

THE BLOOM VILLA

LUNAYA

THE BLOOM VILLA

Sellable Area: 2,966 SQ FT

A VERTICAL BLOOM OF LIGHT AND SPACE

4-BEDROOM TOWNHOUSE

Home for young family life.
Generous outdoor space for play and relaxation.
Dynamic interplay of light and shadow.
Organic aesthetic of warm materials.
Fluid interiors designed for peaceful simplicity.

Open-plan layout
Landscaped garden

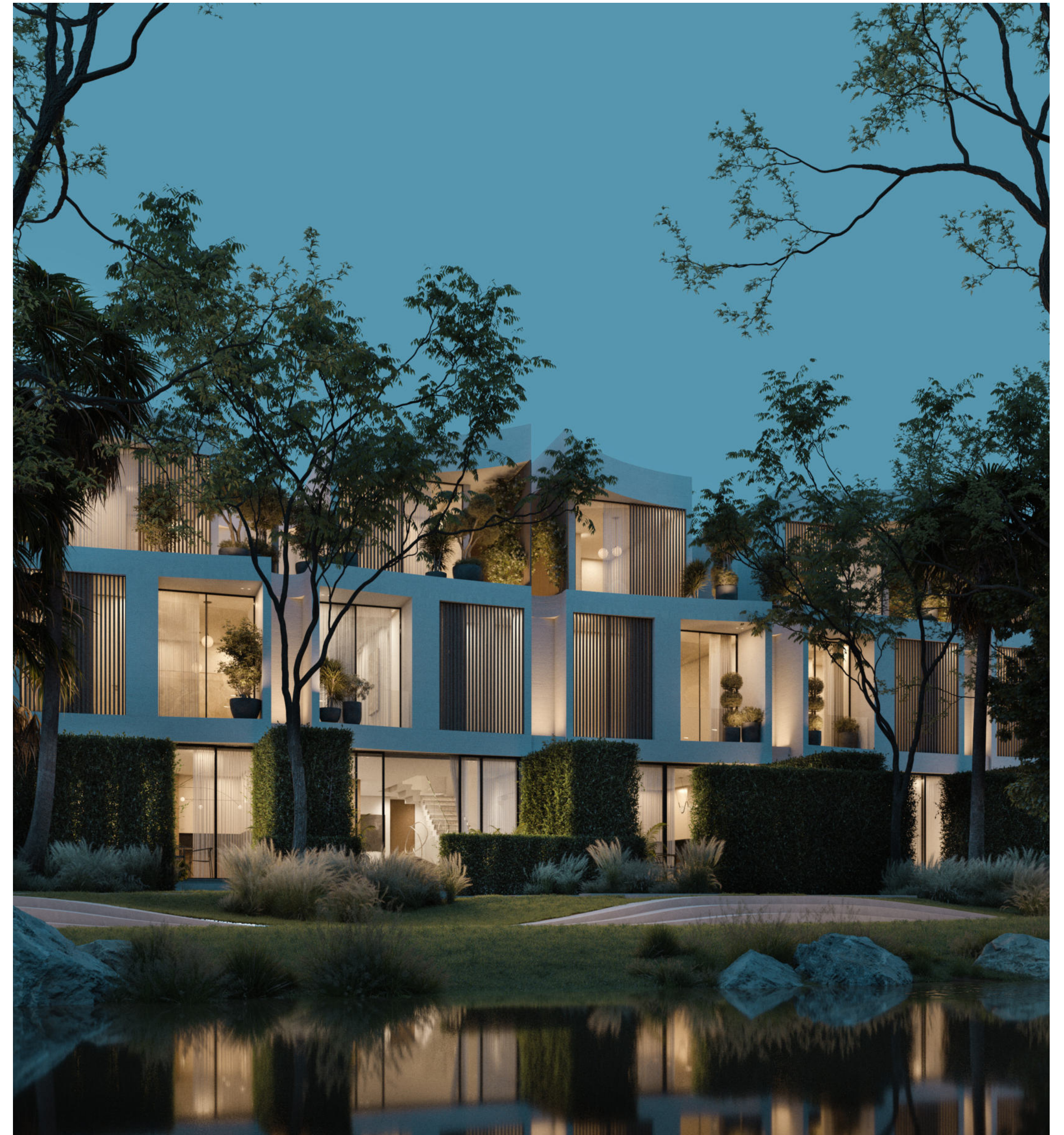
“VERTICAL LIVING, REDEFINED”



4-bedroom suite



Overlooks parks and green extension



01
PLANS



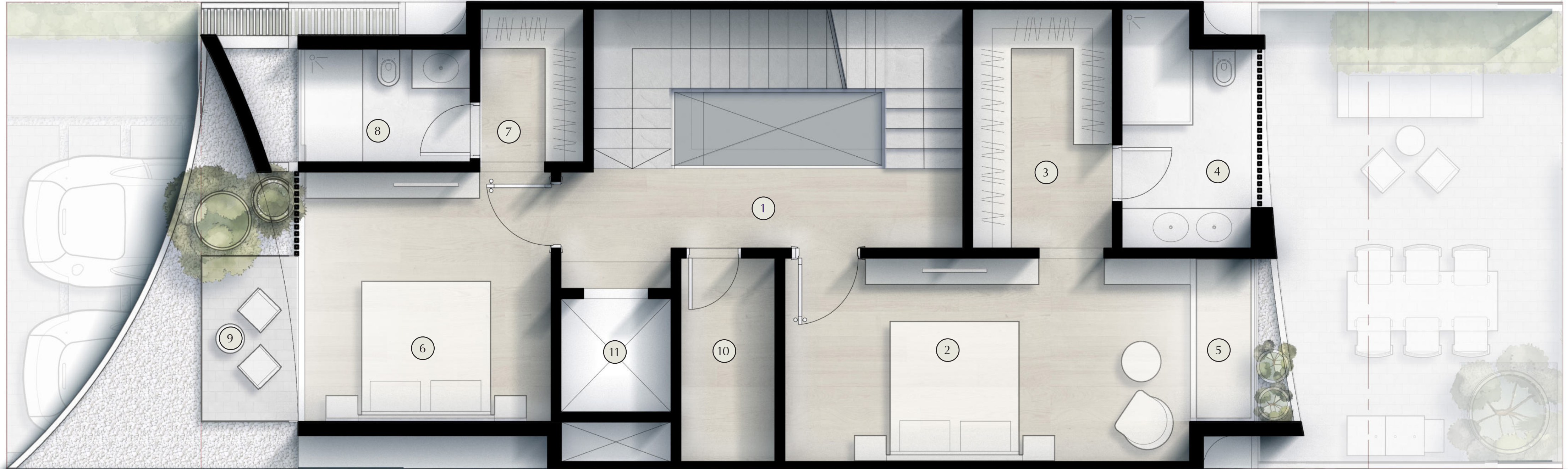






GROUND FLOOR PLAN

| | | | | | |
|---|------------------------|-------------|----|-----------------|-------------|
| 1 | Garage | 5.5 x 5 m | 6 | Guest WC | 1.7 x 1.2 m |
| 2 | Entrance Hall + Stairs | 8.6 x 3.8 m | 7 | Maid's Room | 2.7 x 2.5 m |
| 3 | Kitchen | 2.9 x 3 m | 8 | Maid's Bathroom | 1.5 x 2.3 m |
| 4 | Living + Dining Room | 4.4x.6.8 m | 9 | Backyard Garden | 4.5 x 6.8 m |
| 5 | Powder Room | 1.7 x 1.4 m | 10 | Elevator | 1.7 x 1.7 m |



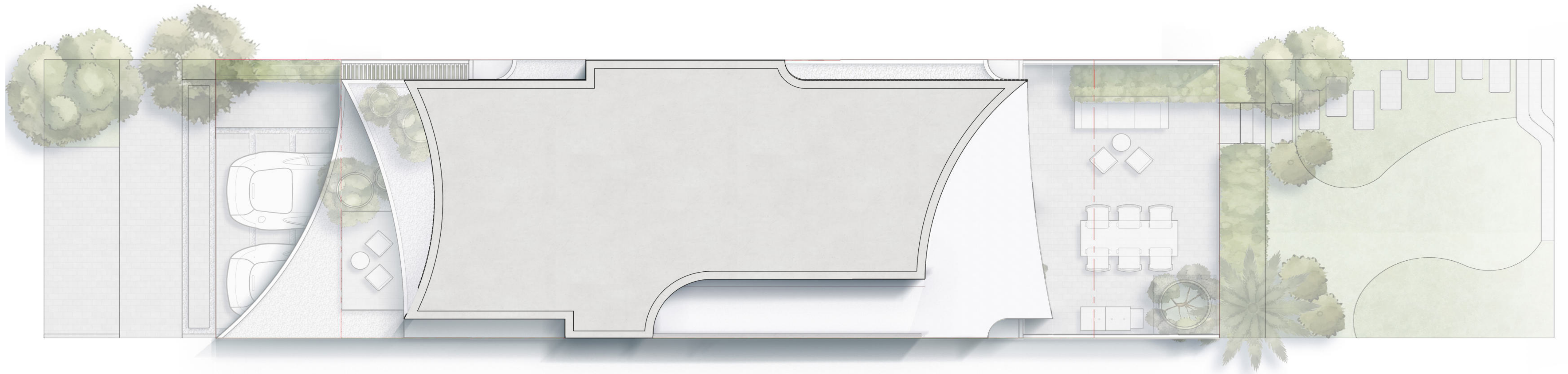
FIRST FLOOR

| | | | | | | | | |
|---|-----------------------|-------------|---|----------------------|-------------|----|------------------------|-------------|
| 1 | Foyer | 5.7 x 1.2 m | 5 | Master Suite Balcony | 0.9 x 2.4 m | 9 | Balcony | 3.9 x 1.3 m |
| 2 | Master Suite | 6.2 x 3 m | 6 | Master Bedroom | 3.8 x 3.7 m | 10 | Laundry / Storage Room | 1.4 x 3 m |
| 3 | Suite Walk-in-Closet | 2.1 x 3.6 m | 7 | Walk-in-Closet | 1.6 x 2.3 m | 11 | Elevator | 1.7 x 1.7 m |
| 4 | Master Suite Bathroom | 2 x 3.5 m | 8 | Master Bathroom | 2.5 x 1.7 m | | | |



ROOFTOP

| | | | | | |
|---|------------|-------------|---|------------------|-------------|
| 1 | Foyer | 2.2 x 1.8 m | 4 | Bedroom 4 | 3.4 x 3.4 m |
| 2 | Bedroom 3 | 5.9 x 3.6 m | 5 | Walk-in Closet 4 | 1.6 x 1.7 m |
| 3 | Bathroom 3 | 2.5 x 1.6 m | 6 | Bathroom 4 | 2.3 x 2.1 m |



