ZOYA

DEVELOPMENTS

EXPERIENCE | LEGACY

Zoya Properties began its journey driven by a vision of developing modern spaces that merge crafts and Liveability.

In the last 14 years, we have set new standards in creating unparalleled living spaces and delivering exceptional value for our customers.

With a customer-centric approach at our core, we look forward to crafting extraordinary experiences and exceeding expectations in the vibrant city of Dubai.



14
Years

Development
Experience

100,000 &
Counting

Units
Delivered

2,000,000
sq.ft.

Area
Developed

PR ARTICLES

Zoya Developments makes landmark entry into Dubai with investment of over AED 2bln allocated for the next 3 years



Zoya Developments, a prominent real estate developer from India, announced its expansion into the UAE market with Investment of over AED 2 Billion allocated for the next 3 years. This landmark entry is marked by the unveiling of their first project in Dubai's thriving Furjan area, with a projected handover in 2026.

Zoya Developments' inaugural projects in Dubai will be located in thriving localities like Furjan, Dubai Islands & JVT, promising new benchmarks in residential living. These soon-to-be revealed projects will feature spacious layouts, integrated outdoor spaces, and cutting-edge smart home technologies, all designed with a customer-centric approach.

For 14 years, Zoya Developments has been at the forefront of crafting modern spaces that seamlessly blend craftsmanship with functional living. Their innovative approach and dedication to quality have earned them a stellar reputation in the Indian market, where they have delivered over **100,000 units** and developed more than **2M sq.ft. of prime real estate**.

Zoya Developments was created under the patronage and visionary leadership of **Mr. Farooq Khan, the Chairman & Managing Director of Columbia Group** who has consistently pushed the bar in real estate development. With over 20 years of experience, Mr. Khan is renowned for his strategic insights and

ZOYA DEVELOPMENTS MAKES LANDMARK ENTRY INTO DUBAI WITH INVESTMENT OF OVER AED2 BILLION ALLOCATED FOR THE NEXT 3 YEARS



DUBAI / GULF TIME

Zoya Developments, a prominent real estate developer from India, announced its expansion into the UAE market with investment of over AED2 billion allocated for the next 3 years. This landmark entry is marked by the unveiling of their first project in Dubai's thriving Furjan area, with a projected handover in 2026.
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Zoya Developments was created under the patronage and visionary leadership of Farooq Khan, the Chairman & Managing Director of Columbia Group who has consistently pushed the bar in real estate development. With over 20 years of experience, Farooq Khan is renowned for his strategic insights and operational expertise, that has today propelled the future of the Group with the announcement of Zoya Developments. Zoya Developments come to Dubai with a renewed purpose and passion – led forward by the second generation of the business – Executive Directors Shoaib Khan and Imtiaz Khan. Through

PRISTINE

by ZOYA

IMAGINE A HOME AS ORIGINAL AS YOU ARE.

At Pristine, spacious living translates into a feeling of tranquility. And exceptional experiences turn into lifelong memories.

Pristine is an exclusive, serene, and spacious project with over 80,000 square feet of premium apartment areas, designed for only 67 families with world-class amenities, providing the best quality finishes for families and aiming to maximize ROIs for investors.


AL FURJAN

THE CENTRE OF LIVABILITY

With the launch of Al Maktoum Airport in the future sights, Al Furjan is set to be the new center of Dubai.

Surrounded by a harmonious blend of parks, educational institutions, vibrant shopping destinations, and healthcare facilities, it stands as the epitome of livability in Dubai.

Unlike purely investment-driven communities, Al Furjan is crafted for residents, prioritizing a lifestyle that's both enriching and comfortable. Say hello to spacious residences and a community feel that fosters long-term investment in your happiness.



Parks, schools, malls, and healthcare

Spacious inside and out

Vibrant community living

Holistic comfort and convenience

Low-density, peaceful environment

Pet-friendly amenities and infrastructure

Pristine offers the perfect blend of comfort and connection - so that you can find your perfect balance. Al Furjan is the perfect match for Pristine, thanks to its harmonious lifestyle and crystal-clear sense of aesthetics.



The place to be.

Pristine is woven in Al Furjan's fabric and is minutes away from major landmarks of Dubai.

Al Furjan Metro Station
3 min.

Ibn Battuta Mall
04 min.

