

# SOLAYA

A PRIVATE COLLECTION



LOCATION



SOLAYA

A PRIVATE COLLECTION

MASTERPLAN



# WHERE THE CITY MEETS THE SEA

The most sought-after residential address in Dubai which combines location, understated elegance, breathtaking views and beach front living. 234 ultra luxury apartments set on a 46-acre beach front plot in central Dubai.

Sales launch in Q1 2025 with handover in Q1 2028.









# LOCATION

KEY LOCATIONS

1	La Mer
2	J1 Beach
3	Mandarin Oriental
4	Bulgari Resort
5	Four Seasons
6	Aman — Opening 2027
7	DIFC
8	Downtown









LOCATION



SOLAYA

A PRIVATE COLLECTION



## J1 BEACH

Rejuvenate under the open skies, surrounded by stunning blue waters and sandy shores. Recently opened, J1 is a luxury beach front destination with 13 new dining and beach clubs including Gigi Rigolatto, Serene Beach by Gaia and Baoli.

Discover the allure of the Riviera through sophisticated beach front dining and club experiences with J1 Beach, the newest luxury beach destination in Dubai.

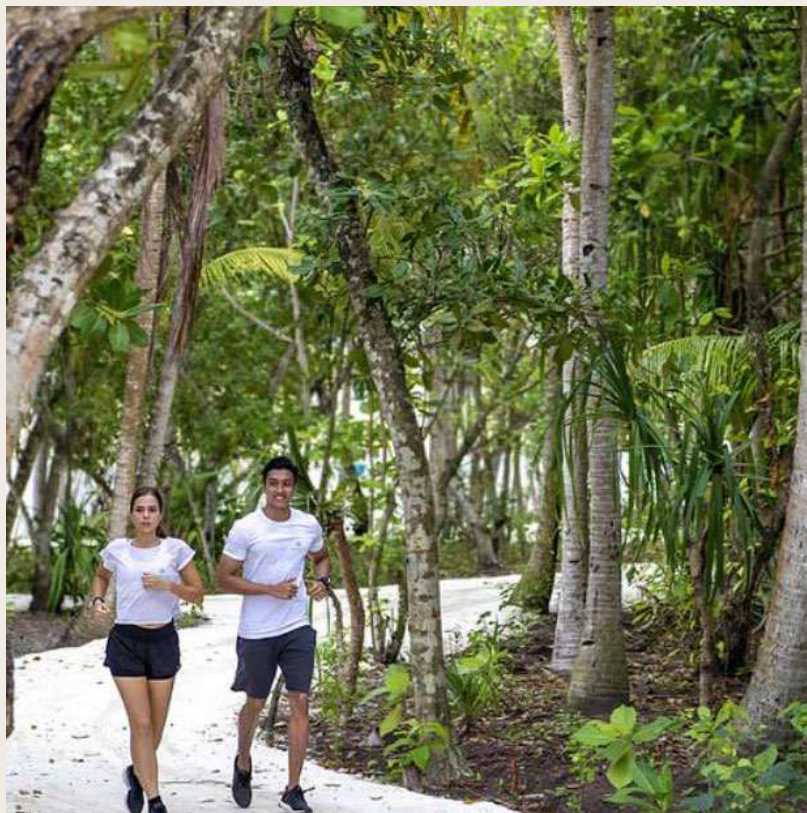


# The Beach Park





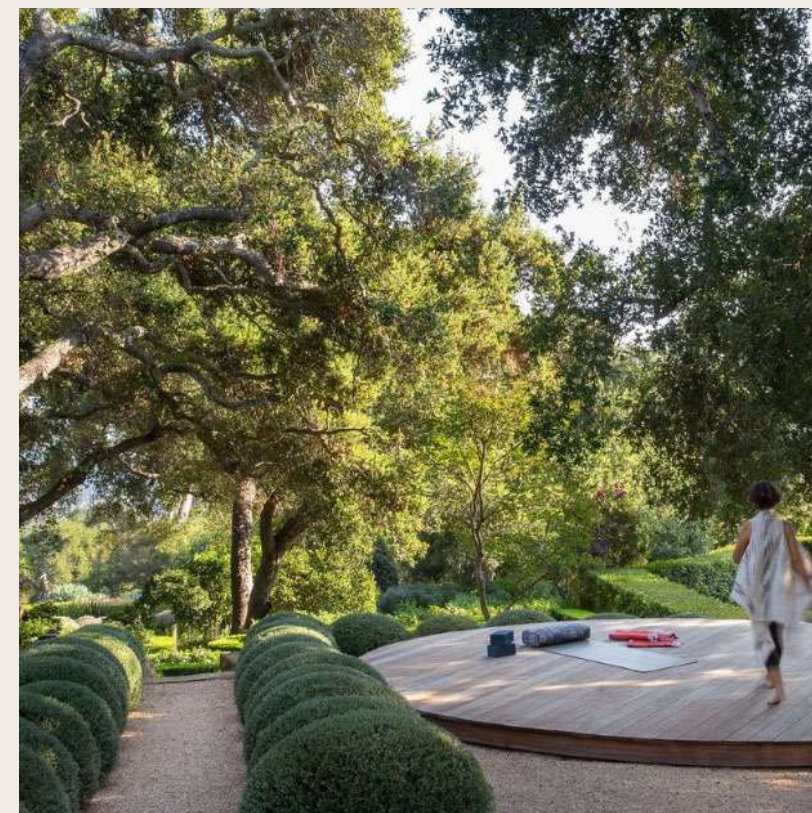
# The Beach Park



Accessible



Community



Legacy

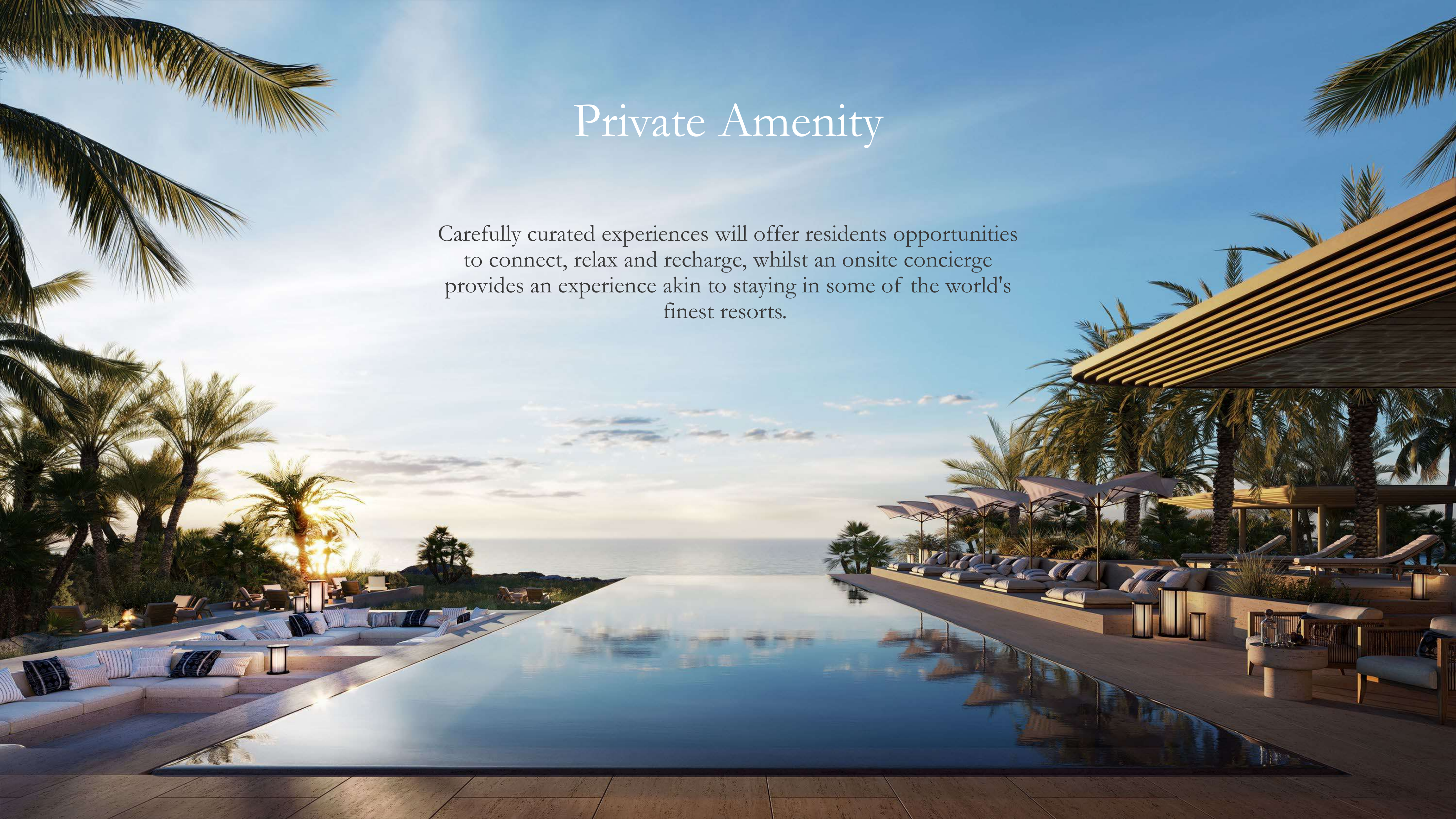


Recreation



# Private Amenity

Carefully curated experiences will offer residents opportunities to connect, relax and recharge, whilst an onsite concierge provides an experience akin to staying in some of the world's finest resorts.





