

ÉLINOR

BY ZOYA

FACTSHEET



Carrying the Arabic Spirit Forward

A Pursuit to grace

Elinor is a name that evokes grace, strength, and enduring character. At Elinor by Zoya, these qualities are translated into a residential destination where thoughtful design, modern comfort, and lasting value come together to shape an elevated way of life.

Created for those who look beyond the present, Elinor by Zoya introduces a residential address that combines contemporary comfort with future-focused opportunity. Thoughtfully designed and fully furnished, it offers a lifestyle shaped by convenience, quality, and long-term potential.

📍 Dubai South, Dubai

🏠 102 Fully-Furnished Studio & Two-Bed Residences

📅 Q3 | 2028 Completion



ELINOR BY ZOYA

Dubai South, Dubai

This is where connected living meets Dubai’s next wave of growth.

Set within Dubai South, Elinor by Zoya places you in a well-connected destination surrounded by major business hubs, lifestyle attractions, and everyday essentials.

With seamless access to key highways and landmark destinations, Miorah Maison offers a lifestyle designed around convenience, accessibility, and modern urban living.

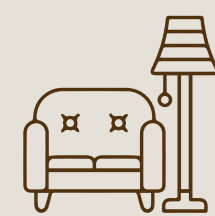
Expo City Dubai		10 minutes
Lulu Hypermarket Dubai South		2 minutes
Al Maktoum Intl. Airport (DWC)		15 minutes
IMG Worlds of Adventure		15 minutes
Global Village		15 minutes
Jebel Ali		18 minutes
Palm Jumeirah		25 minutes
Downtown Dubai		25 minutes
Lulu Hypermarket (Al Barsha)		15 minutes





A New Standard of Living

KEY FEATURES



Move-in ready homes with thoughtfully curated interiors designed for modern living



