

CURATED INVENTORY · 2026



GAIA

LIVING

The Luxury Collection

A curated selection of Dubai's most
considered residences and
investment opportunities.

“We don't list everything. We list what we would be proud to call home — and confident to call an investment.”

Aslan Patov

CEO & FOUNDER

GAIA LIVING

Chosen the way we'd choose for ourselves.

Each project in this catalogue is selected against the same four questions — so a client can compare with confidence, not guesswork.

01 Location

Connectivity, character and the daily life of the neighbourhood.

02 Developer Track Record

Delivery history, build quality and handover discipline.

03 Investment Logic

Entry price, projected yield and resale demand, on real data.

04 Livability

Layouts, light and amenities that hold their value in feeling.

A market with the
fundamentals to
match the ambition.

226,000

transactions
recorded across
Dubai in 2024

AED 761B

total residential
sales value

+20%

average price growth
in prime districts

Zero income tax, full foreign ownership and the
Golden Visa continue to draw global capital —
while supply in the best locations stays disciplined.

Replace these figures with your latest market data.

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THE LUXURY COLLECTION

The Projects

Three residences in this edition.
The pages that follow repeat for
each.

02



Jumeirah

Sea Mirror

A modern investment opportunity
in the heart of the city.

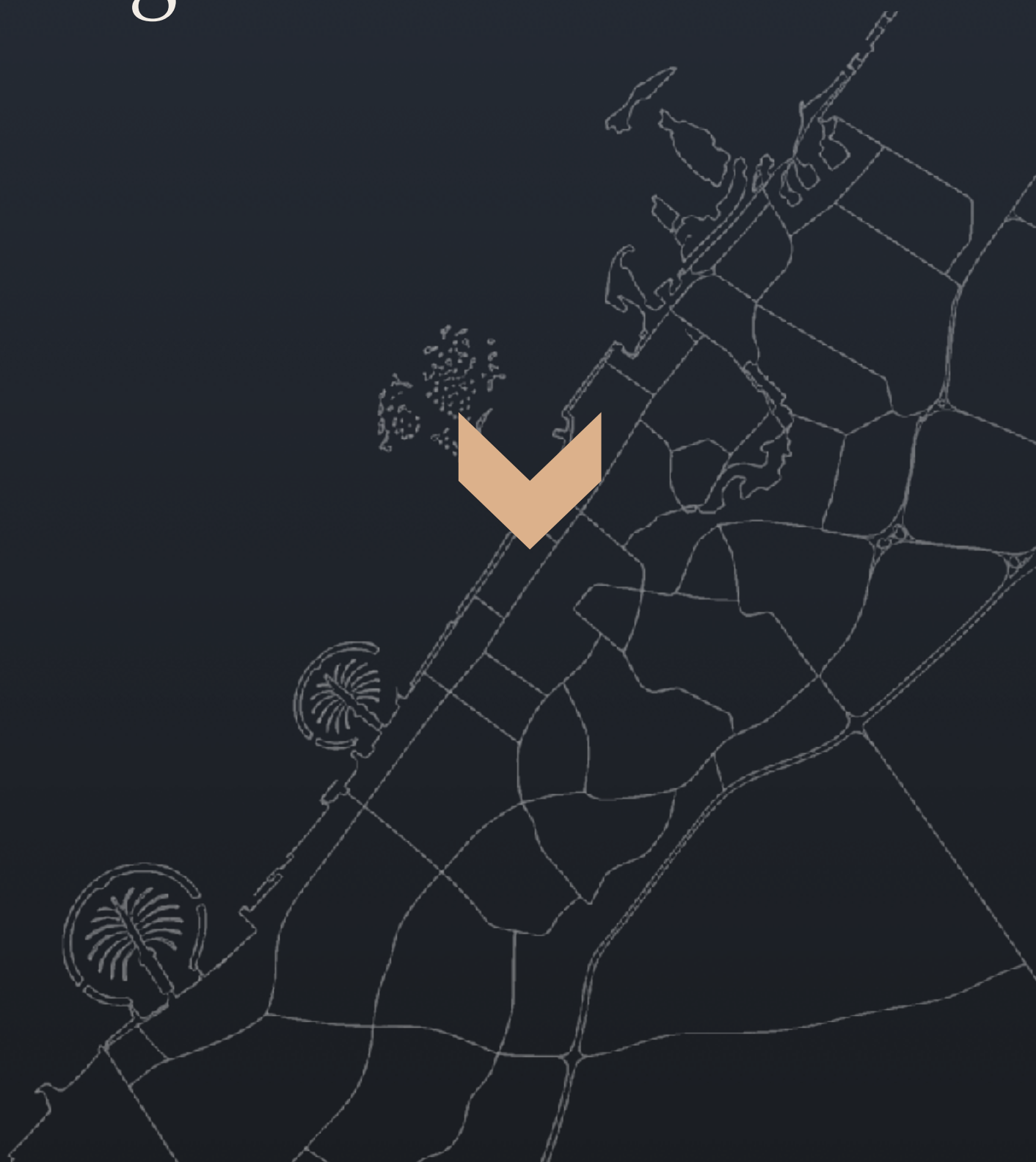
Sea Mirror.

