Project report: Miorah by Zoya

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

Miorah by Zoya is listed as under construction in Madinat Al Mataar, Dubai, UAE, by Zoya. The handover date on record is August 2027. A permit number is published. Transparency score: 80 of 100, rank 231 of 1,004 in Dubai. 7 of 7 developer claims we tested are confirmed. Last checked 22 Nov 2026.

Key facts

Developer: Zoya
source: https://dubairealestateiq.com/project/miorah-by-zoya

Location: Madinat Al Mataar, Dubai, UAE
source: https://dubairealestateiq.com/project/miorah-by-zoya

Stage: under construction
source: https://dubairealestateiq.com/project/miorah-by-zoya

Handover on record: August 2027
source: https://dubairealestateiq.com/project/miorah-by-zoya

Permit or licence number: DLD project registration 4228
source: https://dubairealestateiq.com/project/miorah-by-zoya

Price from: Registered sales from AED 544,000 to AED 1,300,000 (DLD, 8 Jun 2026 - 16 Jun 2026)
source: https://dubairealestateiq.com/project/miorah-by-zoya

Payment plan: not published

Last checked: 22 Nov 2026

Page we read: https://dubairealestateiq.com/project/miorah-by-zoya

Transparency checklist

Transparency score: 80 of 100. Rank 231 of 1004 in Dubai

[x] Developer identified by legal name: Legal name: Zoya One Real Estate Developments L.L.C (DLD developer 1816)

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: DLD project registration 4228

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: August 2027

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[o] Price published: No price in the pages we read

https://kolaboro.com/methods/transparency-score/

Changes on record

22 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/miorah-by-zoya/

22 Nov 2026: Official register checked: Dubai DLD project register (published on dubairealestateiq.com)
https://kolaboro.com/registers/

Sources

https://dubairealestateiq.com/project/miorah-by-zoya

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay. The live page has the latest data: https://kolaboro.com/projects/miorah-by-zoya/

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