

A flowing, translucent red fabric, possibly silk or chiffon, is draped and twisted, creating a sense of movement and depth. The fabric is set against a soft, teal-colored background that transitions from a lighter shade at the top to a darker shade at the bottom. The lighting highlights the texture and sheen of the fabric, with some areas appearing more saturated and others more translucent.

siana
BY ZOYA

FACTSHEET

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.



📍 Dubai Industrial City, Dubai

🏠 98 Fully-Furnished Studio, One Bed & Two Bed Residences

🕒 Q4 2027 | Completion



A Royal Expression of Contemporary Living.

KEY FEATURES



Thoughtfully designed homes,
fully furnished for comfort



Bright interiors enhanced by
expansive natural light



Smartly designed layouts for
effortless everyday living















Located in Dubai Industrial City,
a growing hub of opportunity

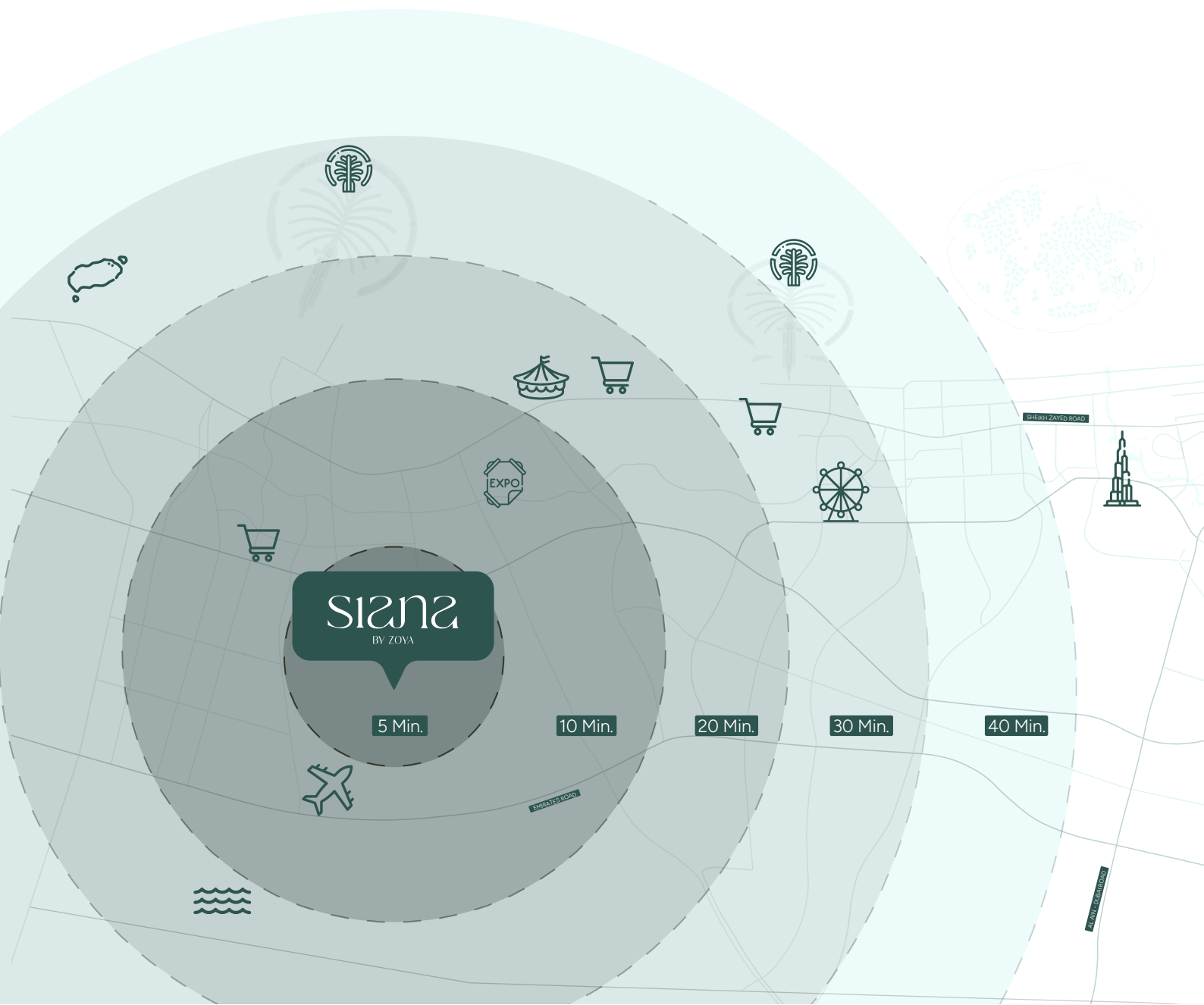
0.7^{Pay}
%
Per
Month



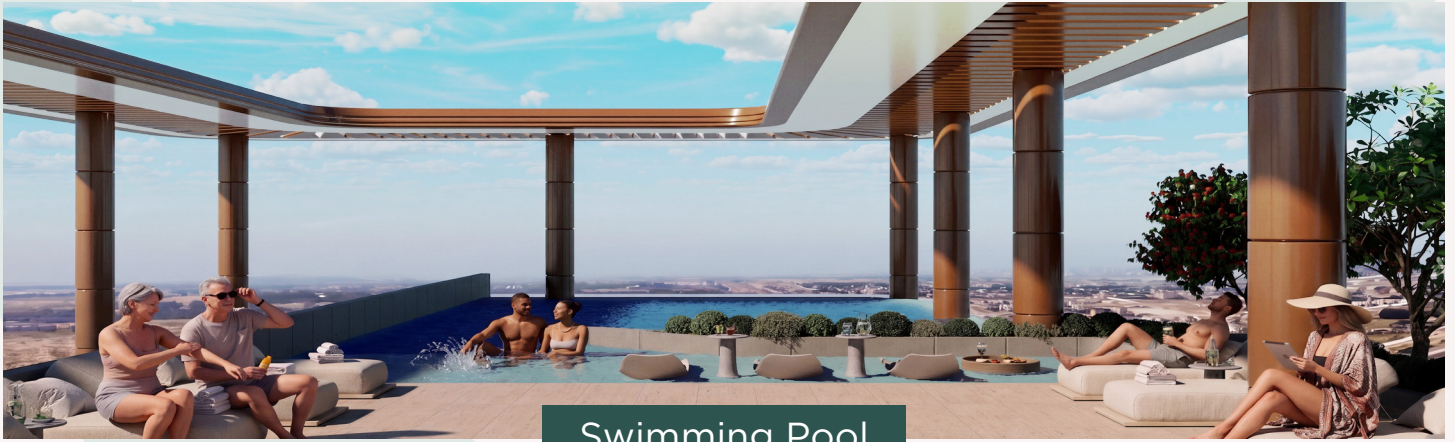
At the Heart of Dubai

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.

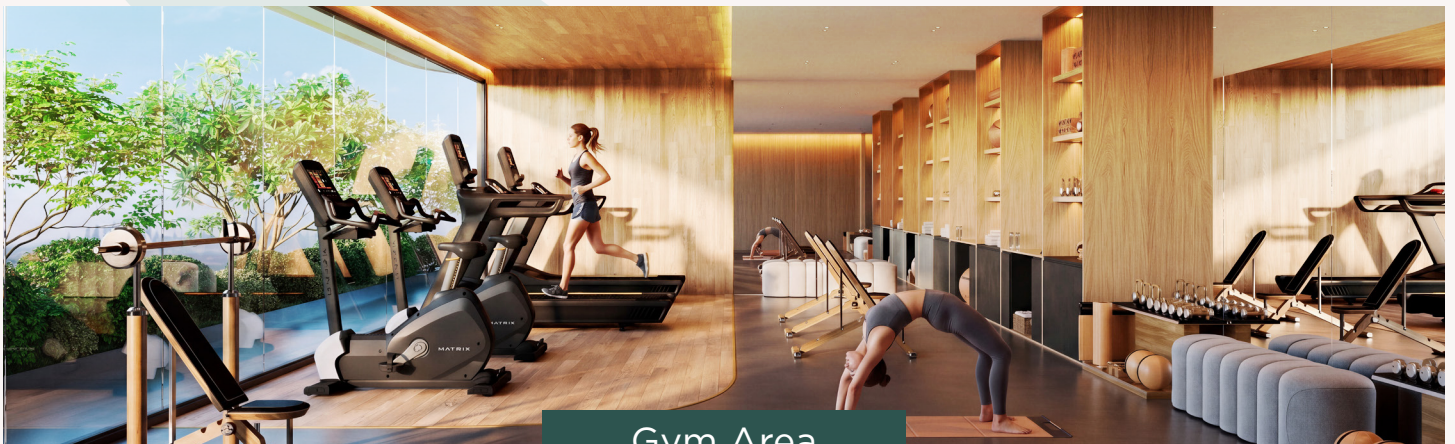
 Sapphire Mall	8 minutes	 Ibn Battuta Mall	28 minutes
 IMG Worlds of Adventure	14 minutes	 Dubai Marina Mall	30 minutes
 Al Maktoum Intl. Airport (DWC)	10 minutes	 Al Marmoom Lakes & Reserve	30 minutes
 Expo City Dubai	10 minutes	 Palm Jumeirah	38 minutes
 Palm Jebel Ali	20 minutes	 Yas Island Abu Dhabi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



