



Siana

BY ZOYA

DUBAI INDUSTRIAL CITY



**A Royal Expression
of Contemporary Living**

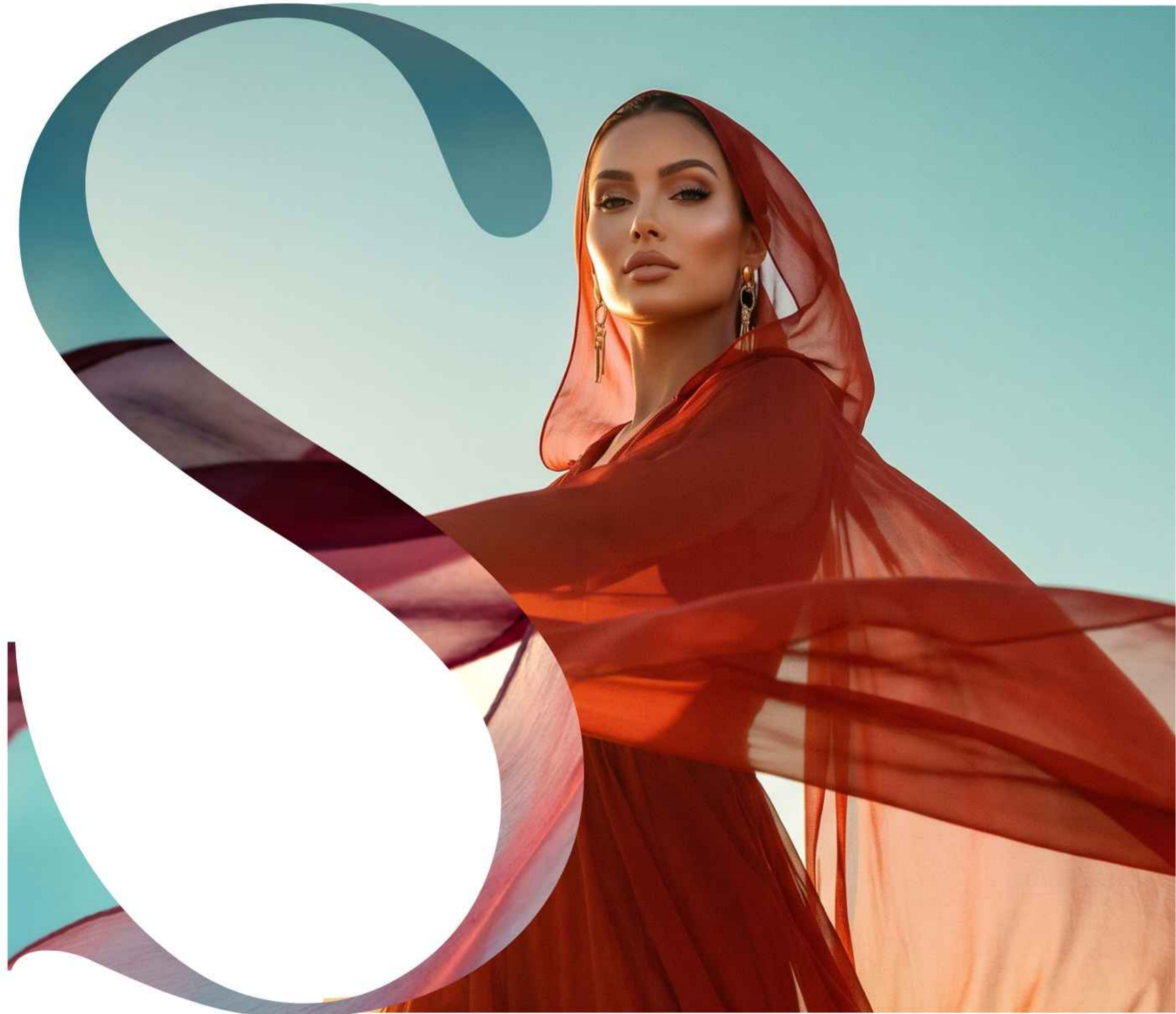


WELCOME TO

Siana

The Dawn of Graceful Living

Inspired by a name synonymous with elegance and timeless beauty, Siana is envisioned as a refined residential destination where contemporary living is elevated by thoughtful design, lasting quality, and a sense of quiet prestige.



