

AYA

BEACHFRONT RESIDENCES

UMM AL QUWAIN



RARE BY NATURE

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.

AYA Beach Residences





A Coastal Legacy Reborn.

Location



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

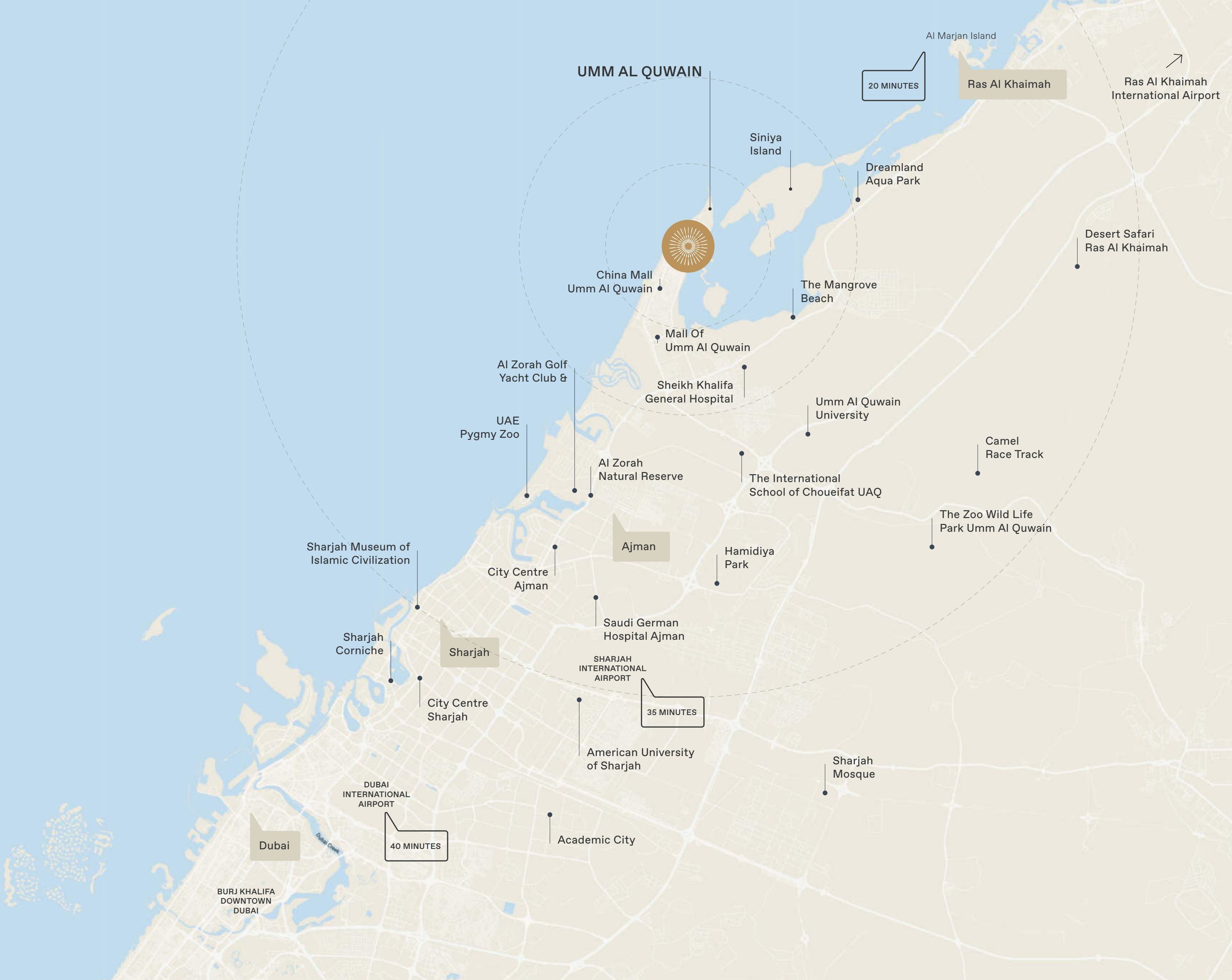


Umm al Quwain Corniche



Local cultural venues such as forts and museums

Neighbourhood Map



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.