TOP OF ROOF

02

ARCHITECTURE & INTERIOR VIEWS











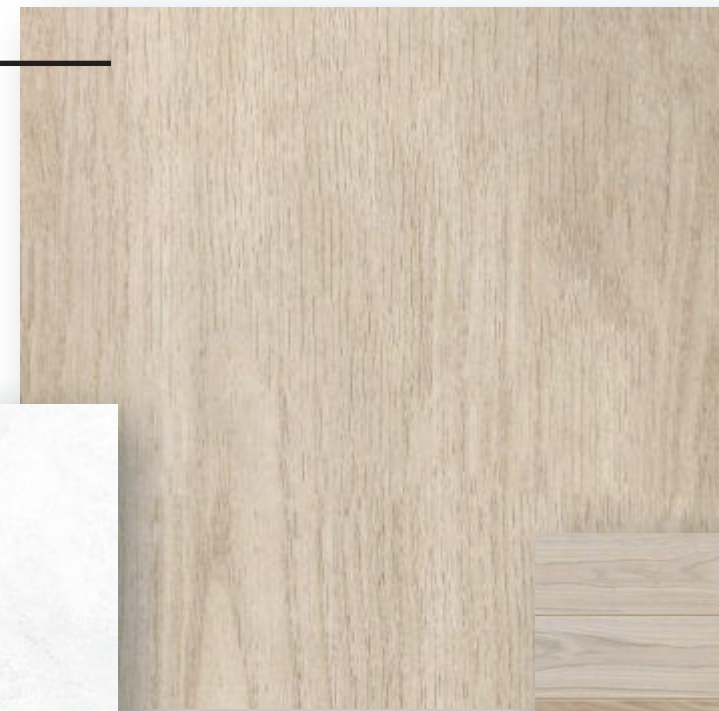






MATERIAL BOARD

Oak Wood



White Marble Texture



Travertine Texture



Oak Floors

03

LANDSCAPE

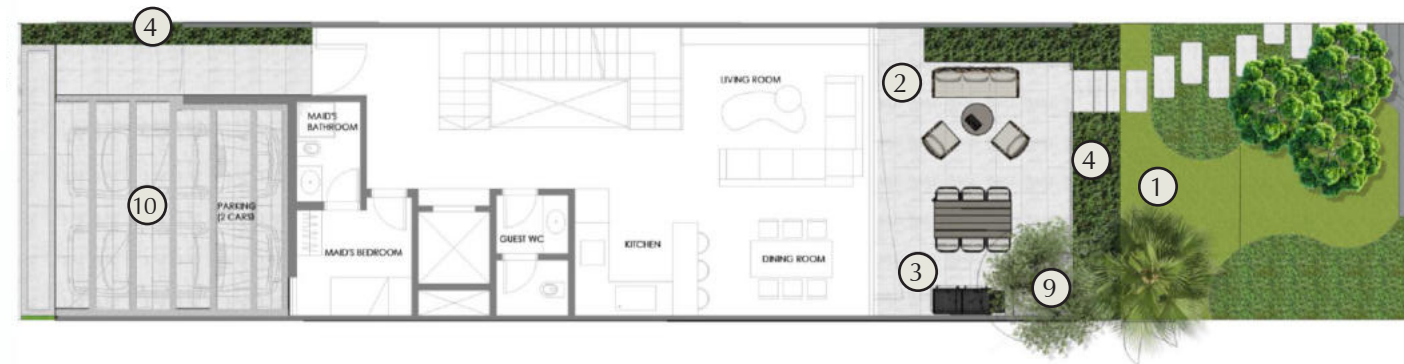


MOOD BOARD

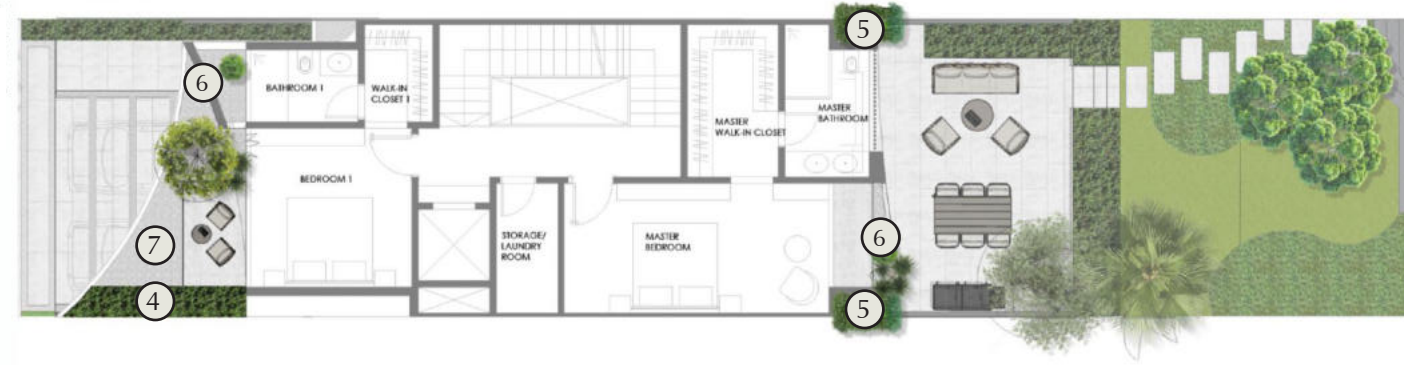


PLANS

GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



LEGEND

- 1 Villa Park Entry
- 2 Loose Sofa Set / Bean Bag
- 3 Outdoor Dining with BBQ
- 4 Screening Hedge
- 5 Vertical Planting between Villas
- 6 Loose Gravel with Potted Plants
- 7 Terrace with Seating
- 8 Plunge Pool
- 9 Feature Pots
- 10 Large Format Paving with Gravel



PARKSIDE VIEW



STREETSIDE VIEW





LUNAYA

THE SOL VILLA


LUNAYA

THE SOL VILLA

Sellable Area: 8,231 SQ FT

THE CROWN JEWEL OF LUNAYA

5-BEDROOM VILLA

Fully independent home with garden sanctuaries
Spacious, light-led, and multi-generational ready
A sanctuary for legacy, family, and stillness

Central internal courtyard
Five ensuite bedrooms
Wellness/flex rooms
Open kitchen, roof terrace, and garden views

“WHERE LIGHT LEADS EVERY ROOM —
AND ROOTS ARE PLANTED FOR LIFE”



5-bedroom suite



Overlooks parks and lakes



Swimming pool



01
PLANS









GROUND FLOOR PLAN

| | | | | | | | | | | | |
|---|---------------|-------------|---|--------------|-------------|----|-----------------|--------------|----|---------------|-------------|
| 1 | Garage | 5.8 x 6 m | 5 | Kitchen | 5.3 x 4.4 m | 9 | Maid's Room | 3.1 x 2.5 m | 13 | Swimming Pool | 10.75 x 3 m |
| 2 | Entrance Hall | 3.7 x 3.5 m | 6 | Office Study | 3.4 x 3.6 m | 10 | Maid's Bathroom | 2.5 x 1.5 m | 14 | Service Area | 8 x 3.75 m |
| 3 | Living Area | 5.2 x 7 m | 7 | Powder Room | 2.3 x 2 m | 11 | Laundry Room | 1.85 x 2 m | | | |
| 4 | Dining Room | 5.1 x 4.8 m | 8 | Guest WC | 2.2 x 2 m | 12 | Backyard Garden | 22.5 x 7.2 m | | | |



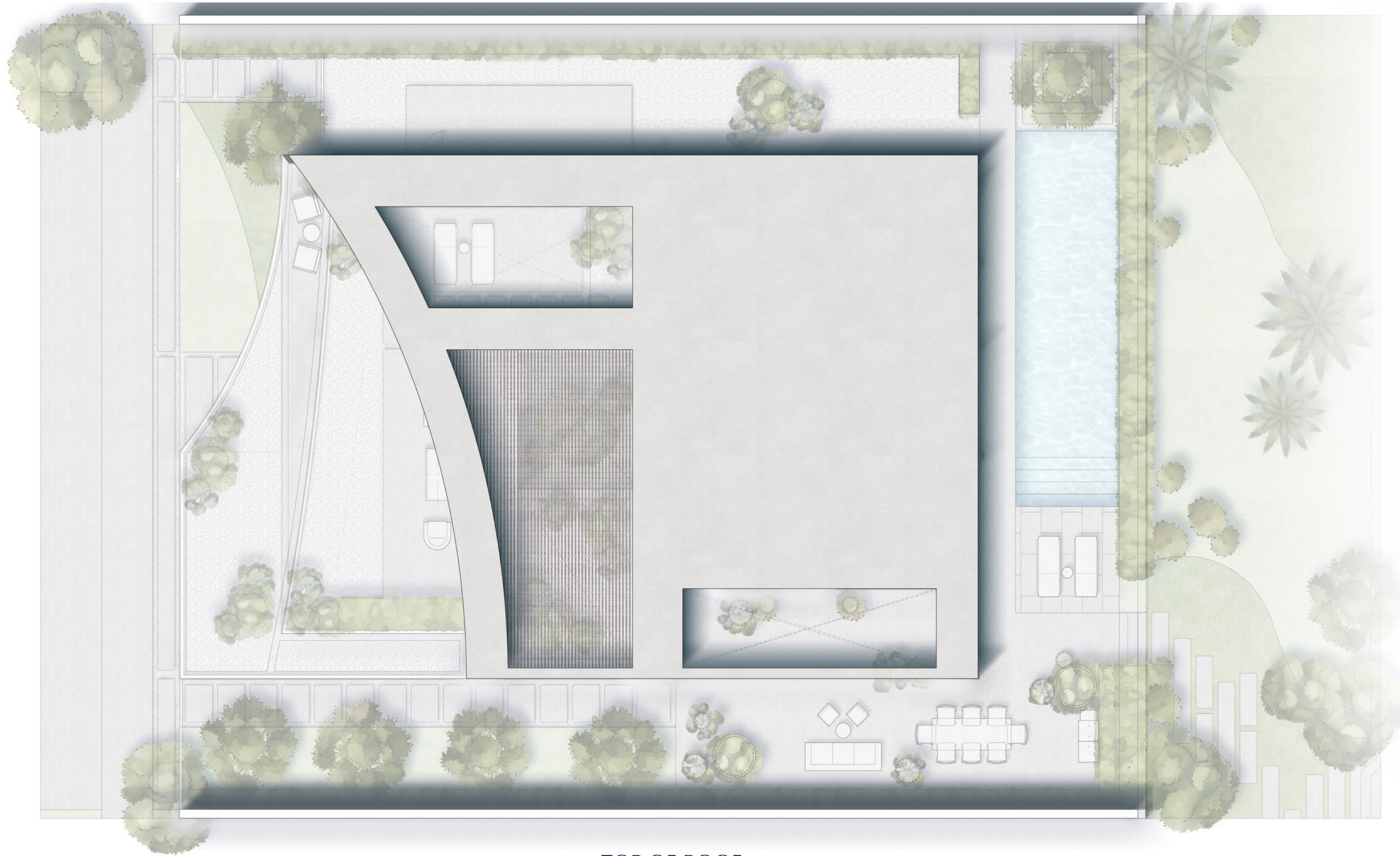
FIRST FLOOR

| | | | | | | | | | | | |
|---|---------------------|-------------|---|-------------------|-------------|----|-------------------|-------------|----|-------------------|-------------|
| 1 | Family Sitting Area | 4.9 x 3.7 m | 5 | Terrace 1 | 3.2 x 2.2 m | 9 | Master Bedroom 3 | 4.8 x 3.7 m | 13 | Master Bedroom 4 | 5.8 x 3.6 m |
| 2 | Master Bedroom 1 | 4.5 x 4.2 m | 6 | Master Bedroom 2 | 4.1 x 3.9 m | 10 | Walk-in-Closet 3 | 2.4 x 1.7 m | 14 | Walk-in-Closet 4 | 2.1 x 2 m |
| 3 | Walk-in-Closet 1 | 3 x 2.3 m | 7 | Walk-in-Closet 2 | 2.7 x 1.5 m | 11 | Master Bathroom 3 | 2.4 x 2.1 m | 15 | Master Bathroom 4 | 2.4 x 2.1 m |
| 4 | Master Bathroom 1 | 2.3 x 2.1 m | 8 | Master Bathroom 2 | 2.7 x 1.4 m | 12 | Terrace 2 | 10 x 1.1 m | | | |