# Experiences

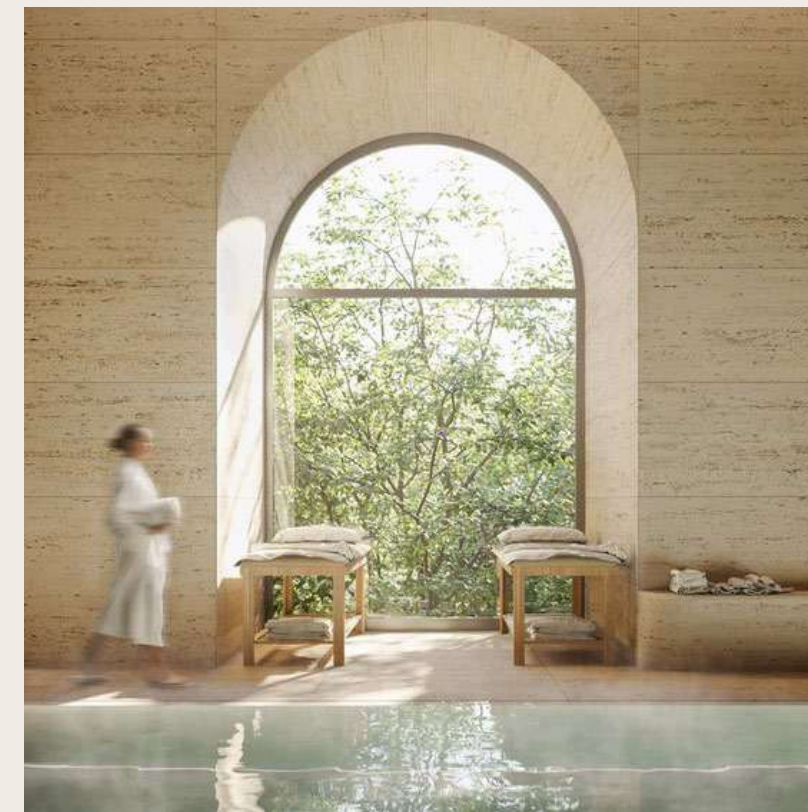
A selection of experiences curated to allow connection, relaxation and rejuvenation in the privacy of the Residences. Complimenting the beautifully crafted spaces, the Operator will activate elements of the private amenity with crafted F+B menus, leading wellness services, and discerning staff.



Lounge and Library



Fitness and Recreation



Wellness



Exclusive Beach Area  
and Pools



# SERVICES & EXPERIENCES

INCLUDED

Concierge

24/7 Security

Doorman And Porter

Valet Parking

Buggy Drop-Off

Pool And Beach Loungers

Tennis And Padel Court Hire

Resident’s Lounge Service

A LA CARTE

Bookings Reservations And Appointments

Grocery Services

Flower Arrangement

Spa Services

Salon Services

Personal Training

Dining Events And Functions

Pool Side F&B

Laundry And Dry Cleaning

Apartment Maintenance

Pool Maintenance

































La Mer  
Dubai









# THE RESIDENCES

Designed to suit the sensitivities and needs of the world's most discerning buyers. A unified expression of design integrating the existing urban context, respecting scale and character, whilst maintaining a very low overall density with optimal spacing, privacy, and views.



# Residential Buildings

CC-01 60m  
G+8  
27 units

CA-01 60m  
G+7  
26 units

CA-02 50m  
G+6  
18 units

CC-02 70m  
G+10  
43 units

CB-02 75m  
G+8  
29 units

CB-01 60m  
G+7  
26 units

N-01 60m  
G+8  
27 units

N-02 60m  
G+7  
22 units

N-03 50m  
G+6  
18 units





# Unit Schedule | N-01

Building	Bedroom	#Units	Min of NSA	Average of NSA	Max of NSA
N-01	2 BR	4	1,829	1,869	1,908
	3 BR	8	2,676	2,928	3,277
	4 BR	12	3,559	4,068	4,924
	5 BR	2	5,464	5,522	5,580
	PH	1	8,120	8,120	8,120
N-01 Total		27	1,829	3,662	8,120



# Unit Schedule | N-02

Building	Bedroom	#Units	Min of NSA	Average of NSA	Max of NSA
N-02	2 BR	6	1,971	1,985	1,998
	3 BR	8	2,632	2,892	3,161
	4 BR	6	3,580	3,875	4,299
	5 BR	1	5,335	5,335	5,335
	PH	1	7,998	7,998	7,998
N-02 Total		22	1,971	3,256	7,998



# Unit Schedule | N-03

Building	Bedroom	#Units	Min of NSA	Average of NSA	Max of NSA
N-03	2 BR	4	1,971	1,985	1,998
	3 BR	6	2,632	2,890	3,161
	4 BR	6	3,580	3,875	4,299
	5 BR	1	5,335	5,335	5,335
	PH	1	7,998	7,998	7,998
N-03 Total		18	1,971	3,437	7,998































