

# MIQRAH

BY ZOYA

Layout & Plan

# ZOYA



## A life of *light*

Welcome to **Miorah**, a thoughtfully composed residential enclave in Dubai South, where wide skies, open views and emerging community living set the tone.

Designed as a quiet counterpoint to the city, Miorah offers a sense of arrival. This is calm, measured, natural light illuminating your day.



ZOYA

# Born from light, *shaped for living.*

**Miorah** draws inspiration from light as an architectural and emotional element; how it moves, softens spaces and defines moments. The design embraces restraint, warmth and human scale, shaping homes that feel intuitive, elegant and enduring.

The lifestyle is supported by discreet wellness and leisure amenities — a pool, gym, yoga deck and shaded cabanas. This is about daily rituals that complement your home's serenity without overwhelming it.



# MIQRAH

By ZOYA

A collection of furnished residences in Dubai South, Dubai

## KEY FEATURES

Development Type

**Residential**

Status

**Off-Plan**

Residence Types

**60 curated homes**

Fully Furnished Studio Residences  
Fully Furnished Two-Bedroom Residences



# A Thoughtful *Flow of Space*

## Layout & Plan

Each layout is designed to feel effortless — spaces unfold naturally, encouraging light to travel freely while maintaining a sense of privacy, comfort and warmth. Proportions are intentional, circulation intuitive, and every square foot is considered.

This is modern minimalism guided by light, proportion and tactile materials, with an emphasis on open planning, floor-to-ceiling heights and sustainable design strategies powered by solar energy.



# STUDIO *RESIDENCES*

Designed for those who value efficiency with elegance, our Studio Residences offer open-plan living enriched by natural light and warm finishes.

Fully furnished and thoughtfully zoned, they create a seamless balance between comfort, functionality and calm.



## Unit 05 STUDIO RESIDENCES

### Key Plan



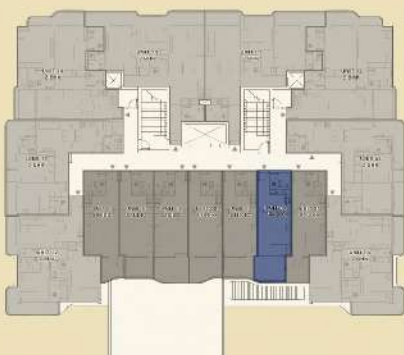
Total Area			
sq. m		sq. ft	
Min.	Max.	Min.	Max.
37.16	39.66	400	427
Unit Number			
Floor 1 <sup>st</sup> to 4 <sup>th</sup>		105, 205, 305, 405	

01	ENTRANCE	1.2m x 1.7m
02	BATHROOM	2.0m x 1.5m
03	KITCHEN	2.1m x 2.5m
04	DINING	1.8m x 1.8m
05	BEDROOM	3.3m x 3.1m
06	BALCONY	2.2m x 2.6m



## Unit 06 STUDIO RESIDENCES

### Key Plan



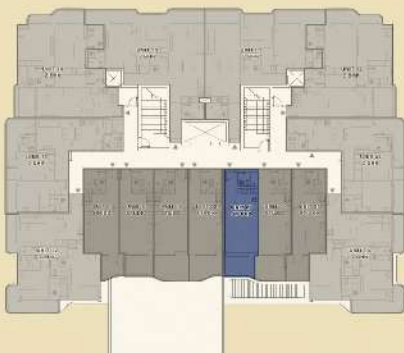
Total Area			
sq. m		sq. ft	
Min.	Max.	Min.	Max.
37.16	39.66	400	427
Unit Number			
Floor 1 <sup>st</sup> to 4 <sup>th</sup>		106, 206, 306, 406	

01	ENTRANCE	1.2m x 1.7m
02	BATHROOM	2.0m x 1.5m
03	KITCHEN	2.1m x 2.5m
04	DINING	1.8m x 1.8m
05	BEDROOM	3.3m x 3.1m
06	BALCONY	3.1m x 2.6m



