

Etérea

BY ZOYA

MAJAN

A SOFTER
WAY TO LIVE



W E L C O M E T O

Etérea

BY ZOYA

WHERE LIFE FINDS ITS NATURAL RHYTHM

There is a certain ease that comes from feeling completely at home.

Inspired by the meaning of its name, ethereal, light and quietly timeless, ETÉREA brings together the pulse of the city and the hush of a world tucked just out of sight.

Here, natural light finds its way into every room, spaces unfold like a story, and calm surroundings let you move through your day exactly as you like.



WHERE EVERYDAY FEELS A LITTLE BETTER

The best parts of life are often the simplest ones. Like slow mornings that begin with coffee on the balcony, followed by a workout before the day gets underway. Like afternoons unfolding outdoors, and evenings closing with dinner and easy conversation as the day settles. ETÉREA is designed around these everyday moments.



MADE FOR THE MOMENTS THAT MATTER

For mornings that begin slowly, for little feet running through the room, for afternoons that somehow turn into evenings, and for laughter, quiet conversations and all the moments in between. Room to live. Room to connect. Room to simply be.





FRAMED BY GREENERY,
DEFINED BY ELEGANCE

BEAUTIFUL FROM

EVERY PERSPECTIVE



A LITTLE AWAY FROM THE ORDINARY

There are places that keep you close to the city.
And then there are places that give you a little more room to breathe.
Set in Majan, ETÉREA finds its place within a growing destination
shaped by greenery, connectivity and a sense of space.
A neighborhood where everyday convenience meets a quieter way
of living, with the city never too far away.
Close enough to everything. Far enough to feel like your own.

