ZUHA

ISLAND



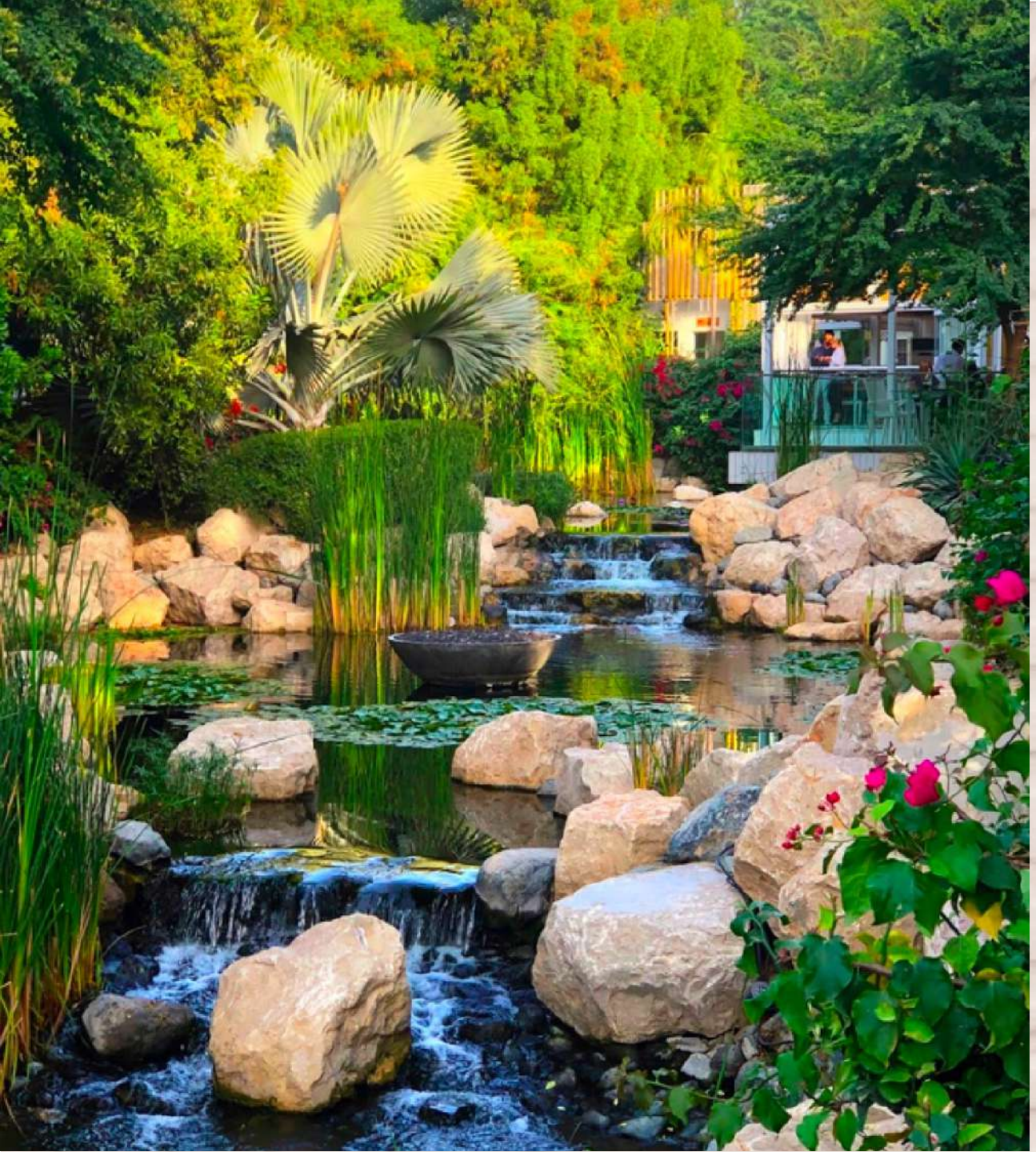
ZAYA

Established in 2008, Zaya is a leader in high-end, boutique real estate development. Zaya has brought you some of the region's most celebrated communities from the 'Green Heart of Dubai' Al Barari to Abu Dhabi's most exclusion island resort Nurai, and more recently the vibrant Five Palm Jumeriah.

Zaya have developed over $6 billion worth of unique real estate and extraordinary experiences and has a peerless track record in delivering luxury developments that drive equity returns.



TRACK RECORD



AL BARARI

Deriving it's name and identity from the Arabic word meaning ‘wilderness’, Al Barari was established in 2005 as the region’s first integrated luxury and active eco-conscious development.

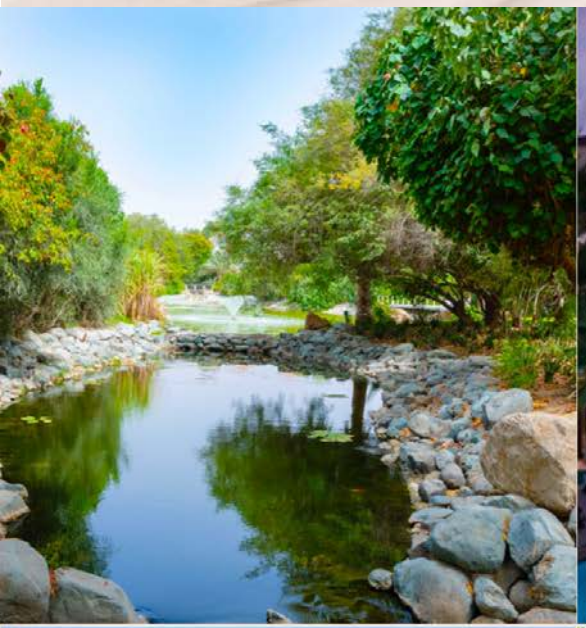
In 2005 the selling price in Al Barari was 2200 AED per sqft when the market average didn't exceed 1500 AED per sqft. In 2020 - 2022 Al Barari achieved 3.3 billion AED in sales.

