

N

O

Luna

Y

A



HOW TO LIVE IT ALL IN

NOYA *Luma*

NOYALUMA YAS ISLAND

Own a home with more space to grow, allowing you to get it all form life. A sought-after but accessible destination on the north of Yas Island offers a selection of three-, four- and five- bedroom stand-alone villas, set along wide, leafy streets in a private gated community. With quality fittings and generous outdoor areas, homes are designed to enhance every lifestyle, from the busy professional to the young family. Modern and spacious villas, with a choice of interior finishes - cool or warm schemes and plot locations.

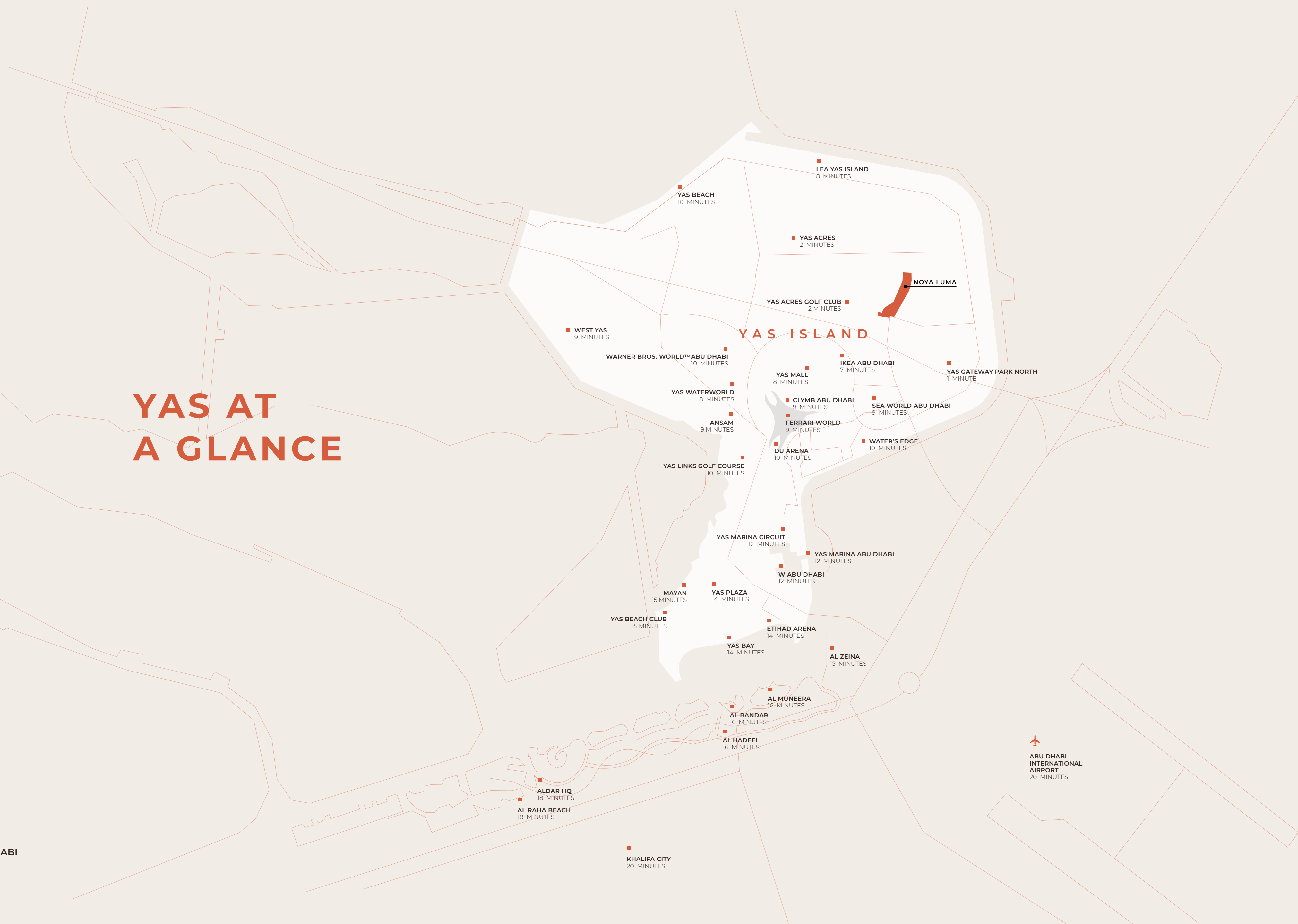


TO SAADIYAT ISLAND
20 MINUTES

TO DUBAI
50 MINUTES

YAS AT A GLANCE

TO DOWNTOWN ABU DHABI
30 MINUTES



NOYALUMA



KEY FACTS



No. of units	189
Unit types	Stand - alone Villas
Status	Available for sale
Handover date	2024



RESORT-STYLE POOL



PEDESTRIAN & CYCLE NETWORK



COMMUNITY PARKS



COMMUNITY CLUB

DESTINATION FEATURES



**MINUTES FROM YAS MALL
& YAS THEME PARKS**



**CLOSE TO LEADING
YAS ISLAND HOTELS**

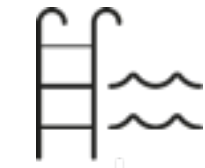


**ACCESS TO LEADING
EDUCATIONAL INSTITUTES**





NOYALUMA COMMUNITY FACILITIES



RESORT-STYLE POOL



WATER SLIDES



PLAYGROUNDS



MULTIPURPOSE ROOM



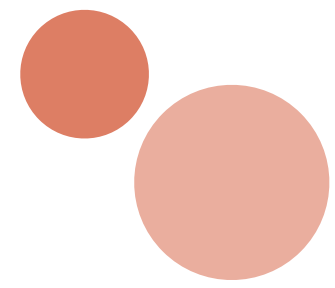
GYMNASIUM



COMMUNITY GARDENS



PICNIC AREAS



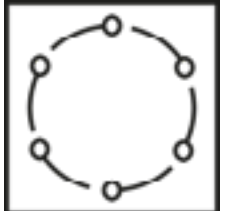
AND MORE...



