

The background of the entire image is a teal-colored water ripple pattern, creating a sense of movement and depth. The ripples are subtle and organic, with varying shades of teal and light blue highlights where the water reflects light.

MIRARI *Lagoon*

BY ZOYA

DUBAI INDUSTRIAL CITY

A woman with long brown hair, wearing a long, flowing white dress, is floating underwater. She is looking upwards towards a bright light source, likely the sun, which creates a dramatic beam of light and many small bubbles around her. The water is a deep, dark blue, and the overall atmosphere is ethereal and dreamlike.

A HEAVEN *BY* THE LAGOON.

W E L C O M E T O

MIRARI *Lagoon*

BY ZOYA

A VISION INSPIRED BY BALANCE

Mirari Lagoon by Zoya introduces a residential experience in which water, open space, and contemporary living coexist in perfect harmony. Created for those seeking a lifestyle that feels both vibrant and peaceful, it offers a place where every detail encourages comfort, connection, and a renewed sense of well-being.

INSPIRED BY *WATERFRONT LIVING*



MIRARI LAGOON BY ZOYA

Beyond *Everyday* Living

Mirari Lagoon is a thoughtfully planned community designed to enrich daily life. Fully furnished residences, quality finishes, and carefully selected appliances come together to create homes that are ready from the moment you arrive, allowing you to enjoy every experience with ease.





MIRARI LAGOON BY ZOYA

MIRARI LAGOON BY ZOYA

A Waterfront *that* _____ Becomes a Way of Life

Inspired by the calming presence of the lagoon, the community embraces open surroundings, expansive views, and spaces that encourage relaxation. Every element has been designed to create a natural rhythm between leisure, family life, and modern convenience.

MIRARI LAGOON BY ZOYA





A Home that Moves with You

Life at Mirari Lagoon is shaped by flexibility and simplicity. Whether enjoying quiet mornings overlooking the water, spending time with family, or travelling across the city, every destination feels effortlessly connected through one of Dubai's fastest-growing locations.

MIRARI LAGOON BY ZOYA



MIRARI LAGOON BY ZOYA

Dubai Continues to *Shape* The Future

As Dubai expands beyond its traditional districts, new communities are redefining the future of residential living. Supported by world-class infrastructure, international investment, and visionary development, the city's newest growth corridors continue to create exceptional opportunities for homeowners and investors alike.



MIRARI LAGOON BY ZOYA

An Architecture in Balance

Every residence at Mirari Lagoon reflects a careful balance of style and functionality. From intelligently designed studio apartments to spacious two-bedroom homes, interiors combine elegant finishes with fully furnished convenience, creating spaces that feel welcoming, practical, and timeless.

Moments Away From Everything That Matters

Located within Dubai Industrial City, Mirari Lagoon enjoys direct access to one of Dubai’s fastest-evolving districts. With seamless connections to Sheikh Mohammed Bin Zayed Road and major city destinations, residents benefit from exceptional accessibility while remaining surrounded by the next generation of residential, leisure, and business developments.



Key Landmarks

-  DUBAI INDUSTRIAL CITY
-  AL MAKTOUM INTERNATIONAL AIRPORT
-  EXPO CITY DUBAI
-  PALM JEBEL ALI
-  GOLF DISTRICT
-  SHEIKH MOHAMMED BIN ZAYED ROAD

08

MINUTES
SAPPHIRE MALL

10

MINUTES
AIRPORT (DWC)