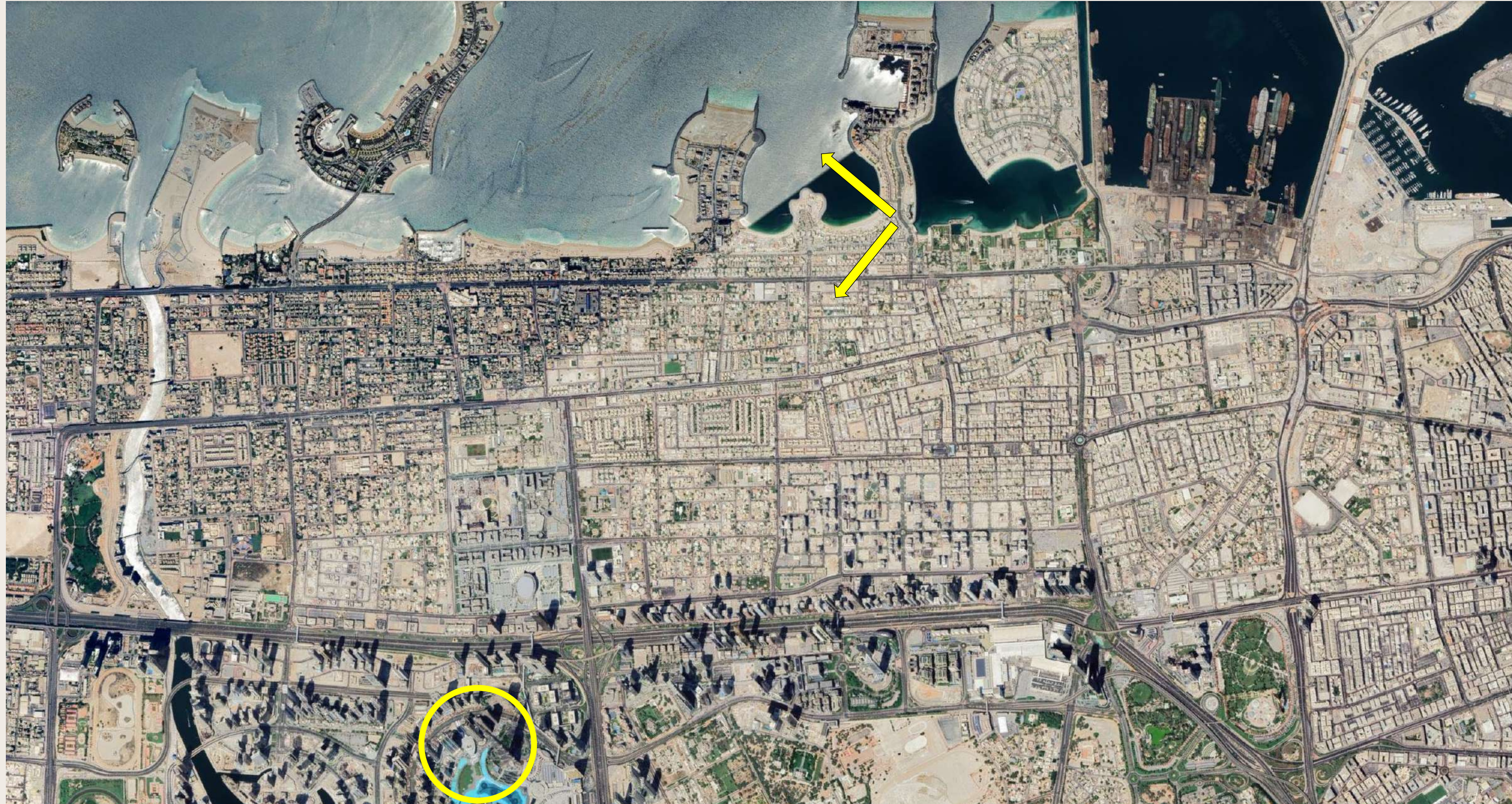








# Key View Aspects





# Sea Views



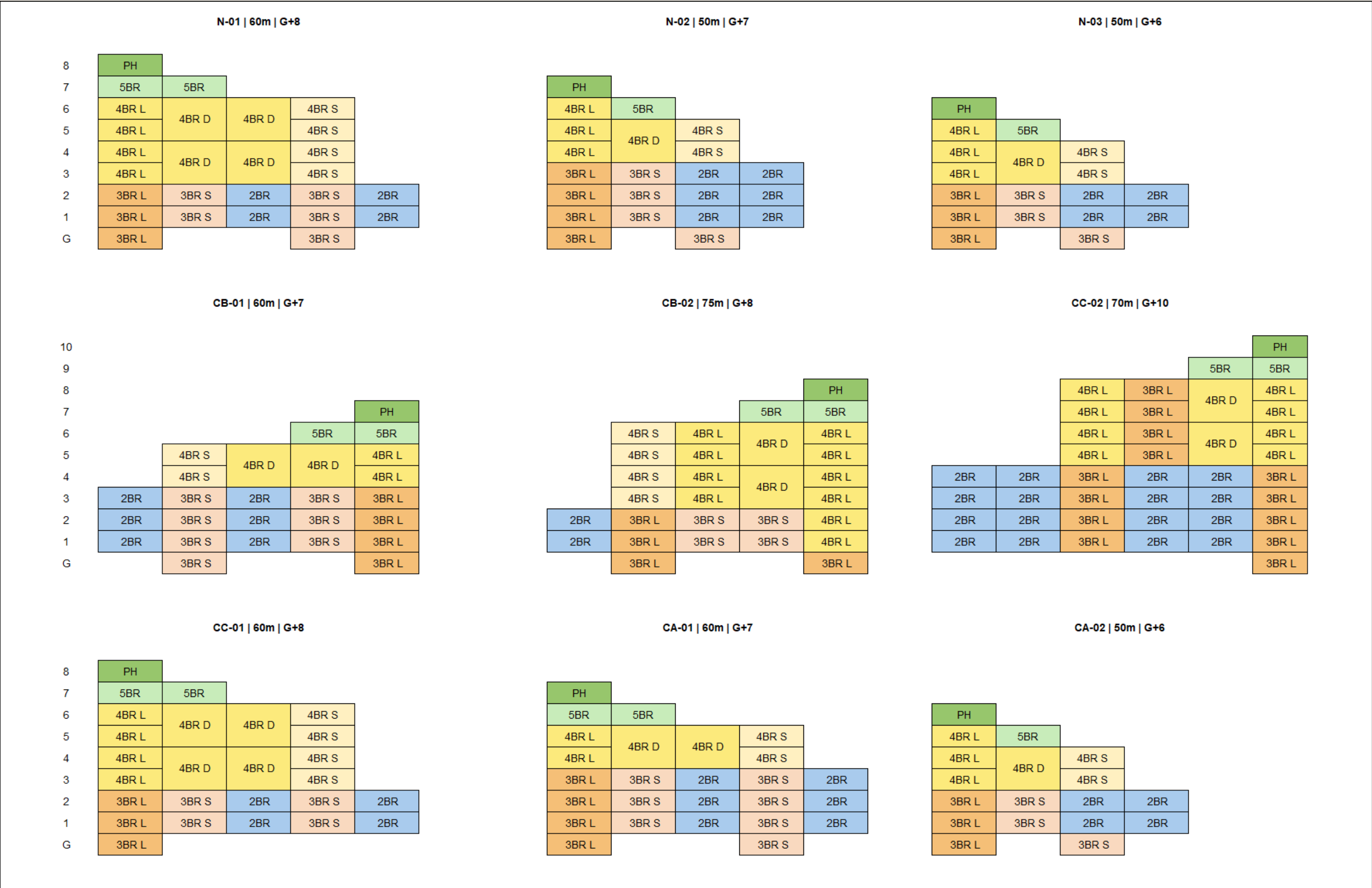


# City Views



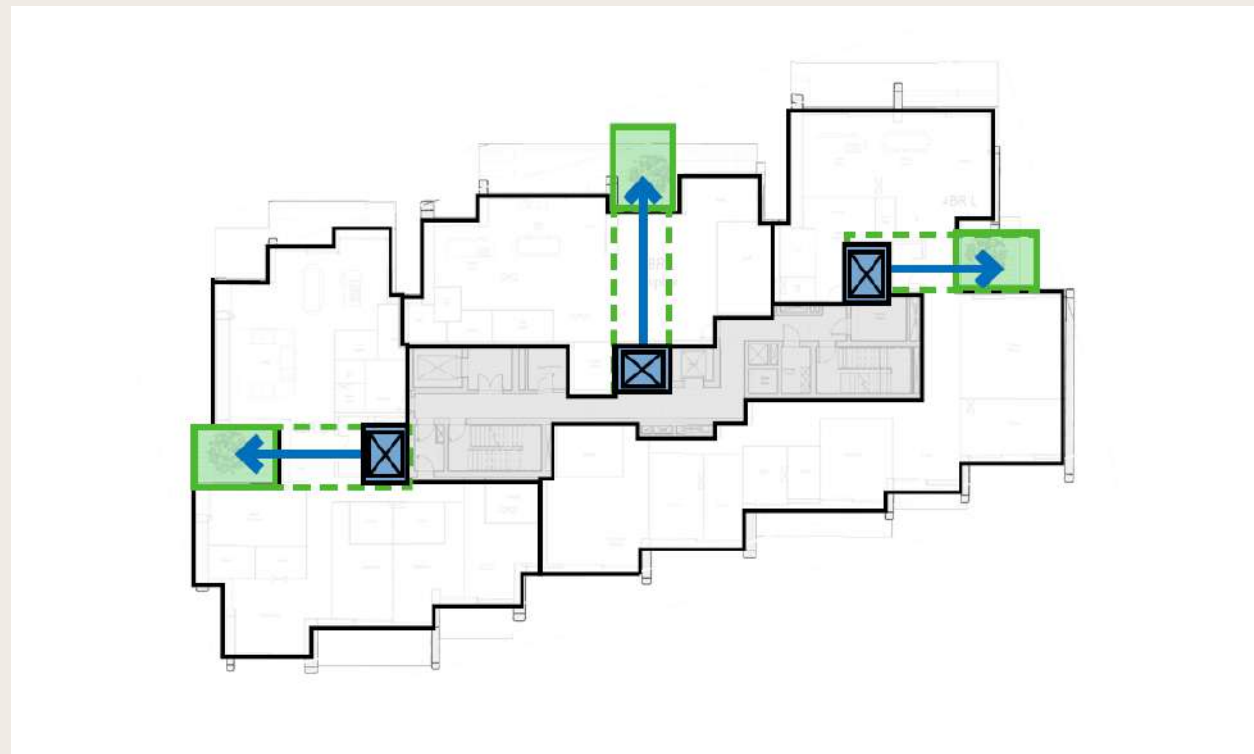


