SIROYA
VENTURES

GARNET

DESIGNED FOR THE CITY AHEAD.



Garnet by Siroya

Step into Garnet, where modern elegance meets purposeful living in the heart of Dubai South. Designed to inspire, this thoughtfully crafted residence combines clean architectural lines with lush park-side surroundings, offering a lifestyle that's both vibrant and grounded.

Each home is tailored with smart layouts, refined finishes, and access to a suite of wellness-driven amenities — making Garnet the perfect choice for those who seek balance, beauty, and everyday ease.

Amenities

Designed to enhance every aspect of your lifestyle.

- GYM
- POOL
- STEAM & SAUNA
- BBQ
- KIDS PLAY AREA
- ROOF CINEMA
- OUTDOOR YOGA DECK
- PET CORNER
- OUTDOOR CALISTHENICS
- PICKLEBALL COURT
- MINI GOLF CORNER
- ARCADE

Location

Garnet by Siroya is strategically located in Dubai South, just steps away from the lush Central Park and minutes from the upcoming Al Maktoum International Airport.

Dubai South is the city's fastest-growing smart district — a master-planned community combining residential tranquility with direct access to logistics, aviation, and Expo City

- 2 MINS — Dubai South Central Park
- 10 MINS — Expo City Dubai
- 10 MINS — Al Maktoum International Airport (DWC)
- 20 MINS — Dubai Marina
- 25 MINS — Mall of the Emirates
- 25 MINS — Downtown Dubai
- 35 MINS — Dubai International Airport





Payment Plan

10%	ON BOOKING
10+4%	AFTER 30 DAYS (1 month)
10%	AFTER 120 DAYS (4 months)
10%	AFTER 300 DAYS (10 months)
60%	ON HANDOVER

Unit Availability

All Units: 1 to 2.5 Bedrooms
Size Range: 726.5 – 1,279.6 sq.ft.
Starting Price: 990,000 AED

1 BHK	Size: 726.5 sq.ft. – 761.1 sq.ft.
2 BHK	Size: 1,108.9 sq.ft. – 1,186.6 sq.ft.
2.5 BHK	Size: 1,273.9 sq.ft. – 1,279.6 sq.ft.

