

CAPE HAYAT



MAJARA LUXURY REAL ESTATE LLC

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**Majara Offering Cape Hayat — Island-Front Elegance
on Hayat Island**

Cape Hayat signifies a luxurious enclave on Hayat Island, invoking the essence of a coastal retreat. With unmatched views of the ocean and mangroves, Cape Hayat echoes the harmony of thoughtful design and nature, creating moments of unmatched beauty for its residents.

From studios, 1 & 2BR apartments to 4 BR Penthouses, our design celebrates the essence of seaside living with panoramic vistas that redefine luxury

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Built with an open layout in mind, each residential unit at Cape Hayat allows for panoramic views of either the ocean, the canal or the mangroves. Never miss a sunset at Cape Hayat from the unique vantage point of your home.



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Discover the true meaning of luxury at Cape Hayat; where the blue sky is an extension of the open sea; where exceptional entertainment venues are a delightful stroll away; and time is measured by the sound of waves rolling into the shore.

 Studio, 1, 2 Bedroom Apartments & 4 Penthouses

 Beach Access

 Swimming Pool

 Views of the Sea

 Fully Equipped Gym

 Retail Front at Ground Level





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1 BR LIVING ROOM



1 BR DINING & KITCHEN
AREA



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LIVING ROOM



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4BR PENTHOUSE
DINING AREA



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PENTHOUSE BATHROOM



PENTHOUSE FORMAL
LOUNGE



PENTHOUSE LOBBY &
PRIVATE POOL

PAYMENT PLANS

STANDARD (40/60)

| | | | |
|---------------------------|---|---|---------------------------|
| 10% DOWNPAYMENT | 0.5% MONTHLY 20 INSTALLMENTS | 5% EVERY 6 MONTHS (4 INSTALLMENTS) | 60% ON HANDOVER |
|---------------------------|---|---|---------------------------|

(2 YEARS) POST HANDOVER PAYMENT PLAN (50/50)

| | | | | |
|---------------------------|---|---|---------------------------|--|
| 10% DOWNPAYMENT | 0.5% MONTHLY 20 INSTALLMENTS | 5% EVERY 6 MONTHS (4 INSTALLMENTS) | 10% ON HANDOVER | 50% POST HANDOVER (2 YEARS) |
|---------------------------|---|---|---------------------------|--|

(3 YEARS) POST HANDOVER PAYMENT PLAN (50/50)

| | | | | |
|---------------------------|---|---|---------------------------|--|
| 10% DOWNPAYMENT | 0.5% MONTHLY 20 INSTALLMENTS | 5% EVERY 6 MONTHS (4 INSTALLMENTS) | 10% ON HANDOVER | 50% POST HANDOVER (3 YEARS) |
|---------------------------|---|---|---------------------------|--|

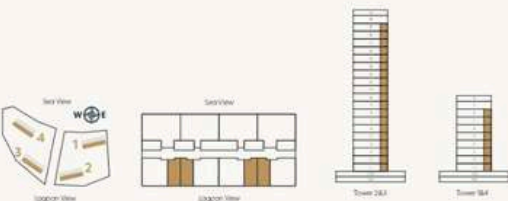
NOTE: POST-HANDOVER PAYMENT PLAN IS VALID ONLY FOR 1&2 BEDROOM APARTMENTS

TYPICAL TOWER

Studio Type 1 (Central)

| TYPE 1 | SQ.F | SQ.M |
|----------------|--------|-------|
| Apartment Area | 387.39 | 35.99 |
| Balcony Area | 78.58 | 7.30 |
| Total Area | 465.97 | 43.29 |

| FLOOR | UNIT NO. |
|----------------------------|----------------|
| Tower 2 & Tower 3: L01 | 02, 03, 06, 07 |
| Tower 2 & Tower 3: L02-L03 | 05, 06, 09, 10 |
| Tower 2 & Tower 3: L04-L19 | 04, 05, 08, 09 |
| Tower 1 & Tower 4: L01-L03 | 05, 06, 09, 10 |
| Tower 1 & Tower 4: L04-L08 | 04, 05, 08, 09 |



Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.

