



siana

BY ZOYA

DUBAI INDUSTRIAL CITY



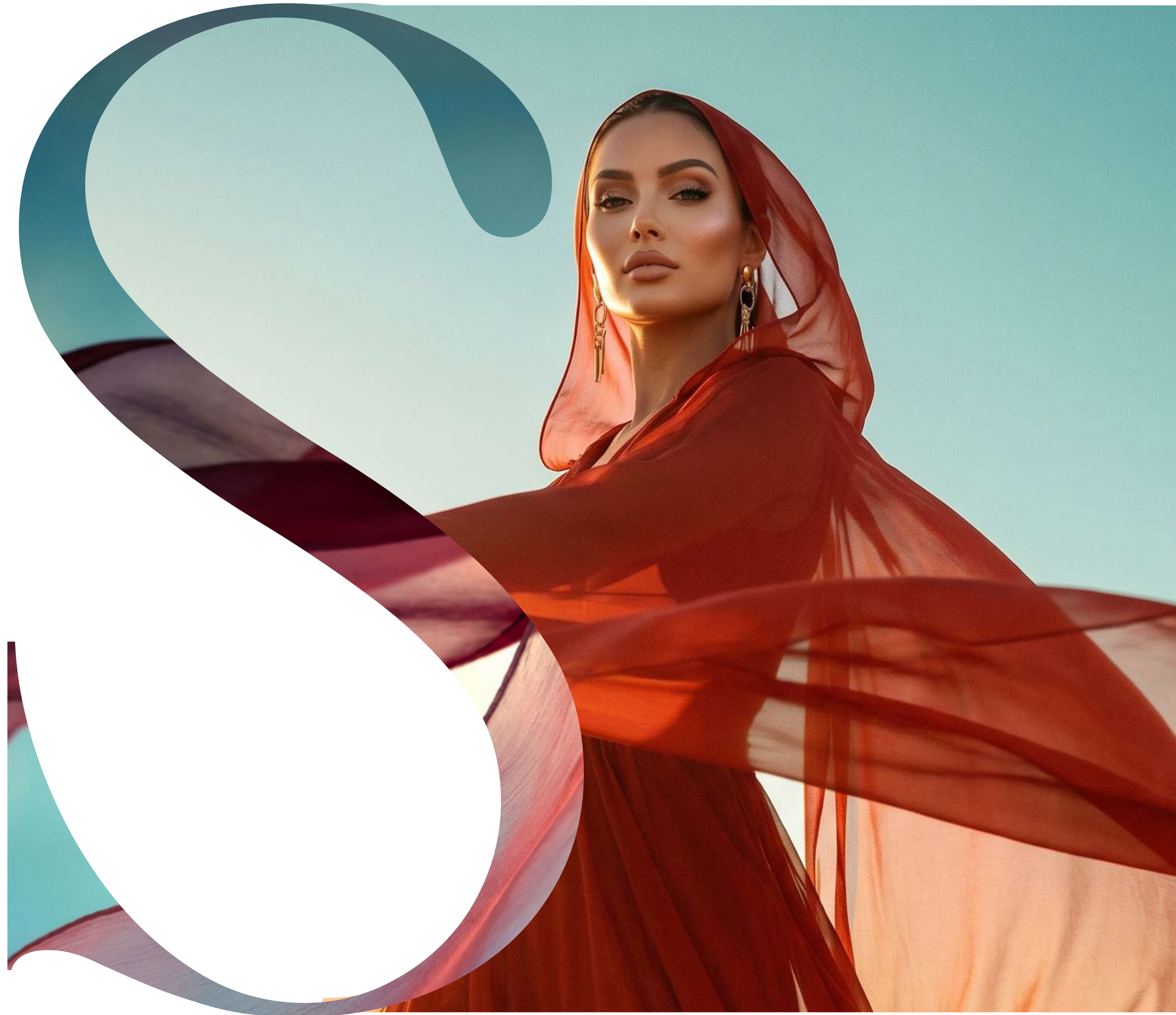
# A Royal Expression of Contemporary Living

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.