LOCATION Jumeirah	DEVELOPER Lamar
PROPERTY TYPE 4 – 6 Bedroom	COMPLETION Q4 2026
STARTING PRICE From AED 22M	ESTIMATED ROI 7 – 9% yield

A selection of layouts ranging from compact residences to spacious homes, designed to suit diverse lifestyles and living needs.

LOCATION

Connected to
everything that matters.



Jumeirah Beach

2 min

Jumeirah Mosque

5 min

Dubai Mall

10 min

Coca-Cola Arena

15 min

Dubai Int'l Airport

20 min

AMENITIES

Sea Mirror

*** 01 Community Amenities**

02 Kids playground

03 Spa

04 Swimming Pool

05 Filtered water

*** 06 Concierge service**

07 Community app

08 Lobby

*** 09 More amenities**

10 Private beach

11 Gym

12 Kids pool

14 Sauna

14 Barbecue area

*** 15 Leisure amenities**

16 Walk-in Closet

17 Function Room

18 Yoga Zone

19 Restaurants & Cafés

20 Parks & Green Spaces



* Amenities and features that are unique or exclusive

FLOOR PLANS

Layouts & sizes.



4 Bedroom

FROM 3,820 SQ FT

Project features
contemporary villas with
light-filled interiors



4 Bedroom

FROM 4,121 SQ FT

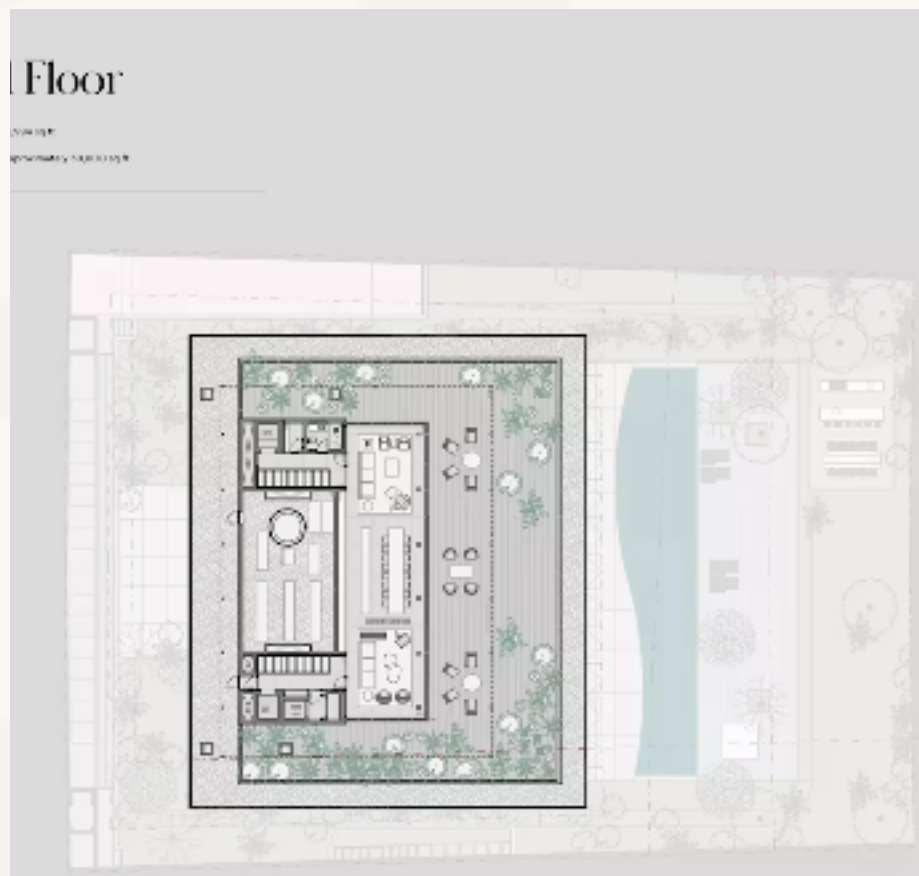
Sea-facing balcony,
integrated kitchen and
generous storage.