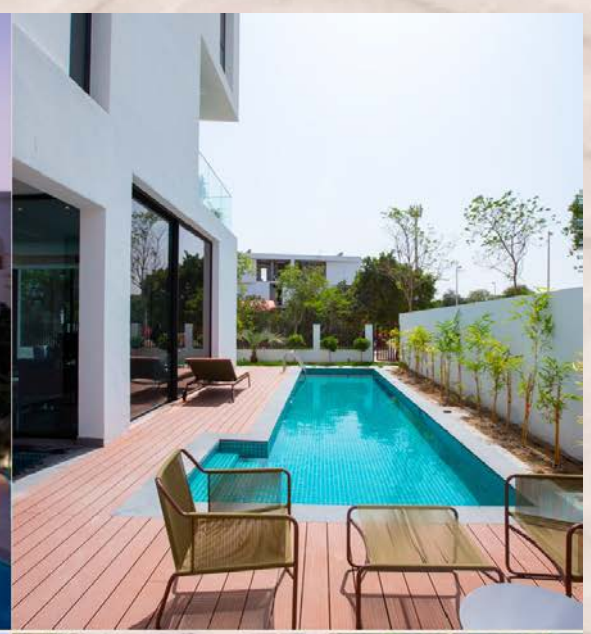
"Al Barari is the perfect oasis in the desert."
- ELLE

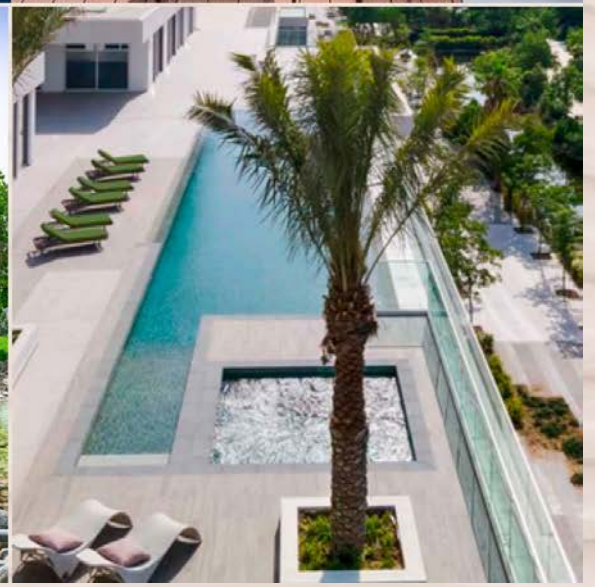
"Al Barari sets a benchmark for luxurious and sustainable living."
- VOGUE

"A sophisticated, conscious, and luxurious community."
- VOGUE

AL BARARI













SEVENTH HEAVEN

RENDER TO REALITY









ASHJAR

RENDER TO REALITY

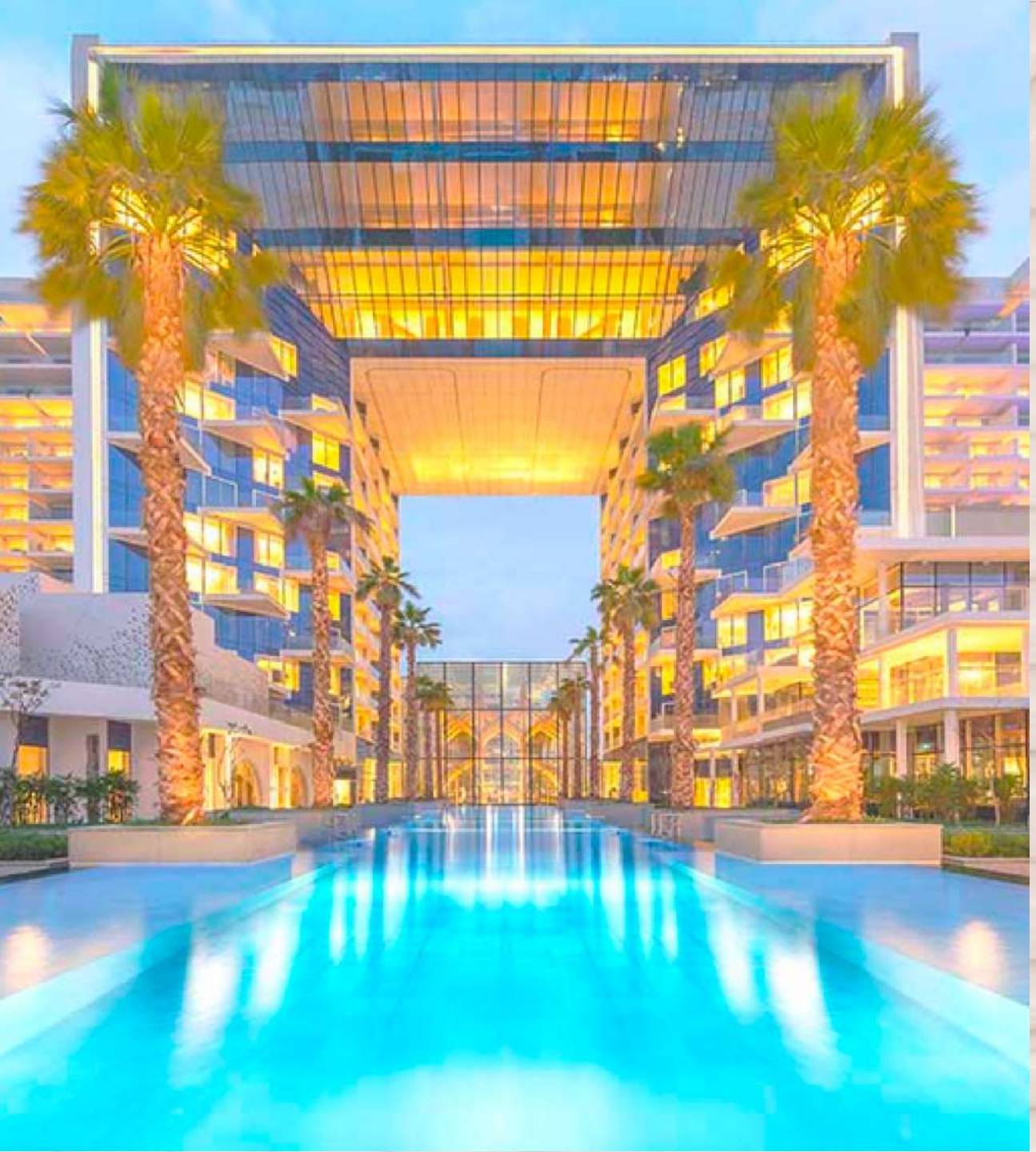


FIVE

"The FIVE hotels are the most popular spots in Dubai."
- ESQUIRE

"...with it's electrifying ambiance, it's one of the hottest hotels in a city that's renowned for its dynamic properties..."
- CONDE NAST

