







JeFaIRa

we don’t all see the world the same way.

DISCLAIMER

The content of this Brochure is for general information purposes only. While enough care is taken by Inertia to ensure that information on the brochure is up to date, accurate and correct. Any information of special interest should be obtained through independent verification.

To find out more about projects/developments, please call our call center on 19655 or visit our sales office during working hours and get in touch with our authorized Inertia Sales representative.



"EXPERIENCE A PLACE WHERE STYLE, CULTURE AND SUNLIGHT FLOW FROM YOUR STUNNING MINIMALIST AND CONTEMPORARY RESIDENCE TO THE REIMAGINED LAGOON-FRONT QUARTERS AND LUSHLY LINED STREETS BELOW."

Amidst the reinvention of our inner world, a visualization for Ayla has emerged as the clearest revelation, creating a celebration of timeless minimalist luxury and style in our most important spaces. Spaces we call home, wherever we find them.

Nestled in the heart of Jefaira, Ayla is a warm ray of light that gently bounces off of crystal waters. Artful yet sophisticated, Ayla encapsulates minimalist modern functionality and timeless aesthetic. Each residence gifts a luxurious and timeless home, highlighting exceptional views to the captivating lagoon-engulfed beauty below it.

This charming development allures families and friends of all ages to dream of an exciting new future, budding with endless opportunities. Careful consideration of fine details paired with ample choices in the unique and instinctive floor plans, makes every home at Ayla stand out in a bespoke and functional aesthetic. Choose from spacious single or double floor villas, twin houses, townhouses, and two & three bedroom chalets.





all of it, is yours to enjoy.

“THIS DYNAMIC LAGOON PHASE IS ALIVE WITH COLOR AND ENERGY, SITTING IN A PRIME POSITION AT THE HEART OF IT ALL.”





ABUNDANT LAGOON-SIDE LIVING.

With its enviable views and striking presence over a foliage of breathtaking landscape and flowing waters, living at Ayla kindles a warm and welcoming living experience strategically paired with the advantages of proximity to nature, purposed to complement any modern lifestyle.

Paying homage to the vast natural expanse of greenery and landscaping, Ayla's master plan embraces parks and other communal amenities as central features. Designed gardens incorporate a meticulous meld of local and native plants, shrubs and trees; a natural continuation of life that just keeps giving.

This phase is shortlisted in the World Architecture Festival 2022.

World Architecture Festival 2022 Finalist

Located in the central heart of Jefaira, Ayla spaciously overlooks a verdant park that lusciously stretches out across 30 Feddans of open green spaces. The park includes an athlete’s paradise sports facility, a vibrant hotel and a community center that encompasses all the essential services one may possibly need. The hotel will provide a serviced beach and rooms that can be easily accessed directly through Ayla’s lagoons and Jefaira’s park.





beautiful, yes, but also beautifully functional.