A lifestyle immersed in greenery, open spaces, and everyday tranquility

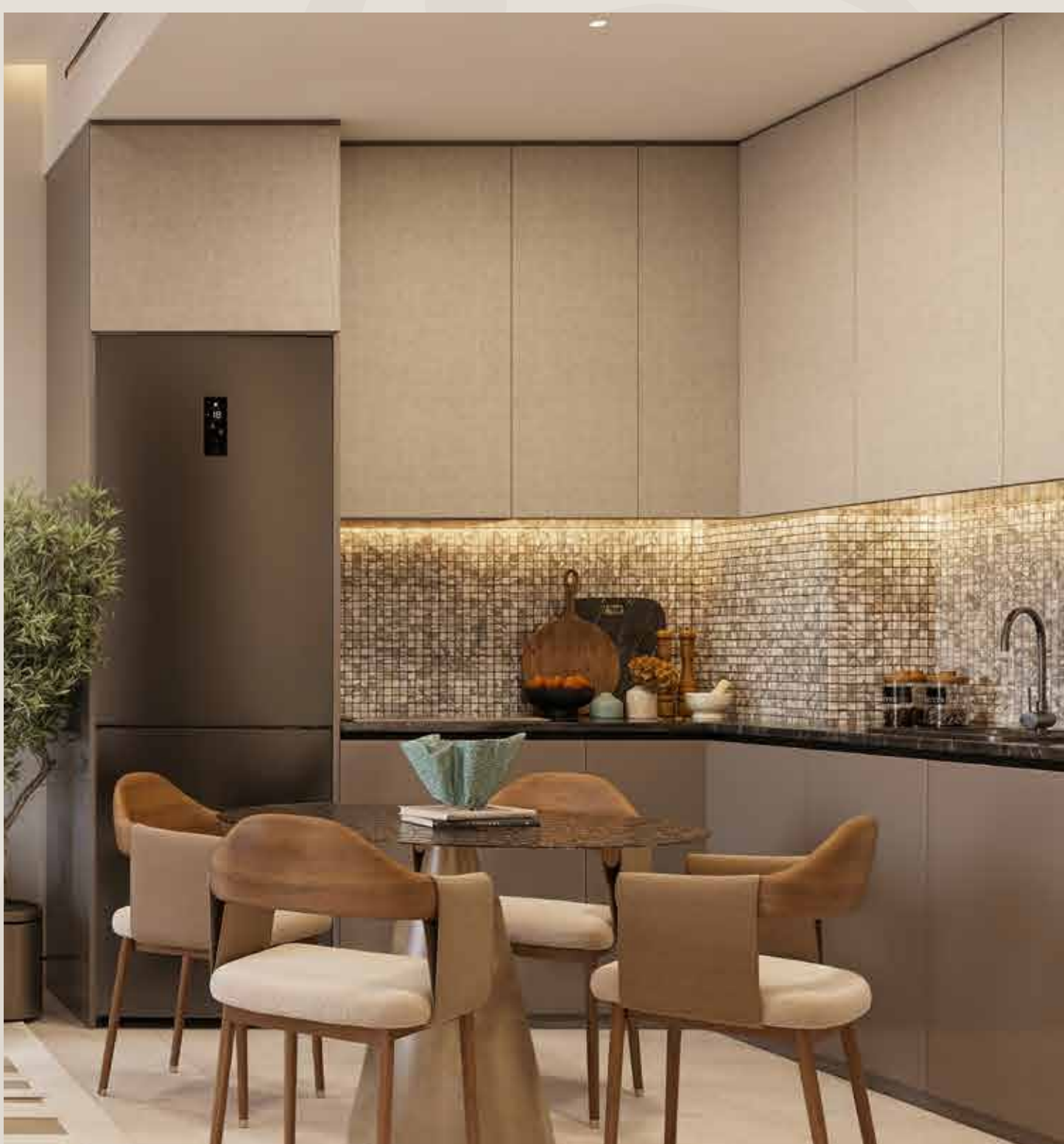


Smart, sustainable convenience for the next generation of mobility



Thoughtfully planned parking spaces for residents and their guests