"Dubai's most coveted leisure location, home to posh resorts & destination dining galore."
- CONDE NAST



FIVE

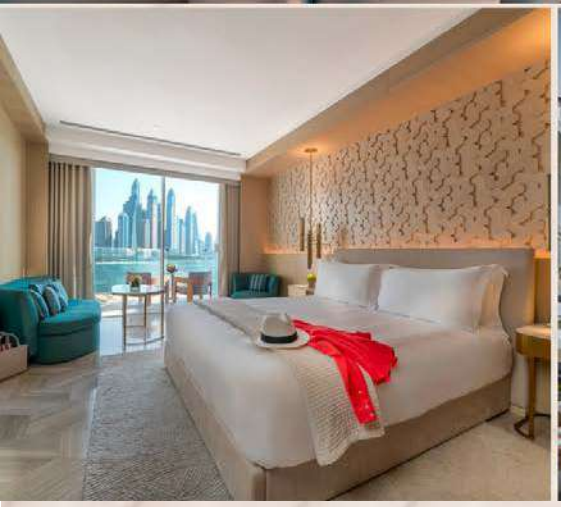
Born in Dubai, FIVE started operations in 2017 with its partying-meets-luxury resort on Palm Jumeirah - the visionary beachfront resort that fused California cool and Dubai spectacle. FIVE has since expanded into three locations in Dubai, and recently (June 2022) opened it first international hotel in Zurich, Switzerland.

The original $1.17bn hotel and residences comprises 477 rooms and suites, including 352 guestrooms, 85 suites and 40 hotel apartments, located across 16 floors.

FIVE

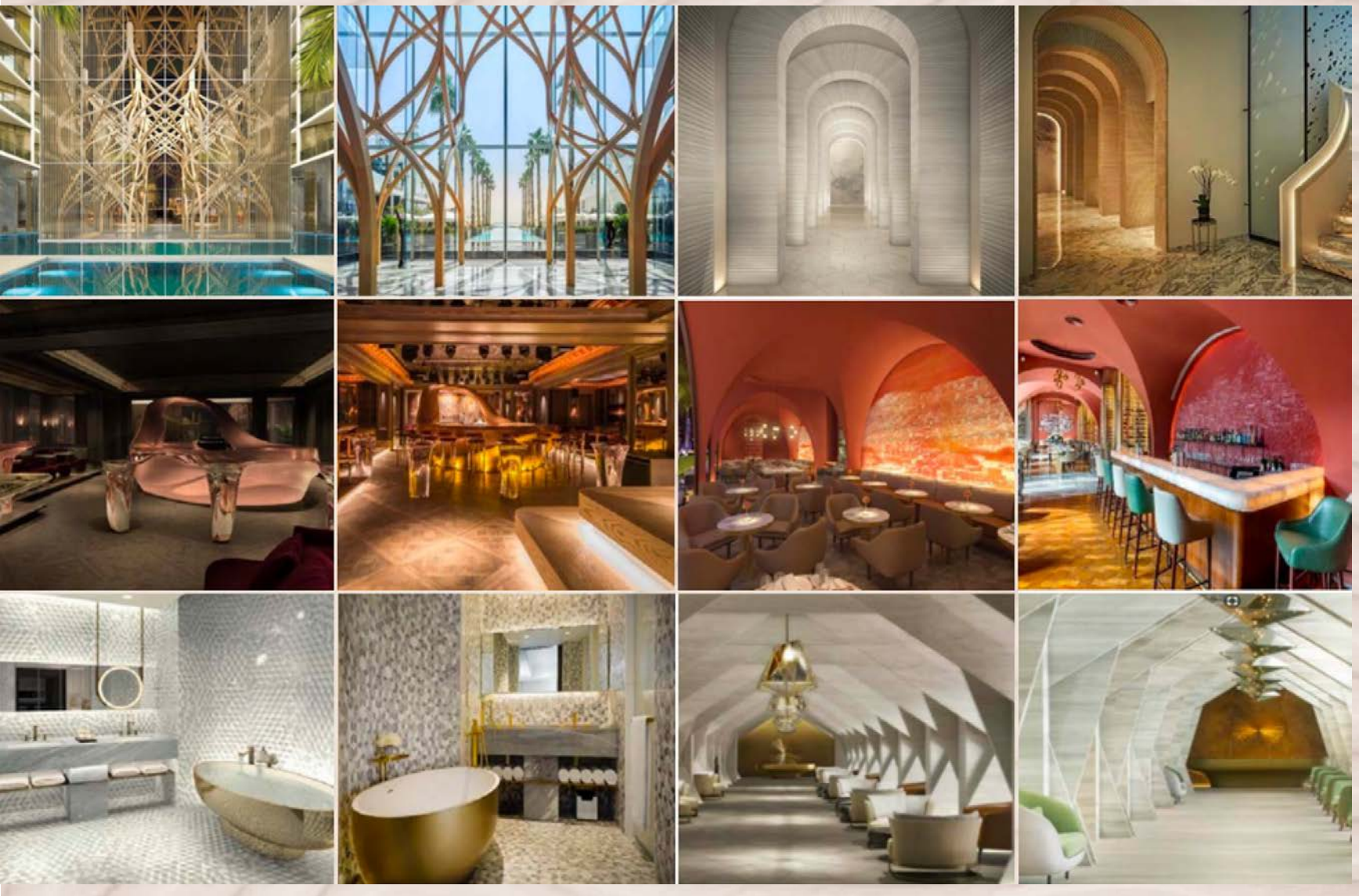












FIVE

RENDER
TO
REALITY



NURAI ISLAND

"One of the world's most incredible resort islands"
- CONDE NAST

"This place is pure luxury..."
- TIME OUT

"Zaya Nurai is a world-class boutique island resort, bringing the epitome of luxury to the UAE."
- EMIRATES WOMAN



NURAI

Deriving it's name and identity from the Arabic word 'nur', meaning ‘light’, Nurai island was established in 2014, as an ultraluxury island resort, providing a level of hospitality and privacy that isn't found anywhere else in the UAE.

In 2008 the selling price of property on Nurai Island was 3000 aed per sqft - at a time when the market average didn't exceed 1500 aed per sqft.