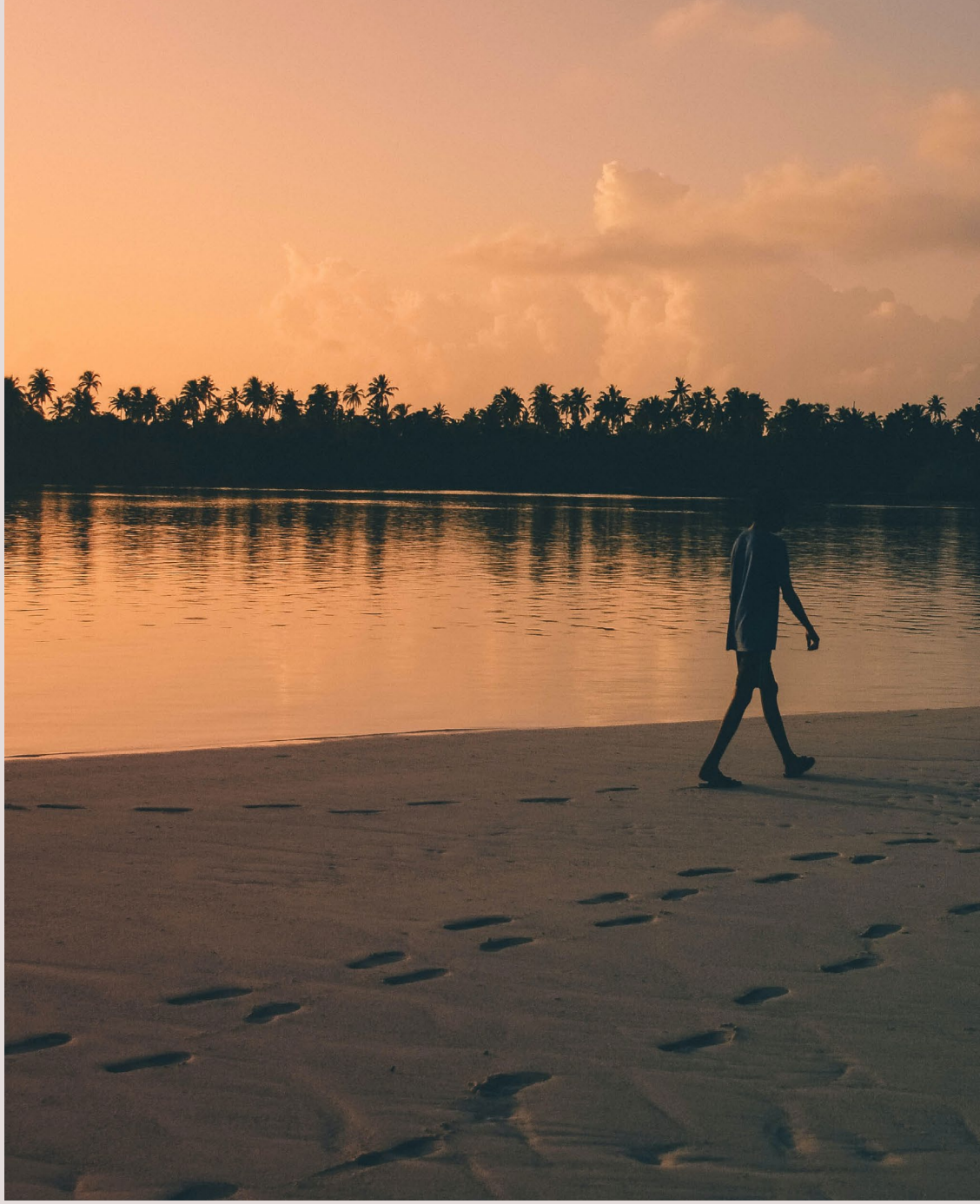


THE LINES BETWEEN LIVING, CELEBRATING & ENTERTAINING HAVE BEEN REINVENTED.

ayla

TAKE A LEISURELY STROLL ALONG THE WATER OR IMMERSE YOURSELF IN A BOTANIC OASIS, IN THE TOWN'S MOST PICTURESQUE GEM.

Ayla offers a welcoming community setting that's buzzing with life. Idyllically located near lush native surrounds and lagoons, Ayla sits within close proximity to dining facilities and food trucks, vibrant entertainment hubs, a kid's area and endless strolls and recreational activities alongside pedestrian paths overlooking the lagoon. All the essentials and so much more- right outside your doorstep.





Land Area: 353,000 sqm

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Open Spaces & Lagoons: 84% - Beachfront: 5.5 KM

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Swimmable Lagoons: 50,000 sqm

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Tulum Inspired Architecture

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Boutique Hotel with a Serviced Beach

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95% of Units Overlook the Water

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Ayla Master Plan

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Architecture Types

DISCLAIMER

Inertia reserves right to change, amend, modify the contents of the brochure and architectural specifications during development stages without prior notice. Specifications and amenities mentioned in this brochure are only representational and informative.

Information, images and visuals, drawings plans, master plans, floor plans, furniture layouts, and fittings shown in this brochure are only architect's impression and are only indicative of the envisaged developments and the same are subject to approvals from local authorities.



