



siana

BY ZOYA

DUBAI INDUSTRIAL CITY



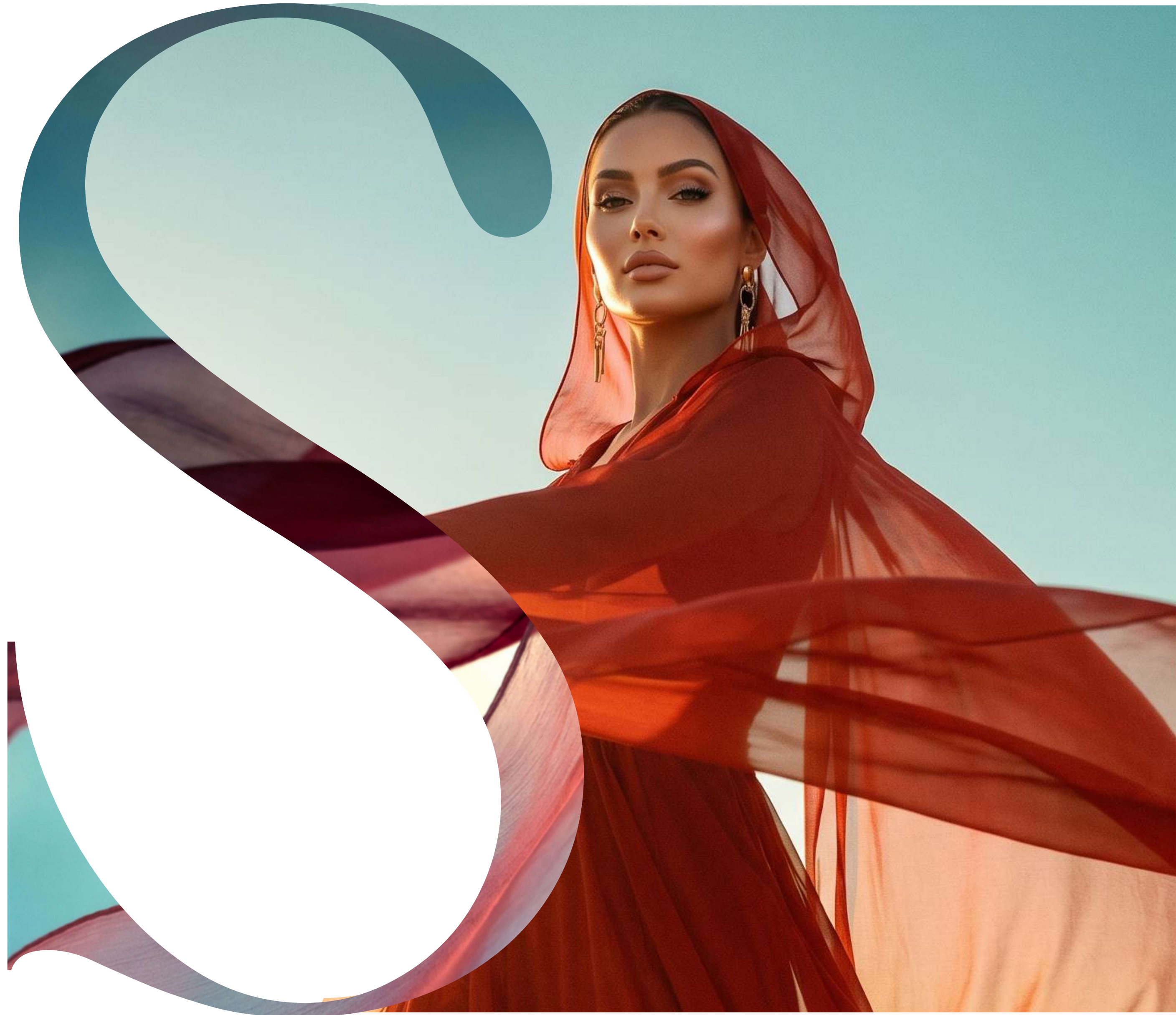
A Royal Expression of Contemporary Living

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.

