

المنارة

WAY OF WATER

DUBAI





ENERGY  
YOUTHFULNESS  
WELL-BEING  
ANCIENT KNOWLEDGE

Eywa in Sanskrit means “Sacred Love”

*“In the Eywa Way of Water, life becomes a seamless flow of luxury and harmony, where every choice is an opportunity to embrace the ocean of possibilities. It’s a lifestyle rooted in freedom—freedom to explore, to renew, and to reconnect with the world around us.”*

Alex Zagrebelny  
CEO & FOUNDER

EUROPEAN BOUTIQUE REAL ESTATE DEVELOPER

# R•EVOLUTION

YEARS OF EXPERIENCE

26

PROJECTS COMPLETED

23





About The Developer

# BUILDING DIFFERENTLY LIVING MEANINGFULLY

R.Evolution is an international luxury developer that fuses regenerative architecture with conscious living. Founded in Europe with a presence across Latvia, Germany, Spain and the UAE, R.Evolution is driven by a singular belief: that real estate should improve life — not just reflect it.

The company's developments are known for their bold design language, longevity-focused systems, and integration of art, science, and sustainability.

With Eywa, R.Evolution introduces a new benchmark for future-forward living in the UAE — one that bridges ancient intelligence and modern wellness, while delivering lasting value to both resident and environment.

To us, buildings aren't structures. They are experiences — designed to hold, heal, and endure.



REAL ESTATE  
R • EVOLUTION  
DEVELOPER

26 YEARS  
OF WELLTH

Villa Milla, residential building, Latvia







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# EYWA BRAND

Eywa is a global brand setting new standards for eco-friendly and sustainable living, focused on improving health and well-being. It caters to the needs of affluent individuals for a successful and prosperous life.

At Eywa, buildings are viewed as an ecosystem that integrates humanity's knowledge about creating spaces that harmonize all aspects and levels of human life. It embodies the essence of service, the finest quality architecture and design, combined with the implementation of ancient wisdom about humans and the latest technologies that influence the health of the body, mind, and soul.





65

ULTRA-LUXURY  
WATERFRONT RESIDENCES  
INCLUDING

3

DUPLEXES & PENTHOUSE







# الشارع

WAY OF WATER  
DUBAI



**DUBAI  
PROPERTY  
AWARDS**  
DEVELOPMENT  
in association with  
**INTERNATIONAL  
PROPERTY  
& Travel**

**AWARD WINNER**  
APARTMENT /  
CONDOMINIUM  
DEVELOPMENT  
DUBAI  
Eyes The Way of Water  
by R.Evolution Real Estate  
Developer

2025-2026



**DUBAI  
PROPERTY  
AWARDS**  
DEVELOPMENT  
in association with  
**INTERNATIONAL  
PROPERTY  
& Travel**

★★★★★  
BEST RESIDENTIAL  
HIGH RISE DEVELOPMENT  
DUBAI  
Eyes The Way of Water  
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**DUBAI  
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★★★★★  
BEST SINGLE APARTMENT  
/ CONDOMINIUM  
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# LOCATION







Location

# THE PERFECT WELLNESS LOCATION

**The location combines unique features for a healthy, harmonious and comfortable life:**

Almost 10-15 minutes to everything: the sea, the best schools, and restaurants

Stunning views of the largest reservoir of the Dubai Canal and Burj Khalifa, Downtown -a curated aesthetic experience from dawn to dusk.

The land chosen by chance after a careful study and the most positive conclusions from the specialists of Vastu Shastra and the underground energy of the land for your wellth and longevity.







EYWA TREE OF LIFE ●

● EYWA WAY OF WATER

CANAL-FRONT LOCATION BURJ KHALIFA DISTRICT. MARASI DRIVE (BILLIONAIRE ST.)





# ARCHITECTURE & DESIGN





*Through sound; light, scents, tactile sensations, and architectural art, we bring back the sensations and feelings of the ocean around you —the silence, peace, and beauty of nature.*





Architecture & Design

# THE BEAUTY OF YOUR HOME

We invite you to a wonderfully enriching life-long adventure filled with beauty, awareness, and ease of being.

*Architecture & Design: **OAD (EU)***

*Lead Design Consultants: **John R Harris & Partners (UAE)***

*Interior Design: **OAD (EU)***

RESIDENCE TERRACES



Architecture& Design

# THE BEAUTY YOU DESERVE

The building resembles a giant mangrove tree with luxurious ceramic trunks and roots, between which stingrays, turtles, sea urchins, and corals are frozen in service to people. This home is an invitation to feel the boundless beauty and power of Mother Nature—the ocean.