SECOND FLOOR

| | | | | | |
|---|--------------------|-------------|---|-----------------------|--------------|
| 1 | Entrance Hall | 2.2 x 2.1 m | 5 | Master Suite Bathroom | 4.6 x 2.8 m |
| 2 | Master Suite | 6.3 x 5.4 m | 6 | Terrace | 13.3 x 8.8 m |
| 3 | His Walk-in-Closet | 3.4 x 2.9 m | | | |
| 4 | Her Walk-in-Closet | 3 x 2.3 m | | | |



TOP OF ROOF

02

ARCHITECTURE & INTERIOR VIEWS

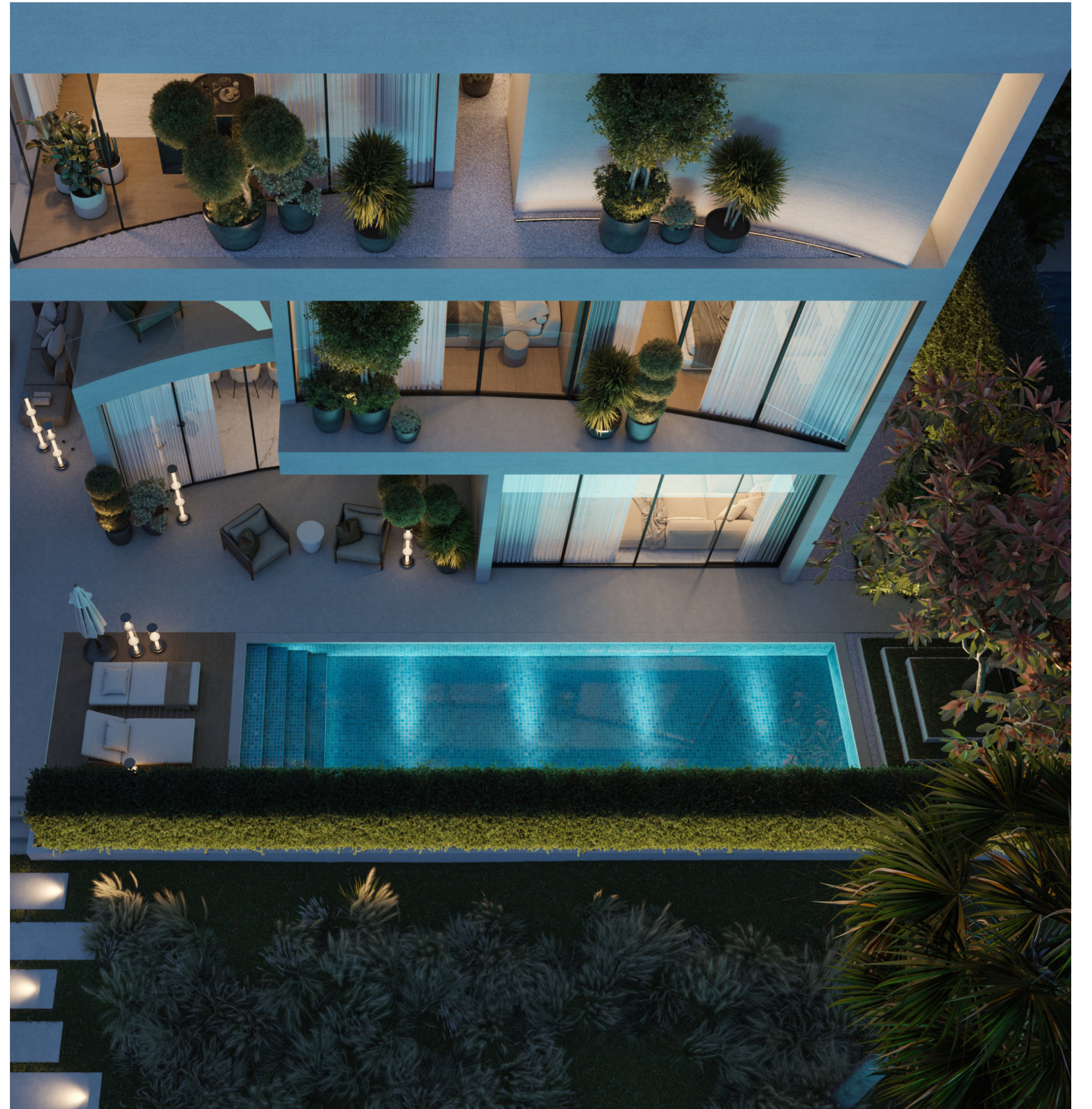
















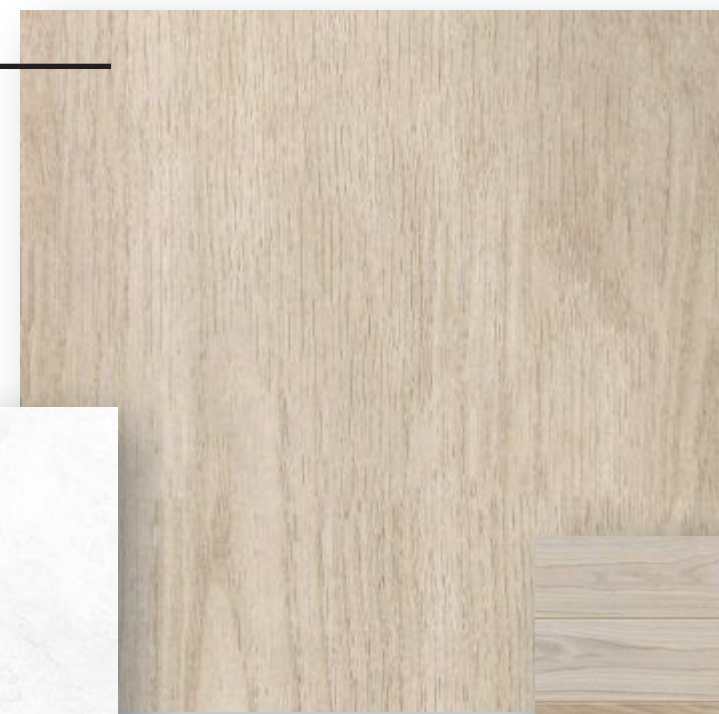






MATERIAL BOARD

Oak Wood



White Marble Texture



Travertine Texture



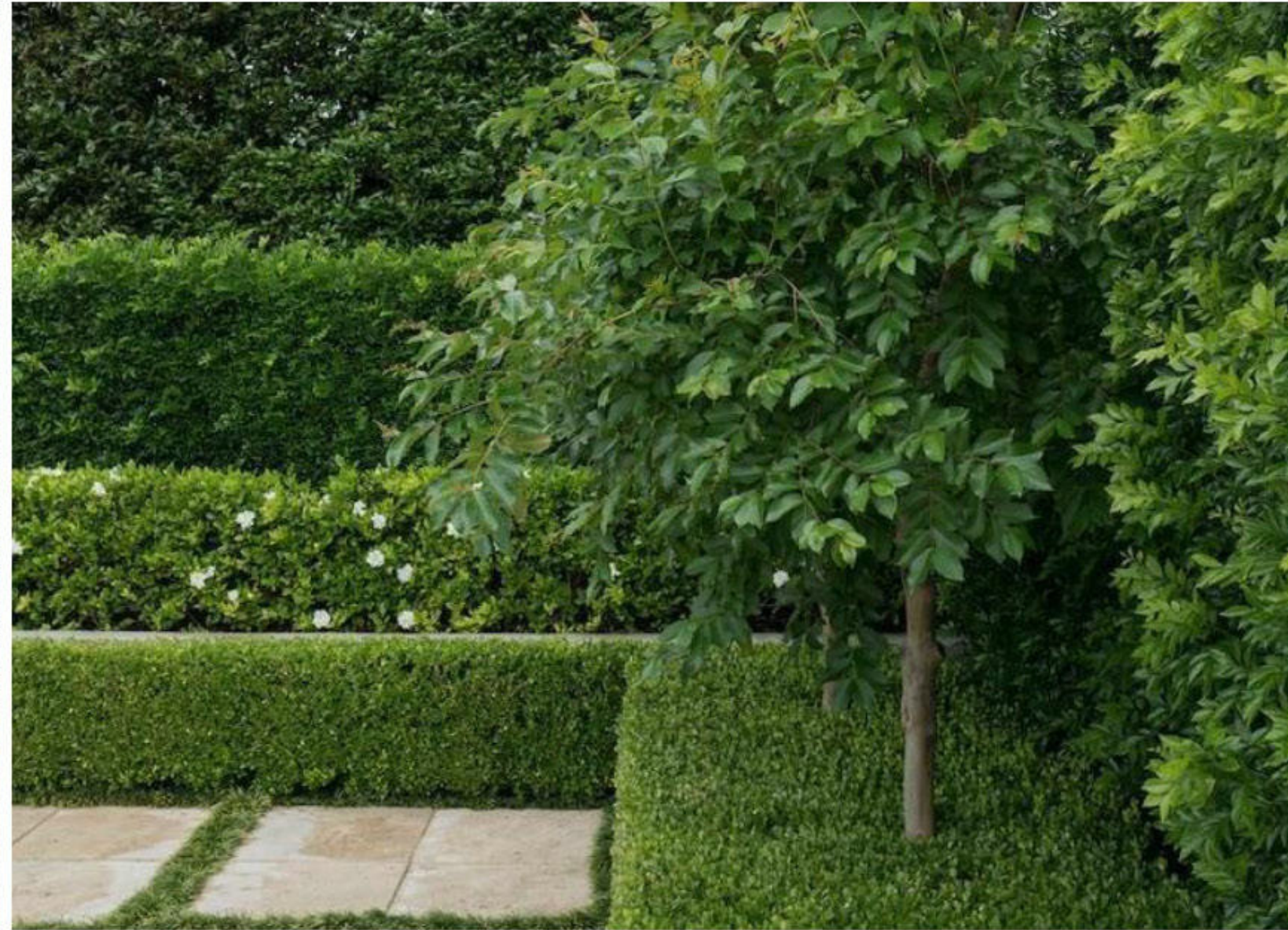
Oak Floors

03

LANDSCAPE



MOOD BOARD



PLANS

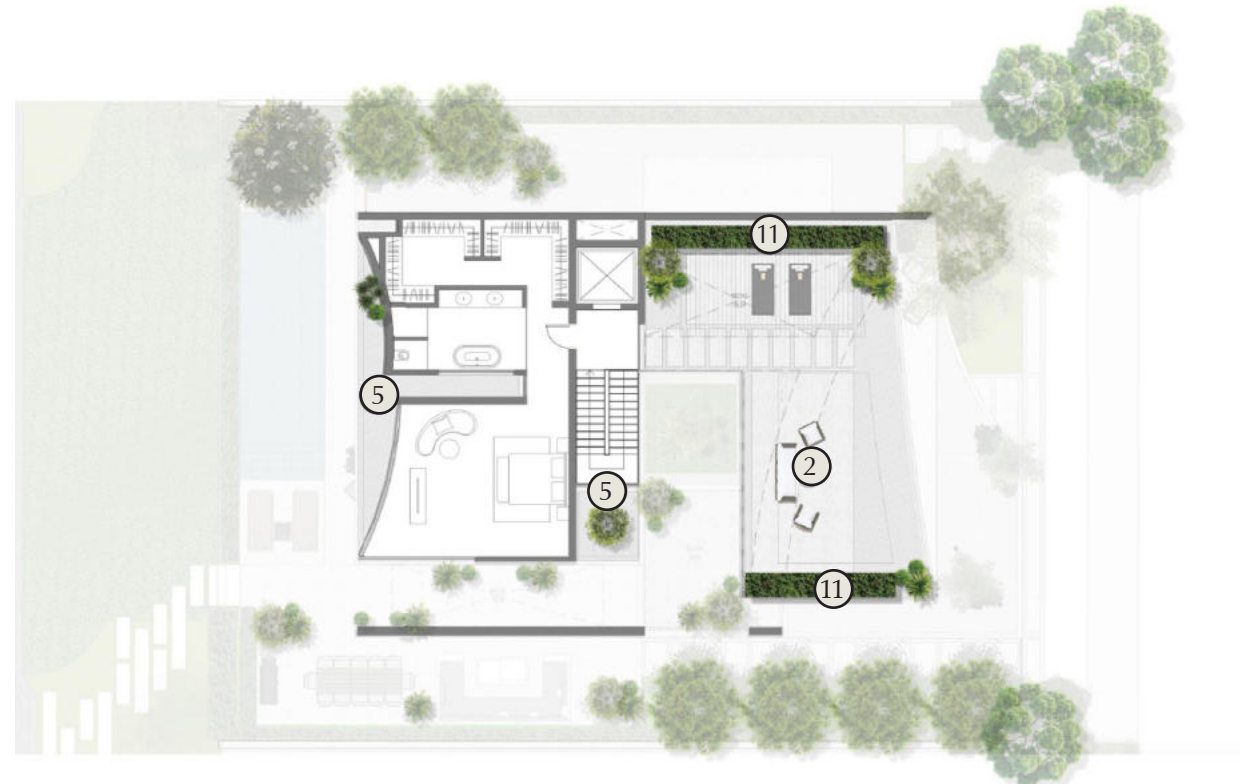
GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