COMMON NOYA COMMUNITY FACILITIES



**NOYA VILLAGE
(RETAIL CENTRE)**



COMMUNITY HUB



**SPORTS CENTRE
& GYMNASIUM**



**NEW ALDAR ACADEMIES
BRITISH SCHOOL**



KIDS SPLASH PAD



COMMUNITY GARDENS



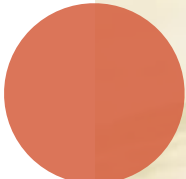
BBQ & PICNIC AREAS



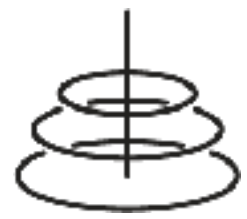
PLAYGROUNDS



SKATE PARK



VILLA FEATURES



LED LIGHT FIXTURES



HIGH SOLAR REFLECTANCE
ROOF MATERIAL



HIGHLY EFFICIENT
GLAZING AND
INSULATION



LOW VOC PAINT



LOW-FLOW FIXTURES



ADJACENT AMENITIES/ FEATURES



EDUCATION: WEST YAS ACADEMY, YAS SCHOOL, SABIS INTERNATIONAL SCHOOL



RETAIL: YAS MALL, IKEA



LEISURE: YAS MALL, YAS LINKS, YAS MARINA, YAS MARINA CIRCUIT, YAS WATERWORLD, WARNER BROS WORLD ABU DHABI, DU ARENA AND FERRARI WORLD ABU DHABI



HOSPITALITY: CROWNE PLAZA, YAS HOTEL, YAS RADISSON BLU, YAS CENTRO, YAS PARK INN, YAS ROTANA, YAS STAYBRIDGE SUITES



NEARBY CONNECTIONS: SAADIYAT ISLAND, ABU DHABI INTERNATIONAL AIRPORT, E10 & E11 ROADS TO ABU DHABI AND DUBAI

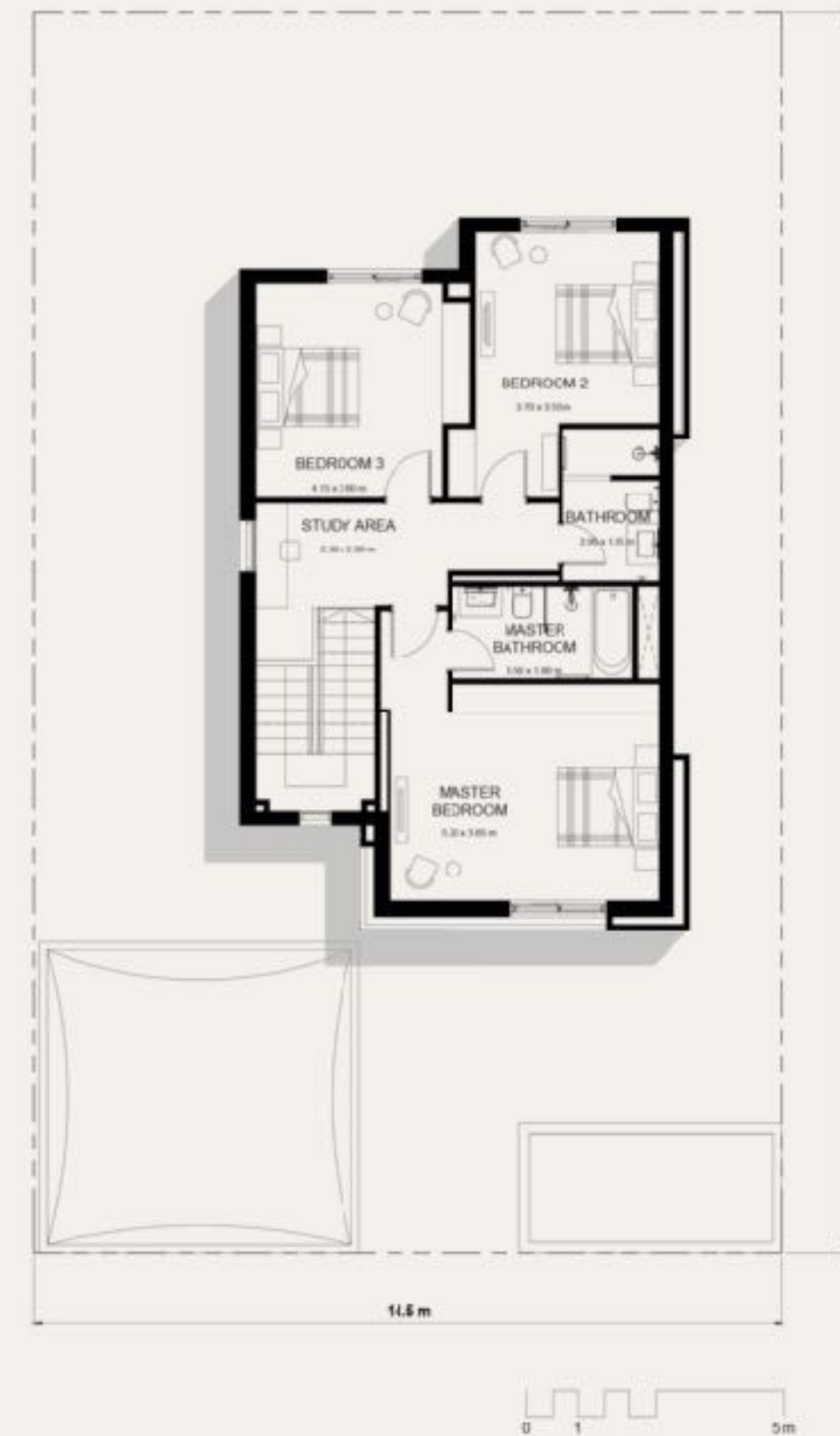




GROUND FLOOR PLAN



FIRST FLOOR PLAN



Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the contract of sale. The furniture depicted is not included with any sale and should not be taken to indicate the final positions of power points, TV connections and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted.

