

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

LAYOUT & PLAN



# S12N2

BY ZOYA

Thoughtfully designed homes,  
fully furnished for comfort  
in DIC

## KEY FEATURES

Development Type:

**Residential**

Status:

**Off-Plan**

Residence Types:

**98 curated  
homes**

Fully Furnished Studio Residences  
Fully Furnished One-Bedroom Residences  
Fully Furnished One-Bedroom + Study Residences  
Fully Furnished Two-Bedroom Residences





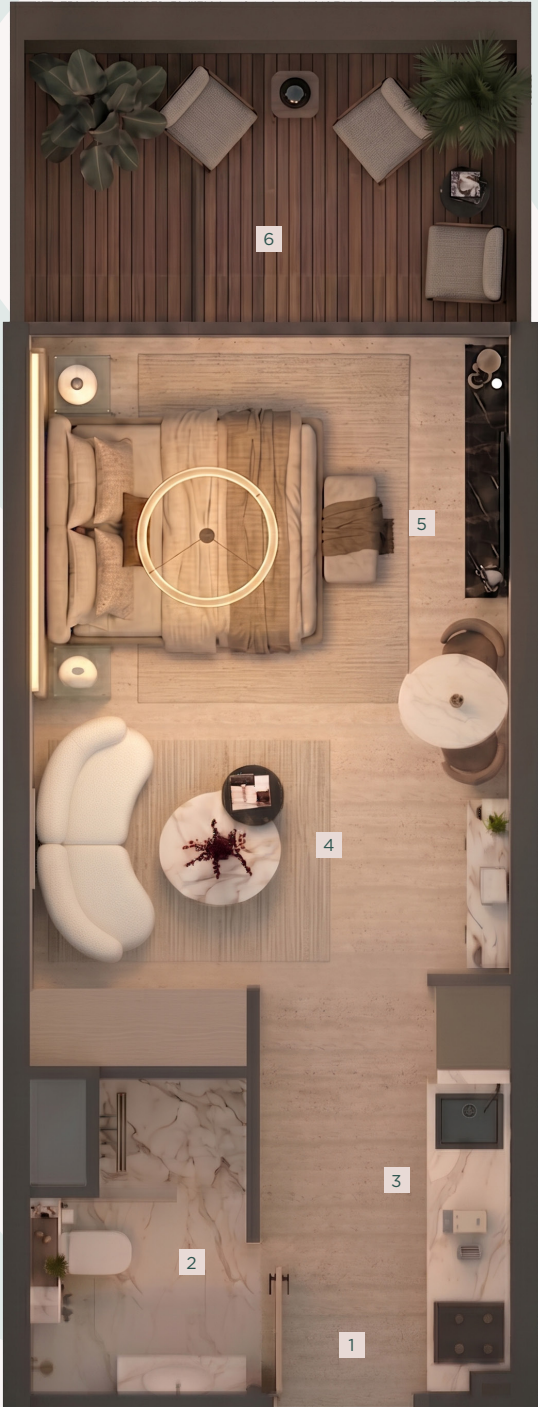
# STUDIO RESIDENCES

Thoughtfully designed for modern living,  
the Studio Residences at Siana combine  
contemporary elegance with intelligent functionality.

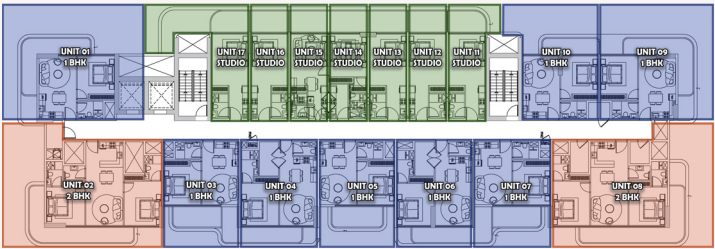
Fully furnished and enriched by warm finishes,  
each residence is crafted to maximize space, natural light, and  
everyday comfort. A refined retreat where style, convenience,  
and effortless living come together in perfect harmony.



# STUDIO TYPICAL



## KEY PLAN



## UNIT NO:

|     |     |     |     |
|-----|-----|-----|-----|
| 111 | 213 | 316 | 515 |
| 112 | 214 | 411 | 516 |
| 113 | 215 | 412 | 611 |
| 114 | 216 | 413 | 612 |
| 115 | 217 | 415 | 613 |
| 116 | 311 | 416 | 615 |
| 117 | 312 | 511 | 616 |
| 211 | 313 | 512 |     |
| 212 | 315 | 513 |     |

|    |             |
|----|-------------|
| 01 | ENTRANCE    |
| 02 | BATHROOM    |
| 03 | KITCHEN     |
| 04 | LIVING ROOM |
| 05 | BEDROOM     |
| 06 | BALCONY     |



# ONE BEDROOM RESIDENCES

Designed for those who appreciate space, comfort, and understated sophistication, our One Bedroom Residences offer thoughtfully curated interiors enhanced by natural light, warm textures, and contemporary finishes.