One Floor Villa

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One Floor Villa Entrance

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One Floor Villa Garden

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One Floor Villa Pool

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Unit Code: VLA

ONE FLOOR VILLA

Average Land Area ~480 SQM

BUA ~182 SQM

Roof Area ~102 SQM

GROUND FLOOR

Reception/Dining/Kitchen	8.60m x 5.55m
Master Bedroom 01	3.80m x 3.50m
Master Bathroom 01	2.55m x 1.65m
Master Bedroom 02	3.85m x 3.35m
Master Bathroom 02	3.50m x 1.90m
Bedroom 01	3.40m x 3.25m
Bedroom 02	3.50m x 3.35m
Bathroom 01	2.60m x 2.05m
Maid's Room	2.10m x 1.55m
Maid's Toilet	1.55m x 1.25m
Driver's Room	2.15m x 1.90m
Driver's Toilet	2.15m x 1.25m



Ground

Roof

DISCLAIMER

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Lagoon Villa

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Lagoon Villa Entrance

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Lagoon Villa Garden

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Unit Code: VLB

LAGOON VILLA

Average Land Area ~320 SQM

BUA ~201 SQM

GROUND FLOOR

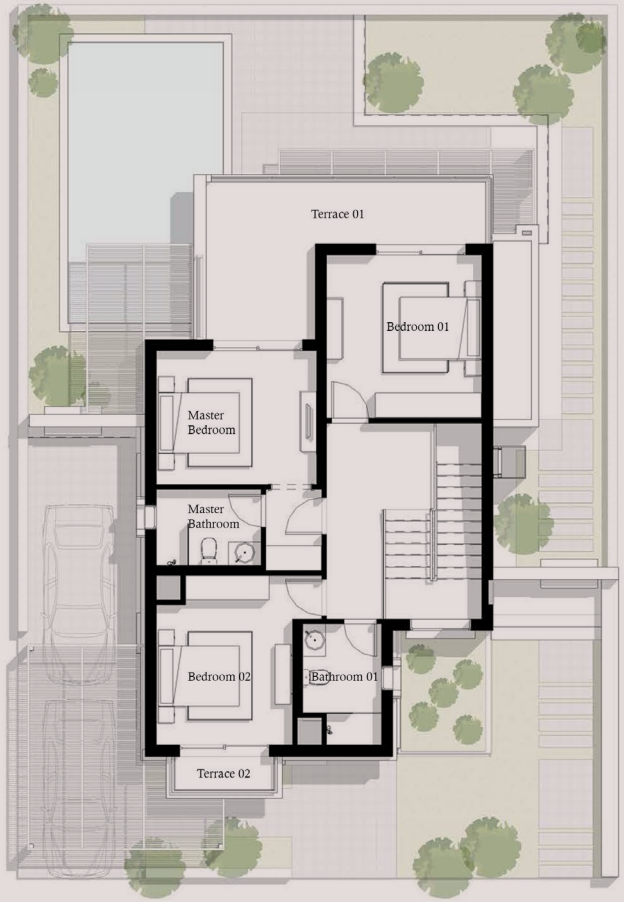
Reception	5.65m x 3.95m
Dining/Kitchen	4.20m x 3.55m
Guest Toilet	2.40m x 1.35m
Maid's Room	2.05m x 2.00m
Maid's Toilet	2.00m x 1.20m

FIRST FLOOR

Master Bedroom	3.95m x 3.30m
Master Bathroom	2.60m x 1.85m
Bedroom 01	4.10m x 3.80m
Bedroom 02	3.60m x 3.35m
Bathroom 01	2.25m x 1.90m
Terrace 01	3.90m x 2.80m
Terrace 02	2.45m x 0.60m



Ground



First

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One Floor Twin House

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One Floor Twin House Entrance

