

AYA

BEACHFRONT RESIDENCES

UMM AL QUWAIN

RARE BY NATURE

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THE BEACHFRONT IS YOURS. FOREVER



AYA BEACHFRONT RESIDENCES

01.



In A Place Beyond. We Bring You Closer.

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.

From the beginning—and always—it has been important to create a building that captures the spirit of its place. Here, AYA rises as a reflection of its beachfront environment—a brilliant interplay of light, water, and architectural innovation.

The flourishing community of Umm Al Quwain provides a natural setting for the unique waterfront living to be found at AYA. This is more than a residence—it is a landmark of sophisticated coastal living, where every element has been crafted to enhance life by the sea.

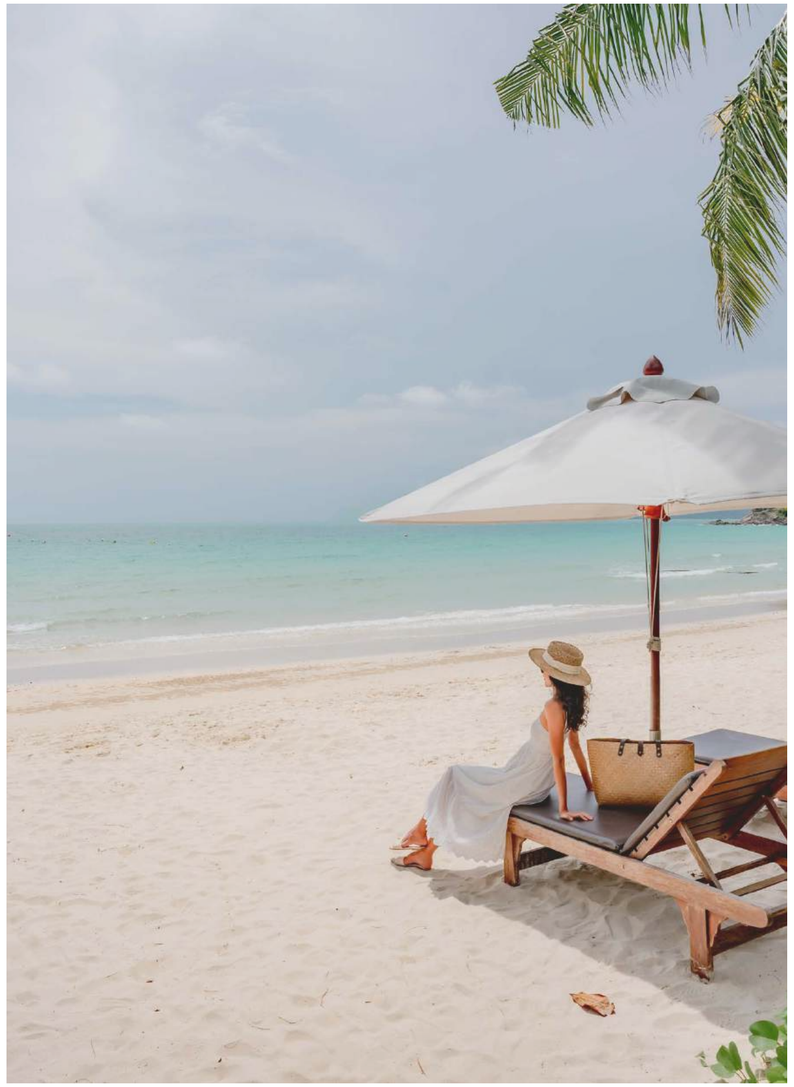
With 442 exquisitely crafted residences spanning gracefully upward, AYA is just as dramatic up close as it is from afar. The arrival experience is defined by a sweeping canopy, as the smooth lines of the porte cochere flow into the grand, double-height lobby. The modern curves are complemented by richly landscaped gardens, while inside, there are striking views of the water at every turn.

A SANCTUARY OF LIGHT AND SPACE, WHERE THE BOUNDARY BETWEEN INSIDE AND OUTSIDE DISSOLVES, CREATING AN INTIMATE CONNECTION WITH THE SEA AND SKY.

A private sanctuary spanning 37,700 square feet of amenities brings retreat living to your doorstep. From the infinity-edge pools to the private beach access, from the wellness facilities to the dedicated children's areas, AYA offers a complete lifestyle where every detail has been considered.