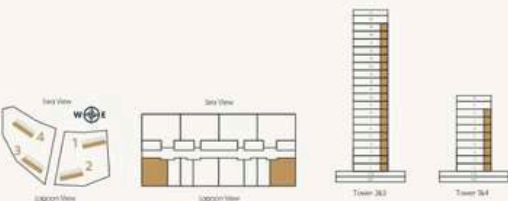


TYPICAL TOWER

1 Bedroom Type 1 (Corner)

| TYPE 1 | SQ.F | SQ.M |
|----------------|--------|-------|
| Apartment Area | 820.53 | 76.23 |
| Balcony Area | 159.41 | 14.81 |
| Total Area | 979.94 | 91.04 |

| FLOOR | UNIT NO. |
|----------------------------|----------|
| Tower 2 & Tower 3: L01 | 01, 08 |
| Tower 2 & Tower 3: L02-L03 | 04, 11 |
| Tower 2 & Tower 3: L04-L19 | 03, 10 |
| Tower 1 & Tower 4: L01-L03 | 04, 11 |
| Tower 1 & Tower 4: L04-L08 | 03, 10 |



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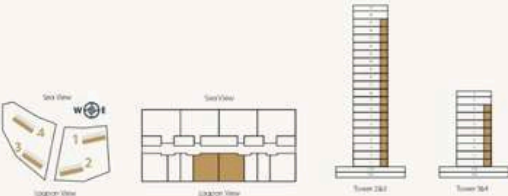


TYPICAL TOWER

1 Bedroom Type 2 (Central)

| TYPE 1 | SQ.F | SQ.M |
|----------------|--------|-------|
| Apartment Area | 806.86 | 74.96 |
| Balcony Area | 157.05 | 14.59 |
| Total Area | 963.91 | 89.55 |

| FLOOR | UNIT NO. |
|----------------------------|----------|
| Tower 2 & Tower 3: L01 | 04, 05 |
| Tower 2 & Tower 3: L02-L03 | 07, 08 |
| Tower 2 & Tower 3: L04-L19 | 06, 07 |
| Tower 1 & Tower 4: L01-L03 | 07, 08 |
| Tower 1 & Tower 4: L04-L08 | 06, 07 |



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TYPICAL TOWER

1 Bedroom Type 3 (Corner)

| TYPE 1 | SQ.F | SQ.M |
|----------------|---------|--------|
| Apartment Area | 883.61 | 82.09 |
| Balcony Area | 291.92 | 27.12 |
| Total Area | 1175.53 | 109.21 |

| FLOOR | UNIT NO. |
|----------------------------|----------|
| Tower 2 & Tower 3: L02-L03 | 03, 012 |
| Tower 1 : L01-L03 | 03,012 |
| Tower 4 : L01-L08 | 03, 012 |



Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.



TYPICAL TOWER

1 Bedroom Type 4 (Middle)

| TYPE 1 | SQ.F | SQ.M |
|----------------|---------|-------|
| Apartment Area | 798.79 | 74.21 |
| Balcony Area | 204.51 | 19.00 |
| Total Area | 1003.30 | 93.21 |

| FLOOR | UNIT NO. |
|----------------------------|----------|
| Tower 2 & Tower 3: L02-L03 | 02, 013 |
| Tower 1 : L01-L03 | 02, 013 |
| Tower 4: L01-L08 | 02, 013 |



Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.



TYPICAL TOWER

1 Bedroom Type 5 (Central)

| TYPE 1 | SQ.F | SQ.M |
|----------------|--------|-------|
| Apartment Area | 769.30 | 71.47 |
| Balcony Area | 205.70 | 19.11 |
| Total Area | 975.00 | 90.58 |

| FLOOR | UNIT NO. |
|----------------------------|----------|
| Tower 2 & Tower 3: L02-L03 | 01, 014 |
| Tower 1 : L01-L03 | 01, 014 |
| Tower 4: L01-L08 | 01, 014 |



Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.