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One Floor Twin House Garden

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One Floor Twin House Aerial

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Unit Code: TWLA

ONE FLOOR TWIN HOUSE

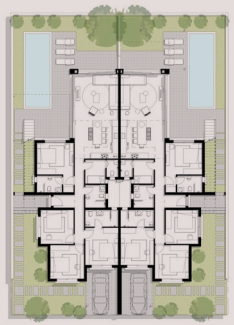
Average Land Area ~395 SQM

BUA ~168 SQM

Roof Area ~103 SQM

GROUND FLOOR

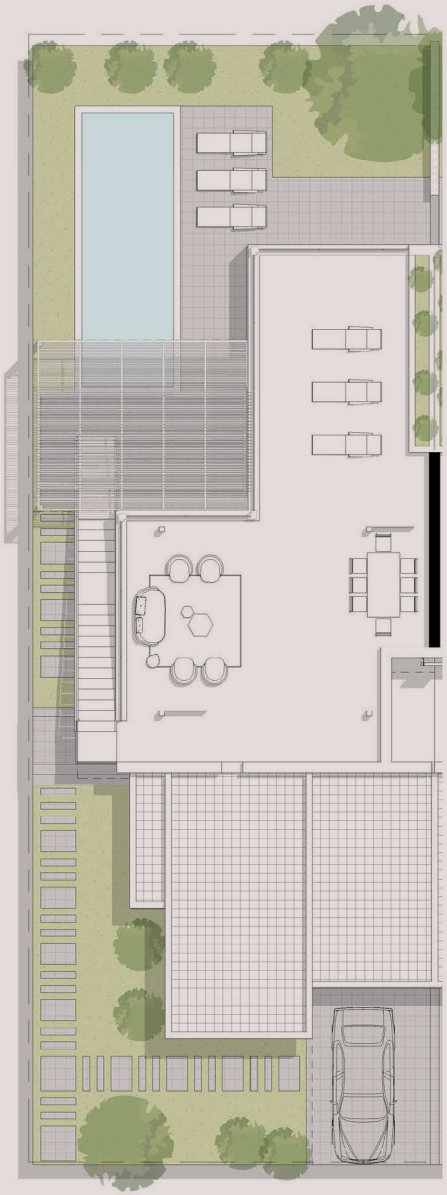
Reception/Dining/Kitchen	8.95m x 4.65m
Master Bedroom 01	3.90m x 3.35m
Master Bathroom 01	2.65m x 1.80m
Master Bedroom 02	3.95m x 3.50m
Master Bathroom 02	3.50m x 1.75m
Bedroom 01	3.60m x 3.50m
Bedroom 02	3.60m x 3.60m
Bathroom 01	2.45m x 2.15m
Maid's Room	2.55m x 2.15m
Maid's Toilet	1.85m x 1.25m



Keyplan



Ground



Roof

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Lagoon Twin House

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Lagoon Twin House Entrance

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Lagoon Twin House Garden

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Unit Code: TWLB

LAGOON TWIN HOUSE

Average Land Area ~222 SQM

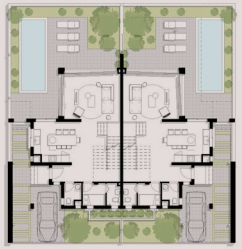
BUA ~185 SQM

GROUND FLOOR

Reception	4.95m x 3.95m
Dining/Kitchen	3.55m x 2.65m
Guest Toilet	1.50m x 1.45m
Maid's Room	2.00m x 2.00m
Maid's Toilet	2.00m x 1.20m

FIRST FLOOR

Master Bedroom	3.95m x 3.30m
Master Bathroom	1.85m x 1.60m
Bedroom 01	4.10m x 3.45m
Bedroom 02	4.05m x 3.40m
Bathroom 01	2.90m x 1.40m
Terrace 01	3.80m x 3.05m
Terrace 02	2.45m x 0.60m



Keyplan



Ground



First

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Lagoon Townhouse

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Lagoon Townhouse Entrance

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Lagoon Townhouse Garden

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Unit Code: THL

LAGOON TOWNHOUSE CORNER

Average Land Area ~228 SQM

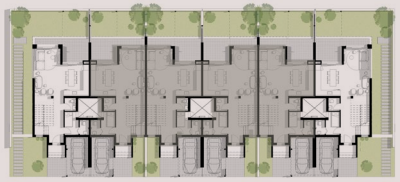
BUA ~170 SQM

GROUND FLOOR

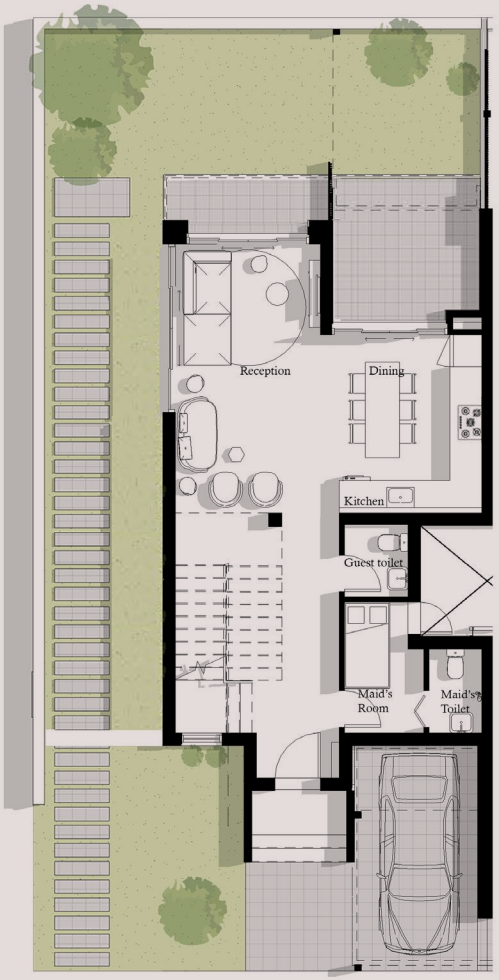
Reception	5.95m x 3.20m
Dining/Kitchen	3.80m x 3.15m
Guest Toilet	1.60m x 1.40m
Maid's Room	2.90m x 1.40m
Maid's Toilet	1.85m x 1.15m