# Stacking Plan

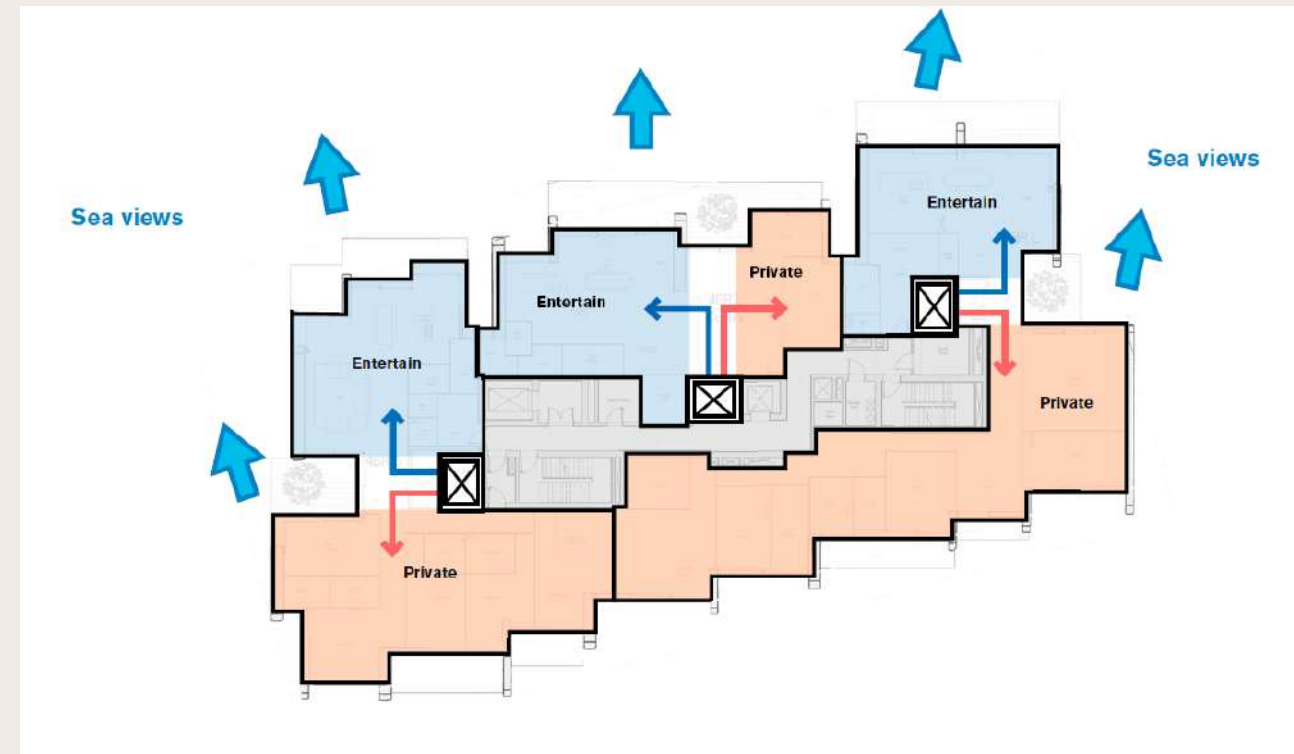




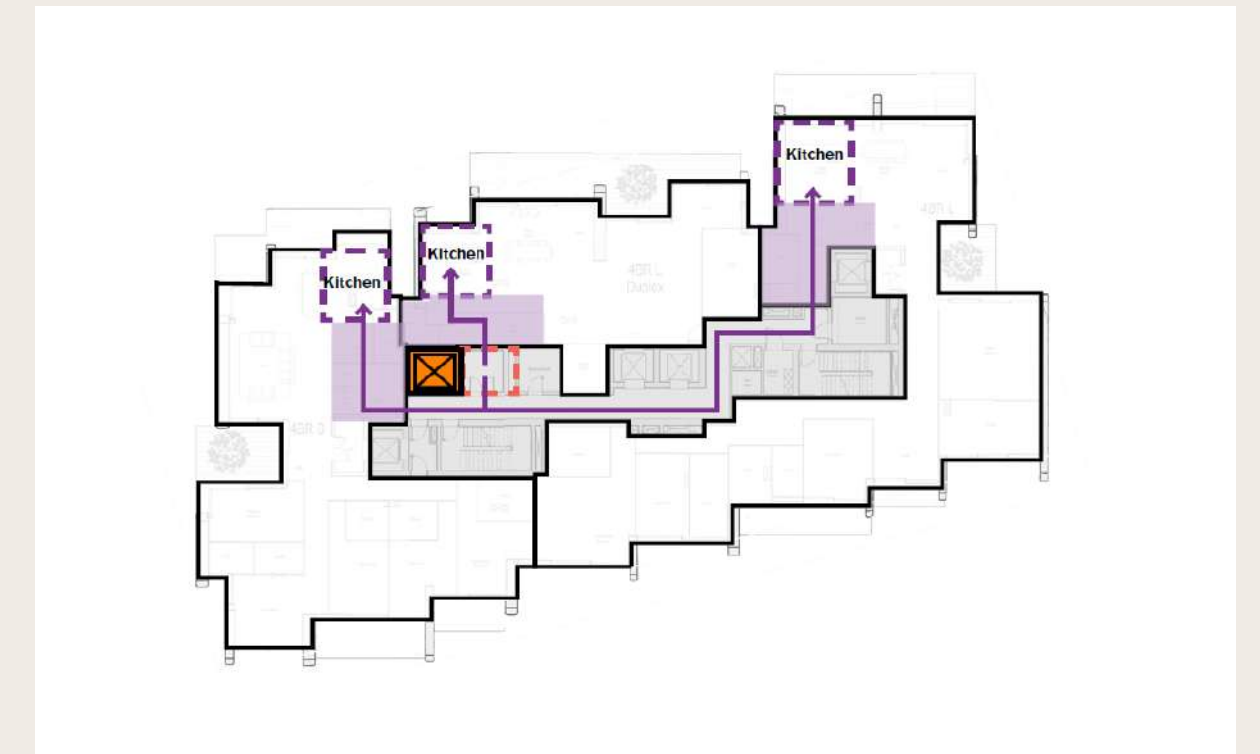
# Apartment Planning



Arrival Sequence



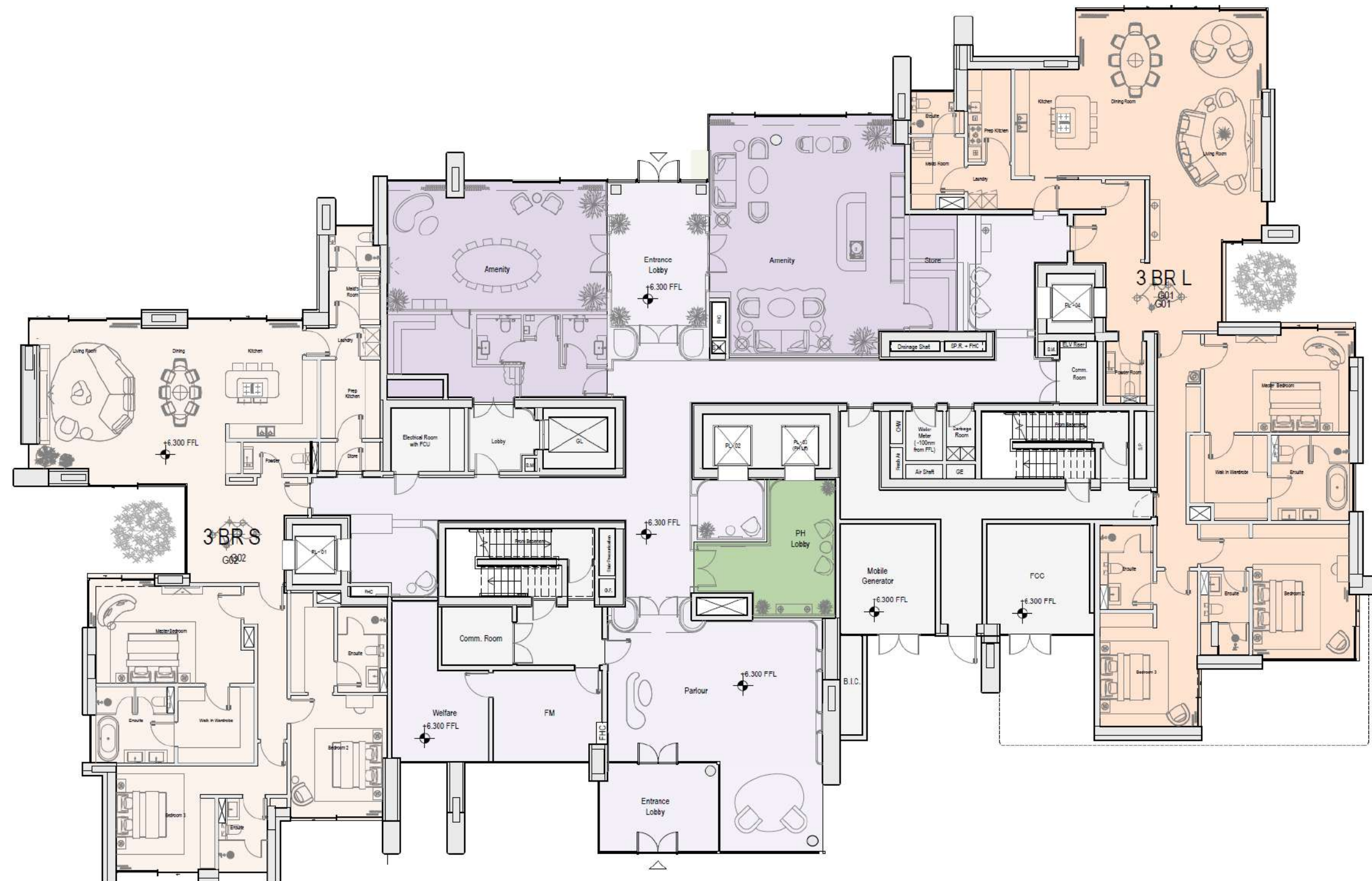
Zoning



Service Access

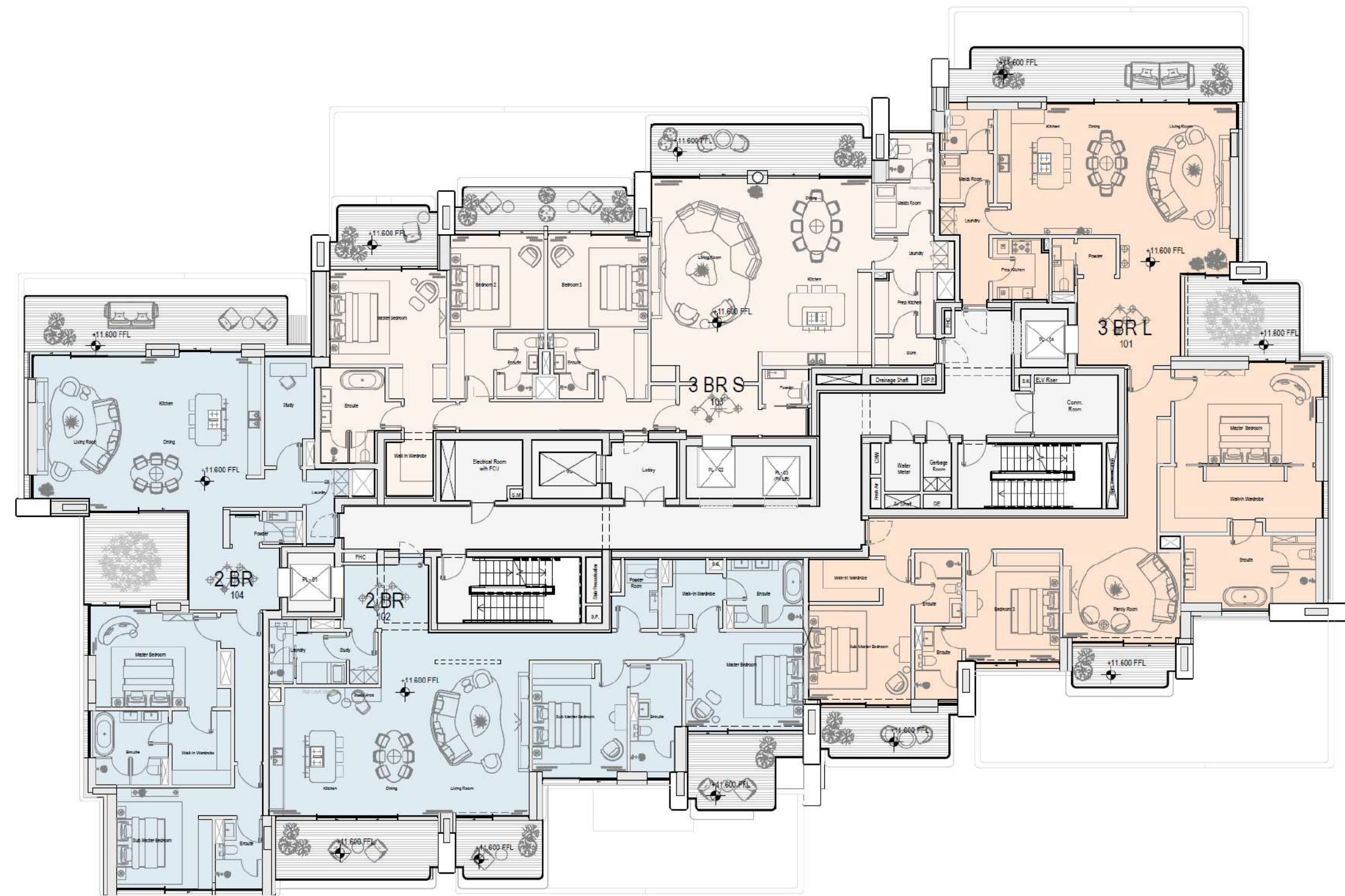