AREA: 188 SQM

BEDROOMS: 3



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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AREA: 227 SQM

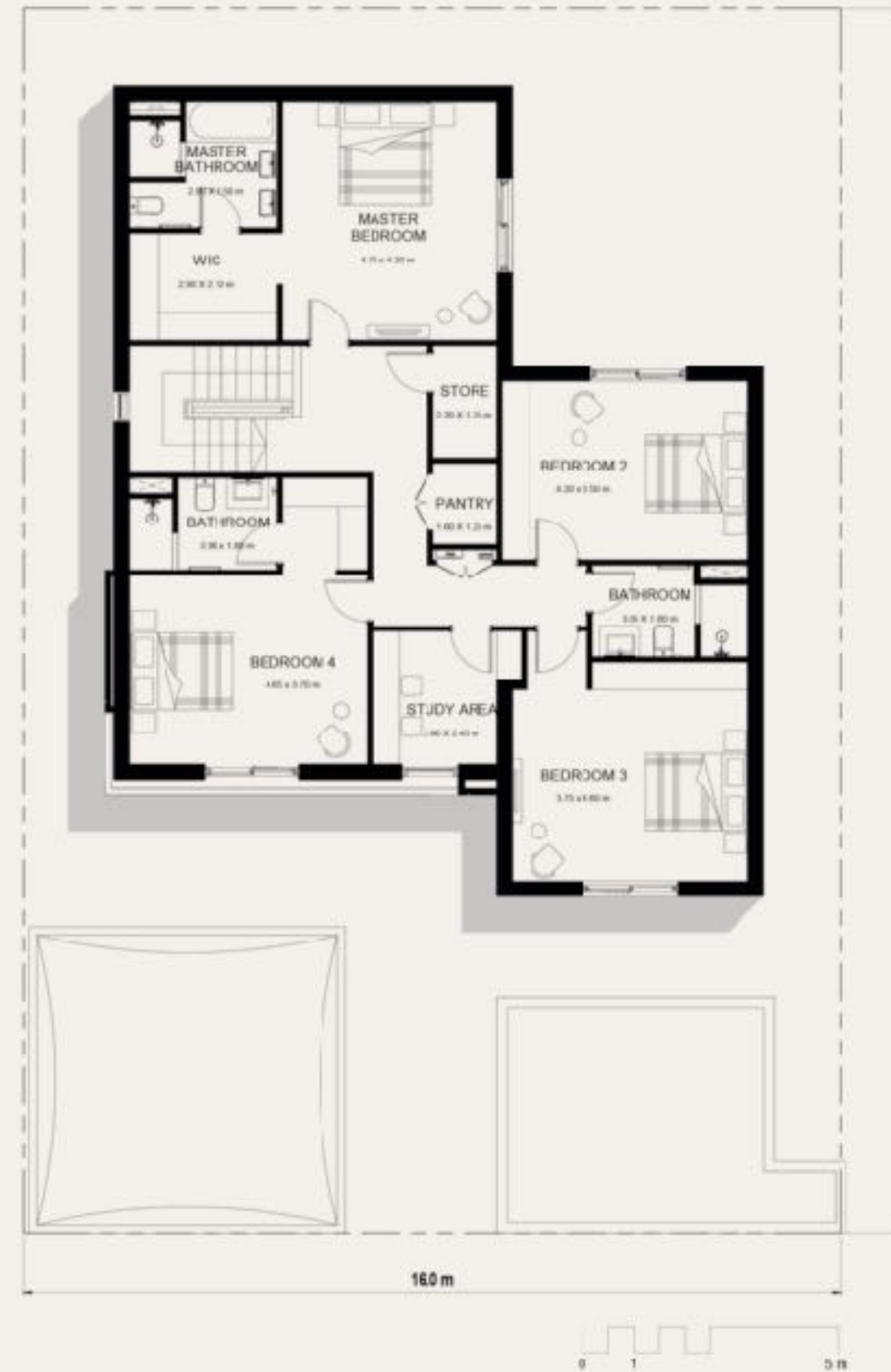
BEDROOMS: 4



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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AREA: **289 SQM**

BEDROOMS: **5**

*The above area excludes the optional Multipurpose Room area (15 SQM).



AVAILABILITY

Unit Type	Number of Units	Avg AED price
3 Bedroom Villa- SA	64	2,505,046
4 Bedroom Villa- SA	70	2,923,442
5 Bedroom Villa- SA*	55	3,548,280
Total	189	

* The optional Multipurpose Room area (15 SQM) cost is AED 102,000



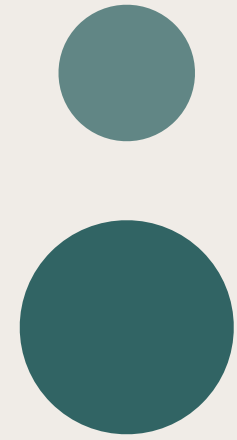
PAYMENT PLAN 1



Milestone	Instalment #	Date	Payment Plan (%) 40/60
Upon Signing of SPA	1	29-May-21	5%
Construction Start	2	18-Nov-21	5%
Sub-structure Completion 50%	3	31-May-22	10%
Infrastructure Completion 50%	4	30-Nov-22	5%
Super Structure Completion 100%	5	30-Apr-23	5%
Façade Completion 100%	6	30-Sep-23	10%
Handover	7	29-Feb-24	60%

➤ 2% ADM Fees Waiver

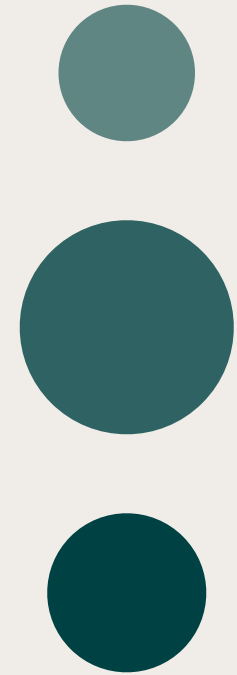
PAYMENT PLAN 2



Milestone	Instalment #	Date	Payment Plan (%) 50/50
Upon Signing of SPA	1	29-May-21	5%
Construction Start	2	18-Nov-21	10%
Sub-structure Completion 50%	3	31-May-22	10%
Infrastructure Completion 50%	4	30-Nov-22	10%
Super Structure Completion 100%	5	30-Apr-23	10%
Façade Completion 100%	6	30-Sep-23	5%
Handover	7	29-Feb-24	50%

- 1% Discount offered to client on Payment Plan 2
- 2% ADM Fees Waiver

PAYMENT PLAN 3



Milestone	Instalment #	Date	Payment Plan (%) 60/40
Upon Signing of SPA	1	29-May-21	10%
Construction Start	2	18-Nov-21	10%
Sub-structure Completion 50%	3	31-May-22	15%
Infrastructure Completion 50%	4	30-Nov-22	10%
Super Structure Completion 100%	5	30-Apr-23	10%
Façade Completion 100%	6	30-Sep-23	5%
Handover	7	29-Feb-24	40%

