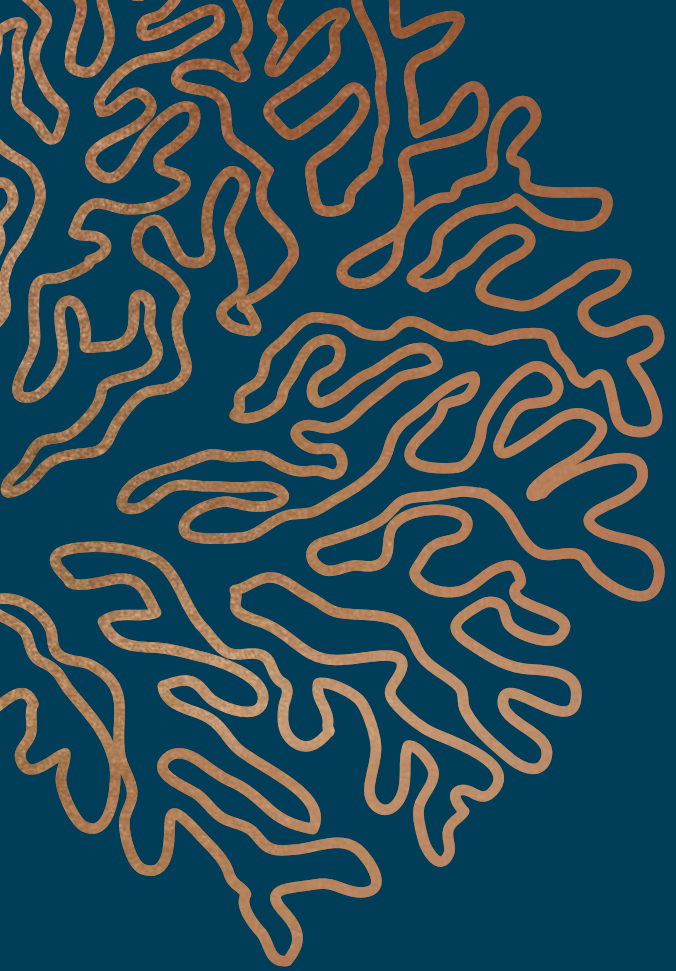




المنارة

WAY OF WATER

DUBAI



THE FIVE GENERATIONS OF REAL ESTATE

A Journey Through Time

Generation 5: Regenerative Architecture & Holistic Systems

Eywa exemplifies this era, where buildings are living ecosystems promoting human wellbeing. They incorporate advanced technologies, bio-integrated food production, and holistic designs that foster a deep connection with nature and community.

Generation 4: Sustainable but Incomplete

Eco-friendly developments emerged, focusing on solar power and green materials. However, the emphasis on resources overshadowed human experience, leaving the potential for emotional and spiritual nourishment unfulfilled.

Generation 3: The Age of Electricity, Consumption & Disconnection

With the advent of electric lighting and mass-produced materials, architecture became a tool for economic expansion, leading to toxic indoor environments and a disconnection from nature.

Generation 2: Pre-Electric Sacred Civilizations

Characterized by energy-centric designs like temples and pyramids, this era integrated cosmic geometry and sacred materials, creating spaces that activated spiritual energy and aligned with the cosmos.

Generation 1: Shelter & Survival

From caves to mud huts, early structures provided basic safety and fostered community living, utilizing natural materials and ventilation that connected inhabitants with the Earth.



The Future of Luxurious Living

Discover Eywa Way of Water, a groundbreaking residential building that embodies Generation 5 regenerative architecture. More than just a home, Eywa is a living ecosystem designed to enhance human potential and wellbeing. Our residences integrate advanced air purification, structured water systems, and biophilic designs that harmonize with nature, creating a sanctuary for mind, body, and spirit. Experience wellness-oriented spaces, smart maintenance systems, and vibrant community areas that nurture connection and creativity.

Join us in redefining luxury living for a sustainable future—where every home is a temple of vitality, legacy, and love.

THE MOST HEALTH-CONSCIOUS & UNIQUE BUILDING

Eywa is a global brand setting new standards for eco-friendly and sustainable living, focused on improving health and well-being. It caters to the needs of affluent individuals for a successful and prosperous life.

At Eywa, buildings are viewed as an ecosystem that integrates humanity's knowledge about creating spaces that harmonize all aspects and levels of human life. It embodies the essence of service, the finest quality architecture and design, combined with the implementation of ancient wisdom about humans and the latest technologies that influence the health of the body, mind, and soul.



BRANDS & COLLABORATIONS

Experience the pinnacle of luxury living, where the finest craftsmanship and artistry are realized through collaborations with 22 of the world’s leading brands.

IRONMONGERY

GYM EQUIPMENT



A LOCATION CHOSEN WITH INTENTION

For well-being, access, and energetic harmony

The location combines unique features for a healthy, harmonious and comfortable life. Almost 10-15 minutes to everything: the sea, the best schools, and restaurants offering stunning views of the largest reservoir of the Dubai Canal and Burj Khalifa, Downtown promising a curated aesthetic experience from dawn to dusk.

This land was not chosen by chance. Its selection was after a careful study and the most positive conclusions from the specialists of Vastu Shastra and the underground energy of the land for your wealth and longevity.

*Marasi Drive, Business Bay,
Dubai, UAE*

Google Maps

EYWA TREE OF LIFE

EYWA WAY OF WATER

EYWA TREE OF LIFE

EYWA WAY OF WATER



DEVELOPED BY R•EVOLUTION

THE BEAUTY OF YOUR HOME

Architecture & Design



Zane Tetere-Sulce
PROJECT ARCHITECT
& INTERIOR DESIGNER

We invite you to a wonderfully enriching lifelong adventure filled with beauty, awareness, and ease of being. Leading experts in storytelling, biophilia, and neuroarchitecture with the genius of the company OAD — architect Zane Tetere—were involved in the development.

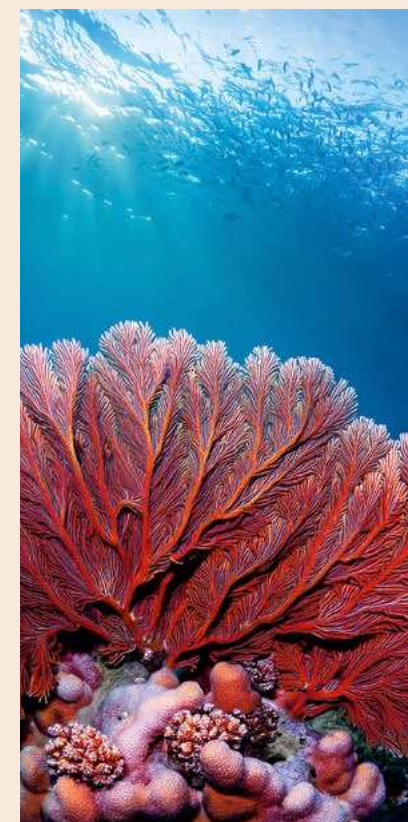
Architecture & Design: OAD
Lead Design Consultants: John R Harris & Partners
Interior Design: OAD

THE BEAUTY OF THE OCEAN

Architecture & Design

Recall the feeling you experienced underwater in the ocean: calmness, strength, time standing still, the vividness of colors and sensations, stingrays and turtles swimming among corals. Remember the peaceful, positive fatigue, deep restoration and sleep you felt.

Through sound, light, scents, tactile sensations, and architectural art objects, at Eywa - Way of Water, we bring back these sensations by creating a beautiful ocean around you.



THE BEAUTY YOU DESERVE

Architecture & Design

The building resembles a giant mangrove tree with luxurious ceramic trunks and roots, between which stingrays, turtles, sea urchins, and corals are frozen in service to people. This home is an invitation to feel the boundless beauty and power of Mother Nature—the ocean.

Let it awaken your energy and spirit as you find inspiration for new achievements and love in your life. The beauty of this home reflects the beauty of the ocean —the beauty that surrounds you, the beauty within you, and the beauty of your choices.





الشارقة
WAY OF WATER
DUBAI

WILDLIFE IN DESIGN

Each architectural masterpiece within this project is a living work of art, beckoning visitors to connect with the natural world, fostering a deep reverence for the mysteries and marvels of the ocean.



عشرا
WAY OF WATER
DUBAI

DEVELOPED BY R·EVOLUTION

MAIN ENTRANCE



هشام
WAY OF WATER
DUBAI

DEVELOPED BY R·EVOLUTION

RESIDENCE TERRACES





DEVELOPED BY R•EVOLUTION



AWARDS

R.Evolution has won three awards at the 2025–2026 Arabian, Dubai & Saudi Arabian Property & Hotel Awards!

Our project EYWA The Way of Water was recognized in the following categories:

- **Apartment / Condominium Development – Dubai**
- **Residential High Rise Development – Dubai**
- **Single Apartment / Condominium – Dubai**

HEALTHSPAN, LIFESPAN, WEALTHSPAN

Confirmed by the World Leading
Independent Institutions

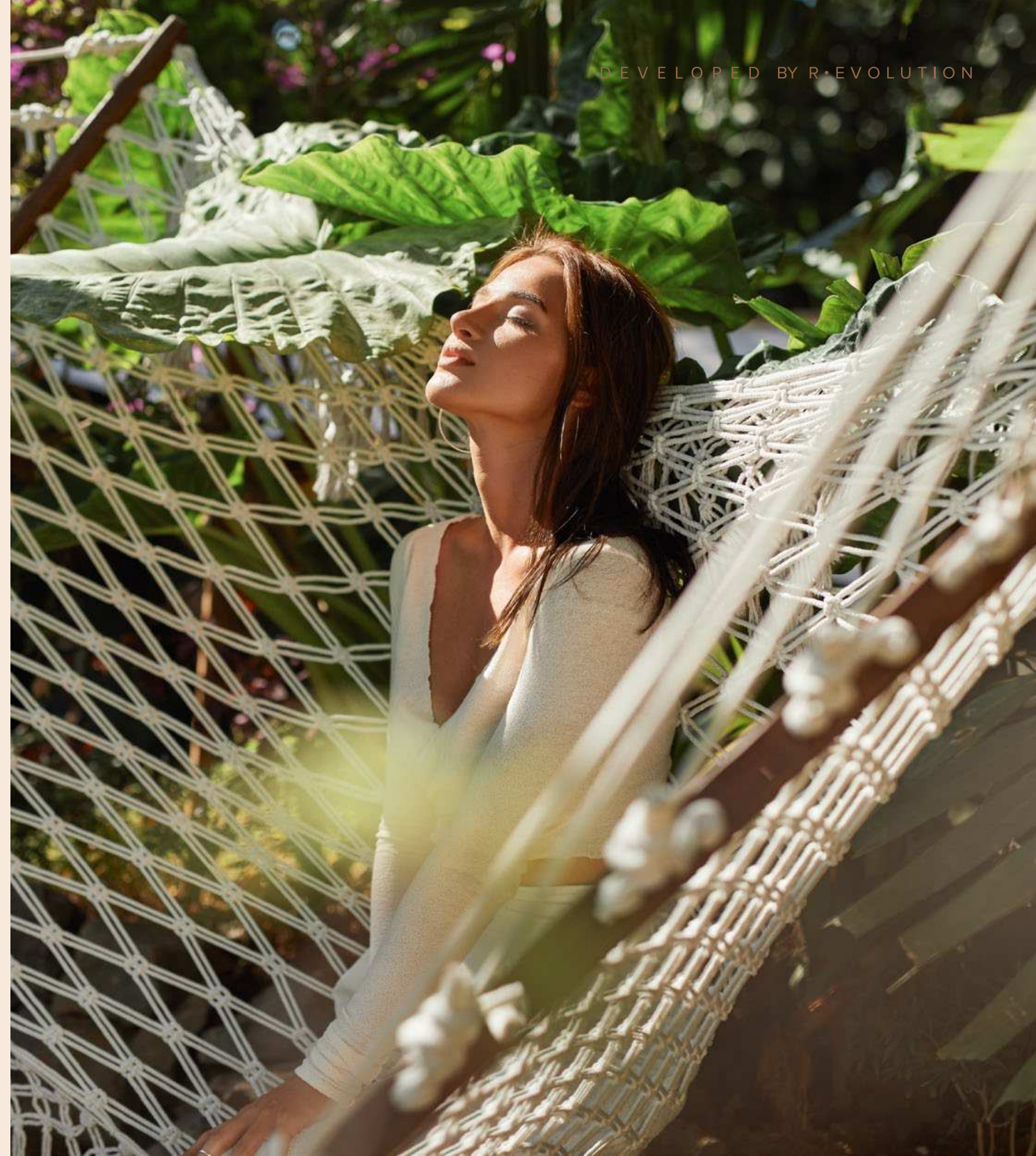
R.Evolution's priorities as a developer are to promote wellbeing, energy efficiency, sustainability and regeneration. It's our mission to be responsible for our planet and bring together communities and our residents closer to nature.

Eywa will be certified as LEED Platinum, WELL Platinum, and WiredScore Platinum by some of the most respected independent global institutions.

LEED Platinum - the highest sustainable quality materials and technical solutions used in the building development.

WELL Platinum - a beneficial impact on your health: both mental and physical wellbeing and longevity.

