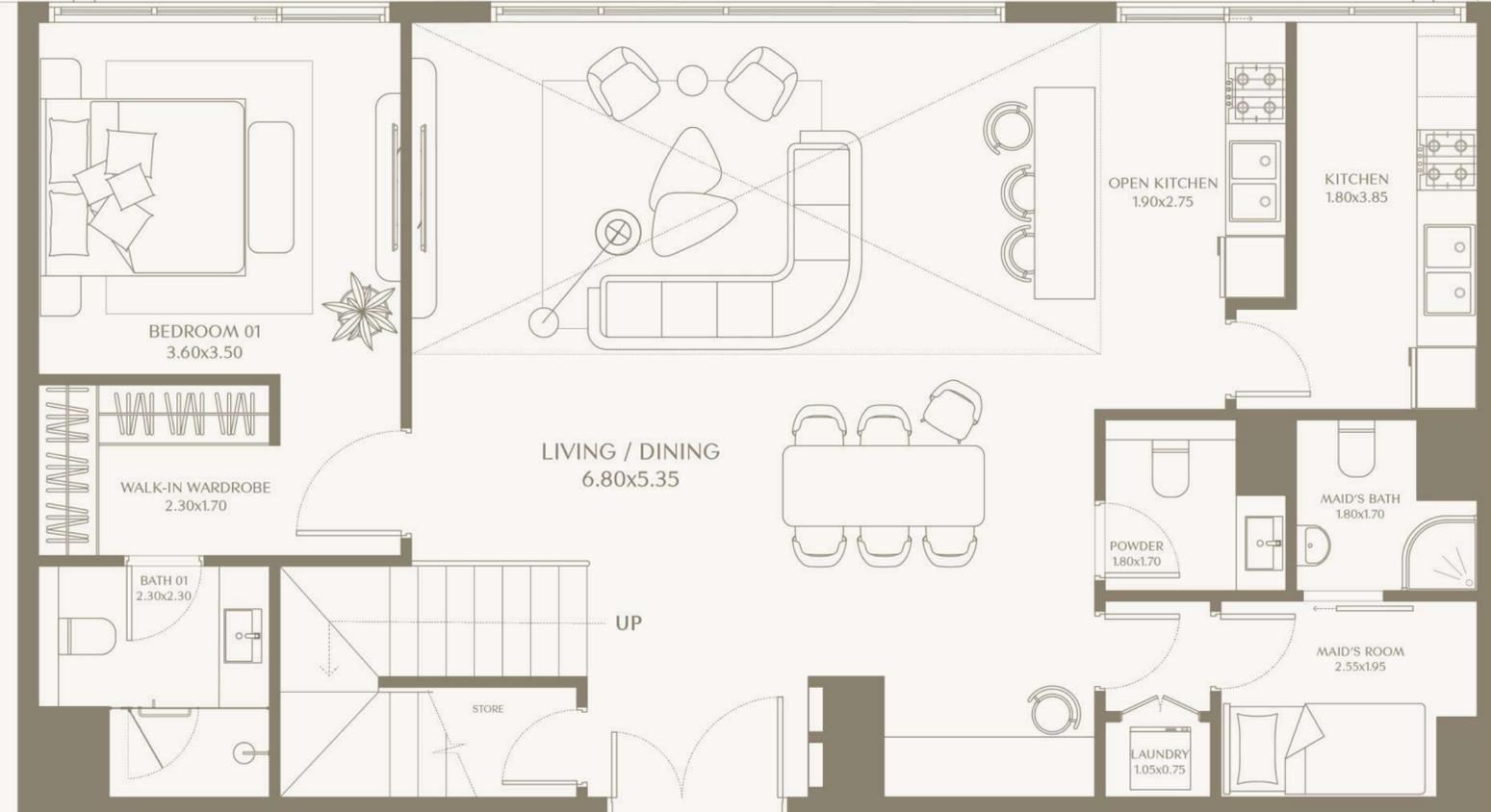
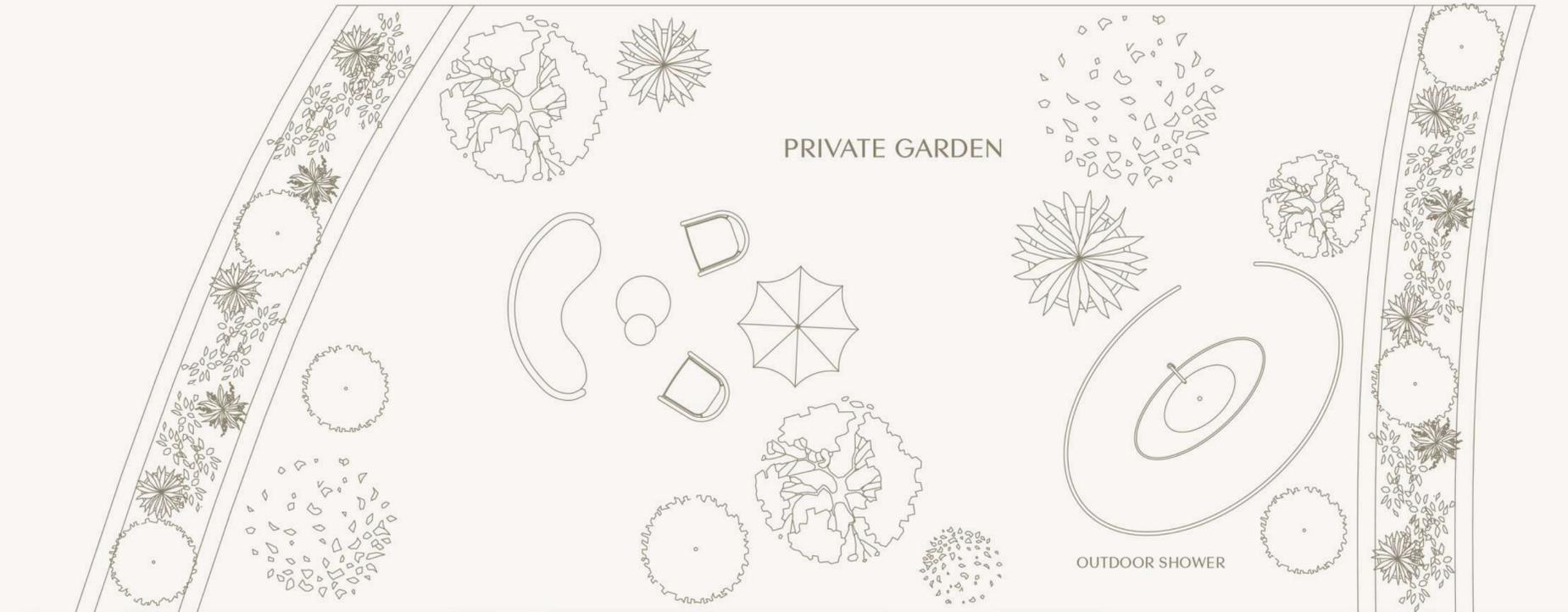
3 BED / 4 BATHS + FAMILY + SERVICE ROOM