RESIDENCE TERRACES





MAIN ENTRANCE





## CERTIFICATIONS

Confirmed by the World Leading Independent Institutions.

**LEED Platinum** - the highest sustainable quality materials and technical solutions used in the building development.

**WELL Platinum** - a beneficial impact on your health: both mental and physical well-being and longevity.

**WiredScore Platinum** - superior digital connectivity, reliable high-speed internet, and future-proof infrastructure for a seamless living and working experience.







# THE COMMUNITY SPACES



# ENTRANCE & GROUND FLOOR



## Private Valet & Drop-Off



## Concierge Service

12/7 Health & Longevity Concierge  
24/7 Resident Concierge



## Private Service Entrance



## Outdoor Lounge

Seating  
Waterfalls



## Double Height

Lobby  
Library  
Teahouse Nest  
Lounge Seating



## ASG Network Hub

It is a system that integrates multiple technologies and services to enhance the functionality, security, and efficiency of the building environment.



## The Most Advanced Science & Technology

Sound Vibration Harmonised Living Water  
Air Purification & Ionisation (MERV14)  
AI in Management & Wellness  
Non-Toxic, Eco-Friendly Materials  
EMF Protection  
Materials' Radioactivity Inspection  
Mold & Fungi Protection





THE LOBBY IMMERSIVE EXPERIENCE



# OCEAN OF EMOTIONS

## Entrance Experience

The first breath, the first sound, the first step into Eywa instantly transports you from a frantic, rushing world into the calm and serenity of a coral reef. Every sense is engaged — gently anchoring you in stillness, presence, and ease.



THE LOBBY ENTRANCE





The Community Spaces

## OCEAN OF VIBRATIONS

### The Lobby

Pride and joy of returning home fill you as you touch the coral-like door handle, passing by a library beneath the wings of a giant stingray soaring between the roots and columns of a mangrove tree and walls decorated with bas-reliefs decoding corals.

All of this is enhanced with gentle music, sounds of nature and the ocean, and specially infused with frequencies that are beneficial for your health.

THE LOBBY NEST





THE LOBBY/ RECEPTION





THE LOBBY NEST AND LIBRARY





# THE AMENITIES

State-of-the-art Amenity Floor | 18,700 + ft<sup>2</sup> | 20+ Premium Features





*Life is indeed like an ocean, vast and full  
of diverse experiences that shape who we are.*



PUBLIC SPACES & AMENITIES



**6 Swimming Pools**  
(incl Indoors)



**Fitness & Wellness Studio**



**Exclusive Clubhouse**

- Business & Leisure Lounge
- Library
- Music Lounge
- Private Dining
- Private Event Space
- Exotic Garden
- Unique Tortoise-Shaped Pavilion



**Crystal Garden**



**Wellness Spa Retreat**

- Sauna
- Infrared sauna
- Herbal sauna
- Crio-sauna
- Salt sauna
- Hammam
- Cold Plunge Pool
- Ice bath
- Meditation Labyrinth
- Private Dining Island
- Experience Showers
- Faradey Mesh Cave
- Ayurveda Treatment Rooms
- Japanese Bath Experience
- The Sky Lounge & Wellness Level



**Spectacular Views & Ambiance**

A floating vapor fireplace island in a pool  
Waterfalls with projections display scenic views at night



**Pool Deck & 2 Health Bars**



**Sound Vibration**  
**Harmonised Living Water**



**Children's Activity Center**  
(Indoor & Outdoor)



The Amenities

# OCEAN OF WELL-BEING & LONGEVITY

At the core of Eywa lies a curated ecosystem of spaces designed to enhance clarity, resilience, and restoration — not just for the individual, but for the collective.

It is a living environment, carefully composed to awaken the senses, calm the nervous system, and support the rhythm of a long and vital life.

Because true longevity is not a goal.  
It's a way of living, together.



THE AMENITIES





THE AMENITIES





## The Amenities

# THE BEAUTY OF BEING & THE FREEDOM OF CHOICE

The choice is yours—there is no call to abandon your habits or rituals. Instead, we believe that rituals are the quiet anchors of mindfulness, weaving deeper connections with those we cherish. They are the sacred moments that linger in our memories, moments of meaning that we will never tire of revisiting. Let's enrich our lives by infusing each day with intention and soulfulness.

