

ÉLANORA  
BY ZOYA

Quietly  
Exceptional



Every Break of Dawn  
Holds a Spectacle,



Some quiet, some exceptional,  
and each worth its rise.



## THE FIRST LIGHT

Dubai & DIC



## A NEW DAWN

Élanora by Zoya



## THE AURORA

The Residences



## THE TWILIGHT

The Lifestyle



## THE LUMINA

Zoya

A person is shown from behind, standing in a dark room and pulling open sheer, light-colored curtains. The person's silhouette is dark against the bright light coming through the window. The light creates a warm, golden glow and casts long, soft shadows on the curtains. The overall mood is serene and hopeful.

# The First Light

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# The Ray of Possibilities

## Dubai

Dubai is the first ray of possibility: a city that nurtures nature, cultivates business and crafts generational lifestyles; inviting global citizens to arrive, invest, and build lives that endure and prosper.

# Why Dubai?

## 240 destinations

A globally apt strategic location

## Investor-first

Regulations that put the investor at the forefront

## Tax-free

100% foreign ownership in freehold neighbourhoods

## Golden Visa

10-year residency in the safest city in the world

## Auspicious yield

Attractive rental yields of 5–11%

## Mega capital appreciation

Off-plan properties with 20–30% appreciation (3–5 years)



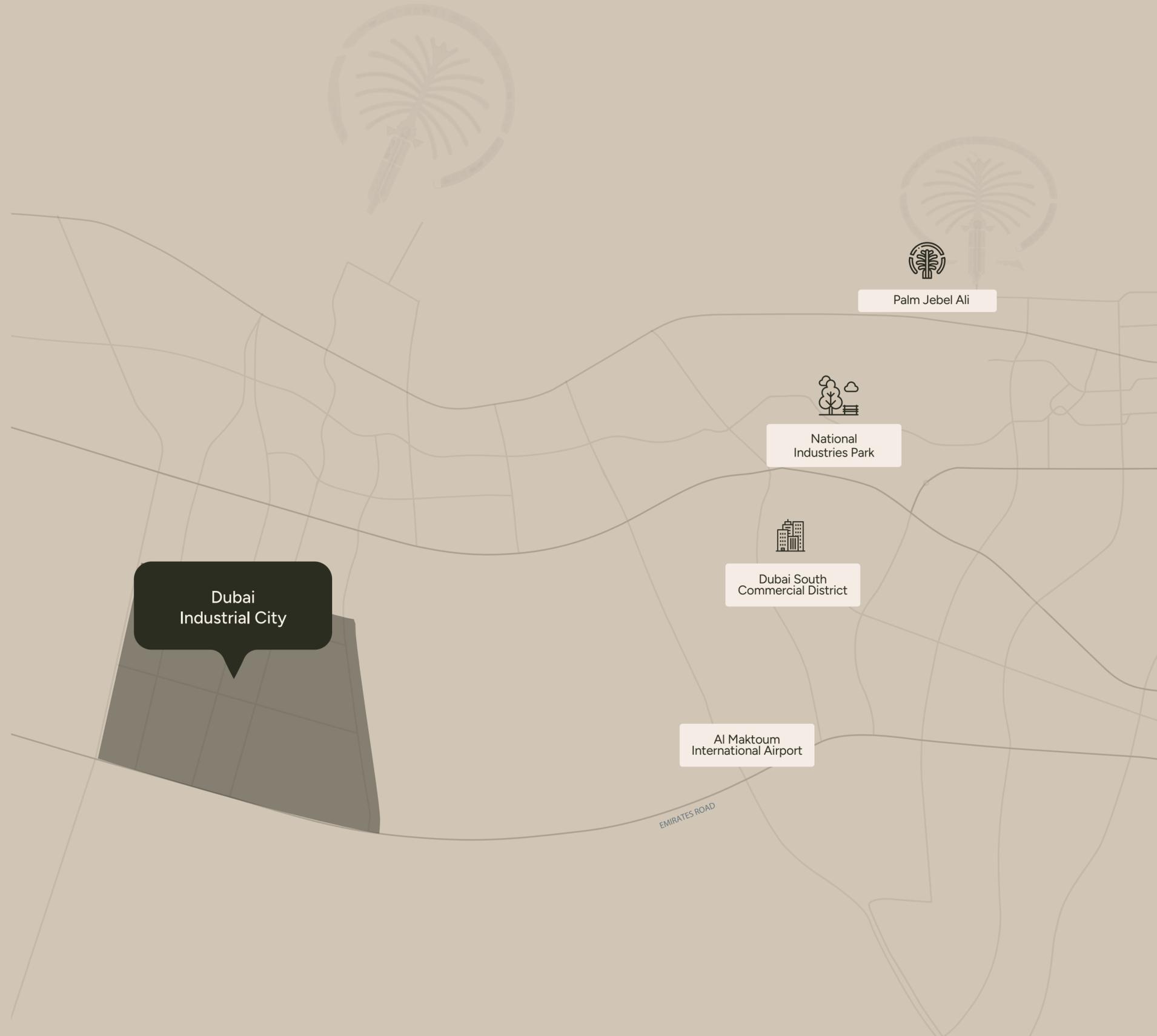
# A New Beginning

DIC | Dubai Industrial City

Dubai Industrial City is reimagined as a place of potential, unfolding into the new way forward for Dubai. From the revered Palm Jebel Ali promising Dubai's bling up close, to a sustainable, connected community in house - followed by a short drive to Dubai Parks & Resorts.