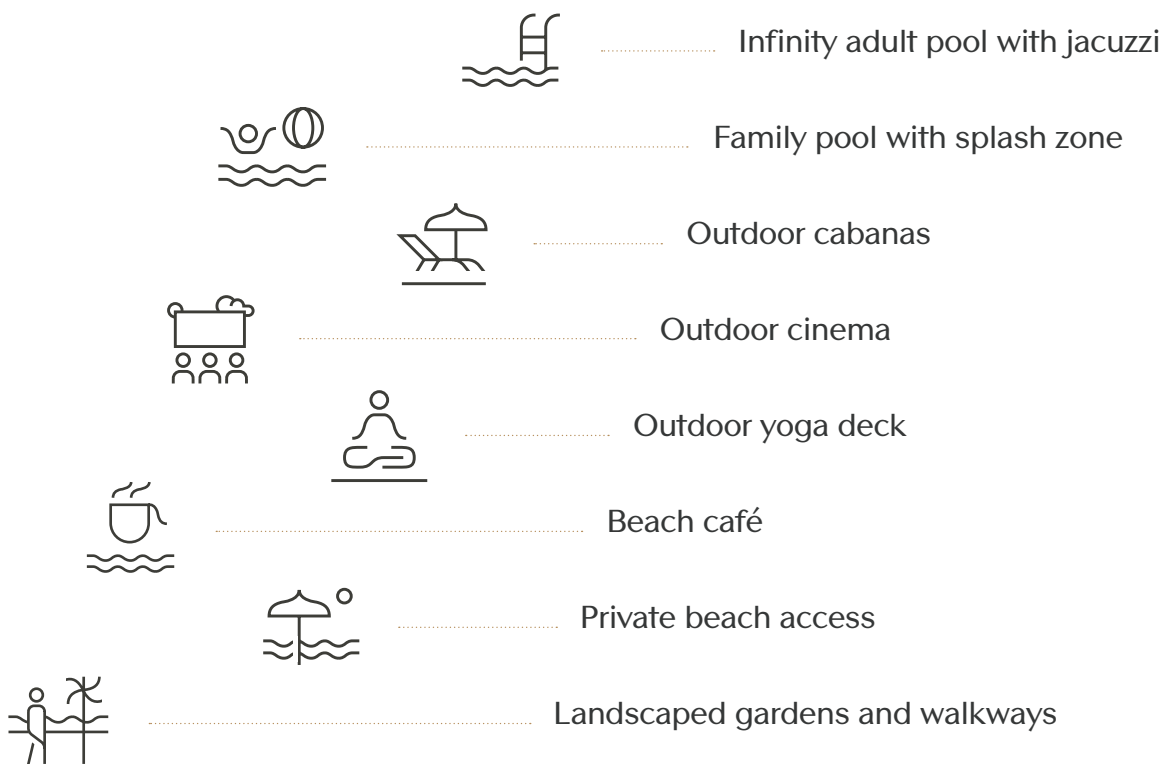


Nature plus nurture.
(OUTDOOR)