# 50m Building Layouts (Ground Floor)



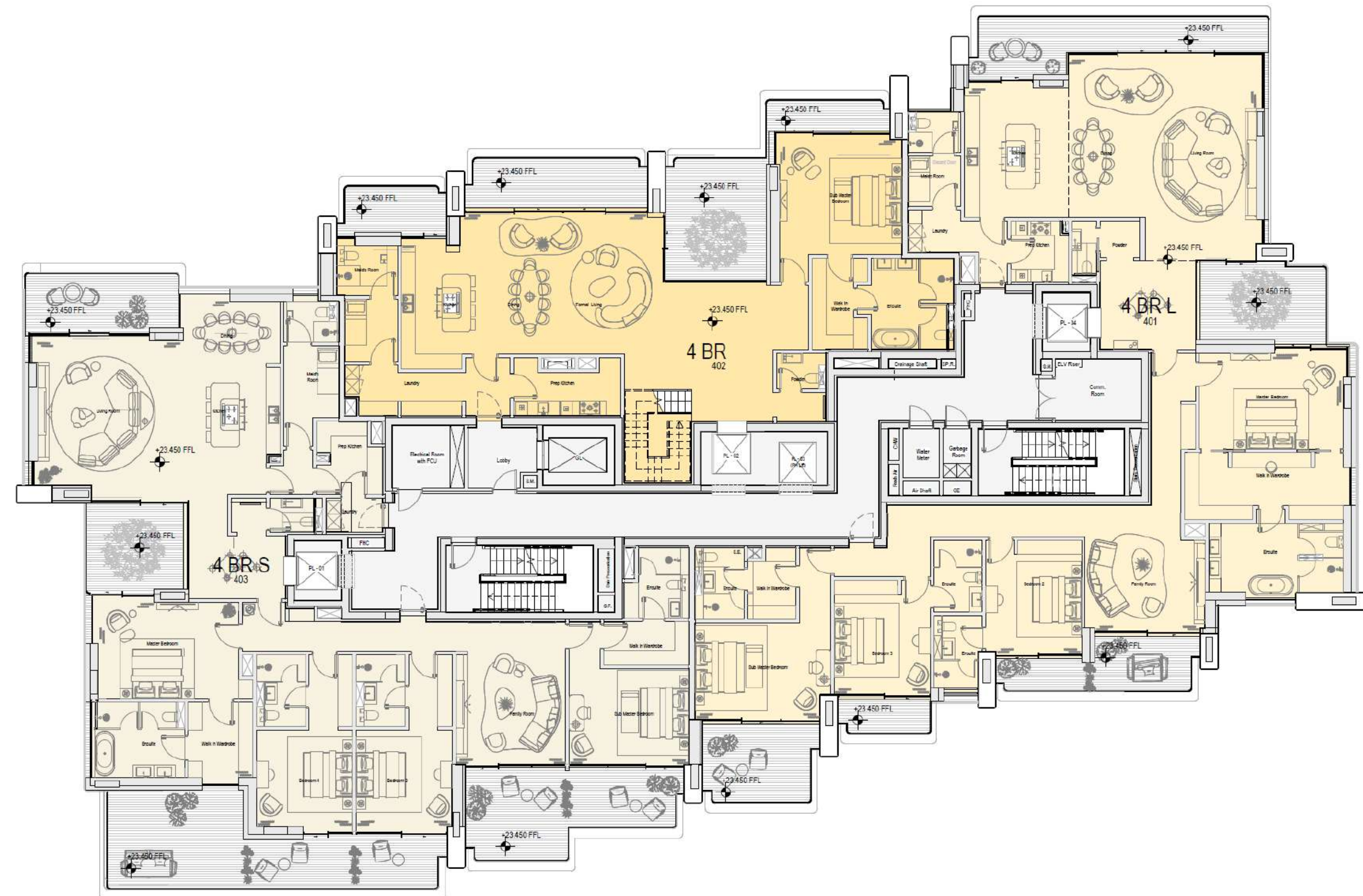


## 50m Building Layouts (Typical Lower)



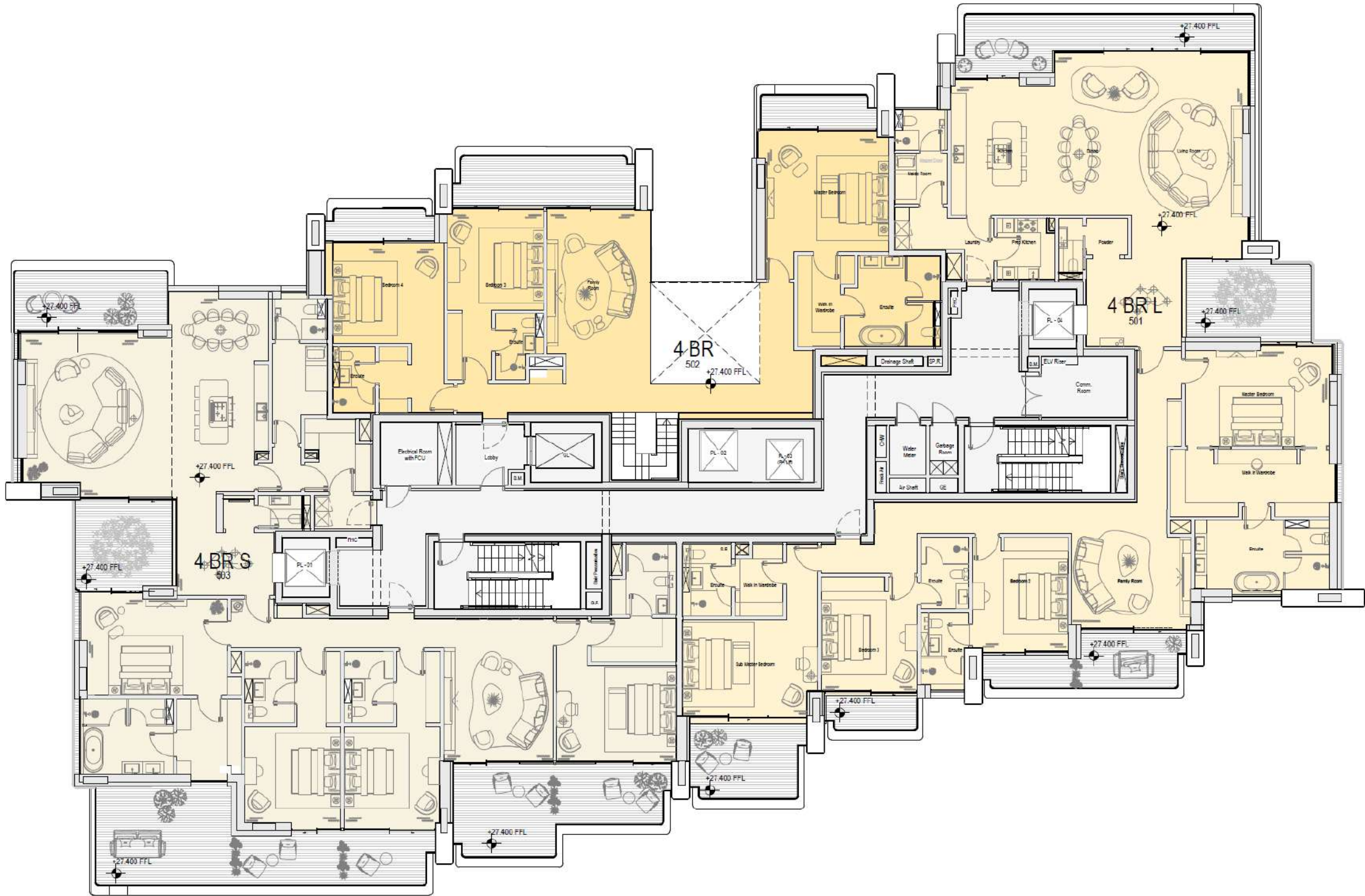


