

A PRIVATE COLLECTION

Solaya is a private collection of 234 distinguished residences where thoughtfully crafted spaces exude a quiet elegance, revealing uninterrupted sea and city views. Just minutes away from the dynamic heart of Dubai, the residential community enjoys a privileged setting on the Jumeirah beachfront, next to renowned hotels, beach clubs and restaurants.

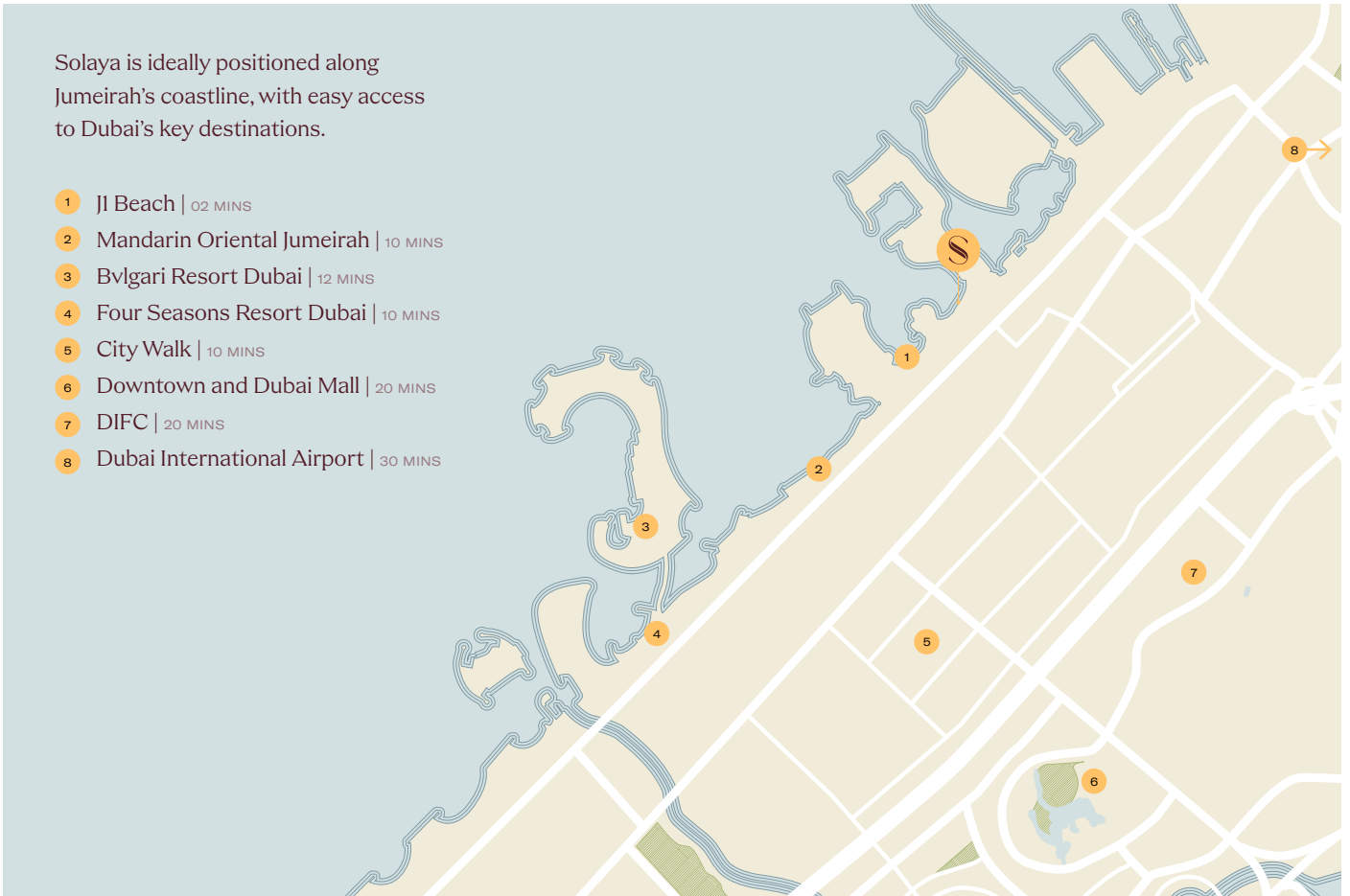


SOLAYA

DESTINATION

Solaya is ideally positioned along Jumeirah's coastline, with easy access to Dubai's key destinations.