LEGEND

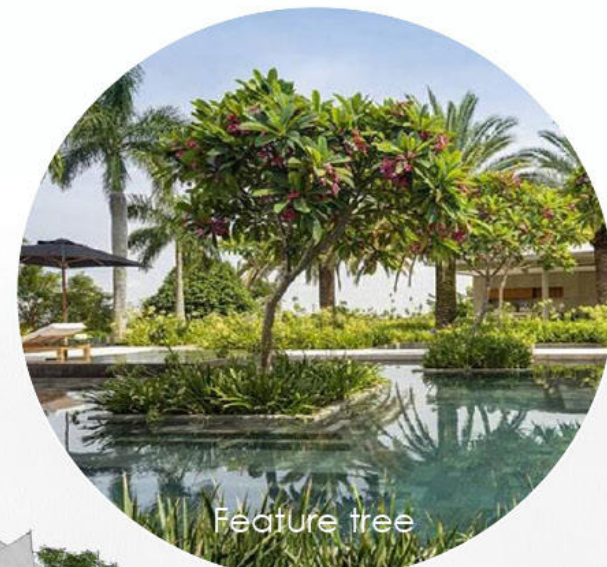
- 1 Villa Park Entry
- 2 Loose Sofa Set / Bean Bag
- 3 Outdoor Dining with BBQ
- 4 Screening Hedge
- 5 Loose Gravel with Potted Plants
- 6 Sun Lounges
- 7 Swimming Pool
- 8 Large Format Paving with Gravel
- 9 Service Courtyard with Pavement
- 10 Terrace with Seating
- 11 Raised Planter with Screening Edge
- 12 Courtyard
- 13 Front Yard



Privacy hedging between villas



Sofa seat set



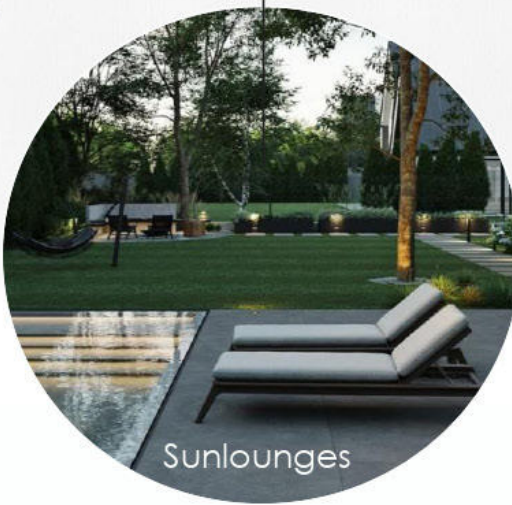
Feature tree



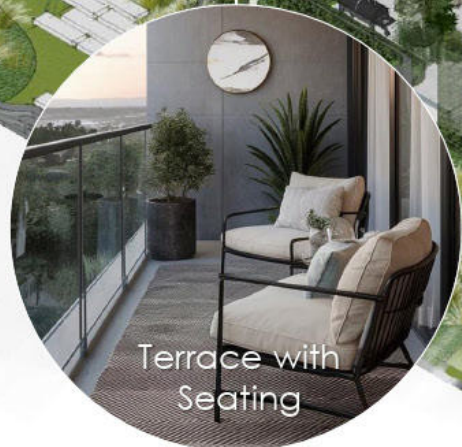
Feature pots



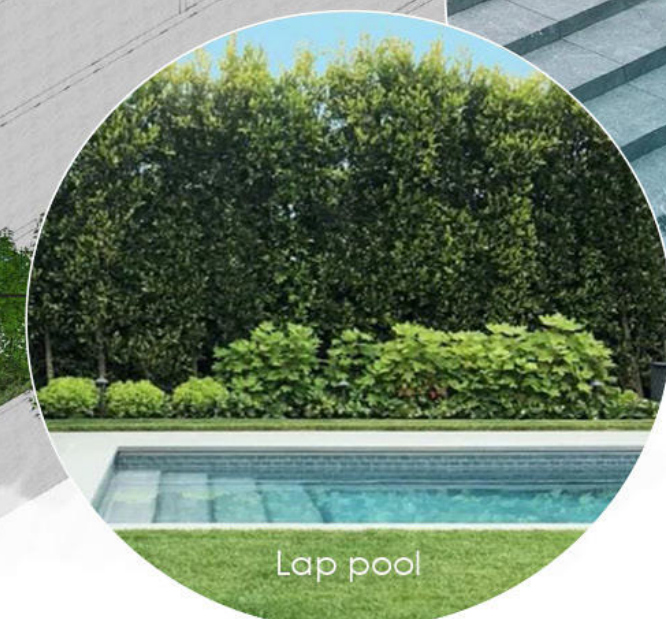
Outdoor terrace entertaining



Sunlounges



Terrace with Seating



Lap pool

PARKSIDE VIEW



STREETSIDE VIEW





LUNAYA

THE DUNE VILLA

LUNAYA 

THE DUNE VILLA

Sellable Area: 6,635 SQ FT

A HOME THAT REVOLVES AROUND A TRANQUIL INNER COURTYARD

5-BEDROOM DUET

Earthy tones, fluid thresholds, calming textures
Blurs architecture and nature
Immersive, meditative, and grounded

Atrium of triple-height volume.
Grand interiors flow into a vast garden oasis.
Spaces for both grand entertaining and intimate family life.
Rooftop, shaded terrace for elevated relaxation.

“THE HOME WHERE ALL SPACES CONVERGE ON NATURE”



5-bedroom suite



Overlooks parks and lagoons



Swimming pool



01
PLANS









GROUND FLOOR PLAN

| | | | | | | | | |
|---|---------------|---------------|----|-----------------|-------------|----|----------|--------------|
| 1 | Garage | 7.5 x 5.9 m | 6 | Kitchen | 5.2 x 3.3 m | 11 | Storage | 2.75 x 1.6 m |
| 2 | Entrance Hall | 6.5 x 2 m | 7 | Laundry Room | 3.5 x 1.6 m | 12 | Backyard | 20.7 x 7.2 m |
| 3 | Office Study | 4.65 x 2.55 m | 8 | Maid's Room | 3.8 x 2.6 m | 13 | Pool | 2.9 x 13.2 m |
| 4 | Living Area | 6.7 x 6.3 m | 9 | Maid's Bathroom | 2.5 x 1.6 m | 14 | Elevator | 1.6 x 1.45 m |
| 5 | Dining Room | 5.1 x 4.6 m | 10 | Guest WC | 1.8 x 1.3 m | | | |



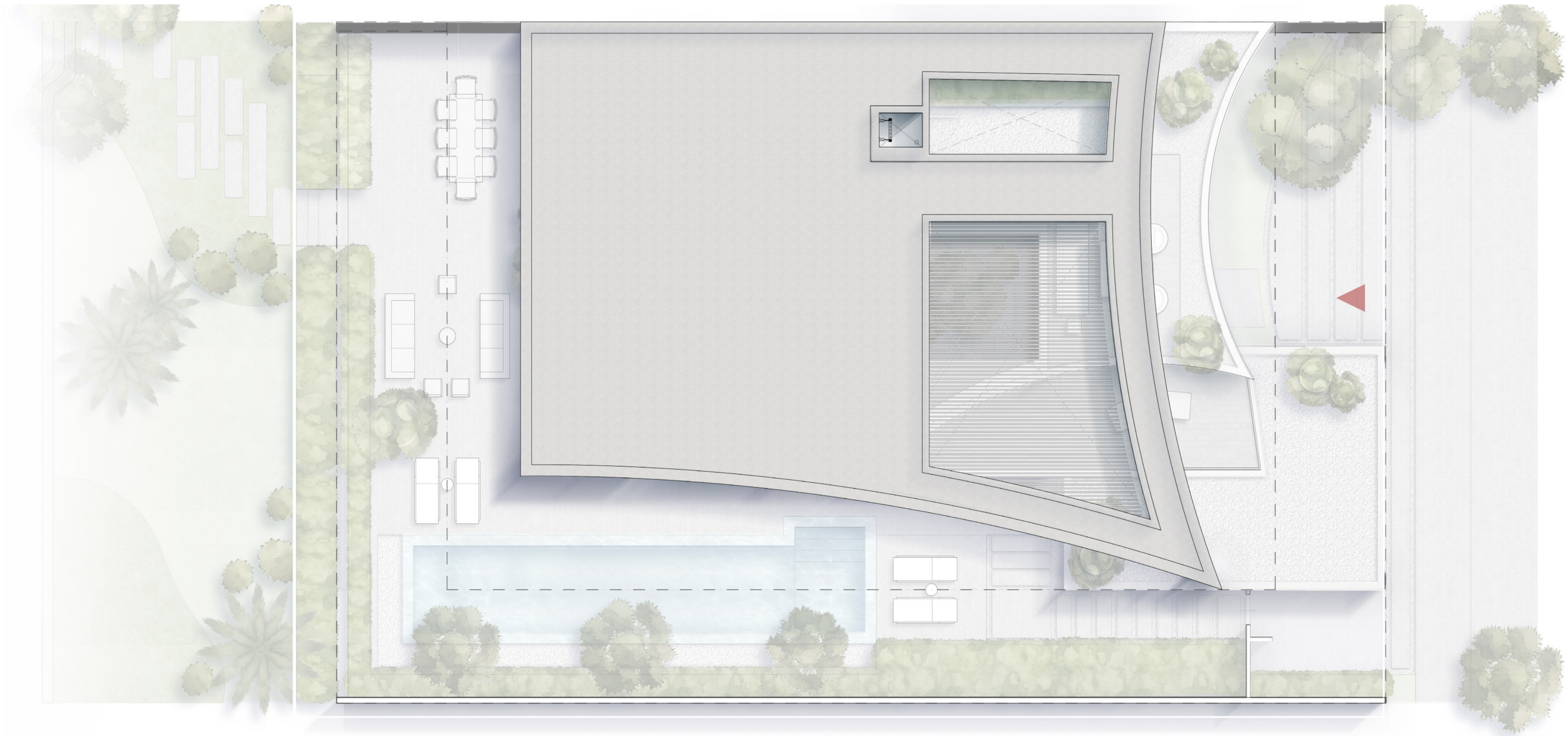
FIRST FLOOR PLAN

| | | | | | | | | |
|---|---------------------|--------------|----|----------------------|---------------|----|----------------|--------------|
| 1 | Family Sitting Area | 5.1 x 3.2 m | 6 | Master Bedroom 2 | 4.8 x 3.4 m | 11 | Suite Bathroom | 3.2 x 4.8 m |
| 2 | Master Bedroom 1 | 3.9 x 3.9 m | 7 | Walk-in Closet 2 | 3.1 x 1.7 m | 12 | Suite Terrace | 10.3 x 2.8 m |
| 3 | Walk-in Closet 1 | 2.5 x 1.95 m | 8 | Master Bathroom 2 | 2.85 x 1.45 m | 13 | Elevator | 1.6 x 1.45 m |
| 4 | Master Bathroom 1 | 2.2 x 2.15 m | 9 | Master Suite | 5.2 x 5.05 m | | | |
| 5 | Terrace 1 | 3.8 x 2.7 m | 10 | Suite Walk-in Closet | 3.5 x 2.2 m | | | |



