

# THE DUNE VILLA

LUNAYA 

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Sellable Area: 6,635 SQ FT

A HOME THAT REVOLVES AROUND A TRANQUIL INNER COURTYARD

5-BEDROOM DUET

Earthy tones, fluid thresholds, calming textures

Blurs architecture and nature

Immersive, meditative, and grounded

Atrium of triple-height volume.

Grand interiors flow into a vast garden oasis.

Spaces for both grand entertaining and intimate family life.

Rooftop, shaded terrace for elevated relaxation.

“THE HOME WHERE ALL SPACES CONVERGE ON NATURE”



5-bedroom suite



Overlooks parks and lagoons



Swimming pool



*01*  
PLANS









### GROUND FLOOR PLAN

1	Garage	7.5 x 5.9 m	6	Kitchen	5.2 x 3.3 m	11	Storage	2.75 x 1.6 m
2	Entrance Hall	6.5 x 2 m	7	Laundry Room	3.5 x 1.6 m	12	Backyard	20.7 x 7.2 m
3	Office Study	4.65 x 2.55 m	8	Maid's Room	3.8 x 2.6 m	13	Pool	2.9 x 13.2 m
4	Living Area	6.7 x 6.3 m	9	Maid's Bathroom	2.5 x 1.6 m	14	Elevator	1.6 x 1.45 m
5	Dining Room	5.1 x 4.6 m	10	Guest WC	1.8 x 1.3 m			



