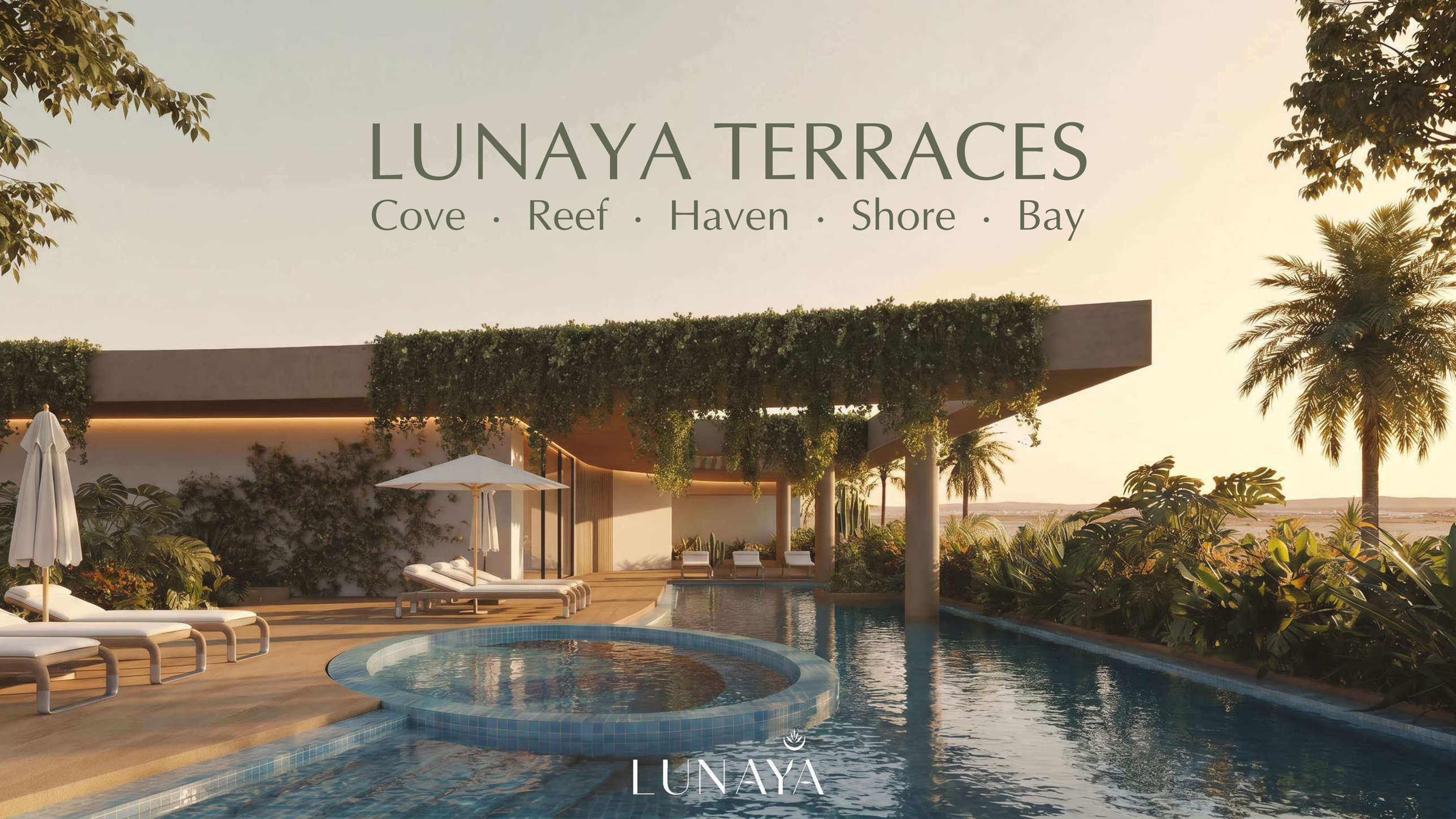

LUNAYA TERRACES
Cove · Reef · Haven · Shore · Bay
LUNAYA

LUNAYA TERRACES

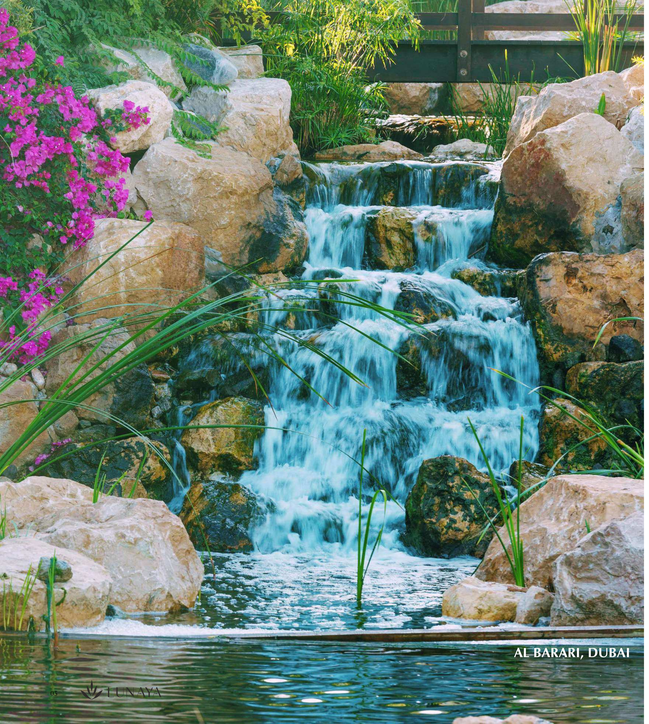
WHERE EVERY HOME BELONGS TO NATURE

An elevated residential experience within the landscapes of Lunaya

00
DEVELOPER TRACK RECORD

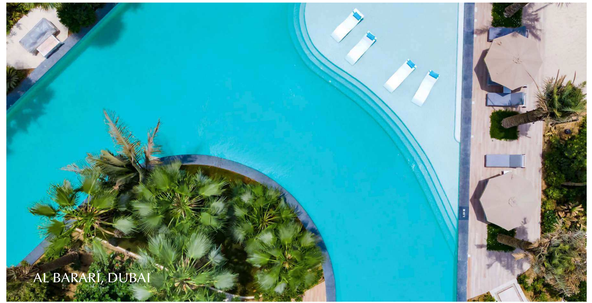
WHAT WE DELIVERED

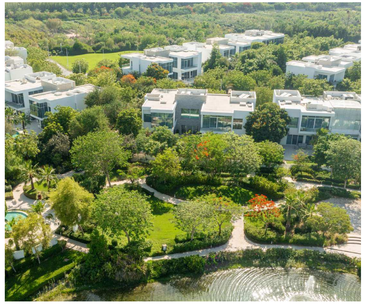
A commitment to landscape-driven living and carefully crafted experiences is reflected across a portfolio of completed communities. Through the integration of nature, open spaces, and thoughtful design, each development creates environments that feel connected, immersive, and centered around quality of life.



WE'VE DONE IT.
AND WE'VE DONE IT WELL

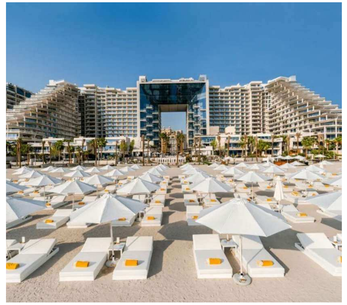
* These are real pictures and the real community

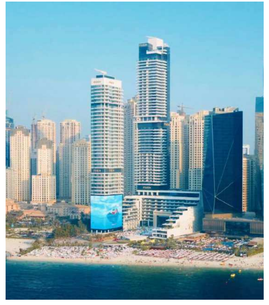




zaya

FIVE ▶





01

LUNAYA'S DNA

WE BEGIN WITH NATURE

At Lunaya, the landscape leads the way, shaping a way of life centered on wellness, movement, and community.

The name Lunaya is inspired by Luna, the moon, a timeless symbol of rhythm, reflection, and renewal. This idea is woven into every part of the development. The soft curves of each home echo the shifting phases of the moon, while lagoons and waterways move gently through the site like tides under moonlight.

The result is a community defined by nature's quiet poetry, fluid, luminous, and full of life.