Nowhere else can you find a setting quite like this: a pristine coastal community with life-giving water all around and a visionary approach to modern living. With nothing separating you from nature but floor-to-ceiling glass walls, you can retreat into peaceful surroundings or venture beyond to engage with the vibrant world around you.

Welcome To AYA—
Where The Only Thing That
Separates You From The Ocean,
Is The Sand.







LOCATION

02.



A Coastal Legacy Reborn.





Umm Al Quwain stands as a testament to the UAE's rich coastal heritage, where traditional values harmonize with modern aspirations. This historic emirate, known for its natural beauty and cultural significance, has emerged as a compelling destination for those seeking an authentic connection to both past and future.

Against this backdrop, AYA rises as part of an ambitious vision for Umm Al Quwain's evolution, offering a sophisticated interpretation of waterfront living that honors local culture while embracing contemporary lifestyles.

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:

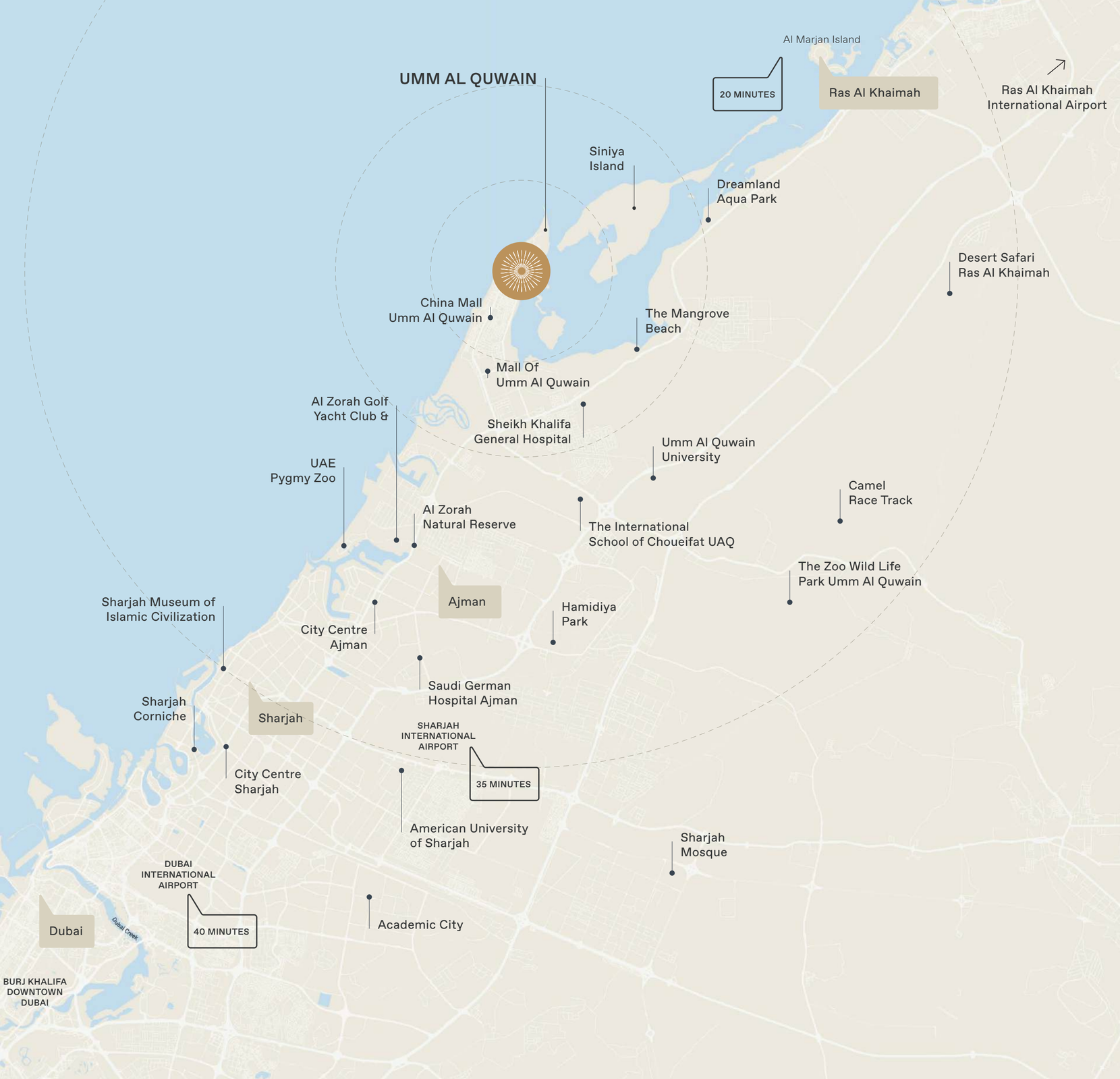
Waterfront retail and dining promenades

Linear parks and walking paths

UAQ Yacht Club

Umm al Quwain Corniche

Local cultural venues such as forts and museums



Neighbourhood Map

CLOSER TO NATURE. CLOSER TO HEART.

In a place beyond,
yet closer than ever.

From this privileged vantage point, residents enjoy:

40 mins
Drive to Dubai International Airport

20 mins
Drive to Al Marjan Island

Easy access to Al Khor Mangroves

Proximity to international schools, healthcare facilities and resorts

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

Connectivity Map





LIFESTYLE & AMENITIES

03.



Nowhere Else Offers A Lifestyle Like AYA.

AYA presents a masterfully orchestrated waterfront lifestyle where every element enhances the art of living. Here, the gentle rhythms of coastal life blend seamlessly with contemporary luxuries, creating an experience that transcends ordinary residential living.



THE CLUBHOUSE

AYA presents a world of unprecedented amenities spanning 37,700 square feet, where every detail has been carefully considered to create a retreat-style living experience. Here, the line between home and resort dissolves, creating an environment where everyday life takes on the character of a perpetual vacation. Every space flows naturally into the next, creating an organic journey through environments designed for both stimulation and serenity.