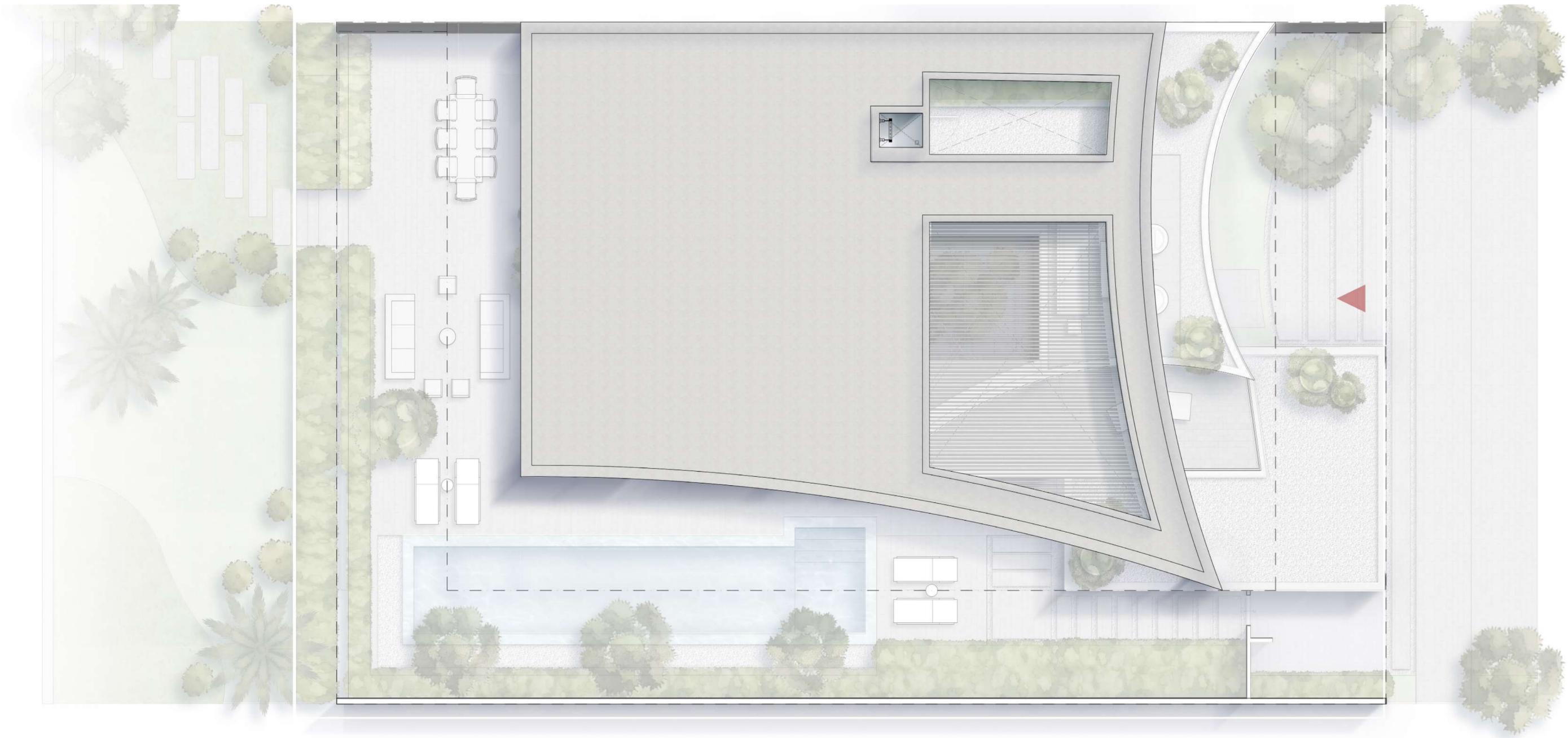
### FIRST FLOOR PLAN

1	Family Sitting Area	5.1 x 3.2 m	6	Master Bedroom 2	4.8 x 3.4 m	11	Suite Bathroom	3.2 x 4.8 m
2	Master Bedroom 1	3.9 x 3.9 m	7	Walk-in Closet 2	3.1 x 1.7 m	12	Suite Terrace	10.3 x 2.8 m
3	Walk-in Closet 1	2.5 x 1.95 m	8	Master Bathroom 2	2.85 x 1.45 m	13	Elevator	1.6 x 1.45 m
4	Master Bathroom 1	2.2 x 2.15 m	9	Master Suite	5.2 x 5.05 m			
5	Terrace 1	3.8 x 2.7 m	10	Suite Walk-in Closet	3.5 x 2.2 m			



### ROOF FLOOR PLAN

1	Entrance Hall	5.65 x 3.25 m	6	Walk-in Closet 5	2.45 x 2.1 m
2	Master Bedroom 4	4.65 x 4.15 m	7	Master Bathroom 5	2.15 x 2.1 m
3	Walk-in Closet 4	3 x 2.25 m	8	Terrace	9.95 x 8.45 m
4	Master Bathroom 4	3 x 3 m	9	Elevator	1.6 x 1.45 m
5	Master Bedroom 5	4.7 x 3.7 m			



