

ZOYA  
DEVELOPMENTS

# EXPERIENCE LEGACY

Where thoughtful design creates experiences that endure, and every home becomes a story worth remembering.



## ABOUT ZOYA DEVELOPMENTS

Zoya Developments, follows a people - first philosophy to create modern communities that feel intuitive, timeless, and deeply human. With more than a decade of experience, the company combines craftsmanship and innovation to build not just structures, but places where life unfolds and legacies are shaped. As it expands across the UAE, Zoya stays committed to building homes with integrity, empathy, and a vision for better living.

# OUR APPROACH

At Zoya, we design with people at the heart. Our approach blends timeless craftsmanship, modern liveability, and sustainable innovation to create communities that inspire. Guided by transparency and a customer-first mindset, we deliver exceptional value and lasting legacy with every home.

14  
Years

Development  
Experience

100,000+

Units  
Delivered

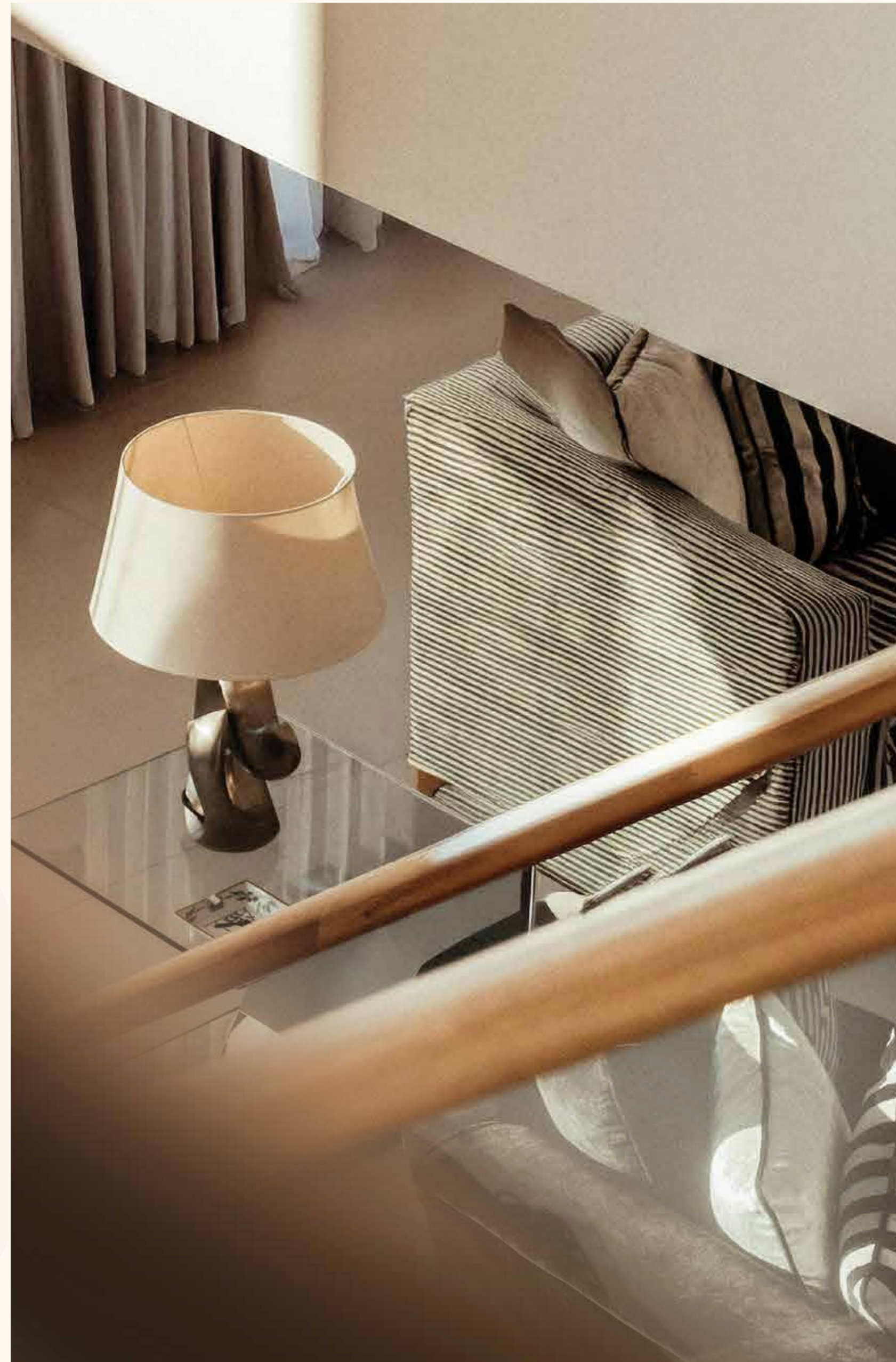
2 Million

sq.ft Area  
Developed



# OUR MISSION

To exceed customer expectations by delivering premium, elegant, and sustainable homes that unite contemporary design, smart-living features, and vibrant community living, establishing Zoya as a trusted real estate name across the UAE.



# OUR VISION

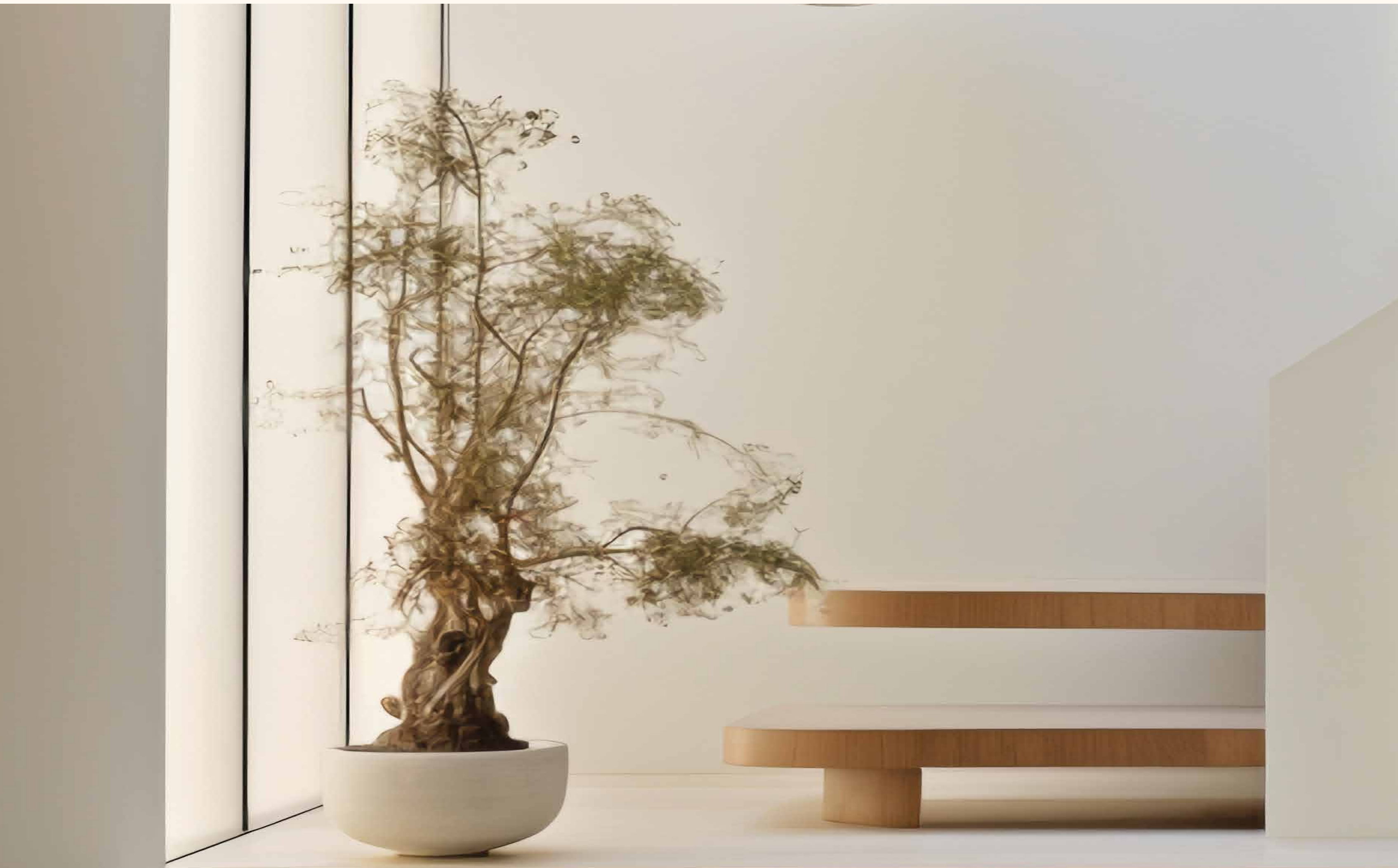
To be a leading real estate developer in the UAE, renowned for crafting modern, sustainable, and inspiring communities that elevate everyday living and create lasting value for generations.