MARINE WORKS

Familiar with all of the difficulties of developing an island, ZAYA began the Nurai island project without any preexisting infrastructure; there was no road network, no electricity or connection to the grid, no sewerage system or clean drinking water.

After extensive oceanography and land surveying, eroded beaches were built up using exposed geo-bags and sand pumping to make a generous island and extraordinary development over double it's original size.











NURAI

NURAI



















NURAI

RENDER TO REALITY


ZUHA
ISLAND

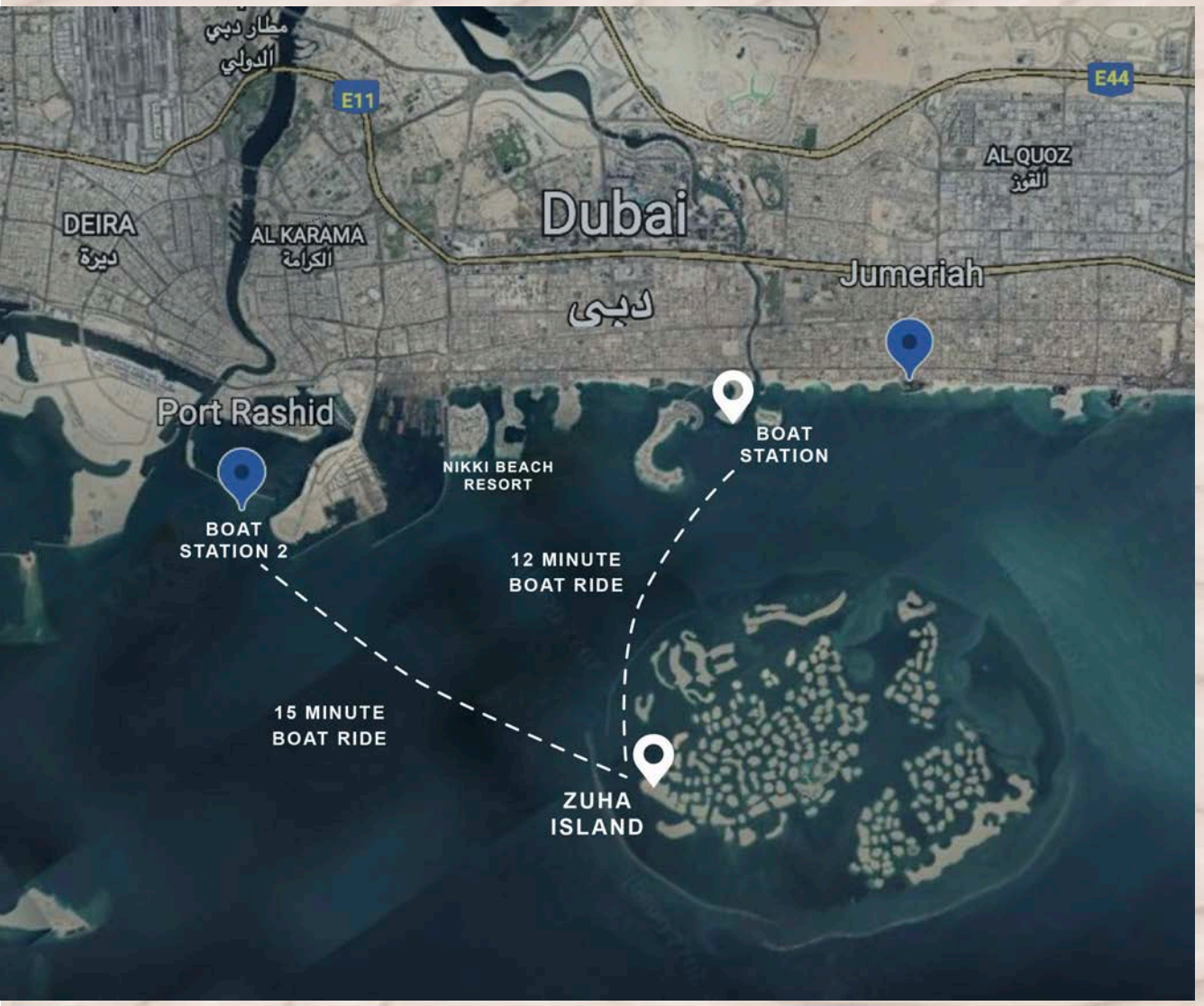


ZUHA

From the Arabic, meaning the 'morning light', ZUHA is the Emirates most sought after private island, an island of inspiration, delighting the senses and offering quality without parallel.

Designed to provide residents with generous plots of land, city skyline views and the utmost level of privacy, ZUHA is home to a world-class, boutique retreat and only 30 limited edition exclusive private residences, set around the bejeweled sea surrounding the island, which is over 2.5 million square feet with 2.5 kilometers of beachfront encircling rich greenery.





LOCATION

ZUHA is just 12 minutes by boat from our Jumeriah Beach Welcome Centre next to the Four Seasons, Dubai.

Your journey of luxury begins here - as you escape to your island retreat with skyline views of the city which has it all; eternal sunshine, hospitable and progressive culture, and an established global travel infrastructure.

It is not a place. It is a destination.







UTILITIES

Power is generated on the island using a mixture of generator and solar power.

Water is all purified and recycled on site via a reverse osmosis desalination device for drinking water, while the sewage system is all recycled into irrigation water.

Each of the necessary elements from dredging to sand-pumping, from generating energy to bottling water has been put in place to generate a solid, sustainable and self-sufficient foundation for what has become one of the World's most coveted island resorts.