The Amenities



Swimming Pool



Gym Area



Kids Play Area



Outdoor Cinema



UNIT TYPES & SIZES

98 fully-furnished residences

34 Studio	36 One-Bedroom	16 One-Bedroom + Study	12 Two-Bedroom
400 sq.ft Onwards	540 sq.ft onwards	726 sq.ft Onwards	997 sq.ft Onwards
From AED 590,000	From AED 790,000	From AED 1,013,000	From AED 1,275,000

Payment Structure

Pay 0.7% per month

20% Down Payment

1% Monthly Payments
(1% x 18 months)
Per month

10% Handover

10% After one Year

0.7% Post-Handover
(0.7% x 60 months)
Per month



From the Visionaries behind Siana By Zoya

ZOYA
DEVELOPMENTS

18+ YEARS

Creating thoughtfully designed
communities across the UAE

100,000+ UNITS

Delivered in the last decade & more

AED 2 BILLION+

In landmark developments that
redefine modern living

Zoya Developments is dedicated to creating thoughtfully designed residential communities that elevate everyday living. Guided by a vision of quality, innovation, and lasting value, each development is crafted to balance modern architecture, functional spaces, and meaningful lifestyle experiences.

A flowing, translucent red fabric, possibly silk or chiffon, is draped and twisted against a soft, teal background. The fabric's texture is visible, and it catches the light, creating a sense of movement and elegance. The overall mood is serene and sophisticated.

siana
BY ZOYA

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