## Unit 07 STUDIO RESIDENCES

### Key Plan



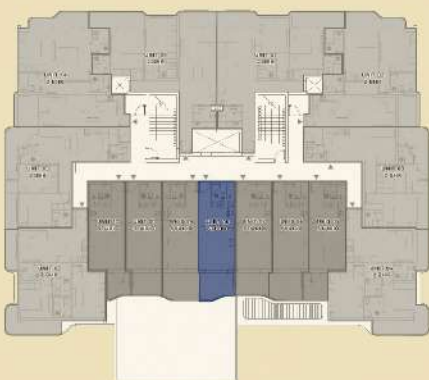
Total Area			
sq. m		sq. ft	
Min.	Max.	Min.	Max.
37.16	39.66	400	427
Unit Number			
Floor 1 <sup>st</sup> to 4 <sup>th</sup>		107,207,307,407	

01	ENTRANCE	1.2m × 1.7m
02	BATHROOM	2.0m × 1.5m
03	KITCHEN	2.1m × 2.5m
04	DINING	1.8m × 1.8m
05	BEDROOM	3.3m × 3.1m
06	BALCONY	3.2m × 2.1m



## Unit 08 STUDIO RESIDENCES

### Key Plan



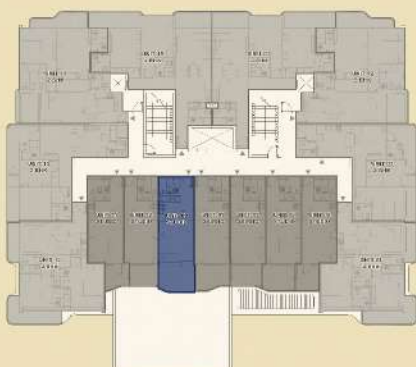
Total Area			
sq. m		sq. ft	
Min.	Max.	Min.	Max.
37.16	39.66	400	427
Unit Number			
Floor 1 <sup>st</sup> to 4 <sup>th</sup>		108, 208, 308, 408	

01	ENTRANCE	1.2m x 1.7m
02	BATHROOM	2.0m x 1.5m
03	KITCHEN	2.1m x 2.5m
04	DINING	1.8m x 1.8m
05	BEDROOM	3.3m x 3.1m
06	BALCONY	3.1m x 2.6m



## Unit 09 STUDIO RESIDENCES

### Key Plan



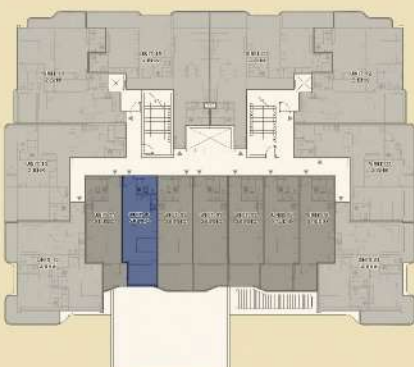
Total Area			
sq. m		sq. ft	
Min.	Max.	Min.	Max.
37.16	39.66	400	427
Unit Number			
Floor 1 <sup>st</sup> to 4 <sup>th</sup>		109,209,309,409	

01	ENTRANCE	1.2m x 1.7m
02	BATHROOM	2.0m x 1.5m
03	KITCHEN	2.1m x 2.5m
04	DINING	1.8m x 1.8m
05	BEDROOM	3.3m x 3.1m
06	BALCONY	3.7m x 2.7m



## Unit 10 STUDIO RESIDENCES

### Key Plan



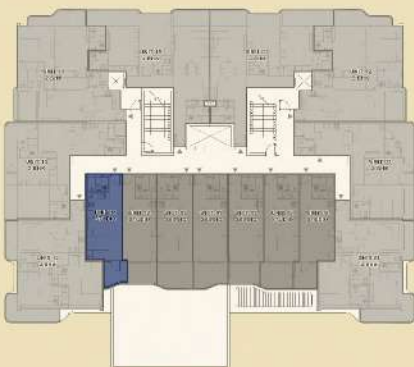
Total Area			
sq. m		sq. ft	
Min.	Max.	Min.	Max.
37.16	39.66	400	427
Unit Number			
Floor 1 <sup>st</sup> to 4 <sup>th</sup>		110, 210, 310, 410	