ROOF FLOOR PLAN

| | | | | | |
|---|-------------------|---------------|---|-------------------|---------------|
| 1 | Entrance Hall | 5.65 x 3.25 m | 6 | Walk-in Closet 5 | 2.45 x 2.1 m |
| 2 | Master Bedroom 4 | 4.65 x 4.15 m | 7 | Master Bathroom 5 | 2.15 x 2.1 m |
| 3 | Walk-in Closet 4 | 3 x 2.25 m | 8 | Terrace | 9.95 x 8.45 m |
| 4 | Master Bathroom 4 | 3 x 3 m | 9 | Elevator | 1.6 x 1.45 m |
| 5 | Master Bedroom 5 | 4.7 x 3.7 m | | | |



TOP OF ROOF

02

ARCHITECTURE & INTERIOR VIEWS

























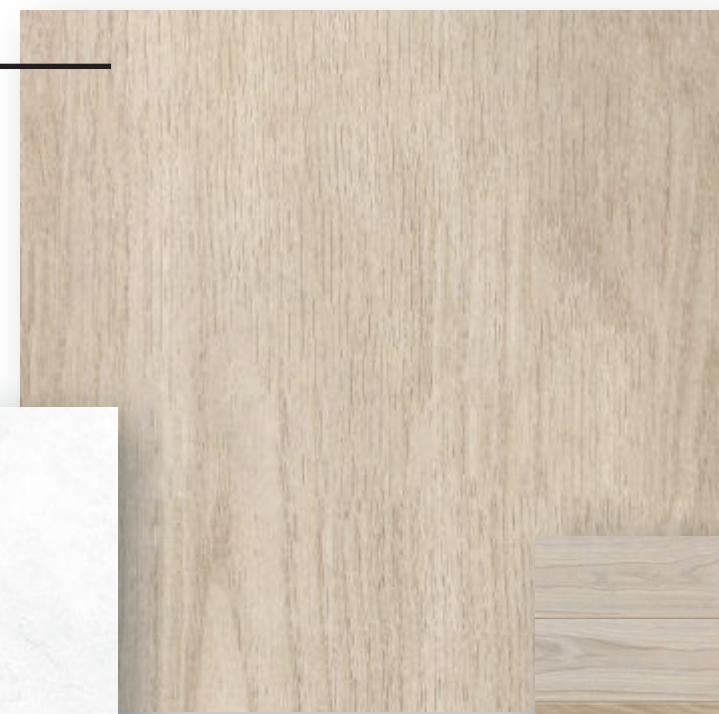






MATERIAL BOARD

Oak Wood



White Marble Texture



Travertine Texture



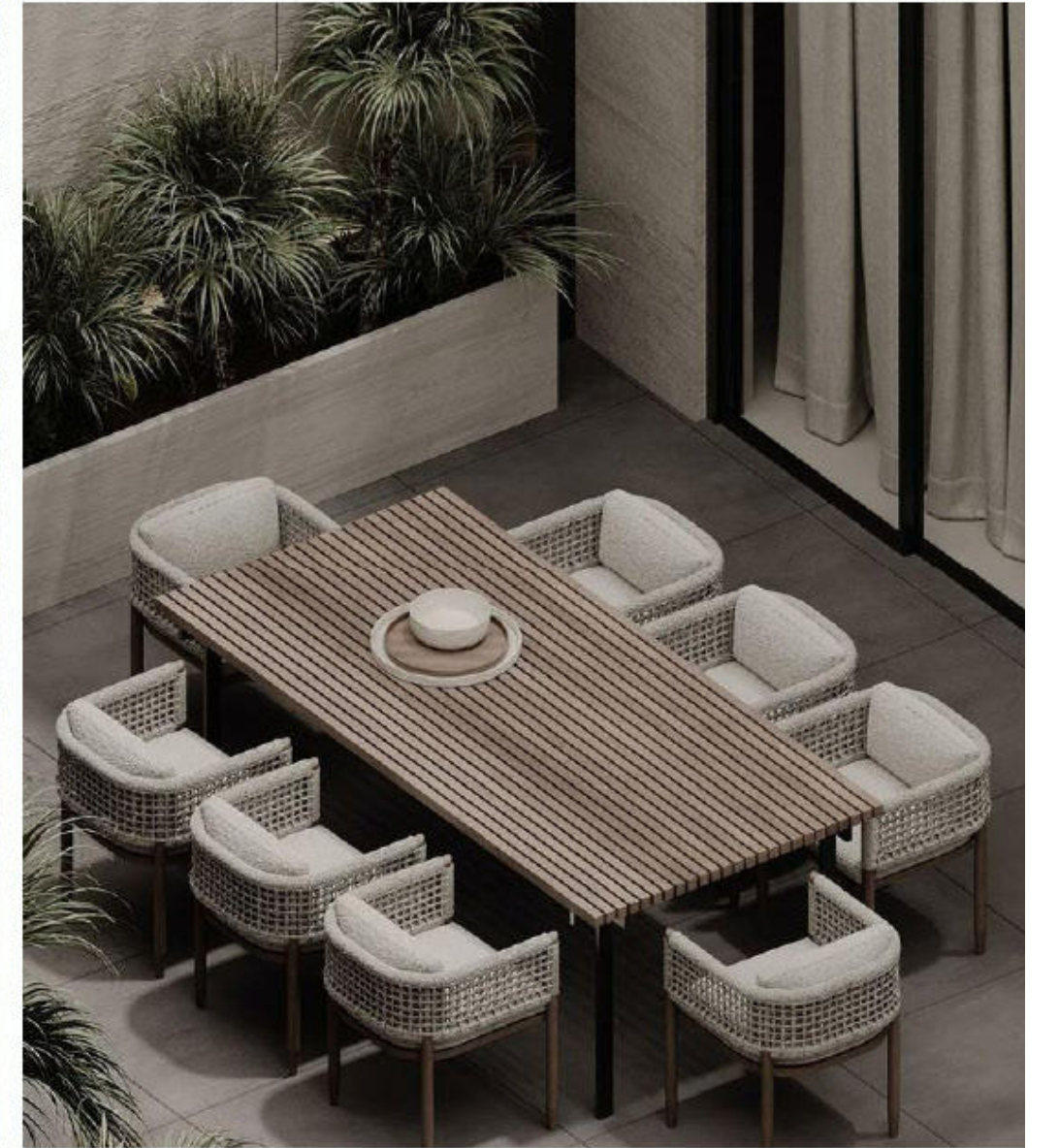
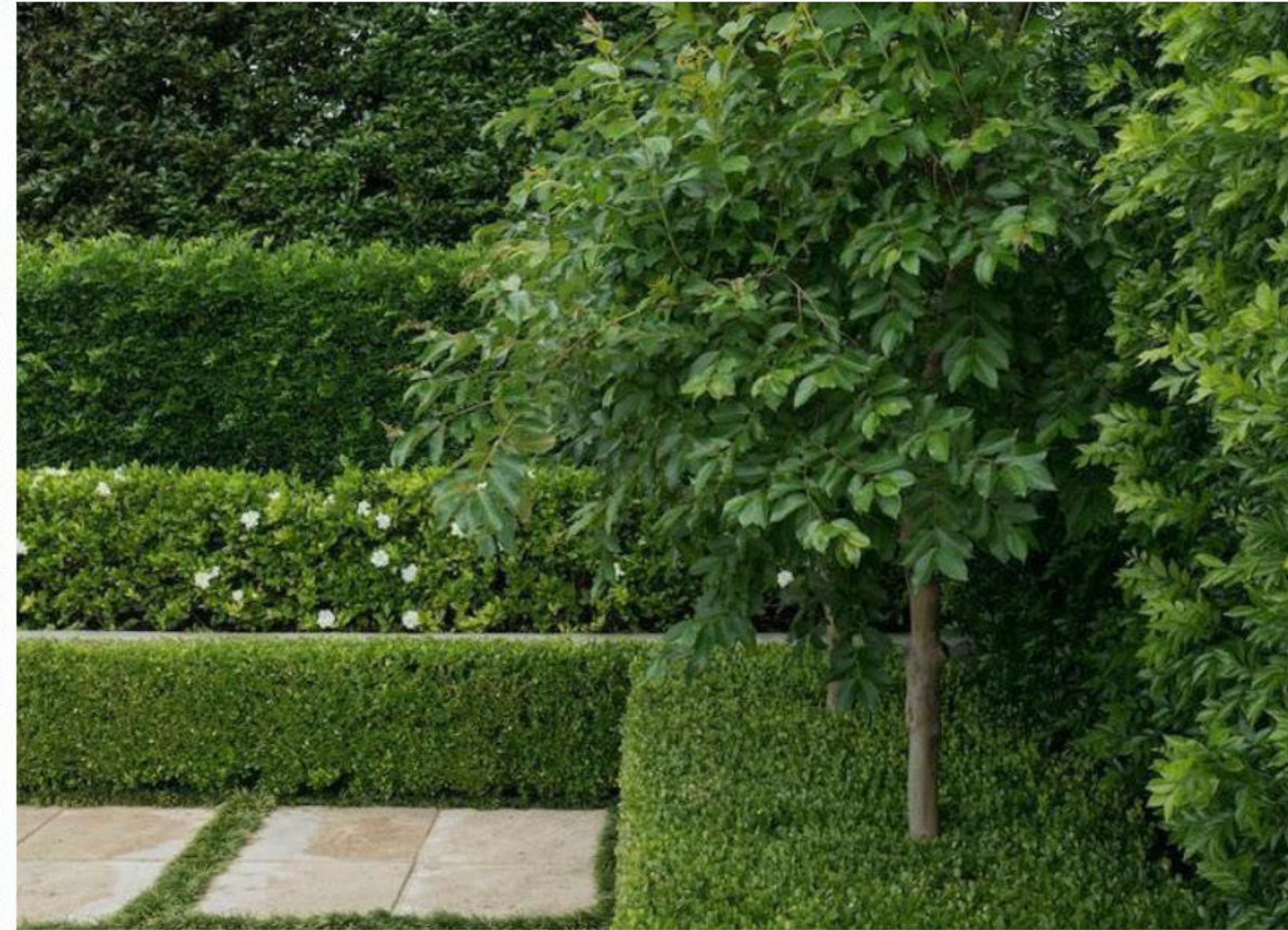
Oak Floors