- 2% Discount offered to client on Payment Plan 3
- 2% ADM Fees Waiver

FINISHING OPTIONS

Cool Options

Cool Option

Kitchen



1

2

3

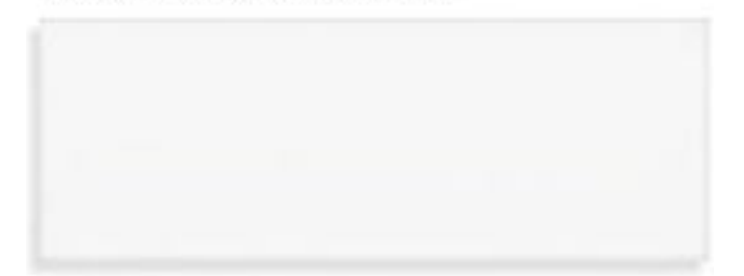
4

5

3 equal height drawers

Inside Cabinatry Units

1



Melamine on MDF

Quartz countertop

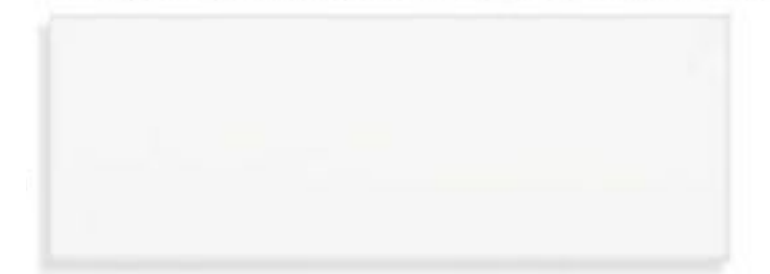
2



Quartzforms

Tiling between cabinatry & counter top

3



Ceramics

Cabinatry Units

4



Melamine on MDF

Flooring

5



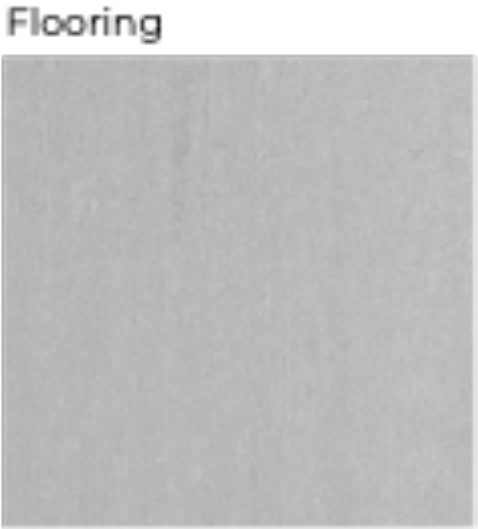
Ceramics

Cool Option

Living Room



Melamine on MDF



Ceramics

Cool Option Bedroom



Doors & Wardrobes



Melamine on MDF

Inside wardrobes laminate



Melamine on MDF

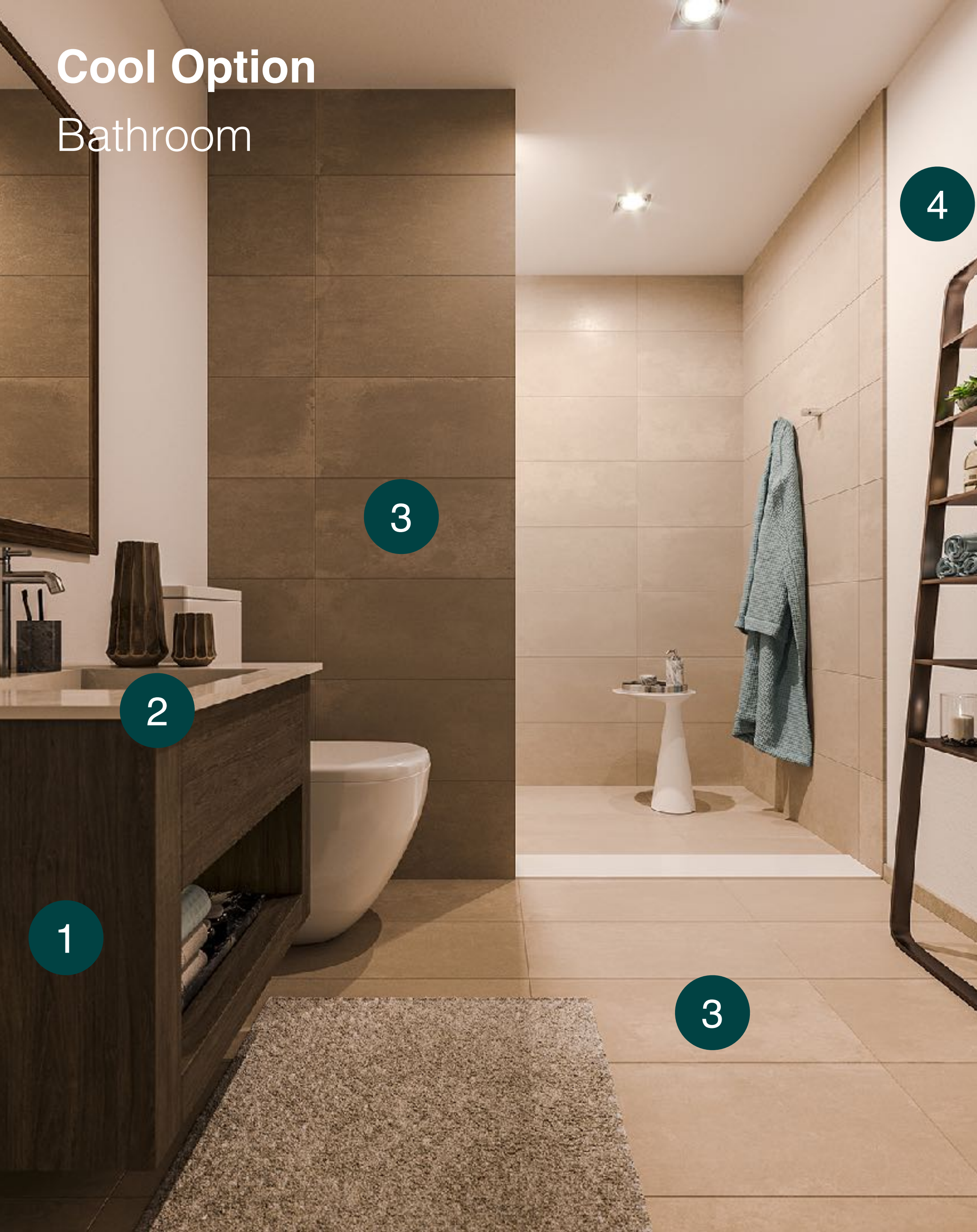


Flooring



Ceramics

Cool Option Bathroom