We offer you a gentle path to enhance your lifespan, healthspan, and wealthspan, guided by the finest technologies and scientific breakthroughs in the art of longevity today.

A FLOATING VAPOR FIREPLACE ISLAND





MASSAGE ROOM







SPA





YOGA ROOM





GYM





OUTDOOR CINEMA



The Amenities

# TULKUN LOUNGE EXCLUSIVE TO SKY COLLECTION

Perched 90 meters above the city, this exclusive level embodies unparalleled luxury, serenity, and breathtaking, unobstructed panoramic views.

Crafted for the residents of the apartments above, it offers a curated selection of exceptional amenities dedicated to comfort, wellness, and relaxation—an elevated sanctuary above the hustle and bustle, where every moment is a celebration of tranquility.



TULKUN LOUNGE POOL





# RESIDENCES

2 Bedroom from 2,188 ft <sup>2</sup>	3 Bedroom from 4,669 ft <sup>2</sup>	4 Bedroom from 5,676 ft <sup>2</sup>	3 / 4 / 5 Bedroom Duplexes from 5,705 ft <sup>2</sup>	Penthouse 22,938 ft <sup>2</sup>
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The Residences

# EYWA BRANDED RESIDENCES

**Only 65 Apartments including 3 Duplexes and 1 Penthouse** are thoughtfully designed and fully finished with the finest, sustainable, and non-toxic materials, ensuring a healthy and environmentally conscious living environment. They include integrated EMF(Electromagnetic Field) protection and are meticulously processed during construction to prevent mold and fungi, promoting long-term durability and well-being.







APARTMENT LOBBY

## The Residences

Each residence features a private lobby with direct elevator access, providing exclusivity and convenience.

The show kitchens boast premium Australian Paldao cabinetry, equipped with top-of-the-line appliances from Miele, Liebherr and Bosch, including a secondary kitchen for 3-4-5-bedroom apartments.

Smart Home technology seamlessly integrates all systems for effortless control and comfort.



**Miele**



**BOSCH**

**LIEBHERR**

- front of house kitchen- hobs, microwave, oven, dishwasher, extractor.

Tempered,  
structured glass

Australian Paldao  
veneered cabinetry

Diano Reale marble,  
leather finish

KITCHEN



Lemurian Blue granite slab

Diano Reale marble,  
leather finish

LIVING ROOM





Australian Paldao  
veneered doors  
with hidden hinges

Stained Oak or Stained Walnut  
Parquet (Foglie d'ORO)

BEDROOM





BEDROOM



WARDEROBE



Green Patagonia,  
marble slab, leather finish

Diano Reale marble,  
leather finished

BATHROOM





D U P L E X





Stained solid  
rosewood cladding

Diano Reale marble,  
leather finish

DUPLEX LIVING ROOM





KITCHEN DINNING





P E N T H O U S E





PENTHOUSE TERRACE





PENTHOUSE LIVING ROOM





PENTHOUSE LIVING ROOM



PENTHOUSE STUDY





PENTHOUSE BEDROOM





PENTHOUSE TERRACE





# THE HOLISTIC ECOSYSTEM



The Holistic Ecosystem

# A HOME DESIGNED FOR LIFELONG WELL-BEING

Featuring EMFIS® Integration

A Complete Eywa Way of Water is the second building in the region to integrate EMFIS® — the most advanced low-EMF architectural system available today.

Developed through rigorous engineering, specialised shielding materials, and post-installation testing, EMFIS® significantly reduces occupants' exposure to electromagnetic fields, setting a new benchmark in wellness-driven design. All bedrooms are enveloped in EMF-shielded environments, complete with grounded electrical systems and low-radiation zones.

These spaces are intentionally designed to support restorative sleep, regulate circadian rhythms, and enhance mental clarity — introducing an unseen yet transformative layer of well-being into the home.







The Holistic Ecosystem

## BREATHING EASY MATTERS

We all want to feel good and stay healthy in our homes, and good air quality is a big part of that. Did you know that indoor air can be up to five times more polluted than outdoor air? Dust, pollen, bacteria, and viruses can quietly affect how we breathe, sleep, and feel every day.

That's why having MERV 14\* filters and air ionization makes such a difference — they work together to trap tiny particles and neutralize harmful germs, giving you cleaner, fresher air. It's like giving your lungs a gentle hug, helping you breathe easier, sleep better, and enjoy your space with confidence and peace of mind.

\* Minimum Efficiency Reporting Values, the higher the MERV rating the better the filter at trapping specific types of particles.