Your Story Starts Here

More than a place to live, Siana is a destination shaped by elegance, purpose, and enduring value, offering a residential experience that feels both distinctive and deeply personal.





Designed

Around Life



A woman with long, dark hair, wearing a black one-piece swimsuit and gold hoop earrings, is sitting on the edge of a swimming pool. She is looking upwards with her eyes closed, appearing to be in a state of relaxation or meditation. The background is a lush tropical garden with large green leaves and palm trees. The lighting is warm and golden, suggesting late afternoon or early morning. On the left side of the image, there is a large, stylized graphic element consisting of overlapping circles in shades of teal, white, and maroon.

Luxury Crafted

Around Every Desire

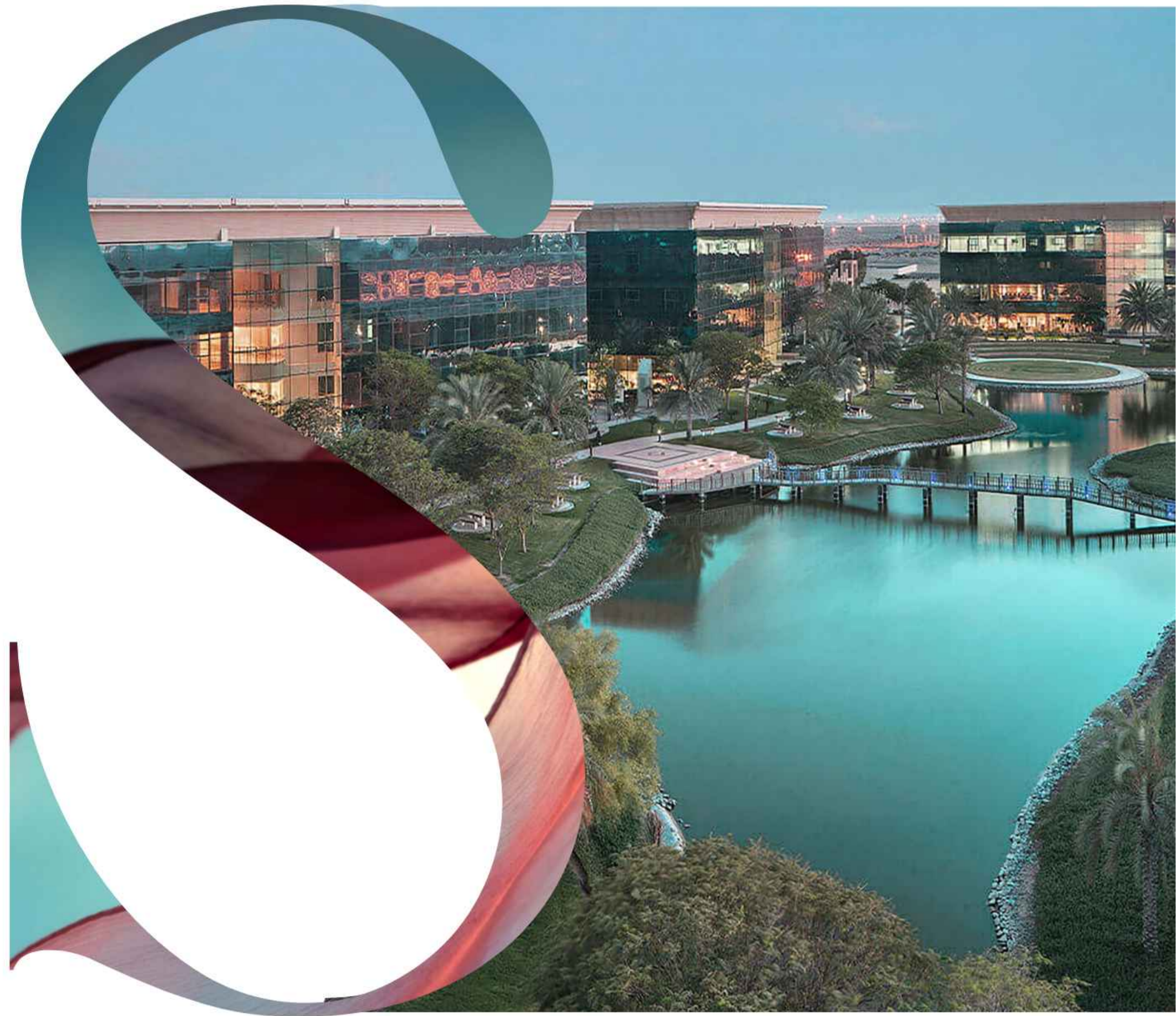
ZOYA

A Vision of Distinction



A New Chapter Coming to You

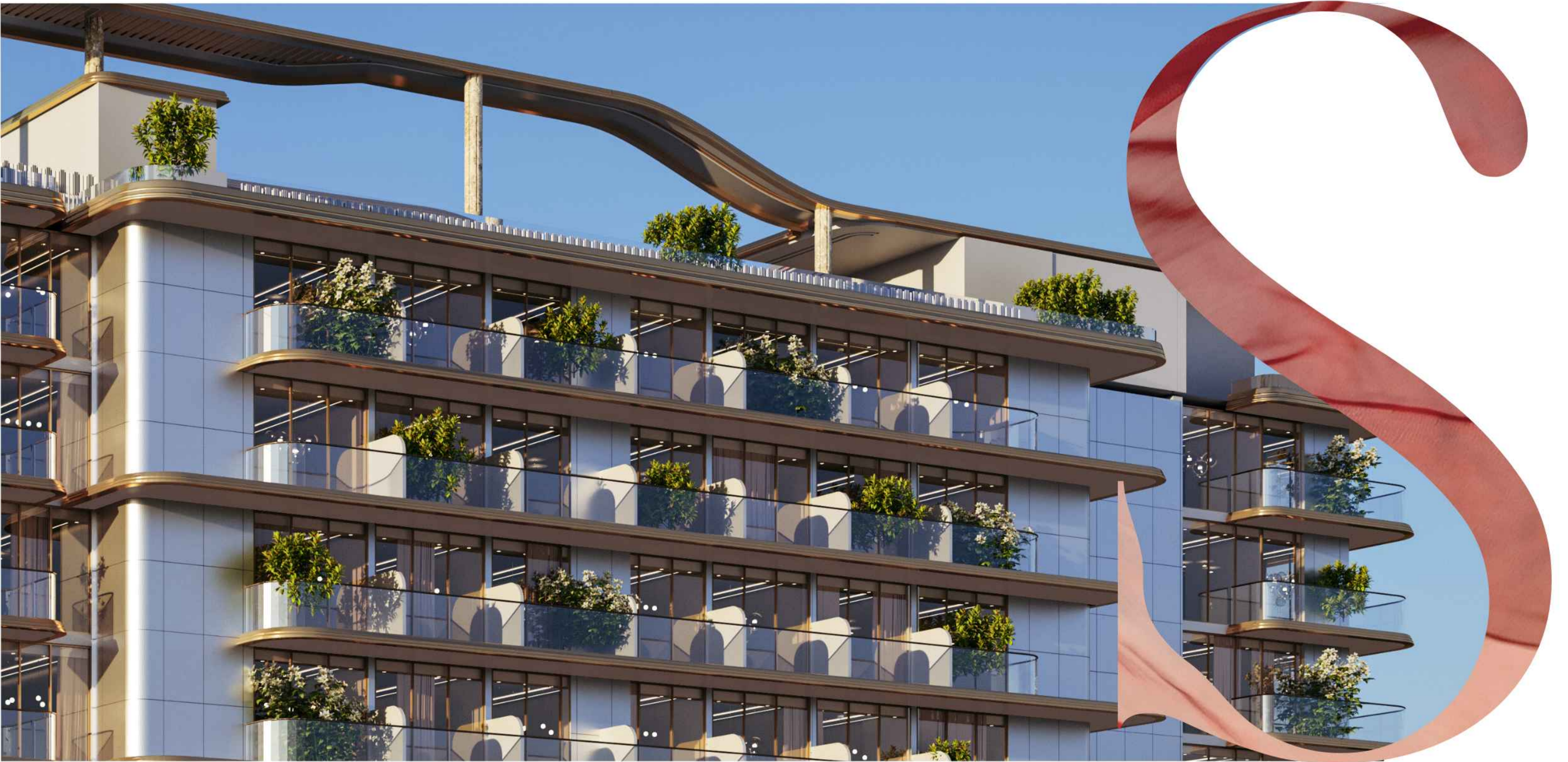
Set within Dubai Industrial City, Siana occupies a strategic location in one of Dubai's emerging growth corridors, offering residents the opportunity to be part of a vibrant future while enjoying the comforts of a carefully crafted home.



