



METROPOLITAN
PREMIUM PROPERTIES

ZUHA

ISLAND

ZUHA ISLAND VILLAS

📍 LOCATION: WORLD ISLAND 📅 COMPLETED: Q4 2026

From the Arabic meaning of 'morning light', ZUHA is part of the World Island project. 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, with 2.5 kilometers of beachfront encircling rich greenery. The island will house a total of 80 waterfront residences and will have plenty of amenities on the island and within the hotels and resorts, once the island is complete. Twelve of the waterfront villas will have access to a private 35m long jetty.

FACILITIES

- | | | |
|------------------------|----------------------------------|----------------|
| 2.5KM BEACHFRONT | WATER SPORTS CENTER | 4 F&B VENUES |
| BEACH CLUB | SPA & HEALING CENTER | FITNESS CENTER |
| KID'S CLUB | FLOATING PADEL TENNIS COURT | HOTELS |
| RETAIL & ENTERTAINMENT | A LA CARTE FIVE BRANDED SERVICES | |

SIZES & PRICES

6 BR VILLAS
PLOTS - 24,000 SQFT TO 41,000 SQFT
BUA - 19,656 SQFT

FROM AED 60,000,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Carrefour, Fine Fare Supermarket, Spinneys, Grandiose

PUBLIC TRANSPORT: METRO- Burj Khalifa/Dubai Mall. BUS - Wasl Road, Box Park 2-1

SCHOOLS/NURSERIES: JSS Private School, Al Raya's Girls School, Safa Kindergarten School, Horizon English School

MEDICAL FACILITIES: Emirates Hospital Jumeirah and Medcare Hospital

RETAIL/F&B: On-site, Mercato Mall, Town Centre Jumeirah, Galleria Mall, The Dubai Mall

PETROL STATION: Safa, Emarat

LANDMARKS: The Dubai Mall, Burj Khalifa, Dubai Frame

LOCATION FACTORS

- 12 MINUTES' AWAY BY BOAT FROM JUMEIRAH BEACH WELCOME CENTRE
- EXCELLENT RESIDENTIAL INFRASTRUCTURE IN JUMEIRAH
- AMENITIES WILL BE WITHIN WALKING DISTANCE ONCE THE ENTIRE ISLAND DEVELOPMENT IS COMPLETE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT
- INCREDIBLE VIEWS OF THE MAINLAND OF DUBAI
- LOTS OF THINGS TO SEE AND DO ON THE ISLAND
- CLOSE TO DOWNTOWN DUBAI
- 30 MINS TO DXB AIRPORT FROM JUMEIRAH
- 15 MINS TO DOWNTOWN DUBAI AND BUSINESS BAY FROM JUMEIRAH

USEFUL LINKS



The ZUHA Villas have four unique levels that will be centralized around a single spiraling staircase - fanning open to generous terraces on both the island and ocean side. Inspired by ZUHA, all of the 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 bedrooms - including a master suite looking out onto the ocean.

PITCH POINTS / WHY BUY?

- THE MOST EXCLUSIVE WATERFRONT VILLAS ON A PRIVATE ISLAND IN DUBAI
- VERY REPUTABLE DEVELOPERS ZAYA AND FIVE HOLDINGS – PREVIOUS DEVELOPMENTS INCLUDE AL BARARI AND NURAI ISLAND
- EXCELLENT FACILITIES AND AMENITIES ON THE REST OF THE ISLAND
- LUXURY ISLAND LIVING AT ITS FINEST
- THE DEVELOPERS HAVE THOUGHT OF EVERY DETAIL TO MAKE LIVING HERE SEAMLESS
- THE ISLAND WILL CONSIST OF HOLIDAY HOMES, APARTMENT BUILDINGS, HOTELS, FLOATING PALACES, AND ANANTARA WORLD ISLANDS DUBAI RESORT
- RENTAL POOL AGREEMENT FOR 10 VILLAS ONLY
- A LA CARTE SERVICES MANAGED AND BRANDED BY FIVE HOLDINGS

PAYMENT PLAN: 50/50 (5% booking fee)

DEVELOPER OVERVIEW

Established in 2008, Zaya is a leader in high-end, boutique real estate development. Zaya has created 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 Jumeirah. 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.

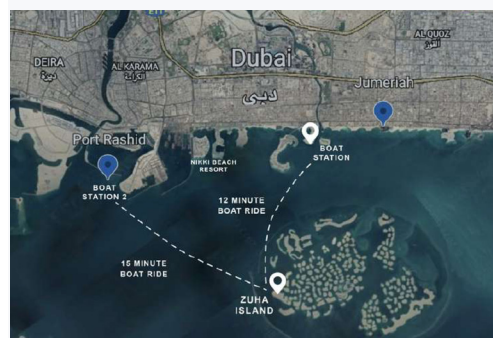
THINGS TO KNOW

SERVICE CHARGE:	AED 8 PER SQFT
ALLOCATED PARKING:	YES (UP TO 12 PARKING SPACES)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

(once on the mainland of Dubai)

- 1.1km EMIRATES HOSPITAL JUMEIRAH
- 1.4km FINE FARE SUPERMARKET
- 1.6m BUS – WASL ROAD, BOX PARK
- 1.8km PETROL STATION
- 2.3km GALLERIA MALL
- 2.4km SHEIKH ZAYED RD
- 3km SCHOOL- HORIZON ENGLISH SCHOOL



KEY FEATURES

- 4 LEVELS WITH A CENTRALIZED STAIRCASE
- PANORAMIC ELEVATOR
- 4 LIVING SPACES, 3 STAFF ROOMS
- GARAGE AND STORAGE ROOM
- SEA DECK
- MULTIPLE TERRACES AND A ROOFTOP TERRACE
- 3 LEVEL SWIMMING POOL
- ELEVATED POOL LOUNGE
- INFINITY SHALLOW POOL
- PREP AND SHOW KITCHENS
- 12 VILLAS WILL HAVE EXCLUSIVE ACCESS TO A PRIVATE 35M JETTY