WiredScore Platinum - superior digital connectivity, reliable high-speed internet, and future-proof infrastructure for a seamless living and working experience



EYWA HOLISTIC WELL-BEING LONGEVITY ECOSYSTEM

ARCHITECTURE & DESIGN

- Storytelling and decoding nature, culture, and traditions in the language of architecture and design
- Neuroarchitecture and biophilia
- Longevity and durability of buildings and building materials
- Regeneration strategy for people and the planet

SERVICE & MANAGEMENT

- 5-star hospitality and tailored “Wild Luxury” service
- Special Eywa rituals and scenography of management and service
- Health & Longevity Concierge
- Daily Routine Concierge
- Eco-friendly transport service – in-home electric vehicles and yachts
- Personalized health and wellness recommendations and implementation, including food, supplements, and fitness solutions
- Private dining experiences

WELL-BEING & LONGEVITY AMENITIES

- State-of-the-art Amenity Floor | 1.732 + sqm | 20+ premium features
- Most advanced longevity and biohacking tools
- Hydroponic Micro-Farms
- Eywa Private Wellth Membership Club





EYWA HOLISTIC WELL-BEING LONGEVITY ECOSYSTEM

ANCIENT KNOWLEDGE ABOUT HUMANS

- Implementation of ancient knowledge: Vastu Shastra, Ayurveda, Yoga
- Wellbeing energy crystal structure (18 tons of crystals and semi-precious stones)
- Influence on all six senses using the five elements of nature
- Landscaping strategy that combines the activation of the 9 planets and the use of healing plants

MOST ADVANCED TECHNOLOGIES FOR YOUR HEALTH & WELL-BEING

- The finest craftsmanship and art by 22 world-leading brands
- Materials tested for safety: non-toxic and radiation-free
- Mold and fungi protection for the building
- EMF (Electromagnetic Fields) protection (the world's first residential building)
- Special activation of air: MERV 14 filtration system + ionization
- Robotic ventilation cleaning system
- Vortex Biotech's VLED air purification system
- Special activation of water: SOUND VIBRATION HARMONIZED LIVING WATER
- Air to water generators

CERTIFICATIONS

- The highest level of sustainability – **LEED Platinum**
- The highest level of well-being – **WELL Platinum**
- The highest level of connectivity – **WiredScore Platinum**

ENERGY PRINCIPLES IN ARCHITECTURE FOR HEALTH & LONGEVITY

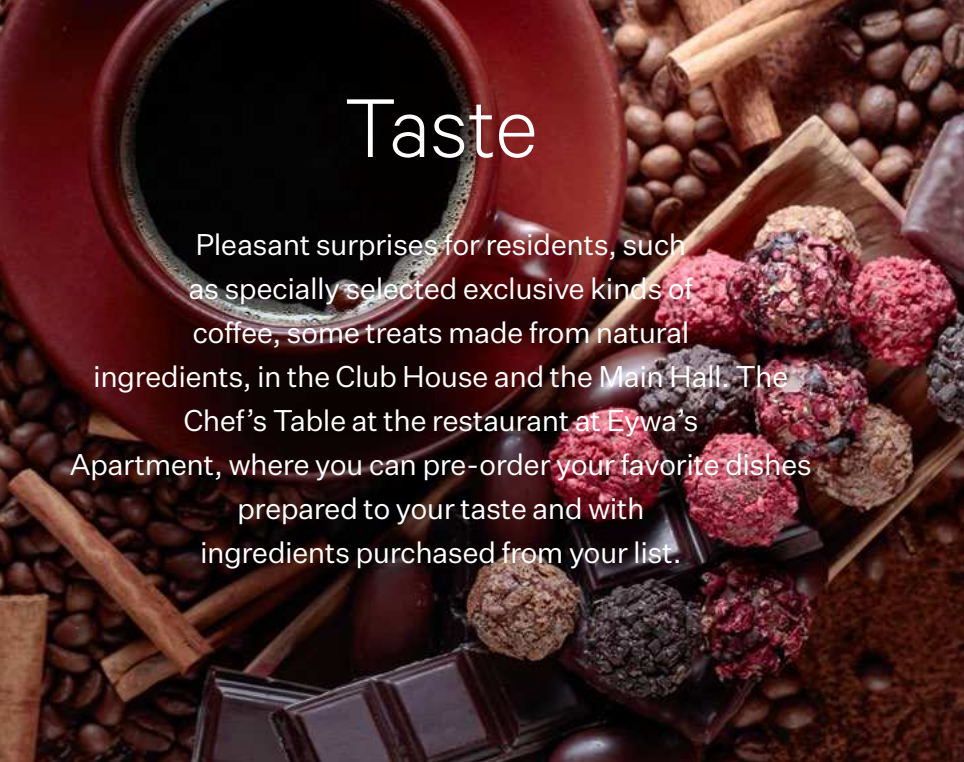
Natural light: Maximizing natural light exposure enhances mood, regulates circadian rhythms, and promotes Vitamin D synthesis.

Biophilic design: Incorporating elements of nature indoors fosters psychological well-being and reduces stress.

Air quality: MERV14 filters with the possibility of natural ventilation, and non-toxic materials ensure prioritizing optimal indoor air quality, supporting respiratory health.

Water quality: Eywa combines the best that modern science has to offer: structured or activated water for drinking, water with the best pH for swimming pools and bathrooms.





Taste

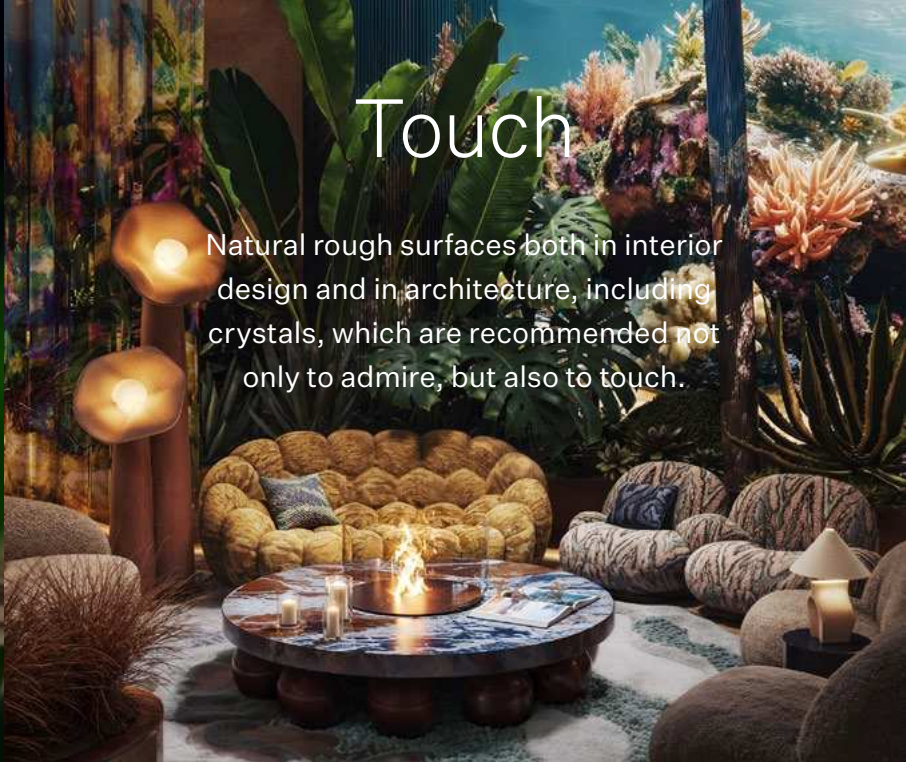
Pleasant surprises for residents, such as specially selected exclusive kinds of coffee, some treats made from natural ingredients, in the Club House and the Main Hall. The Chef's Table at the restaurant at Eywa's Apartment, where you can pre-order your favorite dishes prepared to your taste and with ingredients purchased from your list.



Smell

Immerse yourself in a captivating sensorial experience with our exclusive fragrance, specially crafted for Eywa using essential oils - A Coastal Symphony of Orris, Blue Lotus, Bergamot, Corn Mint, and Seaweed, Infused with the Essence of the Ocean.

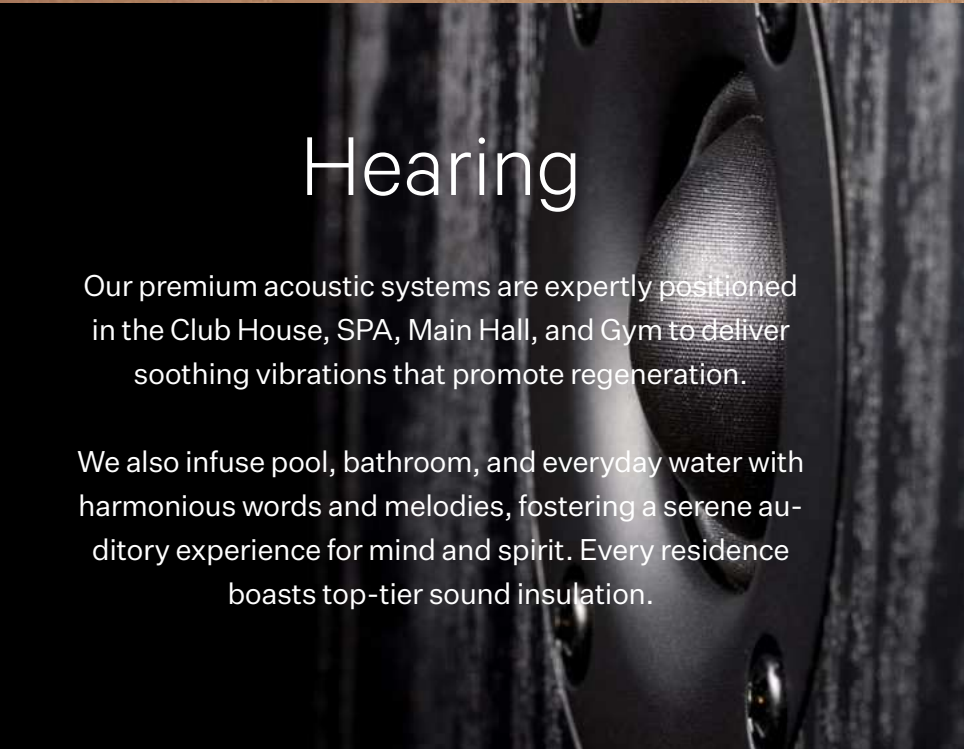
Throughout the year, blooming trees and shrubs further enhance this olfactory delight.



Touch

Natural rough surfaces both in interior design and in architecture, including crystals, which are recommended not only to admire, but also to touch.

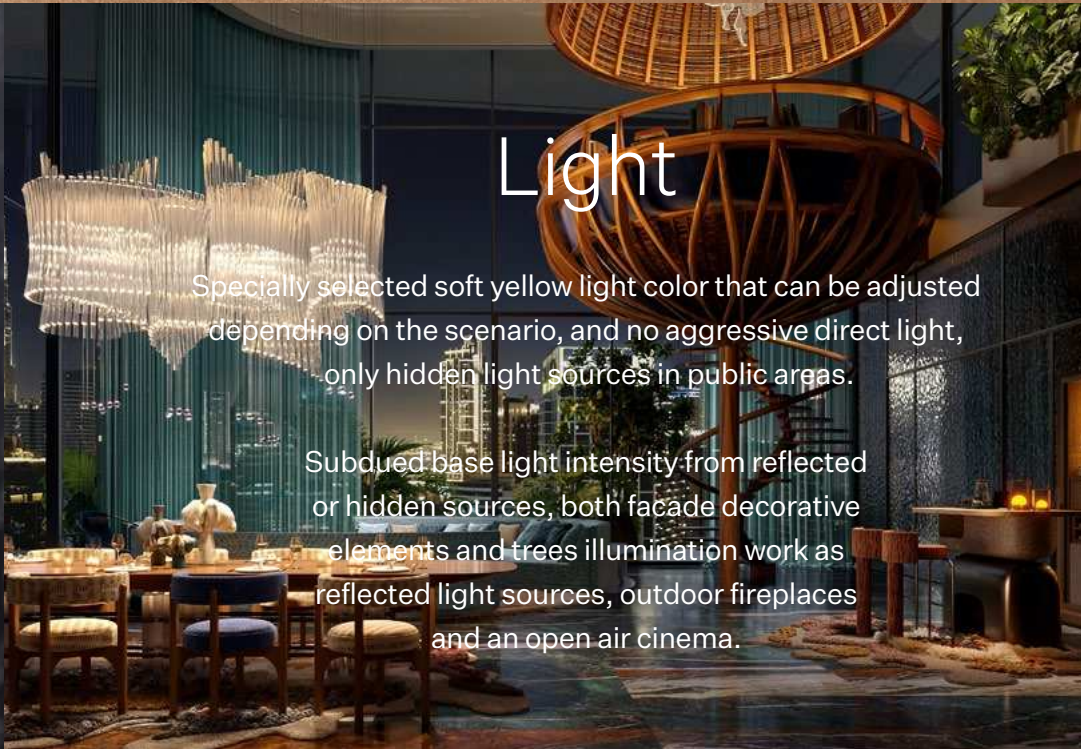
SENSORIAL EXPERIENCE



Hearing

Our premium acoustic systems are expertly positioned in the Club House, SPA, Main Hall, and Gym to deliver soothing vibrations that promote regeneration.

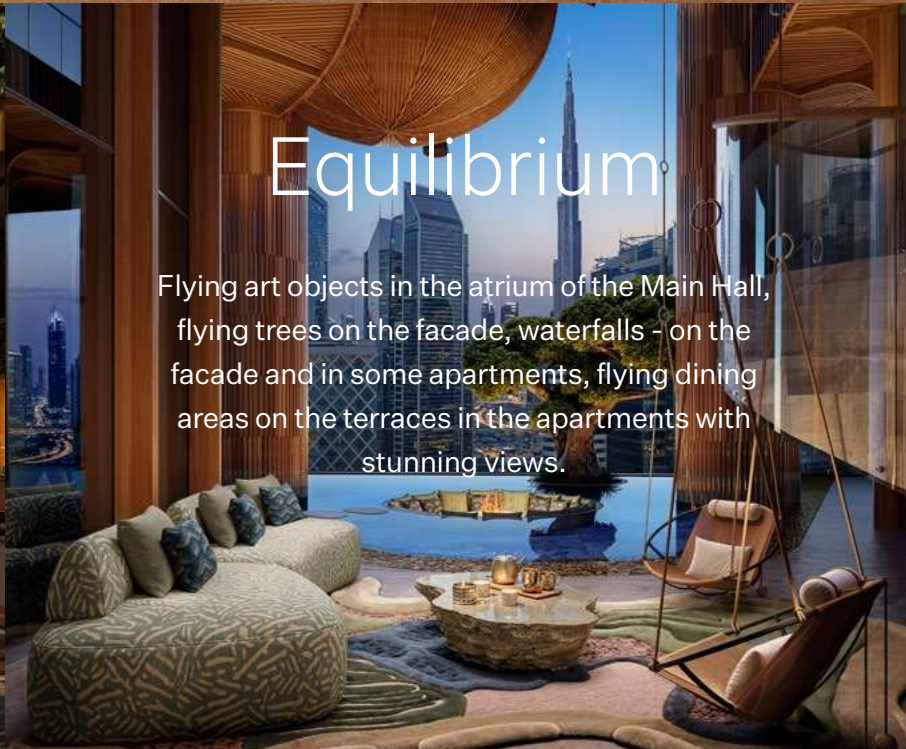
We also infuse pool, bathroom, and everyday water with harmonious words and melodies, fostering a serene auditory experience for mind and spirit. Every residence boasts top-tier sound insulation.