FIRST FLOOR

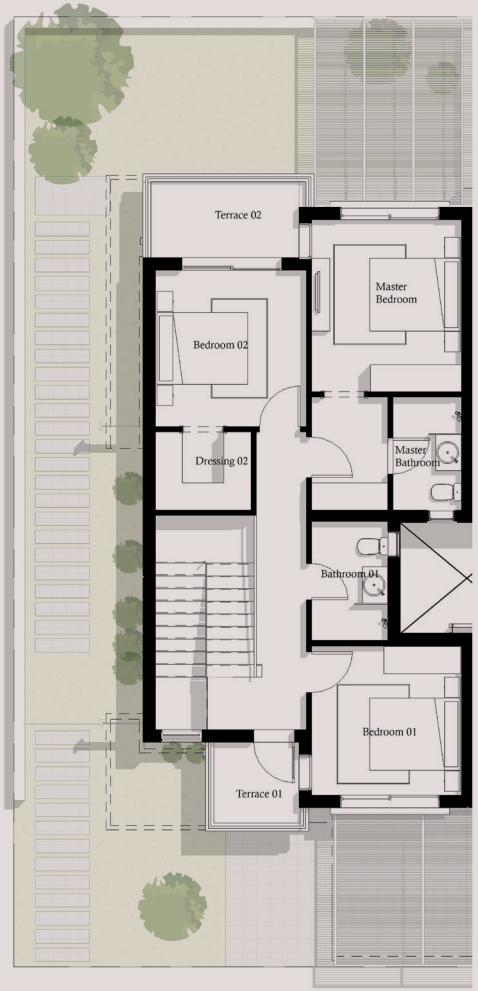
Master Bedroom	3.80m x 3.30m
Master Bathroom	2.50m x 1.50m
Bedroom 01	3.30m x 3.30m
Bedroom 02	3.45m x 3.35m
Dressing 02	2.10m x 1.75m
Bathroom 01	2.65m x 1.70m
Terrace 01	1.90m x 1.80m
Terrace 02	3.30m x 1.70m



Keyplan



Ground



First

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Unit Code: THL

LAGOON TOWNHOUSE MIDDLE

Average Land Area ~155 SQM

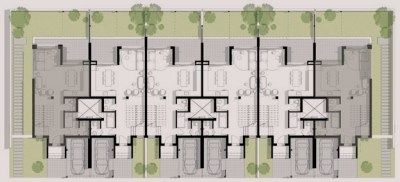
BUA ~169 SQM

GROUND FLOOR

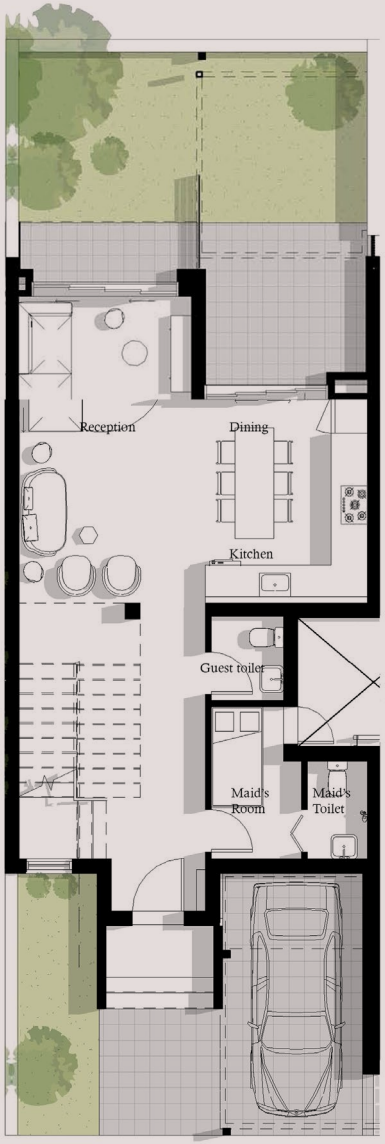
Reception	5.95m x 3.20m
Dining/Kitchen	3.80m x 3.15m
Guest Toilet	1.60m x 1.40m
Maid's Room	2.90m x 1.40m
Maid's Toilet	1.85m x 1.15m