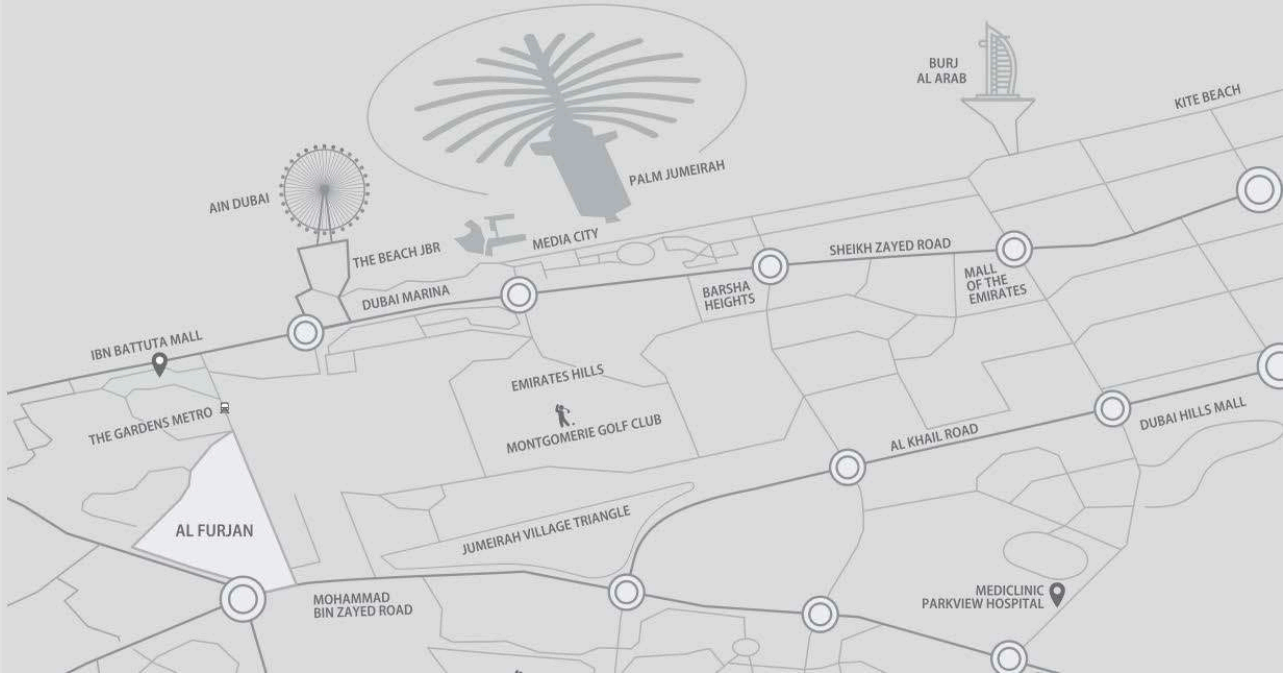
The Beach JBR
15 min.