Light

Specially selected soft yellow light color that can be adjusted depending on the scenario, and no aggressive direct light, only hidden light sources in public areas.

Subdued base light intensity from reflected or hidden sources, both facade decorative elements and trees illumination work as reflected light sources, outdoor fireplaces and an open air cinema.



Equilibrium

Flying art objects in the atrium of the Main Hall, flying trees on the facade, waterfalls - on the facade and in some apartments, flying dining areas on the terraces in the apartments with stunning views.

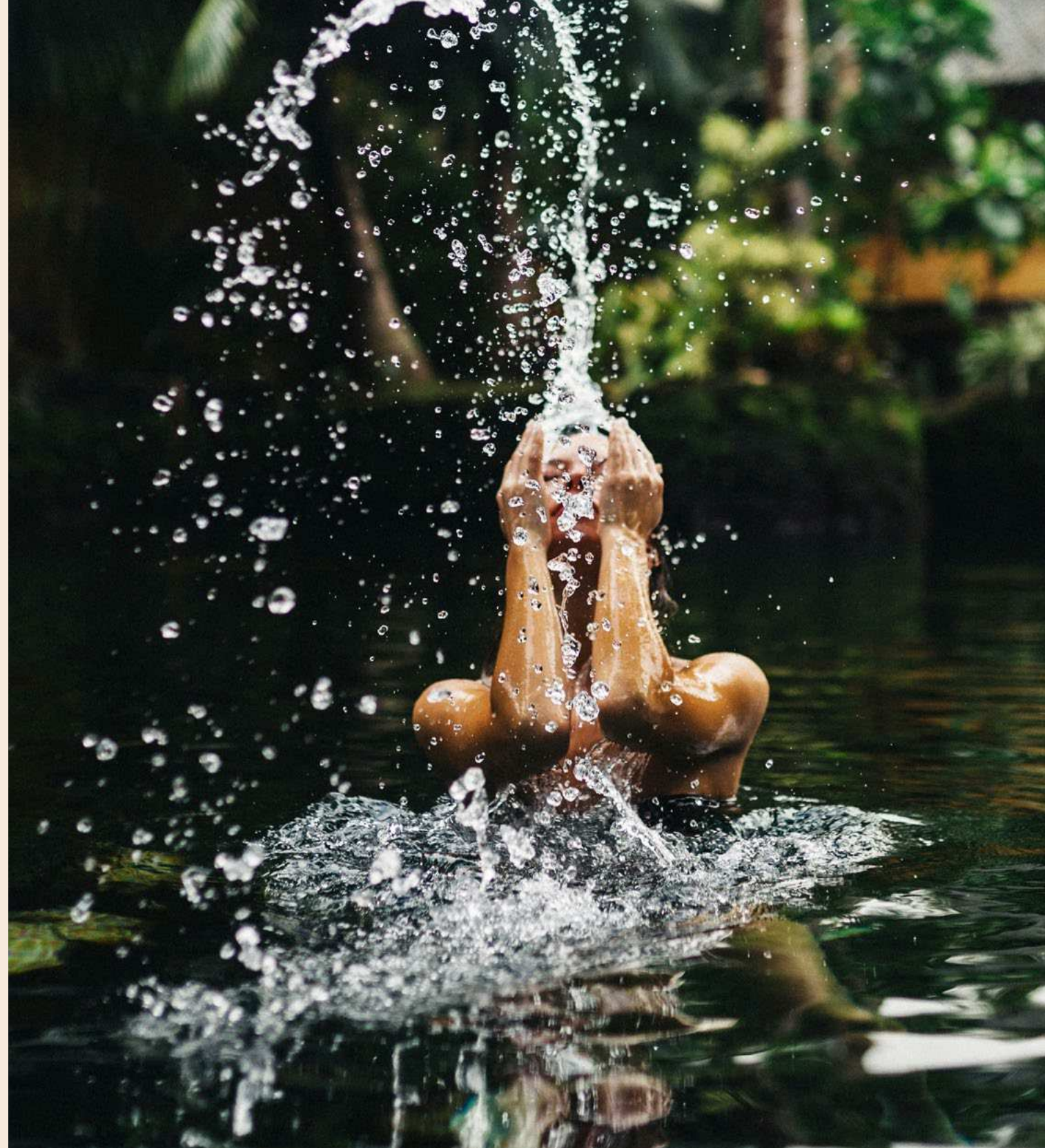
WATER - THE ESSENCE OF LIFE

Our body is like a symphony, with various resonant frequencies and interactions among cells and organs. Crystalline water serves as the backdrop for this conversation.

We transform tap water into liquid crystalline water, aligning it with the ideal frequency for bio-resonance with our cells. In Eywa, every apartment features pools and waterfalls, and the Amenity terrace boasts large pools, all filled with Alfa Omega

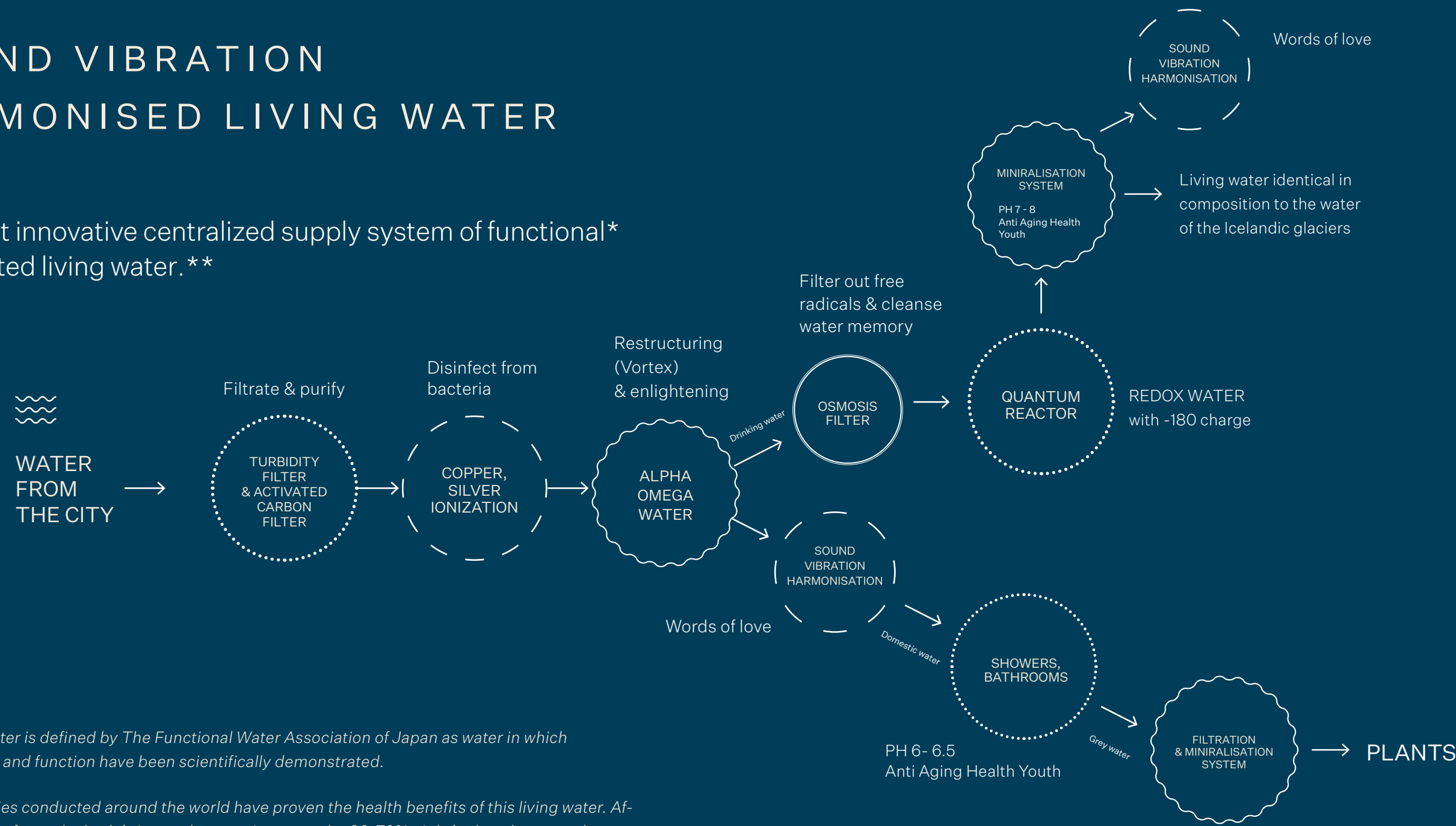
water that continuously transmits beneficial frequencies and light. Whether you drink it, swim in it, or relax by a waterfall, Eywa ensures you benefit from these healing bio-resonance waves.

Additionally, by broadcasting heartfelt words, through high-quality speakers in our water tanks and pools, we create a harmonious symphony that amplifies love and positivity, enhancing your well-being.



SOUND VIBRATION HARMONISED LIVING WATER

The most innovative centralized supply system of functional*
or activated living water.**



* Functional water is defined by The Functional Water Association of Japan as water in which both treatment and function have been scientifically demonstrated.

** Various studies conducted around the world have proven the health benefits of this living water. After the first day of use, the body's internal energy increases by 60-70%, night's sleep becomes better, while fewer hours are spent sleeping, and brain activity increases.

SPECIAL ACTIVATION OF AIR

MERV Filters Rating:

14 EYWA	14 Hospitals (surgery departments)	9-12 Superior Residential Buildings
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WHAT IS A MERV RATING?

Minimum Efficiency Reporting Values, or MERVs, report a filter’s ability to capture larger particles between 0.3 and 10 microns (µm). The higher the MERV rating the better the filter at trapping specific types of particles.

Average Particle Size Efficiency in Microns	Pollutant Particles	Particle Removal Efficiency	
		EYWA MERV 14	Standard Building MERV 9
0.3 - 1.0 µm	smoke, dust, oil smells, bacteria, sneeze droplets	≥ 75%	
1.0 - 3.0 µm	car emissions, bigger dust particles (lead), legionella	≥ 90%	≥ 35 %
3.0 - 10.0 µm	hair spray, mold spores, fabric protector, cat and dog dander	≥ 95%	≥ 75%

THE RELATIVE SIZE OF PARTICLES



Minimum Efficiency Reporting Values, or MERVs, report a filter’s ability to capture larger particles between 0.3 and 10 microns (µm). The higher the MERV rating the better the filter at trapping specific types of particles.



DEVELOPED BY R•EVOLUTION

KEY BENEFITS INCLUDE:

Ultrafine particle filtration:

Whole-house air purification with multiple, high-performance filters must be able to capture particles as small as 0.003 microns, including allergens, viruses, ultrafine particles, and pollutants that other systems might miss.

Energy efficiency:

When designed to be energy-efficient, the best whole-house air purifiers provide optimal performance without significantly increasing your energy bills.

Silent operation:

Ultra-quiet performance can be ensured by having no fan or motor, making sure that it won't disrupt your daily activities or sleep.

Embrace the future of climate control with Eywa's revolutionary robotic cleaning system, where health, savings, and convenience converge for an elite living experience.

REVOLUTIONARY ROBOTIC CLEANING SYSTEM

Experience unparalleled indoor air quality with our state-of-the-art robotic ventilation cleaning system. Here's how it transforms elite living:

Enhanced Health: The system eliminates dust, bacteria, and allergens from air ducts, significantly improving indoor air quality and reducing health risks associated with contaminated air.

Cost Savings: By ensuring clean ventilation systems, our robots can reduce energy consumption by up to 40%, leading to considerable savings on utility bills. Additionally, maintenance costs can be cut by up to 60% due to the system's efficiency.

Convenience and Precision: Fully automated with real-time monitoring via 4K cameras, the robotic system reaches hard-to-access areas without the need for human intervention, minimizing disruption to residents' daily lives.



TRANSFORMING LUXURY LIVING WITH INVISIBLE PROTECTION:

Eywa & Vortex Biotech's VLED
Air Purification System

By integrating Vortex Biotech's VLED air-purification system into our luxury residential spaces, we don't just promise clean air—we offer a living promise of wellness.

The VLED device utilizes advanced UV-C LED technology to continuously inactivate airborne pathogens such as viruses, bacteria, mold spores, and VOCs within HVAC systems.

This state-of-the-art system operates 24/7 without exposing occupants to UV light, ensuring a safe and healthy indoor environment. Its compact design seamlessly integrates into both centralized and split HVAC systems, providing a powerful yet unobtrusive solution for air disinfection.

With the VLED, experience the invisible protection that enhances your living space, fostering an atmosphere of comfort and luxury.

Enjoy the benefits of fresh, purified air that significantly reduces health risks, allowing you to breathe easy and live well.