The amenities at AYA have been conceived not as mere additions, but as essential elements of a complete lifestyle. Every space flows naturally into the next, creating an organic journey through environments designed for both stimulation and serenity. This thoughtful orchestration of spaces ensures that residents have access to everything they desire, precisely when they desire it.

Seeks To Inspire
And Enlighten.

Where moments become memories. (GROUND LEVEL)

At ground level, life at AYA unfolds in a series of elegantly appointed spaces. The grand lobby, with its soaring double-height ceilings, sets the tone for the exceptional experience that awaits. Here, the sophisticated resident's lounge becomes an extension of your home - a place for quiet contemplation or social gatherings, where the boundaries between indoor and outdoor living blur seamlessly.

- Grand lobby with double-height ceilings
- Sophisticated resident's lounge
- Professional fitness centers
- Café and café lounge
- Indoor cinema
- Business center and coworking spaces
- Private dining room
- Adult indoor sports lounge
- Cigar room
- Kids' and family lounge
- Indoor children's pool
- Indoor and outdoor children's play areas
- Café/tea house with indoor and outdoor seating
- Private oasis garden
- Secluded nooks and private shaded seating
- Super-food store
- Retail boutiques including flowers and chocolate shop
- Grooming and self-care salon

FAMILY LOUNGE

KIDS PLAY AREA

SPORTS LOUNGE

Nature plus nurture.
(OUTDOOR)





The outdoor spaces at AYA celebrate the profound connection to water that defines the property. The infinity adult pool appears to merge with the horizon, while the family pool with its splash zone creates a paradise for younger residents.

Carefully positioned cabanas offer private retreats, while the beach cafe becomes a natural gathering point, where residents can enjoy refreshments while taking in the coastal views. Each outdoor space flows naturally into the next, creating a seamless landscape of possibility.

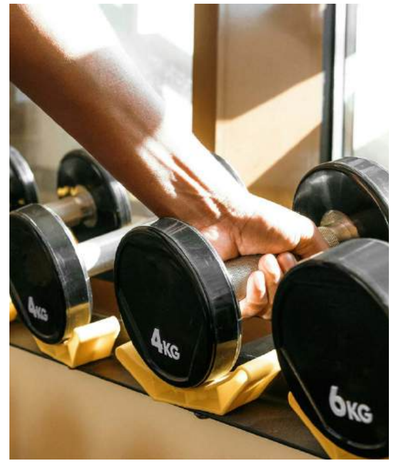
- Infinity adult pool with jacuzzi
- Family pool with splash zone
- Outdoor cabanas
- Outdoor cinema
- Outdoor yoga deck
- Beach café
- Private beach access
- Landscaped gardens and walkways



ADULTS POOL



The eclipse of high style.
(ROOF LEVEL)





The roof level presents a crescendo in AYA's amenity offering. Here, the sunrise & sunset infinity pool provides a transcendent swimming experience with panoramic views. The health club and spa create a sanctuary dedicated to wellness, combining state-of-the-art equipment with spaces for mindful exercise and relaxation.