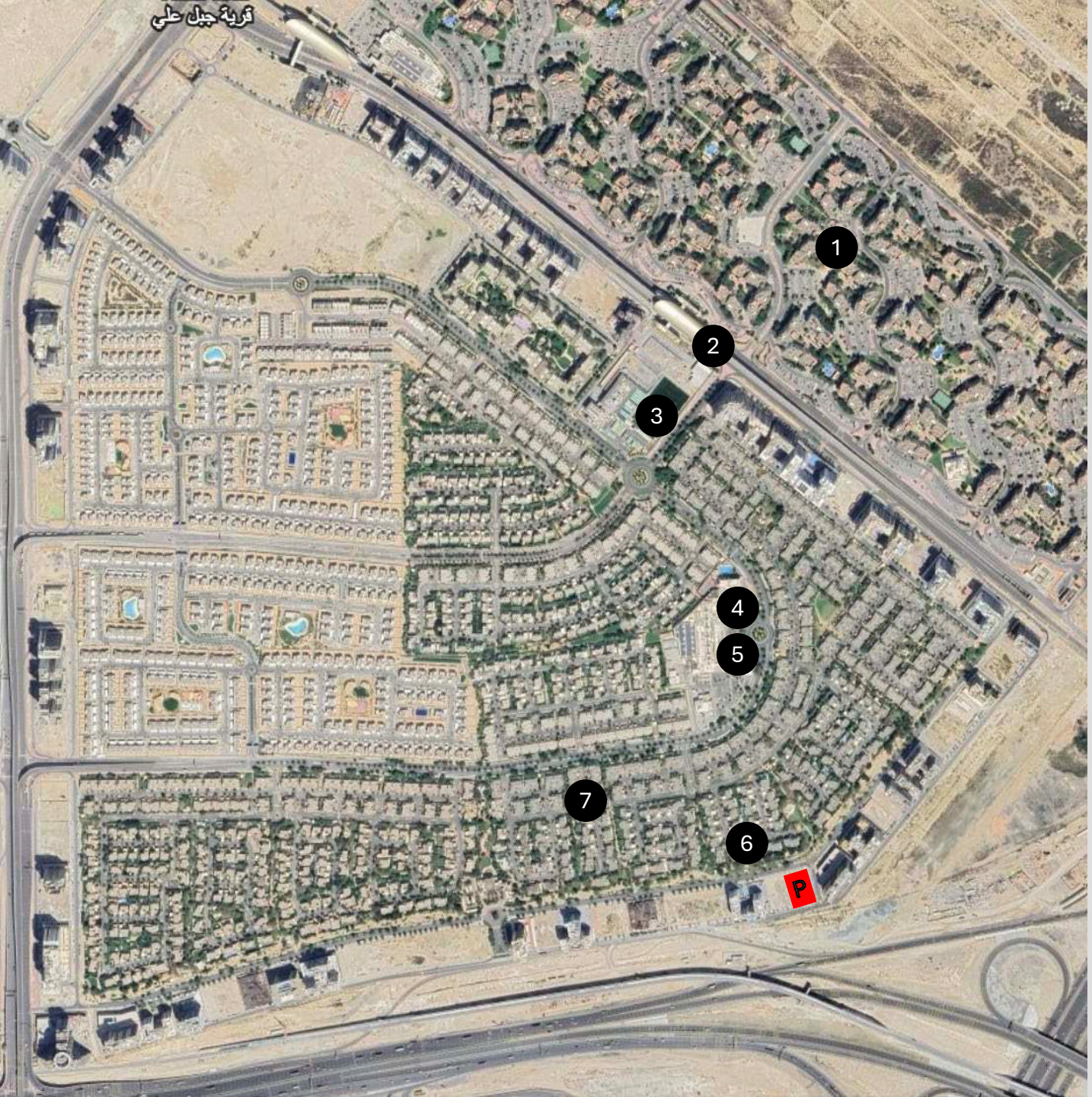
Palm Jumeirah
18 min.

Downtown Dubai
28 min.

Al Maktoum Airport
30 min.

Dubai International Airport
30 min.





Nearby Landmarks & Essentials

1. Discovery Gardens
2. AL Furjan Metro Station
3. Acadia Global School
4. Medicentres Al Furjan - Clinic
5. Pavillion Mall – Al Furjan
6. Public Park - Furjan
7. Nakheel Villa Commuinity - Al Furjan Villas

P Plot Location - PRISTINE


ZOYA
PRISTINE





A LIFESTYLE READY TO MOVE INTO

Discover a lifestyle where everything is already in place, waiting for you to step in and make it your own. While the city is full of communities that develop after the residences, Pristine is nestled in Al Furjan’s fully developed phase.

Enjoy the perks of a neighborhood that’s already bustling with life. From green parks to cozy cafes, everything you need is right at your doorstep.

The only thing left to do is start living.

LIVE SUSTAINABLE

At Pristine, sustainable living is woven into the very fabric of our community. Imagine a life where your daily routine has a minimal impact on the environment. Pristine boasts solar paneling, significantly reducing your carbon footprint.

Plus, conveniently located electric vehicle charging stations right on the podium level make it easier than ever to embrace an eco-friendly lifestyle. Live lightly on the land and leave a lasting positive impact – that's the Pristine promise.





Fully Fitted Kitchen

The kitchen at your residence is fully equipped with boutique Siemens appliances. This modular design is inspired by modern chic style so that your feasts grand and small become timeless memories.