TOP OF ROOF

*02*

# ARCHITECTURE & INTERIOR VIEWS







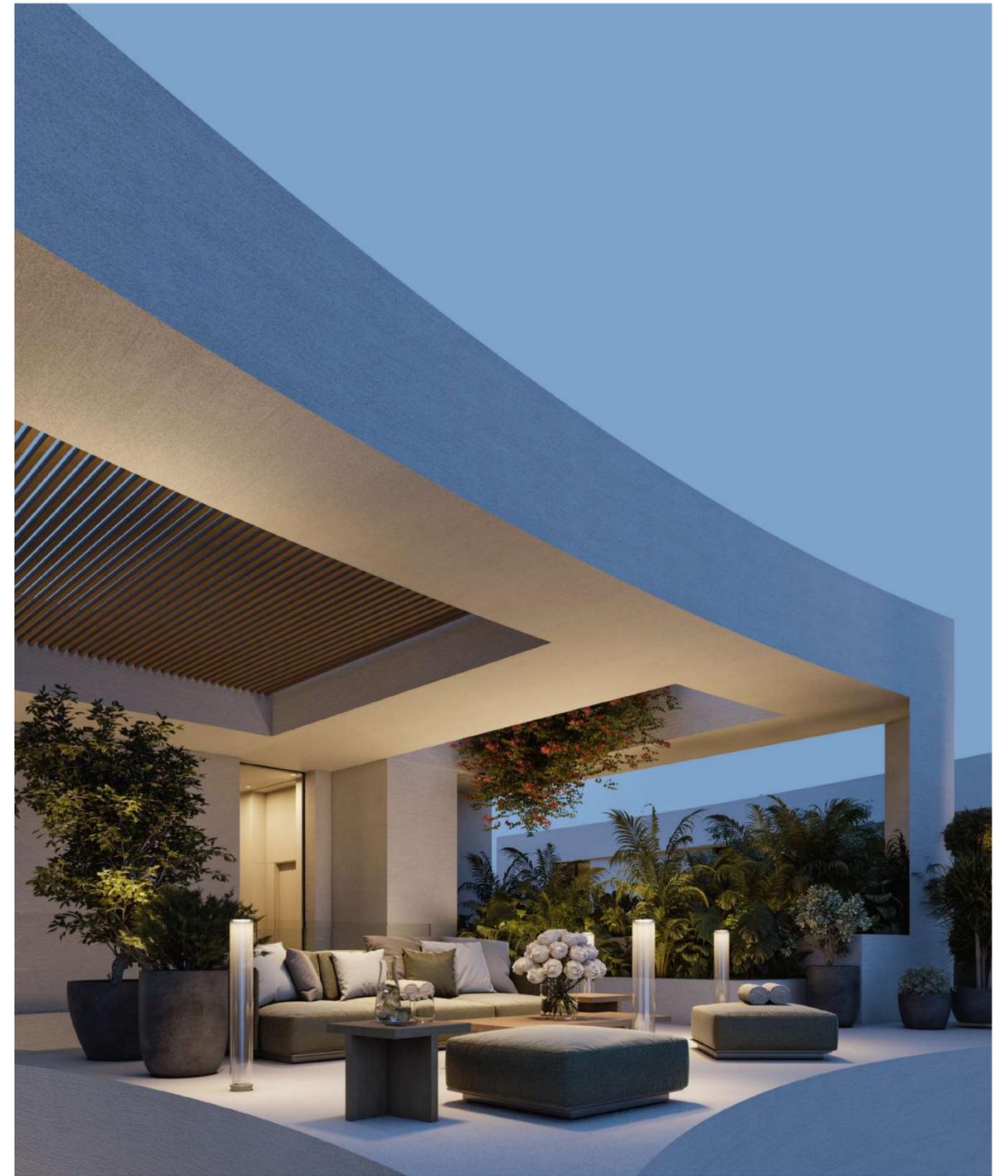


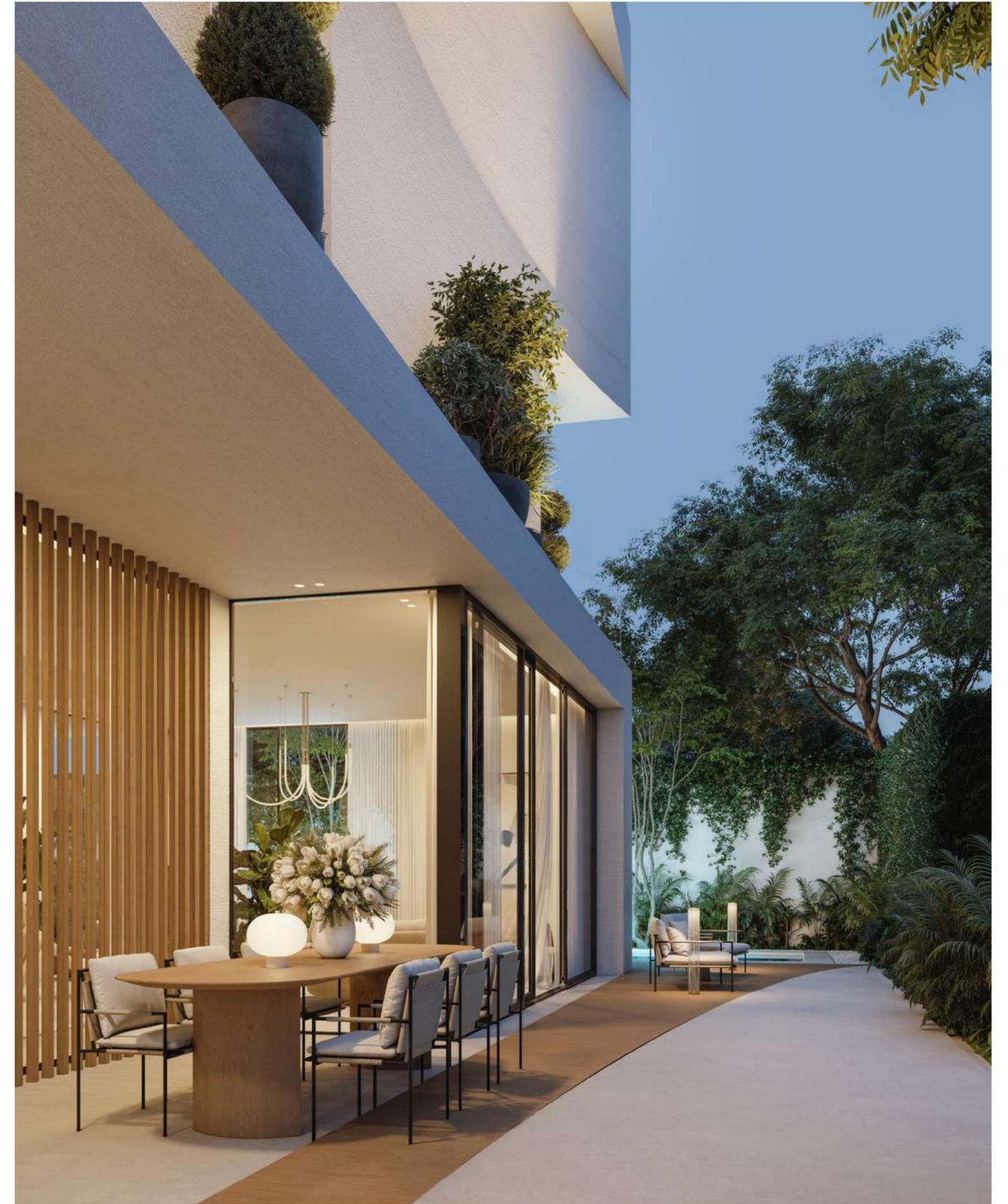




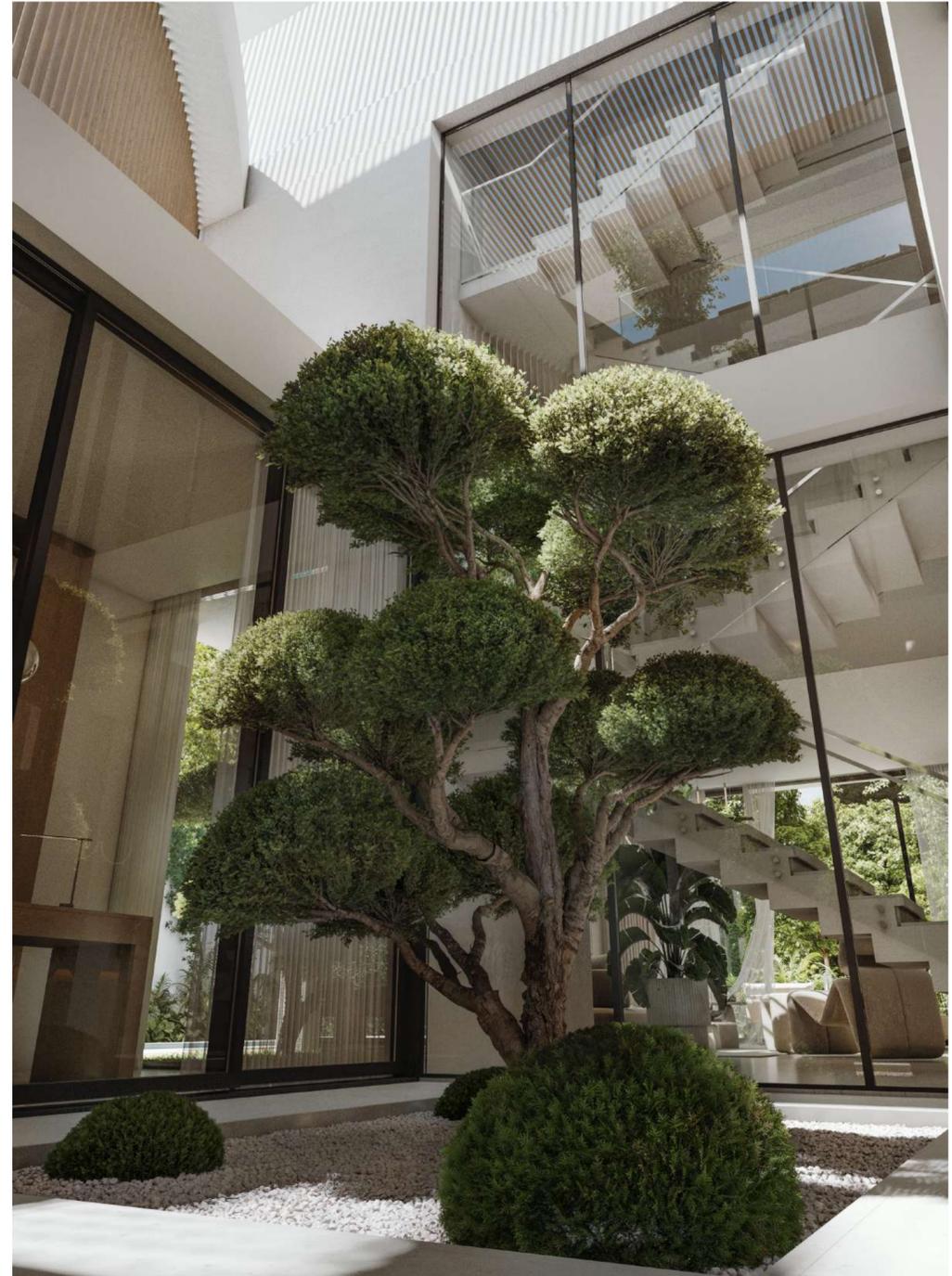


















# MATERIAL BOARD

Oak Wood



White Marble Texture



Travertine Texture



Oak Floors



*03*

# LANDSCAPE



# MOOD BOARD



# PLANS

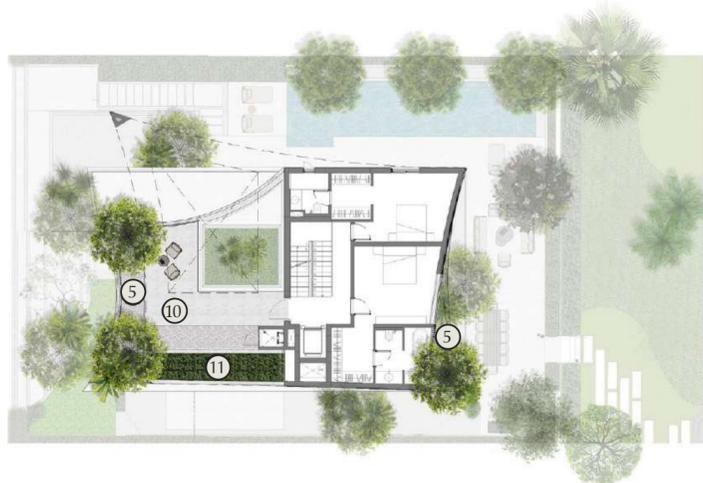
GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



## LEGEND

- 1 Villa Park Entry
- 2 Loose Sofa Set / Bean Bag
- 3 Outdoor Dining with BBQ
- 4 Screening Hedge
- 5 Loose Gravel with Potted Plants
- 6 Sun Lounges
- 7 Swimming Pool
- 8 Large Format Paving with Gravel
- 9 Service Courtyard with Pavement
- 10 Terrace with Seating
- 11 Raised Planter with Screening Edge
- 12 Courtyard
- 13 Front Yard



Privacy hedging between villas



Sun Loungers



Feature trees & palms



Outdoor terrace entertaining



Swimming Pool



Feature pots

# PARKSIDE VIEW



# STREETSIDE VIEW





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