

MIQRAH

BY ZOYA

A life  
*of light*



MIORAH BY ZOYA



What softens the edges,  
and brings *beauty to life*,

is the bliss of shadows,  
*shimmered by the light.*



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# The *Beam*



# The land of *rising prosperity*

## DUBAI

Dubai is a vibrant crossroads of cultures and commerce, where sunlight accentuates ambition. This is the global melting pot where ideas, investment and life converge beneath a generous, ever-bright sky of opportunity.





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# Why Invest *in Dubai*

- ▶ Strategic location connecting to over 240 destinations.
- ▶ Investor-friendly policies with strong regulation through RERA.
- ▶ Tax-free economy with 100% foreign ownership in free zones.
- ▶ Golden Visa.
- ▶ Most mature real estate market in the MENA region.
- ▶ One of the world's safest and cleanest cities.\*
- ▶ Attractive rental yields of 5–9%, reaching up to 11% in select areas.
- ▶ Off-plan properties with 20–30% appreciation over 3–5 years.
- ▶ World-class infrastructure, education, and healthcare.
- ▶ Recognised as the most desirable global destination for expats.\*\*



Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

Dubai topped the wish lists of an incredible 60 countries in Remitly study *“The cities the world wants to move to.”*





# The commune of *shimmering sun*

## DUBAI SOUTH

Dubai South is an emerging community of open horizons and considered growth, offering seamless connectivity to DWC airport, sustainable infrastructure and neighbourhood living that balances pace with quiet green respite.

## Community Highlights

- Easy access to Sheikh Mohammed bin Zayed Road
- Family friendly and fur-friendly
- Close to DWC Al Maktoum Airport
- Surrounded by open views







# The *Prism*



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# Born from the *light of life*

## MIORAH BY ZOYA

Among the pristine skies of Dubai South arises Miorah, a collection of residences where dawn arrives with clarity and evenings draw with composure.

Inspired by nature's divine energy and crafted with the finest furnishings to complement its presence, this is where life flows at your pace, shaded by finest of finishes while basking in nature's finest source of light.







MIORAH BY ZOYA

## Enlightened by *aesthetic*

Fully furnished residences coalesce with the architectural restraint, sparkling in generous floor-to-ceiling heights, considered sightlines and meticulous joinery.

Round-the-clock security and concierge service attend daily life, while rooftop solar and passive design principles reduce footprint and let sunlight power both mood and systems with grace.

