

الطريق

WAY OF WATER

DUBAI





Facade

## PROJECT OVERVIEW

Project Name: **Eywa – Way of Water**

Location: **Marasi Drive, Business Bay, Dubai, UAE**

Developer: **R.Evolution**

Project Type: **Ultra-luxury wellness-branded residences**

Number of Units: **65 Residences**  
(including 3 Duplexes and 1 Penthouse)

Bedroom Types & Sizes:

**2-Bedroom Residences:** 2,154 – 2,993 sq. ft.

**3-Bedroom Residences:** 4,663 – 4,996 sq. ft.

**3, 4 & 5-Bedroom Duplexes:** 3 units (5,643 – 9,990+ sq. ft.)

**Penthouse:** 1 unit (Approx. 22,900+ sq. ft.)

Ceiling Height:

**Single level:** 3.2 – 3.8m

**Duplex & Penthouse:** 3.2 – 7.6m





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## DESIGN & ARCHITECTURE

**Lead Architect & Interior Designer:** Zane Tetere-Sulce, OAD  
**Lead Consultants:** John R. Harris & Partners

**Form:** The architecture is inspired by a mangrove tree, featuring ceramic roots, coral motifs, and biophilic forms, while also reflecting a decoding of oceanic animals—such as stingrays, turtles, and sea urchins—in both structure and symbolism.

**Design Philosophy:** Guided by the principles of neuroarchitecture and biophilic design, Eywa draws upon the intelligence of nature, the richness of culture, and the continuity of timeless traditions—elements to be safeguarded for generations to come. These are seamlessly interwoven with advanced scientific and technological systems to shape a living experience inspired by the fragile ocean and its unseen rhythms—crafted to enhance human life and shield it from the disturbances of the outside world.





Second amenity floor: turtle nest and crystal garden

## WELLBEING ENERGY SYSTEM

### Crystal Integration:

Over **21,000** kilograms of crystals, including semi-precious stones, are embedded into the structure of the building in the form of a pyramid, and purposefully placed in common-use rooms—such as the lobby and amenity floors—where their energetic properties best align with their function, in accordance with the recommendations of leading Vastu Shastra specialists.

### Crystal Garden:

Located on the amenities floor as a curated energy space

### Benefits:

- Enhances vibrational harmony and mental clarity
- Supports emotional grounding and stress reduction
- Aids in energetic balance and overall well-being

Our water systems are also engineered with sound vibration harmonisation, aligning molecular memory for enhanced energetic restoration.

## CERTIFICATIONS

**LEED Platinum:** Highest sustainability standards

**WELL Platinum:** Mental, physical, and emotional well-being

**WiredScore Platinum:** Future-proof digital infrastructure and connectivity







Duplex living room

## RESIDENCES

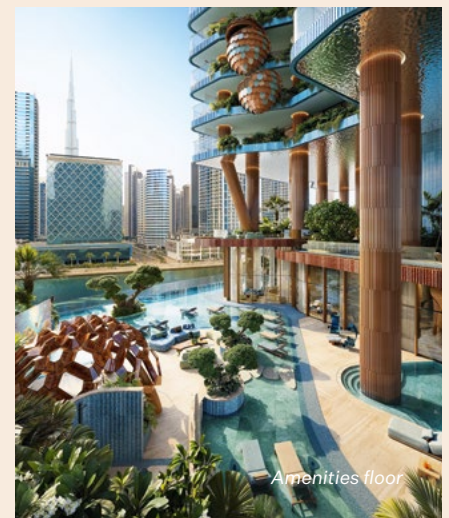
Access: Private lobby with direct elevator access

