



# Siana

BY ZOYA

DUBAI INDUSTRIAL CITY



**A Royal Expression  
of Contemporary Living**

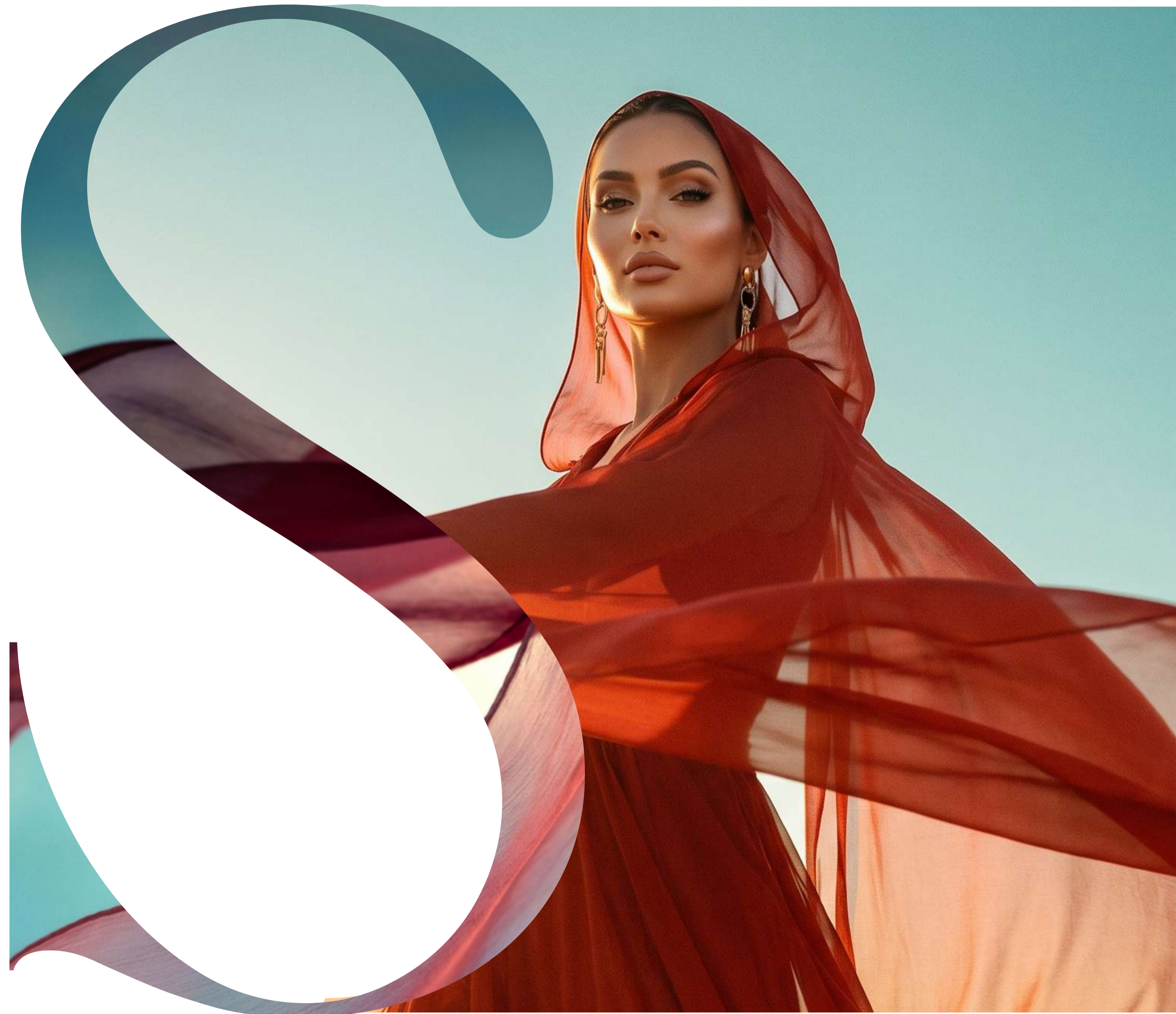


WELCOME TO

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.



A heartwarming photograph of a family of three in a park. The father, wearing a light blue t-shirt and khaki pants, has a young child sitting on his shoulders. The child is wearing a light-colored shirt and pants. The mother, wearing a blue dress with white polka dots, is smiling and has her hand on the father's chest. They are standing next to a large, textured tree trunk. The background is a lush green forest with sunlight filtering through the leaves, creating a bokeh effect. The overall mood is peaceful and affectionate.