# VISION MEETS LIFE

At Zoya, design always begins with people. Every project is shaped by how life moves within it, light, space, rhythm, and emotion. We build with intention, blending innovation, sustainability, and craftsmanship to create homes that endure and experiences that inspire.

For us, success is simple - spaces that feel right, function beautifully, and grow in value over time. Above all, we create homes that are thoughtful, timeless, and deeply human.





# CORE VALUES

Zoya's values serve as the compass behind every decision and every home it builds, guiding how it thinks, creates, and earns the trust of its communities.

## **Transparency**

Honest, open and reliable communication in every interaction.

## **Sustainability**

Building responsibly through sustainable practices that support a better future.

## **Customer-Centric**

Placing people at the heart of every decision, creating homes that truly serve their needs.

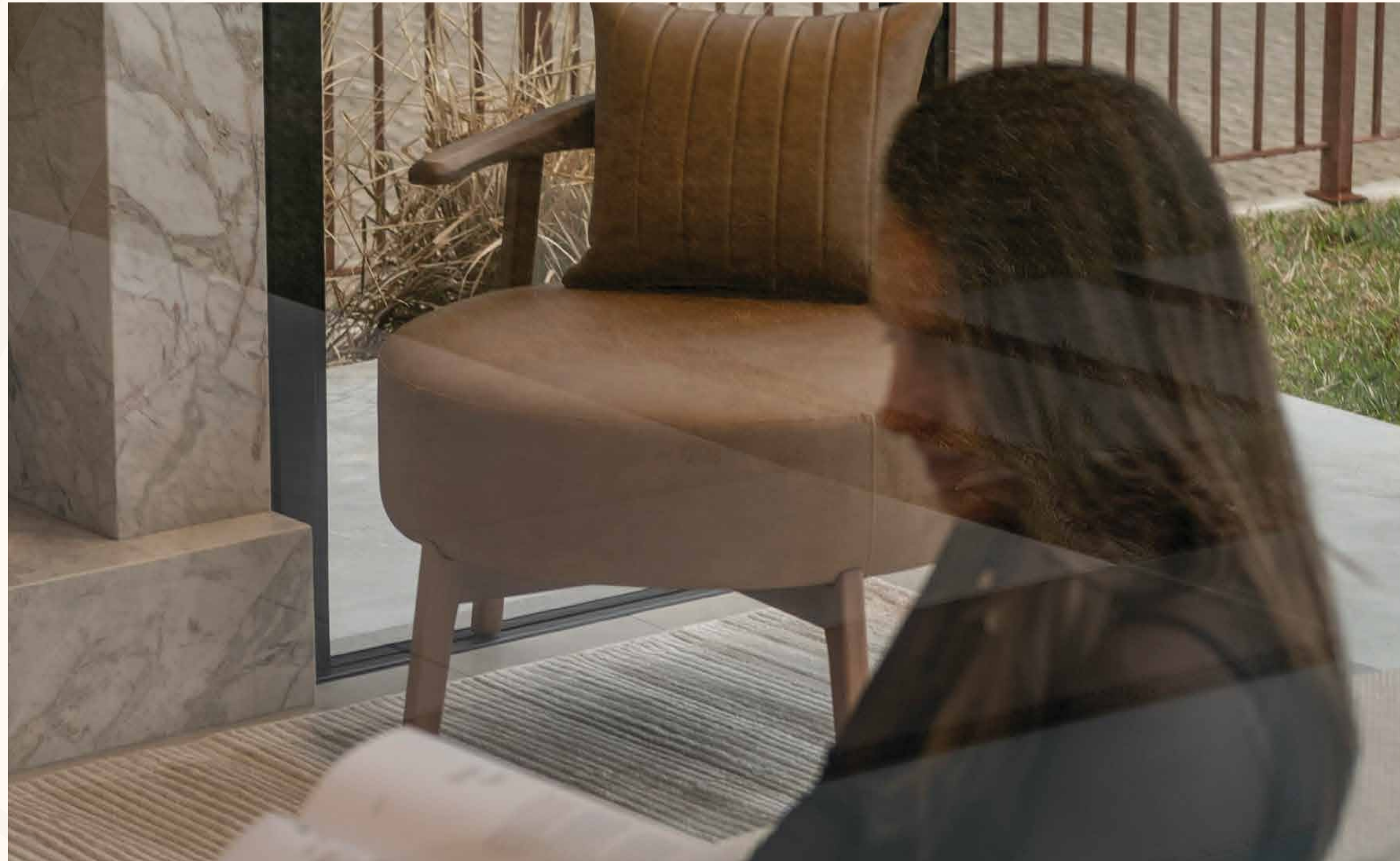
## **Innovation**

Pioneering smart, modern and forward-thinking solutions that elevate everyday efficiency.

# EXPRESSIONS OF THE ZOYA VISION

Zoya's story is led by visionaries who believe that progress must serve people. Their leadership is defined by integrity, empathy, and a commitment to excellence, principles that guide every project and partnership.

Rooted in a legacy of trust and strengthened by years of experience, Zoya's leadership philosophy embraces innovation while honoring the values that shaped its foundation. Every decision reflects a promise to create lasting value, nurture meaningful communities, and build with purpose for generations to come.



# OUR PORTFOLIO

# PRISTINE

by ZOYA

IMAGINE A HOME  
AS ORIGINAL AS  
YOU ARE.

Zoya's debut in Dubai — a contemporary community shaped by design, light, and livability. Pristine is crafted for those who value smart functionality and elegant simplicity, marking the beginning of Zoya's legacy in the UAE.

| Total Units                                                                         | 1 Bedrooms                                                                          | 2 Bedrooms                                                                          | 3 Bedrooms                                                                          |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |
| 67                                                                                  | 40                                                                                  | 20                                                                                  | 7                                                                                   |





# NUVÉ

BY ZOYA