- 1 JI Beach | 02 MINS
- 2 Mandarin Oriental Jumeirah | 10 MINS
- 3 Bvlgari Resort Dubai | 12 MINS
- 4 Four Seasons Resort Dubai | 10 MINS
- 5 City Walk | 10 MINS
- 6 Downtown and Dubai Mall | 20 MINS
- 7 DIFC | 20 MINS
- 8 Dubai International Airport | 30 MINS

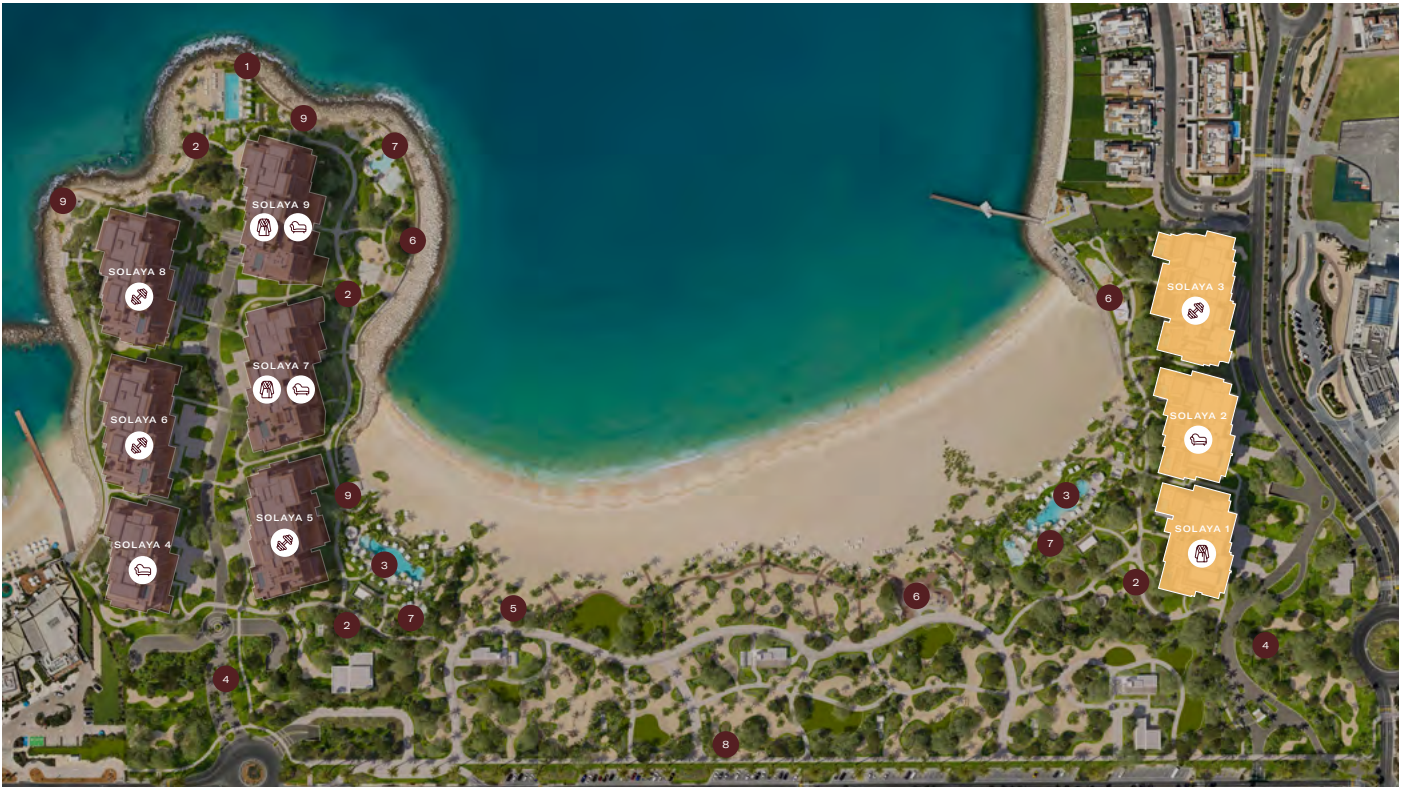


THE RESIDENCES

The nine buildings, situated across a 500-metres long beachfront are developed in collaboration between Meraas and Brookfield Properties, and designed by Foster + Partners and I508 London. Blending iconic architecture, breathtaking views and luxurious beachfront living, each residence boasts spacious floor plans, generous internal heights and open-plan layouts.



MASTERPLAN



KEY FEATURES



- | | | | |
|----------------------|-------------------------|----------------------|----------|
| 1 Sunset Pool | 4 Private Gated Arrival | 7 Kids' Pool | Fitness |
| 2 Resident's Gardens | 5 Beach Retreat | 8 Beach Park Arrival | Wellness |
| 3 Beach Pool | 6 Kids' Play Area | 9 Yoga Deck | Lounge |

EXPERIENCES

GENERAL SERVICES

24/7 Security
Buggy Drop-Off
Concierge
Doorman and Porter
Pool and Beach Loungers
Residents' Lounge Service
Valet Parking

À LA CARTE SERVICES

Flower Arrangement
Grocery Services
Laundry and Dry Cleaning
Residence Cleaning Services
Personal Training
Private Dining and Events