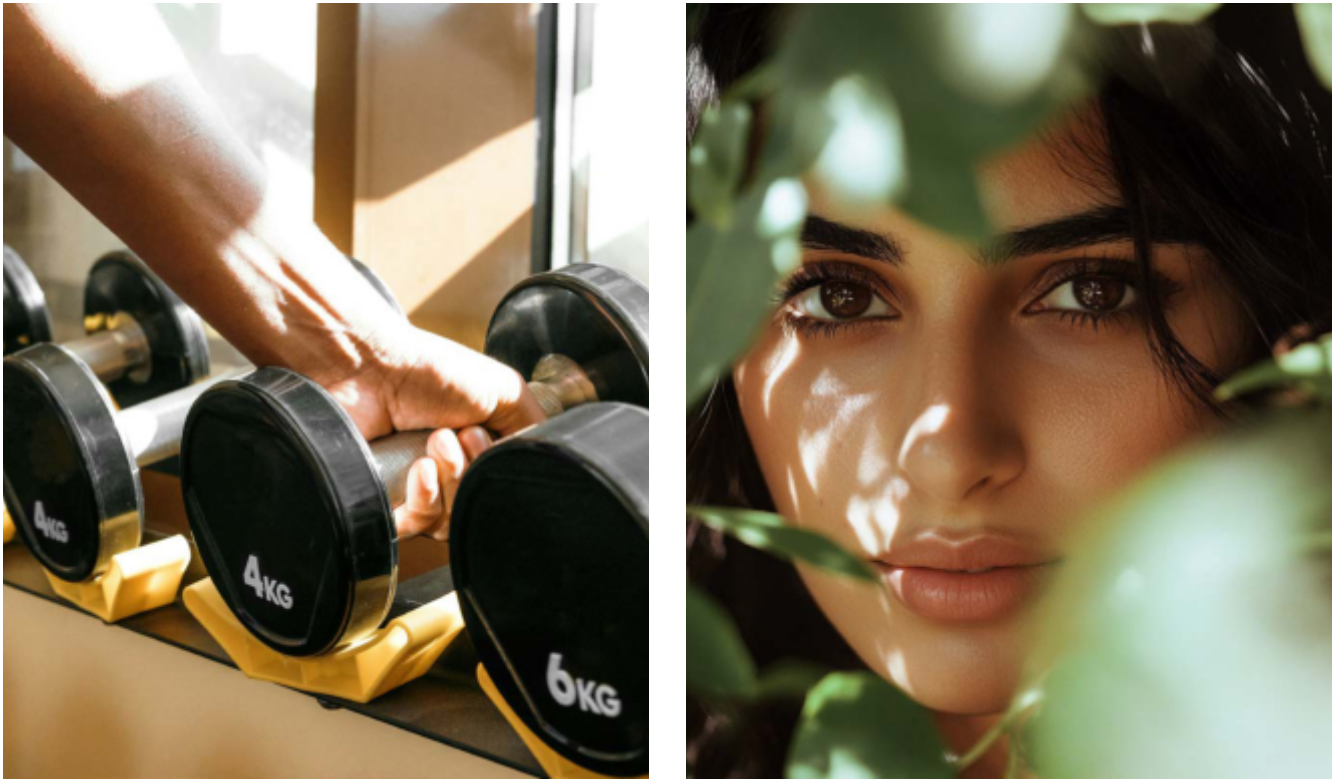
The outdoor spaces at AYA celebrate the profound connection to water that defines the property. The infinity adult pool appears to merge with the horizon, while the family pool with its splash zone creates a paradise for younger residents.

Carefully positioned cabanas offer private retreats, while the beach café 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.