10

MINUTES
EXPO CITY DUBAI

14

MINUTES
IMG WORLD

20

MINUTES
PALM JABEL ALI

25

MINUTES
FESTIVAL CITY

28

MINUTES
IBN BATTUTA MALL

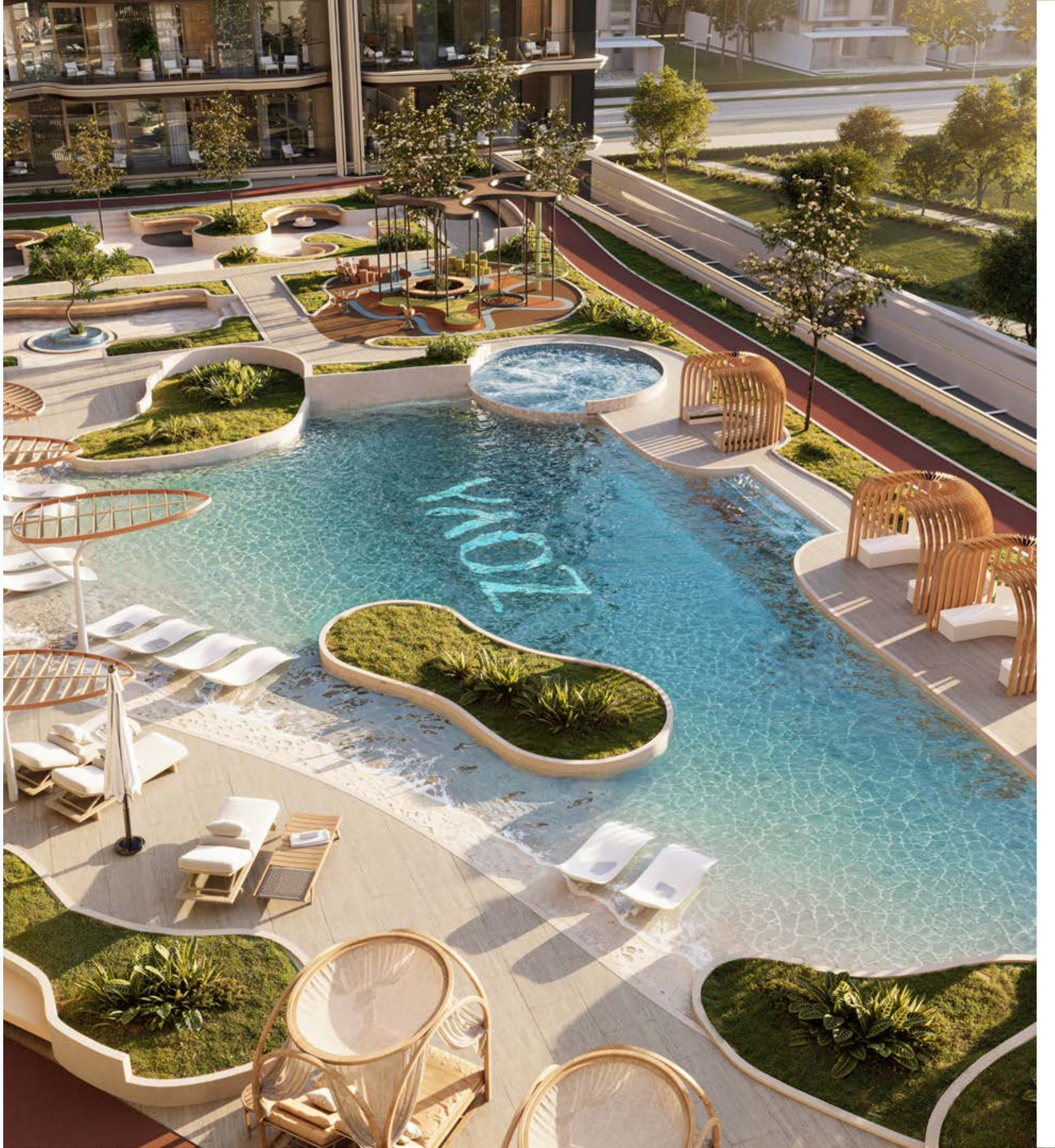
30

MINUTES
AL MARMOOM
LAKES & RESERVE

38

MINUTES
PALM JUMEIRAH





Dubai Industrial City

Dubai Industrial City is evolving into a dynamic destination where residential living, commerce, and connectivity come together. Benefiting from major infrastructure investment and close proximity to Al Maktoum International Airport, Expo City Dubai, and Palm Jebel Ali, the district continues to emerge as one of Dubai's most promising locations for long-term growth and everyday convenience.