6 Bedroom

FROM 107,639 SQ FT

Corner layout with dual
aspect, en-suite master and
study nook.



8 Bedroom

FROM 107,639 SQ FT

Seamless indoor-outdoor
living overlooking the golf
course

GALLERY

Inside Sea Mirror.



GALLERY

Outside Sea Mirror.



Me´Aisem First

Cedarwood

A modern investment opportunity
in the heart of the city.

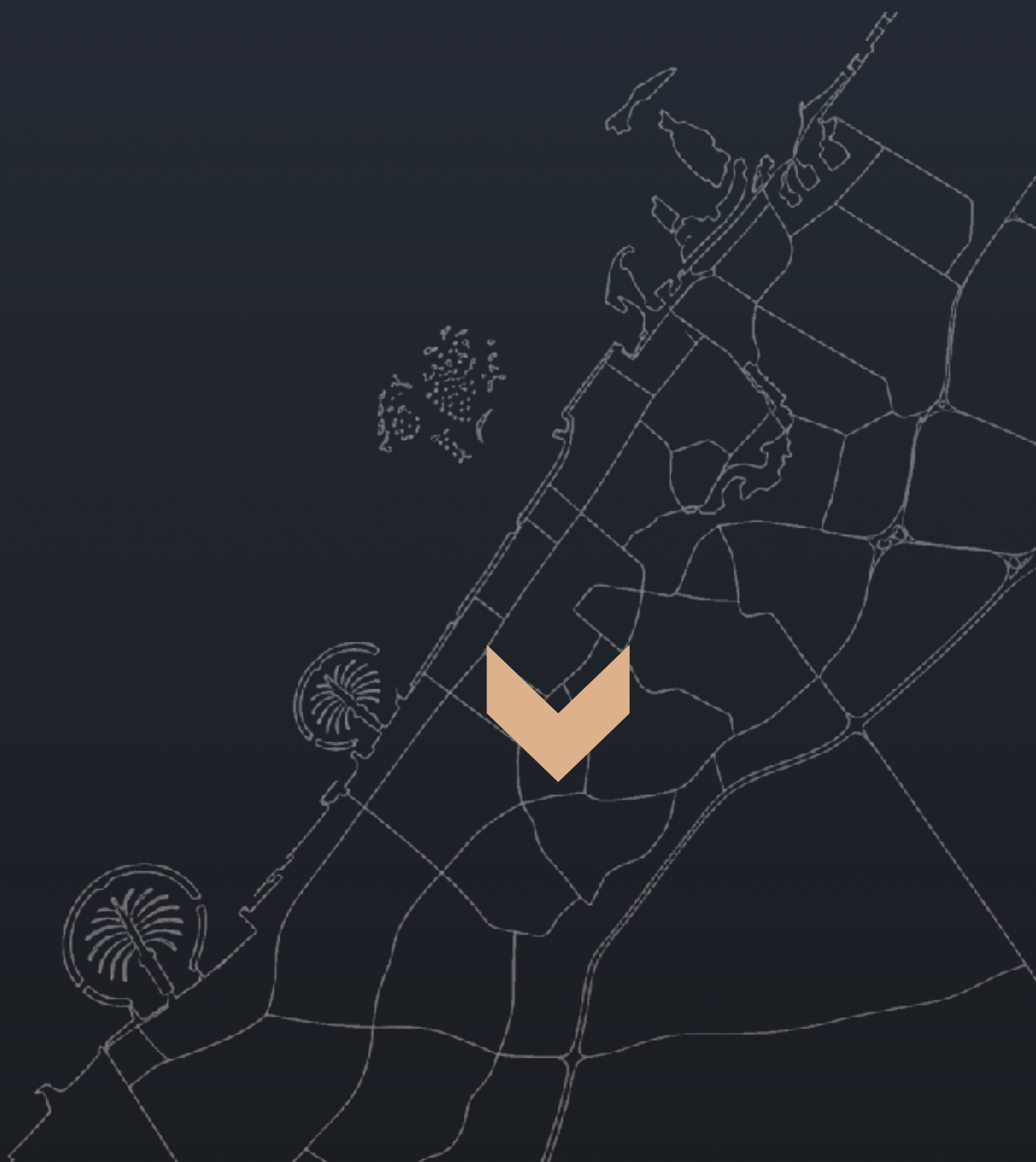
Cedarwood.

