

A flowing, translucent red fabric, possibly silk or chiffon, is draped and twisted, creating a sense of movement. The fabric is set against a solid teal background. The lighting highlights the texture and folds of the fabric, with some areas appearing more saturated red than others.

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

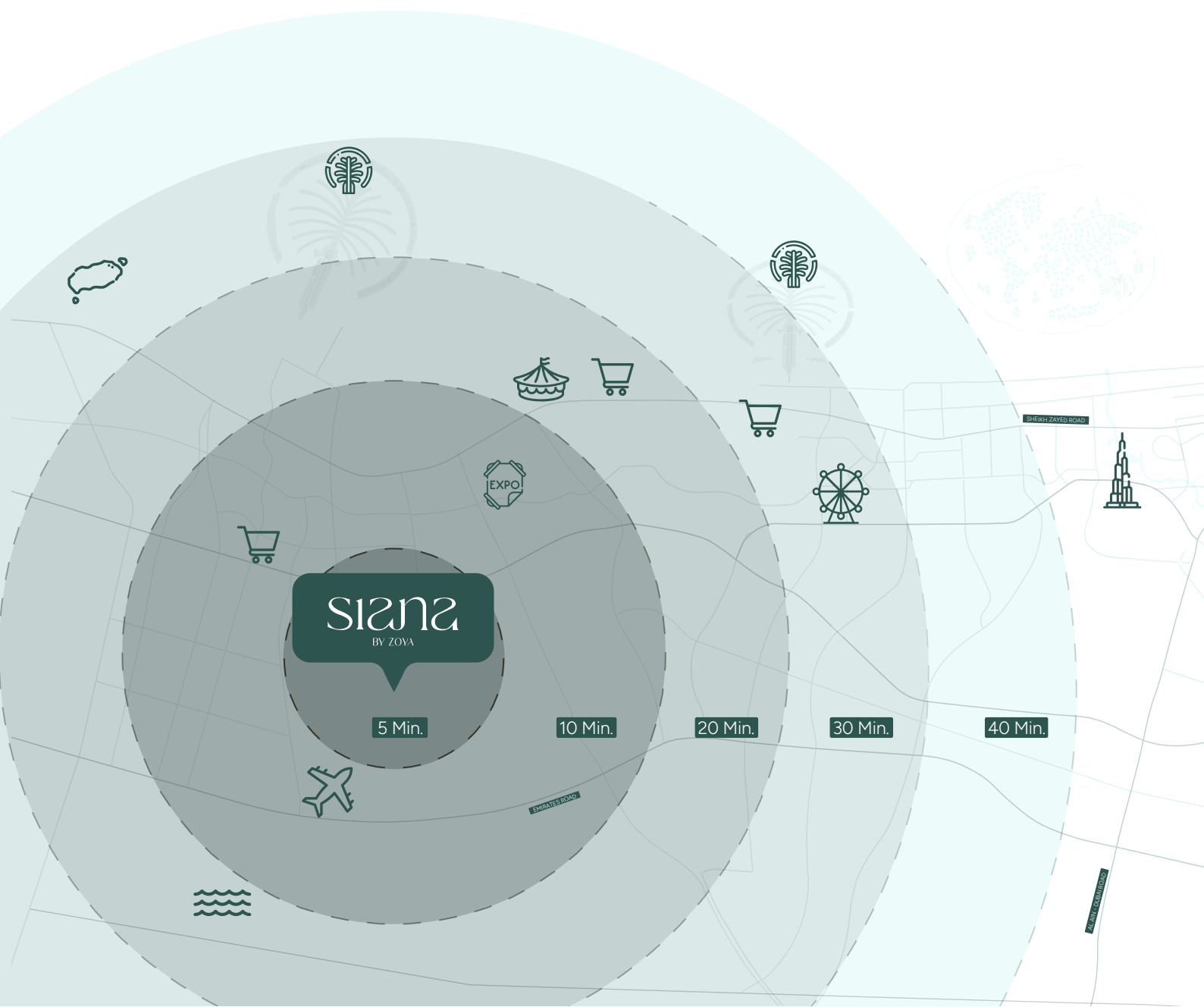
0.7^{Pay}
%
Per
Month



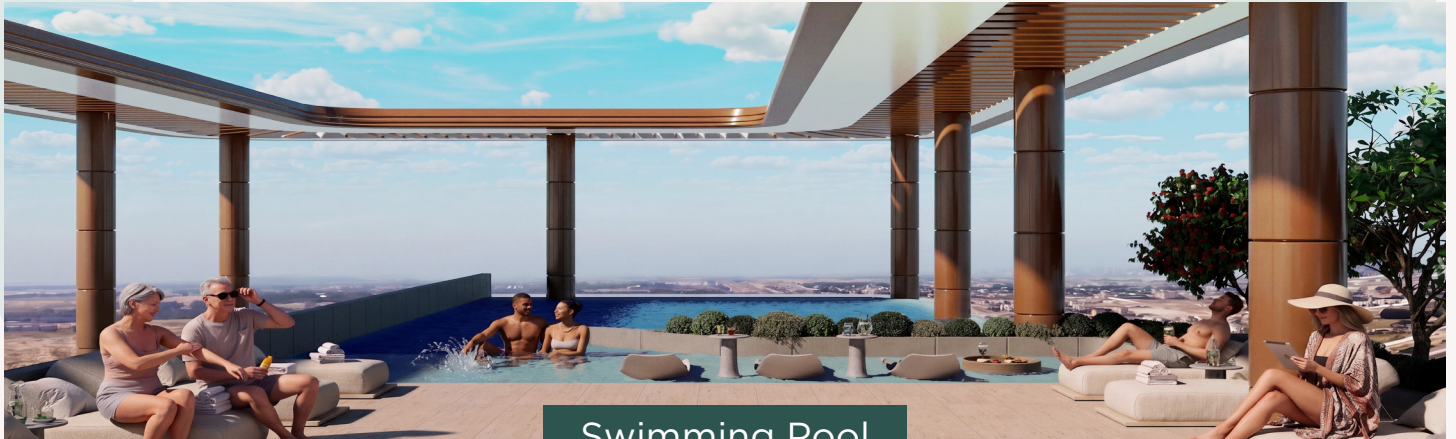
At the Heart of Dubai

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.

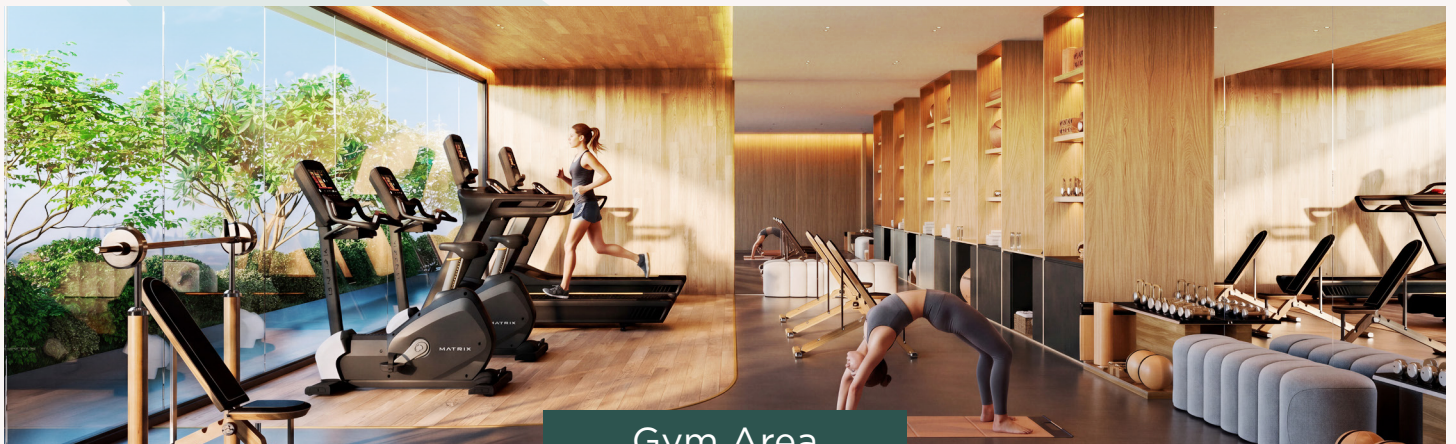
	Sapphire Mall	8 minutes		Ibn Battuta Mall	28 minutes
	IMG Worlds of Adventure	14 minutes		Dubai Marina Mall	30 minutes
	Al Maktoum Intl. Airport (DWC)	10 minutes		Al Marmoom Lakes & Reserve	30 minutes
	Expo City Dubai	10 minutes		Palm Jumeirah	38 minutes
	Palm Jebel Ali	20 minutes		Yas Island Abu Dhabi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

The image features a vibrant, flowing red fabric that curves and folds across the frame, set against a soft teal background. The fabric's texture is visible, and the lighting creates a sense of movement and depth. Centered on the fabric is the brand name 'siana' in a white, elegant serif font, with 'BY ZOYA' in a smaller, simpler font directly below it.

siana

BY ZOYA