The Holistic Ecosystem

# SOUND VIBRATION HARMONISED LIVING WATER

## Water - The Essence of Life

Our body is like a symphony, with various resonant frequencies and interactions among cells and organs. Crystalline water serves as the backdrop for this conversation.

We transform tap water into liquid crystalline water, aligning it with the ideal frequency for bio-resonance with our cells.

In Eywa, every residence features pools, and the Amenity terrace boasts large pools and waterfalls, all filled with Alfa Omega water that continuously transmits beneficial frequencies and light. Whether you drink it, swim in it, or relax by a waterfall, Eywa ensures you benefit from these healing bio-resonance waves.







The Holistic Ecosystem

# VASTU SHASTRA

## The Ancient Science Of Harmonizing Space & Energy

VastuShastra is an ancient Indian science that balances positive energies in our environment to promote health, prosperity, and well-being. It aligns spaces with the nine planetary directions—north, south, east, west, and their diagonals—to channel beneficial energies.

Eywa stands out as one of the few multi-storey buildings designed according to Vastu principles. Every detail, from entrance placement to water features, is crafted to harness cosmic forces, creating a microcosm that nurtures harmony and abundance.

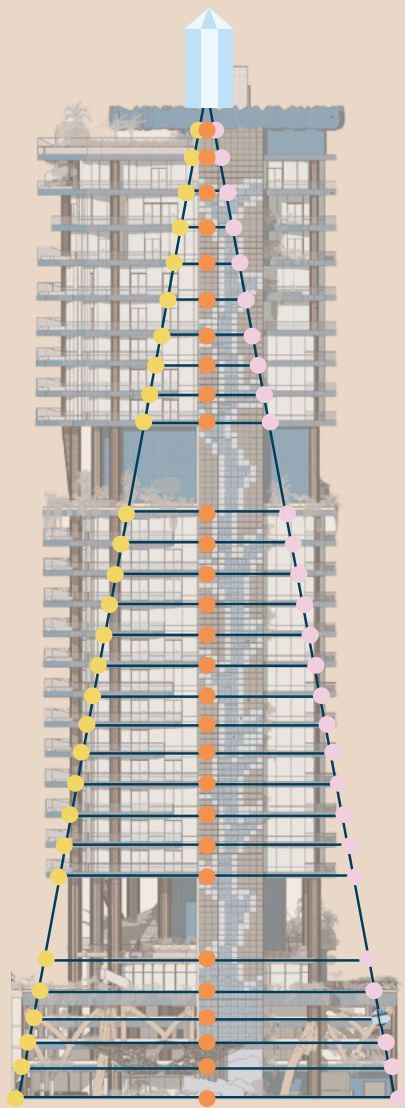
Living in a Vastu-compliant space like Eywa means immersing yourself in an environment that supports health, mental clarity, and spiritual growth. It's a timeless approach to creating spaces that resonate with the universe's natural rhythms, promoting a balanced and prosperous life.



# WELL-BEING ENERGY CRYSTAL STRUCTURE

Specific crystals, geodes and precious stones are placed in columns and concrete slabs from the bottom to the top of the building in a unique pyramid shape in complete alignment with Vaastu Shastra principles.

These crystals and stones of varying natures and specific sizes enhance the positive energy on each floor while purifying and eliminating negative energy, promoting harmony, health and well-being for the residents of Eywa.



Stones used:

- Moon Stone
- Aquamarine
- Green Jade
- Citrine & Clear Quartz.
- Malachite
- Sunstone (Orange)
- Rose Quartz
- Carnelian
- Red Jasper
- Tiger's Eye
- Black Tourmaline
- Lapis Lazuly
- Salenite (For Slabs)

Positioning of the stones per floor



# BRANDS & COLLABORATIONS

Experience the pinnacle of luxury living, where the finest craftsmanship and artistry are realized through collaborations with 22 of the world's leading brands.

## FURNITURE



## KITCHEN APPLIANCES



## RUGS



## IRONMONGERY



## GYM EQUIPMENT



## SANITARYWARE



## LIGHTING



## VENTILATION





An aerial photograph of the ocean with white-capped waves breaking, creating a textured, swirling pattern of white foam against the deep blue water. The perspective is from directly above, looking down at the sea.

The beauty of this home reflects the beauty of the ocean,  
mirrors your own beauty and the beauty of your choices

OCEAN INSIDE YOU  
&  
OCEAN AROUND YOU



BY

REAL ESTATE

R•EVOLUTION

DEVELOPER



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