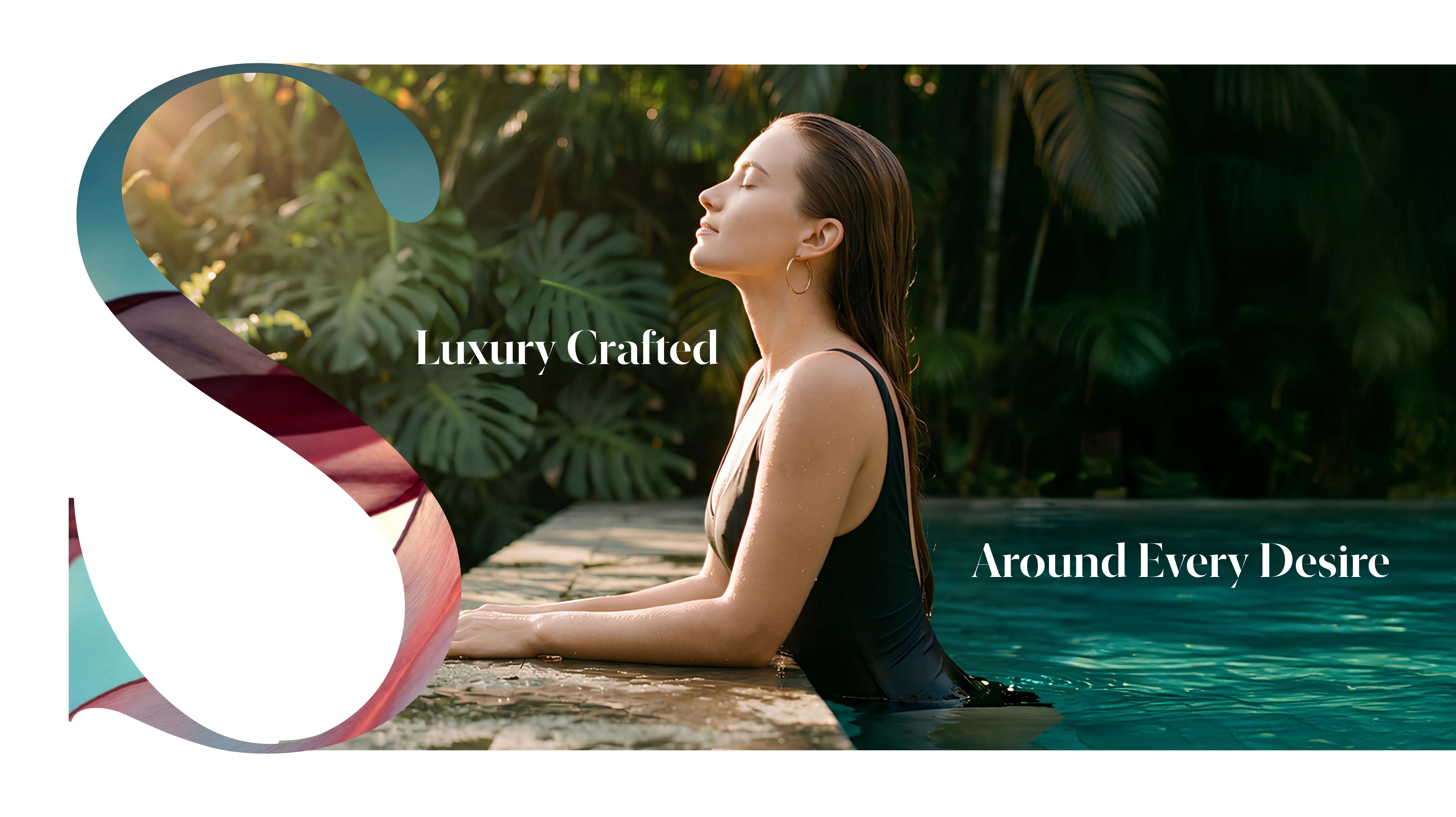




Designed

Around Life





Luxury Crafted