## 50m Building Layouts (Typical Upper)



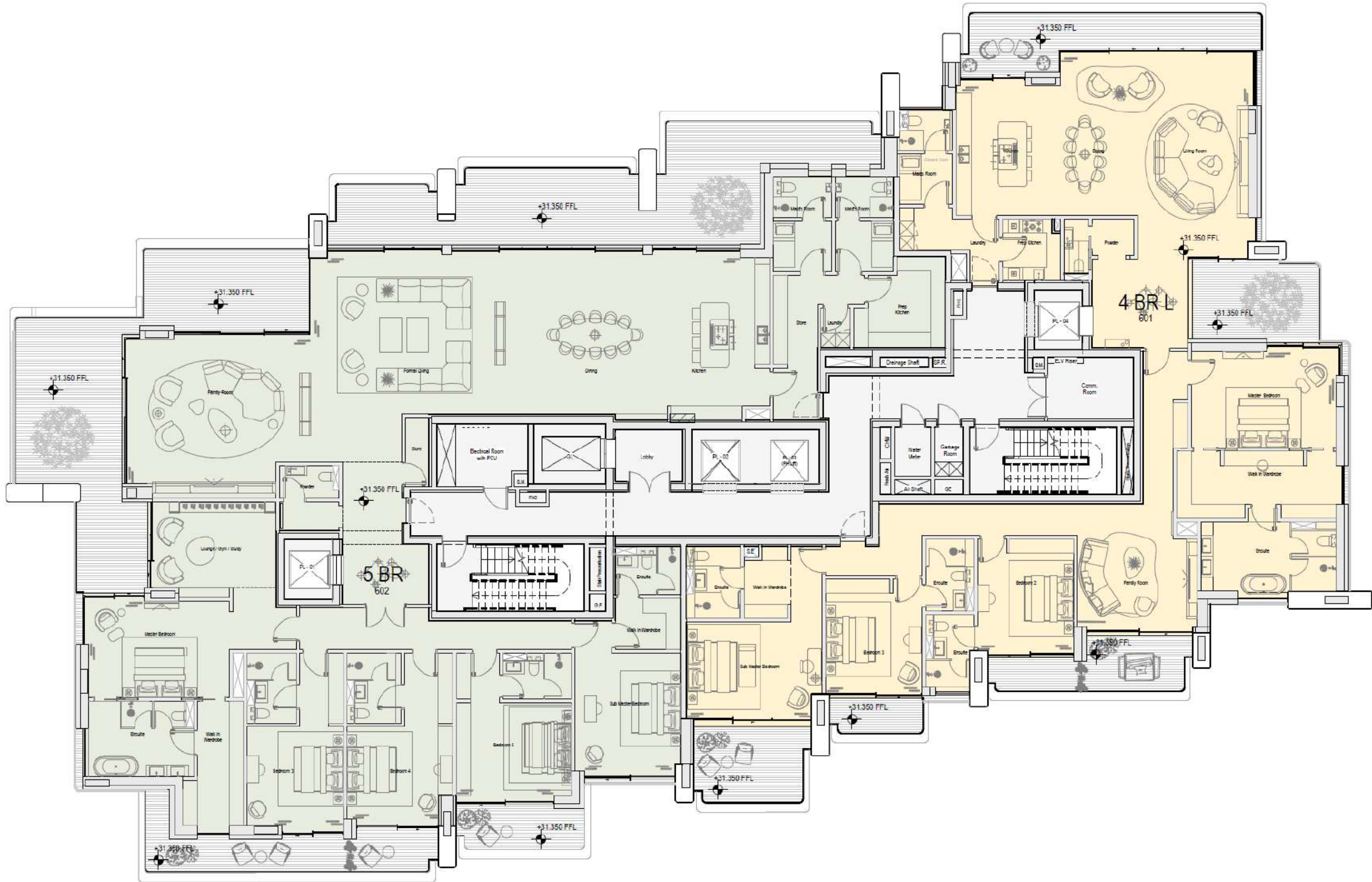


# 50m Building Layouts (Typical Upper)



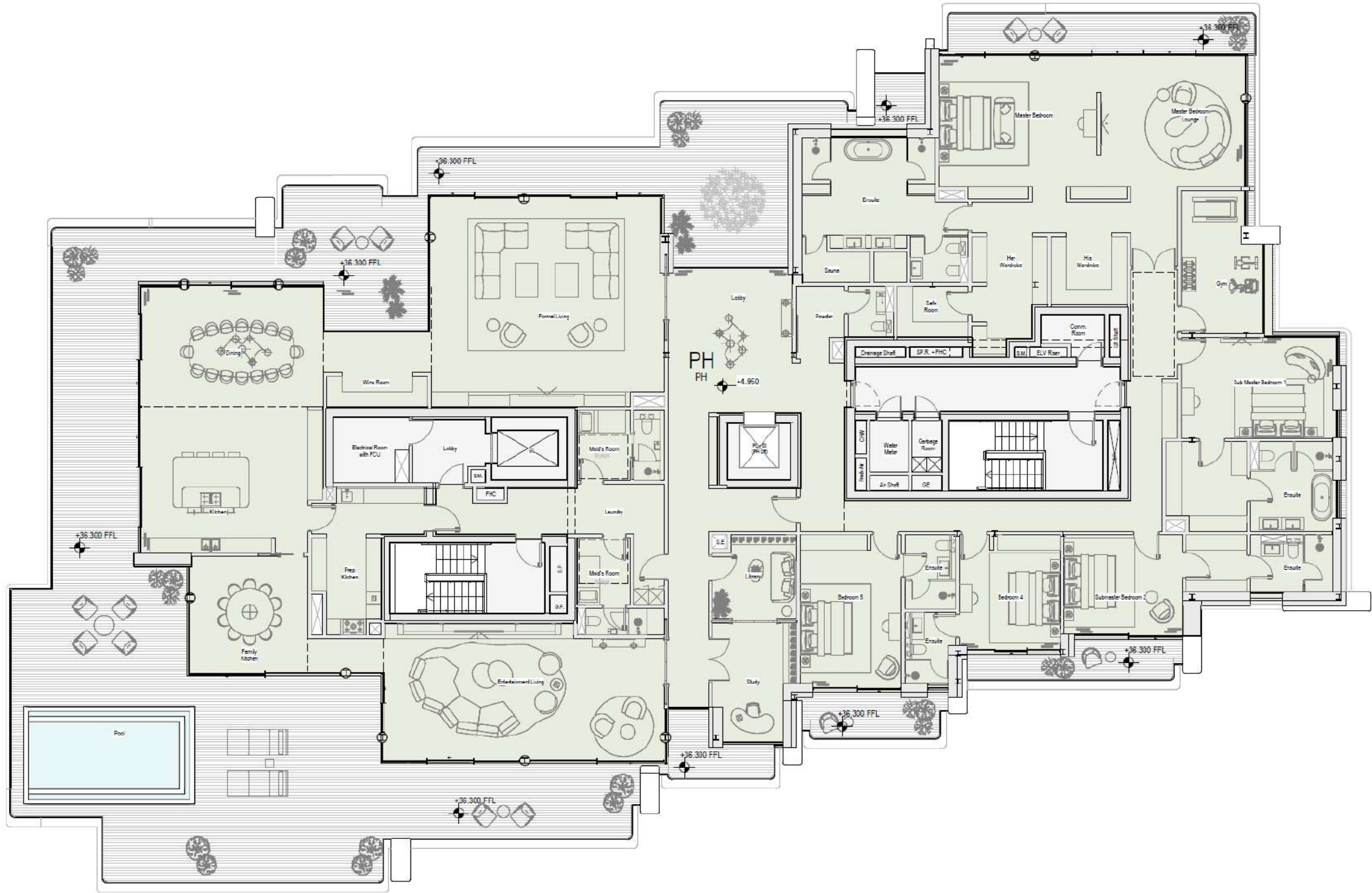


# 50m Building Layouts (Sub-Penthouse)



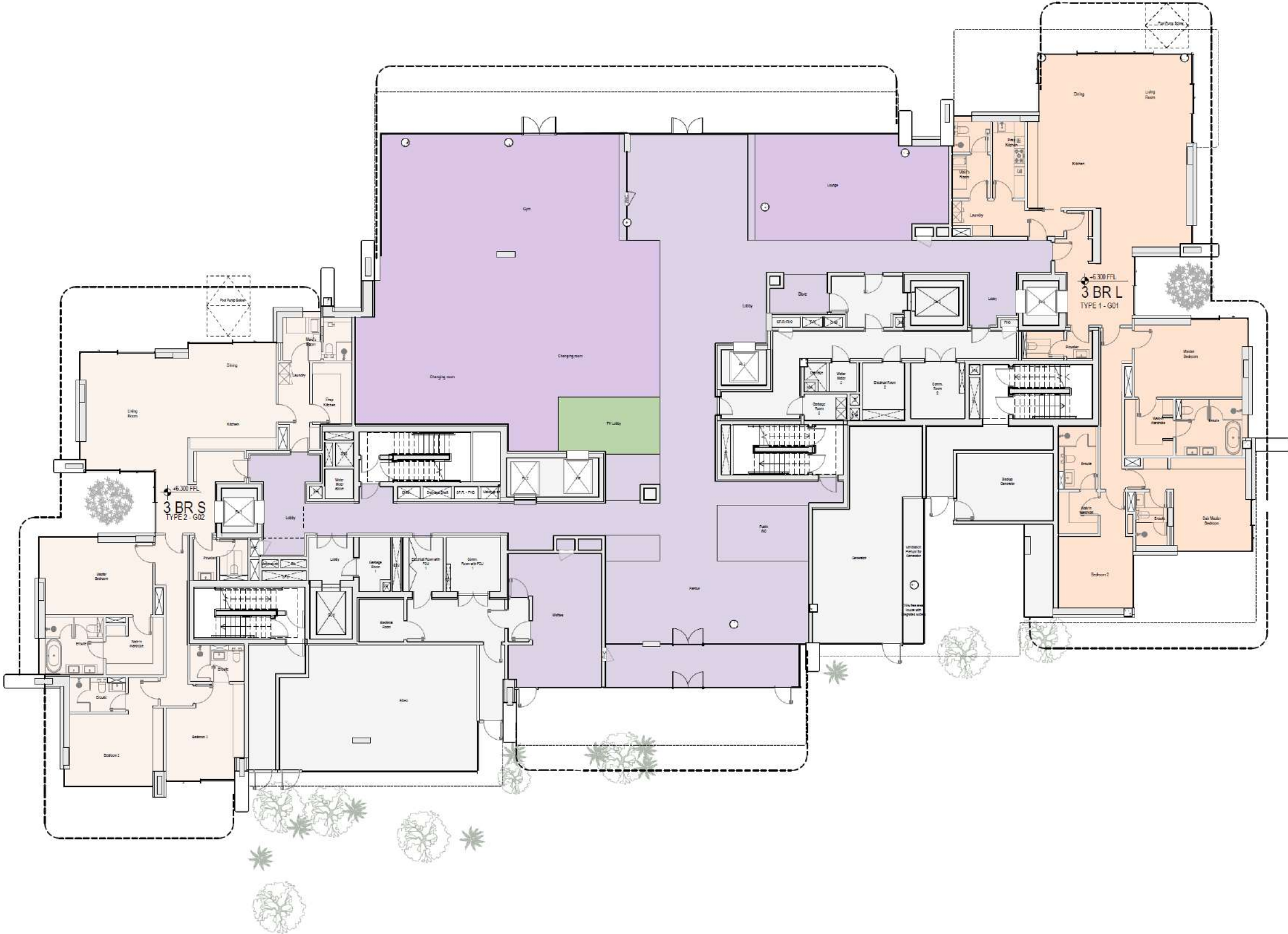


