



ام اي ار ئي للعقارات ش.ذ.م.م  
MIRE PROPERTIES L.L.C.

## LUNAYA TERRACES

### Cove · Reef · Harbor · Shore · Bay

Following the success of the launch of the Lunaya Townhouses & Villas, the apartments in Lunaya Terraces by Zaya & Five are now being launched. In terms of design, finish, location, and attractive payment plan, it could be one of the most interesting projects on the market right now.

The project features that really stand out are:

- Developed by the team behind Al Barari, so they already have a very strong reputation when it comes to creating lifestyle-oriented communities with greenery, water features, and low building density.
- Located in Dubai's main future growth corridor, close to Sheikh Zayed Road, Expo City, Al Maktoum Airport, Palm Jebel Ali, and the broader waterfront expansion plans.
- The concept is very different from standard apartment projects. They designed it more as "vertical villas" with enormous terraces, open floor plans, greenery integrated throughout the architecture, and only 8 apartments per floor, ensuring plenty of privacy and exclusivity.

The apartments have a spacious layout:

- 1 bedroom from 1,124 sq ft – 104.4 m<sup>2</sup> price from AED 2,181,069 – EUR 511,800
- 2 bedrooms from 1,749 sq ft – 162.5 m<sup>2</sup> price from AED 3,377,502 – EUR 792,500
- 3 bedrooms up to 2,490 sq ft – 231.3 m<sup>2</sup> price from AED 4,262,350 – EUR 1,000,200



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Thoughtfully designed with rooftop pools, wellness areas, indoor and outdoor gyms, parks, lagoons, cafes, shops, walking paths, and beautifully landscaped communal areas with plenty of greenery. The biggest plus for investors is likely the payment plan: 25% during construction and 75% upon completion in 2029.

Details of payment plan & installments:

- 5% upon reservation
- 5% June 2026 + DLD
- 5% October 2026
- 5% January 2027
- 5% April 2027
- 75% completion 2029

This is a remarkable payment plan in the current market under current geopolitical circumstances, which limits exposure to risks during construction until 2029. Enclosed you will find the Lunaya Terraces brochure containing floor plans, design & finishing details, as well as prices for the various units.

We would be happy to explain the best available apartment option to you.

Sincerely,

**MIRE properties LLC**