Reservations and Appointments
Residence Maintenance
Salon Services
Spa Services

AMENITIES

Fitness Studio
Gym Including Weights, Trx Equipment
Adult and Kids' Pools
Spa and Treatment Rooms
Hair Salon
Private Cinema
Residents' Lounges
Library
Meeting Rooms
Private Gardens
Kids' Outdoor Play Area
Public Beach Park
Storage Facilities

STACKING PLAN



SOLAYA 1

G + 6

SEA AND CITY VIEWS

18 TOTAL RESIDENCES

SOUTH-FACING

8						
7						
6	PH	PENTHOUSE				
5	S/PH	4 BED	5 BED			
4	U	4 BED	4 BED DUPLEX	4 BED		
3	U	4 BED		4 BED		
2	L	3 BED	3 BED	2 BED	2 BED	
1	L	3 BED	3 BED	2 BED	2 BED	
G	G	3 BED GARDEN	AMENITY	3 BED GARDEN		
SEA					GARDEN	

SOLAYA 2

G + 7

SEA AND CITY VIEWS

22 TOTAL RESIDENCES

SOUTH-FACING

8						
7	PH	PENTHOUSE				
6	S/PH	4 BED	5 BED			
5	U	4 BED	4 BED DUPLEX	4 BED		
4	U	4 BED		4 BED		
3	L	3 BED	3 BED	2 BED	2 BED	
2	L	3 BED	3 BED	2 BED	2 BED	
1	L	3 BED	3 BED	2 BED	2 BED	
G	G	3 BED GARDEN	AMENITY	3 BED GARDEN		
SEA					GARDEN	

SOLAYA 3

G + 8

SEA AND CITY VIEWS

27 TOTAL RESIDENCES

SOUTH-FACING

8	PH	PENTHOUSE					
7	S/PH	5 BED	5 BED				
6	U	4 BED	4 BED DUPLEX	4 BED DUPLEX	4 BED		
5	U	4 BED			4 BED		
4	U	4 BED	4 BED DUPLEX	4 BED DUPLEX	4 BED		
3	U	4 BED			4 BED		
2	L	3 BED	3 BED	2 BED	3 BED	2 BED	
1	L	3 BED	3 BED	2 BED	3 BED	2 BED	
G	G	3 BED GARDEN	AMENITY		3 BED GARDEN		
		SEA					GARDEN