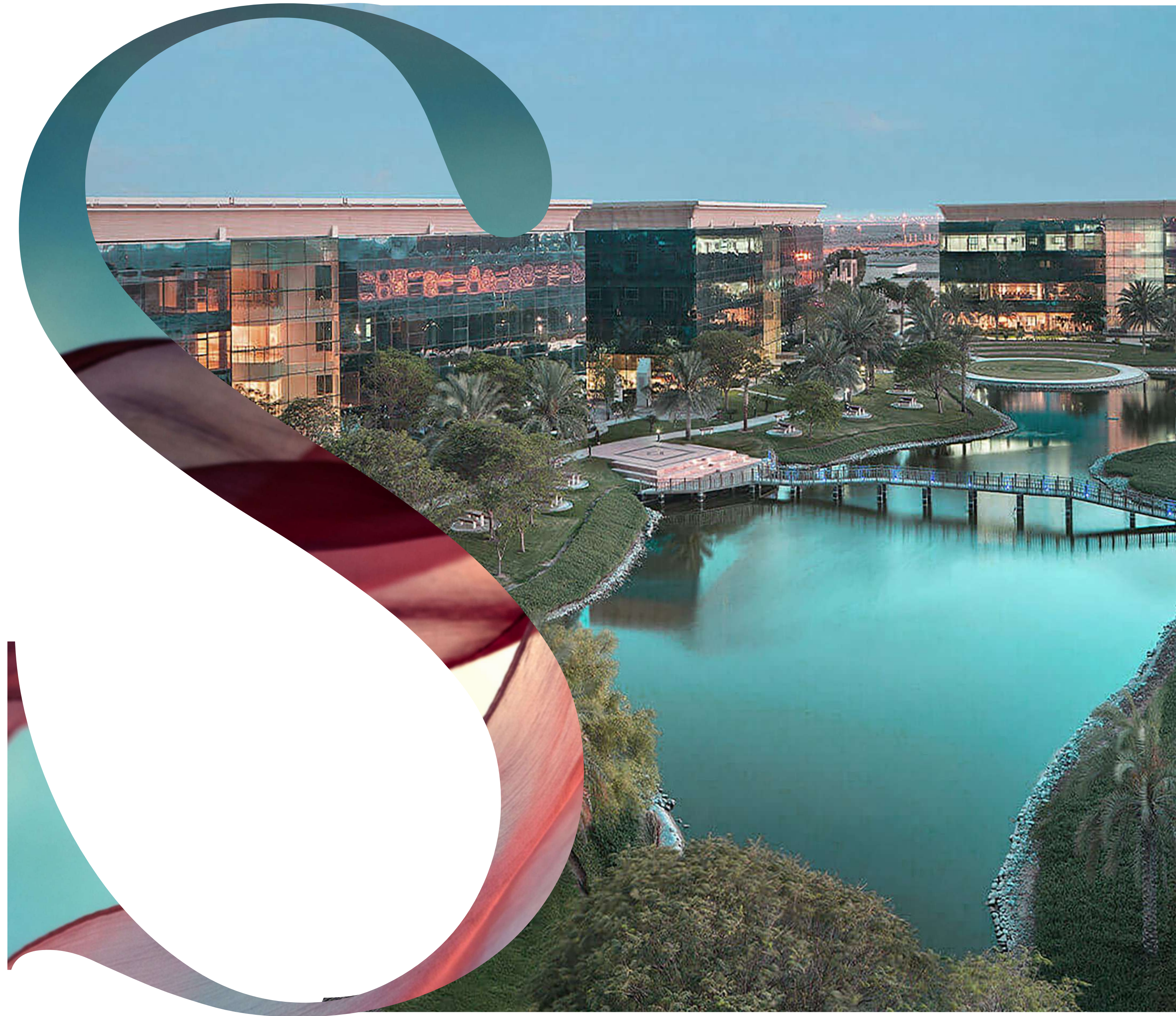
Around Every Desire

*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.