Palm Jebel Ali

28 mins away

Jebel Ali Beach Development

24 mins away

Southern Waterfront Expansion

20 mins away

Sheikh Zayed Road

Green Spine

Expo City

17 mins away

LUNAYA
TERRACES

Al Maktoum Airport

20 mins away

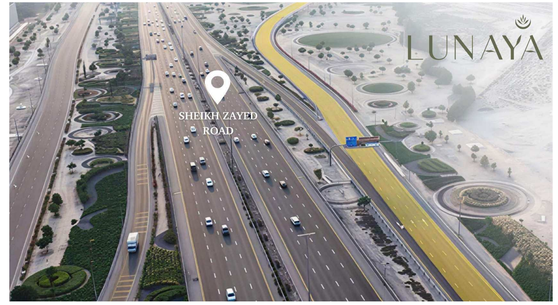
OUR LOCATION

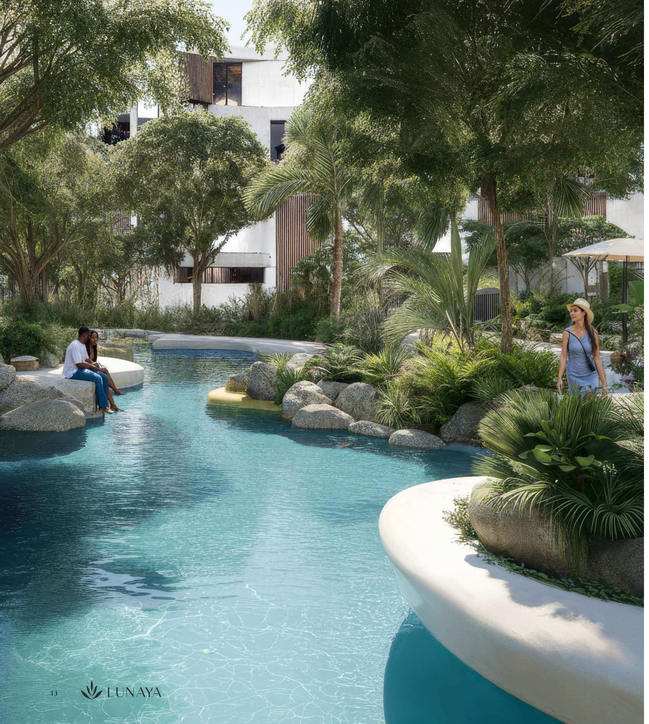
Lunaya's location is defined by a rare balance between connectivity and calm, placing it at the center of Dubai's most dynamic growth corridor.

Strategically positioned along **Sheikh Zayed Road**, it offers immediate access to the city's key destinations while remaining grounded in a landscape-driven setting that prioritizes openness and ease.

Surrounded by emerging waterfront districts, major infrastructure projects, and evolving urban landmarks, Lunaya sits within a context that is actively transforming. Its connection to the Green Spine further strengthens this relationship, allowing the ecological network to flow directly into the site rather than remaining outside of it.

Here, landscape, movement, and open space extend seamlessly into the development, turning Lunaya into a natural continuation of the wider environmental corridor linking Dubai and Abu Dhabi. This convergence of accessibility, long-term growth, and ecological integration positions Lunaya not just as a place to live, but as a forward-looking destination shaped by its surroundings and by what the region is becoming.





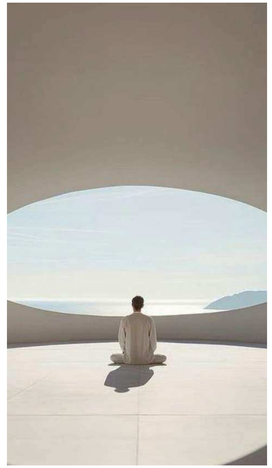
THE LIVING CORRIDOR

WHERE LIFE, WATER, AND GREENERY FLOW TOGETHER

Lunaya's landscape is envisioned as a continuous living corridor, where water, greenery, and everyday life are woven into a single, uninterrupted experience. Instead of existing as separate elements, they are designed to merge and flow together, shaping an environment where movement, nature, and human activity naturally overlap.

Water becomes a guiding force in the landscape, greenery adds depth, texture, and shade, and life brings the spaces in between into constant use and rhythm.

Together, these layers form a connected ecological and spatial network that runs throughout the community, transforming Lunaya into more than a series of places, it becomes a seamless landscape that is always alive, always evolving.



LIFE

WATER

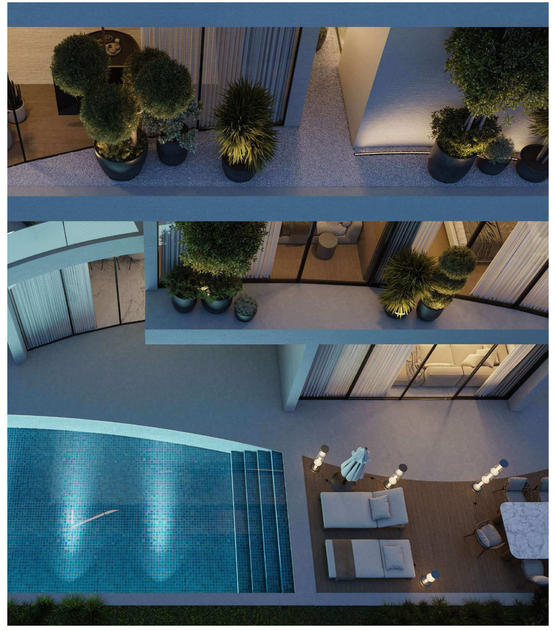
GREENERY

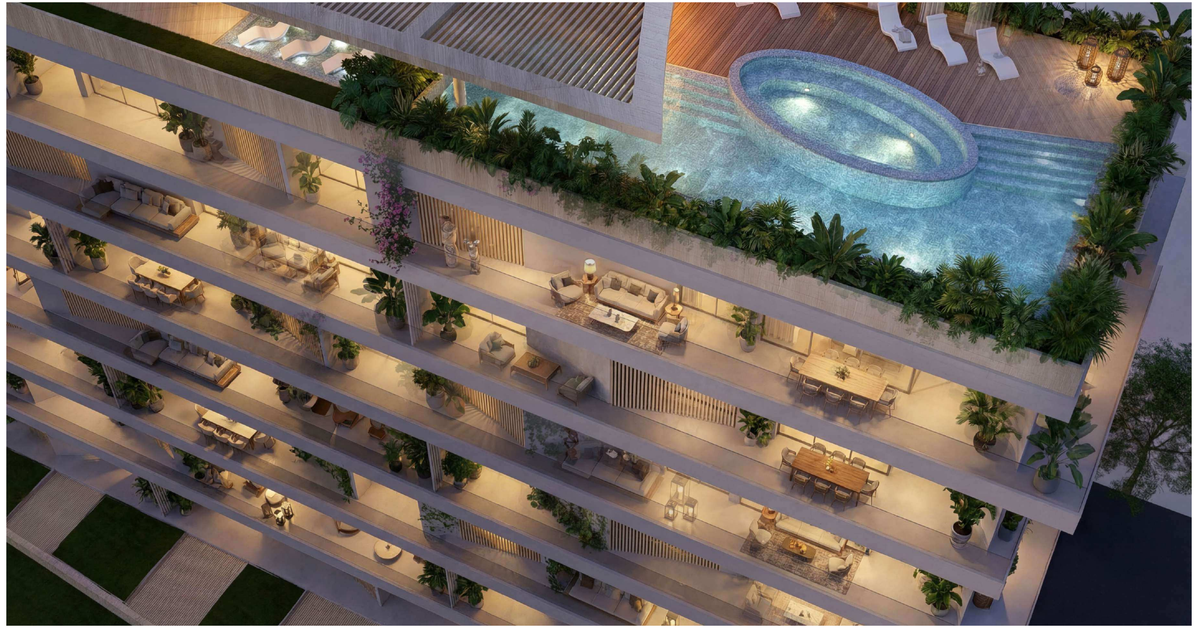
EXTENDING THE LUNAYA EXPERIENCE

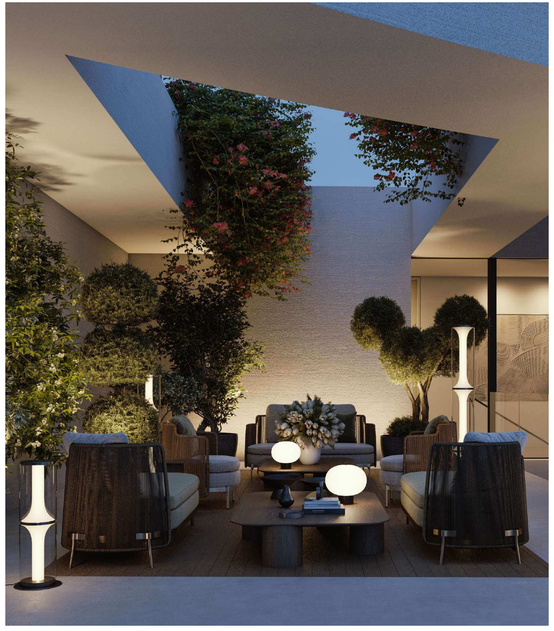
FROM LANDSCAPE TO BUILT FORM

The Lunaya landscape extends seamlessly into the built environment, shaping both the villas and the apartment building. Its guiding principles of movement, openness, and connection to nature are carried into the architecture itself, translating landscape thinking into spatial experience.

Indoor and outdoor realms are continuously interwoven through shaded corridors, generous terraces, and shared spaces. As a result, the architecture does not sit apart from the landscape—it becomes an extension of it, maintaining a constant dialogue between living spaces and the natural environment.