Designed

Around Life





*Luxury Crafted*

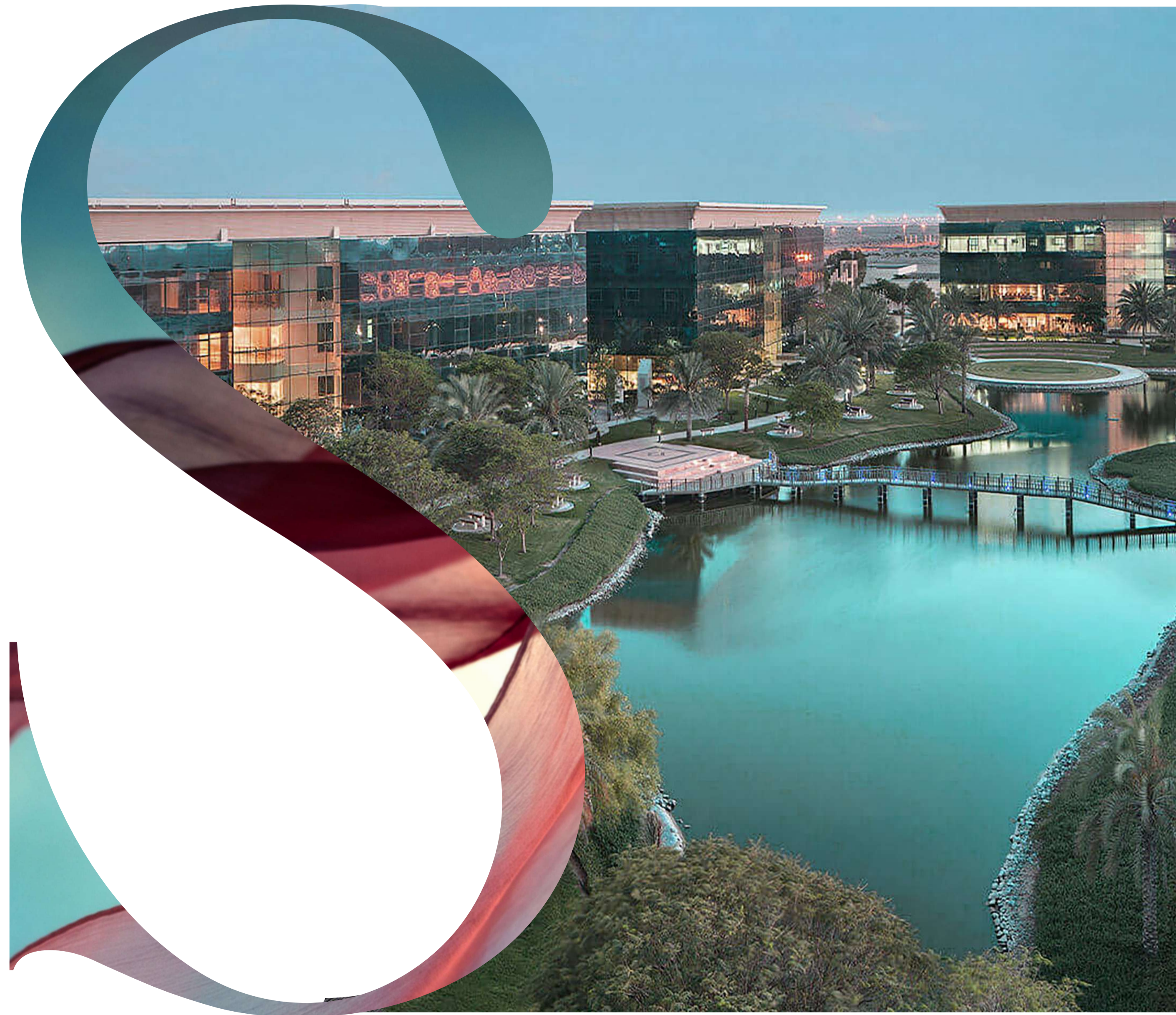
*Around Every Desire*

*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 rug in a bedroom. She is wearing a white tank top and light-colored leggings, with her hands pressed together in a prayer position at her chest. Her eyes are closed, and she has a serene expression. The room is softly lit by natural light from a window with white curtains behind her. To her left is a bed with white linens and a wooden headboard. A wooden nightstand holds a lamp with a white shade, a small potted plant, and a candle. To her right is a large, leafy plant in a woven basket. The overall atmosphere is calm and peaceful.

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.