ETÉREA BY ZOYA

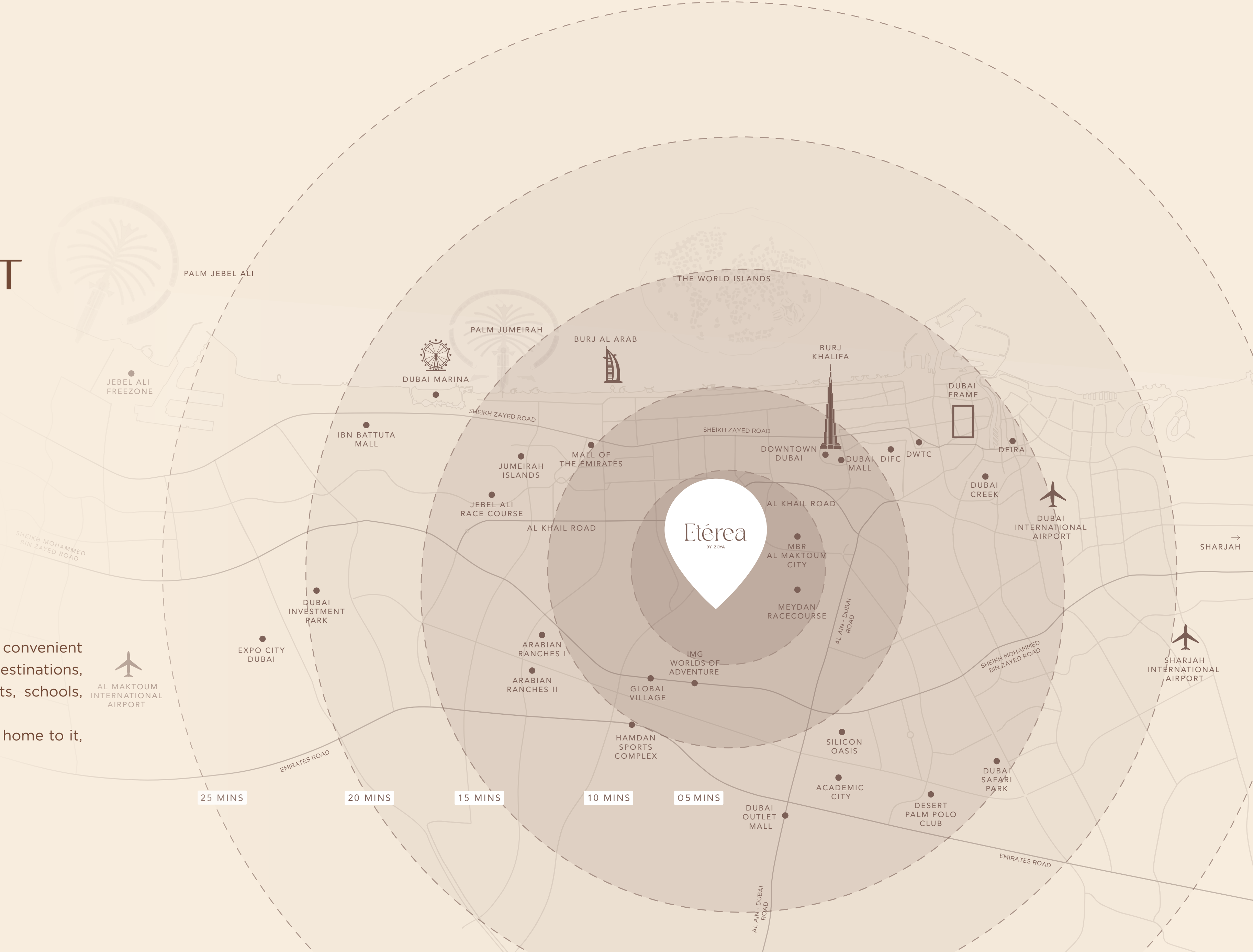


ETÉREA BY ZOYA

CONNECTED TO THE CITY. CLOSE TO WHAT MATTERS.

Strategically positioned in Majan, ETÉREA offers convenient access to Dubai’s major road networks and key destinations, connecting residents to business districts, airports, schools, retail, leisure and everyday essentials.

Whether you’re heading across the city or coming home to it, getting there feels effortless.





MORE OF THE CITY.
LESS TIME GETTING THERE.