A woman with dark hair tied back is sitting in a meditative lotus position on a light-colored rug in a bedroom. She is wearing a white sports bra and light-colored leggings. Her hands are pressed together in a prayer position (Anjali Mudra) at her chest level, and her eyes are closed. The room is softly lit by natural light from a window with white curtains behind her. To her left is a bed with white linens and a wooden headboard. A wooden nightstand holds a lamp with a white shade, a small potted plant, and a candle. To her right is a large, leafy green plant in a woven basket. The overall atmosphere is calm and serene.

Grace,

Reimagined







Designed for What Comes Next

Blending connectivity, convenience, and sophistication, Siana is designed for those who seek more than a residence, becoming a place that reflects their aspirations and evolves alongside the city around it.

Living, Exalted

by Amenities

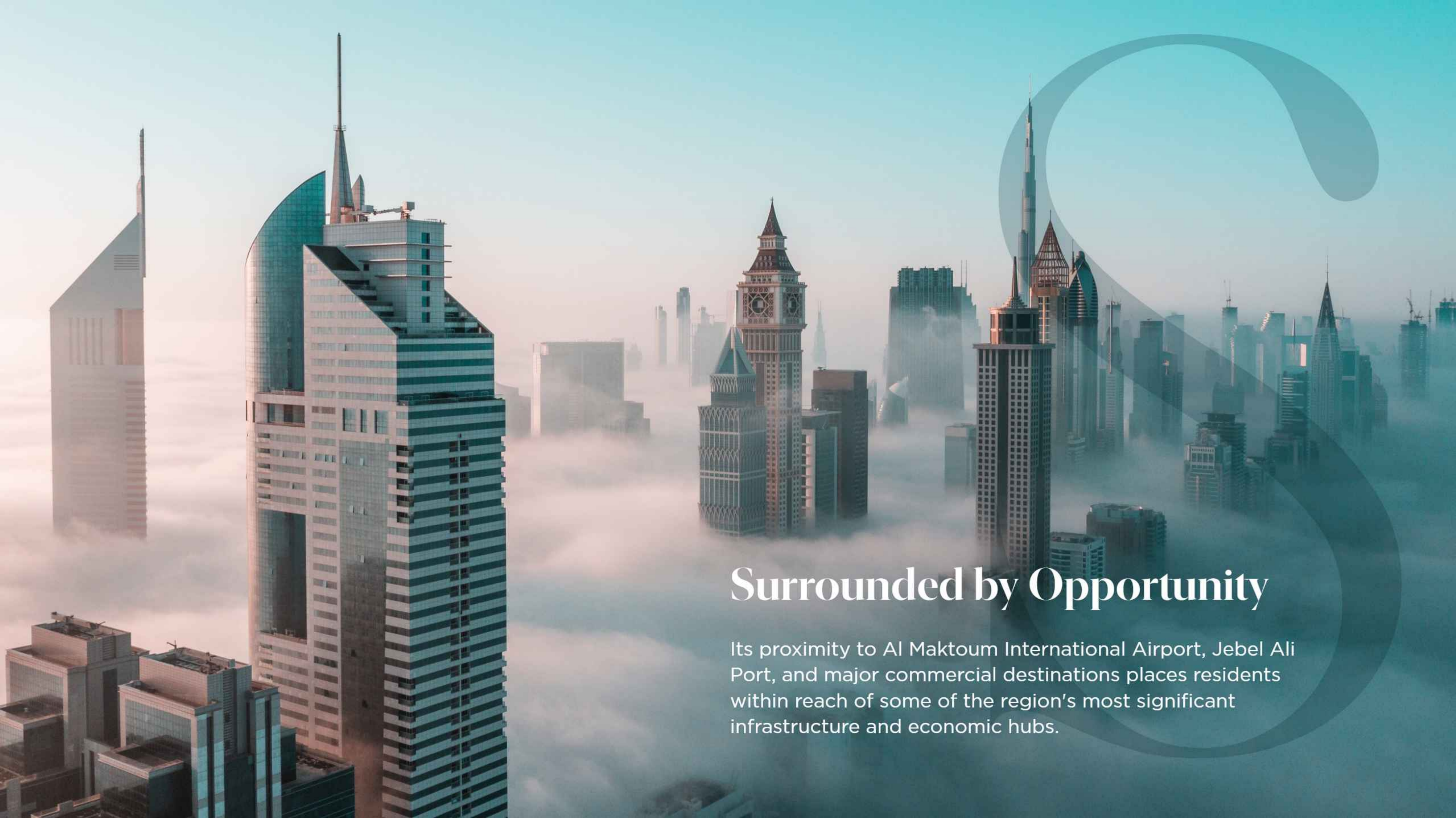




At the Heart of Dubai

Located within Dubai Industrial City, Siana is positioned at the center of a district shaped by innovation, investment, and long-term development, making it an address connected to Dubai's future ambitions.