- Cooktop
- Oven
- Inbuilt Refrigerator
- Dishwasher
- Microwave



LIVE SMART

At Pristine, smart living isn’t just a trend, it’s an effortless extension of your everyday life. Imagine stepping into a haven where your smart door lock welcomes you home, and the smart-home technology seamlessly integrates with your climate control preferences.

Climate Control
Integrated Home Automation Smart Access Control

VASTU-ORIENTED AND DESIGNED FOR VIBRANCE

Experience a home designed with harmony and well-being in mind. Pristine incorporates the principles of Vastu in selected units to create a space that fosters positive energy and tranquility





SHUTTLE SERVICE TO METRO

At Pristine by Zoya, we are committed to providing convenience.

Commute to Al-Furjan Metro Station with a complimentary shuttle service at your disposal.

ETIHAD RAIL

The 1,200km rail track, which is expected to carry over 36.5 million passengers by 2030, aims to make commuting easier for UAE residents.

Dubai Metro launched in 2009, and areas within a 15-minute walking distance to a station tended to outperform the wider market.

Based on Research, developments within a five-minute walk from a stop, the market increased by 51 percent between 2010 to 2018. If they are a 10-minute walk away, they increased by 58 percent, and by 33 percent for homes located about a 15-minute walk away.





AMENITIES

Time to unwind

Find your fix from a bouquet of rooftop amenities at Pristine, where there's something for everyone.

- Health Club
- Sauna for Him & Her
- Swimming Pool
- Outdoor Poolside Cinema
- Kids Play Area
- Outdoor Yoga
- Barbeque Area
- Recreation Room
- Mini Golf Course