03

MINUTES
GLOBALVILLAGE

05

MINUTES
IMG WORLDS
OF ADVENTURE

10

MINUTES
MIRACLE GARDEN

15

MINUTES
DUBAI
HILLS MALL

18

MINUTES
MALL OF
THE EMIRATES

20

MINUTES
DOWNTOWN
DUBAI

20

MINUTES
DUBAI MALL &
BURJ KHALIFA

25

MINUTES
DUBAI INTERNATIONAL
AIRPORT

30

MINUTES
DUBAI MARINA

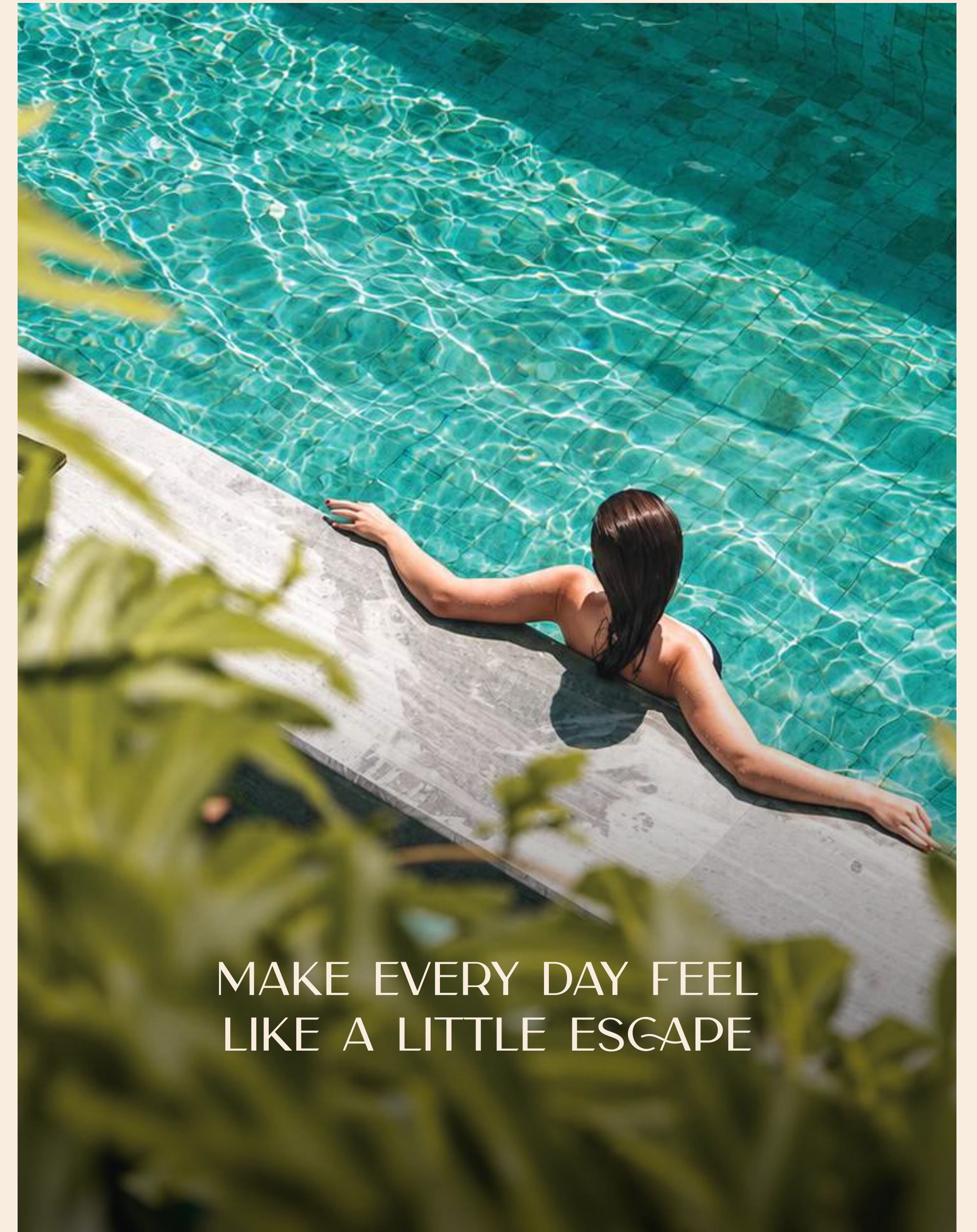
ETÉREA BY ZOYA

A HOME THAT FLOWS WITH YOUR LIFE

Step inside and discover spaces designed around the way modern life unfolds. Thoughtful layouts create an easy flow between living, dining and private spaces, while expansive windows bring natural light deep into the home. Contemporary finishes add warmth and refinement without compromising comfort.

Every space has a purpose. Every detail has a place.





MAKE EVERY DAY FEEL
LIKE A LITTLE ESCAPE



ZOYA

Etérea

ETÉREA BY ZOYA



Etérea
BY ZOYA

ETÉREA BY ZOYA

LOBBY

FIRST IMPRESSIONS, BEAUTIFULLY DESIGNED

There is something special about arriving somewhere that immediately feels like it belongs to you.

Warm textures, refined finishes and thoughtful details come together to create a lobby that feels welcoming from the moment you walk through the door.

LOBBY



ETÉREA BY ZOYA



WELLBEING, WOVEN INTO EVERYDAY LIFE

A workout before the day begins, a quiet stretch in the morning, a swim in the afternoon, a few peaceful minutes with nowhere else to be. ETÉREA brings together spaces for movement, mindfulness and relaxation into your everyday rhythm.





YOGA DECK



ROOFTOP POOL

WHERE COMFORT COMES NATURALLY

Soft textures. Warm light. Thoughtful details. Everything comes together to create interiors that feel refined without ever feeling formal, giving you a place to unwind, reconnect and settle into the moment.