03

LANDSCAPE

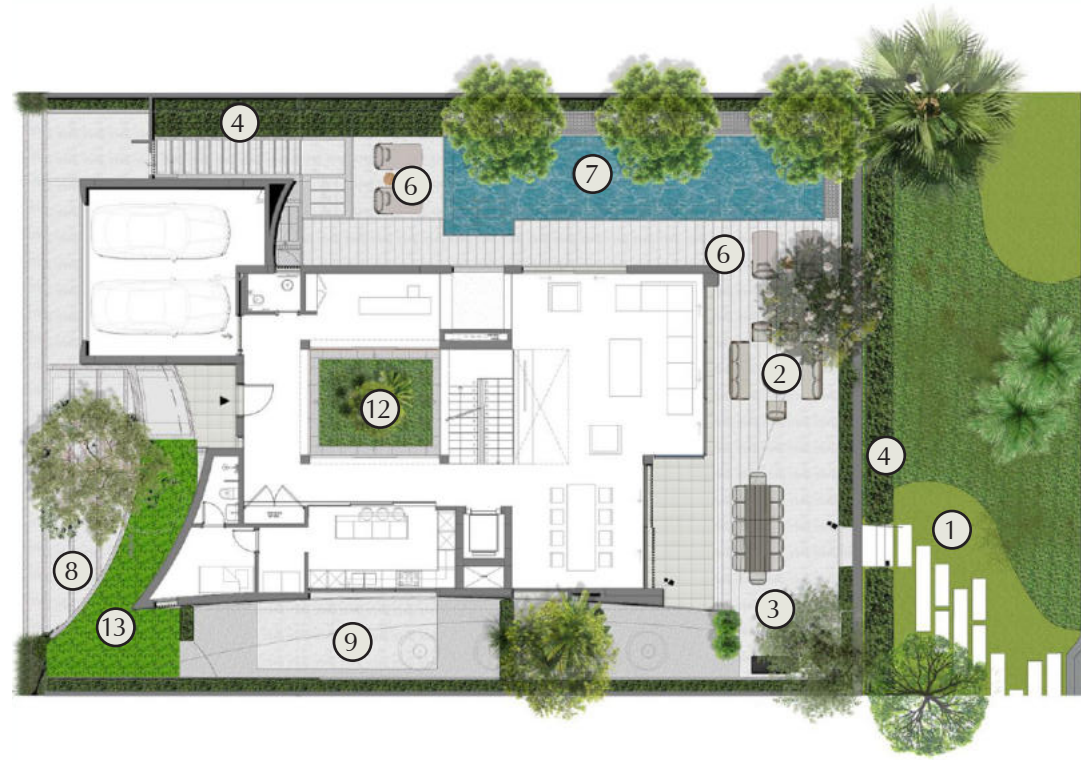


MOOD BOARD

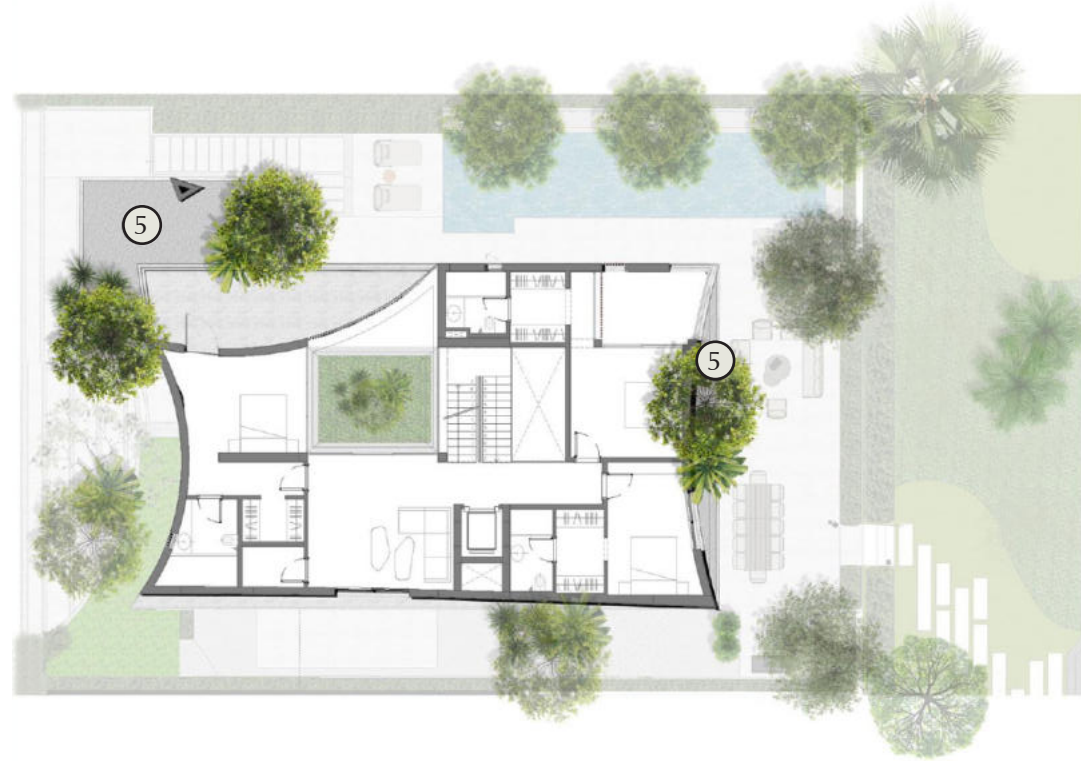


PLANS

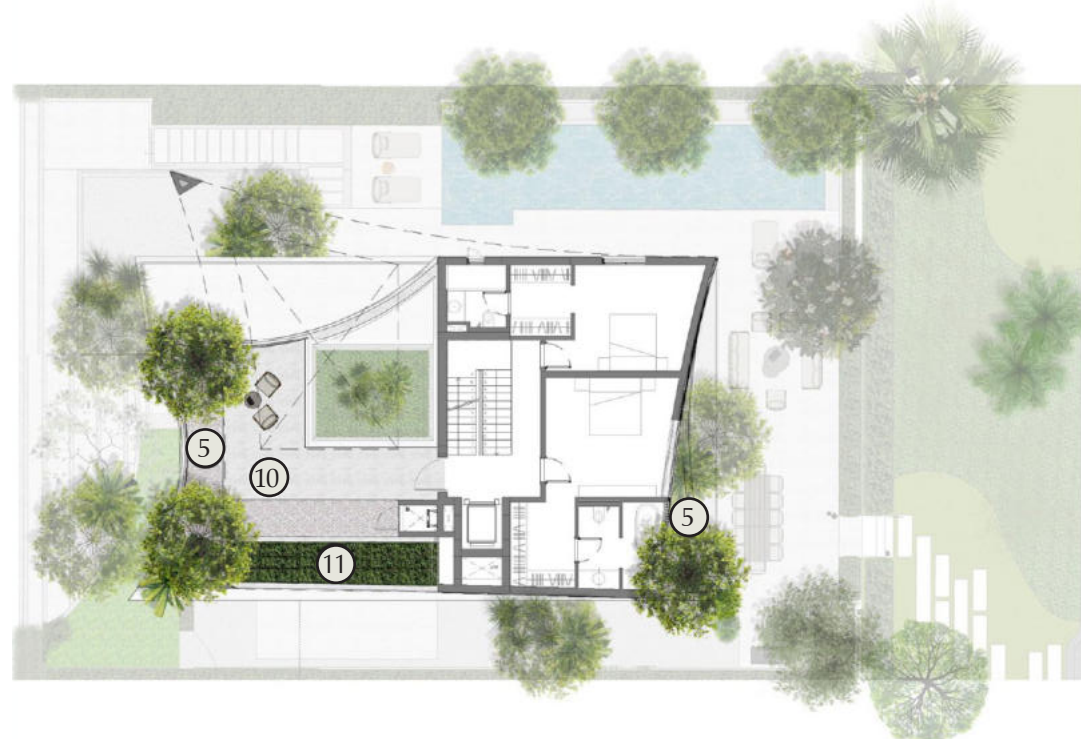
GROUND FLOOR



FIRST FLOOR

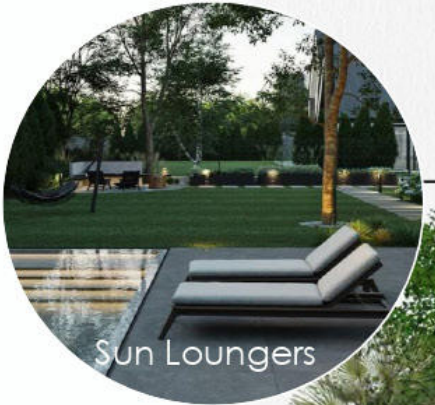


ROOF FLOOR



LEGEND

- 1 Villa Park Entry
- 2 Loose Sofa Set / Bean Bag
- 3 Outdoor Dining with BBQ
- 4 Screening Hedge
- 5 Loose Gravel with Potted Plants
- 6 Sun Lounges
- 7 Swimming Pool
- 8 Large Format Paving with Gravel
- 9 Service Courtyard with Pavement
- 10 Terrace with Seating
- 11 Raised Planter with Screening Edge
- 12 Courtyard
- 13 Front Yard



PARKSIDE VIEW



STREETSIDE VIEW





LUNAYA

THE RISE VILLA

LUNAYA

THE RISE VILLA

Sellable Area: 3,814 SQ FT

A DIALOGUE BETWEEN SPACE AND NATURE

4-BEDROOM MAISONETTE

Vibrant stage for contemporary family life.
Living garden at the heart of the home.
Architectural promenade through light.
Home sculpted from glass and sunlight.

Open-plan layout
Landscaped garden
Internal Garden

“AN ASCENSION OF LIGHT AND SPACE”



4-bedroom suite



Overlooks parks and Lagoons



01
PLANS









GROUND FLOOR PLAN

| | | | | | | | | |
|---|----------------------|-------------|---|-----------------|--------------|----|-----------------|--------------|
| 1 | Garage | 5.9 x 5 m | 5 | Powder Room | 1.6 x 1.75 m | 9 | Backyard Garden | 4.75 x 8.4 m |
| 2 | Entrance Hall | 6.6 x 2.6 m | 6 | Guest WC | 1.5 x 1.7 m | 10 | Internal Garden | 1.8 x 2.9 m |
| 3 | Kitchen | 4 x 3.7 m | 7 | Maid's Room | 3 x 1.8 m | 11 | Elevator | 1.7 x 1.6 m |
| 4 | Living + Dining Room | 4.9 x 8.4 m | 8 | Maid's Bathroom | 1.9 x 1.6 m | | | |



FIRST FLOOR

| | | | | | |
|---|---------------------|-------------|----|-------------------|-------------|
| 1 | Foyer | 4.8 x 1.8 m | 6 | Master Bedroom 2 | 4.4 x 3.2 m |
| 2 | Family Sitting Area | 3.8 x 3.1 m | 7 | Walk-in-Closet 2 | 1.5 x 3 m |
| 3 | Master Bedroom 1 | 4.6 x 3.2 m | 8 | Master Bathroom 2 | 3.2 x 1.6 m |
| 4 | Walk-in-Closet 1 | 1.7 x 1.7 m | 9 | Laundry Cabinet | 1.7 x 0.8 m |
| 5 | Master Bathroom 1 | 2.7 x 1.7 m | 10 | Elevator | 1.7 x 1.6 m |



