



AYA

BEACHFRONT RESIDENCES

UMM AL QUWAIN

ديار
DEYAÄR



EXCLUSIVE LIMITED TIME SUMMER OFFER

30/70

PAYMENT PLAN

3 YEARS

COMPLIMENTARY PROPERTY
MANAGEMENT SERVICE

SHORT TERM

RENTAL MANAGEMENT
SERVICES ALSO AVAILABLE*

*T&C's APPLY

ON BOOKING	10%
1ST INTALLMENT 31-Dec-25	10%
2ND INSTALLMENT 31-Dec-26	10%
ON HANDOVER 31-Dec-27	70%

EXCLUSIVE ROI & CAPITAL APPRECIATION

AYA BEACHFRONT RESIDENCES

UNIT TYPE	VIEW	AVG AREA	AVG PRICE
1 BEDROOM	BEACH & SEA VIEW	702	1,283,036
	CITY VIEW	665	1,140,960
2 BEDROOM	BEACH & SEA VIEW	1,346	2,270,141
	CITY VIEW	1,141	1,806,371
3 BEDROOM	BEACH & SEA VIEW	1,892	3,041,689
	CITY VIEW	1,466	2,475,490

SHORT TERM RENTALS

10.0% - 12.5%

ANNUAL RENT	GROSS ROI
160,000	12.5%
130,000	11.4%
280,000	12.3%
201,600	11.2%
310,000	10.2%
248,000	10.0%

HOSPITALITY BENCH MARK

UAQ RESORTS	AVG SIZE (IN SQ.FT.)	AVG DAILY RATE (AED)
VIDA BEACH RESORT		
DELUXE- CITY VIEW	334	634
DELUXE- SEA VIEW	334	775
ONE BED SUITE-CITY VIEW	753	1,080
ONE BED SUITE-SEA VIEW	753	1,179
EXECUTIVE- SEA VIEW	1,098	2,315
CHALET-SEA VIEW	958	3,149
PALM BEACH RESORT		
DELUXE- POOL	527	470
DELUXE- SEA	527	493
SUITE- POOL	700	554
SUITE- SEA	700	582
EXECUTIVE ROOM- SEA VIEW	527	528
EXECUTIVE SUITE- SEA VIEW	700	611
2 BR CHALET	1,561	1,528
3 BR CHALET	1,615	1,828
3 BR CHALET WITH PVT POOL	1,884	2,178
3 BR ROYAL VILLA	2,045	1,928
4 BR VILLA	1,884	2,078
UAQ BEACH HOTEL & RESORT		
STANDARD	646	731
EXECUTIVE	710	804
THE BEACH SUITE	667	925
AMBASSADOR SUITES	1,076	1,018
BOHO CHIC SUITES	710	1,221
BOHO HARMONY SUITES	1,076	1,465
BOHO OASIS SUITES	1,830	2,931

ESTIMATED ROI ON SHORT TERMS LEASE: 10-12%*

ESTIMATED CAPITAL APPRECIATION: 20-30%

*SHORT TERM LEASE ROI ASSUMPTIONS

1) 80% ANNUAL OCCUPANCY RATE

2)15% LOWER THAN THE ADR OF BEACHFRONT HOTELS & RESORTS IN UAQ.

3 YEARS COMPLIMENTARY PROPERTY MANAGEMENT SERVICE.

As part of your Aya experience, residents receive three years of complimentary property management services through Deyaar's expert division. With strategically located offices across the UAE, our dedicated team delivers best-in-class service built on stability, expertise, and operational excellence. Our proven track record includes over 90% occupancy renewal rate and unwavering client confidence.

500M

Total Managed Portfolio

12,000+

Total Number of Units

700+

Total Projects across the UAE

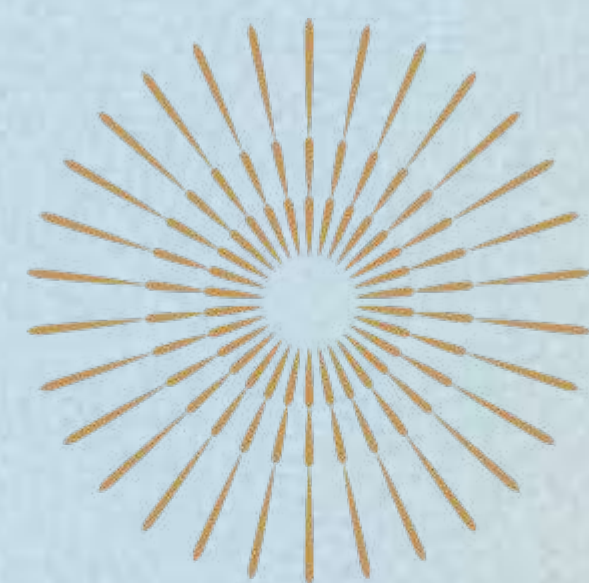
400+

Landlords/Owners

SERVICES INCLUDE

- PROPERTY INSPECTIONS AND APPRAISALS
- MANAGEMENT OF TENANCY CONTRACTS
- FOLLOW-UPS ON PAYMENTS, COLLECTIONS & RENEWALS
- COMPLETE DOCUMENTATION AND LEGAL ASSISTANCE
- MARKETING MANAGEMENT AND OPERATIONAL ASSISTANCE





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