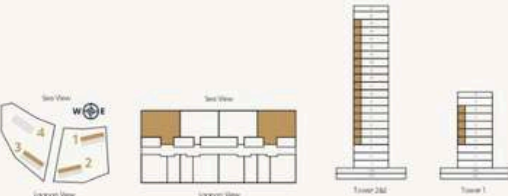


TYPICAL TOWER

2 Bedroom Type 1 (Corner)

| TYPE 1 | SQ.F | SQ.M |
|----------------|---------|--------|
| Apartment Area | 1324.61 | 123.06 |
| Balcony Area | 390.51 | 36.28 |
| Total Area | 1715.12 | 159.34 |

| FLOOR | UNIT NO. |
|----------------------------|----------|
| Tower 2 & Tower 3: L04-L19 | 02, 011 |
| Tower 1 : L04-L08 | 02, 011 |



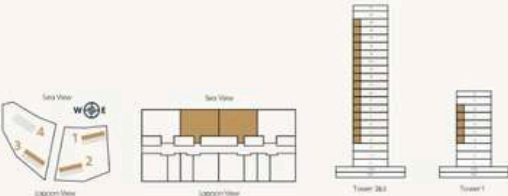
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TYPICAL TOWER

2 Bedroom Type 2 (Middle)

| TYPE 1 | SQ.F | SQ.M |
|----------------|---------|--------|
| Apartment Area | 1140.54 | 105.96 |
| Balcony Area | 306.77 | 28.50 |
| Total Area | 1447.31 | 134.46 |

| FLOOR | UNIT NO. |
|----------------------------|----------|
| Tower 2 & Tower 3: L04-L19 | 01, 012 |
| Tower 1 : L04-L08 | 01, 012 |



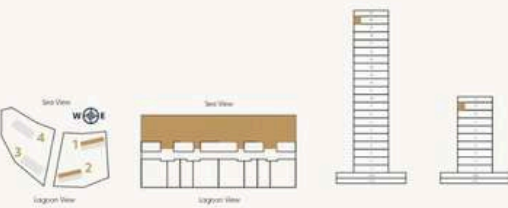
Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.

TYPICAL TOWER

Penthouse Type 1 (Tower 1 & 2)

| TYPE 1 | SQ.F | SQ.M |
|----------------|---------|--------|
| Apartment Area | 5097.57 | 473.58 |
| Balcony Area | 1768.08 | 164.26 |
| Total Area | 6865.65 | 637.84 |

| FLOOR | UNIT NO. |
|--------------|----------|
| Tower 1: L09 | PH1 |
| Tower 2: L20 | PH1 |



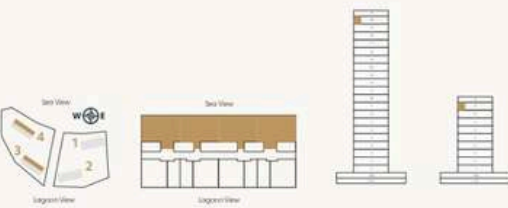
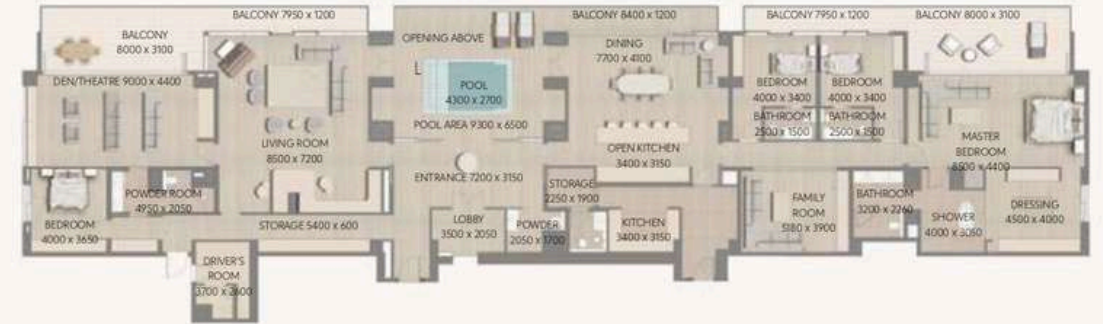
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TYPICAL TOWER