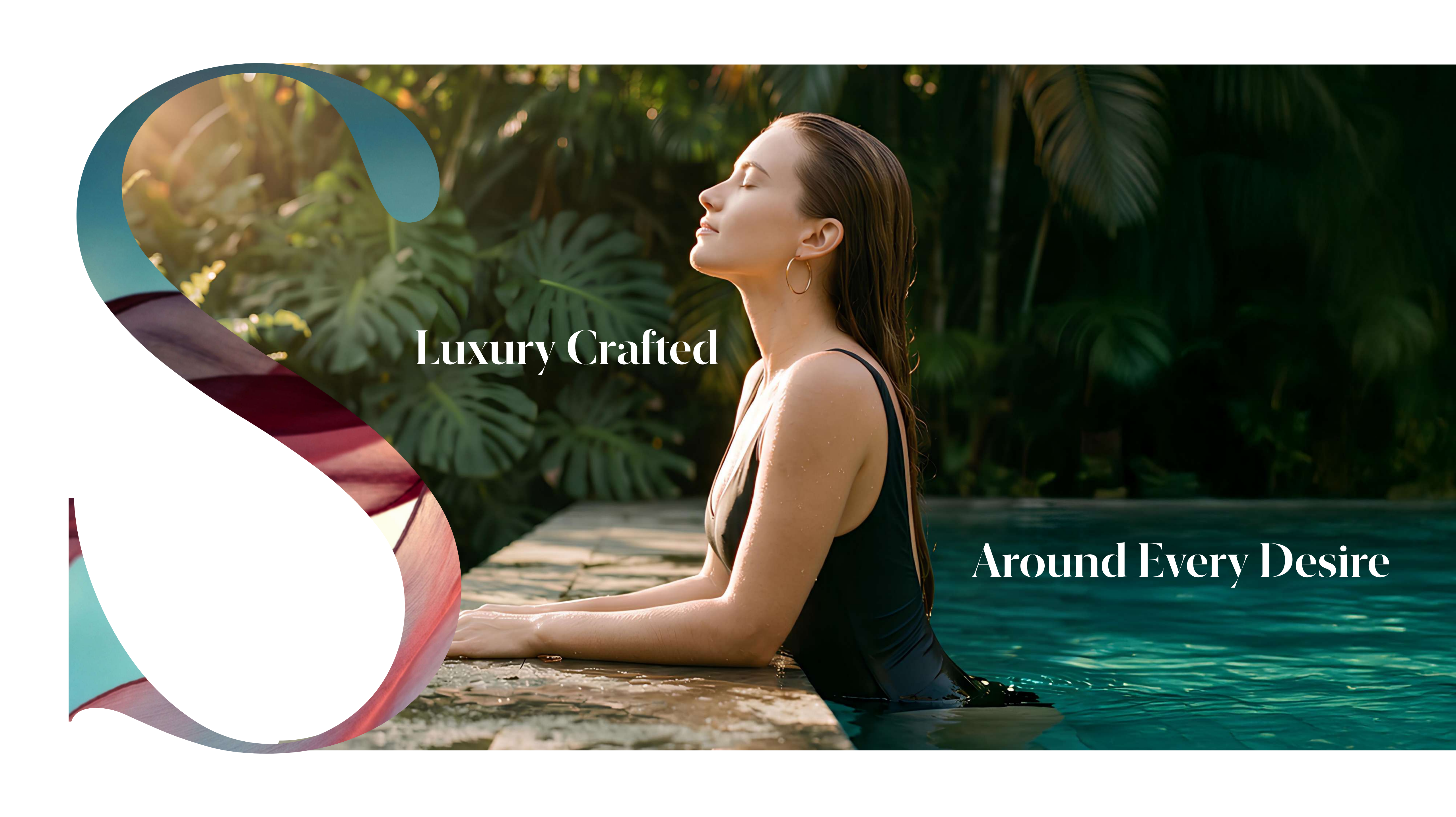




Designed

Around Life





Luxury Crafted