LOCATION Me'Aisem First	DEVELOPER Wasl
PROPERTY TYPE 4 – 6 Bedroom	COMPLETION Q4 2026
STARTING PRICE From AED 13.5M	ESTIMATED ROI 7 – 9% yield

Inspired interiors paired with resort-style wellness amenities.

LOCATION

Connected to
everything that matters.



Butterfly Garden

20 min

Downtown

20 min

Dubai Mall

22 min

Dubai Marina

15 min

Dubai Int'l Airport

30 min

AMENITIES

Cedarwood.

*** 01 Community Amenities**

02 Kids pool

03 Spa

04 Swimming Pool

05 Filtered water

*** 06 Concierge service**

07 Community app

08 Lobby

*** 09 More amenities**

10 Private beach

11 Gym

12 Kids playground

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14 Barbecue area

*** 15 Leisure amenities**

16 Walk-in Closet

17 Function Room

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*** Amenities and features that are unique or exclusive**

FLOOR PLANS

Layouts & sizes.



4 Bedroom

FROM 6,081 SQ FT

Project features contemporary villas with light-filled interiors



4 Bedroom

FROM 7,642 SQ FT

Cedarwood Estates South features contemporary villas with light-filled interiors.



5 Bedroom

FROM 10,240 SQ FT

Corner layout with dual aspect, en-suite master and study nook.



6 Bedroom

FROM 10,240 SQ FT

Seamless indoor-outdoor living overlooking the golf course

GALLERY

Inside Cedarwood.



GALLERY

Outside Cedarwood.



Pearl Jumeirah

Isola

A modern investment opportunity
in the heart of the city.