## THE FLOW OF PEACE

A serene evolution of the Zoya philosophy. Nuvé translates balance into architecture, calm lines, mindful design, and resort-style amenities that shape a life of quiet sophistication.

| Total Units | Studios | 1 Bedrooms | 2 Bedrooms |
|-------------|---------|------------|------------|
|             |         |            |            |
| 232         | 169     | 51         | 12         |

# MIRAH

BY ZOYA

## MODERN LIVING, ELEVATED.

From rooftop experiences to fully furnished spaces, every detail reflects comfort, style, and a community designed for young families and professionals.

Total  
Units



60

Studio



28

2 Bedrooms



32





# IZEL

BY ZOYA

## ELEVATED LIVING IN THE HEART OF DUBAILAND

Minutes from key destinations and surrounded by established communities, IZEL offers a balanced lifestyle with privacy, greenery, and modern amenities.

| Total Units                                                                           | Studio                                                                                | 1 Bedrooms                                                                            | 2 Bedrooms                                                                            |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |  |
| 165                                                                                   | 121                                                                                   | 33                                                                                    | 11                                                                                    |

# ÉLANORA

BY ZOYA

## A NEW DAWN

A boutique collection of residences where light meets refined living in quiet harmony. Set in Dubai Industrial City, Élanora is a rare community where beauty isn't just seen — it's deeply felt.

|                                                                                     |                                                                                     |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Total Units                                                                         | Studio                                                                              | 1 Bedrooms                                                                          |
|  |  |  |
| 117                                                                                 | 107                                                                                 | 10                                                                                  |





# CALISI

BY ZOYA

## HARMONY WOVEN INTO LIFE

Calisi by Zoya is a collection of fully furnished residences in Dubai South, blending contemporary design, comfort, and everyday convenience. Thoughtfully crafted for modern living, it offers elegant interiors, connected access, and a peaceful lifestyle.