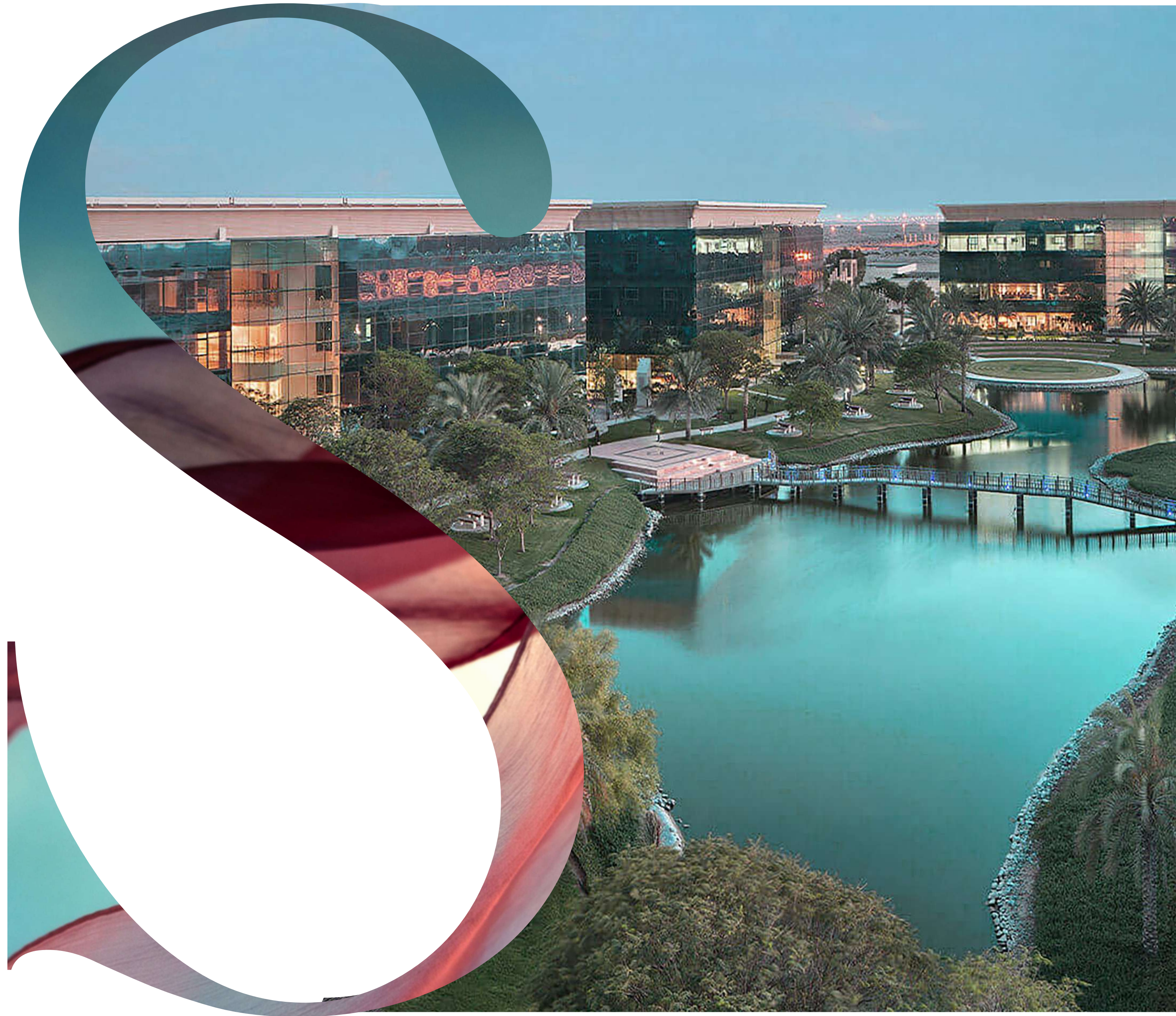
Around Every Desire

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.