THE VILLA COLLECTION

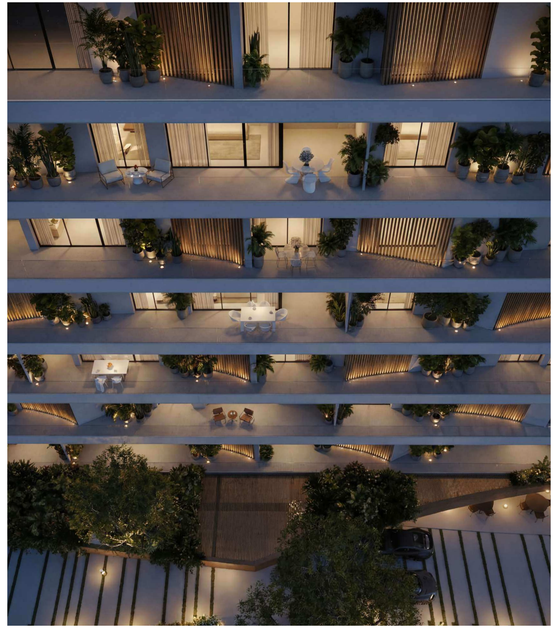
EXTENDING THE LUNAYA EXPERIENCE

FROM VILLAS TO APARTMENTS

The apartments reinterpret the spatial qualities of the villas, translating their openness, material expression, and close relationship with the outdoors into a vertical living format.

Through generous terraces, layered interior layouts, and carefully framed views, the same architectural language is carried upward and adapted across height and scale.

This continuity ensures that, despite the shift from horizontal to vertical living, the experience remains consistent—rooted in openness, light, and a constant dialogue with the landscape.



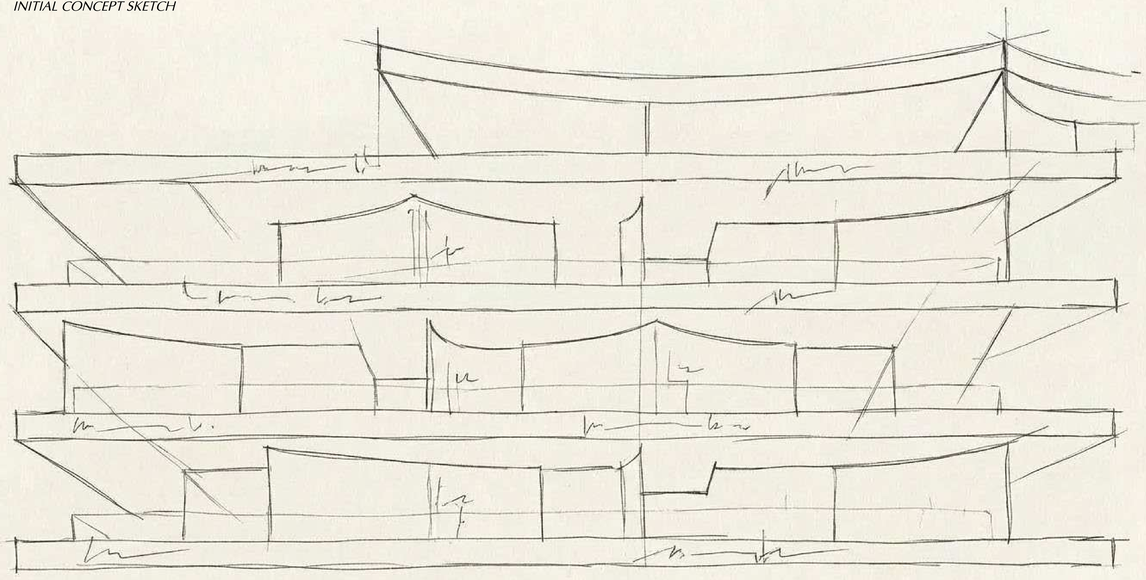
02

INTRODUCING LUNAYA TERRACES

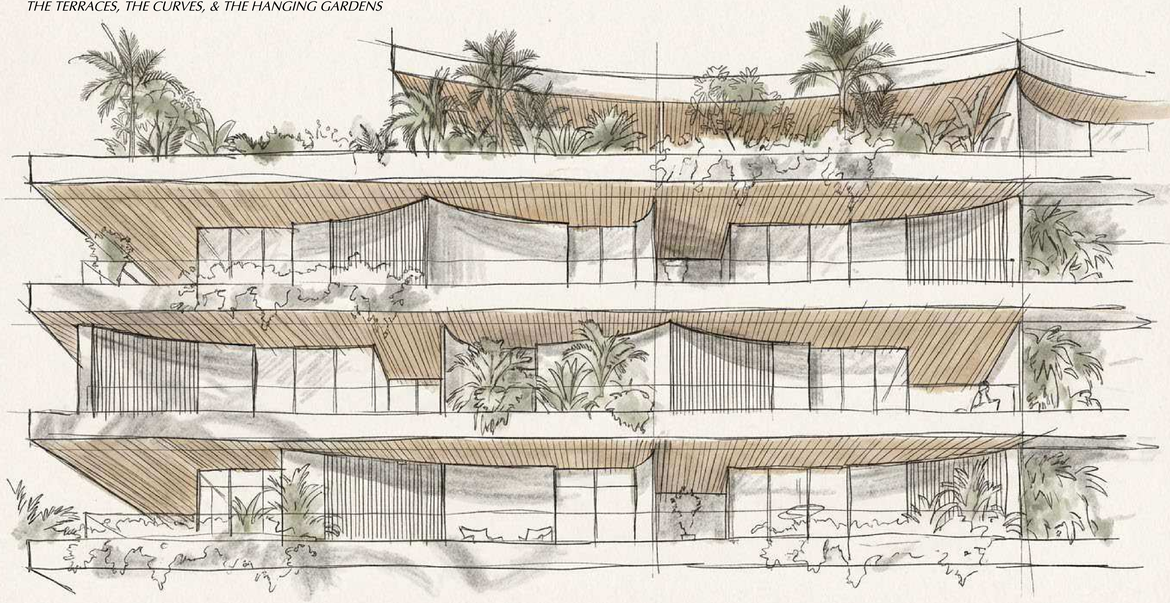
EXTENDING THE LUNAYA LANDSCAPE

Lunaya Terraces are conceived as a natural extension of the Lunaya landscape, transforming the experience of living into a continuous dialogue between architecture and nature. Rather than conventional apartments, the project introduces a new residential typology where homes are shaped as living terraces, elevating the community's gardens, water, and open spaces into a vertical landscape. Inspired by the spatial qualities of villas, each residence is designed to offer openness, privacy, and seamless indoor–outdoor living. From the ground-level gardens to the rooftop terraces, the building unfolds as a layered environment that reflects the essence of Lunaya — a place where landscape defines the way people live.

INITIAL CONCEPT SKETCH



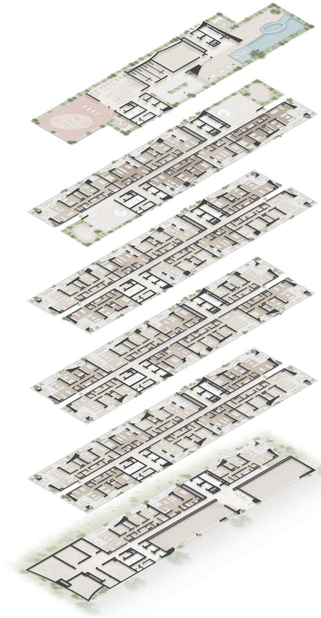
THE TERRACES, THE CURVES, & THE HANGING GARDENS



LUNAYA
BY ZAYA

LIVING TERRACES

The architecture of Lunaya Terraces is shaped by the idea of translating the community's landscape into a vertical living experience. Rather than limiting the relationship with nature to the ground level, greenery, open spaces, light, and outdoor living are carried upward through a series of connected terraces and layered environments.

The building becomes an extension of the Lunaya landscape itself, where gardens rise through the architecture and indoor spaces remain continuously connected to the outdoors. Inspired by the openness and spatial quality of villa living, each residence is designed to feel immersed within this vertical landscape, creating a residential experience defined by light, nature, and continuity.

ROOF TOP FLOOR

7TH FLOOR

3RD, 5TH FLOORS

2ND, 4TH, 6TH FLOORS

1ST FLOOR

GROUND FLOOR

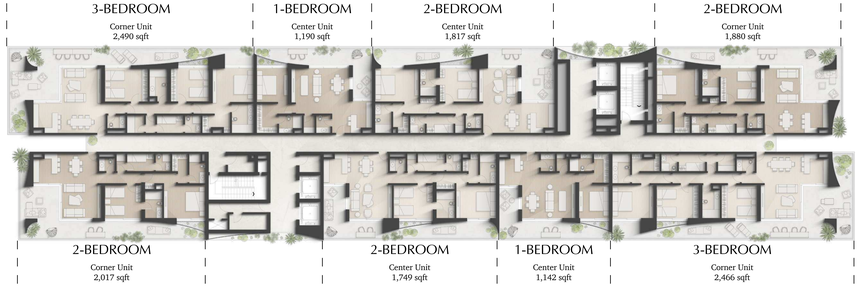
GROUND + 7 FLOORS + ROOF

The planning strategy translates the Lunaya villa experience into a vertical residential layout, where each home is designed as a spacious, private unit rather than a standard apartment.