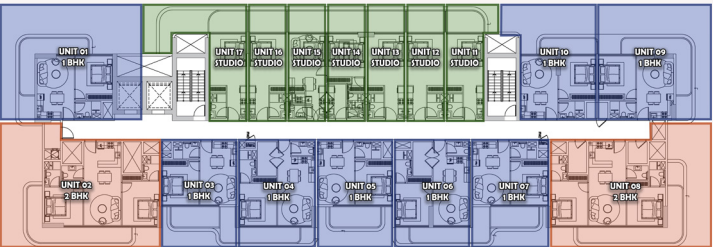
Fully furnished and meticulously crafted, each residence creates a seamless balance of elegance, functionality, and modern living—offering a home that feels both refined and effortlessly welcoming.



# ONE BEDROOM TYPICAL



## KEY PLAN



## UNIT NO:

|     |     |     |     |    |                |
|-----|-----|-----|-----|----|----------------|
| 101 | 207 | 401 | 507 | 01 | ENTRANCE       |
| 103 | 209 | 403 | 509 | 02 | BATHROOM       |
| 105 | 210 | 405 | 510 | 03 | KITCHEN        |
| 107 | 301 | 407 | 601 | 04 | LIVING         |
| 109 | 303 | 409 | 603 | 05 | BEDROOM        |
| 110 | 305 | 410 | 605 | 06 | BALCONY        |
| 201 | 307 | 501 | 607 | 07 | OUTDOOR DINING |
| 203 | 309 | 503 | 609 | 08 | PRIVATE POOL   |
| 205 | 310 | 505 | 610 |    |                |



# ONE BEDROOM + STUDY RESIDENCES

A refined expression of modern living,  
the One Bedroom + Study Residences are designed to  
offer generous space, timeless elegance, and everyday practicality.

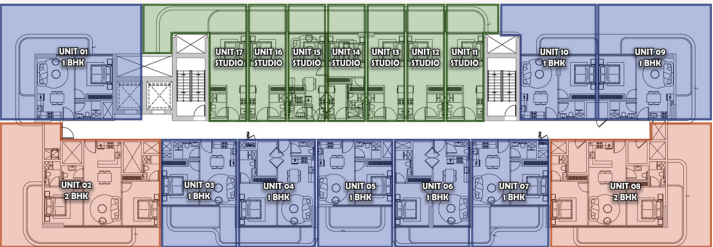
Bathed in natural light and complemented by  
carefully selected finishes, each fully furnished residence  
creates a harmonious balance of comfort, sophistication,  
and contemporary lifestyle.



# ONE BEDROOM STUDY



## KEY PLAN



## UNIT NO:

|     |     |                |
|-----|-----|----------------|
| 104 | 406 | 01 ENTRANCE    |
| 106 | 414 | 02 BATHROOM    |
| 204 | 504 | 03 KITCHEN     |
| 206 | 506 | 04 LIVING      |
| 304 | 514 | 05 BEDROOM     |
| 306 | 604 | 06 BATHROOM-B1 |
| 314 | 606 | 07 BALCONY     |
| 404 | 614 |                |



# TWO BEDROOM RESIDENCES

Designed for those who appreciate expansive living with timeless elegance, our Two Bedroom Residences feature thoughtfully curated interiors, enhanced by natural light, premium finishes, and contemporary design.

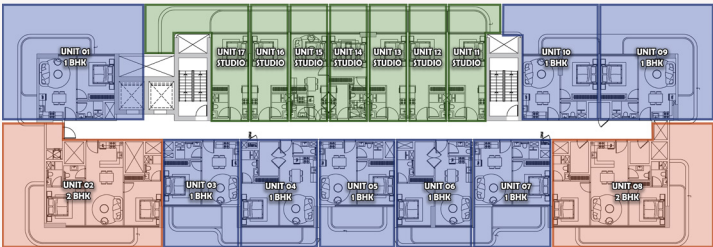
Fully furnished and meticulously crafted, they offer the perfect harmony of comfort, sophistication, and effortless modern living.



# TWO BEDROOM TYPICAL



## KEY PLAN



## UNIT NO:

|     |     |    |                |
|-----|-----|----|----------------|
| 102 | 402 | 01 | ENTRANCE       |
| 108 | 408 | 02 | KITCHEN        |
|     |     | 03 | BATHROOM       |
| 202 | 502 | 04 | LIVING         |
| 208 | 508 | 05 | BEDROOM        |
|     |     | 06 | BATHROOM-B1    |
| 302 | 602 | 07 | BEDROOM        |
|     |     | 08 | BATHROOM-B2    |
| 308 | 608 | 09 | BALCONY        |
|     |     | 10 | OUTDOOR DINING |
|     |     | 11 | PRIVATE POOL   |

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BY ZOYA

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