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OFF PLAN

Solaya

Location: Port De La Mer, Dubai

Starting From: AED 0

Permit No: 2

Solaya

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Meraas	**Apartments & Penthouses**	**Q2 2029**	**60/40**	**Off Plan**

ABOUT THE PROJECT

Solaya is an ultra-luxury beachfront residential development in **Jumeirah, Dubai**, created through a partnership between Dubai Holding Investments and Brookfield Properties and leveraging the Meraas brand. Positioned directly along the Arabian Gulf, the development comprises **234 residences distributed across nine low-rise beachfront buildings**, creating a private, resort-style environment rather than a conventional high-rise residential community.

Designed by internationally renowned architecture studio **Foster + Partners**, Solaya takes a distinctly horizontal approach to beachfront living. The nine buildings are arranged to maximise privacy, natural light and uninterrupted connections with the sea. The architecture uses expansive glazing, generous terraces and carefully positioned residences to frame views across the Arabian Gulf and Dubai skyline.

The residential collection consists primarily of spacious **2, 3, 4 and 5-bedroom residences**, with standard configurations ranging from approximately **1,900 to 7,600 sq. ft.** The development also introduces a more exclusive collection of **garden residences, duplexes and penthouses**, providing significantly larger indoor and outdoor living environments for buyers seeking greater privacy and scale.

Interiors are designed by **1508 London**, with an emphasis on understated contemporary luxury. Natural materials, refined finishes and neutral tones create sophisticated living spaces that complement the coastal surroundings rather than competing with them. Floor-to-ceiling windows allow natural light to become a defining element of the interiors while maintaining strong visual connections to the sea.

One of Solaya's principal advantages is its **direct beachfront position in Jumeirah**. Residents enjoy immediate access to the coastline while remaining close to central Dubai. This combination is increasingly scarce: Solaya provides genuine beachfront living without requiring residents to move to the outer reaches of the city.

The development's landscaping has been designed by **Cracknell**, integrating greenery, shaded pathways and outdoor gathering spaces throughout the beachfront setting. The low-rise buildings are separated by landscaped areas that enhance privacy while creating a more relaxed resort atmosphere.

Amenities are designed around wellness, recreation and private beachfront living. Residents have access to **private beach areas, swimming pools, fitness and wellness facilities, landscaped gardens, children's spaces and residents-only social environments**. The overall experience is intended to feel closer to a private coastal resort than a traditional apartment development.

The location also provides convenient access to **J1 Beach, Mandarin Oriental Jumeira, Four Seasons Resort Dubai at Jumeirah Beach and the wider Jumeirah coastline**. Downtown Dubai and DIFC remain within convenient driving distance, making Solaya particularly relevant to buyers who want beachfront living without sacrificing access to Dubai's principal commercial districts.

With only **234 residences across nine buildings**, Solaya maintains relatively limited supply for a development occupying such a prominent stretch of Jumeirah coastline. This scarcity is an important part of its positioning, particularly when compared with high-rise beachfront projects containing significantly larger numbers of apartments.

The project's premium residences further strengthen this exclusivity. **Garden residences** provide enhanced outdoor living, while duplexes offer multi-level configurations with greater separation between entertaining and private spaces. The penthouses occupy the upper end of the collection, combining substantial floor areas, expansive terraces and some of the development's strongest sea and skyline views.

Solaya is scheduled for **Q2 2029 handover**, with June 2029 serving as the current project-level completion reference. The development is presently off-plan and under construction.

From an investment perspective, Solaya's proposition is driven less by mass-market rental yields and more by **scarcity, beachfront land value, architectural pedigree and ultra-prime positioning**. Jumeirah's established character and limited availability of new freehold beachfront development provide a fundamentally different proposition from emerging coastal districts where substantial future supply remains possible.

For end-users, Solaya offers the opportunity to combine a private beachfront lifestyle with proximity to the established restaurants, resorts, schools and leisure destinations of Jumeirah. Its low-rise architecture may also appeal to buyers who want large lateral residences without the density and vertical living environment associated with Dubai's luxury towers.

Individual residences should be compared according to **building, floor, exact internal and external area, sea orientation, terrace or garden size, privacy, view protection and price per square foot**.

Garden residences, duplexes and penthouses should be assessed separately from the standard apartment inventory because their outdoor space, scarcity and buyer profile can materially affect valuation.

Why Buy Solaya Through A1 Properties?
Purchasing **Solaya** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can evaluate residences according to building, floor, square footage, sea orientation, terrace or garden space, privacy and price per square foot. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also benchmark Solaya against Dubai's limited selection of ultra-prime beachfront developments.

For investors and private buyers, our advisors can assess **beachfront scarcity, acquisition pricing, view premiums, residence type, future supply and long-term resale positioning**. For buyers considering garden residences, duplexes or penthouses, the selection process can focus on the individual characteristics that create value at the highest end of Dubai's residential market.

From private property selection and negotiation through documentation, financing, ownership transfer and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

20%	40%	40%
Down Payment	During Construction	On Handover