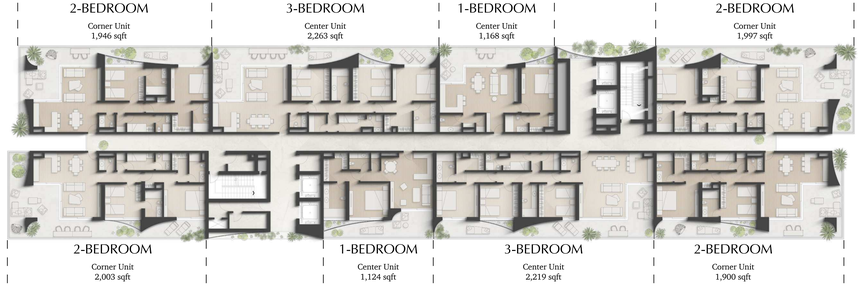
With only eight units per floor, the layout prioritizes privacy, comfort, and efficient spacing between residences. The development includes one-, two-, and three-bedroom units arranged in both central and corner positions, providing different layouts, orientations, and spatial conditions.

Circulation is designed through open corridors that maintain a direct visual and physical connection to the outdoors. This approach brings the landscape into the building and maintains a consistent relationship between architecture and nature throughout the development.

1ST , 3RD, 5TH FLOORS



2ND, 4TH, 6TH FLOORS



03

THE COLLECTION

HOMES WITHIN THE LANDSCAPE

Each residence at Lunaya is designed as a home shaped by space, natural light, and its relationship to the surrounding landscape.

Inspired by the openness of villa living, each unit is organized around large terraces that extend usable living space outdoors and create a direct connection between interior and exterior areas. Living spaces open toward greenery to maximize daylight, views, and natural ventilation.

The result is a set of residences that prioritize privacy and spaciousness while maintaining a strong connection to the landscape, offering a living experience that goes beyond a standard apartment layout.

THE COLLECTION

1-BEDROOM UNIT

PROGRAM

Living Area/Dining Area/Kitchen
Master Bedroom
Guest WC
Laundry room

AREA RANGE

1,124 - 1,190 sqft

PARKING ALLOCATION

1 Car

CEILING HEIGHT

3m

2-BEDROOM UNIT

PROGRAM

Living Area/Dining Area/Kitchen
Bedroom 1
Bathroom
Master Bedroom
Guest WC
Maid's Room
Laundry room

AREA RANGE

1,749 - 2,017 sqft

PARKING ALLOCATION

1 Car

CEILING HEIGHT

3m

3-BEDROOM UNIT

PROGRAM

Living Area/Dining Area/Kitchen
Bedroom 1
Bedroom 2
Bathroom
Master Bedroom
Guest WC
Maid's Room
Laundry room

AREA RANGE

2,219 - 2,490 sqft

PARKING ALLOCATION

2 Cars

CEILING HEIGHT

3m

1-BEDROOM

Entrance

Guest WC

Laundry Room

Master Bathroom

Walk-in Closet

Outdoor Space

Kitchen

Dining Area

Living Area

Master Bedroom

TYPE 1 UNIT

Entrance

Dining Area

Laundry Room

Guest WC

Walk-in Closet

Outdoor Space

Kitchen

Living Area

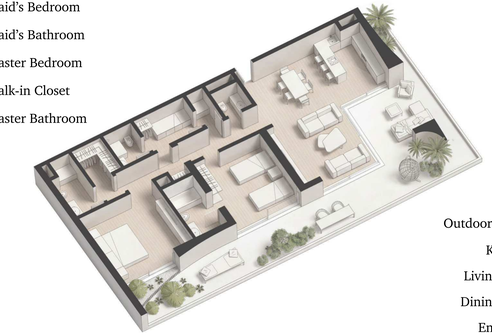
Master Bedroom

Master Bathroom

TYPE 2 UNIT

2-BEDROOM

Guest WC
Laundry Room
Maid's Bedroom
Maid's Bathroom
Master Bedroom
Walk-in Closet
Master Bathroom



Outdoor Space
Kitchen
Living Area
Dining Area
Entrance
Bedroom 1
Bathroom

CORNER UNIT

Guest WC
Laundry Room
Maid's Bedroom
Maid's Bathroom
Master Bedroom
Walk-in Closet
Master Bathroom

Outdoor Space
Kitchen
Living Area
Dining Area
Entrance
Bedroom 1
Bathroom

CENTER UNIT

3-BEDROOM

Entrance
Guest WC
Laundry Room
Maid's Room
Maid's Bathroom
Walk-in Closet
Master Bathroom

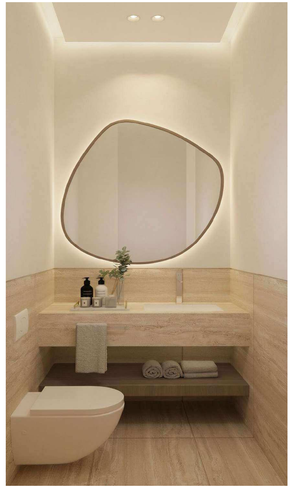
Outdoor Space
Kitchen
Living Area
Dining Area
Bedroom 1
Bathroom
Bedroom 2
Master Bedroom

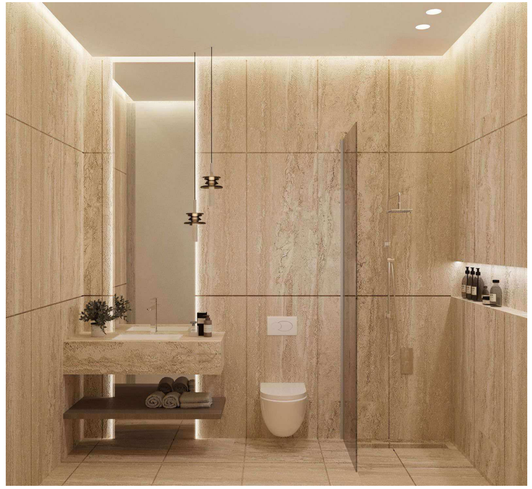
CORNER UNIT

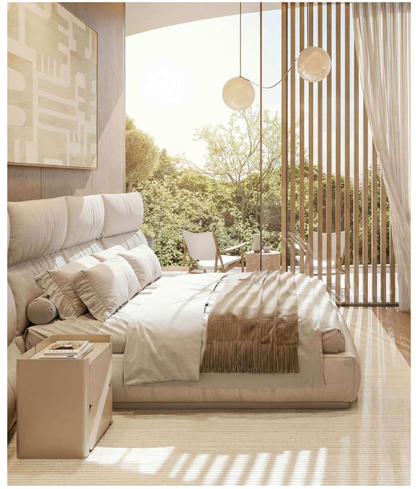
Entrance
Guest WC
Laundry Room
Maid's Room
Maid's Bathroom
Walk-in Closet
Master Bathroom

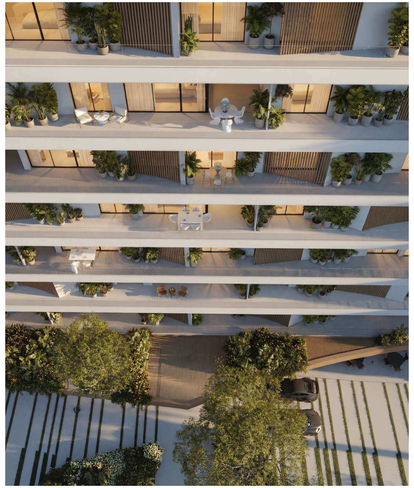
Outdoor Space
Kitchen
Living Area
Dining Area
Bedroom 1
Bathroom
Bedroom 2
Master Bedroom

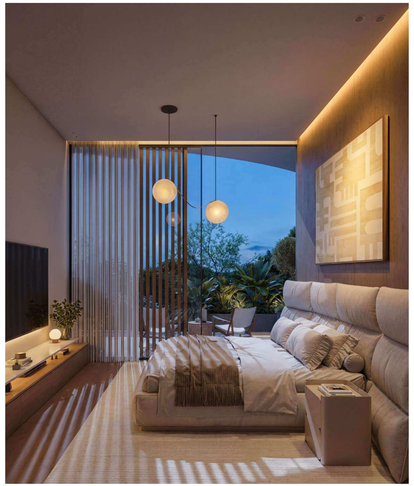
MIDDLE UNIT

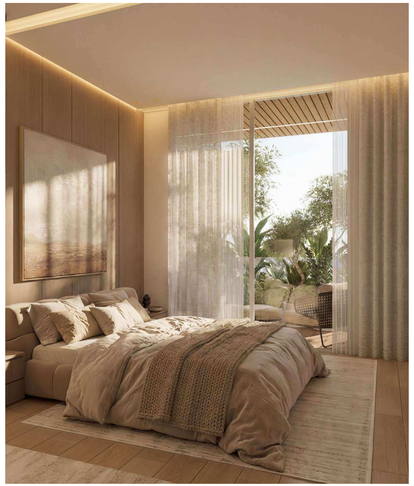












04

THE PUBLIC LIFE

SPACES TO LIVE, MOVE, AND UNWIND

At Lunaya Terraces, amenities are integrated into the overall living experience rather than treated as separate facilities. They are designed to support daily life through spaces for relaxation, activity, and social interaction within a landscaped setting.