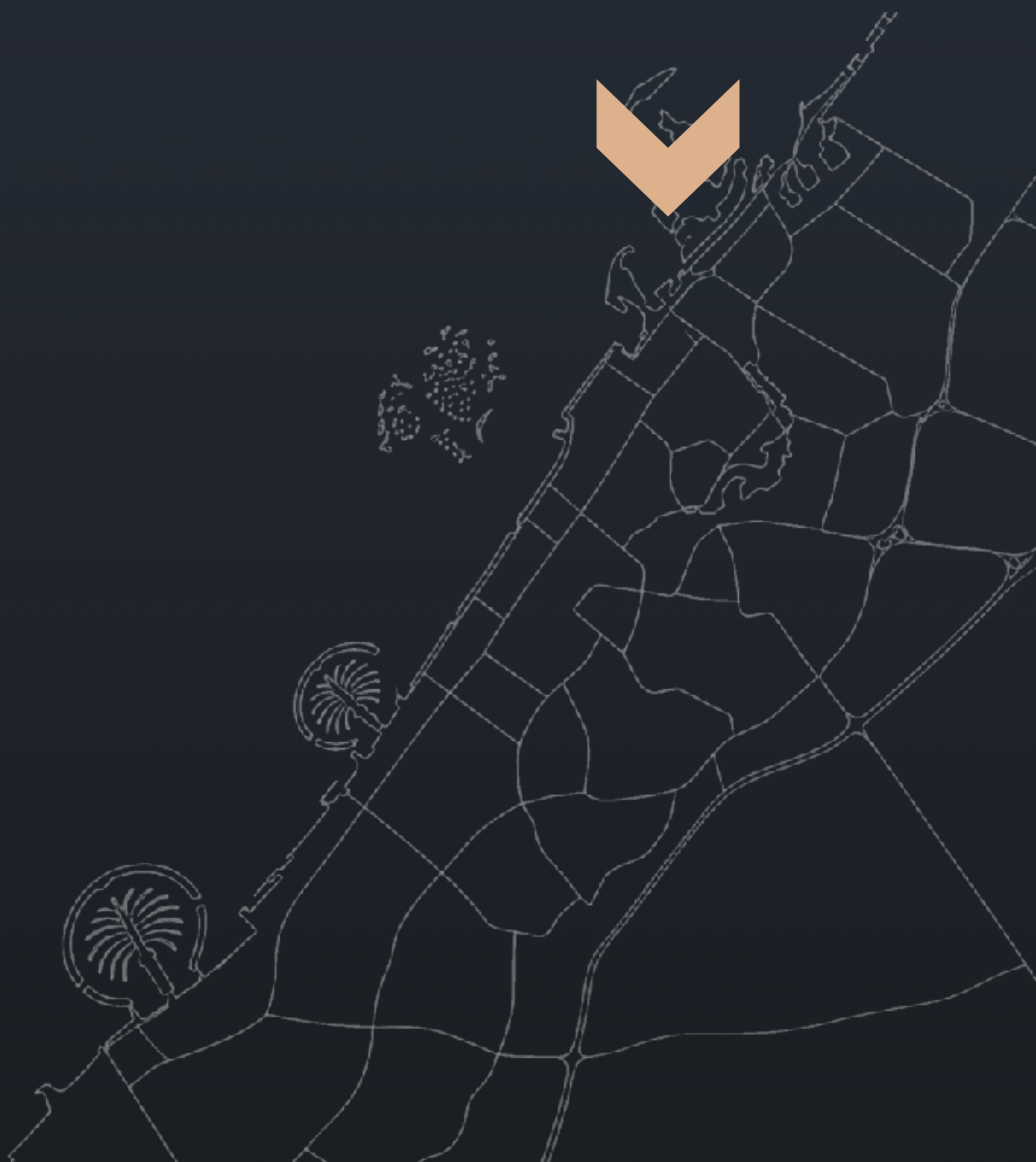
Isola.

LOCATION Pearl Jumeirah	DEVELOPER ATARA
PROPERTY TYPE 4 – 6 Bedroom	COMPLETION on request
STARTING PRICE From AED 61M	ESTIMATED ROI 7 – 9% yield

Inspired interiors paired with resort-style wellness amenities.

LOCATION

Connected to
everything that matters.



La Mer Beach

10 min

Downtown

20 min

Dubai Mall

22 min

Dubai Marina

25 min

Dubai Int'l Airport

45 min

AMENITIES

Isola.