Total  
Units



68

Studio



32

2 Bedrooms



36

# Siana

BY ZOYA

## THE DAWN OF GRACEFUL LIVING

Inspired by timeless elegance, Siana offers refined contemporary living in Dubai Industrial City—where thoughtful design meets a future-focused, high-growth destination.

| Total Units                                                                         | Studio                                                                              | 1 Bedrooms & 1 BHK + Study                                                          | 2 Bedrooms                                                                          |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |
| 98                                                                                  | 34                                                                                  | 52                                                                                  | 12                                                                                  |





# ÉLINOR

BY ZOYA

## CARRYING THE ARABIC SPIRIT FORWARD

Elinor by Zoya blends timeless elegance with modern comfort. Fully furnished and thoughtfully designed, it offers a refined lifestyle in the heart of Dubai South—where exceptional connectivity meets the city's future growth.

| Total Units                                                                           | Studio                                                                                | 2 Bedrooms                                                                            |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |
| 102                                                                                   | 48                                                                                    | 54                                                                                    |

# LEADERSHIP AND LEGACY

# LEADERSHIP AND LEGACY

Zoya's leadership is rooted in a forward-looking vision shaped by purpose, clarity, and a deep respect for the people and communities it serves. Guided by strong values and a commitment to meaningful progress, Zoya's leaders champion innovation while staying true to the principles that guide them.



## FAROOQ KHAN

Chairman, Zoya Developments

We come to Dubai with a sense of purpose and passion. Our mission to redefine urban living drives us to push boundaries, innovate relentlessly, and exceed expectations.

Through thoughtful design, sustainable practices, and a deep understanding of our customers' needs, we aim not only to build structures but to craft legacies that will live on for generations.



## SHOAIB KHAN

CEO, Zoya Developments

Shoaib Khan is the CEO of Zoya Developments. His career began on-site within active development projects, giving him a practical understanding of the real estate development process from the ground up.

He plays a key role in shaping Zoya Developments' strategic direction, with a focus on customer needs, sound investment decisions, and adapting to evolving market demands. He holds a degree in Business Administration from Jain CMS, India, and a specialized qualification in International Practical Finance from the UK.



## IMTIAZ KHAN

Managing Director & Co-Founder, Zoya Developments

Imtiaz Khan is the Founder and Managing Director of Zoya Developments, providing strategic leadership and a global perspective to the organization. With over a decade of senior leadership experience, he oversees strategic planning, marketing, and business development, playing a central role in driving the company's growth and long-term vision.

He holds a degree in Business Administration from Jain CMS, India, and a specialized qualification in International Marketing from the Chartered Institute of Marketing, UK.

# THE FOUNDER'S MESSAGE

We entered Dubai's real estate landscape with a simple belief: "People deserve better".  
Better experiences, better homes, and better long-term value.

Every project we create stems from understanding our customers their needs,  
their dreams, and the quality of life they deserve. Through meticulous design and  
responsible development, we aim to deliver homes that bring pride, comfort, and  
enduring satisfaction.

Our promise is to remain committed to excellence, transparency, and a future where  
every Zoya community inspires trust and belonging.



**ZOYA KHAN**

*Founder*

*Zoya Development*



# A LEGACY BEGINS IN DUBAI

Dubai is a city built on ambition, a global hub where innovation, culture, and opportunity converge. For Zoya, entering this landscape is more than expansion; it's a continuation of our purpose, to shape modern living experiences that blend design, comfort, and community.





# CULTURE AND COMMITMENT

We believe collaboration fuels creativity,  
and integrity sustains trust.

Our teams are united by a shared belief  
that every project we create should make  
life better, simpler, and more beautiful.  
We celebrate diversity of thought, value  
transparency, and nurture innovation at  
every level.



# SHAPING FOR TOMORROW

At Zoya, the future is more than a destination, it's a journey we build with intention. As we grow across the UAE and beyond, our focus remains the same: to create environments that enrich lives and inspire belonging.

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