3 BHK LIVING ROOM



3 BHK KITCHEN





3 BHK BEDROOM



ROOM FOR LITTLE MOMENTS

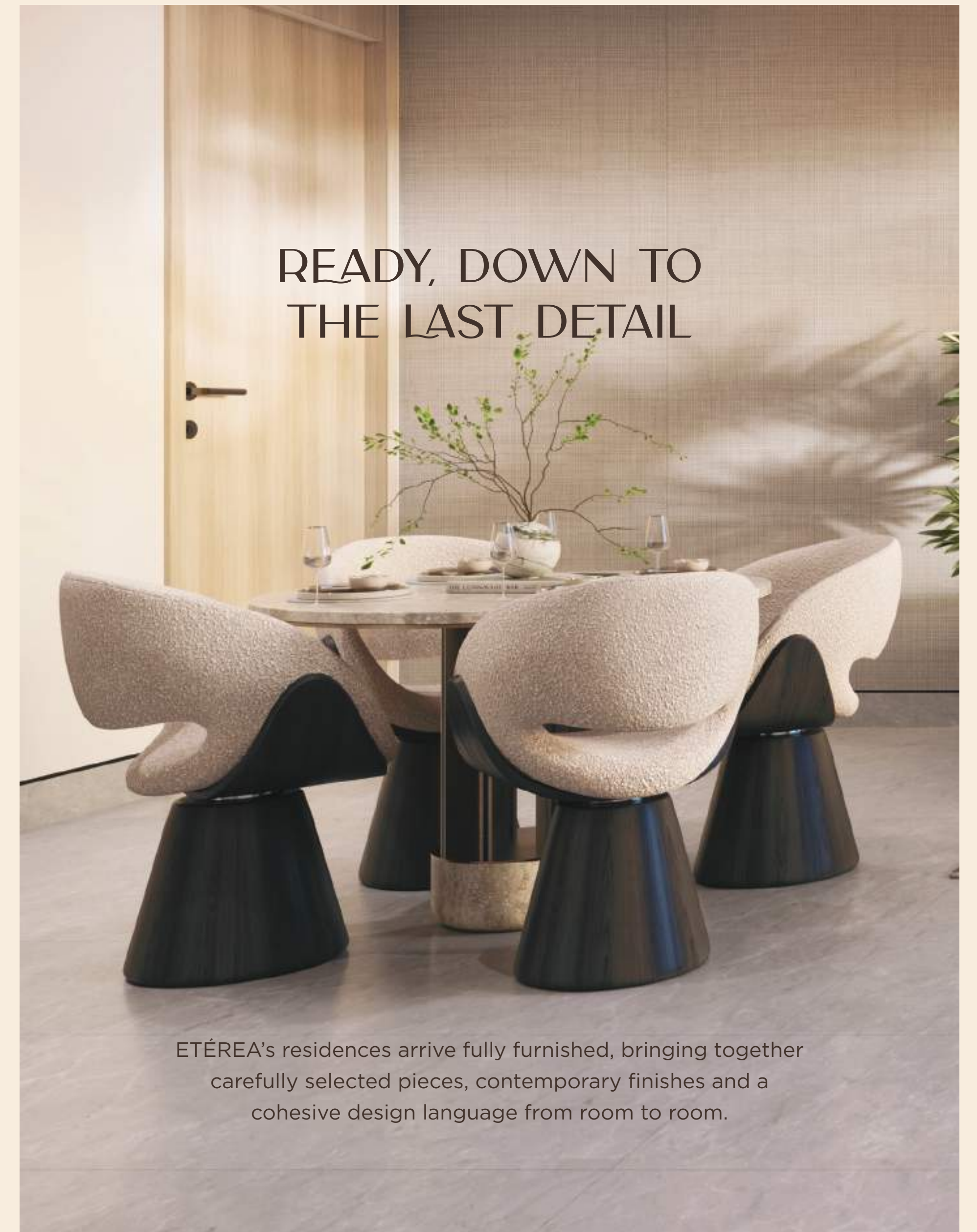
For games that go on a little longer, for stories made up as they happen, and for afternoons spent together with nowhere else to be. Because the moments that stay with us aren't always the big ones. Sometimes, they're simply the ones we had room to enjoy.

3 BHK BALCONY





2 BHK LIVING ROOM



READY, DOWN TO
THE LAST DETAIL

ETÉREA's residences arrive fully furnished, bringing together carefully selected pieces, contemporary finishes and a cohesive design language from room to room.