- *01

Community Amenities
- 02

Kids pool
- 03

Spa
- 04

Swimming Pool
- 05

Filtered water
- *06

Concierge service
- 07

Community app
- 08

Lobby
- *09

More amenities
- 10

Private beach
- 11

Gym
- 12

Kids playground
- 14

Sauna
- 14

Barbecue area
- *15

Leisure amenities
- 16

Walk-in Closet
- 17

Function Room
- 18

Yoga Zone
- 19

Restaurants & Cafés
- 20

Parks & Green Spaces



* Amenities and features that are unique or exclusive

FLOOR PLANS

Layouts & sizes.



6 Bedroom

FROM 6,081 SQ FT

Project features contemporary villas with light-filled interiors



4 Bedroom

FROM 7,642 SQ FT

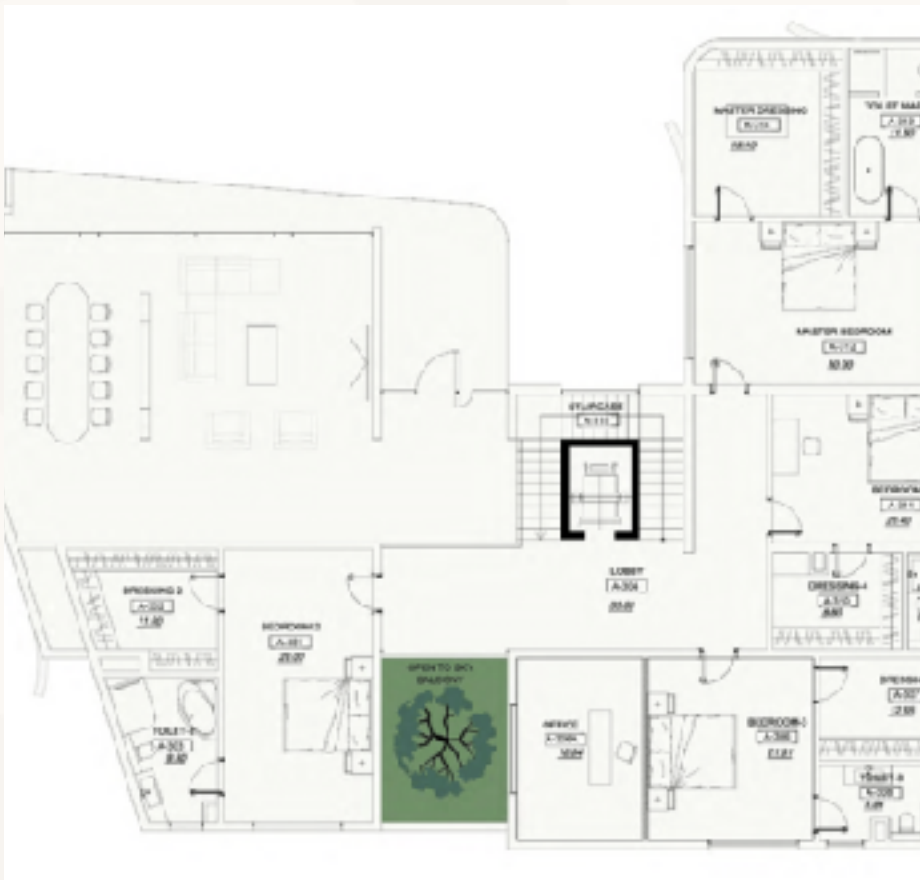
Cedarwood Estates South features contemporary villas with light-filled interiors.



6 Bedroom

FROM 7,588 SQ FT

Corner layout with dual aspect, en-suite master and study nook.



6 Bedroom

FROM 7,588 SQ FT

Seamless indoor-outdoor living overlooking the golf course

GALLERY

Inside Isola.



GALLERY

Outside Isola.



From interest to keys.

01 Express Interest

Tell your Gaia advisor which residences move you.

02 Private Viewing

In person or virtual, with full pricing and availability.

03 Reserve

Secure the unit with the booking deposit and paperwork.

04 Sign & Pay Plan

Sales agreement signed; payment schedule confirmed.

05 Handover

Keys, snagging and — if you wish — fit-out and leasing.

Let's build together.



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