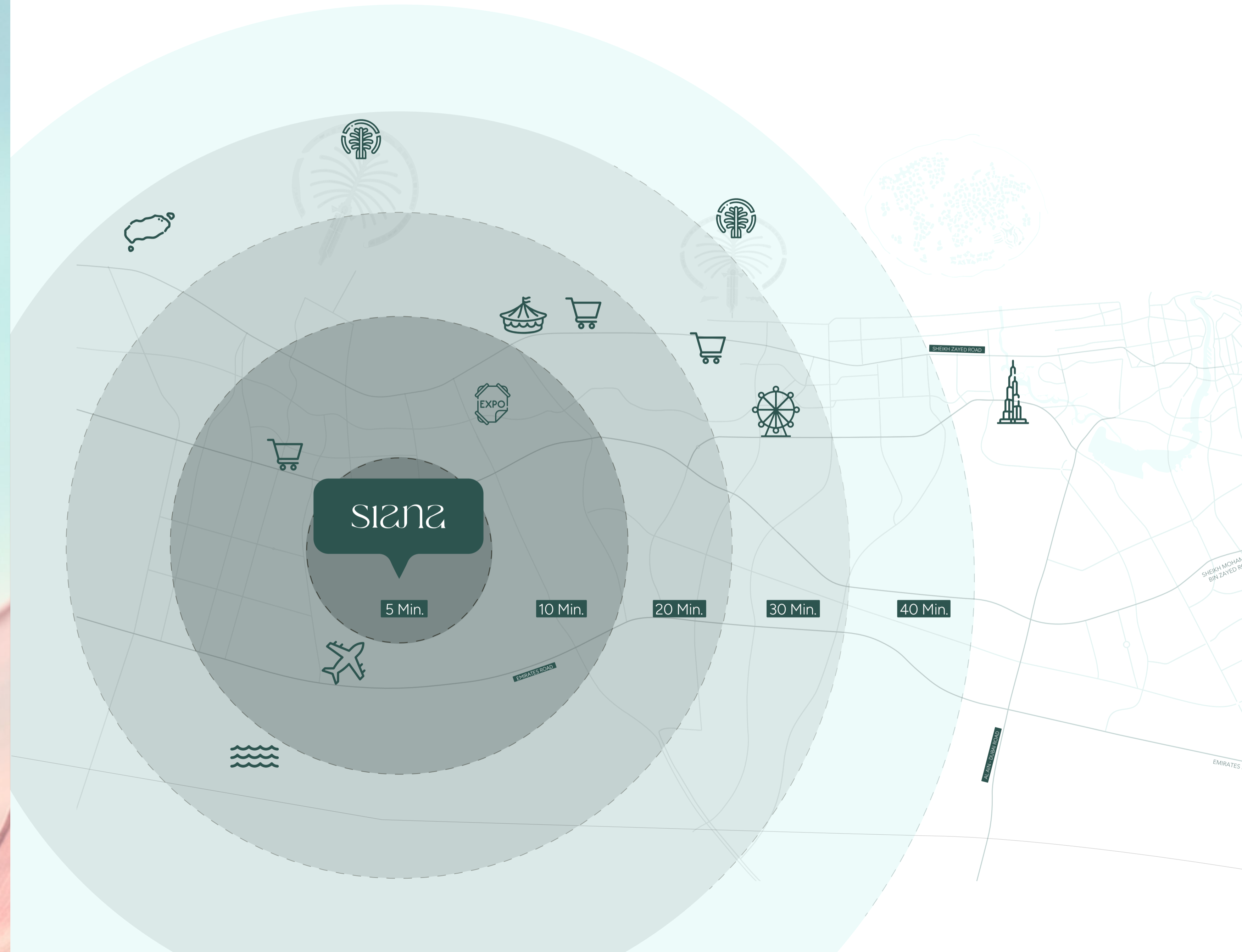


# Surrounded by Opportunity

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**

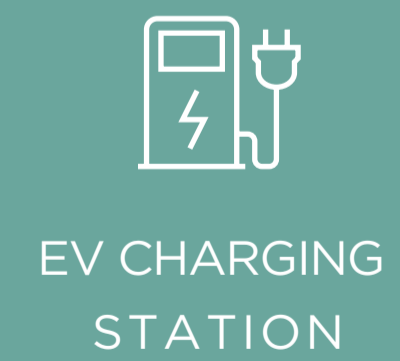


FULLY  
FURNISHED



DIRECT ACCESS  
TO PARK

VitrA



EV CHARGING  
STATION



DEDICATED VISITOR  
PARKING



A Home for Life's

Cherished Gatherings

A close-up photograph of flowing, translucent fabric in shades of red and purple against a teal background. The fabric is draped and moving, creating soft, undulating curves. The colors transition from a deep red on the left to a rich purple on the right. The background is a solid, light teal color.

# STUDIO RESIDENCES





STUDIO APARTMENT



TWO-BED RESIDENCES

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TWO BEDROOM APARTMENT - BEDROOM



TWO BEDROOM APARTMENT - BEDROOM



TWO BED RESIDENCES - LIVING ROOM



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