Entrance
PRISTINE
by ZOYA



Lobby


Lobby

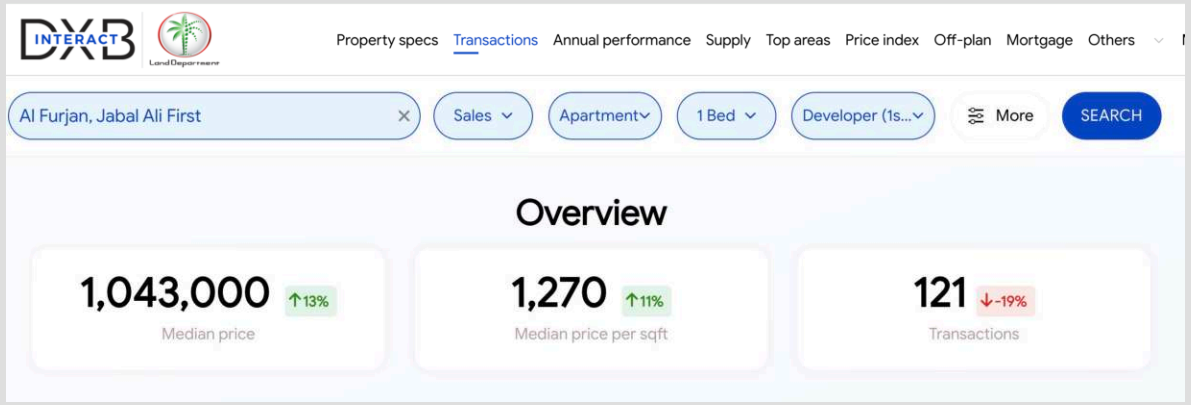

Recreation Room
STAR SPORTS
Believe
INDIAN SUPER LEAGUE


Gym

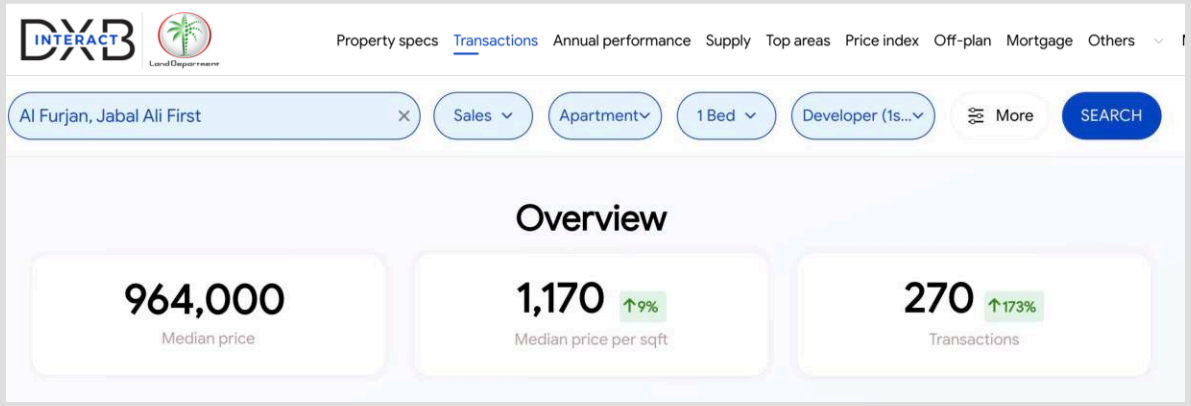
Market Trends

1 BEDROOM

Last 3 Months – Sales Transactions



Last 6 Months – Sales Transactions



1. The median price for 1 bedroom is AED 1,043,000, which is an increase of **8%** in 3 months.

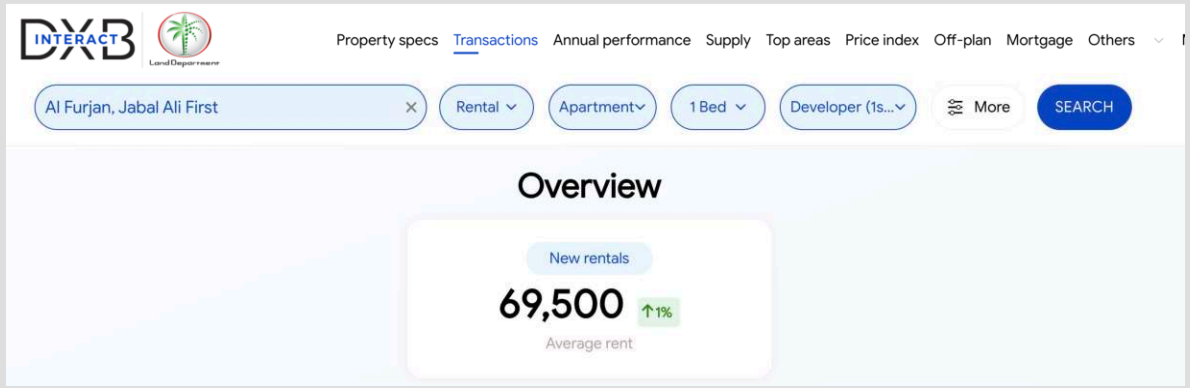
2. The price per sq. ft. has increased by **AED 100 dhs** in the last 3 months.