ORGANIC NUTRITION

Freshness at Your Doorstep

Hydroponic Micro-Farm

Our innovative, soil-less hydroponic system utilizes a water-based nutrient solution, growing 3,570 plants per cycle, including 2,296 heads of lettuce, 287 herbs, and 987 seedlings. This method conserves up to 90% more water and ensures faster, healthier growth.

Sustainable & Pesticide-Free

Operating without pesticides or soil, our micro-farm provides fresh, nutritious, and hyper-local produce, ideal for indoor settings like corporate lobbies, restaurants, and residential spaces.

Local Bio-Farm Partnerships

We will establish agreements with local bio-farms, supplying residents and our restaurant with high-quality organic produce, enhancing sustainability and supporting the local community.

Premium Organic Delivery

Enjoy the convenience of premium organic and bio food products delivered straight to your door. We partner with the world's leading producers to bring you the finest selection of healthy, sustainable options tailored to your preferences.

ANCIENT KNOWLEDGE

Our sages and seers knew the secrets of using all five elements of nature and their special characteristics and influences, such as the magnetic field, the gravitational influence of the EARTH, the galaxy in the sky, the direction and speed of the winds, the light and heat of the SUN, including the effect of its ultraviolet and infrared rays, volume and rainfall intensity, for the benefit of humanity, for the development of real estate for living, prayer, love, entertainment, education, work, production and other purposes.

THIS SYSTEM ALLOWS:

- to fill the building with energy,
- to clean the space from the dark manifestations of human nature,
- to reduce conflict,
- to increase concentration and ability to solve mental tasks,
- to harmonize the space,
- to promote the development of mental and physical abilities.



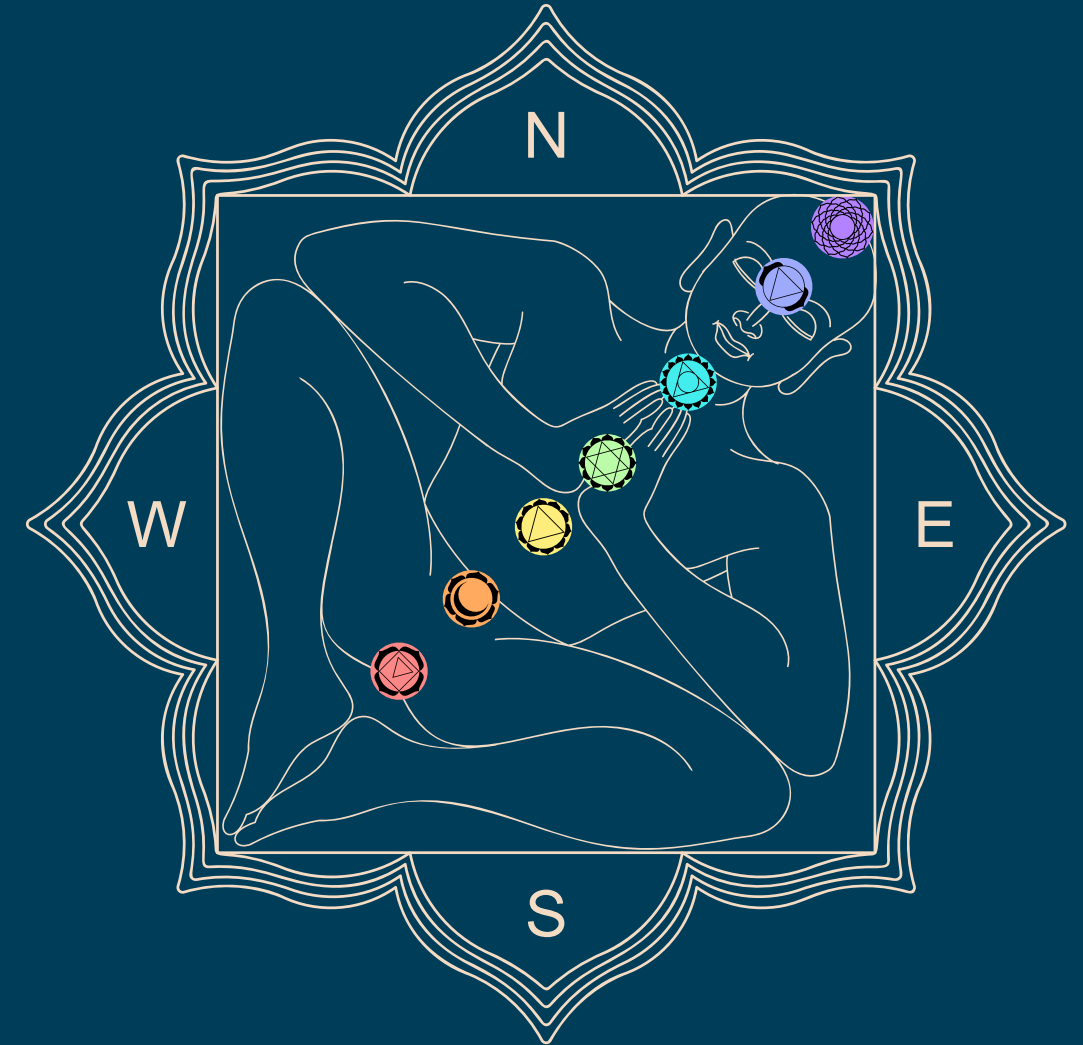
VASTU SHASTRA: THE ANCIENT SCIENCE OF HARMONIZING SPACE & ENERGY

Vastu Shastra is an ancient Indian science that balances positive energies in our environment to promote health, prosperity, and well-being. It aligns spaces with the nine planetary directions—north, south, east, west, and their diagonals—to channel beneficial energies.

Eywa stands out as one of the few multi-storey buildings designed according to Vastu principles. Every detail, from entrance

placement to water features, is crafted to harness cosmic forces, creating a microcosm that nurtures harmony and abundance.

Living in a Vastu-compliant space like Eywa means immersing yourself in an environment that supports health, mental clarity, and spiritual growth. It's a timeless approach to creating spaces that resonate with the universe's natural rhythms, promoting a balanced and prosperous life.



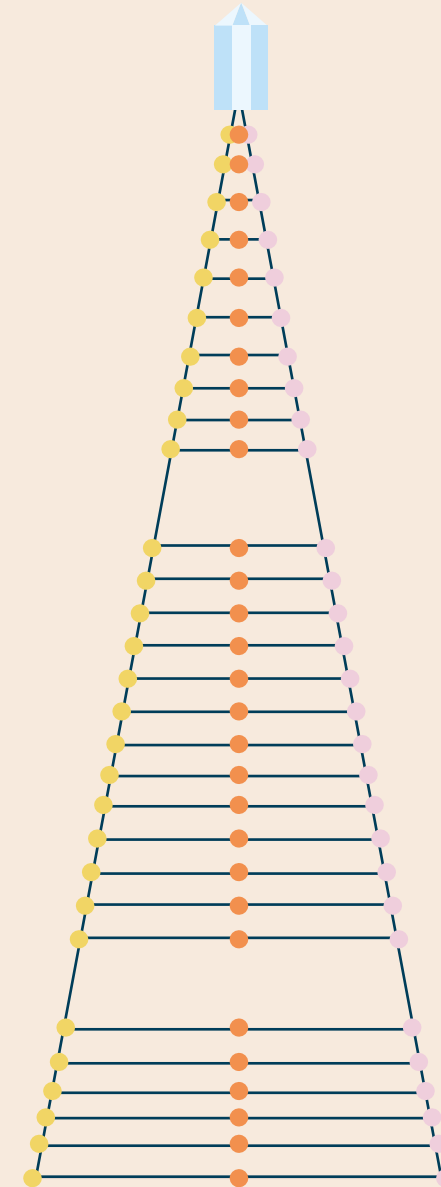
WELL-BEING ENERGY CRYSTAL STRUCTURE

Specific crystals, geodes and precious stones are placed in columns and concrete slabs from the bottom to the top of the building in a unique pyramid shape in complete alignment with Vaastu Shastra principles.

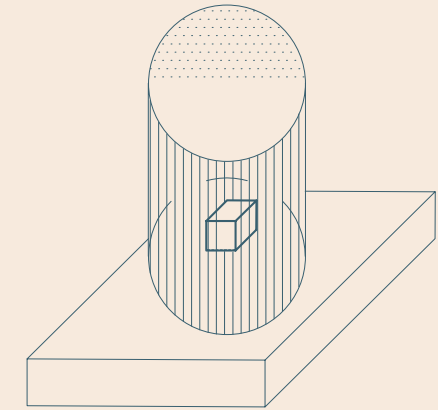
These crystals and stones of varying natures and specific sizes enhance the positive energy on each floor while purifying and eliminating negative energy, promoting harmony, health and well-being for the residents of Eywa.

Stones Used:

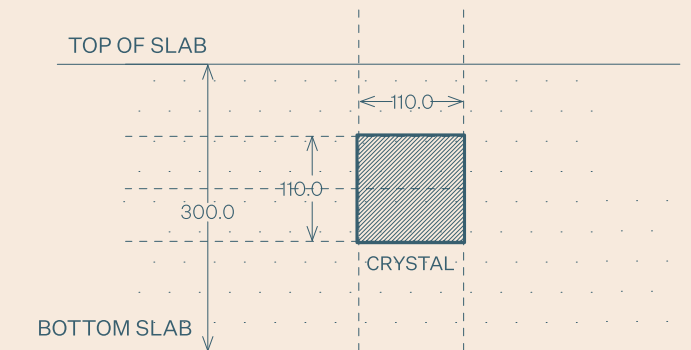
- Moon Stone
- Aquamarine
- Green Jade
- Citrine & Clear Quartz.
- Malachite
- Sunstone (Orange)
- Rose Quartz
- Carnelian
- Red Jasper
- Tiger's Eye
- Black Tourmaline
- Lapis Lazuly
- Salenite (For Slabs)



Positioning of the stones per floor



Isometric view.



Top view.

Crystals' positions in the columns



THE PYRAMID

Turns on the body's own natural healing system to reverse aging & activate dormant parts of our DNA.

EXTENDS LIFE

- Provides with more Energy
- Helps to maintain proper immune function
- Helps to reduce stress and tension
- Supports bone health
- Supports healthy cell function and metabolism
- Supports nervous system

EXPANDS CONSCIOUSNESS

- Balances the hemispheres of the brain
- Helps to clear negative cellular memory
- Supports mental clarity and brain function
- Induces higher levels of cellular energy
- Begin to use more than 10% of your brain
- Helps with focus and staying on task

CRYSTAL HARMONY HOMES

Where Energy Meets Comfort

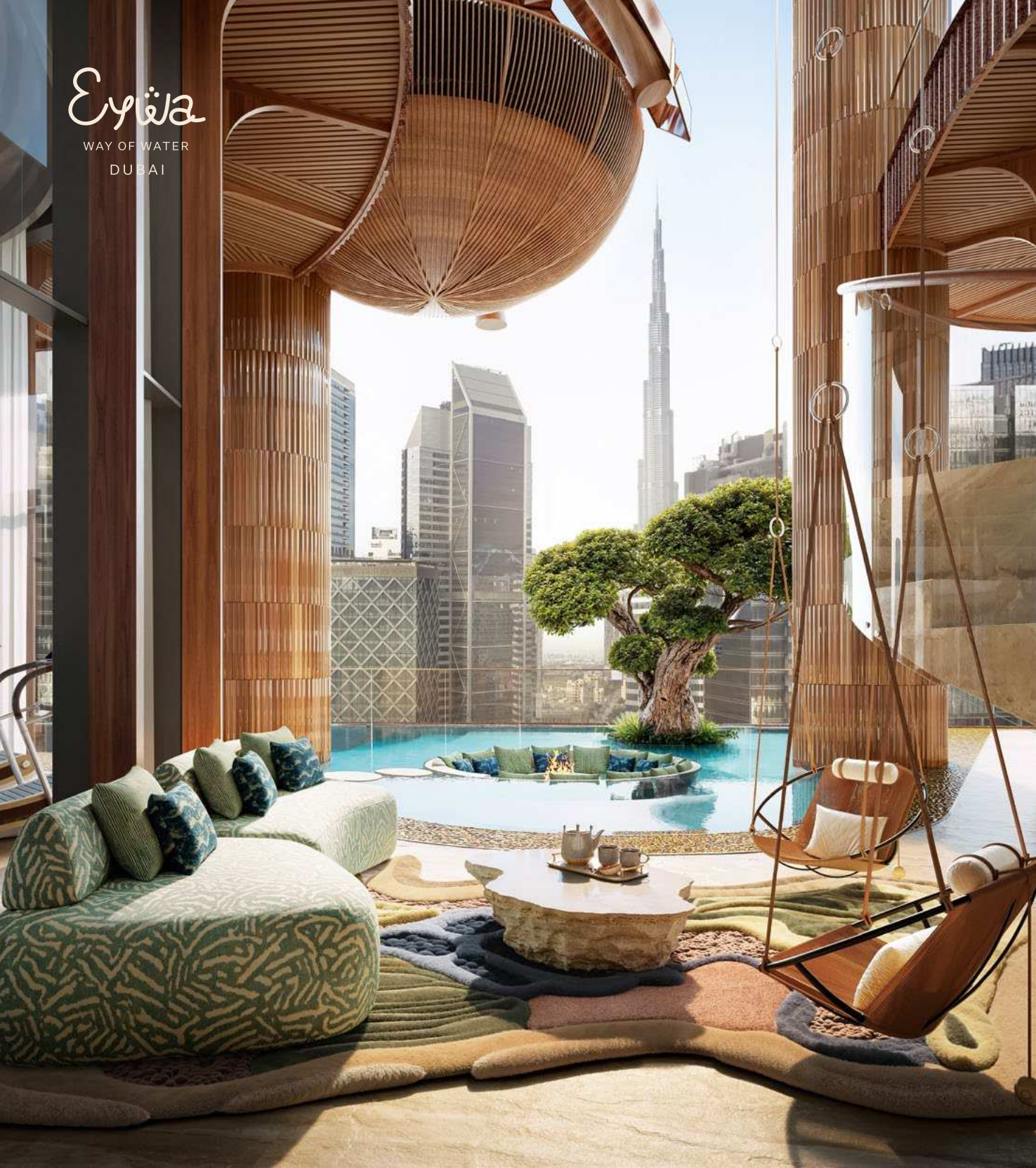
Each residence is expertly integrated into the Crystal Wellbeing Energy Structure, featuring a specially designed small Vastu Pyramid embedded within the floor at its gravity center.