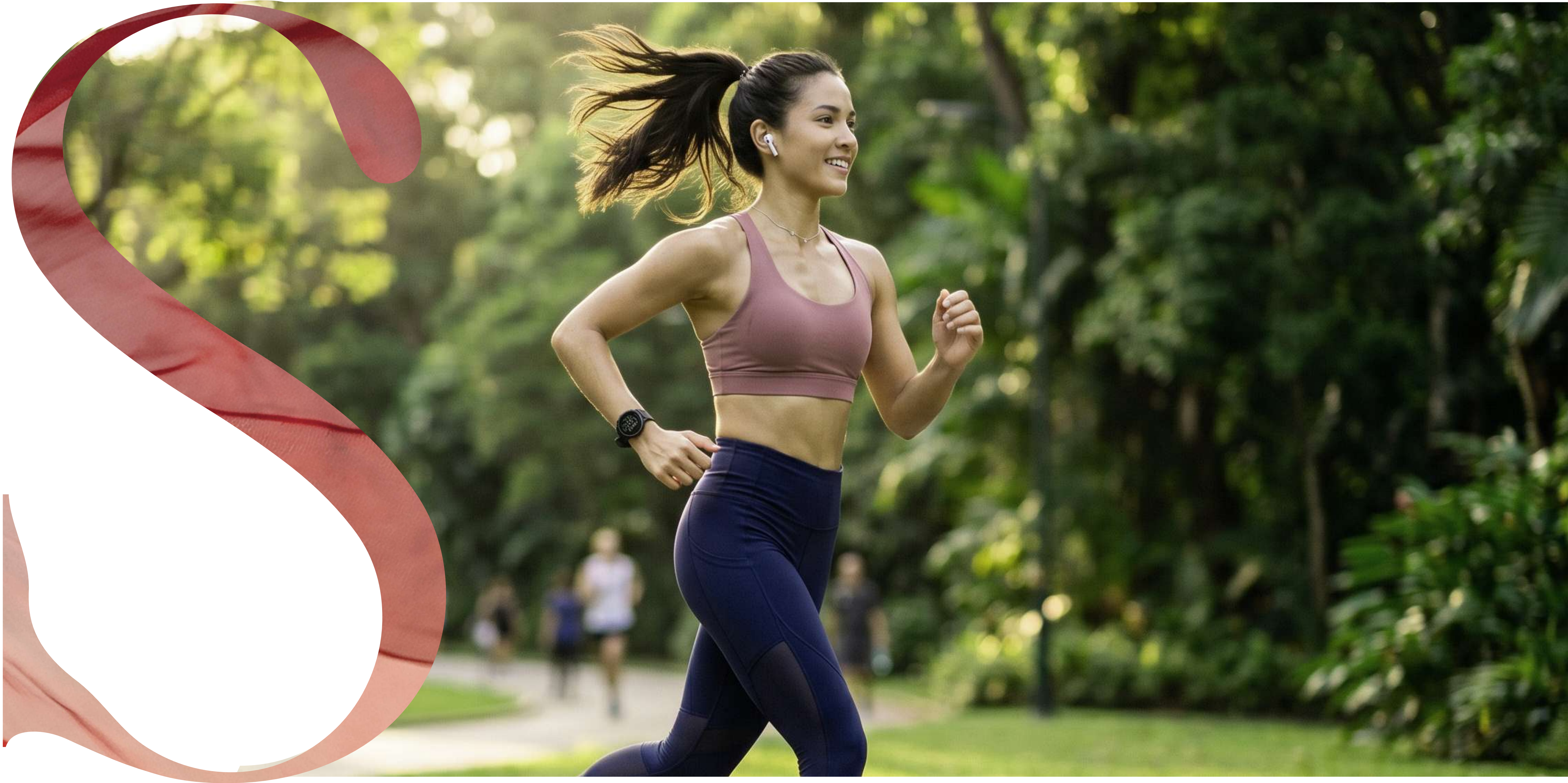


A woman with dark hair tied back is sitting in a lotus position on a light-colored rug in a bedroom. She is wearing a white tank top and light-colored leggings, with her hands pressed together in a prayer position and her eyes closed. The room is softly lit by natural light from a window with sheer curtains in the background. To her left is a bed with white linens and a wooden headboard. Behind her is a wooden nightstand with a lamp and a small potted plant. To her right is a large monstera plant in a woven basket.

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.