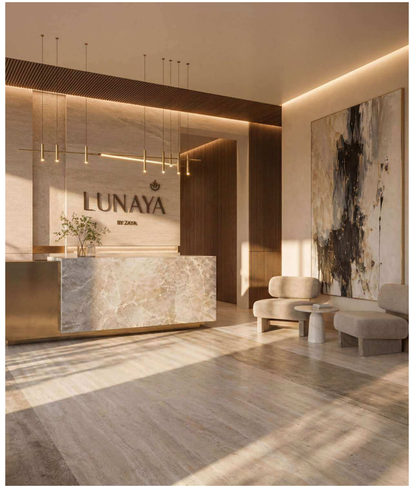
The rooftop garden and pool provide shared outdoor areas with open views, while the wellness and fitness spaces support everyday health and routine.

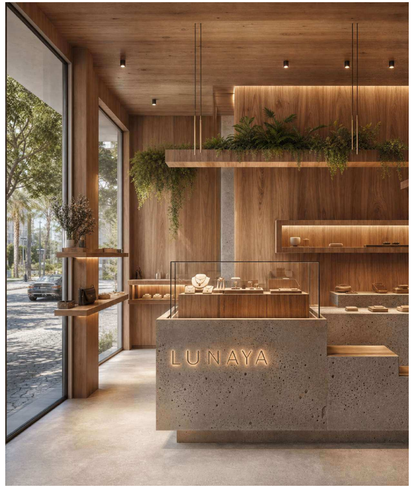
Together, these spaces extend the function of the home and create a residential environment where convenience, comfort, and community are part of one continuous experience.

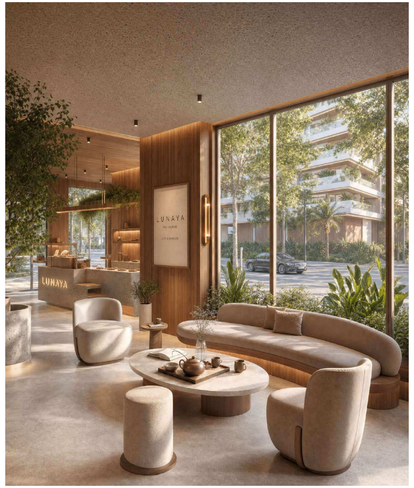
THE ARRIVAL LOBBY

The arrival lobby is designed as a transition space between the exterior landscape and the private residential areas. Natural materials, soft lighting, and integrated greenery create a calm and welcoming environment, while open views maintain a visual connection to the surroundings.

The lobby also feels visually extended through its relationship with the retail spaces, which open toward it and reinforce a sense of continuity and openness. Together, these elements set the tone for the building, where architecture, landscape, and shared spaces are experienced as part of one connected environment.





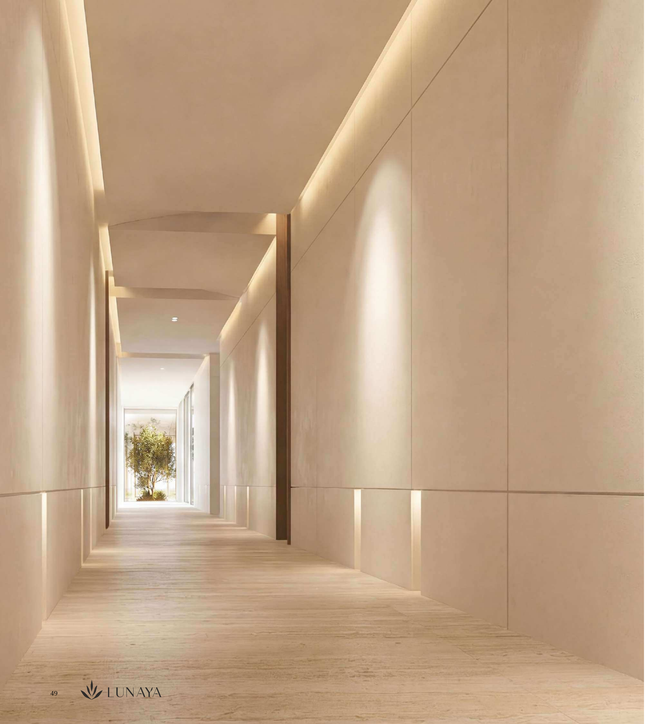


RETAIL SPACES

Retail spaces activate the ground floor with a curated mix of cafés, boutiques, and everyday services.

Designed with natural materials and open storefronts, they maintain a strong visual and physical connection to the surrounding landscape.

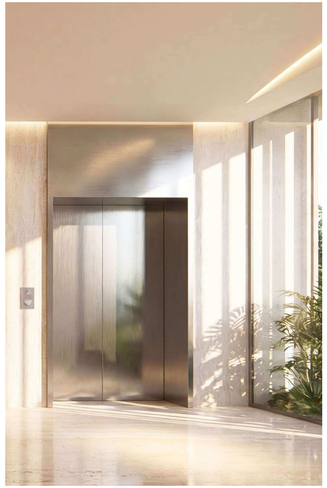
These spaces create an active and accessible ground level, forming a clear interface between the building and the wider community.

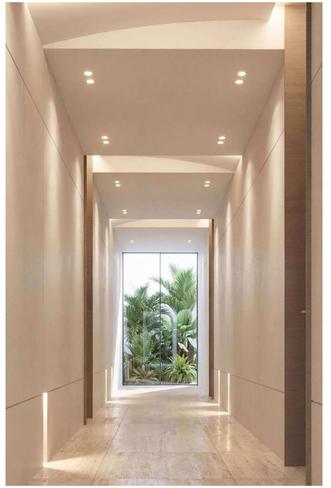


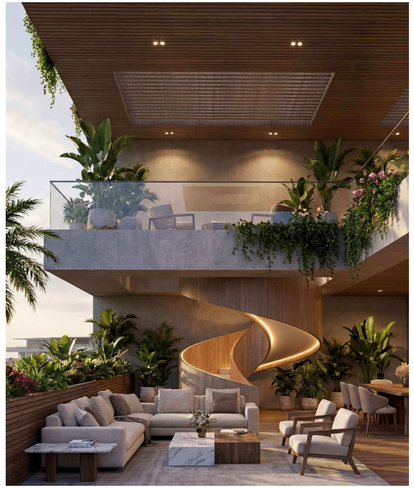
THE CORRIDORS

The corridors are designed as open passages that connect directly to the outdoors at both ends. This allows natural light, ventilation, and views of the landscape to move through the building, making circulation feel more integrated with the environment.

Framed openings and consistent material choices strengthen the relationship between movement inside the building and the outdoor surroundings.

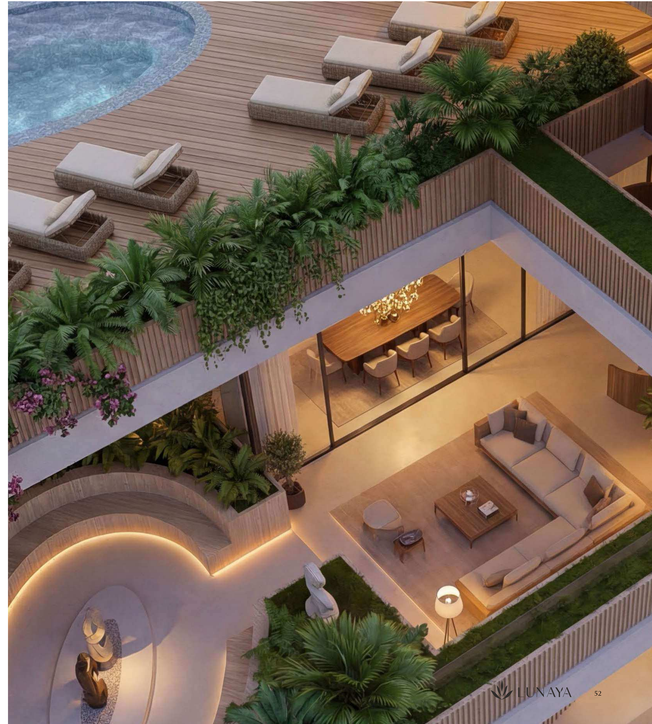






THE PUBLIC TERRACES

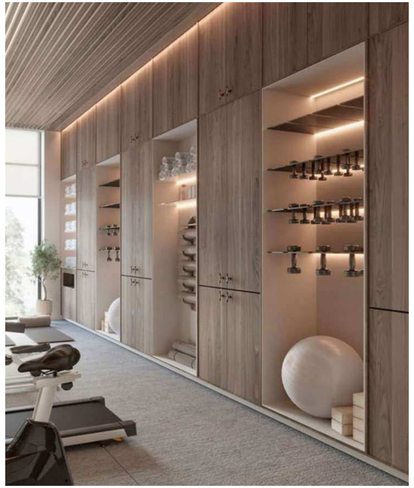
The terraces extend living and shared spaces outward, offering areas for relaxation, gathering, and everyday use. Integrated planting, seating, and open views create a seamless transition between interior spaces and the landscape, making each level an extension of the outdoor environment.