01	ENTRANCE	1.2m x 1.7m
02	BATHROOM	2.0m x 1.5m
03	KITCHEN	2.1m x 2.5m
04	DINING	1.8m x 1.8m
05	BEDROOM	3.3m x 3.1m
06	BALCONY	3.7m x 2.7m



## Unit 11 STUDIO RESIDENCES

### Key Plan



Total Area			
sq. m		sq. ft	
Min.	Max.	Min.	Max.
37.16	39.66	400	427
Unit Number			
Floor 1 <sup>st</sup> to 4 <sup>th</sup>		111,211,311,411	

01	ENTRANCE	1.2m x 1.7m
02	BATHROOM	2.0m x 1.5m
03	KITCHEN	2.1m x 2.5m
04	DINING	1.8m x 1.8m
05	BEDROOM	3.3m x 3.1m
06	BALCONY	2.2m x 2.2m



# TWO-BEDROOM *RESIDENCES*

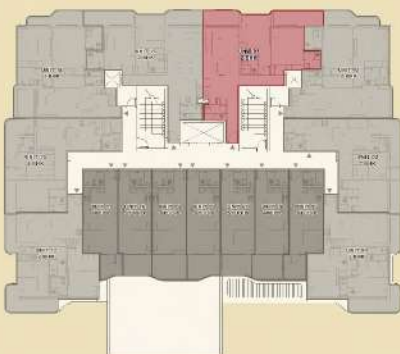
The Two-Bedroom Residences are composed for relaxed living and meaningful gathering.

Generous layouts, distinct living and dining areas, and sunlit bedrooms come together in a home that feels expansive yet intimate, refined yet deeply livable.



## Unit 01 TWO BEDROOM RESIDENCES

### Key Plan



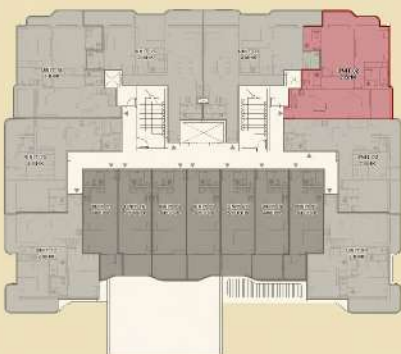
Total Area			
sq. m		sq. ft	
Min.	Max.	Min.	Max.
76.18	102.2	820	1,100
Unit Number			
Floor 1 <sup>st</sup> to 4 <sup>th</sup>		101, 201, 301, 401	

01	ENTRANCE	1.2m x 4.2m
02	KITCHEN	2.3m x 2.5m
03	DINING	3.5m x 2.3m
04	LIVING	3.5m x 3.0m
05	BALCONY_1	3.6m x 1.5m
06	LOBBY	4.7m x 1.1m
07	POWDER ROOM	2.2m x 1.5m
08	BEDROOM_1	3.0m x 3.3m
09	BATHROOM_1	1.8m x 1.8m
10	BEDROOM_2	3.1m x 3.7m
11	BATHROOM_2	1.7m x 1.5m
12	BALCONY_2	5.15m x 1.6m



## Unit 02 TWO BEDROOM RESIDENCES

### Key Plan



Total Area			
sq.m		sq. ft	
Min.	Max.	Min.	Max.
76.18	102.2	820	1,100
Unit Number			
Floor 1 <sup>st</sup> to 4 <sup>th</sup>		102, 202, 302, 402	

01	ENTRANCE	1.1m x 1.1m
02	KITCHEN	2.0m x 2.4m
03	DINING	2.0m x 3.0m
04	LIVING	3.5m x 3.0m
05	BALCONY_1	1.7m x 3.0m
06	LOBBY	3.2m x 1.2m
07	POWDER ROOM	1.7m x 1.5m
08	BEDROOM_1	3.0m x 4.2m
09	BATHROOM_1	1.7m x 2.2m
10	BEDROOM_2	3.4m x 3.4m
11	BATHROOM_2	2.4m x 1.8m
12	BALCONY_2	5.5m x 1.4m