This level has been designed to maximize the connection with sky and water, creating an environment where fitness and wellness feel both invigorating and meditative.

- Sunrise & Sunset Infinity pool
- Expansive sundeck and seating areas
- Health club & spa
- Steam room and sauna
- Jacuzzi & Plunge Pools
- State-of-the-art gym
- Dedicated yoga studio



At AYA, service is not an afterthought but a foundational element of the living experience. The 24-hour concierge anticipates needs before they arise, while the valet service ensures seamless arrivals and departures. Every service touchpoint has been considered to enhance daily life, from the secure package reception to the comprehensive smart home integration.

These services have been carefully curated to provide both efficiency and discretion, ensuring that residents' needs are met with sophistication and style.

- Reception
- Full-service valet parking
- Parking spaces
- Security

A LIVING EXPERIENCE WHERE EVERY DETAIL IS HANDLED WITH PRECISION AND CARE.

AYA

BEACHFRONT RESIDENCES

UMM AL QUWAIN

ENTRANCE



ARCHITECTURE & DESIGN

04.



Form Follows Horizon.

Rising gracefully along the Al Khor waterfront, AYA's architecture makes a bold yet elegant statement.



It’s distinctive silhouette transforms the skyline while respecting the natural beauty of its setting. This is architecture that responds to its environment, where every angle and curve serves both form and function.

The building's design draws inspiration from the fluid movement of water and the play of light across its surface. Each facade has been carefully composed to create a dynamic presence that changes throughout the day, reflecting the sun's journey from dawn to dusk. This constant dialogue between building and environment creates a living architecture that feels both timeless and contemporary.

ARCHITECTURALLY FLAWLESS

Innovation at AYA goes far beyond mere aesthetics. The building employs cutting-edge technology and thoughtful design to create environments that enhance wellbeing while minimizing environmental impact. The integration of natural light has been carefully calibrated through sophisticated computer modeling, ensuring that each space receives optimal illumination while maintaining comfort and energy efficiency.

The true measure of architectural excellence lies in the details. AYA's impressive statistics tell only part of the story - behind every number is a careful consideration of how space can be optimized for flourishment. The building's configuration has been meticulously planned to maximize views, ensure privacy, and create efficient circulation patterns that enhance daily life.

The Science Of Serenity.



From the graceful sweep of its ground-floor entrance to the crowning terraces above, each level has been designed to create a sense of arrival and belonging. The relationship between private and public spaces has been carefully orchestrated to provide both community and seclusion as desired.

Building Specifications

B+G8+F+R
Configuration

147,000 sq.ft
Plot area

717,700 sq.ft
Total built-up area

37,700 sq.ft
Amenities space

442 sq.ft
Total residences

THE MAGNITUDE OF BEAUTY.





RESIDENCES & INTERIORS

05.



Come home, just to escape it all.





From the moment the elevator opens into their private vestibules, residents experience the exceptional quality that defines AYA. Each residence has been crafted to maximize views and light while providing unprecedented levels of comfort and sophistication. Floor-to-ceiling windows frame spectacular vistas of Al Khor waters, while generous terraces create seamless transitions between indoor and outdoor living.

A PERFECT COMPOSITION.



WHERE DETAILS ARE TIMELESS EXPRESSIONS

Signature & Premium Residences

ONE BEDROOM RESIDENCES

680 sq.ft

Average Size

Perfect proportions meet intelligent design. Ideal for those who appreciate refined efficiency and sophisticated comfort. Floor-to-ceiling windows frame water views while smart layouts maximize every square foot.

TWO BEDROOM RESIDENCES

1,200 sq.ft

Average Size

Gracious spaces for modern living. These thoughtfully designed residences offer flexible living areas and generous proportions, creating ideal homes for both entertaining and private life.

THREE BEDROOM RESIDENCES

1,900 sq.ft

Average Size

Where luxury finds its natural expression. Expansive living spaces flow seamlessly from room to room, while premium finishes and abundant natural light create an atmosphere of understated elegance.