Penthouse Type 1 (Tower 3 & 4)

| TYPE 1 | SQ.F | SQ.M |
|----------------|---------|--------|
| Apartment Area | 5101.23 | 473.92 |
| Balcony Area | 1787.99 | 166.11 |
| Total Area | 6889.22 | 640.03 |

| FLOOR | UNIT NO. |
|--------------|----------|
| Tower 3: L20 | PH1 |
| Tower 4: L09 | PH1 |



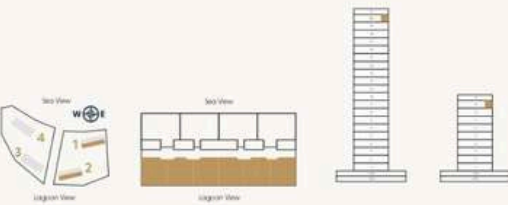
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TYPICAL TOWER

Penthouse Type 2 (Tower 1 & 2)

| TYPE 1 | SQ.F | SQ.M |
|----------------|---------|--------|
| Apartment Area | 5108.23 | 474.57 |
| Balcony Area | 1711.46 | 159.00 |
| Total Area | 6819.69 | 633.57 |

| FLOOR | UNIT NO. |
|--------------|----------|
| Tower 1: L09 | PH2 |
| Tower 2: L20 | PH2 |



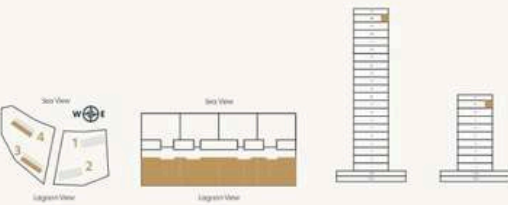
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TYPICAL TOWER

Penthouse Type 2 (Tower 3 & 4)

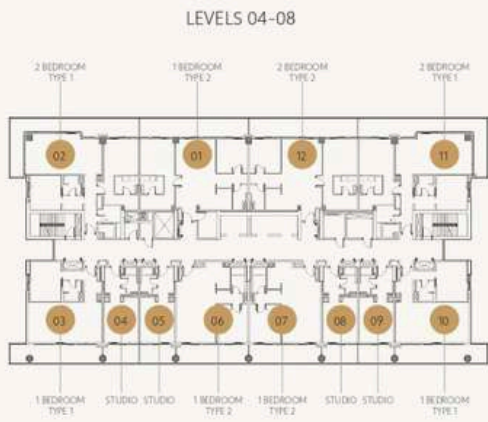
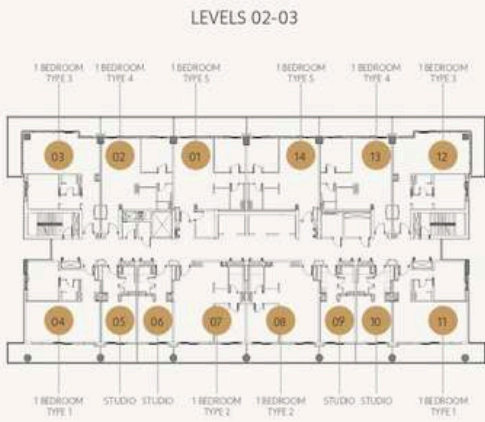
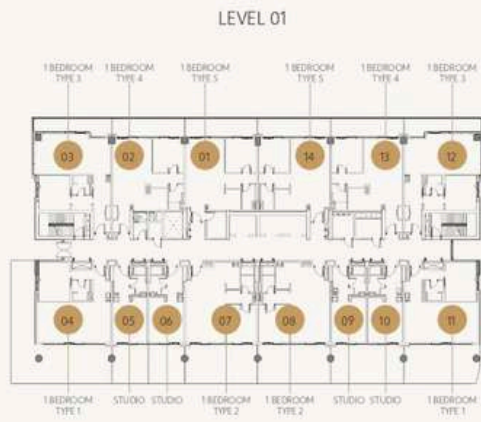
| TYPE 1 | SQ.F | SQ.M |
|----------------|---------|--------|
| Apartment Area | 4976.05 | 462.29 |
| Balcony Area | 1441.61 | 133.93 |
| Total Area | 6417.66 | 596.22 |

| FLOOR | UNIT NO. |
|--------------|----------|
| Tower 3: L20 | PH2 |
| Tower 4: L09 | PH2 |