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



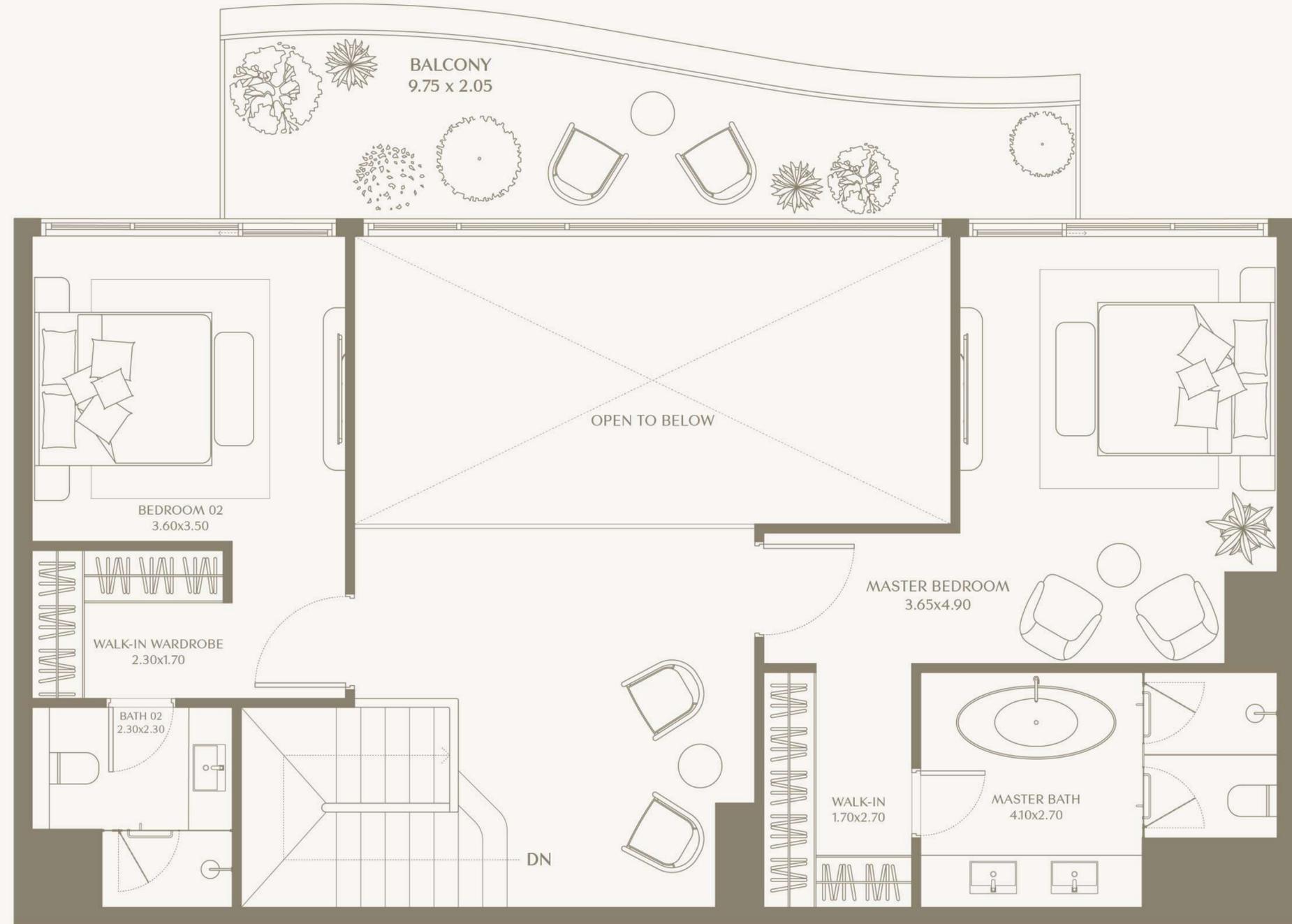


3 BEDROOM /DUPLIX

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

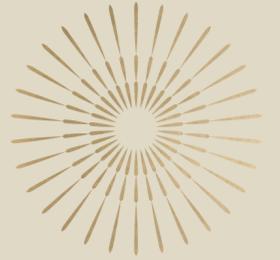




7

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%



PRICING

STARTING FROM...



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

دييار
DEYAAR