ZUHA


ZUHA
ISLANDS

MASTERPLAN





MASTERPLAN

HOTEL RESORT

- V1 One Bedroom Villa
- V2 Two Bedroom Villa
- V3 Three Bedroom Villa
- V4 Four Bedroom Villa
- V8 Eight Bedroom Villa
- VT Treehouse Villa

RESIDENTIAL

- RV Residential Villas

FRONT OF HOUSE

- F1 Arrival Jetty
- F2 Reception/Lobby & Lounge
- F3 Multi Function Facility
- F4 Kids Club
- F5 Beach Club & Ceviche Bar
- F6 Beach Club Pool
- F7 Watersports
- F8 Floating Paddle Tennis Court
- F9 Main Restaurant & Pool Bar
- F10 Glass Box Event Space & Bar
- F11 Spa
- F12 Healing Centre
- F13 Gym
- F14 Tennis Court
- F15 Football Field

BACK OF HOUSE

- B1 BOH Village
- B2 Service Harbour & Storage
- B3 House Keeping
- B4 GM Villa
- B5 HM Villa

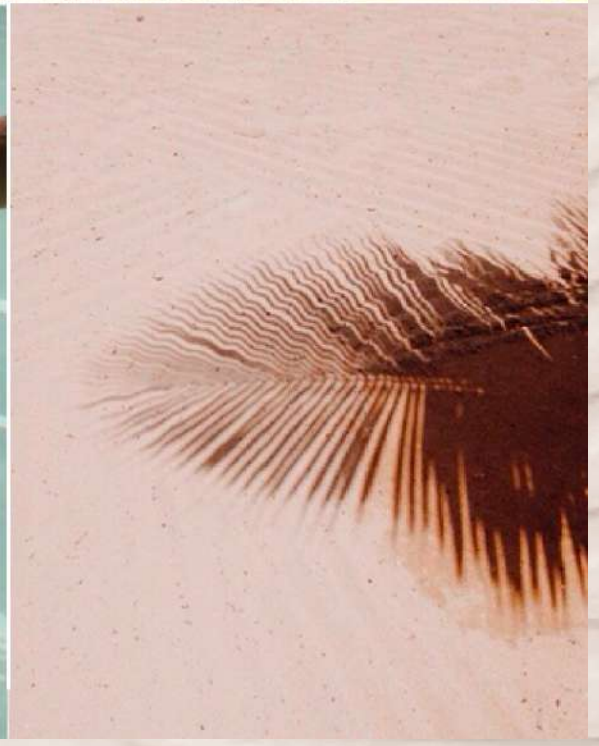


RESIDENTIAL









RESIDENTIAL VILLAS

30 exclusive villas reflect the waves and embrace the nature of ZUHA. These dazzling waterside residences set around the bejeweled sea allow owners to become a part of the mystery and pulse of ZUHA, which also hosts world-renowned boutique retreat, spa, and restaurants.

These palatial residential villas have been designed to provide residents with generous plots of land, a beachfront experience, city skyline views and the utmost level of privacy. Each villa embraces the whole island in one movement; a symphony as unique as you.









DESIGN

Starting with basic geometric forms set upon each plot, the initial phase of design was conceptualized to elevate the villas - to invite in the island from all sides, and to optimize the grandeur of the city skyline. Four unique stories rise up from beachfront to vast horizon - centralized around a single spiraling staircase - fanning open to generous terraces on both the island and ocean side.

Upon these initial solid shapes ZAYA allowed the island, ocean, wind and waves to inspire, sculpt and shape the villa in a wholly unique and organic way; to become a part of ZUHA.


RESIDENTIAL VILLA

RESIDENTIAL VILLA




RESIDENTIAL VILLA









INTERIORS

Inspired by ZUHA, all of our interiors feature state of the art furniture and materials which celebrate and accentuate the curves, light and shape of the island.

Seamless flow between interior and exterior is achieved through neutral palettes and natural materials such as travertine and marble, which permeates each of the six en-suite rooms - including a master suite looking out to the ocean. Four living spaces, multiple terraces and a choice of dining spaces, each add subtle and elegant compliment to the design.









BATHROOMS

Water, healing, peace and sanctuary are some of the main features which permeate ZUHA's philosophy and accentuate her appeal. These elements are reflected in the exquisite bathrooms of the residential villas.

Through the use of indirect lighting, ocean views, and perfect privacy, enjoy the luxury and essence of the fluidity of the island from one of six state of the art bathrooms.


RESIDENTIAL VILLA

RESIDENTIAL VILLA



RESIDENTIAL VILLA





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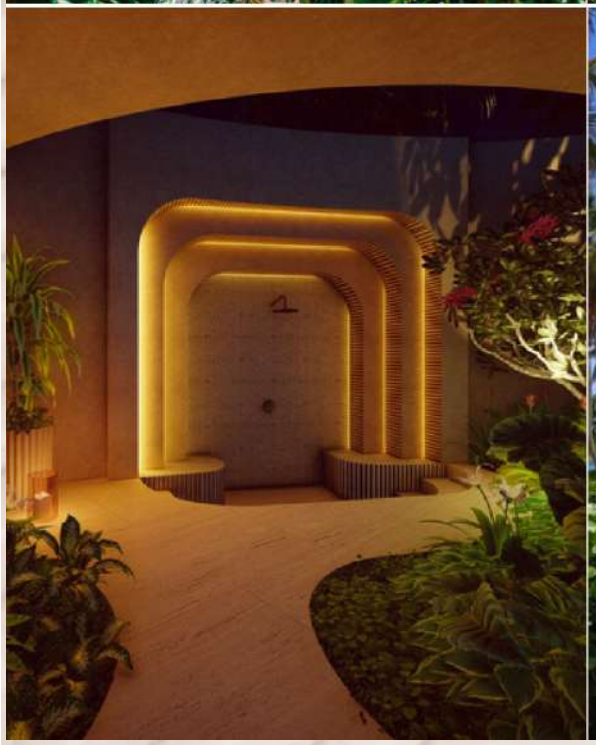





RESORT









ZUHA RESORT

Light is ZUHA's motif and wherever you are, you feel its touch and experience its illumination. Every building frames a new perspective, a fresh inspiration. Stroll along landscaped paths, imbibe the serenity of a spa courtyard, inhale the dazzling aromas of the region come to life. Imbibe in space, privacy, tranquility and allow beauty surround you.

The retreat, spa and restaurants are strategically positioned while the 70 resort villas are nestled on the ocean's edge with a canopy of undulating greenery.











ONE BEDROOM

Rising up from the island, the design of ZUHA's resort villas is inspired by the Earthen building innate to this region merged with the feminine shapes of the waves, shells and sand. Thirty-one one bedroom villas are nestled into the island; their curved walls usher you towards the ocean while also creating a privacy which embraces your unique stay and experience.

Each one bedroom villa has a bathroom with private garden views and an outdoor shower space, a living room, private terrace, and infinity pool leading towards a small private enclave on the shore.


ONE BEDROOM


ONE BEDROOM









TWO BEDROOM

ZUHA resort has eighteen two bedroom villas which feature our signature curved Earth wall growing out of the island, allowing you to experience her grounding and organic embrace in all moments; a sensation as intimate as it is expansive.