FINISHING OPTIONS

Warm Options

Warm Option

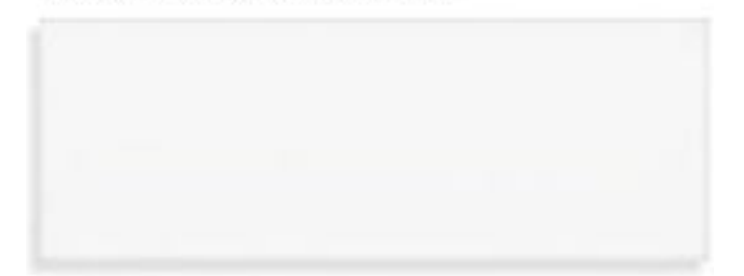
Kitchen



3 equal height drawers

Inside Cabinatry Units

1



Melamine on MDF

Quartz countertop

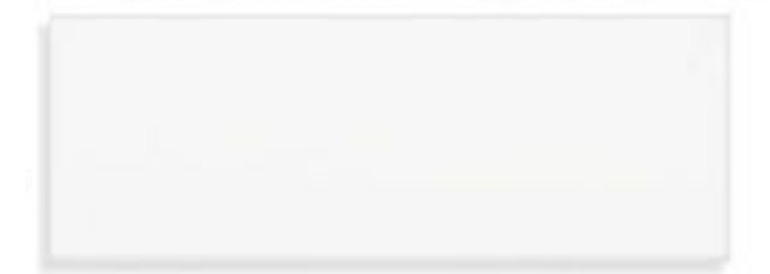
2



Quartzforms

Tiling between cabinatry & counter top

3



Ceramics

Cabinatry Units

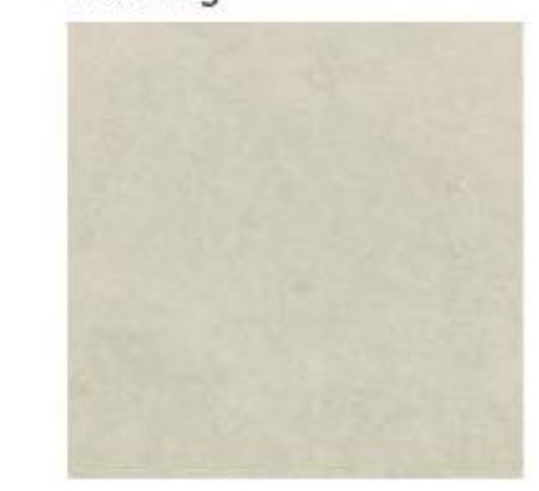
4



Melamine on MDF

Flooring

5



Ceramics

Warm Option

Living Room



Main Door

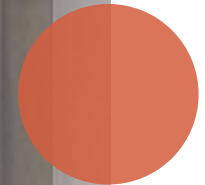


Melamine on MDF

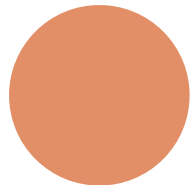
Flooring



Ceramics



Warm Option Bedroom



Doors & Wardrobes



Melamine on MDF

Inside wardrobes laminate



Melamine on MDF

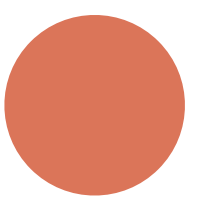
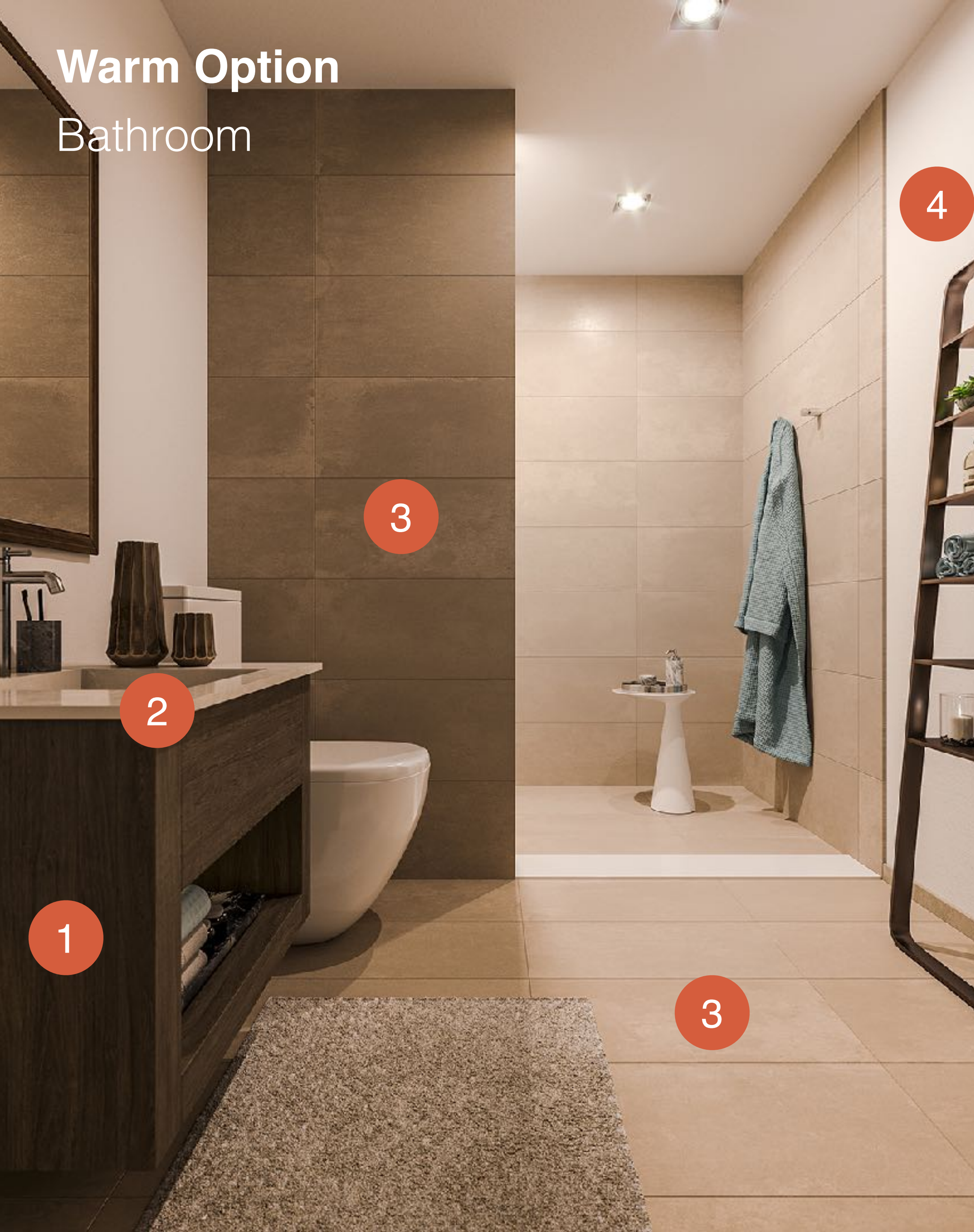