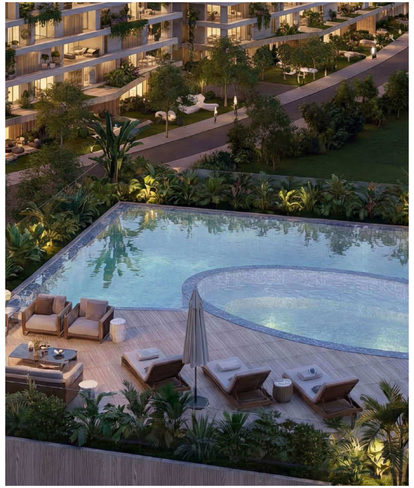


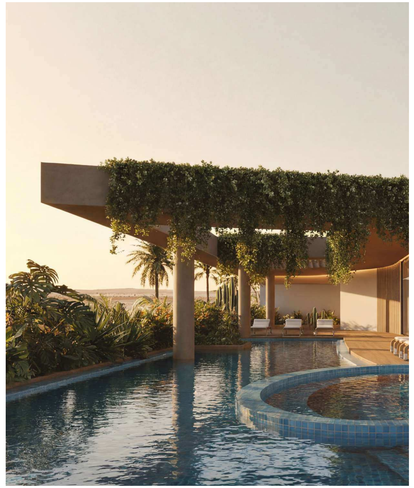
THE GYM

The gym includes both indoor and outdoor fitness areas with a range of equipment and training spaces.

Large openings and direct access to exterior zones allow users to move between indoor and outdoor workouts easily. This setup supports different types of exercise, from structured training indoors to more flexible or open-air activities outside.







THE ROOFTOP

The rooftop brings together leisure and social spaces organized around a central pool, creating a shared amenity at the top of the building.

It includes lounge areas, shaded seating, and landscaped elements that define different zones for use throughout the day. The layout is oriented toward open views, providing a comfortable setting for relaxation, informal gatherings, and everyday use above the landscape.

05

THE MATERIALS

MATERIAL SELECTION

The material palette of Lunaya is inspired by nature, combining warm tones, soft textures, and refined finishes to create a calm and cohesive atmosphere.

Materials are carefully selected to strengthen the connection between interior spaces and the surrounding landscape, ensuring consistency across the development. Natural light, greenery, and tactile surfaces work together to shape the overall living experience in a simple and grounded way.

ARCHITECTURE

The architectural material palette is designed as an extension of the Lunaya landscape, with a focus on texture, depth, and durability. A combination of warm stone, muted finishes, and soft-toned surfaces is used to ground the building within its context and create visual consistency across the development.

Greenery is integrated into the façade, making planting an active part of the architectural expression rather than an added element. The layering of materials helps define the terraces as usable outdoor spaces, while also reducing the perceived mass of the building and breaking it into more articulated volumes of light, shadow, and planting.

This approach supports the idea of the project as a vertical landscape, where architecture and nature are closely connected and work together as one system.

Light Oak
Wood Finish

Outdoor Ceiling
Aluminum Panels

Black Aluminum
Slim Frames

Floor-to-ceiling Windows

Light Oak
Wood Finish

Vertical Aluminum
Louvers

Concrete
Texture
Porcelain Tile

Terraces and Balconies
Flooring

White Texture
Paint

Walls and Slabs Facia

INTERIOR SPACES

The interior material palette is designed to create a calm and refined living environment that connects directly to the outdoor terraces. Natural textures, warm tones, and simple, carefully selected finishes are used to establish consistency and comfort across the spaces.

Materials are chosen for both appearance and touch, with an emphasis on durability and a smooth transition between indoor and outdoor areas.

The result is an interior experience that feels open and restrained, while maintaining a clear relationship with the surrounding landscape and the overall concept of Lunaya.

Light Oak Wood Paneling

Marble Finish Quartz

Kitchen Countertop

Soft White Gypsum Ceiling

Light Oak Wood Parquet

Bedrooms Flooring

Beige Travertine Porcelain Tile

Living/Dining/Kitchen Flooring

Warm Bronze Hardware

06

LUNAYA LIFESTYLE

LIFE BEYOND THE BUILDING

Lunaya extends beyond the home into a connected landscape of shared spaces, where water, greenery, and open areas structure everyday life.

A network of lagoons, gardens, and communal spaces encourages movement, interaction, and relaxation, with clear links between natural elements and social areas.

Living is not limited to the residence itself, but extends into the wider environment, which is designed to support wellbeing, everyday activity, and a sense of community.

PARKS AND KIDS AREAS

Lunaya includes a network of parks designed to support everyday outdoor use. These spaces feature children's play areas, dog parks, shaded walking paths, and landscaped zones with integrated water features.

Together, they provide accessible and well-distributed outdoor areas for recreation, relaxation, and social interaction, all within a continuous green environment that connects the wider development.

POOLS & WATER FEATURES

Water is a key element of the Lunaya landscape, integrated through a series of pools and water features distributed across the site. These range from lagoon-style pools to shaded seating areas positioned along the water's edge.

The spaces are designed for everyday use, supporting relaxation, cooling, and informal gathering. Water is used as both a functional and spatial element, helping define the outdoor environment and improve overall comfort.

FITNESS AND SPORTS FACILITIES

Lunaya provides a range of fitness and sports facilities designed to support an active and balanced lifestyle. These include indoor and outdoor gyms, sports courts, wellness spaces, saunas, and an indoor pool. Integrated within the landscape, these amenities offer residents accessible spaces for exercise, recovery, and everyday wellbeing.

CULINARY EXPERIENCE

Lunaya includes a curated culinary experience where cafés and dining spaces are integrated within the landscape. Positioned along key outdoor areas, these venues provide informal settings for everyday dining and social interaction, with direct connections to greenery and water.

Together, they add an active layer to community life, where dining is part of the broader living environment rather than a separate function.

DAILY LIVING

Lunaya integrates essential services within the community to support everyday living. These include a supermarket, pharmacy, and library, providing residents with convenient access to daily needs, wellness support, and quiet spaces for reading and work. Together, these amenities enhance the functionality of the community while complementing its landscape-driven lifestyle.