FIRST FLOOR

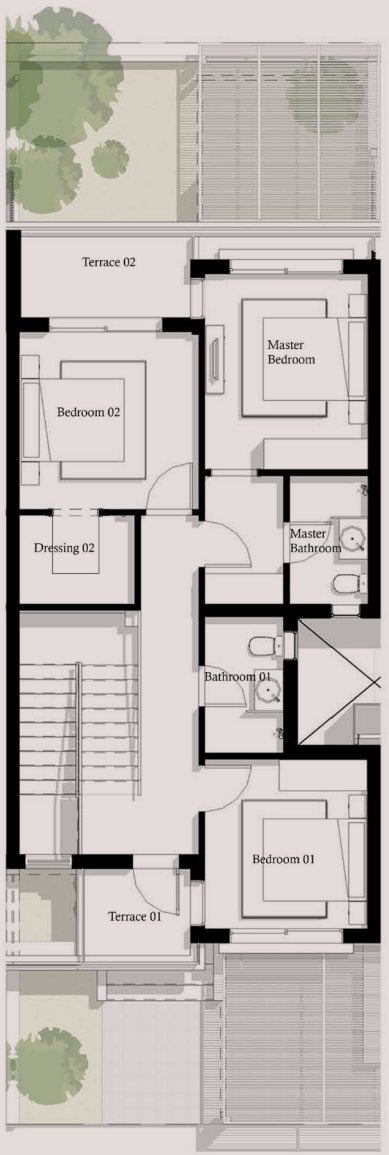
Master Bedroom	3.80m x 3.30m
Master Bathroom	2.50m x 1.50m
Bedroom 01	3.30m x 3.30m
Bedroom 02	3.45m x 3.35m
Dressing 02	2.10m x 1.75m
Bathroom 01	2.65m x 1.70m
Terrace 01	1.80m x 1.80m
Terrace 02	3.20m x 1.70m



Keyplan



Ground



First

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Lagoon Stand Alone Chalet

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Lagoon Stand Alone Chalet Entrance

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Lagoon Stand Alone Chalet Garden

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Unit Code: CLS

LAGOON STAND ALONE CHALET

Average Garden Area ~114 SQM

BUA 110-139 SQM

GROUND FLOOR

Reception/Dining	6.55m x 3.85m
Kitchen	2.85m x 2.00m
Master Bedroom	3.55m x 3.30m
Bedroom 01	3.60m x 3.35m
Bedroom 02	3.55m x 3.35m
Master Bathroom	2.40m x 1.50m
Bathroom	2.40m x 1.50m
Maid’s room	2.55m x 1.90m
Maid’s toilet	1.65m x 1.20m

FIRST FLOOR

Reception/Dining	6.55m x 3.85m
Kitchen	2.85m x 2.00m
Master Bedroom	3.55m x 3.30m
Bedroom 01	3.60m x 3.35m
Bedroom 02	3.55m x 3.35m
Master Bathroom	2.40m x 1.50m
Bathroom	2.40m x 1.50m
Maid’s room	2.55m x 1.90m
Maid’s toilet	1.65m x 1.20m
Terrace	7.55m x 1.30m



