Project report: Siana

Facts as published, each with its source. Built by Kolaboro on 25 Nov 2026 from its public data. No verdicts.

Certificate

In short

Siana is listed as off-plan in Dubai Industrial City (Saih Shuaib 2), Dubai, UAE, by Zoya. The handover date on record is April 2028. A permit number is published. Transparency score: 60 of 100, rank 1,024 of 1,154 in Dubai. 4 of 4 developer claims we tested are confirmed. Last checked 25 Nov 2026.

Key facts

Developer: Zoya
source: https://dubairealestateiq.com/developer/zoya

Location: Dubai Industrial City (Saih Shuaib 2), Dubai, UAE
source: https://dubairealestateiq.com/developer/zoya

Stage: off-plan
source: https://dubairealestateiq.com/developer/zoya

Handover on record: April 2028
source: https://dubairealestateiq.com/developer/zoya

Permit or licence number: DLD project registration 4509
source: https://dubairealestateiq.com/developer/zoya

Price from: not published

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://dubairealestateiq.com/developer/zoya

Transparency checklist

Transparency score: 60 of 100. Rank 1024 of 1154 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 4509

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

[x] Handover date published: Published: April 2028

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

[o] Deposit protection stated: No deposit protection stated in the pages we read

[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

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/siana-dubai/

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

Sources

https://dubairealestateiq.com/developer/zoya
https://dubairealestateiq.com/off-plan

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/siana-dubai/

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