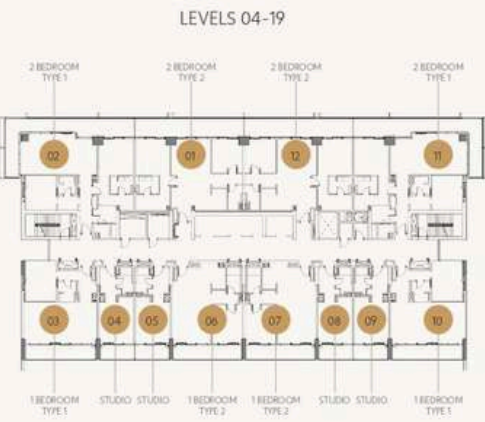
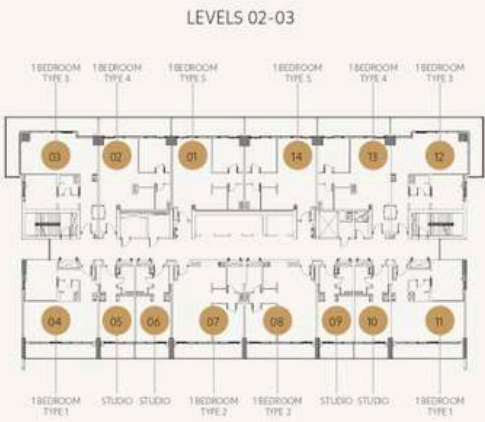
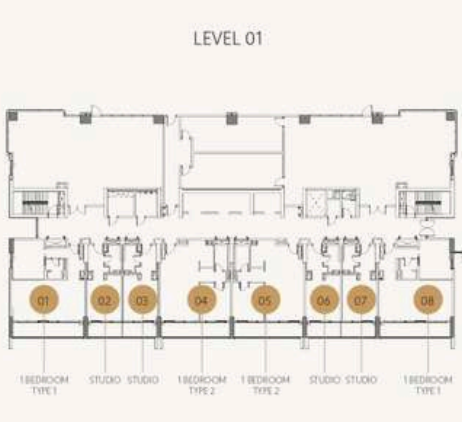


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CAPE HAYAT
TOWER 1



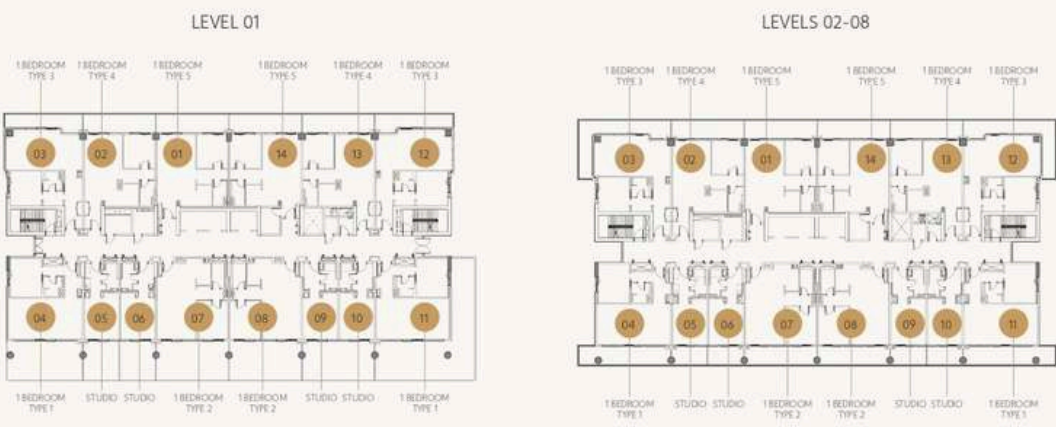
CAPE HAYAT
TOWER 2



CAPE HAYAT
TOWER 3



CAPE HAYAT
TOWER 4





Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

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