### Features:

- **EMF protection** in bedrooms, grounded sockets
- Non-toxic, radiation-free sustainable materials
- Mold & fungi resistance
- Smart home systems
- **Premium Finishes:** High-quality finishes throughout the building, including premium plasters and paints. Paints used across all residences are ecological, non-toxic, and produced using 100% renewable energy—safe for health, gentle on the environment, and rigorously third-party certified for sustainability.
- **Kitchen Features:** Australian Paldao cabinetry paired with top-tier appliances from Miele, Liebherr, and Bosch.
- **Bathroom, sanitary wears:** Gessi, Flaminia, Geberit, Emporio, Franke, Elite, Tece, Rexa, Noon & Co, Rexa
- **Expansive terraces** with private pools, waterfalls, and greenery

- **Luxurious stone slab bathrooms** with surfaces that feature a leather-like tactile texture, offering a refined sensory experience.
- **Premium Flooring:** Our floors exemplify elegance and quality, designed to create a seamless and sophisticated living environment:
  - **Shoes-Off Concept:** To preserve the pristine beauty of the interiors, all floors follow a shoes-off policy, ensuring lasting perfection.
  - **Premium Supplier:** Flooring materials are sourced from Foglio d'Oro and MAFI, renowned for their exceptional craftsmanship and durability.
  - **Living and Common Areas:** Beautiful Travertine tiles adorn all shared spaces, offering a timeless, natural aesthetic.
  - **Bedrooms:** Warm, inviting wooden parquet provides comfort and a cozy atmosphere for restful nights.





## AMENITIES

**Total Pools:** 6 (including indoor)

**Signature Wellness Features:**

- Cryo sauna, infrared sauna, herbal sauna, salt sauna, hammam, cold plunge, ice bath, Japanese bath experience
- Meditation labyrinth, crystal garden
- Ayurveda treatment rooms
- Floating fireplace

**Lifestyle Spaces:**

- Tulkun Lounge, (exclusive to Sky Collection)
- Teahouse nest, lounges, library, music lounge
- Exclusive clubhouse, private event space

**Children's Area:** Indoor & outdoor activity areas

**Technology & Innovation:**

- ASG Network Hub
- AI-based wellness management





Sky Collection Amenities floor, Tulkun Lounge

The lobby

## PHILOSOPHY & BRAND PILLARS

**Core Belief:** Homes are living ecosystems that support longevity, vitality, and well-being

**Tagline:** *Ocean around you & Ocean inside you.*

**Developer Ethos:** Science meets soul, blending sustainability, design, regeneration and human experience





Infinity pool

## LOCATION HIGHLIGHTS

**Views:** Widest expanse of the Dubai Canal, with a striking vantage of the iconic Burj Khalifa.

**Proximity:** 10–15 minutes to Downtown, top schools, restaurants, the sea

**Energy Alignment:** Land chosen through Vastu Shastra and energetic studies

## PAYMENT PLAN

*Flexible payment plans available upon request*





Bedroom

## CRAFTSMANSHIP & COLLABORATION

Partnering with 22 of the world's finest luxury craftsmen across finishing, fittings, and detail execution—each bringing exceptional artistry and precision to every element within Eywa.

### FURNITURE



### KITCHEN APPLIANCES

LIEBHERR BOSCH Miele

### RUGS

cc-tapis



ferm

### IRONMONGERY

FORMANI

lualdi

### GYM EQUIPMENT



### SANITARYWARE

FLAMINIA

GEBERIT

GESSI

FRANKE



TECE close to you

W

NOON & CO.

REXA

### LIGHTING



FLOS

LULU AND GEORGIA

VIBIA

PLUS

VINCENT SHEPPARD

### VENTILATION

TRANE TECHNOLOGIES

DEVELOPED BY R•EVOLUTION





Amenities floor. Floating fireplace.

## DEVELOPER OVERVIEW – R.EVOLUTION

**Founded:** 1999

**Experience:** 26+ years; 23 completed projects

**Development Scope:** 2.5M sq. ft. delivered, 5M sq. ft. under development

**Offices:** Dubai (HQ), Riga, Barcelona, Berlin

**Focus:** Ultra-luxury, wellness, and regenerative living

REAL ESTATE

R • EVOLUTION  
DEVELOPER

26 YEARS  
OF WELLTH



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