RESIDENCE FEATURES



- Floor to ceiling heights ranging from 3-metres to 6-metres
- Triple and dual aspect views
- Spacious private terraces with stunning views
- Additional living spaces in select 3-bedroom and all 4 to 5-bedroom residences
- 3 to 5-bedroom residences and penthouses equipped with secondary prep kitchens and staff rooms
- Stone flooring in all residences
- Smart home features and integrated appliances
- Direct lift access to all residences
- Courtyard arrival in select residences

UNIT OVERVIEW

	TOTAL AVERAGE AREA	POOL SIZE
2-BEDROOM	1988 SQ. FT - 2308 SQ. FT	
3-BEDROOM	3,129 SQ. FT - 3873 SQ. FT	
4-BEDROOM	4340 SQ. FT - 4676 SQ. FT	
5-BEDROOM	6987 SQ. FT - 7643 SQ. FT	
3-BEDROOM GARDEN	5722 SQ. FT - 6,866 SQ. FT	6.1 M X 3 M X 1.2 M
4-BEDROOM DUPLEX	5209 SQ. FT - 5391 SQ. FT	
PENTHOUSE	11,567 SQ. FT - 15,331 SQ. FT	TYPE A: 7.5 M X 3.1 M X 1.2 M TYPE B: 9 M X 4 M X 1.2 M



Entrance Lobby

CEILING AND WALLS

Polished Plaster

SKIRTING

Timber

DOORS AND ARCHITRAVES

Timber

FLOOR

Stone

Living Room

CEILING AND WALLS

Polished Plaster

SKIRTING

Timber

TV JOINERY

Plaster, Stone

DOORS AND ARCHITRAVES

Timber

FLOOR

Stone



Dining

CEILING AND WALLS

Polished Plaster

SKIRTING

Timber

DOORS AND ARCHITRAVES

Timber

Kitchen

CEILING AND WALLS

Polished Plaster

SKIRTING

Timber

BENCHTOP

Engineered Stone

CABINETRY

Champagne Metal,
Timber Veneer

DOORS AND ARCHITRAVES

Timber

FLOOR

Stone



Master Bedroom

CEILING

Paint

SKIRTING

Timber

FLOOR

Stone

WALLS

Wallpaper

Master Bedroom Ensuite

CEILING

Paint

FLOOR AND WALLS

Stone

MIRROR

Clear

VANITY TOP

Stone



Master Bedroom Walk-in

CEILING

Paint

FLOOR

Stone

SKIRTING

Timber

WARDROBE JOINERY

Timber Veneer

Guest Bedroom

CEILING AND WALLS

Paint

FLOOR

Stone

SKIRTING

Timber

WARDROBE JOINERY

Timber Veneer

Guest Bedroom Ensuite

FLOORS

Stone

WALLS

Tile

VANITY TOP

Stone

Entrance Lobby

CEILING AND WALLS
Polished Plaster

FLOOR AND SKIRTING
Stone

Living Room

CEILING AND WALLS
Polished Plaster

FLOOR AND SKIRTING
Stone

ALCOVE FINISH
Timber

CABINETRY
Timber Veneer



Master Bedroom

CEILING
Paint

WALLS
Wallpaper

FLOOR AND SKIRTING
Stone

Master Bedroom Ensuite

CEILING
Paint

FLOOR AND WALLS
Stone

VANITY JOINERY
Timber Veneer

VANITY TOP
Stone

Dining

CEILING AND WALLS
Polished Plaster

FLOOR AND SKIRTING
Stone

ALCOVE FINISH
Timber

Kitchen

CEILING AND WALLS
Polished Plaster

FLOOR AND SKIRTING
Stone

CABINETRY
Timber Veneer

BENCHTOP
Engineered Stone



Guest Bedroom

CEILING
Paint

WALLS
Wallpaper

FLOOR AND SKIRTING
Stone

SKIRTING
Timber

Guest Bedroom Ensuite

CEILING
Paint

FLOOR AND WALLS
Stone

VANITY JOINERY
Timber Veneer

VANITY TOP
Stone

Gym

CEILING AND COLUMNS
Paint

WALLS
Paint

SKIRTING
Timber

FLOOR
Timber

JOINERY
Timber Veneer

Private Cinema

WALLS
Veneer

FLOOR
Stone

JOINERY
Timber Veneer