3. The highest priced 1 bedroom was sold at AED 1,470,138 at AED 1,810 per sq. ft.

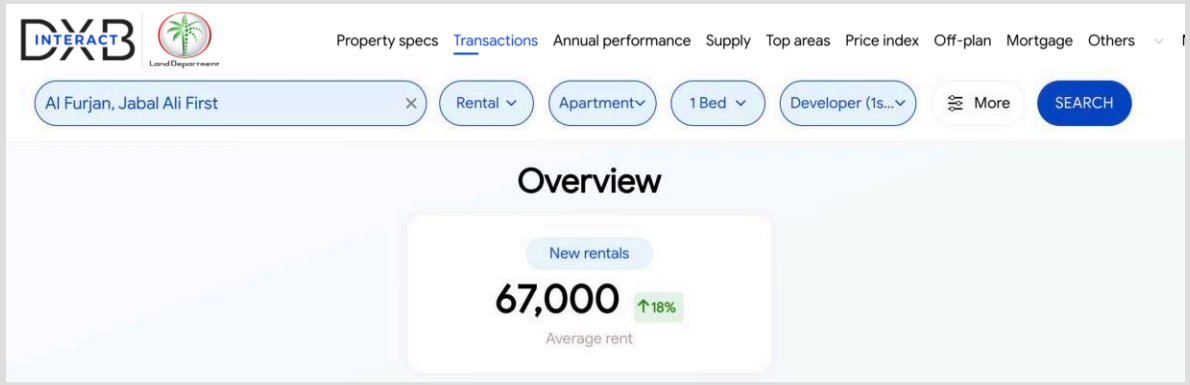
Market Trends

1 BEDROOM

Last 3 Months – Rental Transactions



Last 6 Months – Rental Transactions



1. Rentals have increased more than **20%** in the last 1 year, **18%** in the last 6 months

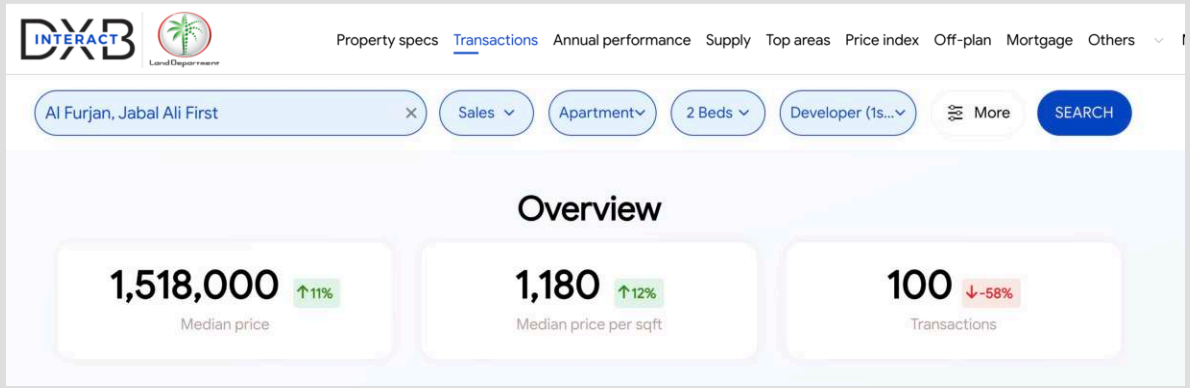
2. Rental pricing has shown an upward trend showcasing promising market conditions.

3. Based on Sale-Long Term Rentals – Investors are enjoying ROI upwards of **7.2% at current market rates.**

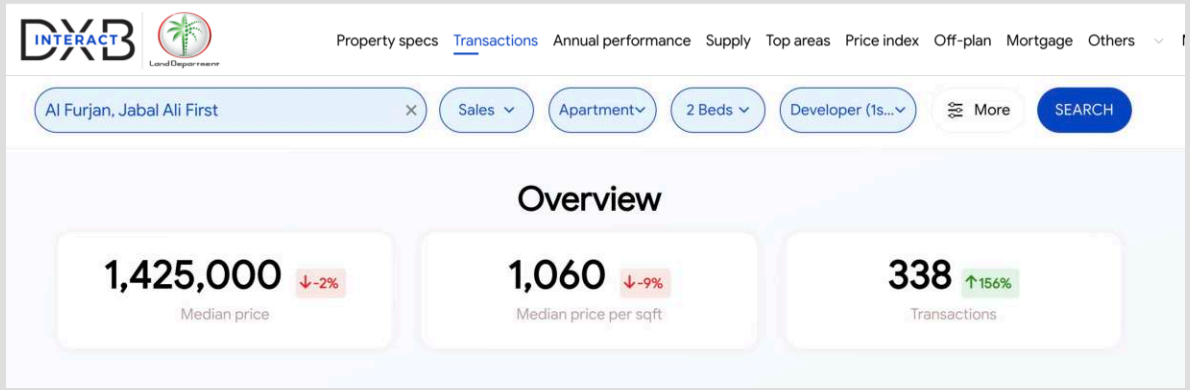
Market Trends

2 BEDROOM

Last 3 Months – Sales Transactions



Last 6 Months – Sales Transactions



1. The median price for 2 bedroom is AED 1,518,000, which is an increase of **6.5%** in the last 3 months.

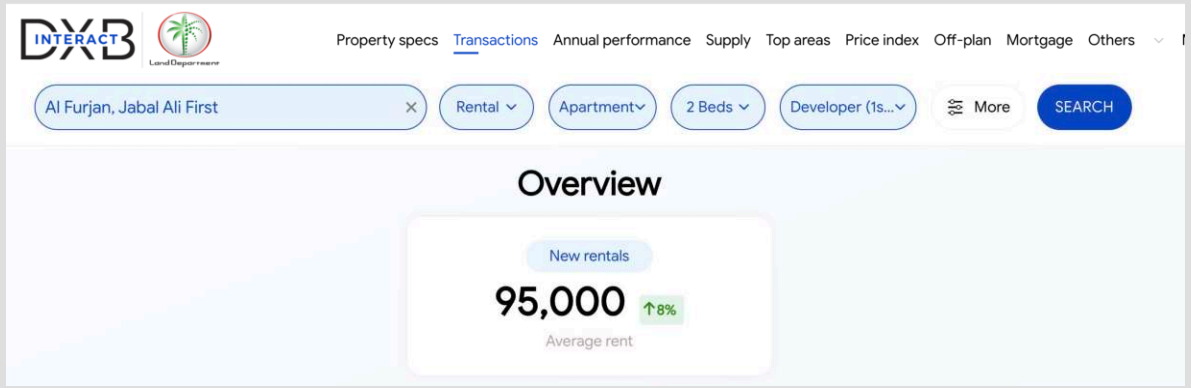
2. The price per sq. ft. has increased by **AED 120** dhs in the last 3 months.