## Unit 03 TWO BEDROOM RESIDENCES

### Key Plan



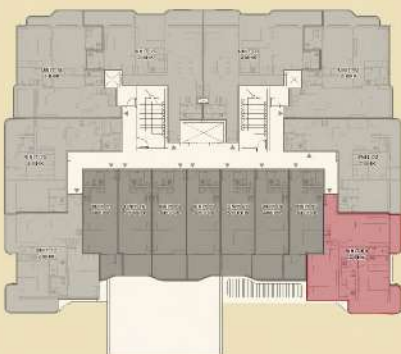
Total Area			
sq.m		sq. ft	
Min.	Max.	Min.	Max.
76.18	102.2	820	1,100
Unit Number			
Floor 1 <sup>st</sup> to 4 <sup>th</sup>		103, 203, 303, 403	

01	ENTRANCE	1.2m x 1.8m
02	KITCHEN	2.9m x 2.2m
03	DINING	2.6m x 2.0m
04	LIVING	2.6m x 3.2m
05	BALCONY_1	1.2m x 3.9m
06	LOBBY	2.8m x 1.1m
07	POWDER ROOM	2.0m x 1.6m
08	BEDROOM_1	3.1m x 3.3m
09	BATHROOM_1	1.6m x 1.8m
10	BEDROOM_2	3.1m x 3.0m
11	BATHROOM_2	1.6m x 1.9m
12	BALCONY_2	5.8m x 2.8m



## Unit 04 TWO BEDROOM RESIDENCES

### Key Plan



Total Area			
sq.m		sq. ft	
Min.	Max.	Min.	Max.
76.18	102.2	820	1,100

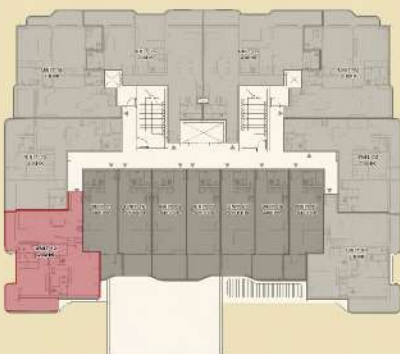
Unit Number	
Floor 1 <sup>st</sup> to 4 <sup>th</sup>	104, 204, 304, 404

01	ENTRANCE	1.2m x 1.8m
02	KITCHEN	2.9m x 2.2m
03	DINING	2.6m x 2.0m
04	LIVING	2.6m x 3.2m
05	BALCONY_1	1.2m x 3.9m
06	LOBBY	2.8m x 1.1m
07	POWDER ROOM	2.0m x 1.6m
08	BEDROOM_1	3.1m x 3.3m
09	BATHROOM_1	1.6m x 1.8m
10	BEDROOM_2	3.1m x 3.0m
11	BATHROOM_2	1.6m x 1.9m
12	BALCONY_2	5.8m x 2.8m



## Unit 12 TWO BEDROOM RESIDENCES

### Key Plan



Total Area			
sq.m		sq. ft	
Min.	Max.	Min.	Max.
76.18	102.2	820	1,100

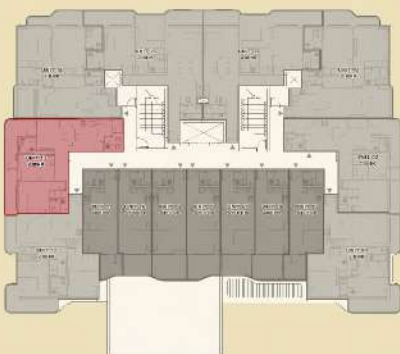
Unit Number	
Floor 1 <sup>st</sup> to 4 <sup>th</sup>	112, 212, 312, 412

01	ENTRANCE	1.2m x 1.8m
02	KITCHEN	2.9m x 2.2m
03	DINING	2.6m x 2.0m
04	LIVING	2.6m x 3.2m
05	BALCONY_1	1.2m x 3.9m
06	LOBBY	2.8m x 1.1m
07	POWDER ROOM	2.0m x 1.6m
08	BEDROOM_1	3.1m x 3.3m
09	BATHROOM_1	1.6m x 1.8m
10	BEDROOM_2	3.1m x 3.0m
11	BATHROOM_2	1.6m x 1.9m
12	BALCONY_2	5.8m x 2.8m