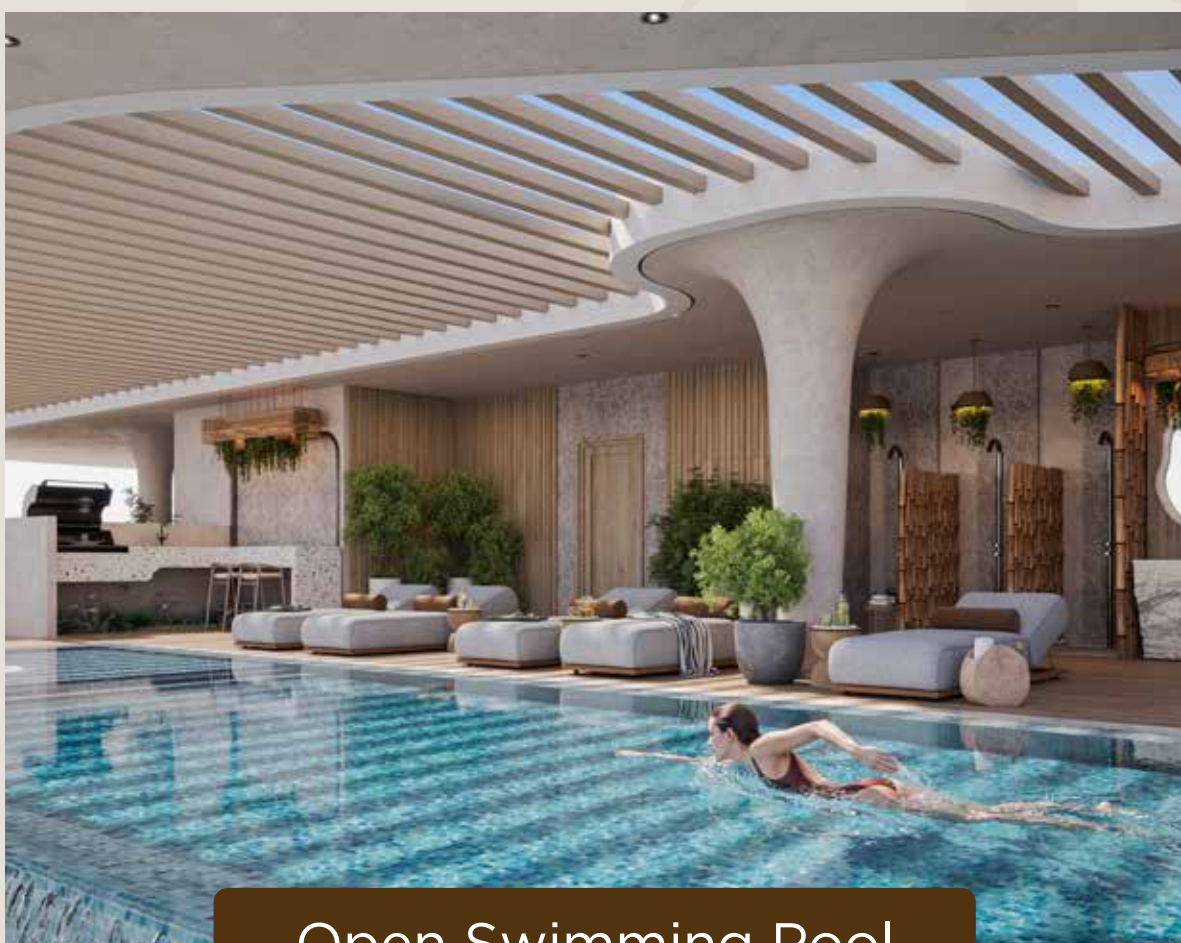
Pay
1%
Per Month



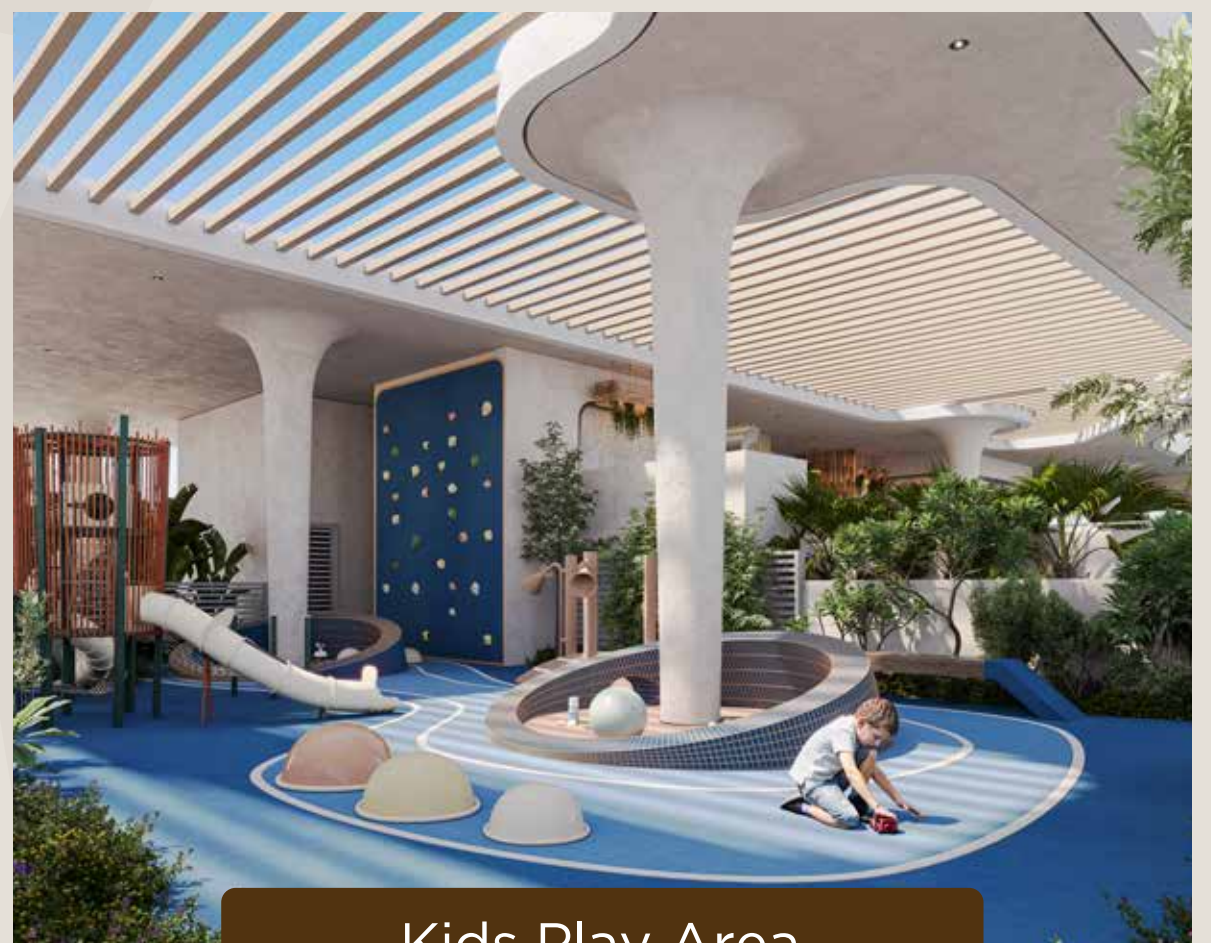
The Amenities

An Authentic Place From the Inside

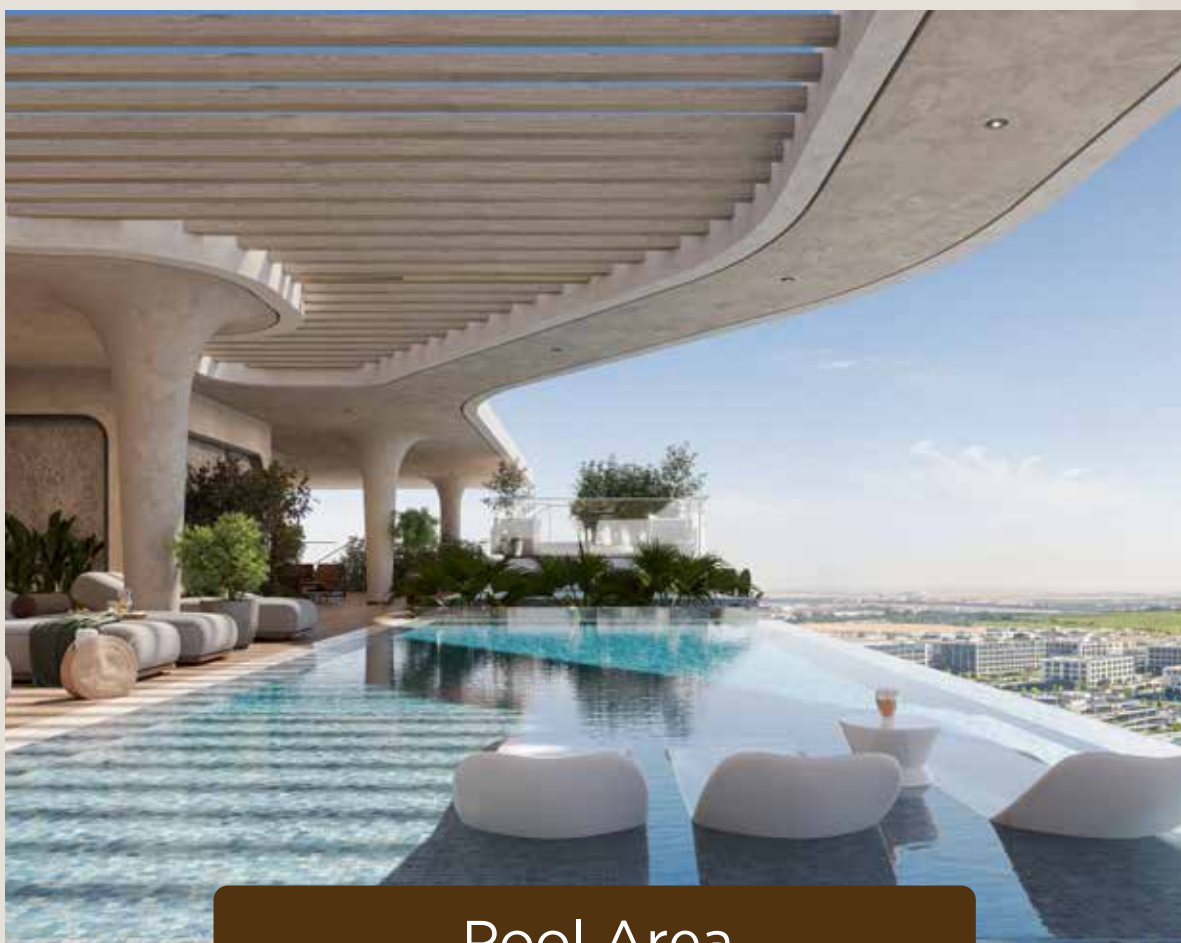
Life at Elinor unfolds in harmony with its surroundings. Sunlit mornings, open horizons, and a seamless connection to greenery create a living experience that feels restorative, elegant, and deeply connected to nature.