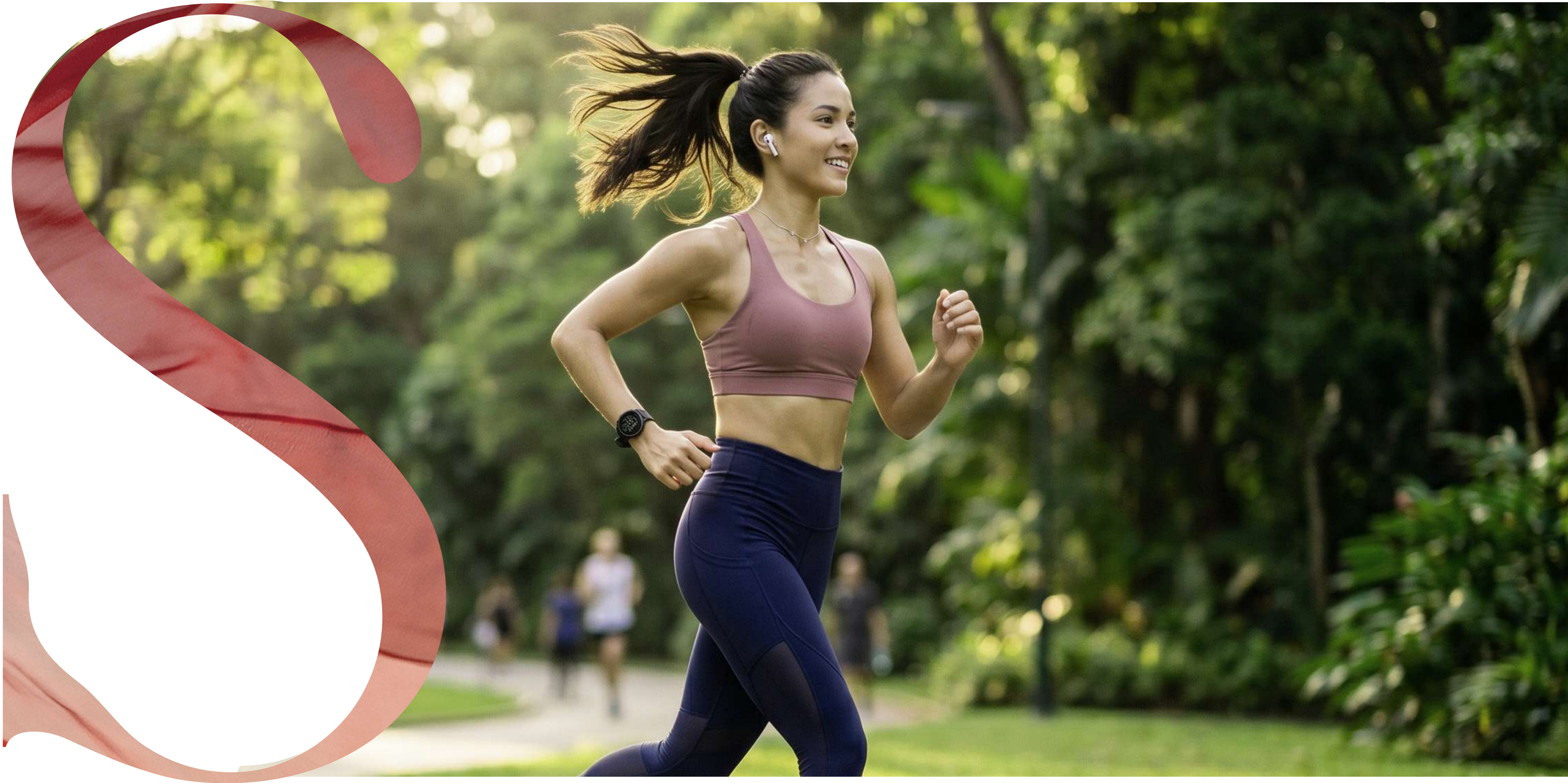


A woman with dark hair tied back is sitting in a meditative lotus position on a light-colored wooden floor. She is wearing a white tank top and light-colored leggings. Her hands are pressed together in a prayer position (Anjali Mudra) at her chest level, and her eyes are closed. To her left is a bed with white linens and a beige throw blanket. Behind her is a wooden nightstand with a lamp, a small potted plant, and a book. A large window with sheer white curtains is in the background, letting in soft natural light. To her right is a large, leafy green plant in a woven basket. The overall atmosphere is calm and serene.

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.