Flooring



Ceramics

Warm Option Bathroom



The background of the slide is a photograph of a wall. The wall is divided into a grid of rectangular panels by thin, dark lines. The panels have a light beige or off-white color with a slightly textured appearance. A prominent horizontal crack runs across the middle of the wall, just below the main title. The lighting is even, highlighting the texture of the wall panels.

FINISHING OPTIONS

Summary

Cool Option

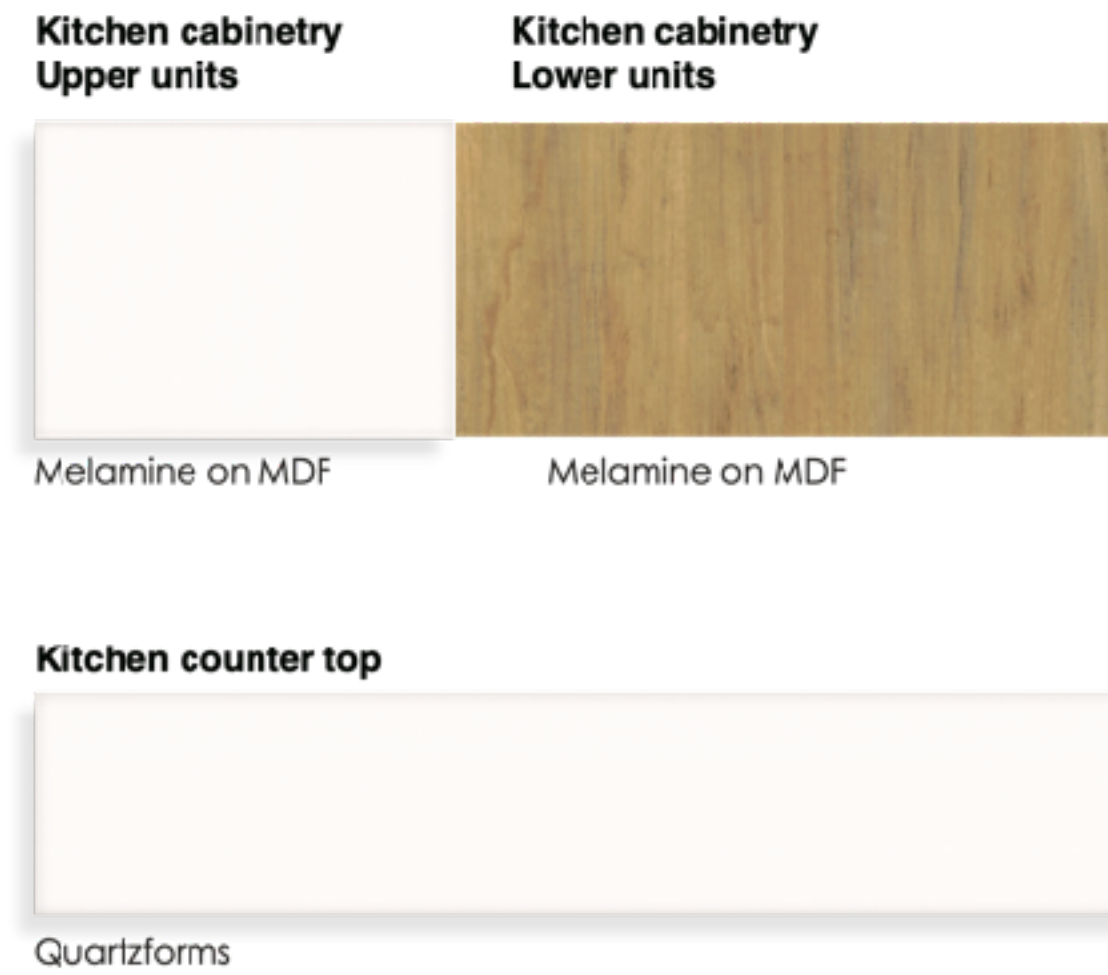
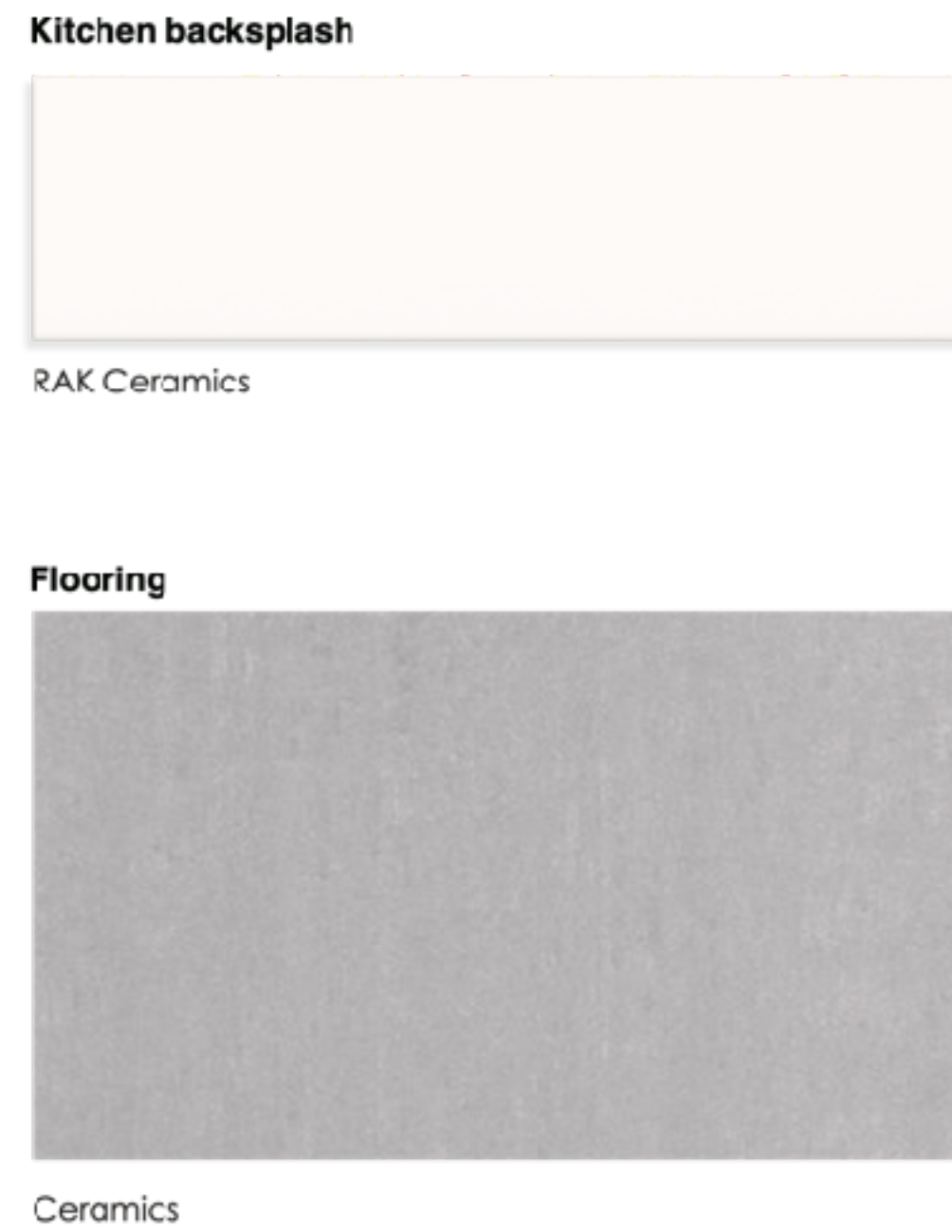
Finishes Summary