Each two bedroom villa has two bedrooms and bathrooms with private gardens and terrace space, an infinity pool, a private beach enclave, outdoor showers, green roofs and solar power.


TWO BEDROOM


TWO BEDROOM

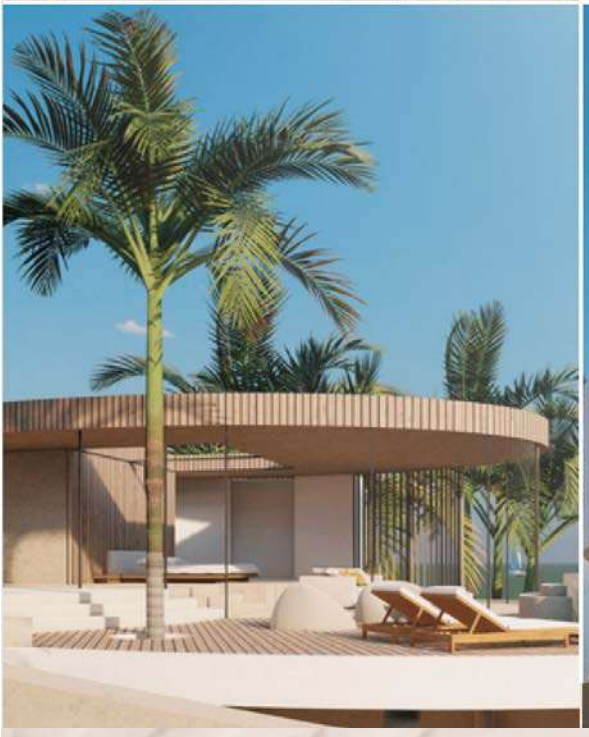

TWO BEDROOM

RESORT VILLAS











TREEHOUSE VILLAS

Ten treehouse villas capture the skyline of Dubai from an elevated perspective in the middle of the island. Overlooking the top of the resort, and out to sea, the treehouse villas are unique in their framing and elevating for optimal exclusivity and privacy.

The treehouse villas feature one bedroom with ocean and sky views, a living space with sea views, one bathroom with a private garden and outdoor shower, and an outdoor terrace and private pool.

TREEHOUSE




TREEHOUSE


TREEHOUSE









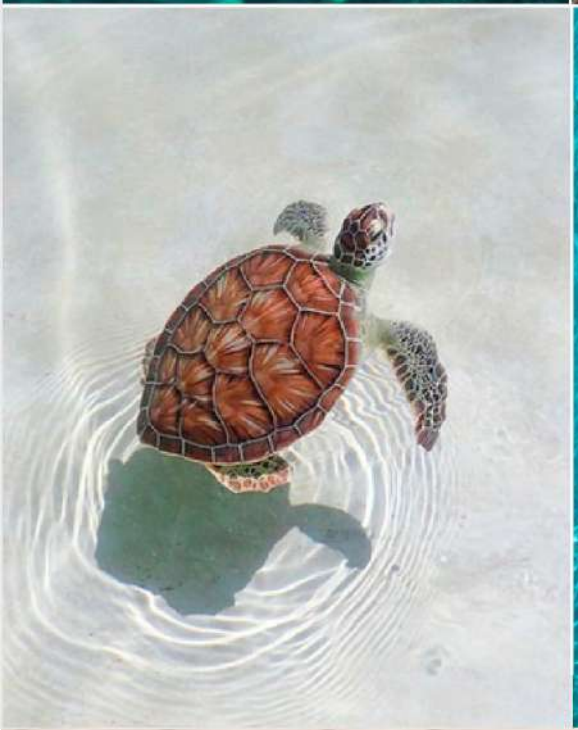
SUSTAINABILITY

ZUHA has been conceived with sustainability and environment in mind. From the use of Earth building techniques, to passive systems of cooling and heating, to a no-single use plastic policy, desalination and water bottling, ZUHA lives and breathes its innate luxury in perfect harmony with its natural surroundings.

Beyond hybrid-solar power systems, and extensive grey water recycling through irrigation, ZUHA not only sustains itself with minimal footprint, it also regenerates the local environment, taking part in a multitude of ocean preservation initiatives.









THE OCEAN

ZUHA is set within the shimmering Arabian Gulf which is teaming with marine life. Our commitment to the ocean and the world which surrounds us is to be an active participant in local ocean clean up activities, as well as donating to various ocean cleanup initiations - non-profit organizations focused on ridding the oceans of plastic.

In addition, ZUHA will assist in the regeneration of corals native to the Gulf via a house reef, which will be established near the island, and maintained by in-house marine biologists.