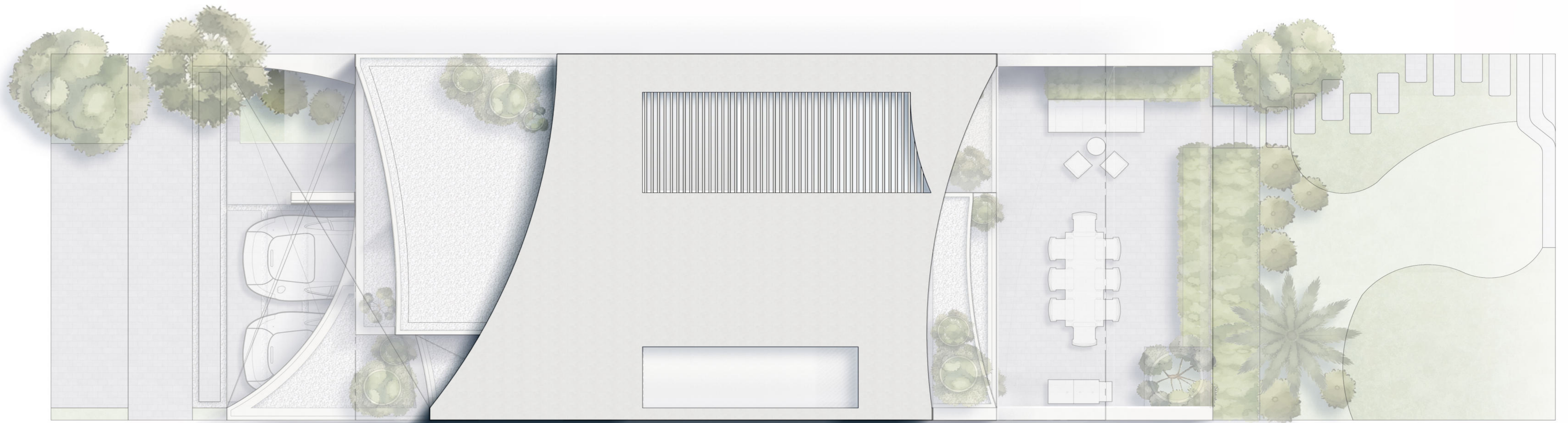
SECOND FLOOR

| | | | | | |
|---|-------------------|-------------|---|----------------------------|-------------|
| 1 | Master Bedroom 3 | 4.6 x 3.6 m | 5 | Suite Walk-in-Closet | 3 x 3 m |
| 2 | Walk-in-Closet 3 | 1.4 x 2.6 m | 6 | Master Suite Bath- room | 1.7 x 5 m |
| 3 | Master Bathroom 3 | 2 x 2.5 m | 7 | Elevator | 1.7 x 1.6 m |
| 4 | Master Suite | 7.5 x 5 m | | | |