3. The highest priced 2 bedroom was sold at AED 2,341,191 at AED 1,880 per sq. ft.

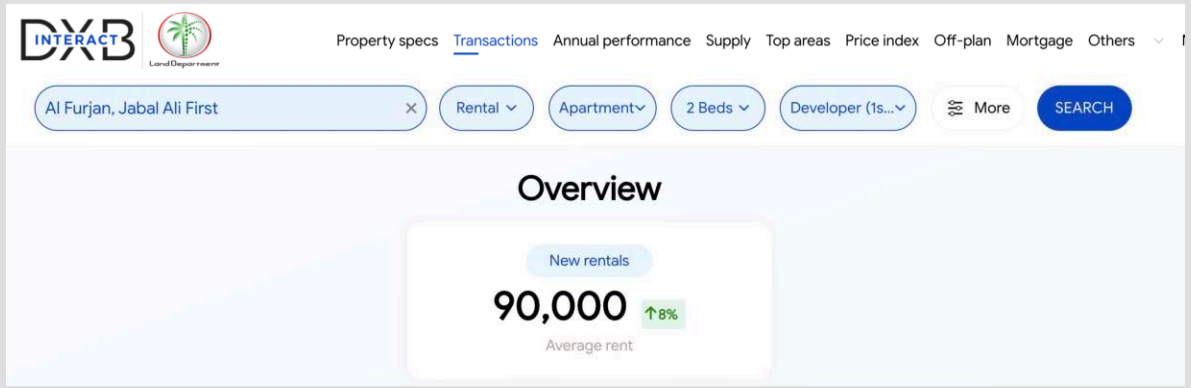
Market Trends

2 BEDROOM

Last 3 Months – Rental Transactions



Last 6 Months – Rental Transactions



1. Rentals have increased more than **12%** in the last 1 year, 8% in the last 6 months

2. Rental pricing has shown an upward trend showcasing promising market conditions.

3. Based on Sale-Long Term Rentals – Investors are enjoying ROI upwards of **6.6% at current market rates.**

Market Trends

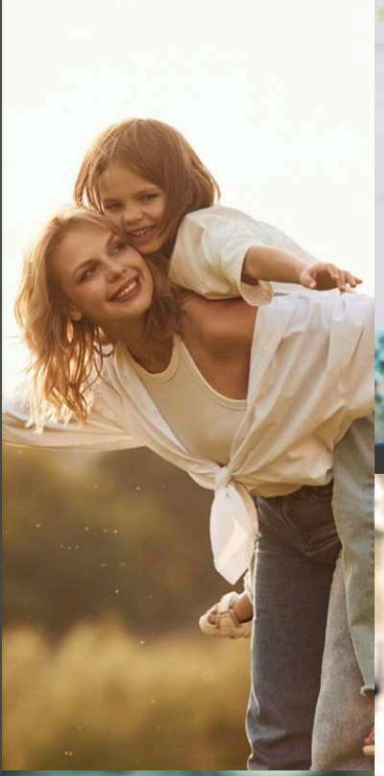
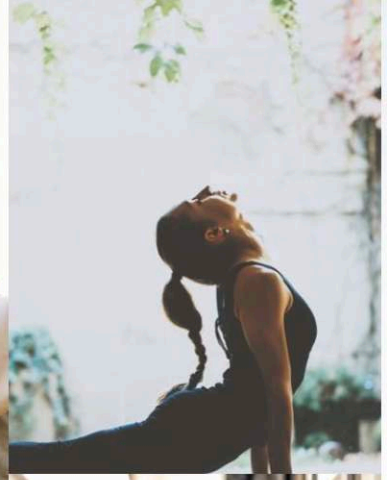
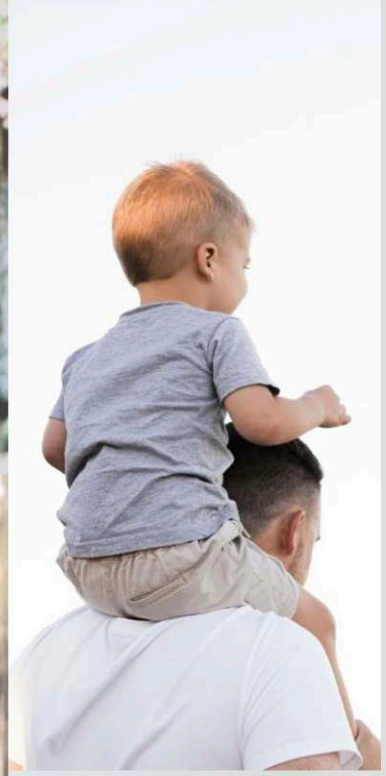
OVERVIEW & COMPARISION