It's linked to the UAE's newest marvel, the Al Maktoum International Airport(DWC), right next to an upcoming Golf District, lush with greeninfrastructure and future-ready services, and ready to usher refined living forward.

# Dubai Industrial City



# Community Highlights



- ◆ Dubai's new hotspot - Golf District, Palm Jebel Ali, Dubai Parks & Resorts + more
- ◆ Easy access to Sheikh Mohammed bin Zayed Road
- ◆ Family-friendly and fur-friendly neighbourhoods
- ◆ Proximity to Al Maktoum International Airport (DWC) for global connectivity
- ◆ Open-spanned views and a sense of horizon

# A New Dawn



A Life That's  
Quietly Exceptional,  
Everyday.



## Élanora by Zoya

This is Élanora by Zoya, a collection of boutique residences where stillness of light and exceptional experiences collide in quiet harmony.

Situated in up and coming Dubai Industrial City, Élanora is that rare community where beauty and refined lifestyle is not only seen but felt.

# A choir of light, space, and poise

**Élanora** is where three elemental notes come together in a single movement.

Light that composes the moment, space that honours movement, and poise that holds each detail with deliberate restraint. Together they form the quiet architecture of refined living.





## Light

Edge to edge glass frames the day. Our façades and voids are designed to welcome natural light first, crafting interiors that change with the sun and always feel generous, calm and optimistic.



## Space

Open-plan layouts allow rooms to breathe. Each residence prioritises usable volume, fluid transitions and considered sightlines so that living feels effortless and expansive without excess.



## Poise

Fully furnished residences arrive resolved. Thoughtful finishes, elevated ceiling heights and solar-powered systems both elegant and practical.





Beyond the calm dunes,  
brews an exceptional way of living.

where Élanora writes its first paragraph in glass, stone  
and warm light...

# Situated in Dubai's newest chapter of living.

In Dubai Industrial City, Élanora does not imitate the city that came before. It defines what comes next — a refined residential landmark for those who value time, space and first-mover distinction.

- 8 minutes — Sapphire Mall
- 14 minutes — IMG Worlds of Adventure
- 10 minutes — Al Maktoum Intl. Airport (DWC)
- 10 minutes — Expo City Dubai
- 20 minutes — Palm Jebel Ali
- 25 minutes — Dubai Festival Plaza
- 28 minutes — Ibn Battuta Mall
- 30 minutes — Dubai Marina Mall
- 30 minutes — Al Marmoom Lakes & Reserve
- 38 minutes — Palm Jumeirah
- 42 minutes — Yas Island Abu Dhabi
- 44 minutes — Downtown Dubai





ZOYA

ZOYA

# The Aurora



Designed for  
Connection, Calm,  
and Mindful Living.



## The Residences

Our fully furnished studios and one-bed residences are meticulously proportioned, where architecture welcomes light before spectacle; materials are warm, finishes considered, and every detail resolves into an effortless, elevated calm.

# Revel in the Comforts of Life.

## THE INTERIORS

At Élanora, the interiors are quietly premium.

A pulse runs through every room with dune-inspired textures, sunlit volumes, considered joins and furnishings that bind people, purpose and place with an inviting, tactile warmth.



# The Interiors

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# The Twilight



For the body,  
mind, and spirit.



## The Lifestyle

There is no complete dawn without the softening of twilight; life, too, needs its pause. At Élanora, the day is composed for the senses. It's easy on the eyes, breathable and warm. This is where you belong, move, and rest.



The locale encourages active living and discovery; long drives into the desert, weekend picnics, equestrian mornings or calm evenings at the club. Living here feels intentional: familiar, curated and quietly expansive.