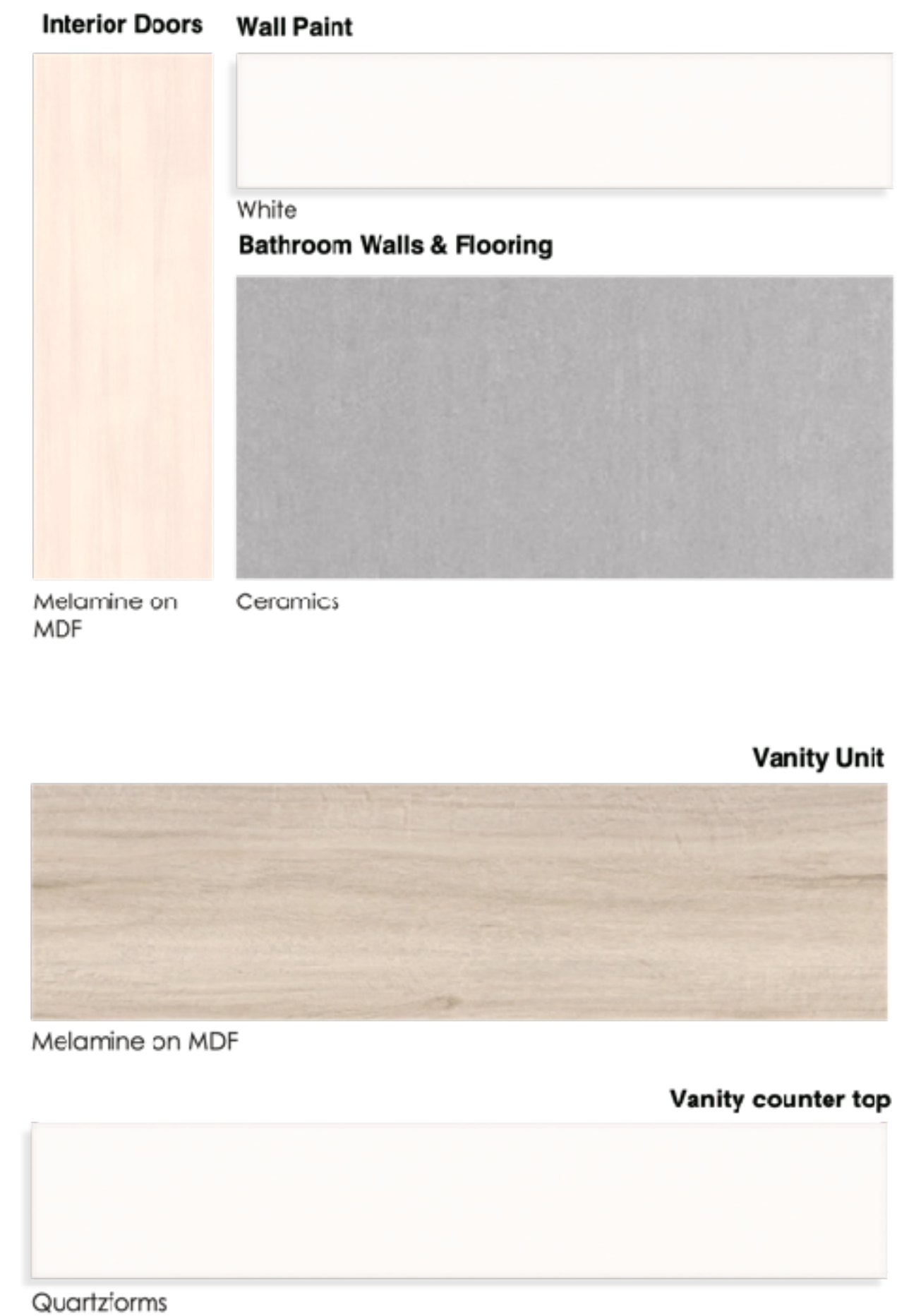
THROUGHOUT VILLA



KITCHEN



BATHROOMS



Warm Option

Finishes Summary



THROUGHOUT VILLA

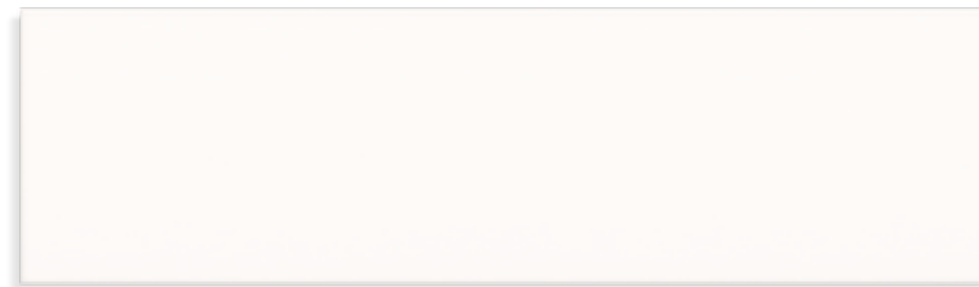
Main Door
Interior Doors & Wardrobes
Upper floor circulation Bedrooms & Stairs



Melamine on MDF
Melamine on MDF
Ceramics

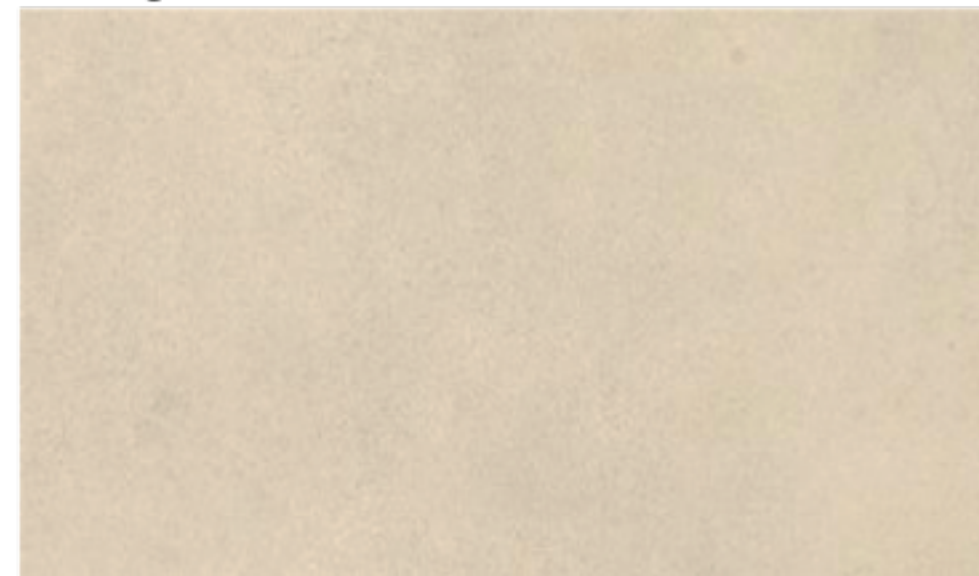
KITCHEN

Kitchen backsplash



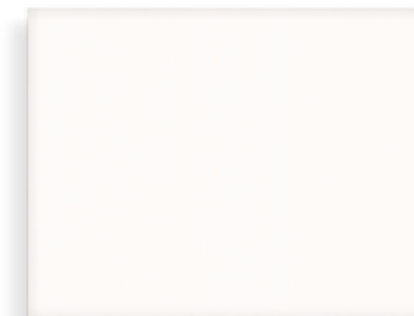
Ceramics

Flooring



Ceramics

Kitchen cabinetry Upper units