# 50m Building Layouts (Penthouse)



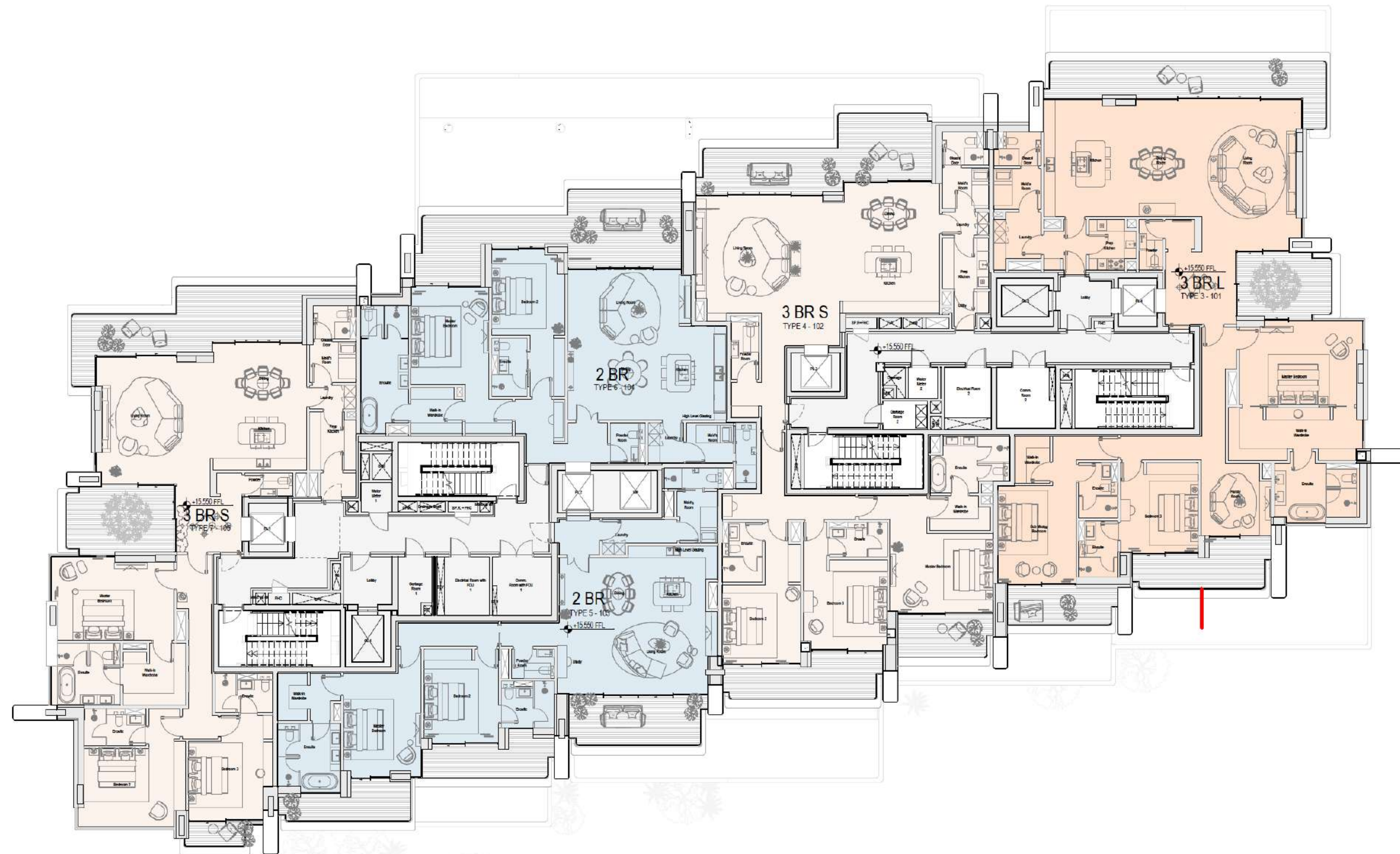


# 60m Building Layouts (Ground Floor)



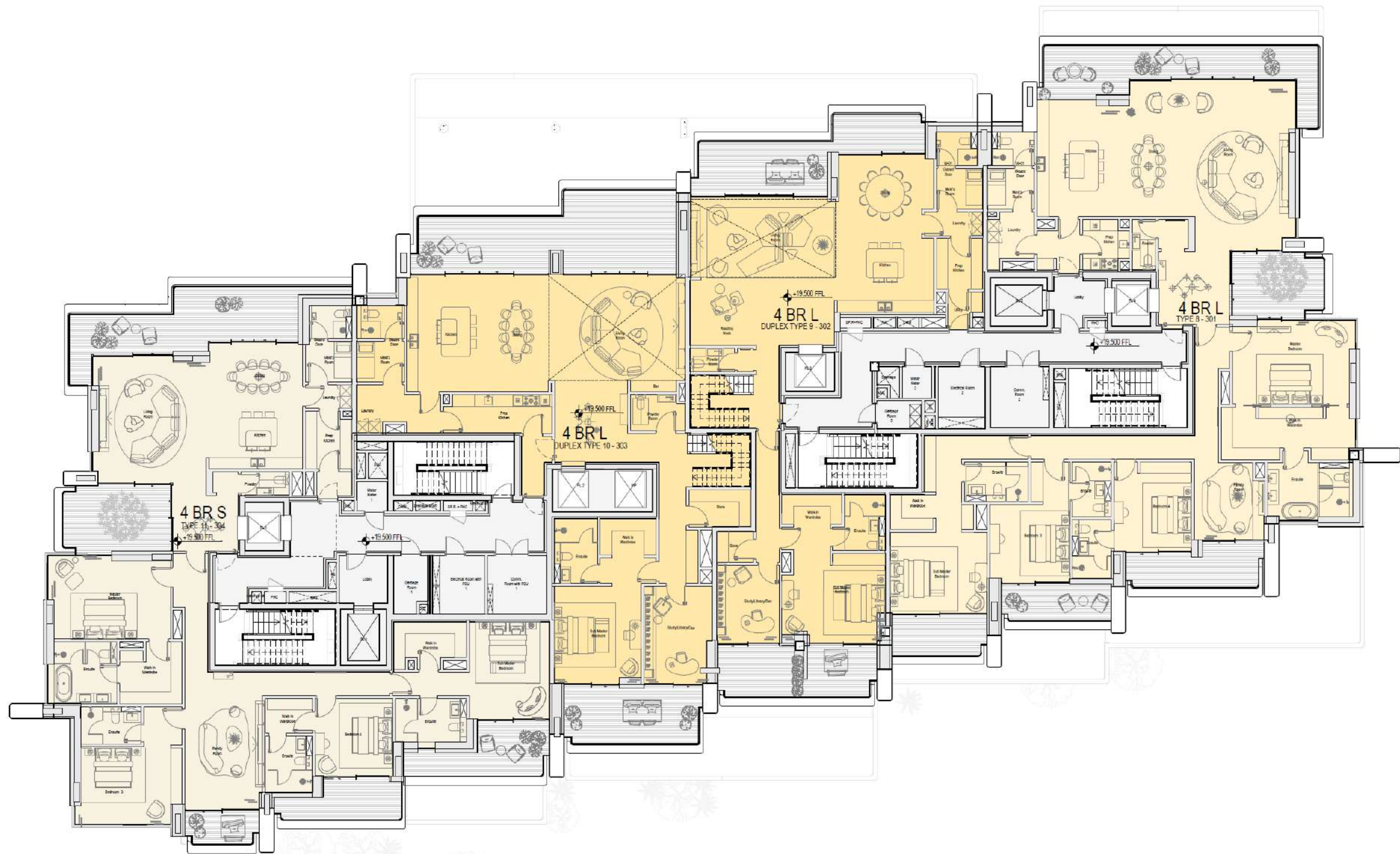


# 60m Building Layouts (Typical