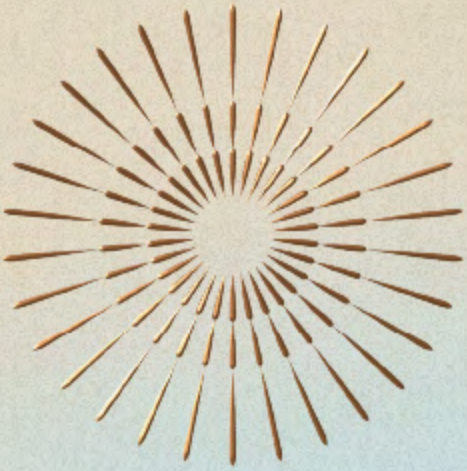


AYA

BEACHFRONT RESIDENCES

UMM AL QUWAIN

RARE BY NATURE

Aya redefines beachfront living in Umm Al Quwain, seamlessly blending visionary design with undulating terraces and breathtaking views of the Arabian Gulf and Al Khor mangroves.

WELCOME TO AYA, WHERE THE ONLY THING THAT SEPARATES YOU FROM THE OCEAN, IS THE SAND.

147,000 SQ.FT.
Plot Area

B+G+8F+R
Configuration

442
Total Residences

35+
Amenities

37,700 SQ.FT.
Amenities Space

With 442 curated residences, Aya's striking silhouette rises gracefully, offering an arrival experience defined by a sweeping porte cochère, grand double-height lobby, and lush gardens. A 37,700 sq. ft. private sanctuary of amenities—from infinity pools to a private beach, wellness facilities, and children's areas—creates a seamless retreat where nature and modernity exist in perfect harmony.

THE BEACHFRONT IS YOURS. FOREVER.

Designed to reflect its surroundings, Aya is an architectural expression of light, water, and innovation. Set within a flourishing coastal community, it is more than a residence—it is a landmark of sophisticated living where every detail enhances life by the sea.

A COASTAL LEGACY, REBORN.

UMM AL QUWAIN: UAE'S HIDDEN GEM

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 beachfront living that honors local culture while embracing contemporary lifestyles.

LOCATION

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

From this privileged vantage point, residents enjoy:

- Easy access to Al Khor Mangroves
- 30-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.

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

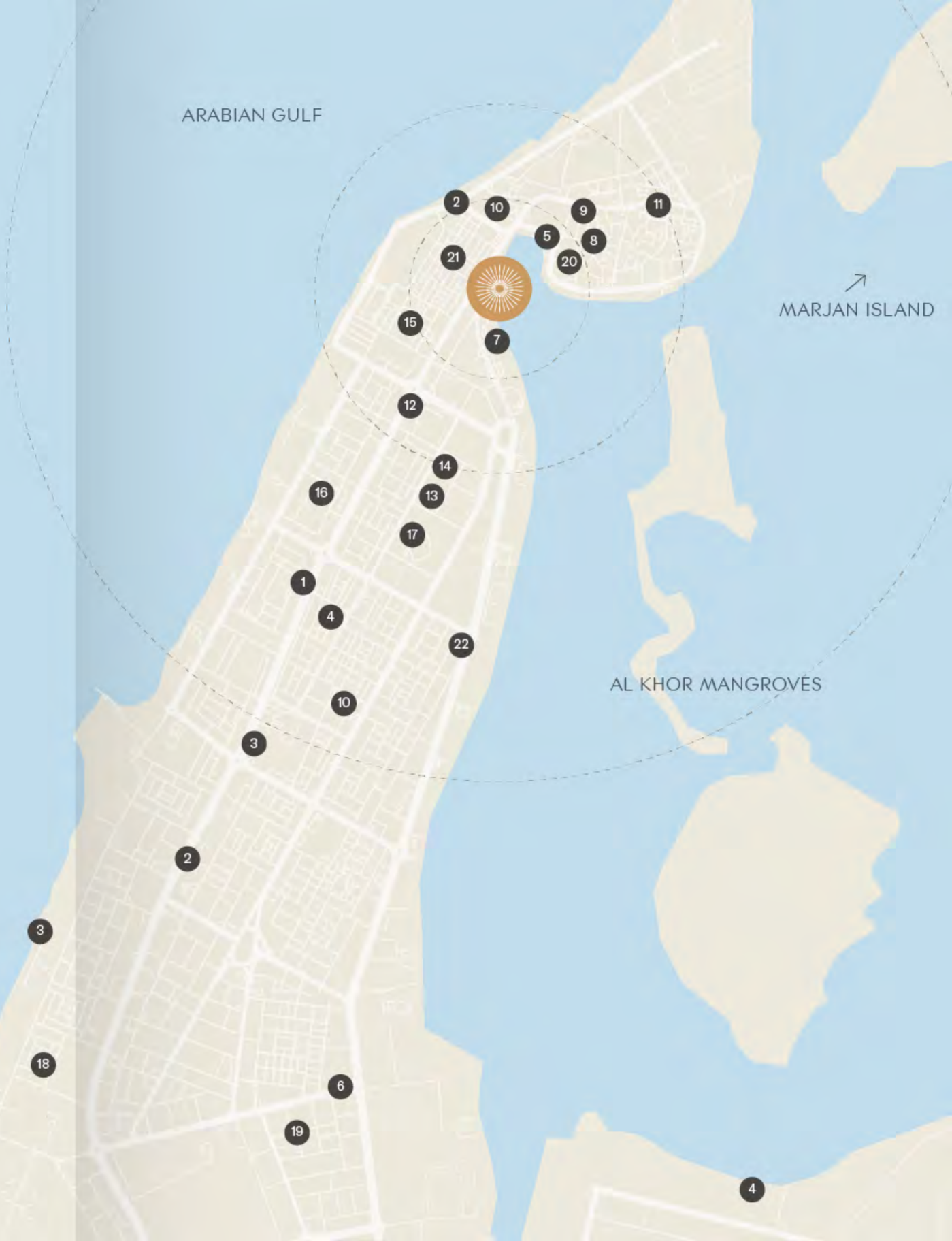
12. Umm Al Quwain Hospital
13. Umm Al Quwain Public Health
14. Maternal & Child Health Center