DINING

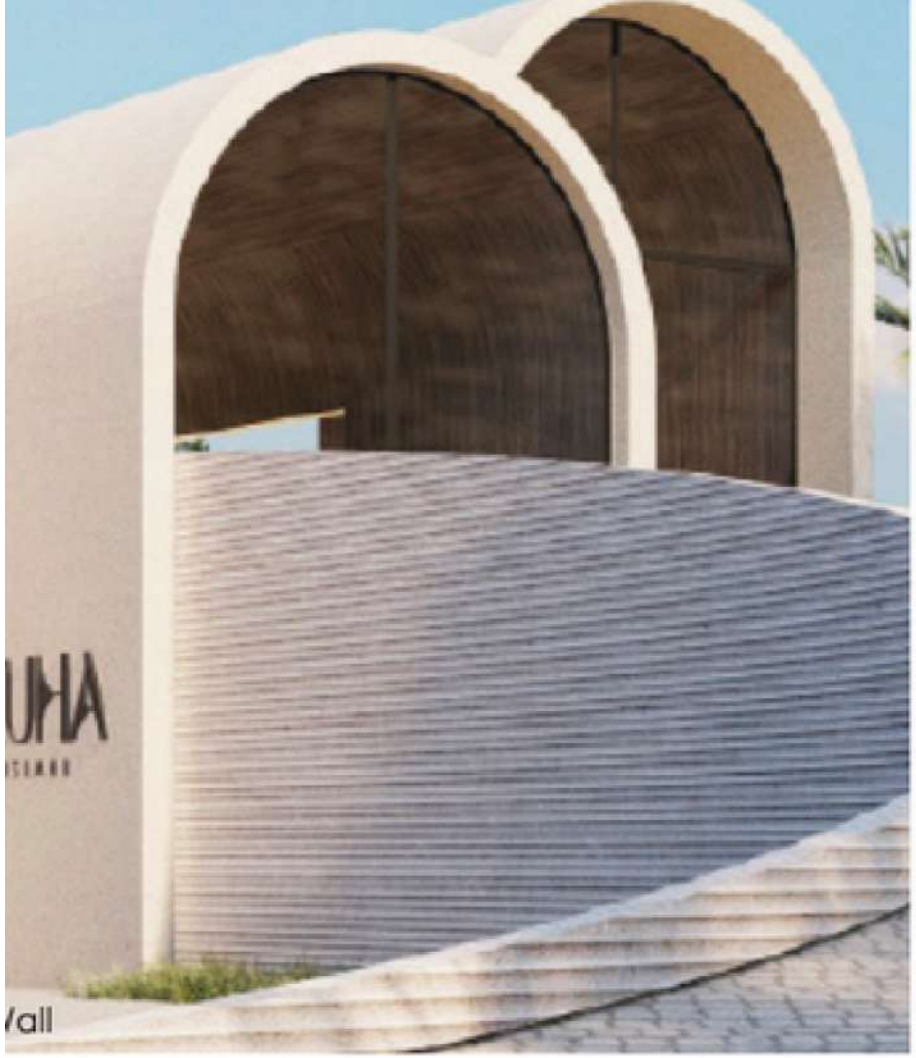


DINING

ZUHA has four main dining establishments complimented by world-class in villa dining experiences for when the utmost intimacy is desired. Savor our diverse array of dining experiences celebrating the delights of the region, and the history and ingenuity of cuisine which has evolved by the sea.

From Mediterranean dining to ceviche, and from the Emirati table to the tastes of the Orient, history and tradition infuse flavors created from centuries of tradition, travel and trade. Take your own journey, the choice is yours at ZUHA.

ALL DAY DINING





Ocean Pool and Dining Area










ALL DAY DINING

ALL DAY DINING



ALL DAY DINING




ALL DAY DINING


ALL DAY DINING
ZUHA









ALL DAY DINING

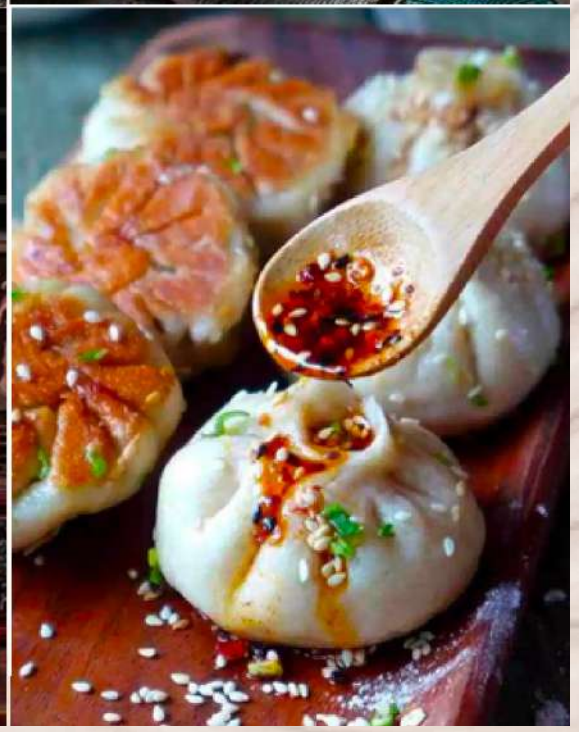
Inspired by Mediterranean vineyards, artisanal delis, and your favorite coffee shop, our All Day Dining restaurant offers multiple experiences from fresh baked goods enjoyed with coffee and a morning paper, to afternoon wine tasting from with farmhouse cheese & charcuterie boards, to oysters at sunset watching the ocean.

Multiple vaulted areas allow for a communal table, a bar, and multiple private tables indoor and outdoor, and many unique and dynamic experiences all in one space.









TASTE THE ORIENT

Above the All Day Dining ZUHA welcomes you to a space which is a celebration of the Orient. Born from the flavors which permeate cuisine from China to Turkey, from the Orient to the Levant, our dim-sum mezze restaurant evokes the opium dens and tea houses of the 1920s from Shanghai to Hanoi.

Moody interiors meet an eclectic menu of small bites, shared dishes and finger foods, dimsum and mezze are complimented by a great selection of craft cocktails, tonics, and teas creating an experience as bold and rich as it is unique and striking.









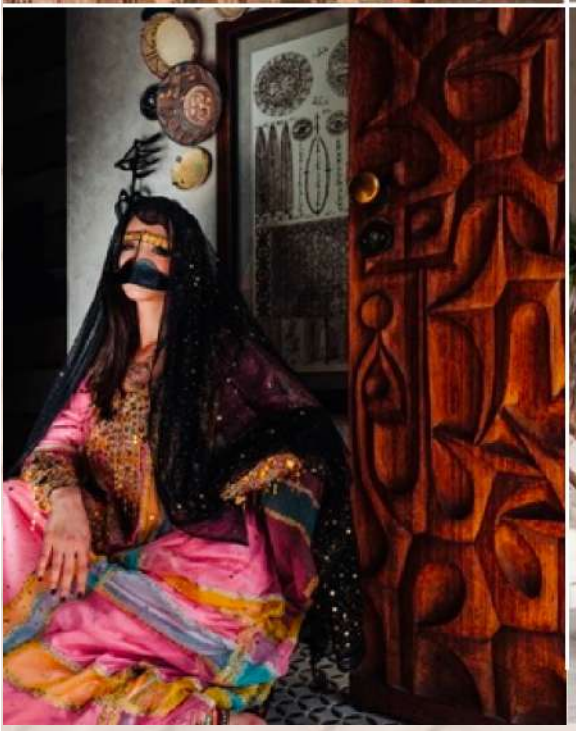
BEACH CLUB

Watch the sun disappear behind one of the most famous skylines in the world.
Discover your own sense of Emirati place, and see the world from a new perspective and a place of play at our ZUHA Beachclub.

The beachclub structure is a modern take on the archways traditional to Arabic architecture. Hosting two venues on the ground and first floor, along with a vast indoor-outdoor experience, this dynamic venue is available to day guests and in house guests alike, marking the arrival point for the resort and island.