LOBBY



LOBBY





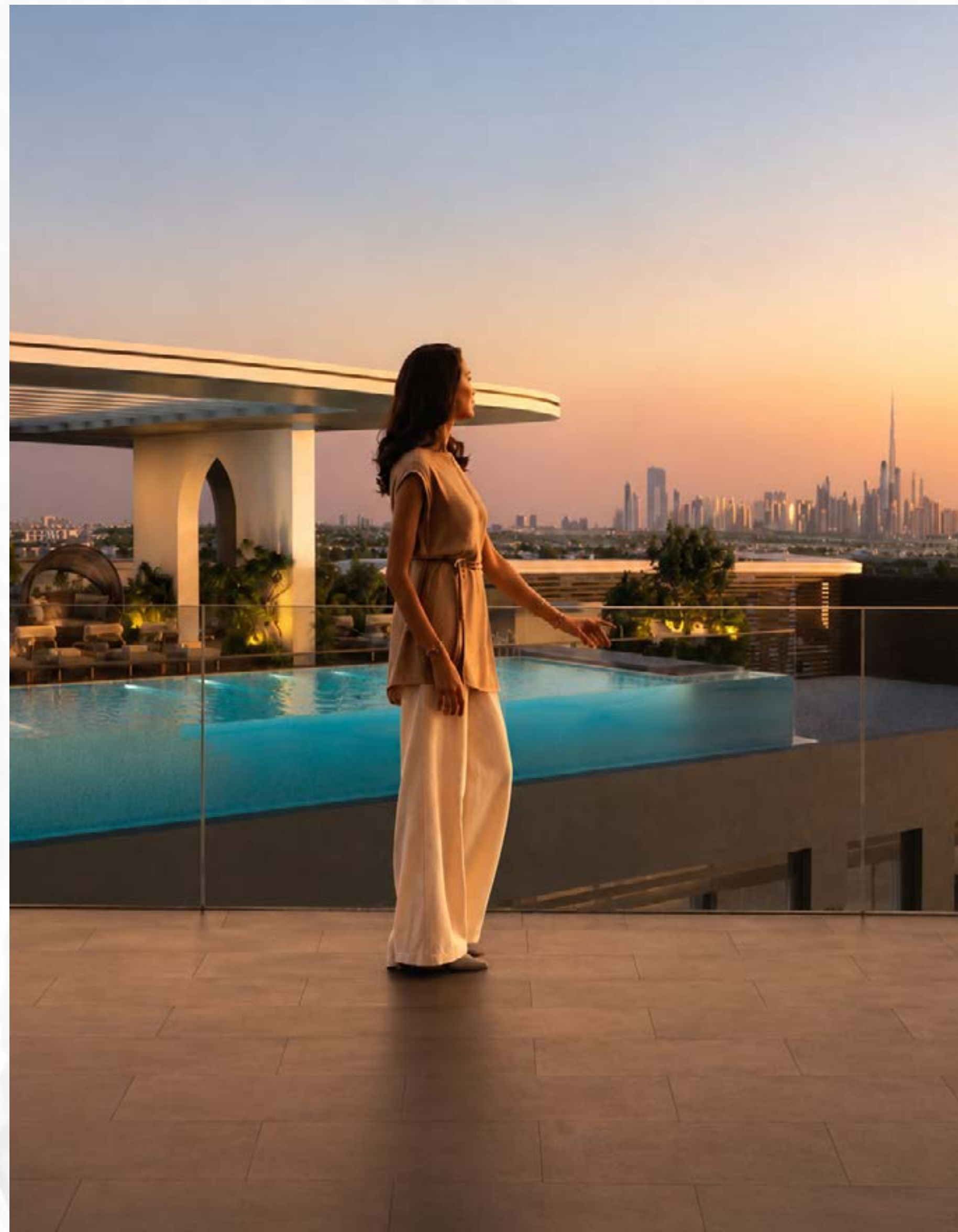
GYM