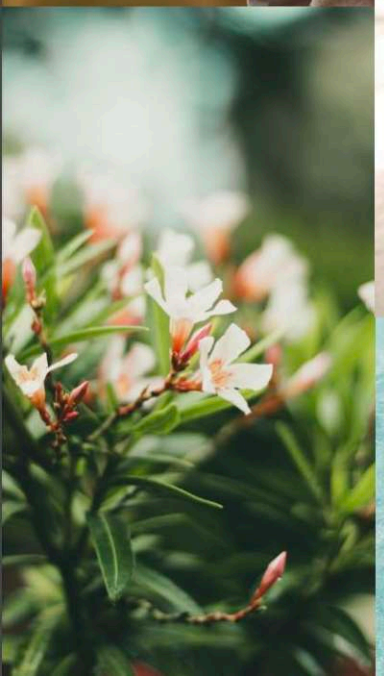
Sale Value

Type	12 months Average	Last Quarter Average	PRISTINE
1 BR	0.96 M	1.05 M	1 M
2 BR	1.40 M	1.51 M	1.45 M
3 BR	1.83 M	2.29 M	2.8 M

Price per sq. ft.

Type	12 months Average	Last Quarter Average	PRISTINE
1 BR	AED 1,170	AED 1,270	AED 1,240
2 BR	AED 1,080	AED 1,280	AED 1,250
3 BR	AED 1,010	AED 1,060	AED 1,000





PROJECT DETAILS

Project Name
Pristine

Project Type
Apartments

Location
Al Furjan

Completion
Q1 2027

Payment Plan
60/40, 3 Years Post Handover

Building Details
Retail + 2 Podium + 6 Floors

Unit Mix
1 Bedrooms: 40 Units
2 Bedrooms: 20 Units
3 Bedrooms: 7 Units

UNIT TYPES & SIZES

Type	Starting Price (AED)*	Min. Size (sq. ft.)	Max. Size (sq. ft.)
1 BR	0.96 M	768	853
2 BR (Maids room, Private Pool on Selected units)	1.43 M	1,129	1,759
3 BR (+Private Garden & Private Pool with every unit)	2.5 M	2,514	3,052

*Prices subject to change without prior notice

PAYMENT PLAN

Installment	Payment	Milestone
EOI	AED 25,000	Collecting Now
Booking/Downpayment	20%	Unit Reservation
Oqood/DLD	4%	Unit Reservation
Admin Charges	AED 2,500	Unit Reservation
1st Installment	5%	6 Months from Booking
2nd Installment	10%	12 Months from Booking (Resale NOC)
3rd Installment	5%	18 Months from Booking
4th Installment	10%	24 Months from Booking
5th Installment	10%	On Handover (Q1 2027)
Post Handover	1% Per Month	3 Years Post-Handover (5% on 18th Month)

SALES PROCESS

EOI AMOUNT

AED 25,000 per unit

PROCESS

Filled EOI Form
Passport Copy

METHODS

Cash/Cheque(Non-Cashable)/Bank Transfer/Payment link/Credit Card

PRISTINE

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