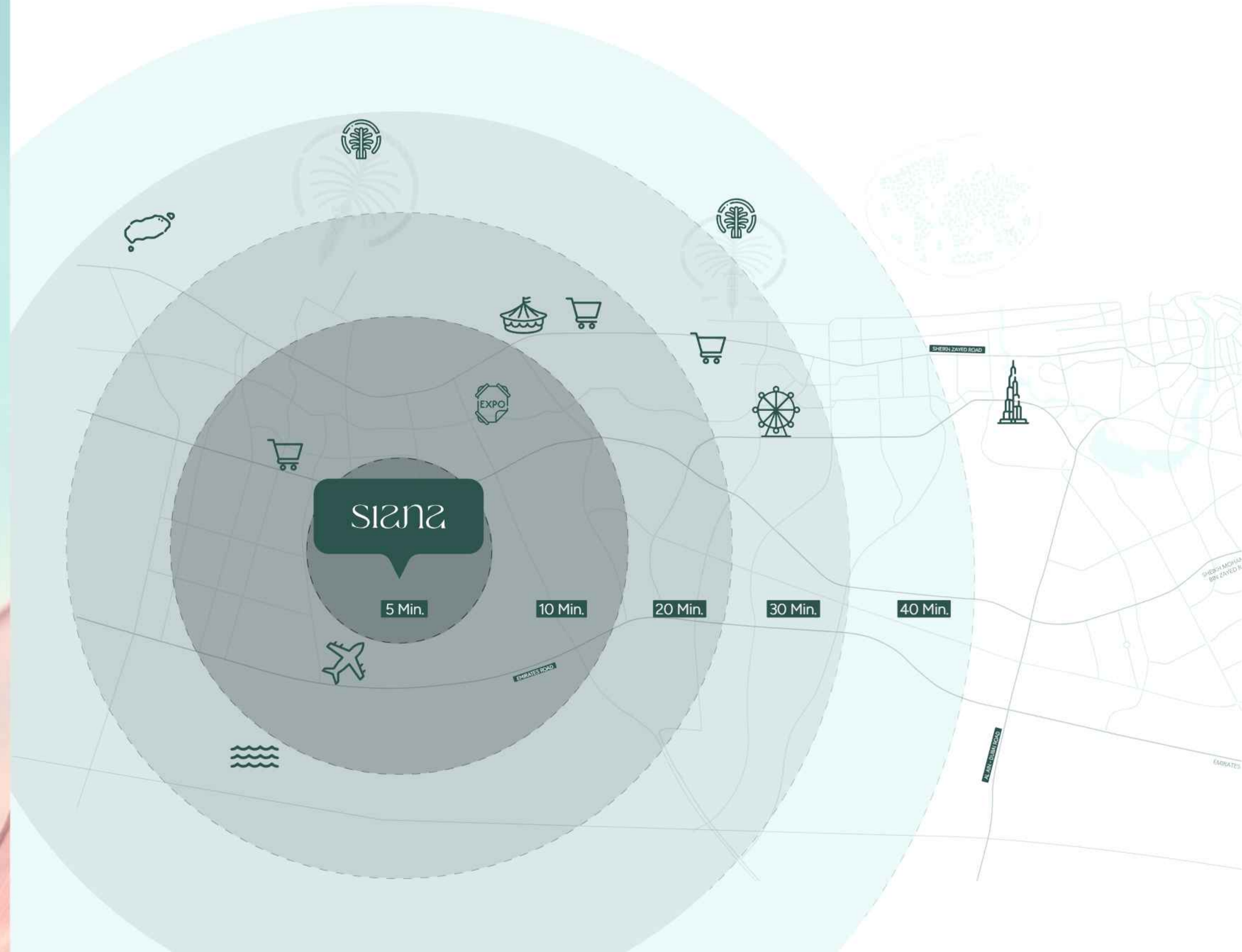


Surrounded by Opportunity

Its proximity to Al Maktoum International Airport, Jebel Ali Port, and major commercial destinations places residents within reach of some of the region's most significant infrastructure and economic hubs.

Area Highlights

- Prime location in **Dubai Industrial City**, one of Dubai's fastest-growing districts
- Minutes from **Al Maktoum International Airport (DWC)**
- Close proximity to **Jebel Ali Port** for global sea freight access.
- Direct access to **UAE's national railway network**
- Immediate connectivity to **Emirates Road**.
- Easy reach to key **business & logistics hubs**.
- Aligned with **future infrastructure developments** for long-term value.





Infinity Pool







Kids' Playground

**Where Every Family Moment
Finds Its Perfect Setting**





Create Family

Memories Forever



Outdoor Cinema





Gym

BRANDS & FEATURES

SIEMENS



FULLY
FURNISHED



DIRECT ACCESS
TO PARK

VitrA



EV CHARGING
STATION



DEDICATED VISITOR
PARKING



A Home for Life's

Cherished Gatherings

The background features a soft, teal-to-cyan gradient sky. In the foreground, there are large, flowing, translucent fabric-like shapes in shades of deep red, maroon, and purple, creating a sense of movement and depth. The fabric appears to be draped or blowing in the wind, with visible folds and highlights.

STUDIO RESIDENCES





STUDIO APARTMENT



TWO-BED RESIDENCES



TWO BEDROOM APARTMENT - BEDROOM



TWO BEDROOM APARTMENT - BEDROOM



TWO BED RESIDENCES - LIVING ROOM



Siana

BY ZOYA

800 ZOYA