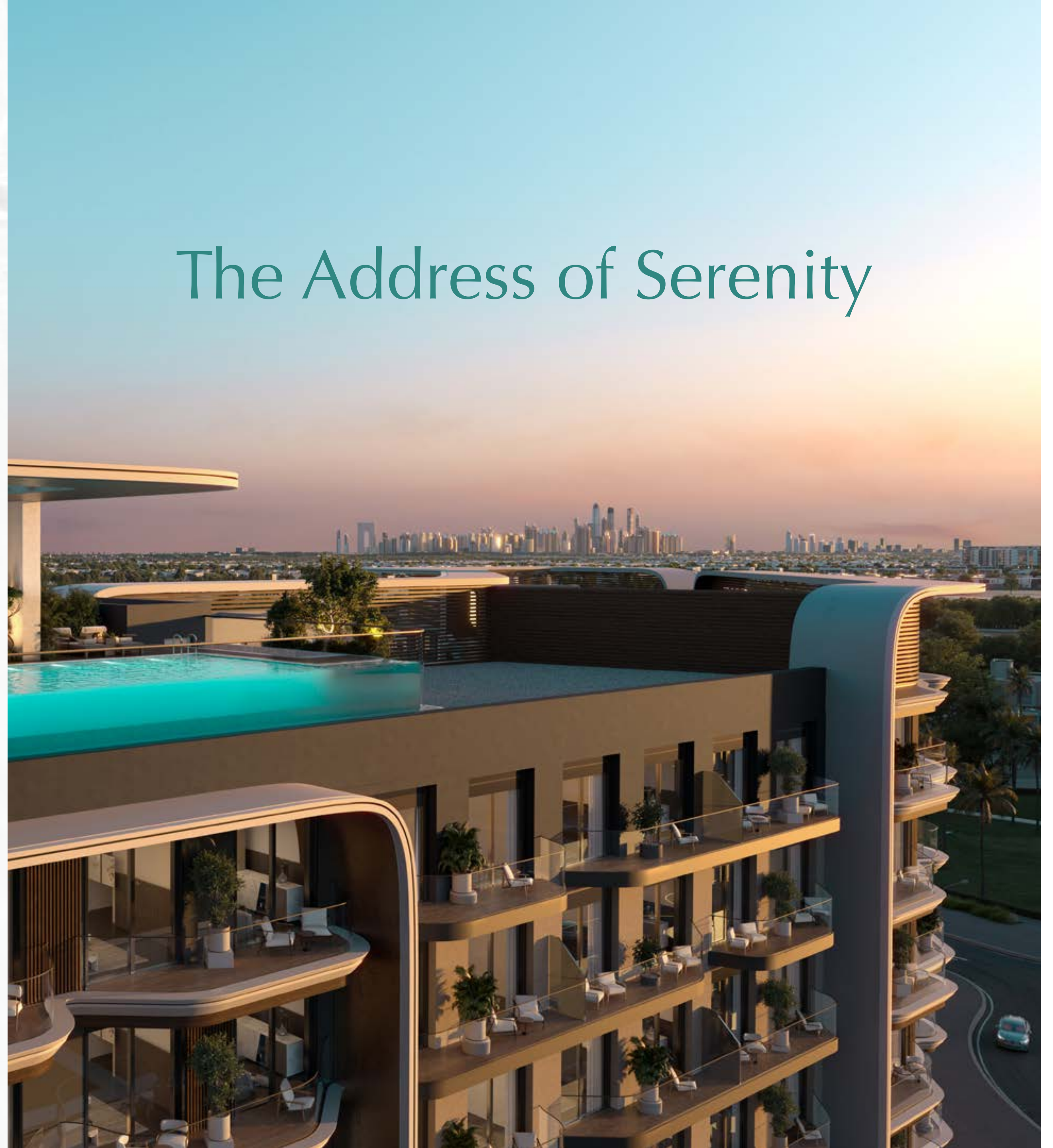
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