2 BHK KITCHEN



2 BHK BEDROOM





EVERY SPACE, MADE TO FEEL LIKE HOME

1 BHK LIVING ROOM



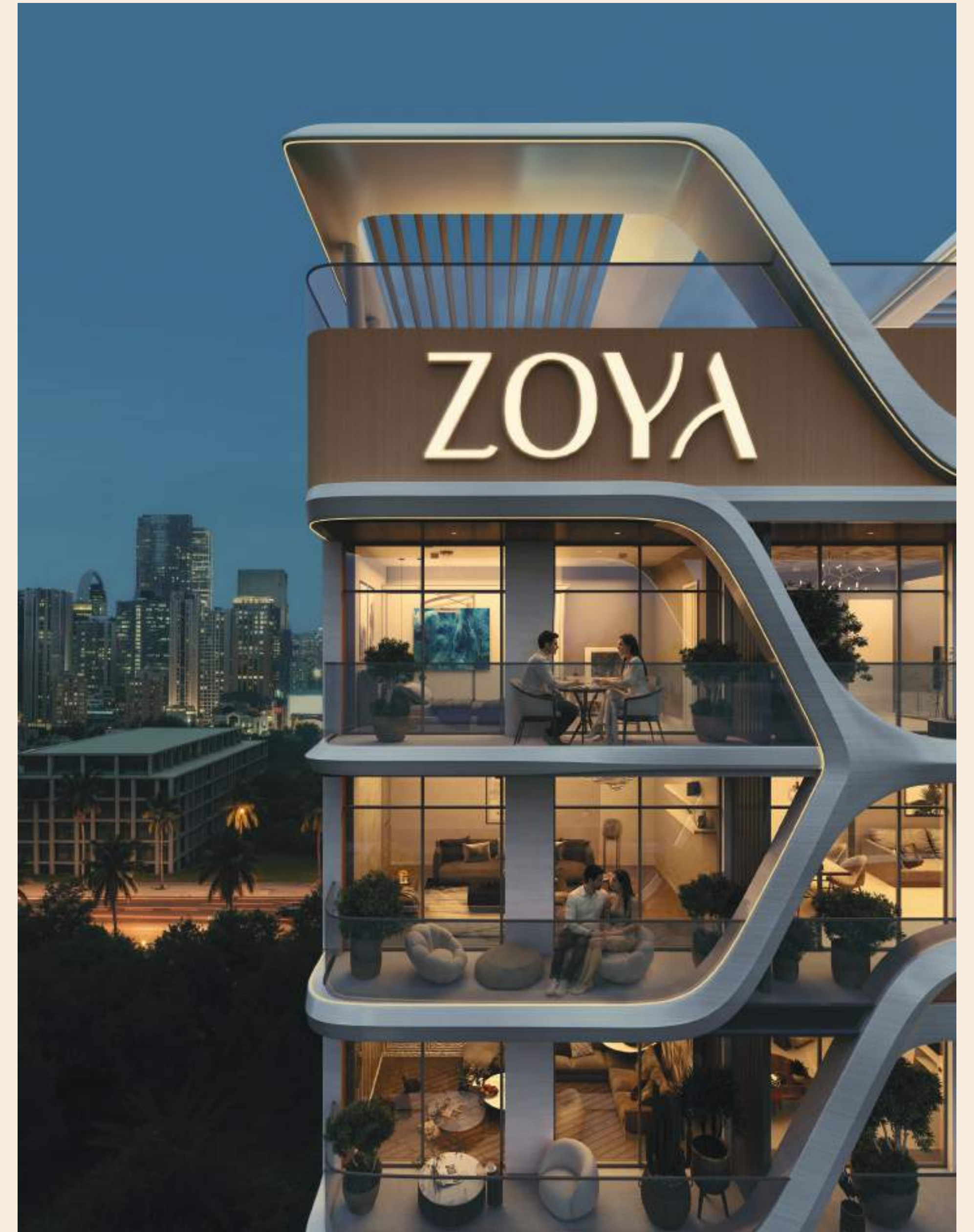
A couple is sitting on a modern, light-colored sofa on a rooftop terrace. The man is wearing sunglasses and a light blue shirt, and the woman is wearing sunglasses and a white tank top. They are both smiling and looking towards the right. The terrace is furnished with two armchairs, a small round table, and a large potted plant. The background shows a vast city skyline with many skyscrapers, including the Burj Khalifa, under a clear blue sky. The foreground shows a lush green landscape with palm trees and a modern building.

THE CITY, FROM A QUIET DISTANCE

Up here, the pace feels different.
The city stretches out before you, while greenery surrounds the
spaces closer to home. A place to gather, unwind, or simply sit back
and take it all in.