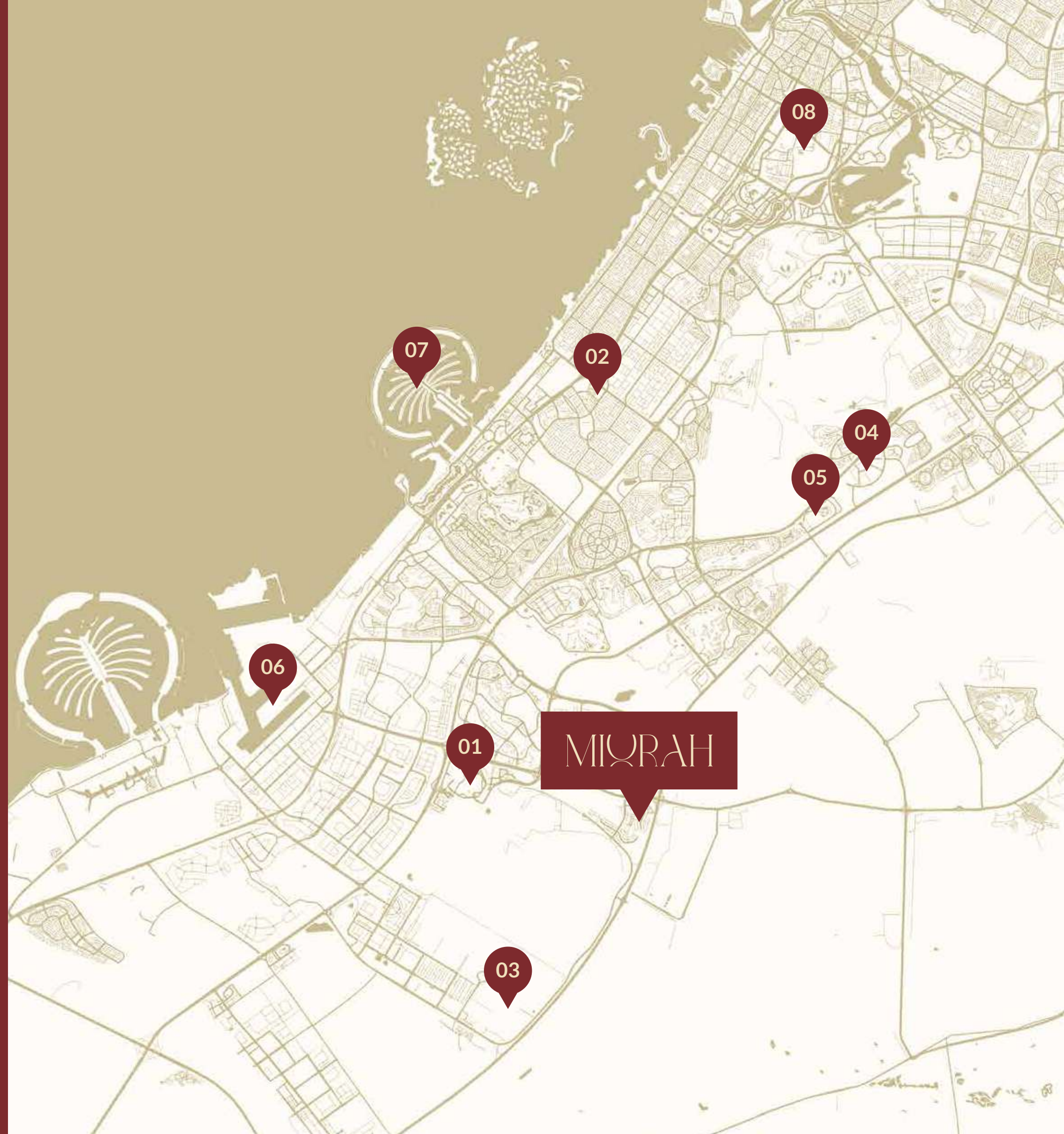


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# Shaped in *serenity*

Nestled in the modern archipelago of Dubai's future, Dubai South is the place to be, from sunrise to sunset.

- 01. Expo City Dubai: 10 minutes
- 02. Lulu Hypermarket (Al Barsha): 15 minutes
- 03. Al Maktoum Intl. Airport (DWC): 15 minutes
- 04. IMG Worlds of Adventure: 15 minutes
- 05. Global Village: 15 minutes
- 06. Jebel Ali: 18 minutes
- 07. Palm Jumeirah: 25 minutes
- 08. Downtown Dubai: 25 minutes



The light *within*





## Basked in the *rhythm of life*

With only sixty fully furnished homes, Miorah gives you a rare stillness at the city's edge. Warm, considered interiors that harmonise with the lightscape and quietly elevate daily rhythm into your habit.



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# Project *Details*

Location:	Dubai South, Dubai
Residence types:	Fully-Furnished Studio & Two-Bed Apartment Residences
Status:	Off-Plan
Handover:	Q2   2027





# Revel in the *truest comforts*

## THE INTERIORS

At Miorah, you are embraced by earthy warmth and muted greens, from patinated materials to generous daylight. This is where tactile surfaces and premium fixtures combine for a calm and functional feel.

This is your collected, personal and always-familiar living experience.









The colours *of life*

# Rituals tuned *to nature*

Life at Miorah is shaped by sun-lit mornings and neighbourly ease. Open-plan living frames clear community views while shaded terraces extend your room into the sky.

The rhythm here is easy on the eye, breathable and warm, a place where you belong with natural pace..





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# The Amenities *at Miorah*

## COMMUNITY AMENITIES

Solar Panels

EV Charging Stations

Green Community







# The Amenities *at Miorah*

## PROJECT AMENITIES

Swimming Pool

Gym

Yoga Deck

Cabanas



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## The *aesthetic*

Include a palette of warm sand, muted olive and soft terracotta sits alongside hand-finished timber and honed stone. Tactile textures, lighting, shadows and artisanal ceramics



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# The *orchestrators*



# From the creators *of blissful lifestyles*

With over a decade of experience in the UAE, **Zoya Developments** continues to shape modern communities that blend architectural precision with everyday comfort. Each project reflects Zoya's commitment to design excellence, functionality, and contemporary living.

Built on values of transparency, innovation, and sustainability, Zoya creates developments that go beyond housing, crafting spaces where people feel connected, inspired, and at home.

**14+ YEARS**

Of successful experience  
in real estate industry

**100,000+ UNITS**

Delivered in the last decade  
& more

**AED 2 BILLION+**

Invested in shaping the future  
of UAE

MIORAH

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