This sacred pyramid harmonizes and energizes all the crystals throughout the space.

Crystals and semi-precious stones are strategically placed in the floors according to their unique energies and intentions, enhancing your living experience. Enjoy restorative sleep in the bedrooms, balanced decision-making in study areas, relaxation in family rooms, and unity in living spaces.

Together, these elements create a sanctuary that promotes beneficial energies, fostering a harmonious and fulfilling life for all who reside within.





INSIDE EYWA

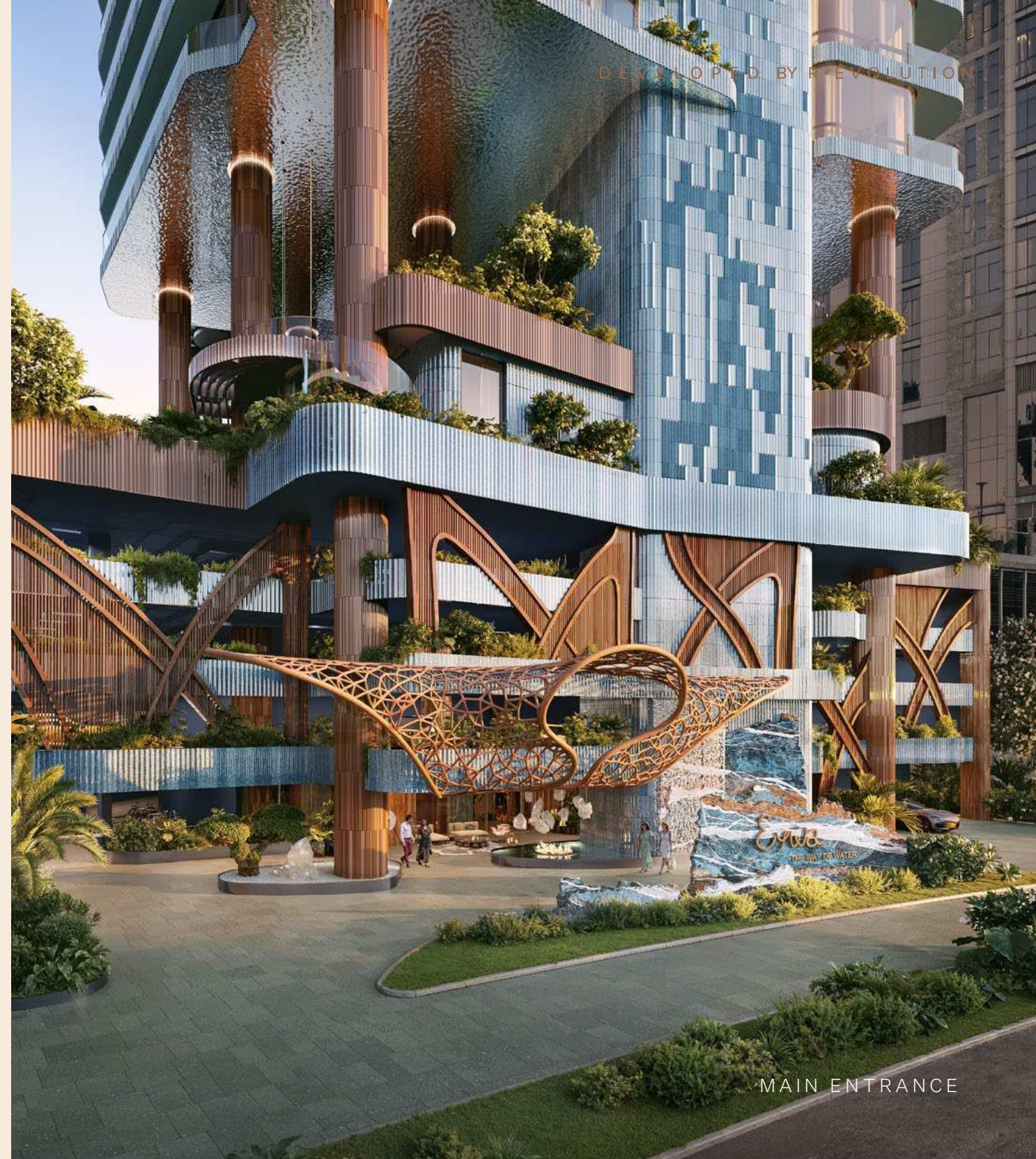
Community Spaces

ENTRANCE

Door

At Eywa, we see doors as more than just barriers—they are symbols of new beginnings and transitions. Doors mark the crossing from one world to another.

We have designed each entrance with care and meaning, honoring this special role. Every door is a thoughtful invitation to move into a new space filled with wonder and connection.



MAIN ENTRANCE

OCEAN OF HARMONY

Entrance Experience

The first breath, the first sound, the first step into Eywa instantly transports you from a frantic, rushing world into the calm and serenity of a coral reef. Every sense is engaged — gently anchoring you in stillness, presence, and ease.



OCEAN OF VIBRATIONS

The Lobby

Pride and joy of returning home fill you as you touch the coral-like door handle, passing by a library beneath the wings of a giant stingray soaring between the roots and columns of a mangrove tree and walls decorated with bas-reliefs decoding corals.

All of this is enhanced with gentle music, sounds of nature and the ocean, and specially infused with frequencies that are beneficial for your health...

Just like in the ocean!



DEVELOPED BY R•EVOLUTION

THE LOBBY NEST AND LIBRARY

THE LOBBY

Library & Nest

Our library is a magical space that blends naturally with the mangrove environment. Books are surrounded by the organic beauty of the trees, making exploration feel like part of nature.

A cozy sitting area shaped like a semi-pearl invites you to relax and read. Soft cushions, plush seats, and gentle lighting create a peaceful, comfortable atmosphere.

Above, a wicker sculpture of a stingray glides gracefully, adding an artistic touch inspired by the sea. Its movement and elegance bring life to the space, connecting you even more deeply to the underwater world.







PROMOTING HEALTH & LONGEVITY

Eywa emphasizes the importance of holistic well-being, encompassing physical, mental, and emotional health.

By adopting healthy lifestyle practices, nurturing relationships, and prioritizing self-care, you can enhance your longevity and vitality.

Imagine feeling thoroughly, unequivocally well.
Mental clarity.
Relentless energy.
Living life to the fullest.

Here at Eywa, we are committed to helping our residents to unlock their health potential – mentally and physically.

THE DEDICATED RESIDENTS' COMMUNITY SPACE

The Amenity Floor at Eywa is a space that supports your personal growth and well-being. It offers a place to experience positive emotions, meaningful connections, and transformative moments.

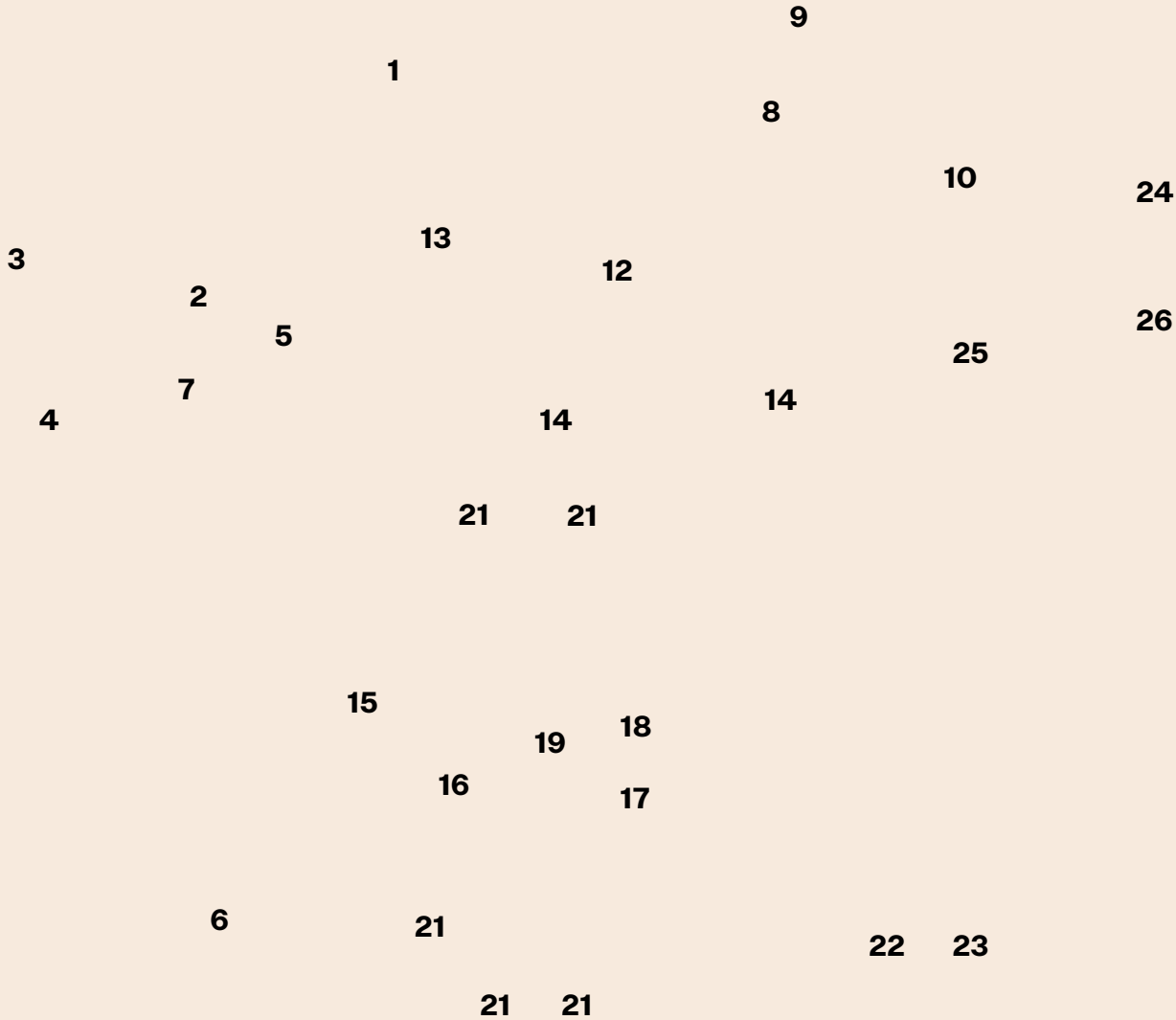
Here, you can find harmony between ancient wisdom and modern ideas, guiding you on a journey of self-discovery, empowerment, and fulfillment. Embracing Eywa's principles helps enrich your life and inspire those around you.





Amenities Floor

Level 1



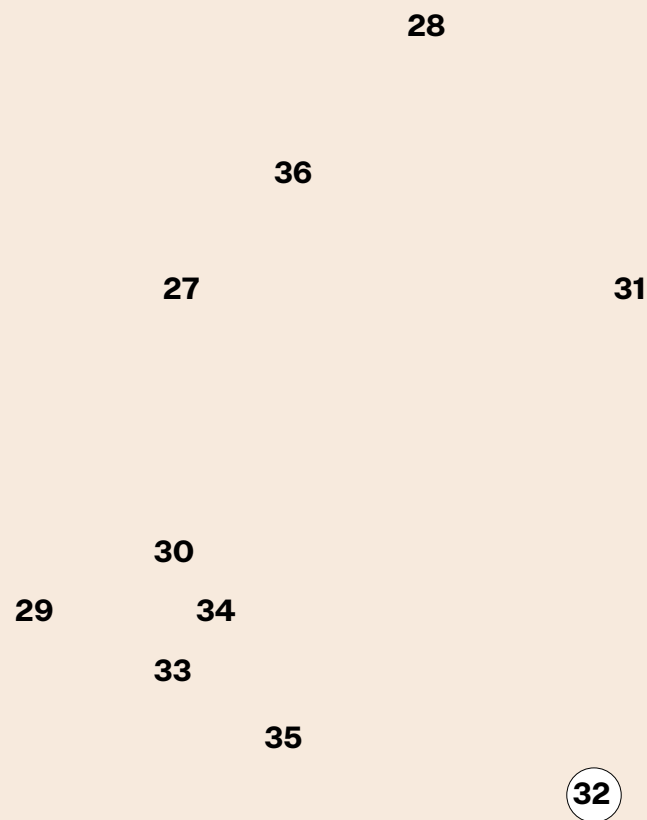
1. Infinity Pool 3.6 X 25 m
2. Underwater Sitting Lounge
3. Open Cinema Waterfall
4. Turtle Lounge
5. Health Bar
6. Private Dining Floating Island
7. Sun Terrace
8. Floating Fireplace
9. Bonsai
10. Yoga Hall
11. Yoga Platform
12. Gym
13. Gym Lounge
14. Lounge
15. Outdoor Pool
16. Indoor Pool
17. Plunge Pool
18. Ice Bath
19. Spa
20. Experience Walk
21. Sauna:

Infrared
Salt ,
Herbal,
Steam
Cryosauna
Relaxation Room

22. Ayurveda Treatment Room
23. Japanese Bathing
24. Crystal Labyrinth for Meditation
25. 5m Height Sound Healing & Meditation Pyramid
26. Hydroponic Farm