## Unit 13 TWO BEDROOM RESIDENCES

### Key Plan



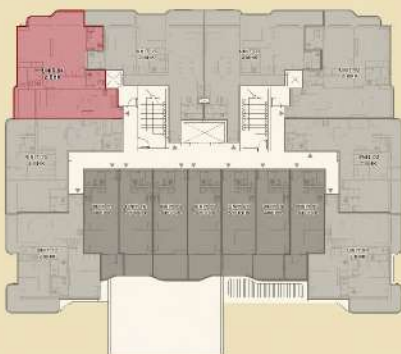
Total Area			
sq. m		sq. ft	
Min.	Max.	Min.	Max.
76.18	102.2	820	1,100
Unit Number			
Floor 1 <sup>st</sup> to 4 <sup>th</sup>		113, 213, 313, 413	

01	ENTRANCE	1.2m x 1.8m
02	KITCHEN	2.9m x 2.2m
03	DINING	2.6m x 2.0m
04	LIVING	2.6m x 3.2m
05	BALCONY_1	1.2m x 3.9m
06	LOBBY	2.8m x 1.1m
07	POWDER ROOM	2.0m x 1.6m
08	BEDROOM_1	3.1m x 3.3m
09	BATHROOM_1	1.6m x 1.8m
10	BEDROOM_2	3.1m x 3.0m
11	BATHROOM_2	1.6m x 1.9m
12	BALCONY_2	5.8m x 2.8m



## Unit 14 TWO BEDROOM RESIDENCES

### Key Plan



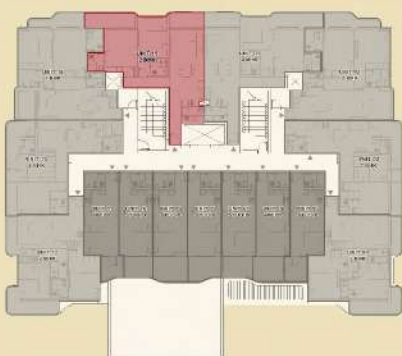
Total Area			
sq.m		sq. ft	
Min.	Max.	Min.	Max.
76.18	102.2	820	1,100
Unit Number			
Floor 1 <sup>st</sup> to 4 <sup>th</sup>		114, 214, 314, 414	

01	ENTRANCE	1.1m x 1.1m
02	KITCHEN	2.0m x 2.4m
03	DINING	2.0m x 3.0m
04	LIVING	3.5m x 3.0m
05	BALCONY_1	1.7m x 3.0m
06	LOBBY	3.2m x 1.2m
07	POWDER ROOM	1.7m x 1.5m
08	BEDROOM_1	3.0m x 4.2m
09	BATHROOM_1	1.7m x 2.2m
10	BEDROOM_2	3.4m x 3.4m
11	BATHROOM_2	2.4m x 1.8m
12	BALCONY_2	5.5m x 1.4m



## Unit 15 TWO BEDROOM RESIDENCES

### Key Plan



Total Area			
sq. m		sq. ft	
Min.	Max.	Min.	Max.
76.18	102.2	820	1,100
Unit Number			
Floor 1 <sup>st</sup> to 4 <sup>th</sup>		115,215,315,415	

01	ENTRANCE	1.2m x 4.2m
02	KITCHEN	2.3m x 2.5m
03	DINING	3.5m x 2.3m
04	LIVING	3.5m x 3.0m
05	BALCONY_1	3.6m x 1.5m
06	LOBBY	4.7m x 1.1m
07	POWDER ROOM	2.2m x 1.5m
08	BEDROOM_1	3.0m x 3.3m
09	BATHROOM_1	1.8m x 1.8m
10	BEDROOM_2	3.1m x 3.7m
11	BATHROOM_2	1.7m x 1.5m
12	BALCONY_2	5.15m x 1.6m

# MIRAH

BY ZOYA

800-ZOYA