Ground



First

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Lagoon Premium Chalet

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Unit Code: CLP

LAGOON PREMIUM CHALET

Average Garden Area ~56 SQM

BUA 84-111 SQM

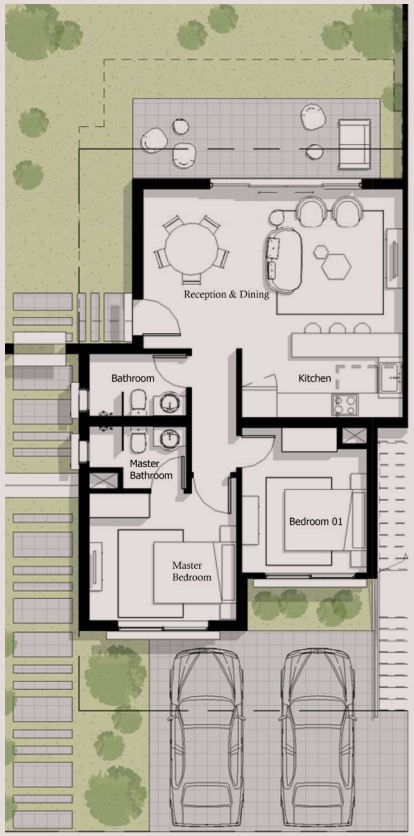
Roof Area ~71 SQM

GROUND FLOOR

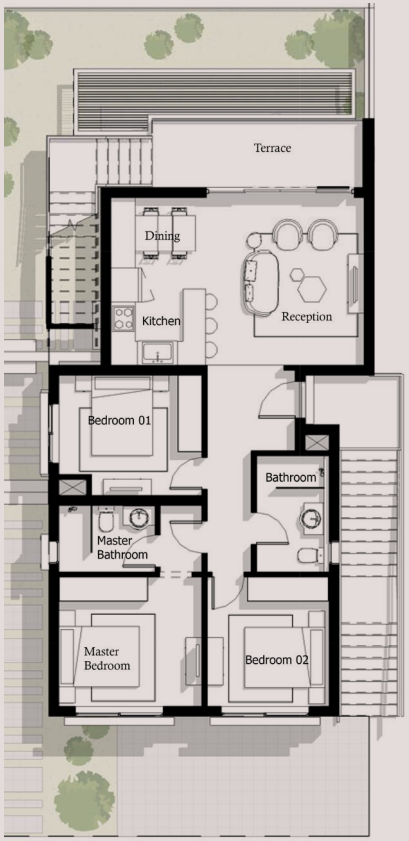
Reception & Dining	6.35m x 3.60m
Kitchen	3.90m x 2.10m
Master Bedroom	3.60m x 3.15m
Master Bathroom	2.35m x 1.05m
Bedroom 01	3.60m x 3.05m
Bathroom	2.35m x 1.55m

FIRST FLOOR

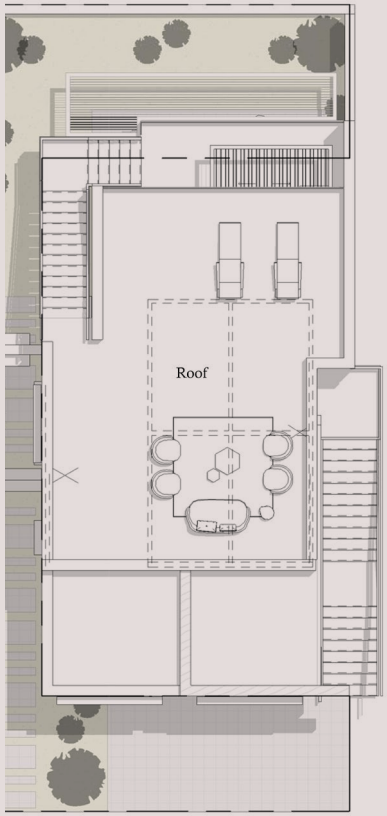
Reception	4.20m x 3.95m
Dining	2.35m x 1.75m
Kitchen	2.45m x 2.35m
Master Bedroom	3.55m x 3.25m
Master Bathroom	2.40m x 1.65m
Bedroom 01	3.00m x 2.75m
Bedroom 02	3.25m x 3.05m
Bathroom	2.90m x 1.80m
Terrace	5.25m x 1.70m
Roof	9.70m x 6.25m



Ground



First



Roof

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Waterfront Chalet 2 Bedrooms

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Waterfront Chalet 2 Bedrooms Entrance

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Waterfront Chalet 2 Bedrooms Garden