07

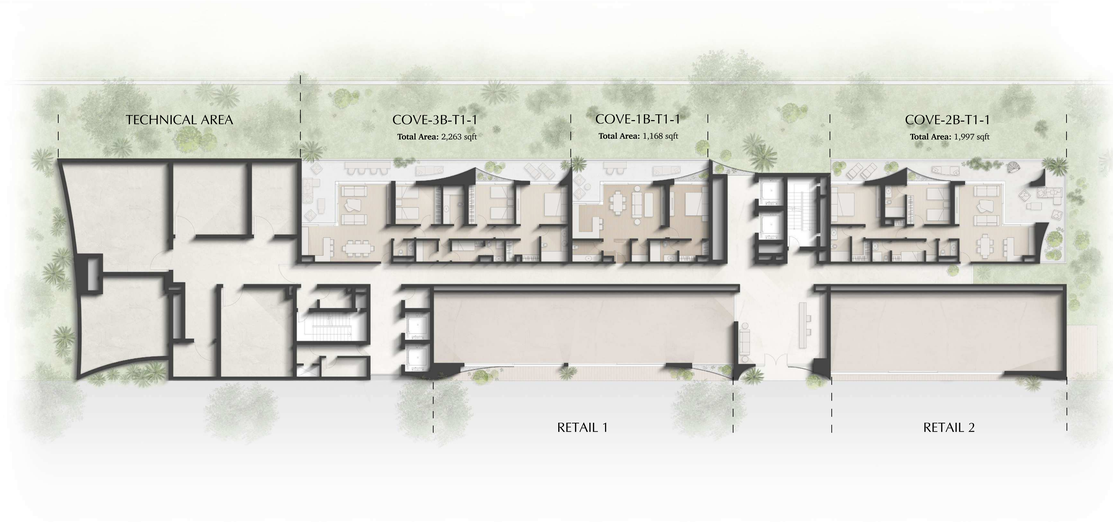
COVE FLOOR PLANS

PLANS AND UNIT DISTRIBUTION

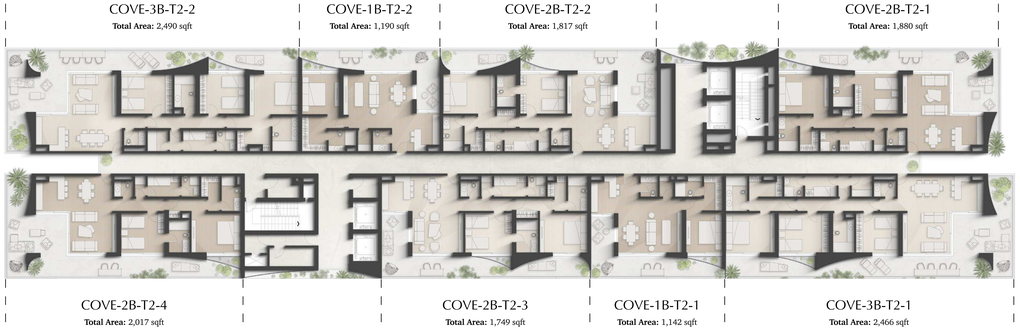
A planning strategy centered around openness, exclusivity, and spatial quality shapes the residential experience across each floor. The organization of units, circulation, and shared spaces reflects the project's emphasis on villa-inspired living within a vertically connected environment.

MASTER PLAN

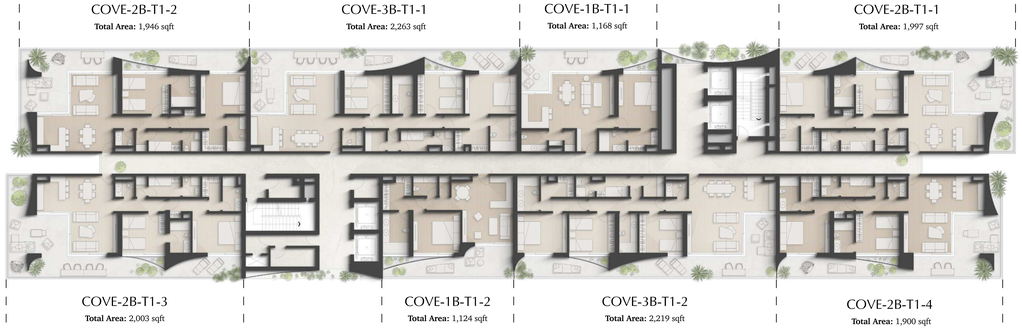
GROUND FLOOR PLAN



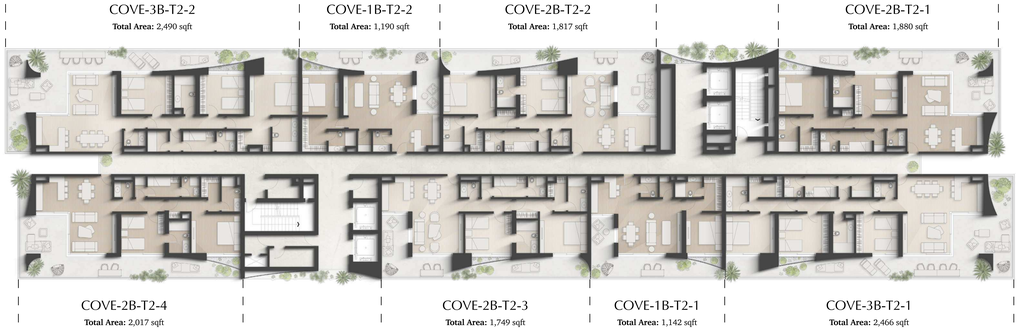
FIRST FLOOR PLAN



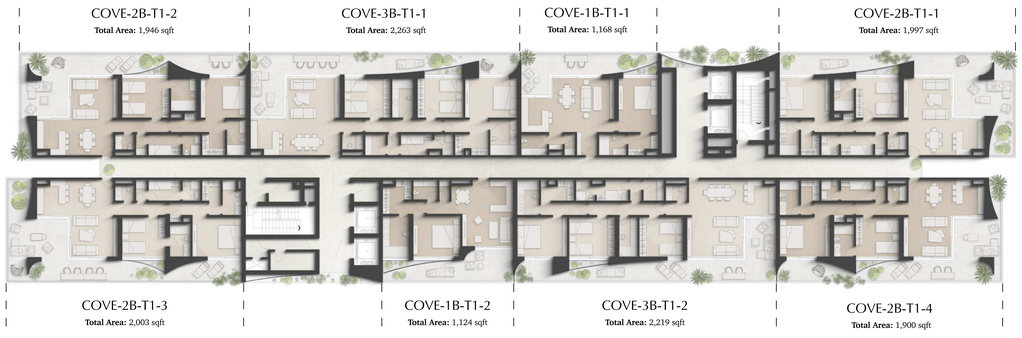
SECOND FLOOR PLAN



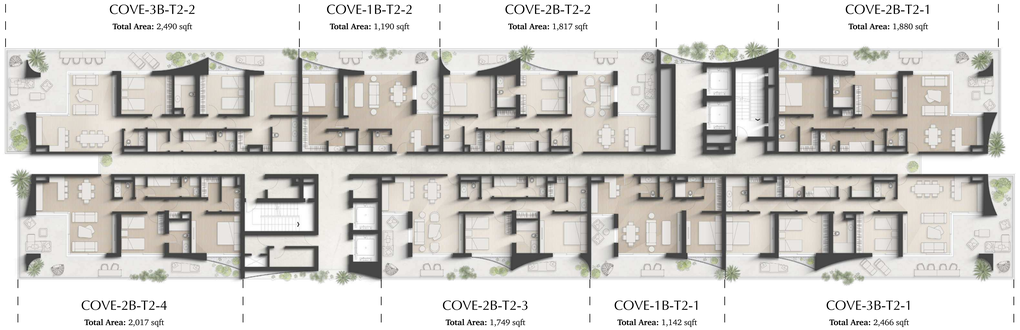
THIRD FLOOR PLAN



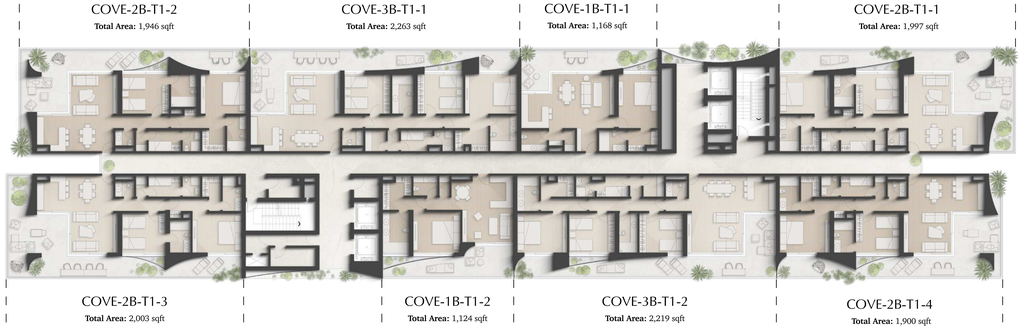
FOURTH FLOOR PLAN



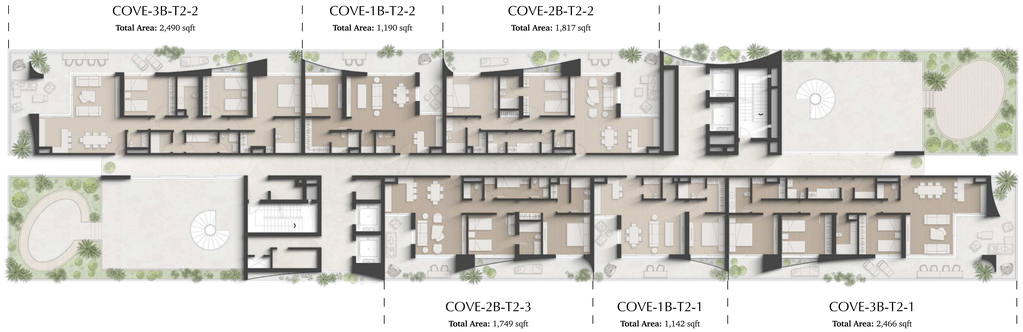
FIFTH FLOOR PLAN



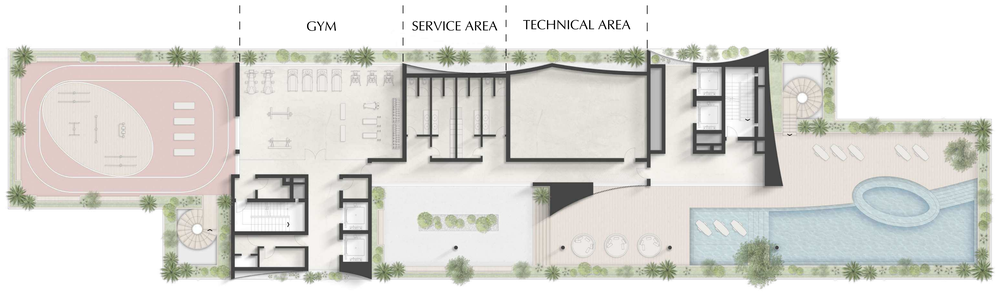
SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN



ROOFTOP FLOOR PLAN



COVE

25 / 75

25% during construction

75% on completion

1B One-Bedroom Apartments - 13 units

From **AED 2,181,069** - **AED 2,253,857**

Floor	Unit Code	BR	View	Orientation	Location	Total Area (sqft)	Total Price (AED)	AED / sqft
GF	COVE-1B-T1-1	1B	○ Facing Surroundings	South East	Center	1,168	**2,202,100**	1,885
F1	COVE-1B-T2-1	1B	★ Facing Community	Sunset View	Center	1,142	**2,181,069**	1,910
F1	COVE-1B-T2-2	1B	○ Facing Surroundings	South East	Center	1,190	**2,203,340**	1,852
F2	COVE-1B-T1-1	1B	○ Facing Surroundings	South East	Center	1,168	**2,213,113**	1,895
F2	COVE-1B-T1-2	1B	★ Facing Community	Sunset View	Center	1,134	**2,228,294**	1,966
F3	COVE-1B-T2-1	1B	★ Facing Community	Sunset View	Center	1,142	**2,193,616**	1,921
F3	COVE-1B-T2-2	1B	○ Facing Surroundings	South East	Center	1,190	**2,216,521**	1,863
F4	COVE-1B-T1-1	1B	○ Facing Surroundings	South East	Center	1,168	**2,228,525**	1,908
F4	COVE-1B-T1-2	1B	★ Facing Community	Sunset View	Center	1,134	**2,241,076**	1,976
F5	COVE-1B-T2-1	1B	★ Facing Community	Sunset View	Center	1,142	**2,206,163**	1,932
F5	COVE-1B-T2-2	1B	○ Facing Surroundings	South East	Center	1,190	**2,229,701**	1,874
F6	COVE-1B-T1-1	1B	○ Facing Surroundings	South East	Center	1,168	**2,241,738**	1,919
F6	COVE-1B-T1-2	1B	★ Facing Community	Sunset View	Center	1,134	**2,253,857**	2,005
F7	COVE-1B-T2-1	1B	★ Facing Community	Sunset View	Center	1,142	**2,218,710**	1,942
F7	COVE-1B-T2-2	1B	○ Facing Surroundings	South East	Center	1,190	**2,242,082**	1,885

2B Two-Bedroom Apartments - 29 units

From **AED 3,377,502** - **AED 3,799,030**

Floor	Unit Code	BR	View	Orientation	Location	Total Area (sqft)	Total Price (AED)	AED / sqft
GF	COVE-2B-T1-1	2B	○ Facing Surroundings	South East	Corner	1,997	**3,377,520**	1,691
F1	COVE-2B-T2-1	2B	○ Facing Surroundings	South East	Corner	1,880	**3,472,398**	1,847
F1	COVE-2B-T2-2	2B	○ Facing Surroundings	South East	Center	1,817	**3,377,502**	1,859
F1	COVE-2B-T2-3	2B	★ Facing Community	Sunset View	Center	1,749	**3,436,998**	1,965
F1	COVE-2B-T2-4	2B	★ Facing Community	Sunset View	Corner	2,017	**3,746,537**	1,857
F2	COVE-2B-T1-1	2B	○ Facing Surroundings	South East	Corner	1,997	**3,398,668**	1,702
F2	COVE-2B-T1-2	2B	○ Facing Surroundings	South East	Corner	1,946	**3,604,079**	1,852
F2	COVE-2B-T1-3	2B	★ Facing Community	Sunset View	Corner	2,003	**3,745,701**	1,870
F2	COVE-2B-T1-4	2B	★ Facing Community	Sunset View	Corner	1,900	**3,656,471**	1,924
F3	COVE-2B-T2-1	2B	○ Facing Surroundings	South East	Corner	1,880	**3,492,864**	1,858
F3	COVE-2B-T2-2	2B	○ Facing Surroundings	South East	Center	1,817	**3,397,707**	1,870
F3	COVE-2B-T2-3	2B	★ Facing Community	Sunset View	Center	1,749	**3,456,770**	1,976
F3	COVE-2B-T2-4	2B	★ Facing Community	Sunset View	Corner	2,017	**3,767,784**	1,868
F4	COVE-2B-T1-1	2B	○ Facing Surroundings	South East	Corner	1,997	**3,619,816**	1,813
F4	COVE-2B-T1-2	2B	○ Facing Surroundings	South East	Corner	1,946	**3,625,259**	1,863
F4	COVE-2B-T1-3	2B	★ Facing Community	Sunset View	Corner	2,003	**3,766,883**	1,881
F4	COVE-2B-T1-4	2B	★ Facing Community	Sunset View	Corner	1,900	**3,677,149**	1,935
F5	COVE-2B-T2-1	2B	○ Facing Surroundings	South East	Corner	1,880	**3,513,330**	1,869
F5	COVE-2B-T2-2	2B	○ Facing Surroundings	South East	Center	1,817	**3,417,911**	1,881
F5	COVE-2B-T2-3	2B	★ Facing Community	Sunset View	Center	1,749	**3,476,542**	1,988
F5	COVE-2B-T2-4	2B	★ Facing Community	Sunset View	Corner	2,017	**3,789,030**	1,879
F6	COVE-2B-T1-1	2B	○ Facing Surroundings	South East	Corner	1,997	**3,640,963**	1,823
F6	COVE-2B-T1-2	2B	○ Facing Surroundings	South East	Corner	1,946	**3,646,438**	1,874
F6	COVE-2B-T1-3	2B	★ Facing Community	Sunset View	Corner	2,003	**3,788,066**	1,891
F6	COVE-2B-T1-4	2B	★ Facing Community	Sunset View	Corner	1,900	**3,697,826**	1,946
F7	COVE-2B-T2-2	2B	○ Facing Surroundings	South East	Center	1,817	**3,438,115**	1,892
F7	COVE-2B-T2-3	2B	★ Facing Community	Sunset View	Center	1,749	**3,496,313**	1,999

3B Three-Bedroom Apartments - 33 units

From **AED 4,262,350** - **AED 4,790,345**

Floor	Unit Code	BR	View	Orientation	Location	Total Area (sqft)	Total Price (AED)	AED / sqft
GF	COVE-3B-T1-1	3B	○ Facing Surroundings	South East	Center	2,263	**4,262,350**	1,883
F1	COVE-3B-T2-1	3B	★ Facing Community	Sunset View	Corner	2,466	**4,700,377**	1,906
F1	COVE-3B-T2-2	3B	○ Facing Surroundings	South East	Corner	2,490	**4,558,604**	1,831
F2	COVE-3B-T1-1	3B	○ Facing Surroundings	South East	Center	2,263	**4,287,924**	1,895
F2	COVE-3B-T1-2	3B	★ Facing Community	Sunset View	Center	2,219	**4,388,545**	1,978
F3	COVE-3B-T2-1	3B	★ Facing Community	Sunset View	Corner	2,466	**4,727,033**	1,917
F3	COVE-3B-T2-2	3B	○ Facing Surroundings	South East	Corner	2,490	**4,585,472**	1,842
F4	COVE-3B-T1-1	3B	○ Facing Surroundings	South East	Center	2,263	**4,313,498**	1,906
F4	COVE-3B-T1-2	3B	★ Facing Community	Sunset View	Center	2,219	**4,413,719**	1,989
F5	COVE-3B-T2-1	3B	★ Facing Community	Sunset View	Corner	2,466	**4,753,689**	1,928
F5	COVE-3B-T2-2	3B	○ Facing Surroundings	South East	Corner	2,490	**4,612,340**	1,852
F6	COVE-3B-T1-1	3B	○ Facing Surroundings	South East	Center	2,263	**4,339,072**	1,917
F6	COVE-3B-T1-2	3B	★ Facing Community	Sunset View	Center	2,219	**4,438,892**	2,000
F7	COVE-3B-T2-1	3B	★ Facing Community	Sunset View	Corner	2,466	**4,780,345**	1,938
F7	COVE-3B-T2-2	3B	○ Facing Surroundings	South East	Corner	2,490	**4,639,208**	1,863

LUNAYA

PAYMENT PLAN

25% During Construction · 75% On Completion

OUR TRACK RECORD SPEAKS FOR ITSELF

If you require more information contact us:
sales@lunaya.com

LUNAYA