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



LIFESTYLE & AMENITIES

Aya presents a masterfully orchestrated beachfront lifestyle where every element contributes to human flourishment and an intimate community. Here, the gentle rhythms of coastal life blend seamlessly with contemporary luxuries, creating an experience that transcends ordinary residential living.

NOWHERE ELSE OFFERS A LIFESTYLE LIKE AYA.

THE JOY OF BELONGING

CLUB HOUSE

GROUND LEVEL AMENITIES

GRAND LOBBY WITH DOUBLE-HEIGHT CEILINGS

PROFESSIONAL FITNESS CENTER

SOPHISTICATED RESIDENT'S LOUNGE

CAFE & CAFE LOUNGE

INDOOR CINEMA

BUSINESS CENTER AND CO-WORKING SPACES

ADULT INDOOR SPORTS LOUNGE

CIGAR ROOM

FAMILY LOUNGE

INDOOR & OUTDOOR CHILDREN'S PLAY AREAS

CHILDREN'S POOL

CAFE/TEA HOUSE WITH INDOOR AND OUTDOOR SEATING

SUPER-FOOD STORE

GROOMING & SELF-CARE SALON

RETAIL BOUTIQUES INCLUDING FLOWERS & CHOCOLATE SHOP

SECLUDED NOOKS AND PRIVATE SHADED SEATING

OUTDOOR SEATING

WHERE MOMENTS

BECOME MEMORIES.

A PERFECT COMPOSITION

SOCIAL POOL

LARGE SANCTUARY SPACES FOR THE LITTLE ONES

INDOOR CHILDREN PLAY AREA

YOUR ARENA FOR SPORTING LEISURE

SPORTS LOUNGE

OUTDOOR AMENITIES

OUTDOOR CINEMA

FAMILY POOL WITH SPLASH ZONE

OUTDOOR CABANAS

INFINITY ADULT POOL WITH JACUZZI

OUTDOOR YOGA DECK

BEACH CAFE

PRIVATE OASIS GARDEN

LANDSCAPED GARDENS AND WALKWAYS

PRIVATE BEACH ACCESS

ROOF LEVEL AMENITIES

SUNRISE & SUNSET INFINITY POOL

EXPANSIVE SUNDECK & SEATING AREAS

DEDICATED YOGA STUDIO

STEAM ROOM AND SAUNA

JACUZZI & PLUNGE POOLS

STATE-OF-THE-ART HEALTH CLUB

LIFESTYLE ESSENTIALS

RECEPTION

VALET PARKING

PARKING SPACES

BUILDING SECURITY

SMART HOME TECHNOLOGY

COME HOME, JUST TO ESCAPE IT ALL.

RESIDENCES & INTERIORS

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.

PICK YOUR PARADISE.

AYA RESIDENTIAL COLLECTION

STANDARD UNITS

SPECIAL UNITS

Premium Residences

1-3 BR UNITS
HORIZON VIEW

Beach Homes Collection

GROUND FLOOR
DUPLEX UNITS

Signature Residences

1-3 BR UNITS
BEACH VIEW

Sky Collection

PENTHOUSES

SKY VILLAS

Signature FEATURES

Floor-to-ceiling windows
maximizing natural light

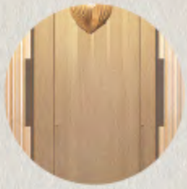
Enhanced
indoor air quality

Double-glazed windows and
insulated walls to enhance comfort

Fitted kitchens with
high-end appliances

Premium fixtures
and finishes

Acoustic panels for
advanced sound insulation



Generous
storage solutions

Smart home
technology throughout

UNIT TYPES	AVERAGE SIZE
ONE-BEDROOM RESIDENCE	680
TWO-BEDROOM RESIDENCE	1,200
THREE-BEDROOM RESIDENCE	1,900

VIEWS TO BE CELEBRATED

LIVING ROOM

TIMES COMES TO A HALT IN AWE

MASTER BATHROOM

THE PINNACLE OF LUXURY.

Beach Homes Collection

Discover beachfront luxury living with these duplex residences, featuring private beach access with terrace gardens, and secluded pools where home seamlessly meets the horizon.

UNIT TYPES	AVERAGE SIZE
THREE-BEDROOM DUPLEX	4,700
FOUR-BEDROOM DUPLEX	5,100

The Sky Collection

Expansive penthouses and sky villas crown Aya, offering extraordinary living spaces with soaring ceilings, abundant light, and private outdoor terraces with private pools high above the bay.

UNIT TYPES	AVERAGE SIZE
PENTHOUSE	5,700
SKY VILLA	7,500

A VISION OF TOMORROW

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

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

PIONEERS OF EXCELLENCE

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 and asset management, Deyaar has consistently delivered properties that combine innovative design with exceptional quality.

A LEGACY OF ACHIEVEMENT.

With over 75 million square feet of developed real estate, Deyaar brings considerable expertise and financial strength to every project. The company's portfolio showcases:

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

AYA

BEACHFRONT RESIDENCES

UMM AL QUWAIN

ديار
DEYAAR