Lower)





# 60m Building Layouts (Typical Upper)



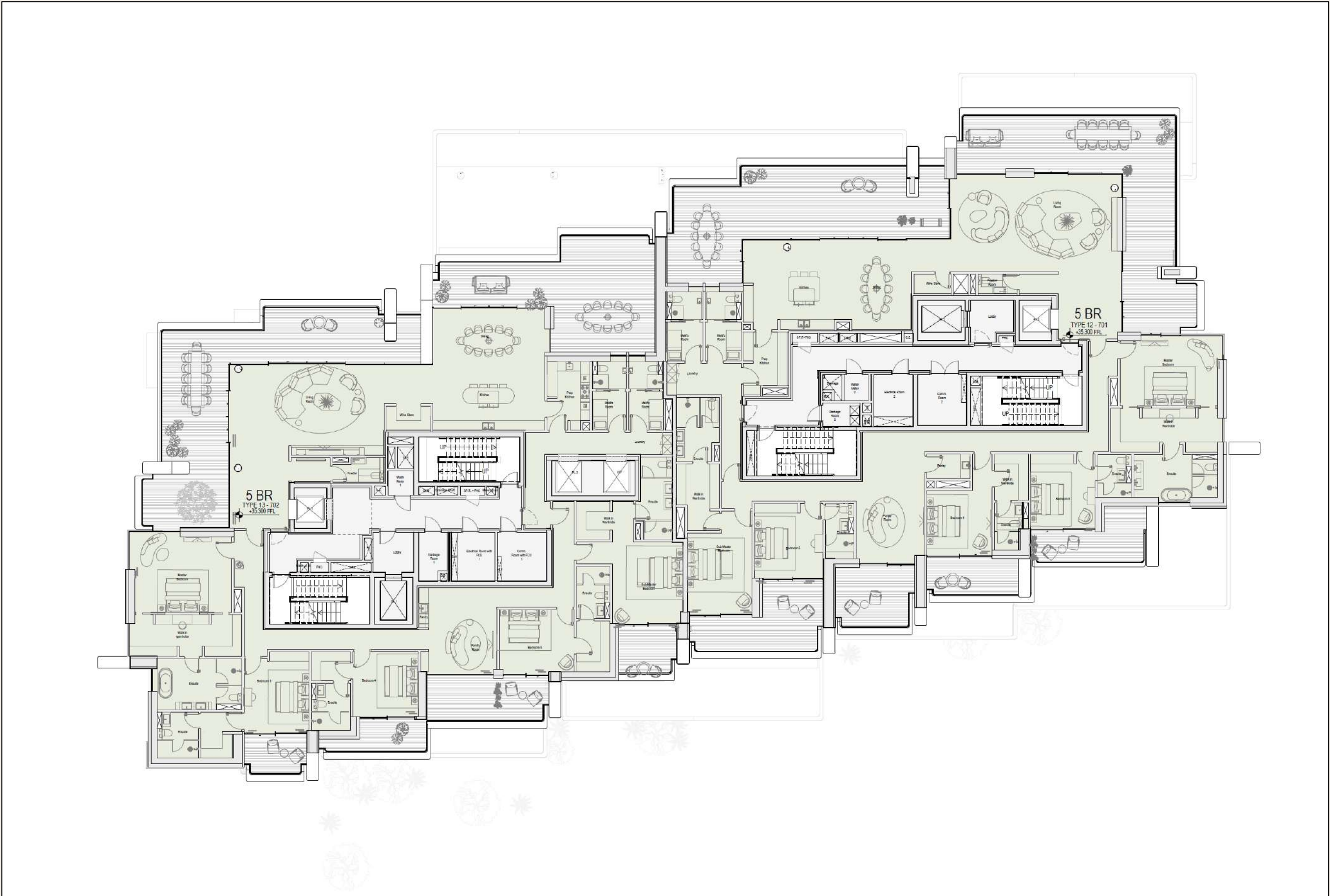


# 60m Building Layouts (Typical Upper)





# 60m Building Layouts (Sub-Penthouse)





# 60m Building Layouts (Penthouse)