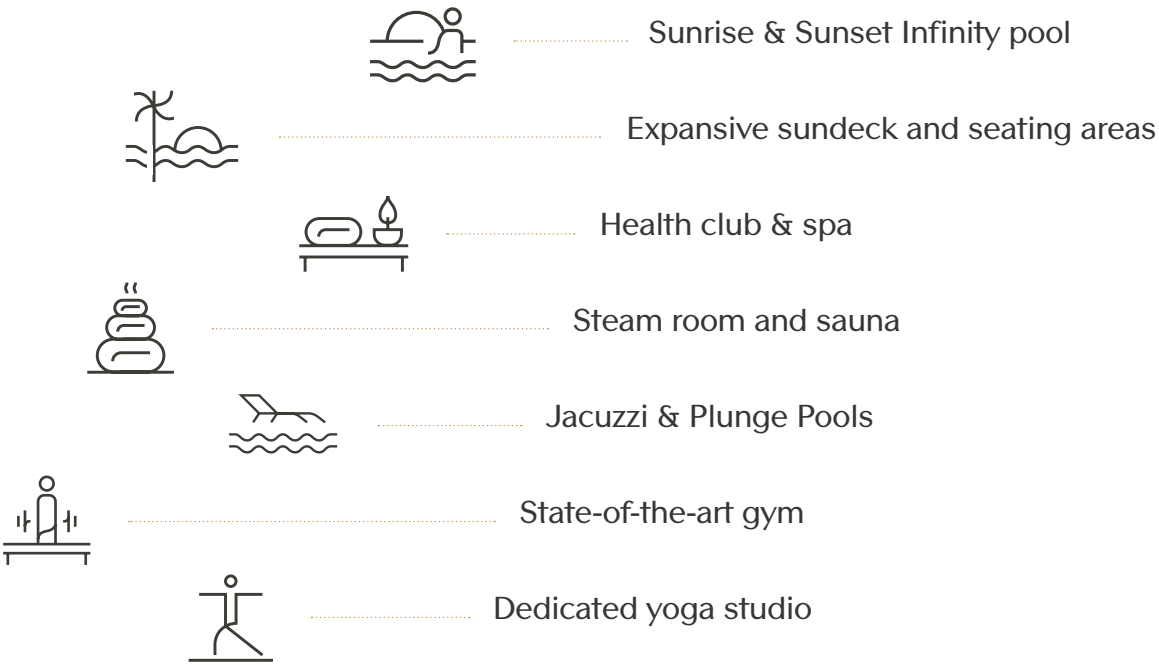


The eclipse of high style.
(ROOF LEVEL)



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.



The art of service.



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.



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



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 flourishing. 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.

Architecture & Design



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

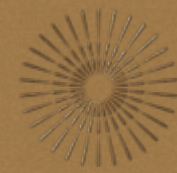
Total built-up area

37,700 sq.ft

Amenities space

442 sq.ft

Total residences



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.

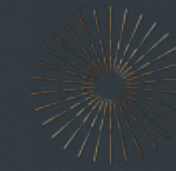
THREE BEDROOM RESIDENCES

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

4,700_{sq.ft}
Average Size

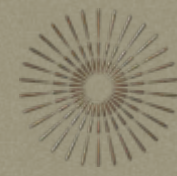
Life elevated across two magnificent floors. These duplex residences offer the space and flexibility of a villa with the convenience of apartment living. Multiple terraces provide different perspectives on waterfront life.

FOUR BEDROOM
SIMPLEX & DUPLEX

5,100_{sq.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.



The Sky Collection

THE PENTHOUSES

5,700_{sq.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

7,500_{sq.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

Residences & Interiors



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

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





A vision of tomorrow.

Developer

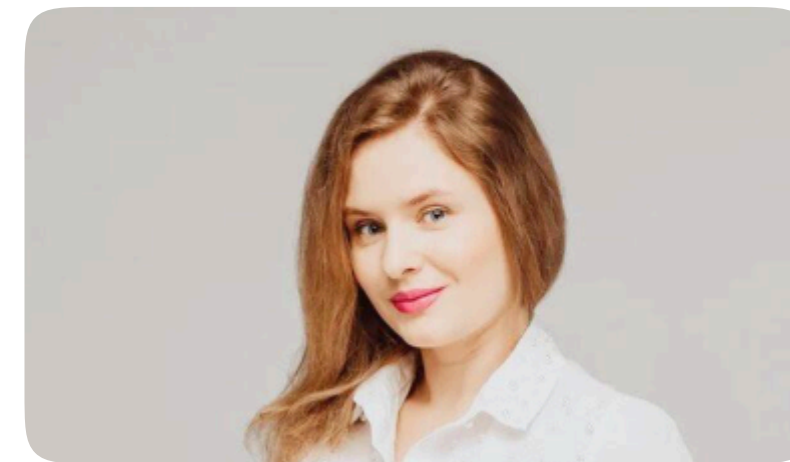


For two decades, Deyaar Development PJSC has shaped Dubai's skyline with landmark projects that define modern living. A visionary force in real estate development, Deyaar has consistently delivered properties that combine innovative design with exceptional quality.

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