Amenities Floor

Level 2

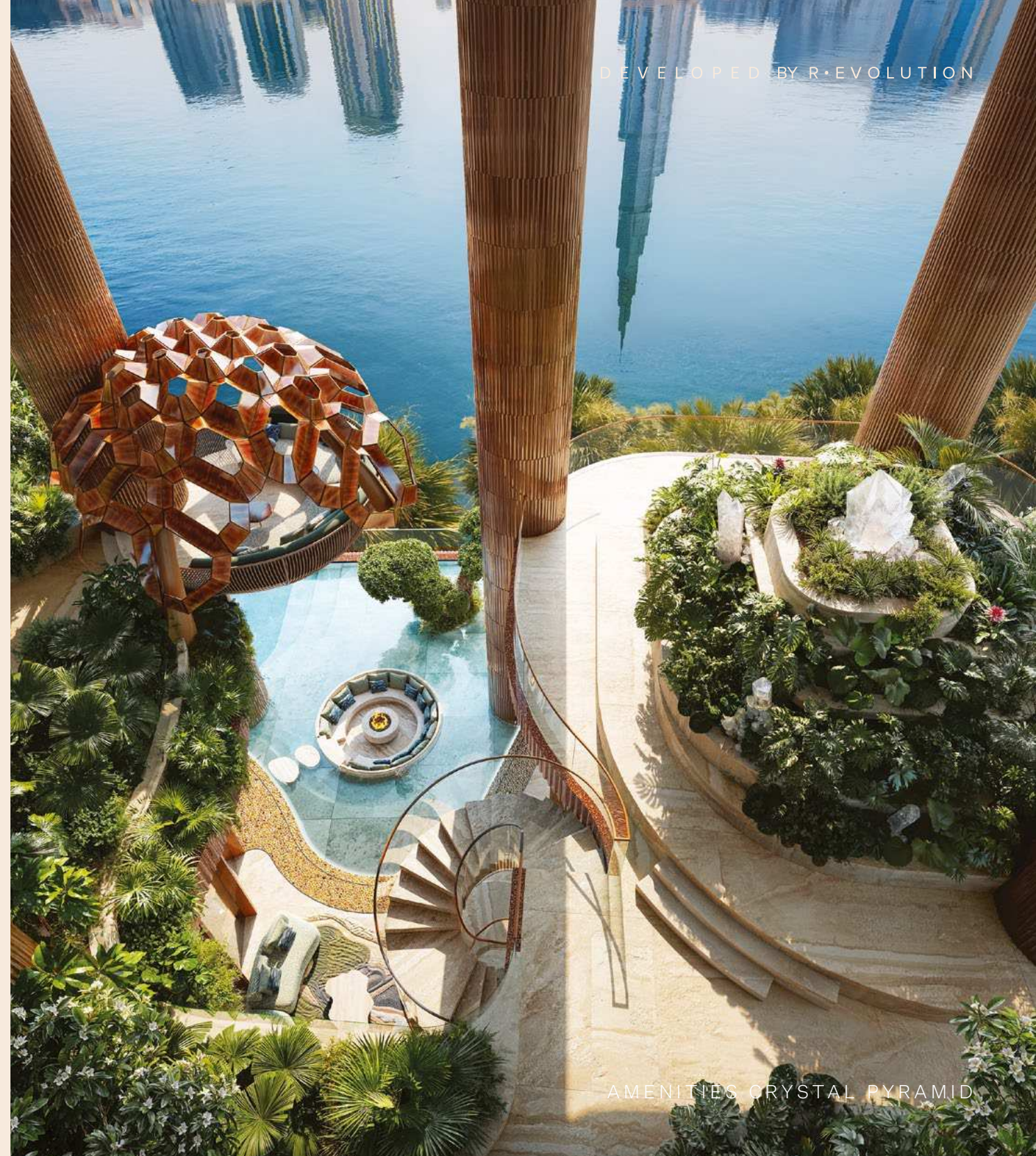


- 27. Roof Garden
- 28. Turtle Nest
- 29. Kids Pool
- 30. Childrens Playground
- 31. Crystal Pyramid
- 32. Open Fire Terrace
- 33. Sun Deck
- 34. Private Event Terrace
- 35. Private Event Terrace Tribe Place
- 36. Giant Tulkun Hammock

WATER FEATURES

Eywa features six beautiful pools:

- an infinity pool with stunning views,
- a relaxing experience pool with hammocks,
- a shallow wading pool,
- a children's pool,
- and an indoor pool for year-round enjoyment.



Two waterfalls with projection systems showcase stunning natural landscapes and scenic views at night. Their reflections dance on the water surfaces, creating a mesmerizing display. These features offer customized experiences that help people reconnect with nature and the underwater world

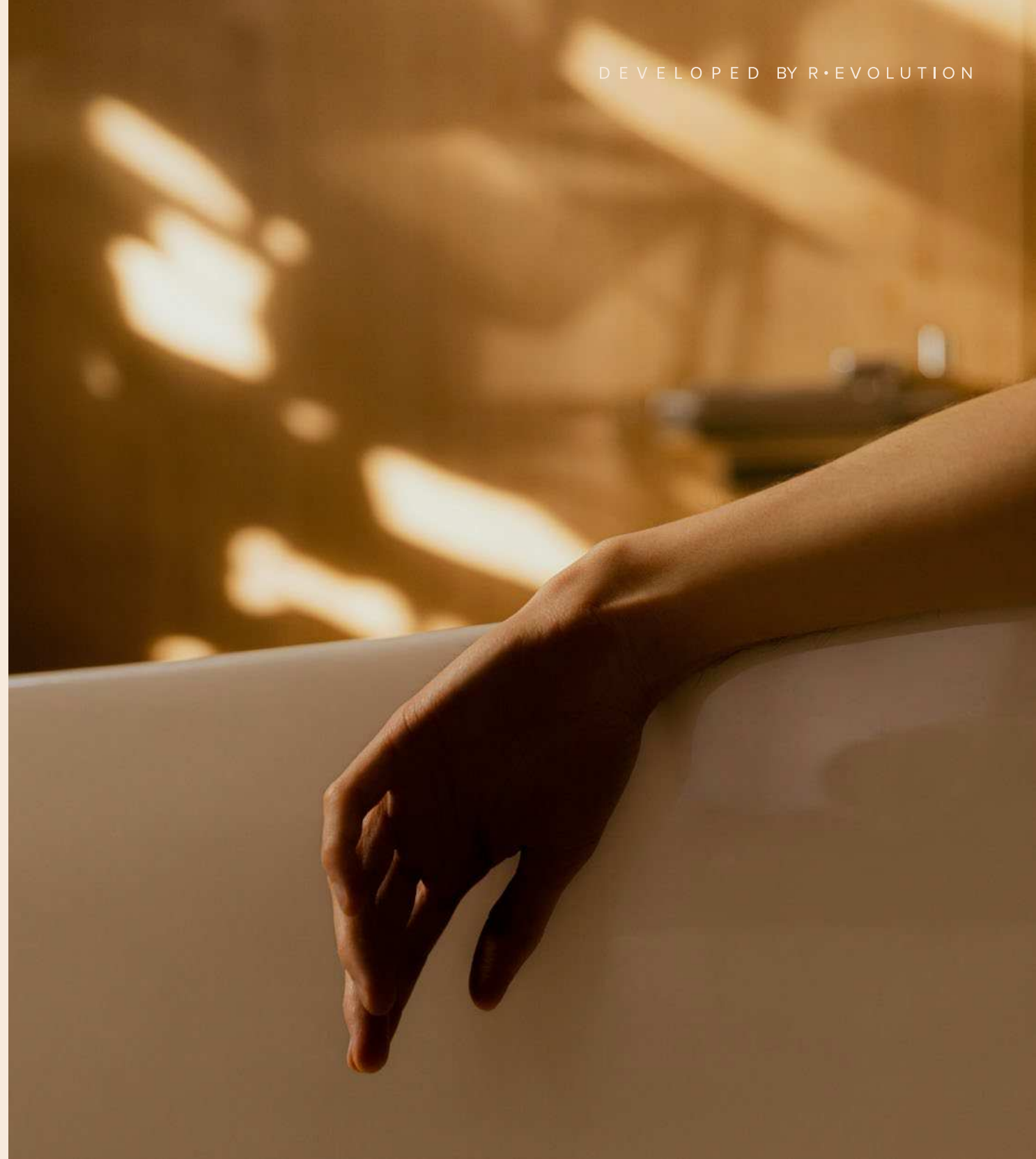
MEDITATION LABYRINTH

Inspired by ancient Maya practices, this unique labyrinth features a pathway of stones of varying heights and textures. With eyes closed, guests can navigate the maze by touch, providing a deeply meditative experience that helps the mind unwind after a busy day.

WELLNESS & SPA FACILITIES

Eywa's wellness area offers many ways to relax and heal. It includes saunas—classic, infrared, herbal, cryo, and salt saunas—plus a hamam. There's also an ice bath and cold plunge pool.

For treatments, there are special rooms, including an Ayurveda room and a Japanese bath for deep relaxation. It's a place to refresh your body and mind



REJUVENATE IN OUR HERBAL SAUNA

A Luxurious Retreat

Indulge in the serene experience of our Herbal Sauna, featuring an impressive 400 stones that radiate warmth and tranquility.

Designed for your comfort, this luxurious sauna offers the flexibility of both wet and dry sauna options, allowing you to customize your relaxation journey.

Immerse yourself in the soothing aromas of herbal infusions as you unwind in an elegant setting, perfect for rejuvenating both body and mind.

ELEVATE YOUR WELLNESS

The Himalayan Salt Sauna Experience

Experience the unique benefits of our Sault Sauna, featuring a stunning Himalayan salt wall that enhances your wellness journey.

This luxurious sauna not only provides a tranquil space for relaxation but also harnesses the natural properties of Himalayan salt, known for its ability to purify the air and promote respiratory health.

As you unwind in the warm ambiance, the salt wall gently releases negative ions, creating an atmosphere that revitalizes your mind and body.

Indulge in the ultimate spa experience, where luxury and holistic healing come together effortlessly.



SALT SAUNA



REVITALIZE YOUR SENSES

The Crio Sauna Experience

Discover the invigorating benefits of our Crio Sauna, designed to enhance your wellness routine through the power of cryotherapy.

This state-of-the-art sauna offers a refreshing experience, utilizing extreme cold to stimulate circulation, reduce inflammation, and promote muscle recovery.

Step into a rejuvenating environment that revitalizes your body and mind, leaving you feeling refreshed and energized.

Perfect for those seeking a unique spa experience, our Crio Sauna combines luxury with cutting-edge health technology, ensuring you achieve optimal well-being in style.

CRIO SAUNA



TREATMENT ROOM

TRANSFORMATIVE WELLNESS

The Ayurveda Treatment Room Experience

Step into our serene Ayurveda Treatment Room, where ancient healing traditions meet modern luxury.

Experience the transformative power of Panchakarma, a comprehensive detoxification program designed to cleanse the body and restore balance.

Our skilled practitioners will guide you through personalized treatments that may include herbal oils, therapeutic massages, and steam therapies, tailored to your unique needs.

Embrace the holistic benefits of Ayurveda as you unwind in a tranquil environment, promoting physical, mental, and spiritual rejuvenation. Indulge in a healing journey that nourishes your body and soul, ensuring a revitalizing spa experience like no other.

AYURVEDA TREATMENT ROOM

SERENITY AWAITS:

The Japanese Treatment Room Experience

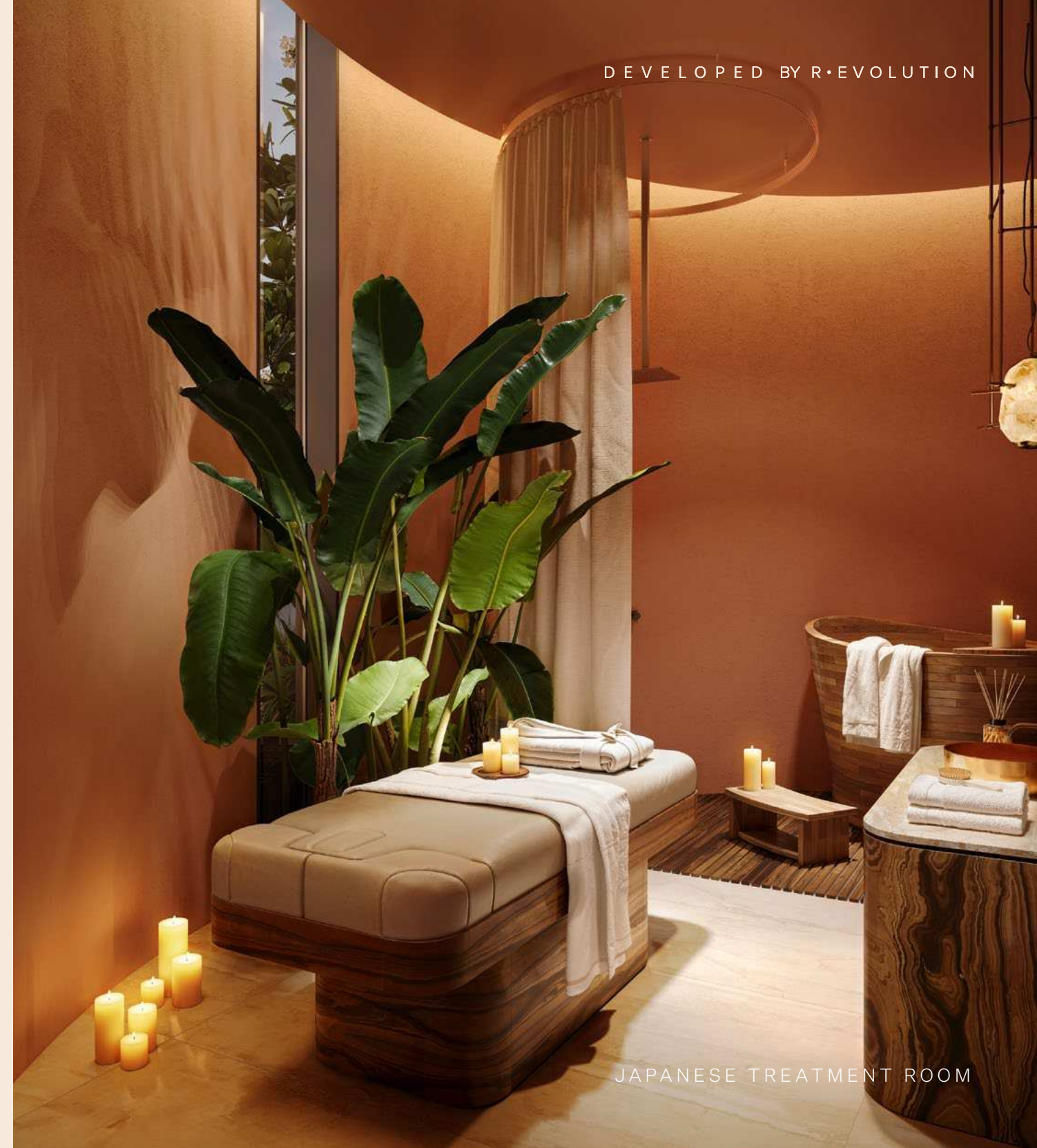
Immerse yourself in tranquility in our Japanese Treatment Room, a serene sanctuary designed for relaxation and rejuvenation. At the heart of this experience is our traditional Japanese bath, offering a unique opportunity to unwind and cleanse both body and spirit.