ROOFTOP

- 1 Terrace 8.7 x 3 m
- 2 Technical Area 8.2 x 1.8 m
- 3 Elevator 1.7 x 1.6 m



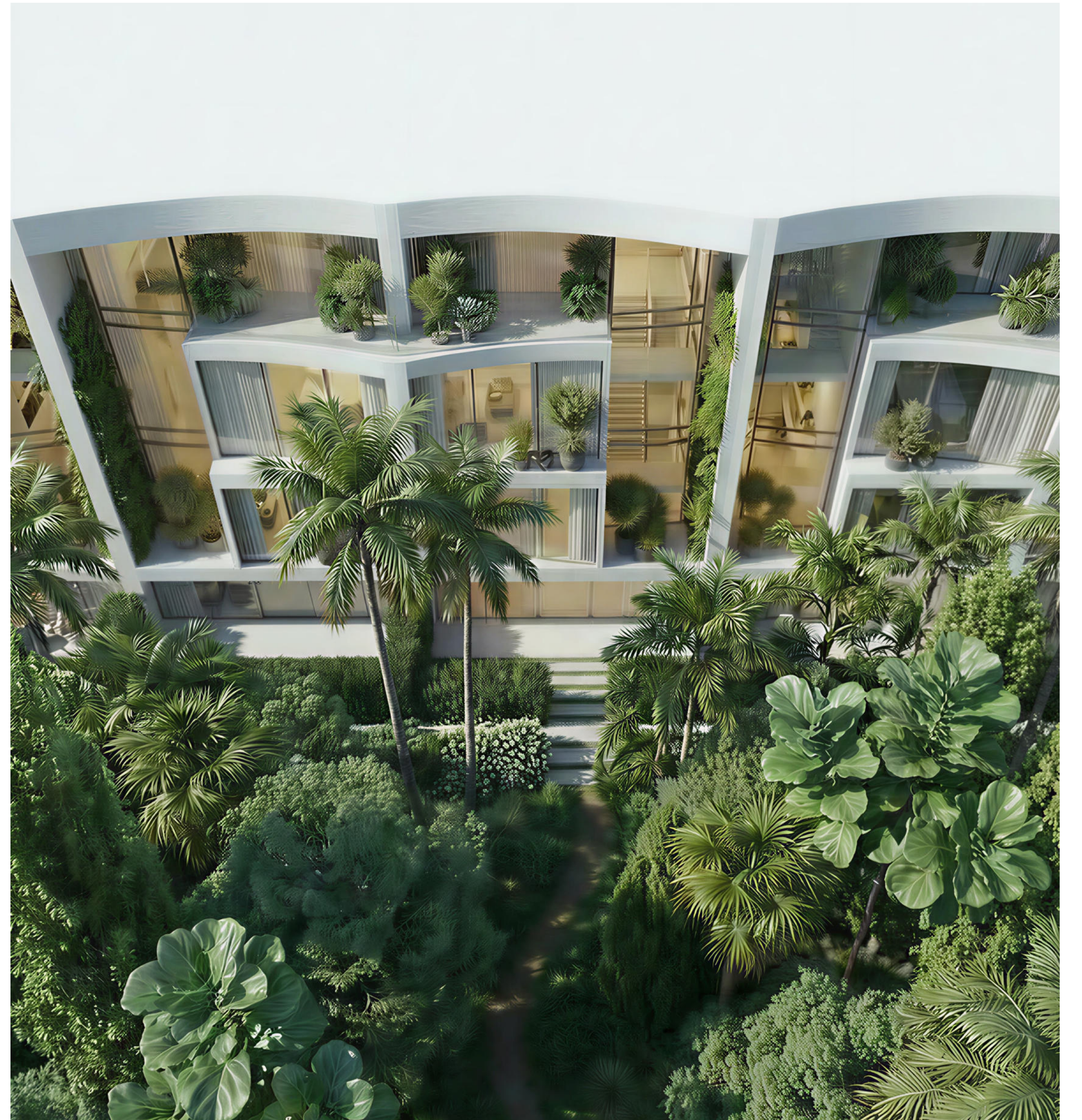
TOP OF ROOF

02

ARCHITECTURE & INTERIOR VIEWS

















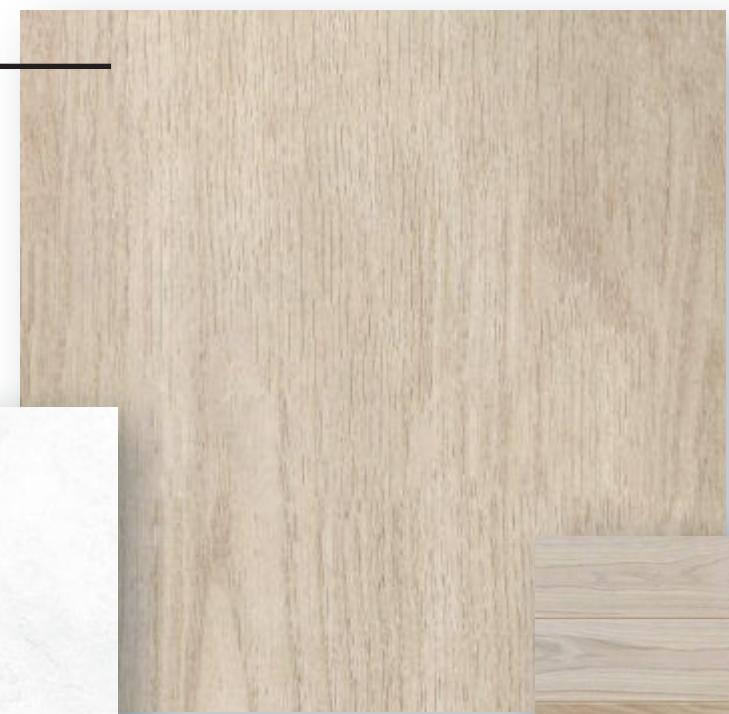




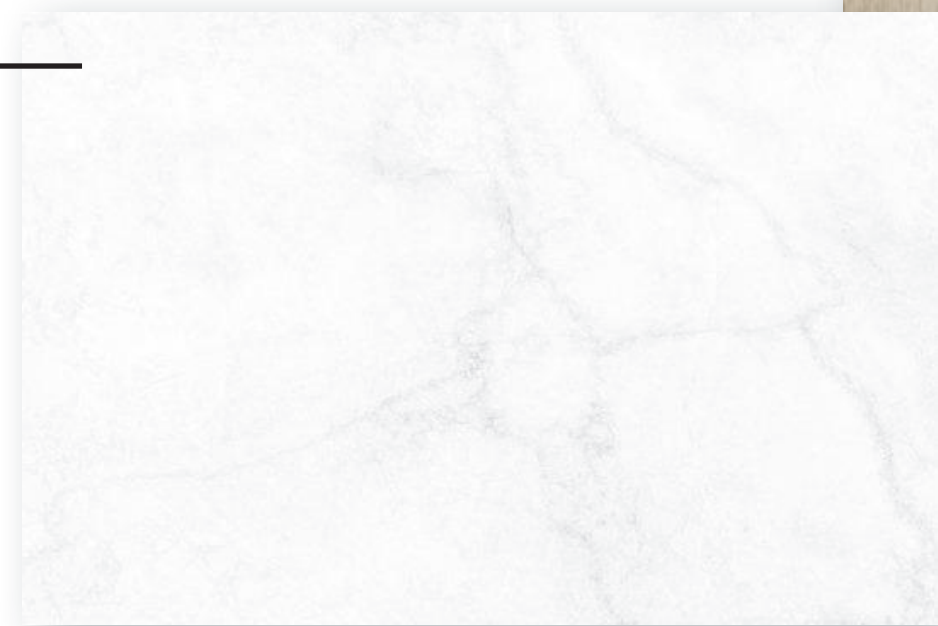


MATERIAL BOARD

Oak Wood



White Marble Texture



Travertine Texture



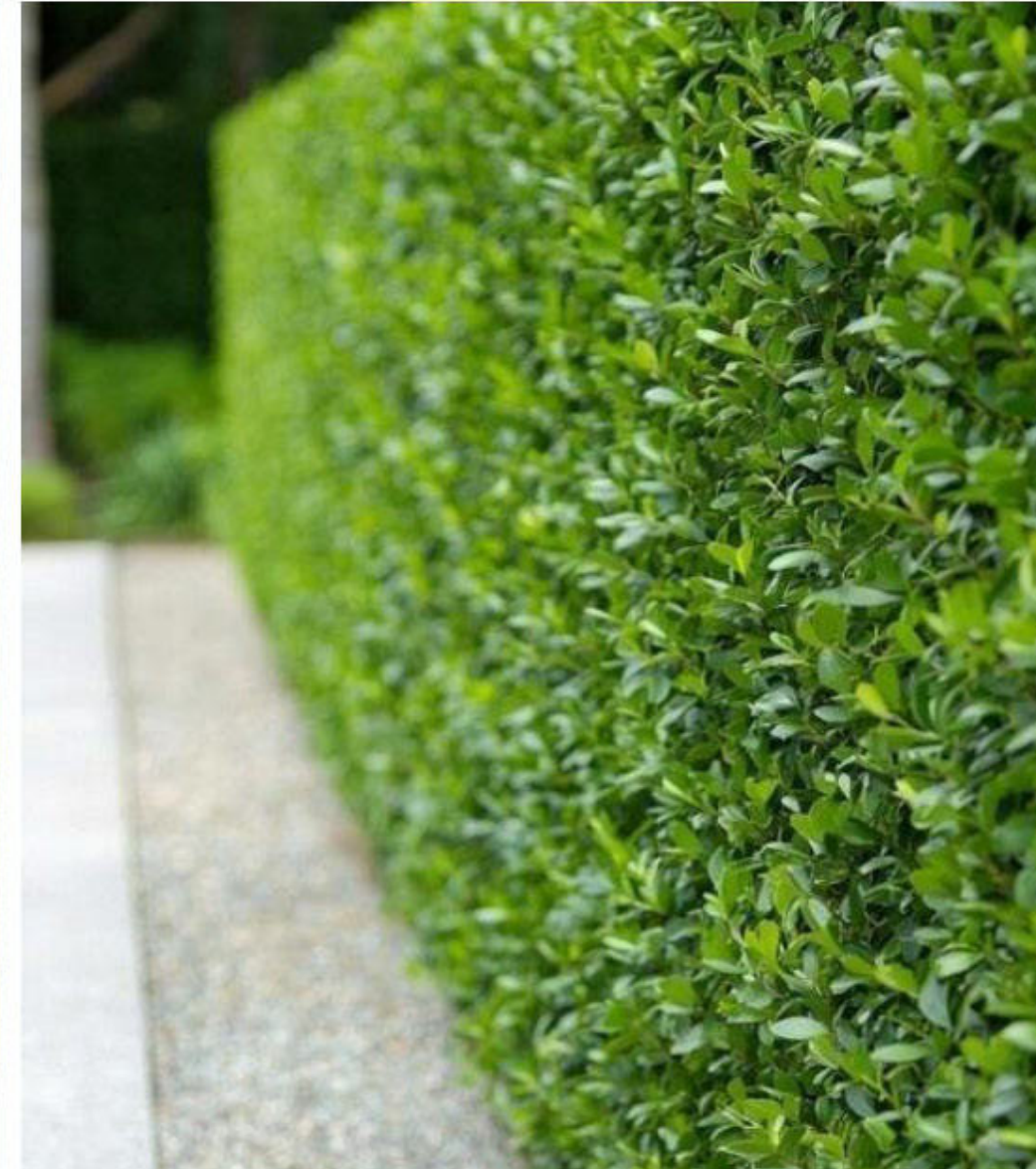
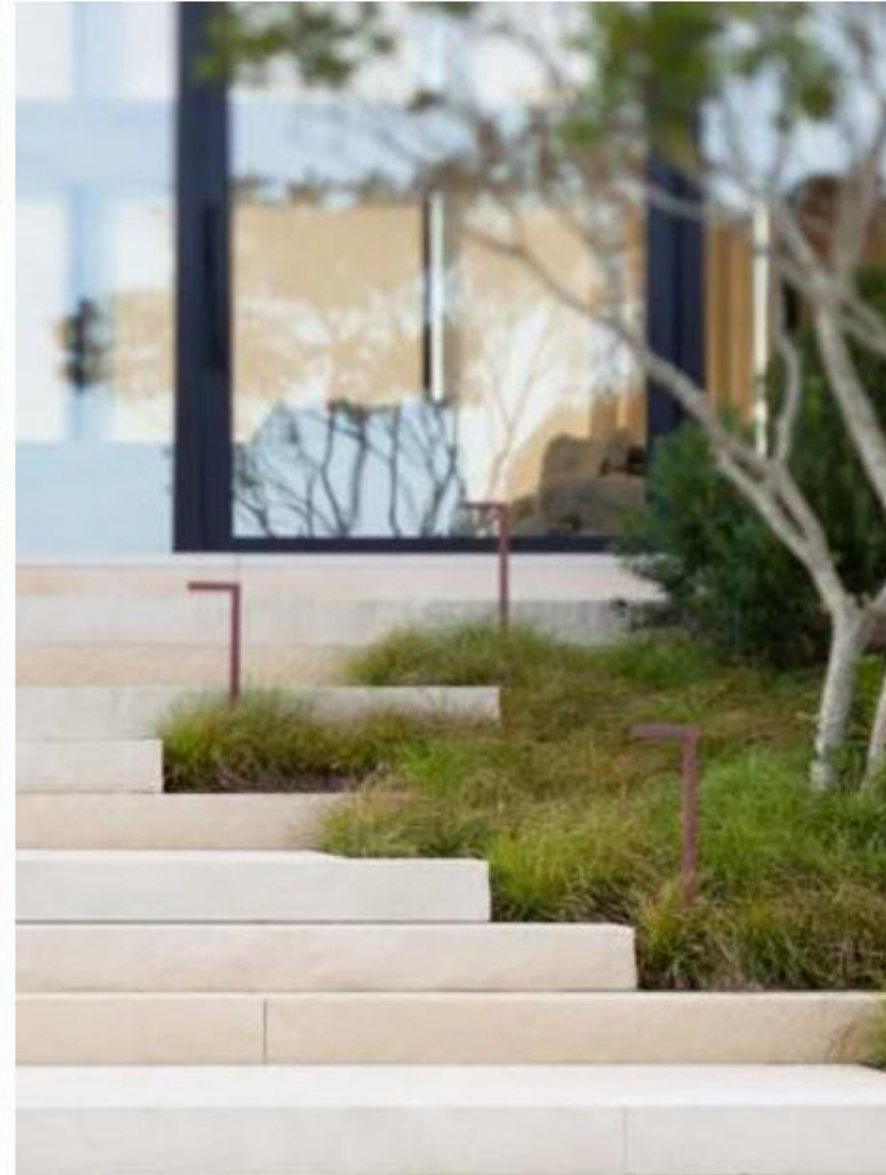
Oak Floors

03

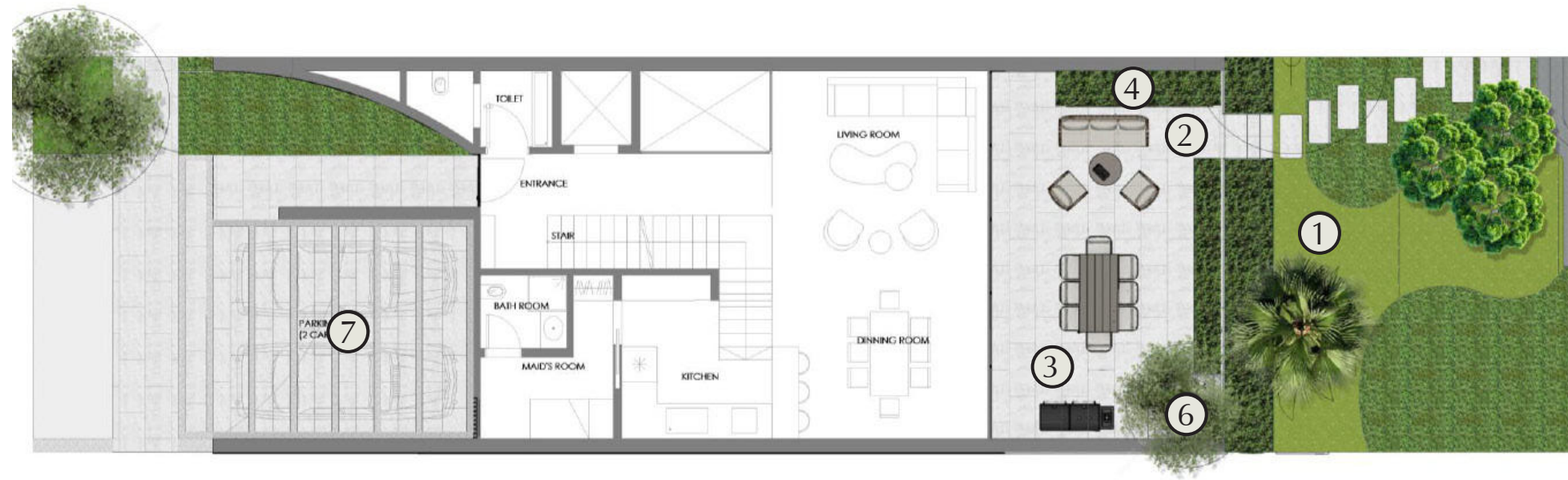
LANDSCAPE



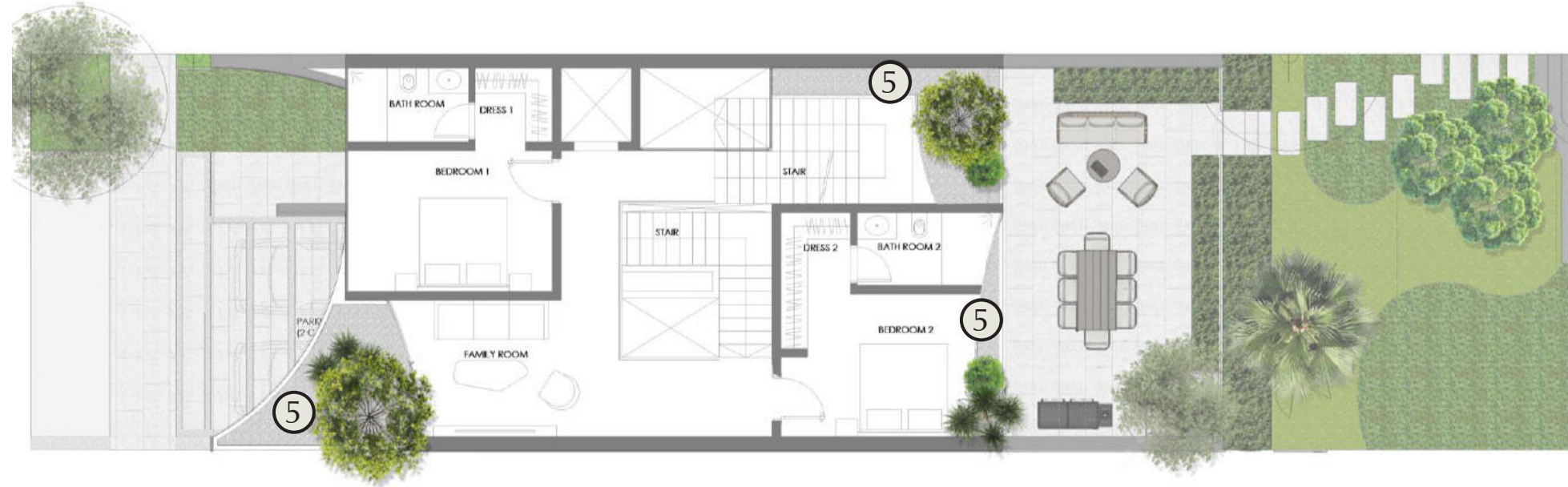
MOOD BOARD



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF FLOOR



LEGEND

- 1 Villa Park Entry
- 2 Loose Sofa Set / Bean Bag
- 3 Outdoor Dining with BBQ
- 4 Screening Hedge
- 5 Loose Gravel with Potted Plants
- 6 Featured Pots
- 7 Large Format Paving with Gravel



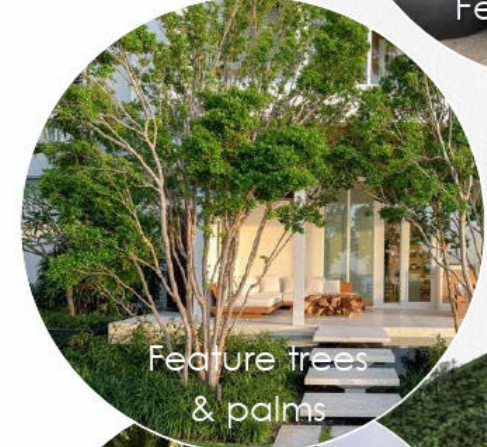
Feature pots



Vertical greenery



Hanging planting in pots



Feature trees & palms



Terrace hedging



Privacy hedging between villas



Outdoor terrace entertaining

PARKSIDE VIEW



STREETSIDE VIEW



LUNAYA

