

MIORAH
BY ZOYA

A life *of light*

MIORAH BY ZOYA





What softens the edges,
and brings *beauty to life*,

is the bliss of shadows,
shimmered by the light.



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The *Beam*



The land of *rising prosperity*

DUBAI

Dubai is a vibrant crossroads of cultures and commerce, where sunlight accentuates ambition. This is the global melting pot where ideas, investment and life converge beneath a generous, ever-bright sky of opportunity.





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Why Invest *in Dubai*

- ▶ Strategic location connecting to over 240 destinations.
- ▶ Investor-friendly policies with strong regulation through RERA.
- ▶ Tax-free economy with 100% foreign ownership in free zones.
- ▶ Golden Visa.
- ▶ Most mature real estate market in the MENA region.
- ▶ One of the world's safest and cleanest cities.*
- ▶ Attractive rental yields of 5–9%, reaching up to 11% in select areas.
- ▶ Off-plan properties with 20–30% appreciation over 3–5 years.
- ▶ World-class infrastructure, education, and healthcare.
- ▶ Recognised as the most desirable global destination for expats.**



Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

Dubai topped the wish lists of an incredible 60 countries in Remitly study *“The cities the world wants to move to.”*





The commune of *shimmering sun*

DUBAI SOUTH

Dubai South is an emerging community of open horizons and considered growth, offering seamless connectivity to DWC airport, sustainable infrastructure and neighbourhood living that balances pace with quiet green respite.

Community Highlights

- Easy access to Sheikh Mohammed bin Zayed Road
- Family friendly and fur-friendly
- Close to DWC Al Maktoum Airport
- Surrounded by open views







The *Prism*



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Born from the *light of life*

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Among the pristine skies of Dubai South arises Miorah, a collection of residences where dawn arrives with clarity and evenings draw with composure.

Inspired by nature's divine energy and crafted with the finest furnishings to complement its presence, this is where life flows at your pace, shaded by finest of finishes while basking in nature's finest source of light.







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Enlightened by *aesthetic*

Fully furnished residences coalesce with the architectural restraint, sparkling in generous floor-to-ceiling heights, considered sightlines and meticulous joinery.

Round-the-clock security and concierge service attend daily life, while rooftop solar and passive design principles reduce footprint and let sunlight power both mood and systems with grace.

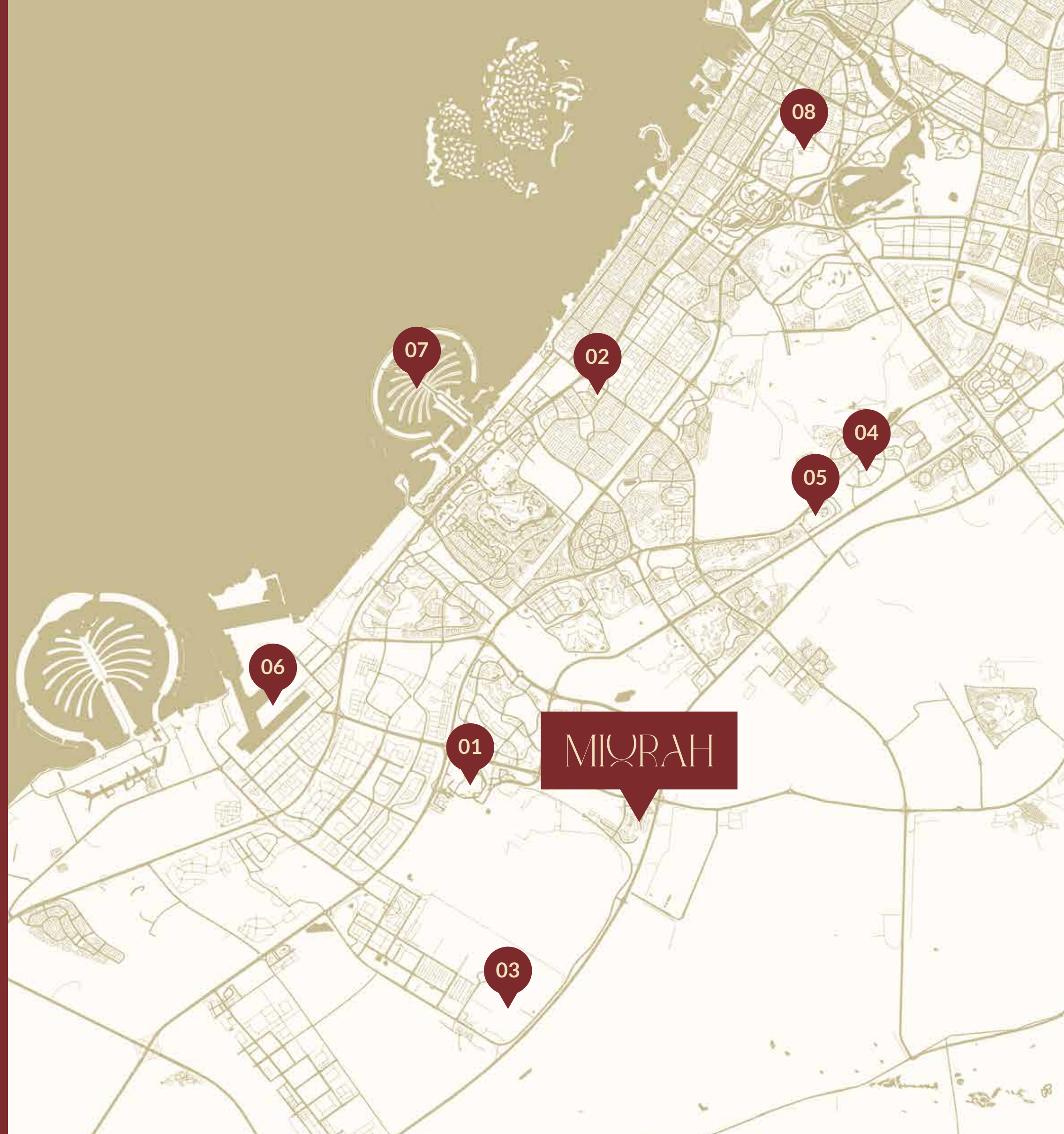


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Shaped in *serenity*

Nestled in the modern archipelago of Dubai's future, Dubai South is the place to be, from sunrise to sunset.

- 01. Expo City Dubai: 10 minutes
- 02. Lulu Hypermarket (Al Barsha): 15 minutes
- 03. Al Maktoum Intl. Airport (DWC): 15 minutes
- 04. IMG Worlds of Adventure: 15 minutes
- 05. Global Village: 15 minutes
- 06. Jebel Ali: 18 minutes
- 07. Palm Jumeirah: 25 minutes
- 08. Downtown Dubai: 25 minutes



The light *within*





Basked in the *rhythm of life*

With only sixty fully furnished homes, Miorah gives you a rare stillness at the city's edge. Warm, considered interiors that harmonise with the lightscape and quietly elevate daily rhythm into your habit.



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Project *Details*

Location:	Dubai South, Dubai
Residence types:	Fully-Furnished Studio & Two-Bed Apartment Residences
Status:	Off-Plan
Handover:	Q2 2027