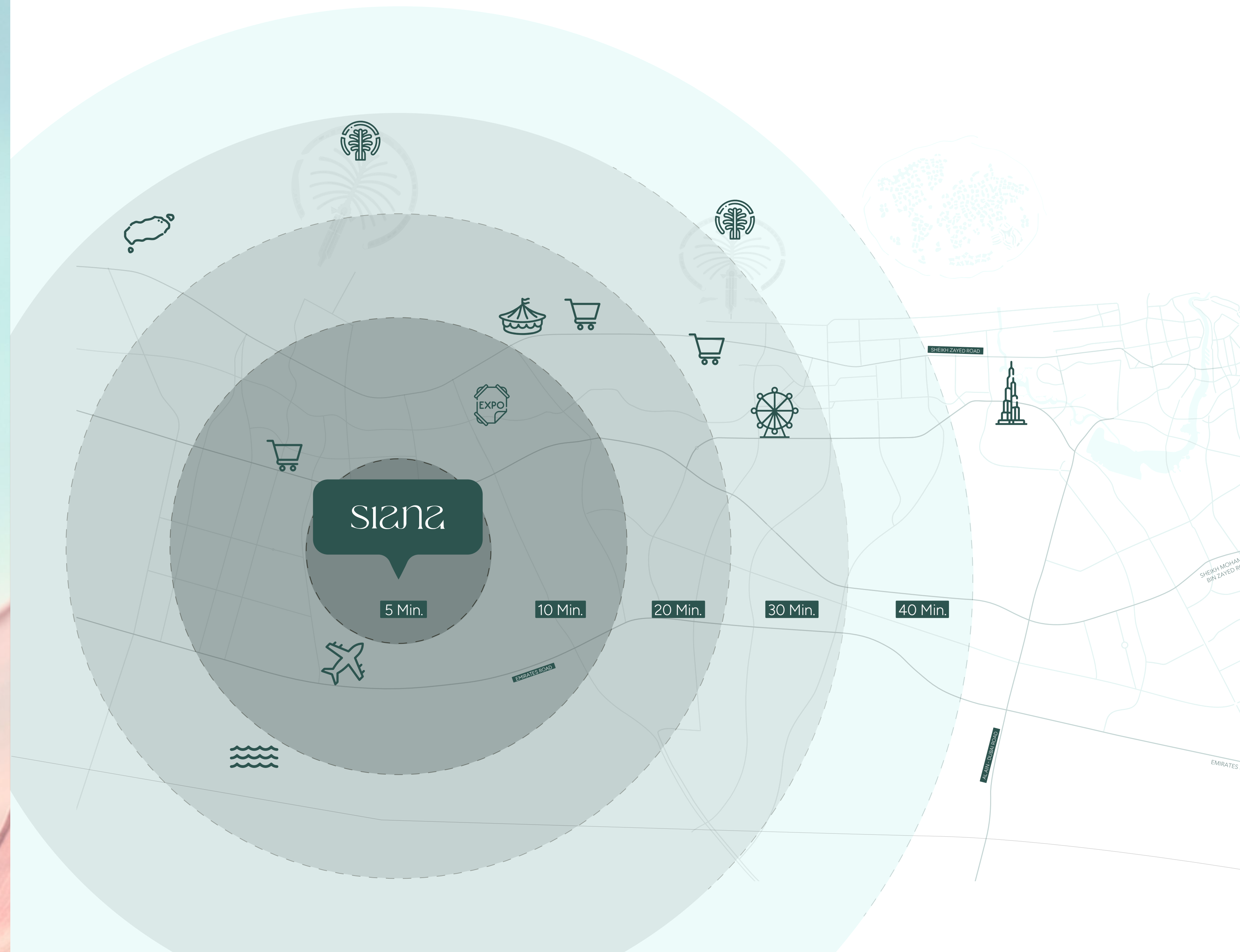


# Surrounded by Opportunity

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





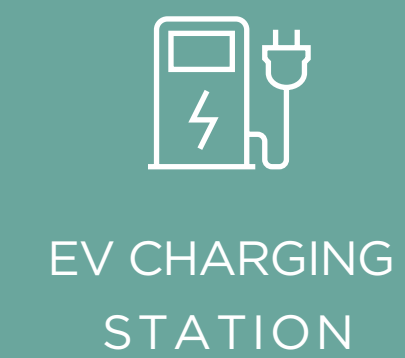
Gym

# BRANDS & FEATURES

**SIEMENS**



VitrA



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 sitting on the grass in the distance.

A Home for Life's

Cherished Gatherings



# STUDIO RESIDENCES

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STUDIO APARTMENT



# TWO-BED RESIDENCES

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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 the fluidity of its 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 middle of the frame, the word "siana" is written in a clean, white, serif typeface. Below this, the words "BY ZOYA" are printed in a smaller, all-caps, sans-serif font. In the bottom right corner, the text "800 ZOYA" appears in the same small, all-caps, sans-serif font.

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BY ZOYA

800 ZOYA