Enjoy the soothing warmth of the bath, enriched with natural elements that promote healing and serenity.

Complemented by authentic Japanese therapies, our skilled practitioners will provide treatments that enhance your well-being, incorporating techniques that harmonize the mind and body.

Experience the essence of Japanese wellness culture, where every detail is crafted to create a peaceful retreat from the hustle and bustle of daily life.

DEVELOPED BY R•EVOLUTION



JAPANESE TREATMENT ROOM

UNWIND TOGETHER

The Luxurious Stingray Hammock Experience

Relax in style with our luxurious Stingray Hammock, designed to accommodate four guests for the ultimate lounging experience. This spacious and comfortable hammock features a unique design that gently cradles you, providing an inviting space for friends and family to unwind together.



REVITALIZING ICE BATHS

Experience the invigorating benefits of our revitalizing ice baths, designed to stimulate circulation and aid in muscle recovery. Immerse yourself in chilled waters that promote resilience and rejuvenation, perfect for athletes and wellness enthusiasts alike.





CRYSTAL HARMONY

The Meditation and Sound Healing Sanctuary

Experience the serenity of our dedicated Meditation and Sound Healing Room, a sanctuary designed to elevate your spiritual practice. With a striking 15-meter high pyramid ceiling and 3.5 tons of crystals and semi-precious stones intricately embedded in both the floor and ceiling, this space radiates a unique energy that enhances your meditation journey.

The room is intelligently divided into distinct sectors, each corresponding to specific crystals

that resonate with your intentions. For example, immerse yourself in the area focused on financial abundance, where meditating can help you open and activate your lower chakras, attracting prosperity and success into your life.

During sound healing sessions, the vibrations of the crystals amplify your experience, facilitating deep relaxation and personal transformation. Discover the profound healing power of this sacred space, where every element is crafted to nurture your mind, body, and spirit.



ELEVATE YOUR PRACTICE

The Pyramid Yoga Room Experience

Welcome to our serene Yoga Room, where you are enveloped in tranquility under an awe-inspiring pyramid-shaped ceiling that rises 15 meters high.

This unique design, inspired by the grand pyramids of Giza, features a gentle 53% angle inclination, creating an uplifting environment that enhances your yoga practice.

Floor-to-ceiling windows flood the space with natural light, inviting the beauty of the outdoors in and allowing you to connect with nature as you flow through your poses. At the apex of the pyramid rests a special crystal, infusing the room with positive energy and promoting a sense of peace and harmony.

Experience the transformative power of yoga in a space that nurtures both body and spirit, making every session a journey of self-discovery and rejuvenation.

YOGA STUDIO

RECONNECT WITH NATURE:

The Healing Tiger Eye Pathway

Stroll along our enchanting 500-meter pathway, uniquely crafted with small polished tiger eye stones, designed specifically for a barefoot experience that connects you with nature.

As you walk, feel the smooth stones gently massage your feet, providing a soothing sensation that encourages relaxation and mindfulness.

Tiger eye is renowned for its healing properties, believed to promote mental clarity, emotional balance and physical strength.

The warm hues of the stones not only create a visually stunning path but also enhance your well-being, grounding you in the present moment. This serene terrace pathway invites you to embark on a rejuvenating journey, allowing the natural energy of the tiger eye stones to revitalize your spirit as you explore.





TRANSFORM YOUR WORKOUT

NOHRD gym equipment combines innovative design with functionality, creating an exceptional fitness experience for home and commercial spaces.

This premium collection features sleek, wooden construction that adds a touch of luxury to any environment, along with a range of customizable options to tailor workouts to individual needs. From versatile strength training

systems to elegant cardio solutions, each piece is crafted with high-quality materials, ensuring durability and style.

NOHRD's commitment to craftsmanship and ergonomic design makes their gym equipment a standout choice for fitness enthusiasts looking to elevate both their training and their spaces.



TULKUN LOUNGE

An Exclusive Sanctuary for Residents of
Sky Collection Homes, Duplexes & the Penthouse

Designed as a private haven, the Tulkun Lounge offers residents a luxurious retreat dedicated to relaxation and wellness. Enjoy the tranquility of the Sky Lounge nest, an outdoor sanctuary suspended beyond the facade, offering stunning views and a serene atmosphere.

Surround yourself with lush greenery in the tropical forest, or find inner peace on the yoga and meditation deck. The rain forest nest with waterfall creates a calming oasis of nature's harmony, while an expansive pool offers refreshing options for leisure and relaxation.

The Tulkun Lounge is an exclusive, elevated escape where luxury, wellness, and spectacular outdoor scenery come together, elevating your living experience beyond expectations.



Tulkun Lounge

- 1. Floating Tulkun Nest
- 2. Club House
- 3. Tropical Forest
- 4. Yoga Meditation Deck
- 5. Rain Forest - Nest with Waterfall
- 6. Plunge Pool
- 7. Pool

THE BEAUTY OF BEING & THE FREEDOM OF CHOICE

The Amenities

The choice is yours—there is no call to abandon your habits or rituals. Instead, we believe that rituals are the quiet anchors of mindfulness, weaving deeper connections with those we cherish. They are the sacred moments that linger in our memories, moments of meaning that we will never tire of revisiting.

Let's enrich our lives by infusing each day with intention and soulfulness.

Together, let's invite rituals into our world—perhaps a quiet reading in the library, or an evening cigar in the soft glow of a lounge—simple acts that transform the ordinary into the extraordinary.

We offer you a gentle path to enhance your lifespan, healthspan, and wealthspan, guided by the finest technologies and scientific breakthroughs in the art of longevity today.

HEALTHY LONGEVITY ISN'T A GIFT. IT'S A CHOICE.

Your Freedom to Choose the Best.

Mario Martinez, a pioneer in biocognitive science, reminds us that only 25% of our lifespan is in our genes; the rest depends on our lifestyle and daily rituals. At Eywa, we see well-being as a philosophy — a conscious act of self-love. Every decision, from mindful practices to nourishing routines, shapes your health. Longevity is a journey you choose daily, supported by a community that believes in your potential to thrive.

Rituals Of Eywa

1. Sound Healing Session – once a week
2. Gong Ceremony “ Farewell To the Sun” – daily
3. Fire Ceremony (candles) – daily
4. Cinema Night – every Friday
5. Lectures/Masterclasses - once a week
6. Culinary Theater Performance – twice a week
7. Celebrations of the residents’ birthdays
8. Celebrations of all interational holidays



EXCLUSIVE EYWA CLUB MEMBERSHIP

عقارة
THE WAY OF WATER

As a resident of Eywa, you gain access to our exclusive Eywa Club, designed to enhance your luxury living experience with a range of bespoke services tailored to your needs.

EYWA PRIVATE WELLTH MEMBERSHIP CLUB

Tailored Services

Discover a one-of-a-kind community where every aspect of your well-being is thoughtfully woven into daily life—providing a space for meaningful connections, **Eywa rituals**, and a holistic approach to health. Here, your cognitive vitality and restful sleep are nurtured, helping you feel your best.

The Daily Routine Concierge takes care of everyday errands, so you can save time and dedicate it to what truly matters—whether that’s enjoying precious moments with loved ones, pursuing personal growth, or expanding your business.

At the core of this lifestyle is the **Eywa Private Wellth Membership Club**, a sanctuary focused on innovation, sustainability, and holistic health. It offers a luxurious way to live—combining wellness, comfort, and personalized support, all delivered directly to your doorstep.

The dedicated **Health & Longevity Concierge** provides tailored wellness programs, health assessments, and longevity services to help you maintain vitality and resilience at every stage of life.

TAILORED SERVICES

Members enjoy exclusive access to the inspiring facilities of **Eywa**, **The Tree of Life**, and premium health, beauty, and integrative medicine centers. Whether it's a general consultation, specialized treatment, diagnostic service, or holistic health program, trusted partners are here to support your well-being.

Enhance your lifestyle further with in-home electric vehicles and yachts, making travel effortless and in harmony with nature. This seamless blend of advanced healthcare, spiritual practices, and natural surroundings creates a truly elevated environment—where you can thrive personally, professionally, and emotionally, in a warm and welcoming community.

HEALTH & LONGEVITY CONCIERGE SERVICES

Personalized Wellness Coordination: Partnering with specialists to create tailored health and fitness plans.

Nutritional Consultations: Connecting clients with nutritionists for personalized meal planning.

Fitness Partnerships: Access to certified personal trainers and fitness programs.

Stress Management Resources: Facilitating workshops with mindfulness and relaxation experts.

Health Assessments: Arranging comprehensive evaluations with trusted healthcare providers.

Sleep Optimization Guidance: Referrals to sleep specialists for personalized strategies.

Holistic Therapy Connections: Access to acupuncture, massage, and alternative therapies through partner clinics.

Preventive Health Services: Coordination of regular check-ups and screenings with affiliated medical facilities.

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Mental Health Support Referrals: Connecting clients with therapists and counselors for emotional well-being.

Lifestyle Coaching Resources: Partnering with wellness coaches for guidance on healthy habits.

Wellness Retreat Recommendations: Curating options for immersive health-focused retreats.

Integrative Medicine Referrals: Connecting clients with specialists in complementary and alternative therapies.

Community Engagement Opportunities: Organizing group activities and workshops in collaboration with local wellness organizations.

Travel Wellness Resources: Providing tips and referrals for maintaining health while traveling.

Emergency Health Coordination: Assisting clients in accessing medical services during emergencies.

INSIDE EYWA

Residences





EYWA BRANDED RESIDENCES

Only **65 Residences** including **3 Duplexes** and **1 Penthouse** are thoughtfully designed and fully finished with the finest, sustainable, and non-toxic materials, ensuring a healthy and environmentally conscious living environment. They include integrated MF (Electromagnetic Field) protection and are meticulously processed during construction to prevent mold and fungi, promoting long-term durability and well-being.

Each residence features a private lobby with direct elevator access, providing exclusivity and convenience. The show kitchens boast premium Australian Paldao cabinetry, equipped with top-of-the line appliances from Miele, Liebherr and Bosch, including a secondary kitchen for 3-4-5-bedroom apartments.

Smart Home Technology seamlessly integrates all systems for effortless control and comfort.

WELLNESS-FOCUSED LIVING:

The First 13 Floors of Opulence feature luxurious 2- and 3-bedroom residences designed to promote health, longevity, and sustainable living.

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RESIDENCE TERRACES





2-BEDROOM RESIDENCE

Experience a luxurious two-bedroom residence that harmoniously balances openness and refined privacy. Enter through a private lobby with direct lift access, leading you to spacious interiors flooded with natural light and stunning landscape views.

The master suite, complete with a walk-in dressing room and spa-inspired bathroom, offers a serene retreat, while the second bedroom features its own en-suite for guests.

Enjoy outdoor living on the expansive terrace, complete with a private pool and waterfall, perfect for relaxation and gatherings. Thoughtful amenities, including a powder room and laundry area, enhance everyday living in this exquisite sanctuary.

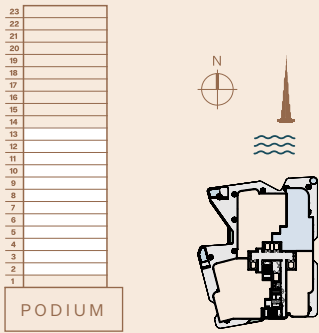
Lemurian Blue granite slab

Diano Reale marble,
leather finish

LIVING ROOM

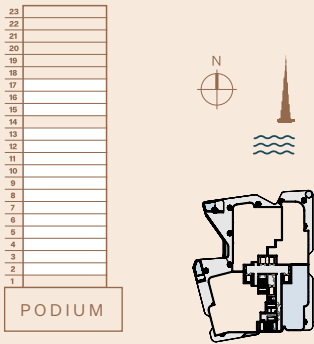
2 BED TYPE 1

Internal area:	198m ²	2,128 ft ²
Balcony:	77m ²	827 ft ²
Total area:	275 m ²	2,955 ft ²



2 BED TYPE 2

Internal area:	160 m ²	1,720 ft ²
Balcony:	44 m ²	468 ft ²
Total area:	203 m ²	2,188 ft ²





3-BEDROOM RESIDENCE

The Eywa Way of Water three-bedroom residence embodies sophistication and privacy, featuring a private lobby with lift access and a secondary service entrance. Expansive interiors are designed to capture stunning views and natural light, creating a tranquil ambiance.