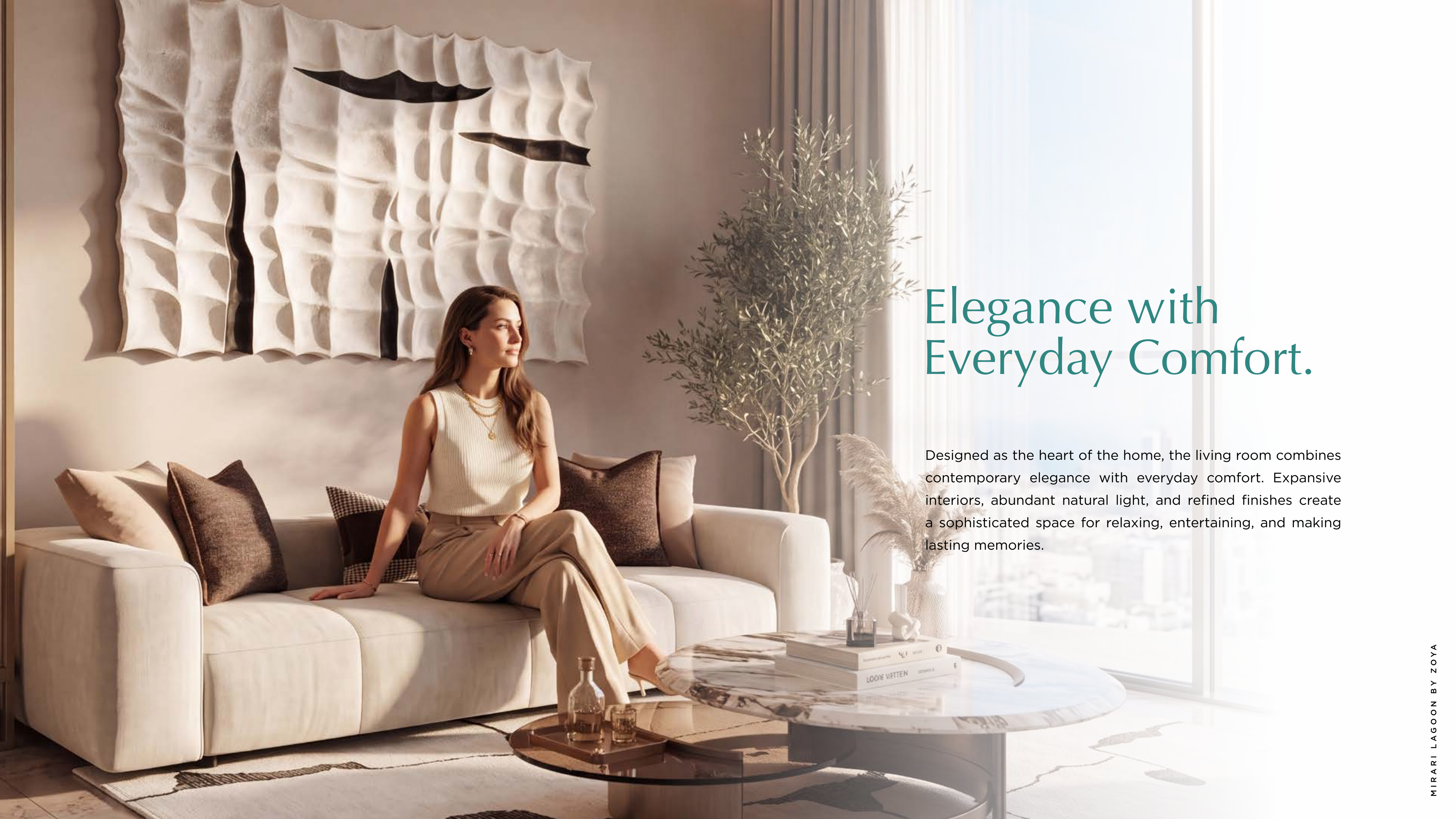