At AYA present an extraordinary range of living possibilities,
each executed with meticulous attention to detail:





Beach Homes Collection

THREE BEDROOM
SIMPLEX & DUPLEX

4,700sq.ft
Average Size

Life elevated across two magnificent floors. These duplex residences offer the space and flexibility of a villa with the convenience of apartment living. Multiple terraces provide different perspectives on waterfront life.

FOUR BEDROOM
SIMPLEX & DUPLEX

5,100sq.ft
Average Size

The ultimate expression of double-height living. Dramatic volumes and sophisticated spaces combine to create homes of rare distinction, with premium appointments throughout and extensive outdoor living areas.

Nestled at the water’s edge, the Beach Homes offer an intimate connection to the shoreline, blending refined living with the rhythm of the tides. These exquisite duplex residences elevate beachfront luxury with private beach access, expansive terrace gardens, and secluded pools, creating a personal retreat unlike any other. Here, the boundaries between home and horizon dissolve.

A CELEBRATION OF DESIGN.

The Sky Collection

THE PENTHOUSES

5,700sq.ft

Average Size

Crowning jewels of exceptional refinement. These limited-edition residences offer unprecedented levels of luxury, with sweeping views, private terraces, and interior specifications that set new standards for sophisticated living.

THE SKY VILLAS

7,500sq.ft

Average Size

A masterpiece of space and light. These extraordinary homes represent the pinnacle of waterfront living, with double-height spaces, panoramic views, and appointments that exceed every expectation.

Crowning AYA are its most exceptional offerings - the Penthouses and Sky Villas. These remarkable residences redefine luxury living through their extraordinary proportions and unparalleled appointments. Here, volume and light create living spaces of rare distinction, while expansive terraces offer private domains in the sky.



The Art of Interior Living.

Within each residence, every detail has been considered to create environments of unparalleled refinement. The material palette draws inspiration from the coastal setting, with natural textures and tones creating a sophisticated backdrop for living. Kitchens become culinary theaters, with premium appliances and thoughtful layouts enabling both everyday meals and gracious entertaining.

Signature Features

- Floor-to-ceiling windows maximizing natural light
- Smart home technology throughout
- Premium fixtures and finishes
- Fitted kitchens with high-end appliances
- Generous storage solutions
- Acoustic panels for advanced sound insulation
- Double-glazed windows and insulated walls to enhance comfort
- Enhanced indoor air quality



Sanctuary Spaces

Bathrooms at AYA are crafted with the same attention to detail that defines every space, where premium materials and thoughtful design create sanctuaries conceived as private spa retreats.

- Premium fixtures and finishes
- Quality materials throughout
- Thoughtful space planning
- Generous storage solutions



A legacy

of quality.

EVERY RESIDENCE AT AYA HAS BEEN DESIGNED NOT JUST AS A HOME, BUT AS A LEGACY.

The attention to detail, quality of materials, and excellence of execution create living spaces that will be cherished for generations. From the practical considerations of daily life to the refined touches that elevate the extraordinary, these residences represent the pinnacle of contemporary waterfront living.



SUSTAINABILITY

06.



A vision of tomorrow.

Sustainability at AYA is not a mere addition but a fundamental principle that informs every aspect of the design.