Each luxurious bedroom includes generous dressing rooms and spa-like en-suite bathrooms for ultimate comfort. The spacious terrace features a private pool and waterfall, ideal for outdoor entertaining.

Thoughtful amenities, such as a laundry area and discreet service quarters, enhance convenience, making this residence a harmonious sanctuary that blends elegance with modern living.

Miele



BOSCH

LIEBHERR

- front of house kitchen- hobs, microwave, oven, dishwasher, extractor.

— Tempered,
structured
glass

— Australian Paldao
veneered cabinetry

— Diano Reale marble,
leather finish



Australian Paldao
veneered doors
with hidden hinges

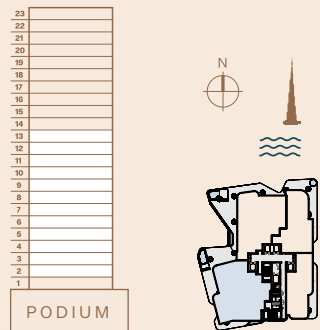
———— Stained Oak or Stained Walnut Parquet (Foglie d'ORO)

BEDROOM

Living/Dining Room • Open-plan Kitchen • Main Kitchen • Bedrooms: 3 • Dressing Rooms:3 • Bathrooms: 3 • Powder Room
• Laundry • Maid’s Room • Private Lobby • Delivery & Service Entrance • Pool • Waterfall

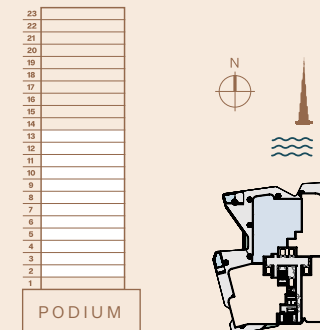
3 BED TYPE 1

Internal area:	314 m ²	3,378 ft ²
Balcony:	136 m ²	1,464 ft ²
Total area:	450 m ²	4,842 ft ²



3 BED TYPE 2

Internal area:	291 m ²	3,132 ft ²
Balcony:	143 m ²	1,537 ft ²
Total area:	434 m ²	4,669 ft ²



SKY COLLECTION RESIDENCES

These exclusive 4-bedroom homes offer spacious living with breathtaking panoramic vistas, thoughtfully crafted to support wellness, longevity, and sustainable lifestyle choices. Residents also enjoy privileged access to the elegant Tulkun Lounge, enhancing their elevated living experience.

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SKY COLLECTION LEVELS

4 - BEDROOM RESIDENCE

The Eywa Way of Water four-bedroom residence embodies spaciousness, elegance, and privacy, featuring a private lobby with lift access and a secondary service entrance.

Each luxurious bedroom includes generous dressing rooms and spa-inspired en-suite bathrooms for ultimate comfort. A cozy family room enhances the home's elegant

flow, while the expansive terrace boasts a private pool, waterfall, and ample space for outdoor dining and lounging—perfect for gatherings or quiet evenings.

Additional conveniences like a laundry area and discreet service quarters further elevate this residence, blending sophisticated indoor living with stunning outdoor spaces for an extraordinary family retreat in harmony with nature.

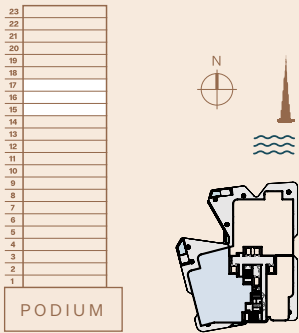
Green Patagonia,
marble slab, leather finish

Diano Reale marble, —
leather finished

Living/Dining Room • Open-plan Kitchen • Family Room • Main Kitchen • Bedrooms: 4 • Dressing Rooms: 4 • Bathrooms: 4
 • Powder Room • Laundry • Maid’s Room • Private Lobby with 2 Lifts • Delivery & Service Entrance • Pool • Waterfall

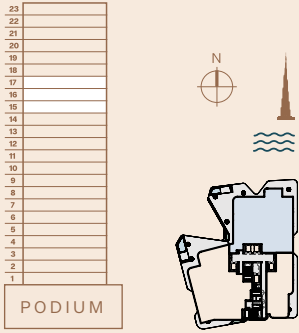
4 BED TYPE 1

Internal area:	382 m ²	4,112 ft ²
Balcony:	45 m ²	1,564 ft ²
Total area:	527m ²	5,676 ft ²



4 BED TYPE 2

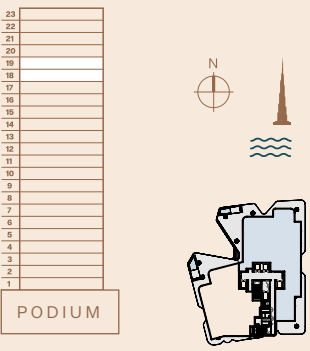
Internal area:	385 m ²	4,140 ft ²
Balcony:	204 m ²	2,200 ft ²
Total area:	589 m ²	6,340 ft ²



Living/Dining Room • Open-plan Kitchen • Family Room • Main Kitchen • Bedrooms: 4 • Dressing Rooms: 4 • Bathrooms: 4
• Powder Room • Laundry • Maid’s Room • Private Lobby with 2 Lifts • Delivery & Service Entrance • Pool • Waterfall

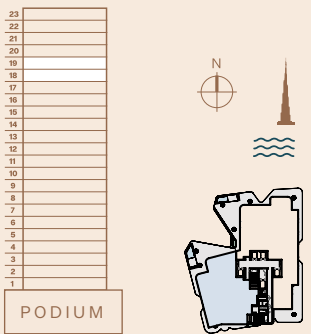
4 BED TYPE 3

Internal area:	503 m ²	5,414 ft ²
Balcony:	296 m ²	3,184 ft ²
Total area:	799m ²	8,598 ft ²



4 BED TYPE 4

Internal area:	378 m ²	4,069 ft ²
Balcony:	153 m ²	1,700 ft ²
Total area:	531 m ²	5,716 ft ²



DUPLEXES

Timeless elegance and panoramic charm define these exceptional homes, offering spacious, refined living spaces with seamless indoor-outdoor harmony, complemented by privileged access to the exclusive Tulkun Lounge—setting a new standard for serene, elevated living.



SKY COLLECTION LEVELS



DUPLEXES

These exceptional duplexes redefine luxury living, offering a perfect blend of space, elegance, and privacy with stunning panoramic views.

Each residence features lavish bedrooms complete with spacious dressing rooms and spa-like en-suite bathrooms, ensuring an elevated sense of comfort. Versatile family rooms and libraries provide intimate settings for relaxation and connection.

Accessible through private lobbies with lift access, the expansive layouts maximize natural light and outdoor scenery. Generous terraces on both levels invite outdoor dining and lounging, while one residence highlights a unique Sky Lounge Nest—an elevated retreat for breathtaking vistas.

Enhanced by pools and cascading waterfalls, these duplexes create tranquil outdoor havens, seamlessly merging sophisticated indoor living with serene outdoor spaces, nurturing wellness and enhancing everyday life.

Stained solid rosewood
cladding

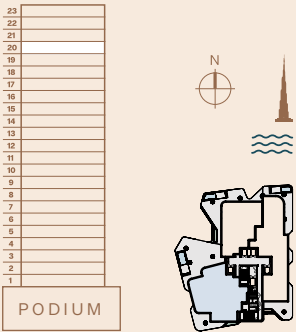
Diano Reale marble,
leather finish

DUPLEX LIVING ROOM

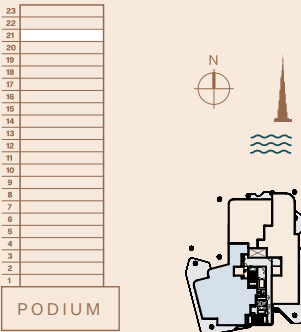
Living/Dining Room • Open-plan Kitchen • Family Room • Library & Study Room • Main Kitchen • Bedrooms: 5 • Dressing Rooms: 5 • Bathrooms: 5
• Powder Room • Laundry • Maid’s Room • Private Lobby with 2 Lifts • Delivery & Service Entrance • Pool • Waterfall • Sky Lounge Nest

5 BED
DUPLIX TYPE 1

Internal area:	580 m ²	6,243 ft ²
Balcony:	351 m ²	3,774 ft ²
Total area:	931 m ²	10,017 ft ²



Level 1

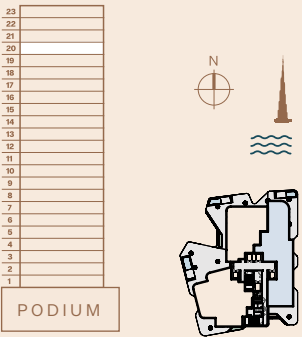


Level 2

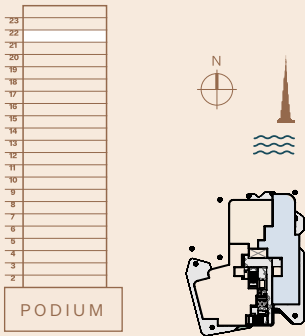
Living/Dining Room • Open-plan Kitchen • Family Room • Library & Study Room • Main Kitchen • Bedrooms: 4 • Dressing Rooms: 4 • Bathrooms: 4
• Powder Room • Laundry • Maid’s Room • Private Lobby with 2 Lifts • Delivery & Service Entrance • Pool • Waterfall

4 BED
DUPLIX TYPE 5

Internal area:	568 m ²	6,114 ft ²
Balcony:	233 m ²	2,505 ft ²
Total area:	801 m ²	8,619 ft ²



Level 1

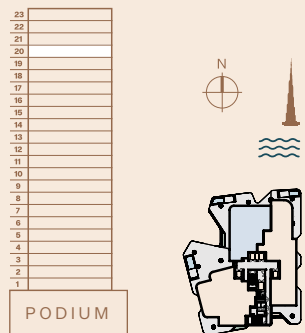


Level 2

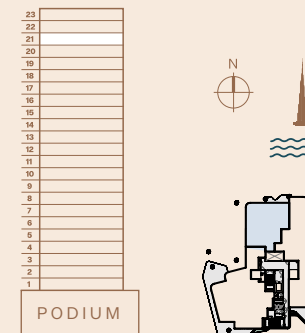
Living/Dining Room • Open-plan Kitchen • Library & Study Room • Main Kitchen • Bedrooms: 3 • Dressing Rooms: 3 • Bathrooms: 3 • Sauna
• Powder Room • Laundry • Maid's Room • Private Lobby with 2 Lifts • Delivery & Service Entrance • Pool • Waterfall

3 BED DUPEX TYPE 3

Internal area:	392 m ²	4,219 ft ²
Balcony:	138 m ²	1,485 ft ²
Total area:	530 m ²	5,705 ft ²



Level 1



Level 2

PENTHOUSE

This penthouse elevates living to new heights, seamlessly blending indoor sophistication with outdoor splendor—creating a serene, natural sanctuary defined by sweeping vistas. Meticulously crafted for refined comfort and luxury, it offers exclusive access to the Tulkun Lounge—an epitome of tranquil elegance and sophisticated living.





*Life is indeed like an ocean, vast and full
of diverse experiences that shape who we are.*



PENTHOUSE

Perched 150 meters above Dubai, this exceptional penthouse is a serene sanctuary offering unobstructed views of the Dubai Canal, Downtown, and Burj Khalifa, where breathtaking sunrises and sunsets enhance every living space. Surrounded by structures no taller than 90 meters, it ensures exclusivity and tranquility.

The residence boasts multiple outdoor retreats, including floating dining areas, lush rainforests with a cave gazebo, and private havens for reflection.

Expansive terraces feature a 25-meter pool and an infinity pool that frame stunning vistas. Inside, luxurious marble floors and two cinemas—indoor and outdoor—provide a lavish living experience.

This penthouse is not just a home; it's a sanctuary of nature and elevated living, redefined for ultimate relaxation and inspiration.

PENTHOUSE LIVING ROOM

Tempered, — structured glass

— Blue Jeans marble,
non slippery brushed finish



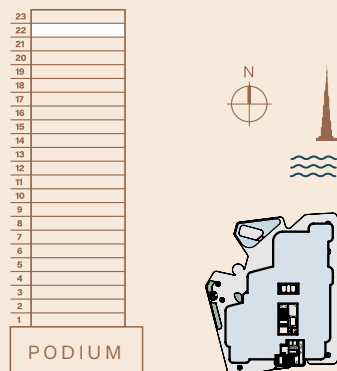
LEVEL 22

5 BED

PENTHOUSE

Internal area:	948 m ²	10,527 ft ²
Balcony:	1153 m ²	12,411 ft ²
Total area:	2131 m ²	22,938 ft ²

- Living/Dining Room
- Open-plan Kitchen
- Family Room
- Library & Study Room
- Main Kitchen
- Bedrooms: 5
- Dressing Rooms: 5
- Bathrooms: 5
- Powder Room
- Laundry
- Maid's Room
- Private Lobby
- Delivery & Service Entrance
- Pool: 3
- Waterfall
- Sky Lounge Nest



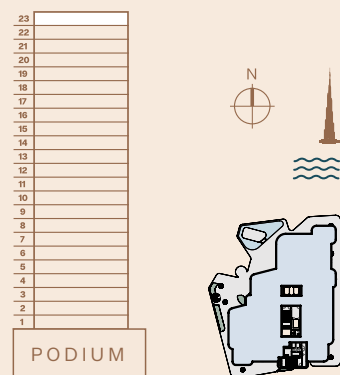
Level 1

LEVEL 23

5 BED

PENTHOUSE

Internal area:	947 m ²	10,196ft ²
Balcony:	1187 m ²	12,777 ft ²
Total area:	2134m ²	22,972 ft ²



- Two amphitheaters
- 25-meter infinity pool
- Outdoor cinema for starry movie nights
- Serene retreat nooks
- The Waterfall Oasis Among the Jungles

Level 2





BY

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DEVELOPER



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eywa.ae