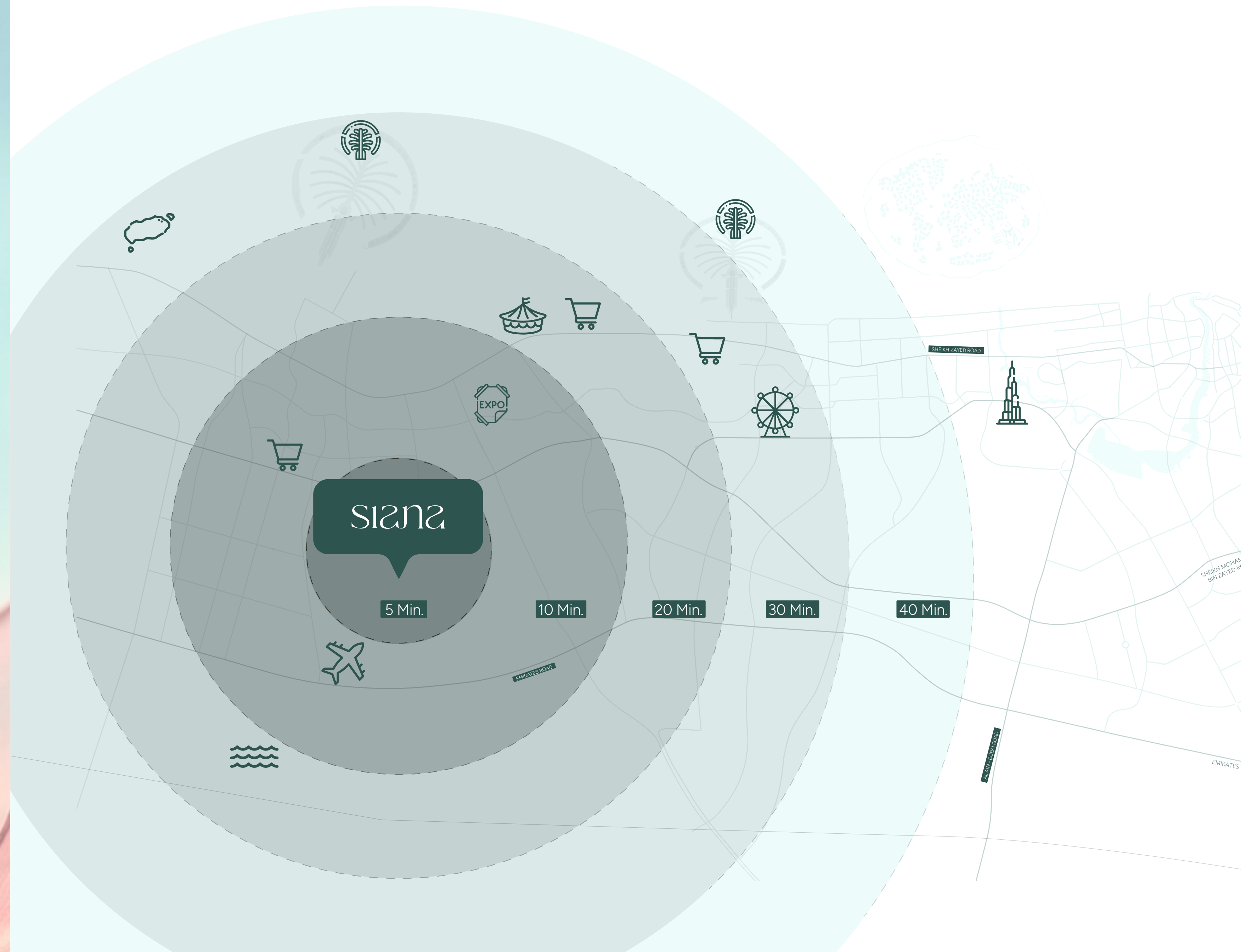


Surrounded by Opportunity

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 full-page photograph of a man and a young boy playing soccer in a park. The boy, on the left, has curly blonde hair and is wearing a white t-shirt, a white button-down shirt, and light blue jeans. He is running towards a black and white soccer ball. The man, on the right, has a beard and is wearing a white t-shirt, a blue and white striped button-down shirt, and light blue jeans. He is running with his arms raised in a celebratory gesture. The background is a lush green park with many trees and a few people in the distance.

A Home for Life's

Cherished Gatherings

The background features a close-up, low-angle shot of translucent, flowing fabric in shades of deep red and purple. The fabric is draped and billows, creating soft, undulating curves. The background behind the fabric is a clear, vibrant teal or light blue sky. The overall composition is abstract and artistic, with a focus on texture and color.

STUDIO RESIDENCES



STUDIO APARTMENT



TWO-BED RESIDENCES



TWO BEDROOM APARTMENT - BEDROOM



TWO BEDROOM APARTMENT - BEDROOM



TWO BED RESIDENCES - LIVING ROOM

The image features a close-up, low-angle shot of a vibrant red fabric, possibly silk or satin, that is elegantly draped and flowing. The fabric's surface is highly reflective, showing a range of highlights and shadows that emphasize its texture and movement. The background is a soft, out-of-focus teal or turquoise color, which provides a striking contrast to the deep red of the fabric. Centered in the image is the word 'siana' in a white, classic serif typeface. Below it, in a smaller, all-caps sans-serif font, are the words 'BY ZOYA'. In the bottom right corner, the text '800 ZOYA' is also displayed in a small, all-caps sans-serif font.

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