# Community Amenities

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Solar Panels

Green Community  
Planning

Future-First EV  
Charging Stations



# Amenities at the Rooftop

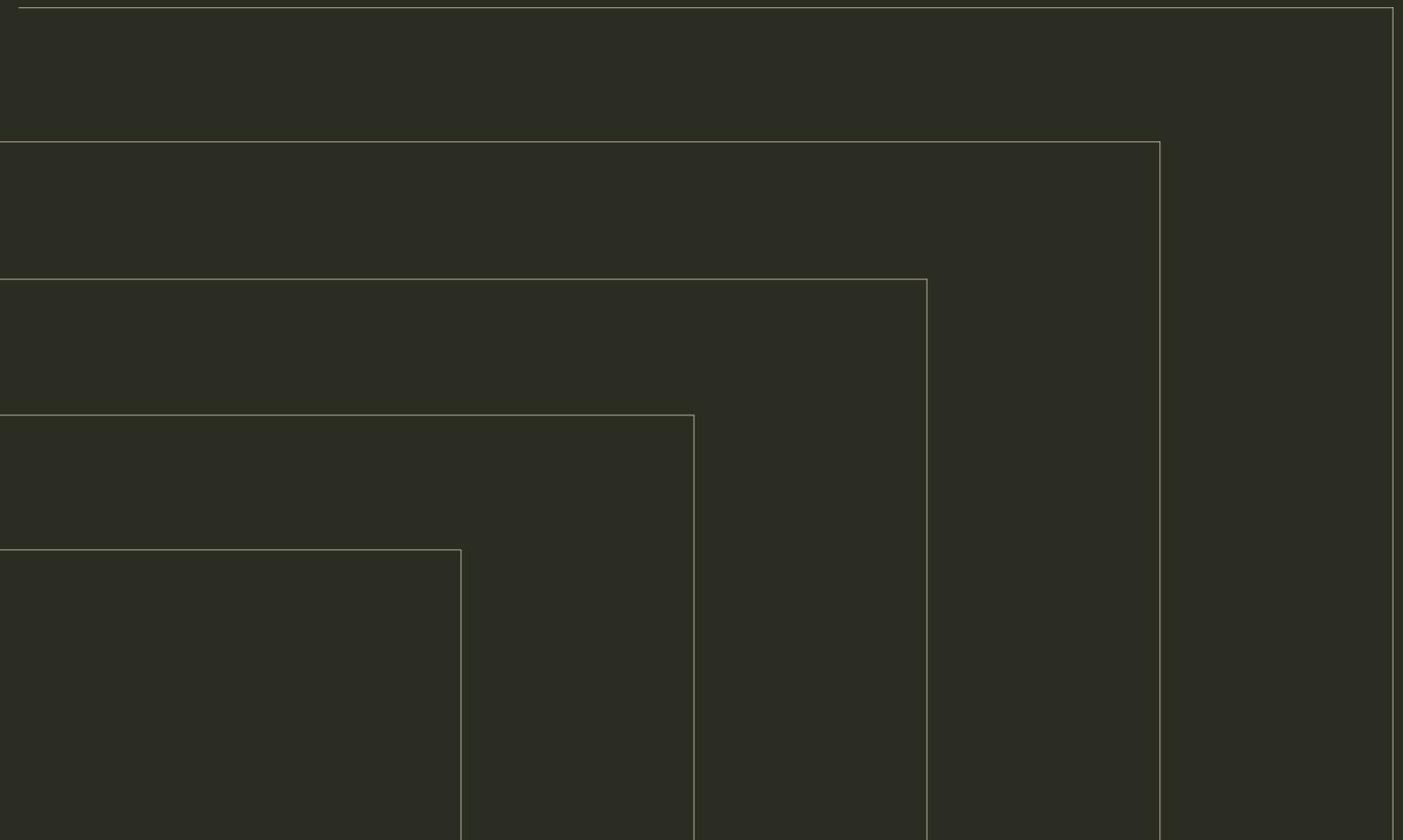
Open Swimming Pool

Water Bed

Outdoor Seating

Landscape Area

Business Centre





Open Swimming Pool

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# Water Bed

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# Outdoor Seating

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# Landscape Area



# Business Centre



# Amenities at the First Floor

Open Swimming Pool

Outdoor + Indoor Gymnasium

Running Track

Outdoor Seating Area



# Indoor Swimming Pool



Outdoor + Indoor Gymnasium



Running Track

# Outdoor Seating Area

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# The Élanora State of Mind

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# Project Details



## ÉLANORA BY ZOYA

- 📍 Dubai Industrial City, Dubai
- 🏠 Fully-Furnished Studio & One-Bed Apartment Residences
- 🕒 Off-Plan



# THE LUMINA

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# From the curators of the exceptional

With over a decade of experience in the UAE, Zoya Developments continues to shape modern communities that blend architectural precision with everyday comfort. Each project reflects Zoya's commitment to design excellence, functionality, and contemporary living.

Built on values of transparency, innovation, and sustainability, Zoya creates developments that go beyond housing, crafting spaces where people feel connected, inspired, and at home.

**16+ YEARS**

of successful experience  
in real estate industry

**100,000+ UNITS**

delivered in the last  
decade & more

**AED 2 BILLION+**

invested in shaping  
the future of UAE



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