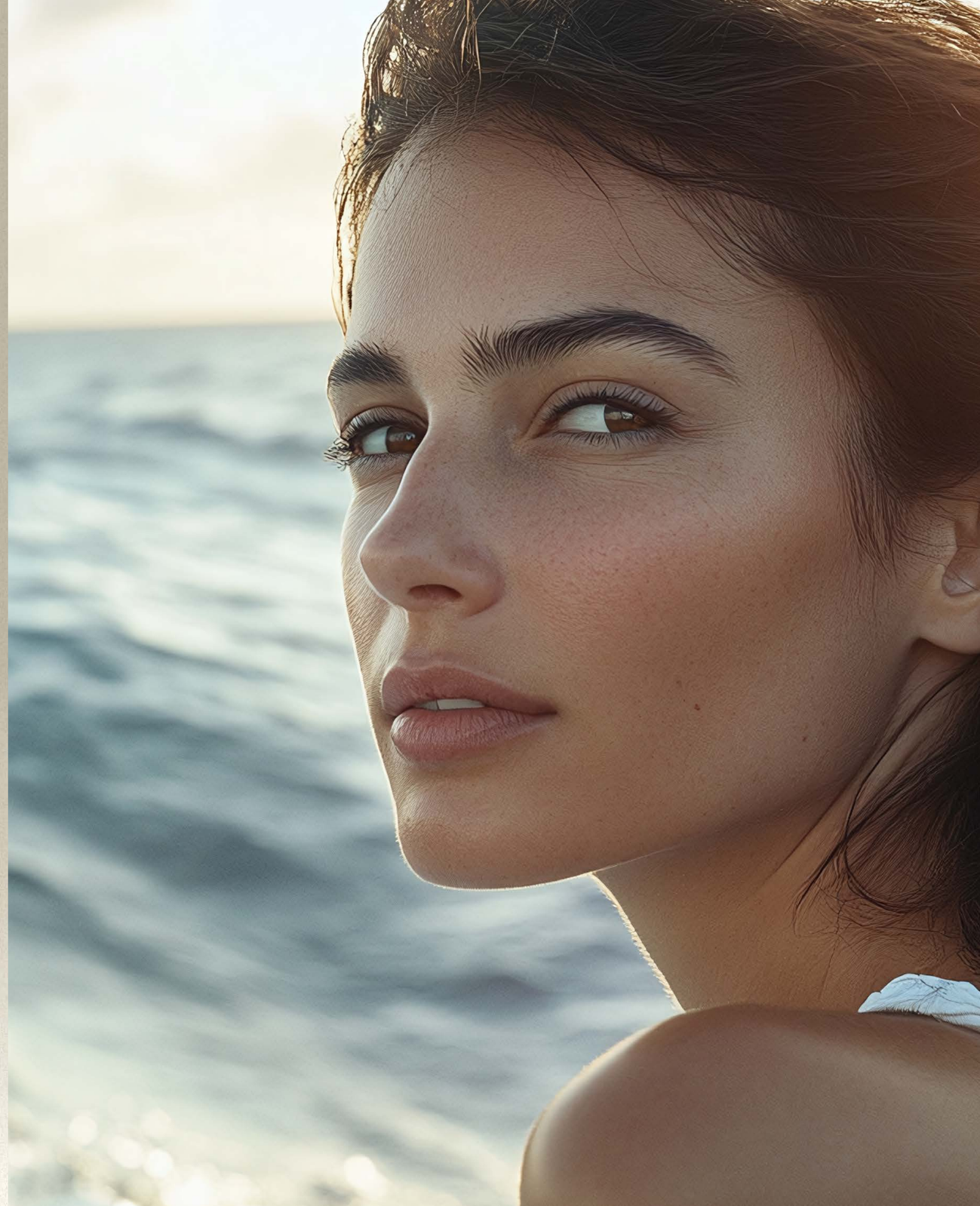
The building's environmental strategies work in concert to reduce resource consumption while enhancing comfort and livability. From the careful selection of materials to the integration of energy-efficient systems, every decision has been made with both immediate comfort and long-term sustainability in mind.

The result is a building that not only meets today's environmental standards but anticipates tomorrow's requirements. This forward-thinking approach ensures that AYA will remain at the forefront of sustainable design while providing an unparalleled living experience for generations to come.

Each architectural element has been carefully considered to create homes that are not only beautiful but environmentally responsible and fundamentally livable. The result is a building that works in harmony with its environment while providing an unparalleled living experience.

Sustainability Features

- Daylight integration through architectural design
- Environmentally friendly and locally sourced materials
- High-efficiency AC units & optimized HVAC systems
- Energy-efficient LED lighting throughout
- Energy recovery ventilation systems meeting latest ASHRAE regulations
- Air filters provided
- Sustainable wood sourcing
- Zero asbestos materials





DEVELOPER

07.



A vision of tomorrow.



DEYAAR

For two decades, Deyaar Development PJSC has shaped Dubai's skyline with landmark projects that define modern living. A visionary force in real estate development, Deyaar has consistently delivered properties that combine innovative design with exceptional quality.

WITH OVER 75 MILLION SQ.FT. OF DEVELOPED REAL ESTATE, DEYAAR BRINGS CONSIDERABLE EXPERTISE AND FINANCIAL STRENGTH TO EVERY PROJECT.

A Legacy of Achievement.

The company's portfolio showcases:

- Premium residential towers
- Commercial landmarks
- Retail destinations
- Hospitality projects

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