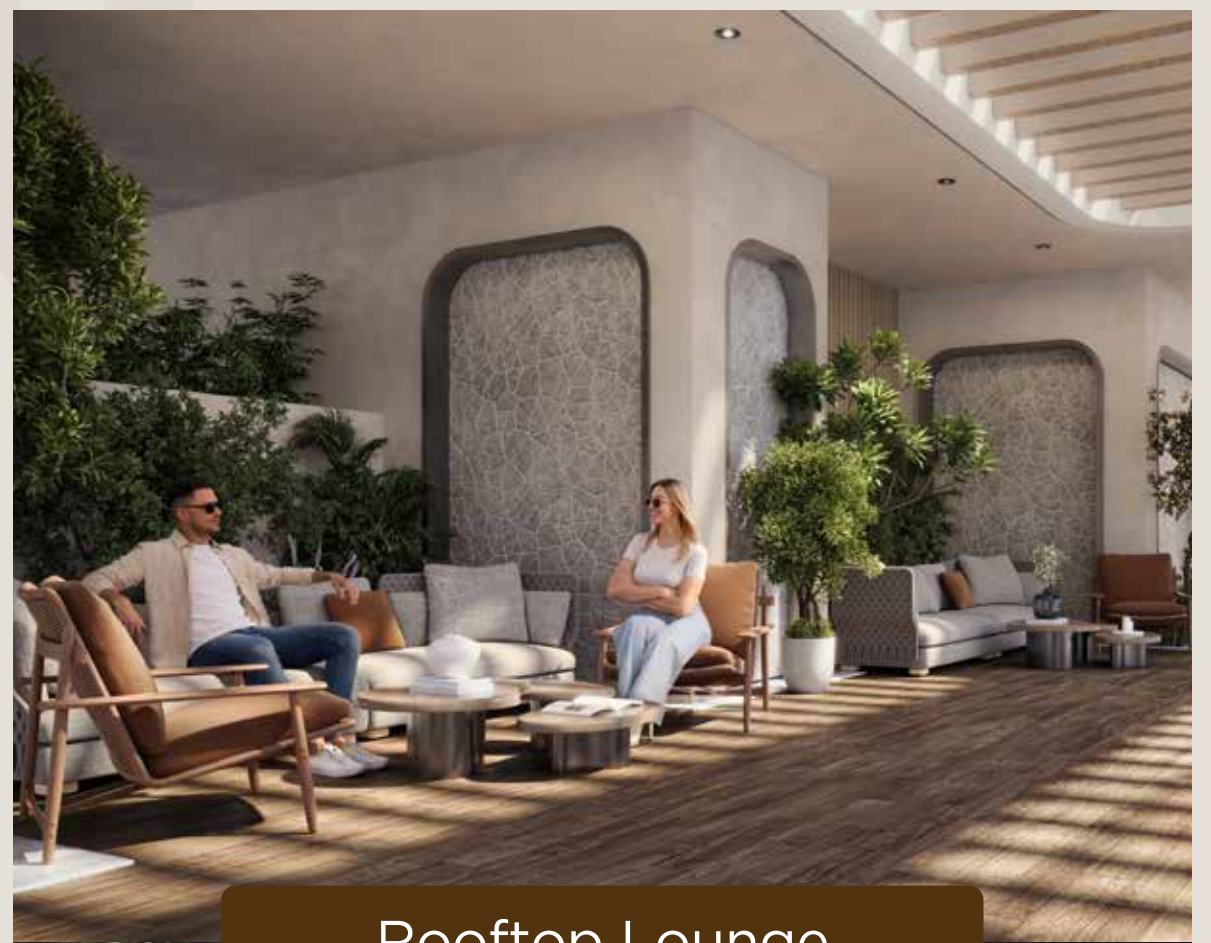
Open Swimming Pool



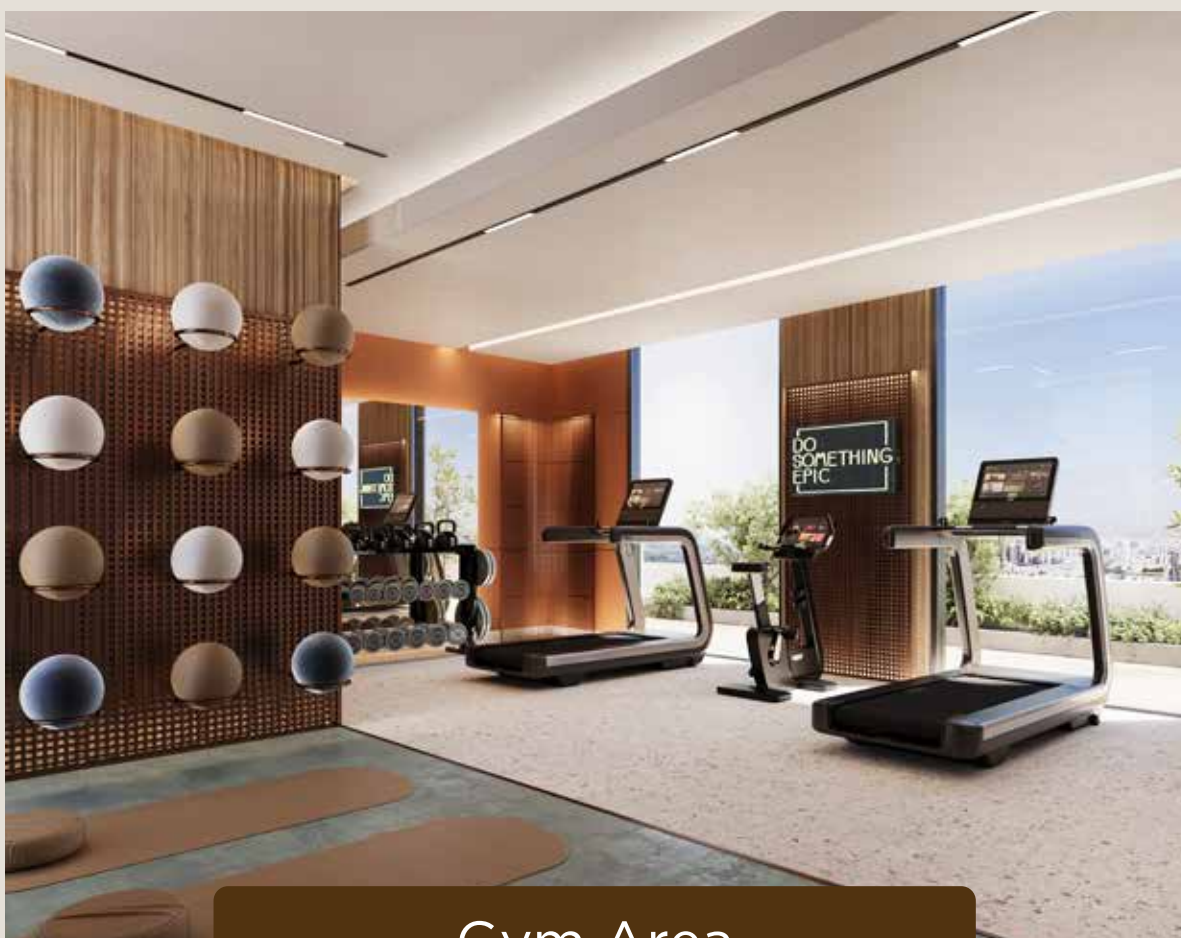
Kids Play Area



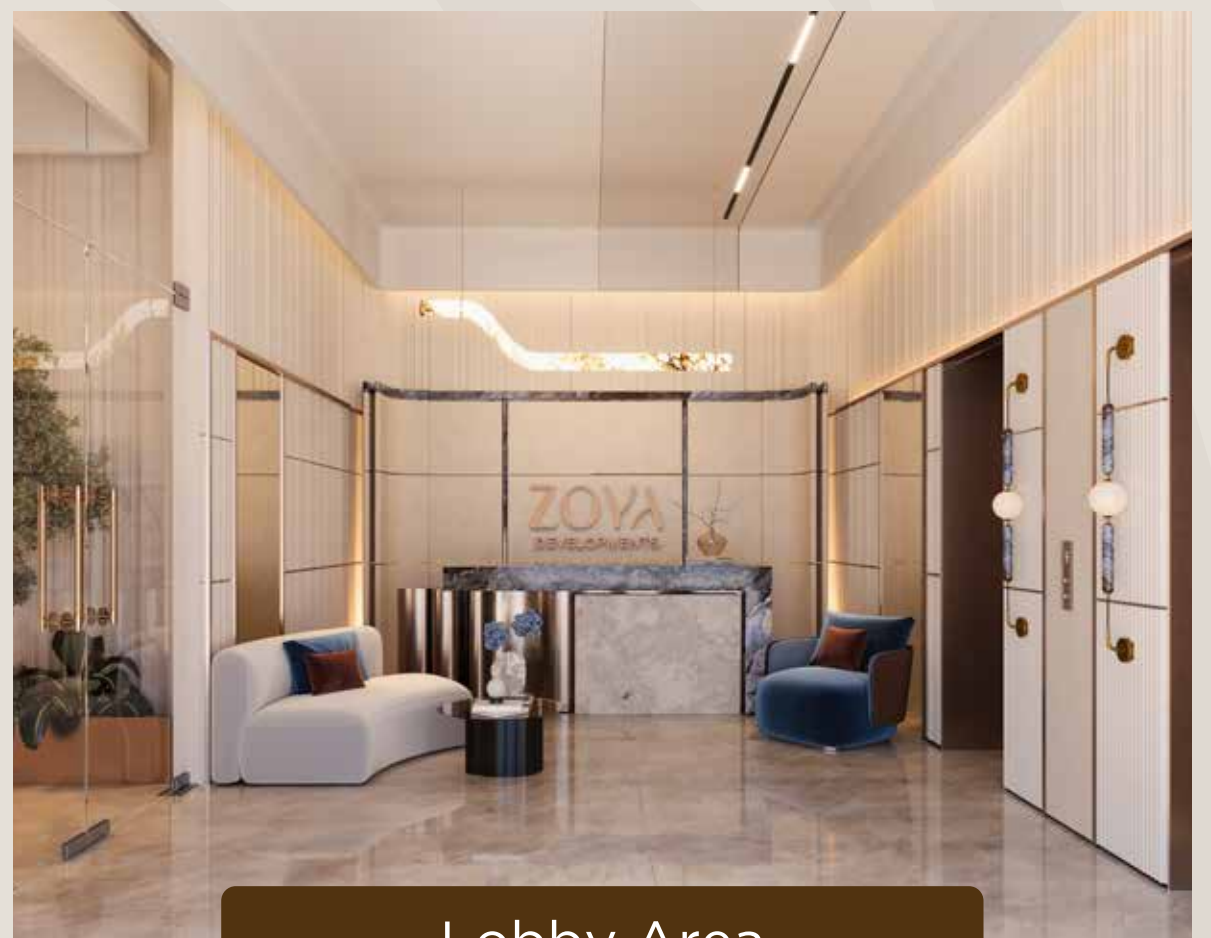
Pool Area



Rooftop Lounge



Gym Area



Lobby Area

Unit Types & Sizes

102 Fully-Furnished Units



Starting Price | AED 647,000K

48 Studio Residences

- 370 sq.ft to 413 sq.ft
- From AED 647,000K

54 2BHK Residences

- 670 sq.ft to 819 sq.ft
- From AED 1,065,000M

2BHK - L

- 894 sq.ft to 939 sq.ft
- From AED 1,334,000M

Payment Structure

Pay 1% per month

PDC	NON PDC
15% Down Payment (With All PDC)	20% Down Payment
25% During Construction (1% x 25 months)	25% During Construction (1% x 25 months)
10% On Handover (Q3-2028)	5% On Handover (Q3-2028)
50% Post - Handover (1% x 50 months)	50% Post - Handover (1% x 50 months)



ELINOR BY ZOYA



Crafted Around Contemporary Expectations

ZOYA
DEVELOPMENTS

18+ YEARS

Creating thoughtfully designed communities and destinations that elevate modern living across the UAE.

100,000+ UNITS

Delivered over the past decade and beyond, shaping vibrant neighborhoods and lasting value for residents and investors alike.

AED 2 BILLION+

Invested in landmark developments that redefine contemporary living through quality, innovation, and exceptional design.

Zoya Developments is dedicated to creating thoughtfully designed residential communities that enrich everyday life. Guided by a vision of excellence, innovation, and long-term value, each development is carefully crafted to balance contemporary architecture, functional spaces, and meaningful lifestyle experiences. Inspired by a commitment to quality and timeless design, Zoya creates destinations where beauty, comfort, and purpose come together, fostering a sense of belonging and elevating the way people live, connect, and grow.

Through thoughtful planning and meticulous attention to detail, Zoya continues to shape vibrant communities that deliver lasting value, inspire well-being, and create a true sense of home.



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800 ZOYA