BEACH CLUB

The ground floor beach club has been designed to reflect a specifically Emirati sense of place, invoking patterns, designs, and artistry of the region all through the interiors. The beach club vibe brings tradition and modern Bedouin chic to life.

The incorporation of Emirati fabrics, shapes, and textures into the space also permeates the vast outdoor space - where beachside dining is inspired by the traditional camps and flavors of the region, boasting boutique experiences like grilling fresh fish over cabana side fire pits.









CEVICHE BAR

Above the beach club, experience the elevation of fresh flavors, colors and beats in our signature ceviche bar, bringing the wild side to your culinary and island experience.

Inspired by South American flavors, with a contemporary flair for fun and vibrant energy, the ceviche and cocktail bar is a place to enjoy fresh produce by day, and theatrics, live music and playful events throughout the evening.

BEACH CLUB



BEACH CLUB



BEACH CLUB




BEACH CLUB

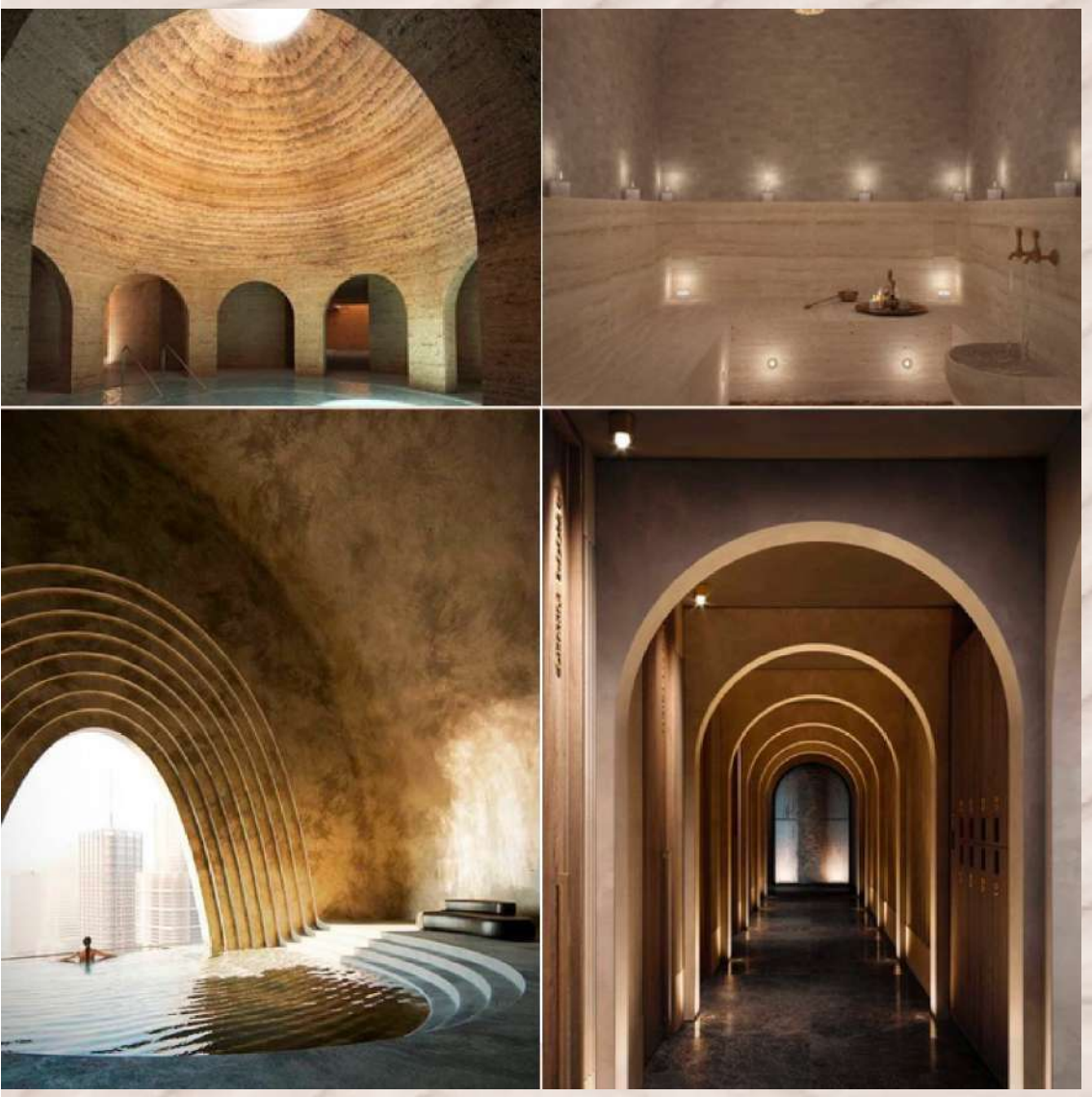

BEACH CLUB

BEACH CLUB





LEISURE



SPA

Nestled in the centre of the island the spa and healing centre generates a haven of peace which places the whole world on pause. The spa takes its form from temple spaces, and the traditional architecture of this region, using air, water, and light to provide the ultimate unwinding of the senses in this unique spa.

Treatments are inspired by the same; reviving traditional Arabic healing, the ZUHA spa is an invocation of the region, reimagined and reenergized through time.



















FITNESS

Lose yourself in the ocean views and get fitspired at ZUHAs fitness centre; a wealth of activities from rebounding to running, yoga to TRX is offered in our state of the art fitness centre - with three studios and a gym the fitness centre has a focus on optimizing wellness through advanced training and bio-hacking.

Our personalized approach means there is something for everyone; whether you want to sweat, breath, loose weight, gain mobility or aid a journey of recovery.









ACTIVITIES

ZUHA hosts a range of wild outdoor activities from our floating paddle tennis court to our water sports centre, it really has it all when it comes to seaside adventure.

Choose daily from kite-surfing, kayaking, sailing, jet skiing, diving, or swimming - and many more extraordinary curated experiences to satisfy even the most wild and active heart.









KIDS CLUB

ZUHA's Kids Club is filled with spaces and activities that will excite and entertain your kids. Our interactive outdoor spaces include nature play, splash parks, climbing walls, hills, obstacle courses and more.

Daily classes and activities from arts and craft sessions to scavenger hunts and sports games are just a few things we can name which will have your kids coming back for more every day.