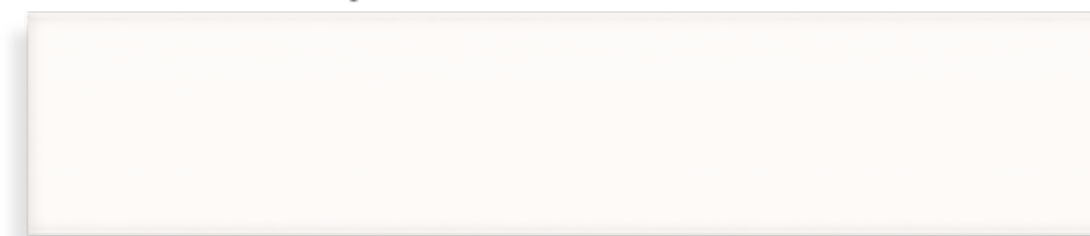
Melamine on MDF

Kitchen cabinetry Lower units



Melamine on MDF

Kitchen counter top



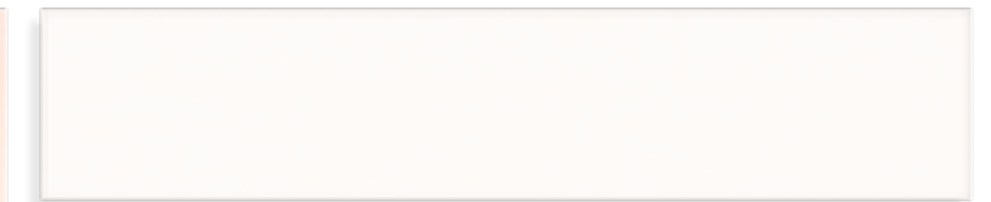
Quartzforms

BATHROOMS

Interior Doors
Wall Paint



Melamine on MDF



White

Bathroom Walls & Flooring



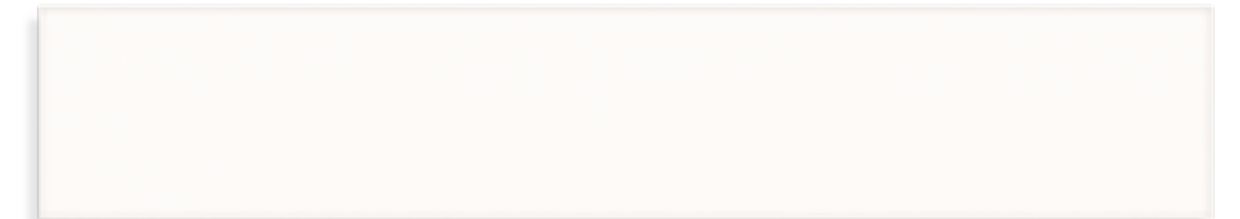
Ceramics

Vanity Unit



Melamine on MDF

Vanity counter top



Quartzforms



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