INFINITY POOL



The Address of Serenity



A woman with long brown hair, wearing a white sleeveless top and beige trousers, sits on a white leather sofa. The sofa is adorned with several brown and patterned pillows. Behind her is a large, white, textured wall sculpture with dark, abstract cutouts. To the right, a large window offers a view of a city skyline. A tall, thin potted plant stands near the window. In the foreground, a round, dark coffee table holds a tray with a bottle and glasses, and a stack of books, including one titled 'LOVE VITTEN'.

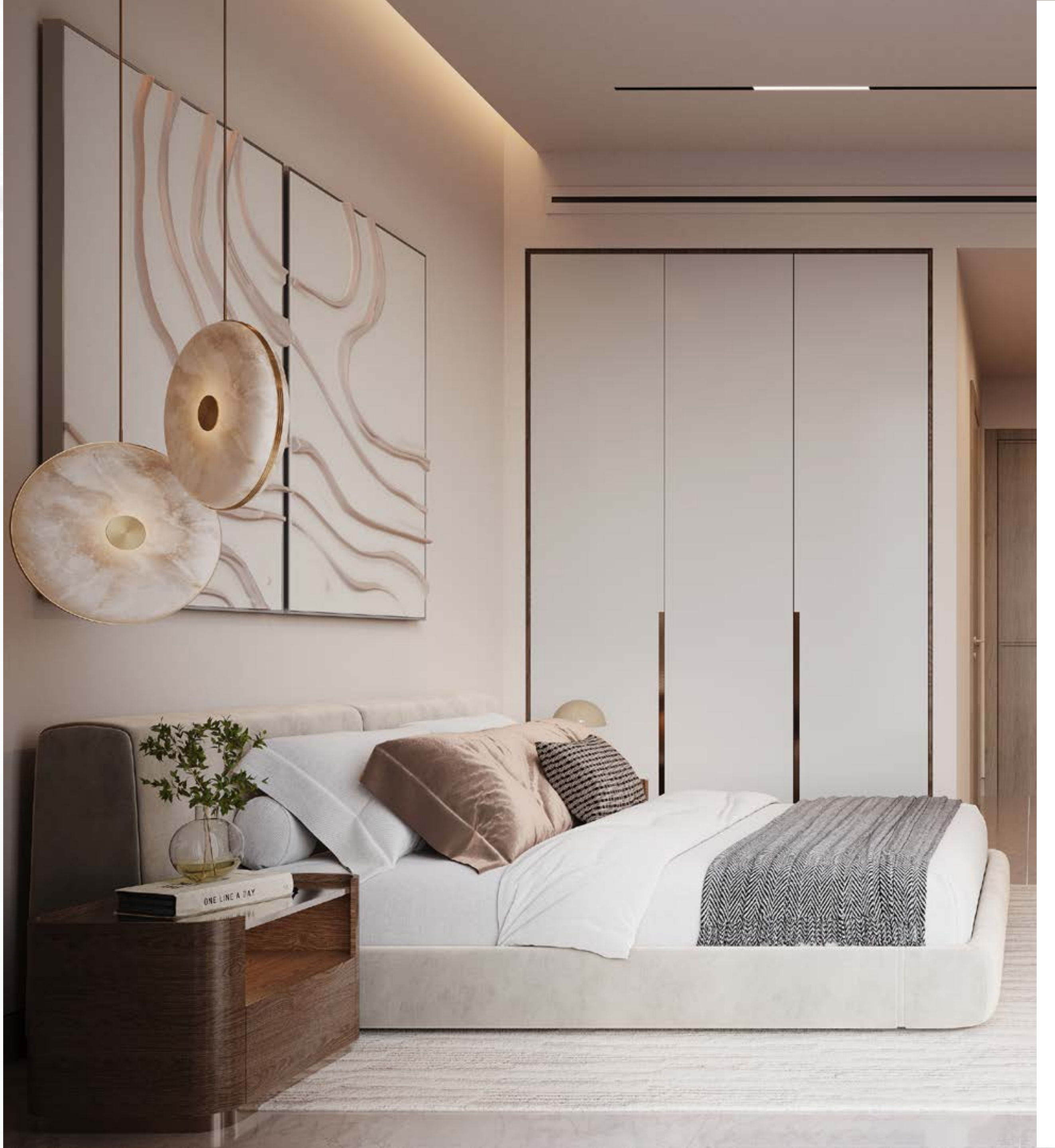
Elegance with Everyday Comfort.

Designed as the heart of the home, the living room combines contemporary elegance with everyday comfort. Expansive interiors, abundant natural light, and refined finishes create a sophisticated space for relaxing, entertaining, and making lasting memories.





STUDIO





LIVING ROOM



LIVING ROOM



BEDROOM

BRANDS & FEATURES

SIEMENS



VitrA



Resort-style pool
with leisure spaces for
everyday relaxation



Lush landscaped
gardens and peaceful
outdoor retreats



Wellness, recreation, and
social spaces designed
for all ages



A vibrant community where
nature and modern living
come together



Resort Living, Every Day

Mirari Lagoon offers a lifestyle shaped by comfort, flexibility, and thoughtful design. Residents enjoy fully furnished homes, private lagoon access, swimming pools, family-friendly surroundings, and pet-friendly spaces, all within a connected community built to support both everyday living and long-term investment.









Your Water-
front Address is
Coming to Life



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DEVELOPMENTS

800 ZOYA

www.zoyadevelopments.ae