MAKE TIME FOR
THE FINER THINGS

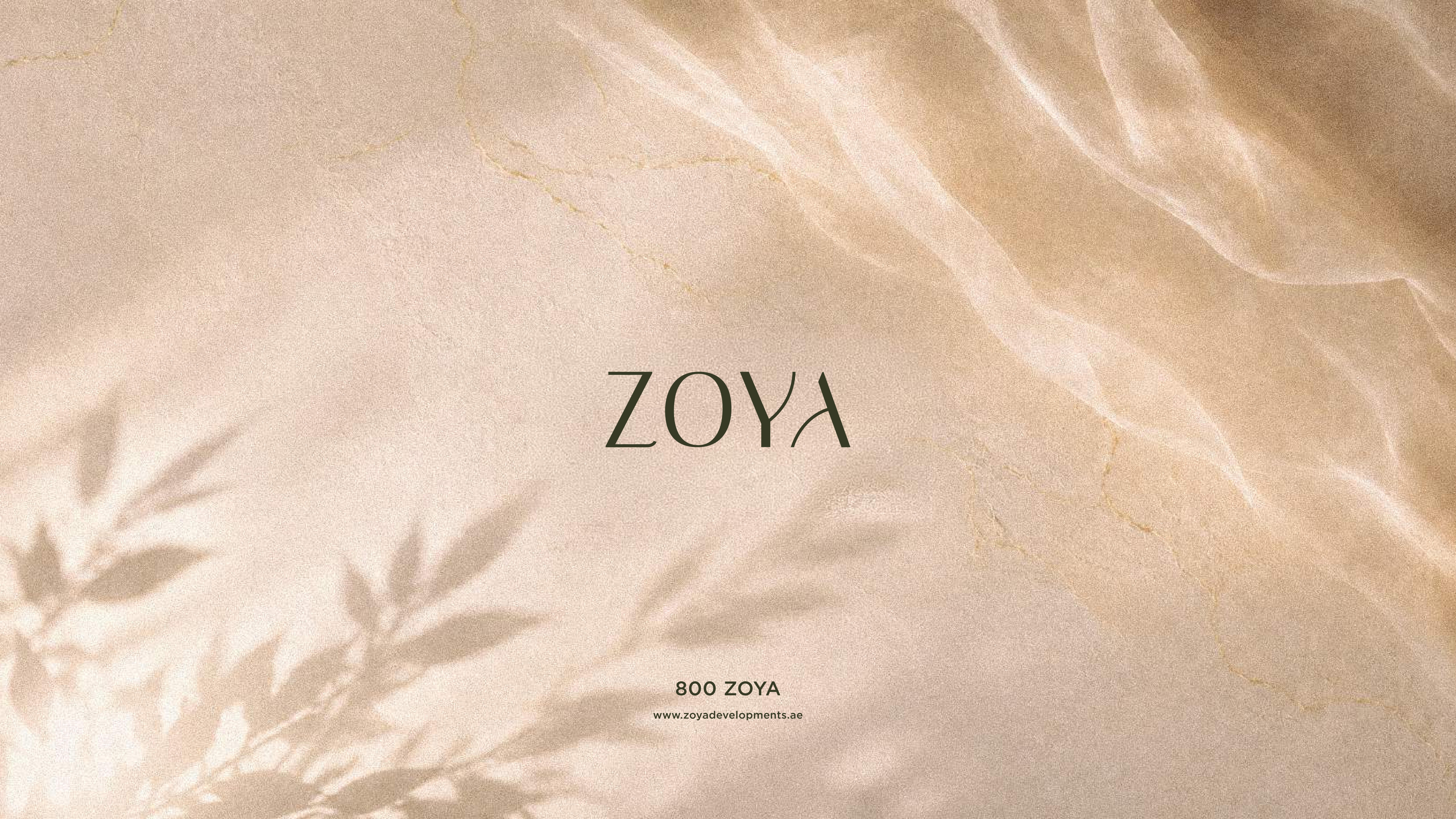


ETÉREA BY ZOYA

A high-angle, warm-toned photograph of a man with curly hair and a beard, wearing a black t-shirt and dark pants, sitting on a light-colored, textured sofa. He is leaning back with his left arm resting on the sofa's backrest and his right hand holding an open magazine. The scene is bathed in soft, golden light, creating a cozy and intimate atmosphere. A dark, modern coffee table is partially visible in the upper right corner.

COME HOME TO A LIFE DESIGNED AROUND YOU

ETÉREA BY ZOYA

The background of the entire image is a close-up of a white, wrinkled fabric, possibly a bedsheet or a towel, which is draped and folded in various ways. In the bottom-left corner, there is a soft, out-of-focus shadow of a plant with long, slender leaves, likely a palm frond, cast onto the white fabric. The lighting is warm and natural, creating a serene and clean atmosphere.

ZOYA

800 ZOYA

www.zoyadevelopments.ae