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Unit Code: CLA

WATERFRONT CHALET
2 BEDROOMS

Two Bedrooms Type 1

Average Garden Area ~78 SQM

BUA 91-112 SQM

Reception/Dining/Kitchen	6.20m x 3.65m
Master Bedroom 01	3.40m x 3.25m
Master Bathroom 01	2.75m x 1.20m
Bedroom 01	3.65m x 3.25m
Bathroom 01	2.75m X 1.10m
Terrace 01	4.70m X 2.90m
Terrace 02	2.45m X 0.60m
Terrace 03	2.45m X 0.60m



Ground Floor



Keyplan

First Floor



Keyplan

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Unit Code: CLA

WATERFRONT CHALET
2 BEDROOMS

Two Bedrooms Type 2

Average Garden Area ~55 SQM

BUA 87-101 SQM

Reception/Dining/Kitchen	6.15m x 3.65m
Master Bedroom 01	4.05m x 3.40m
Master Bathroom 01	2.65m x 1.50m
Bedroom 01	3.30m x 3.30m
Bathroom 01	2.65m X 1.80m
Terrace 01	3.60m X 2.35m
Terrace 02	2.45m X 0.60m
Terrace 03	2.45m X 0.60m



Ground Floor



Keyplan

First Floor



Keyplan

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Waterfront Chalet 3 Bedrooms

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Waterfront Chalet 3 Bedrooms Entrance

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Waterfront Chalet 3 Bedrooms Garden

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All visual materials, colors and façade are for demonstrative purpose only and subject to change. All private swimming pools, furniture, pergolas and landscaping are for illustrative purpose only and not part of the property.

Unit Code: CLB

WATERFRONT CHALET
3 BEDROOMS

Three Bedrooms Type 1

Average Garden Area ~92 SQM

BUA 114-137 SQM

Reception/Dining	6.00m X 3.55m
Kitchen	1.65m X 1.45m
Master Bedroom 01	3.50m X 3.45m
Master Bathroom 01	2.75m X 1.60m
Bedroom 01	3.50m X 3.40m
Bedroom 02	3.30m X 3.25m
Bathroom 01	2.80m X 1.30m
Terrace 01	4.70m X 2.95m
Terrace 02	2.85m X 0.60m
Terrace 03	2.45m X 0.60m
Terrace 04	2.40m X 0.60m

Ground Floor



Keyplan

First Floor



Keyplan



DISCLAIMER

1. All drawings are not to scale and Actual usable floor space may vary from stated areas.
2. All materials, dimensions and drawings are approximate.
3. The developer reserves the right to make revisions to the floor plan.
4. Information is subject to change without notice

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Unit Code: CLB

WATERFRONT CHALET
3 BEDROOMS

Three Bedrooms Type 2

Average Garden Area ~73 SQM

BUA 106-128 SQM

Reception/Dining	4.55m X 3.45m
Kitchen	2.75m X 2.65m
Master Bedroom 01	3.60m X 3.45m
Master Bathroom 01	2.75m X 1.55m
Bedroom 01	3.40m X 3.30m
Bedroom 02	3.60m X 3.45m
Bathroom 01	2.65m X 1.95m
Terrace 01	7.10m X 2.30m
Terrace 02	2.45m X 0.60m
Terrace 03	2.40m X 0.60m



Ground Floor



Keyplan

First Floor



Keyplan

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2. All materials, dimensions and drawings are approximate.
3. The developer reserves the right to make revisions to the floor plan.
4. Information is subject to change without notice

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Interiors

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DISCLAIMER

All furniture layout (included but not limited to accessories, lighting fixtures, wood work, mirror, shower cabinet, fixed decorative features) and images are for illustrative purpose only, and not included in the finishing.



Interiors

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Interiors

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Interiors

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Interiors

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DEVELOPER

INERTIA

MAIN CONSULTANT
AND ARCHITECTURE
& INTERIOR DESIGNER

AURA
INTERIOR.
ARCHITECTURE.
URBANISM.

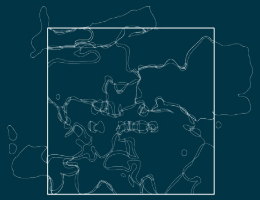
STRUCTURE
& MEP CONSULTANT

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Dr. Mohamed El Adawy Nassef & Associates

SOIL CONSULTANT

CIVECON GROUP
Civil Eng. Consulting Group
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