



MYRA



SIKANTA
DEVELOPMENTS

01

Overview

02

Location

03

Amenities

04

Interiors

05

Floor Plans

A woman with long brown hair, wearing a white short-sleeved jumpsuit with a drawstring waist, stands in a bright, minimalist living room. She is looking out a window with white curtains. To her right is a light-colored sofa with several large, matching pillows. Behind her is a large potted plant with dried, feathery foliage. The room has a clean, modern aesthetic with neutral tones.

01

Overview





Myra Residences

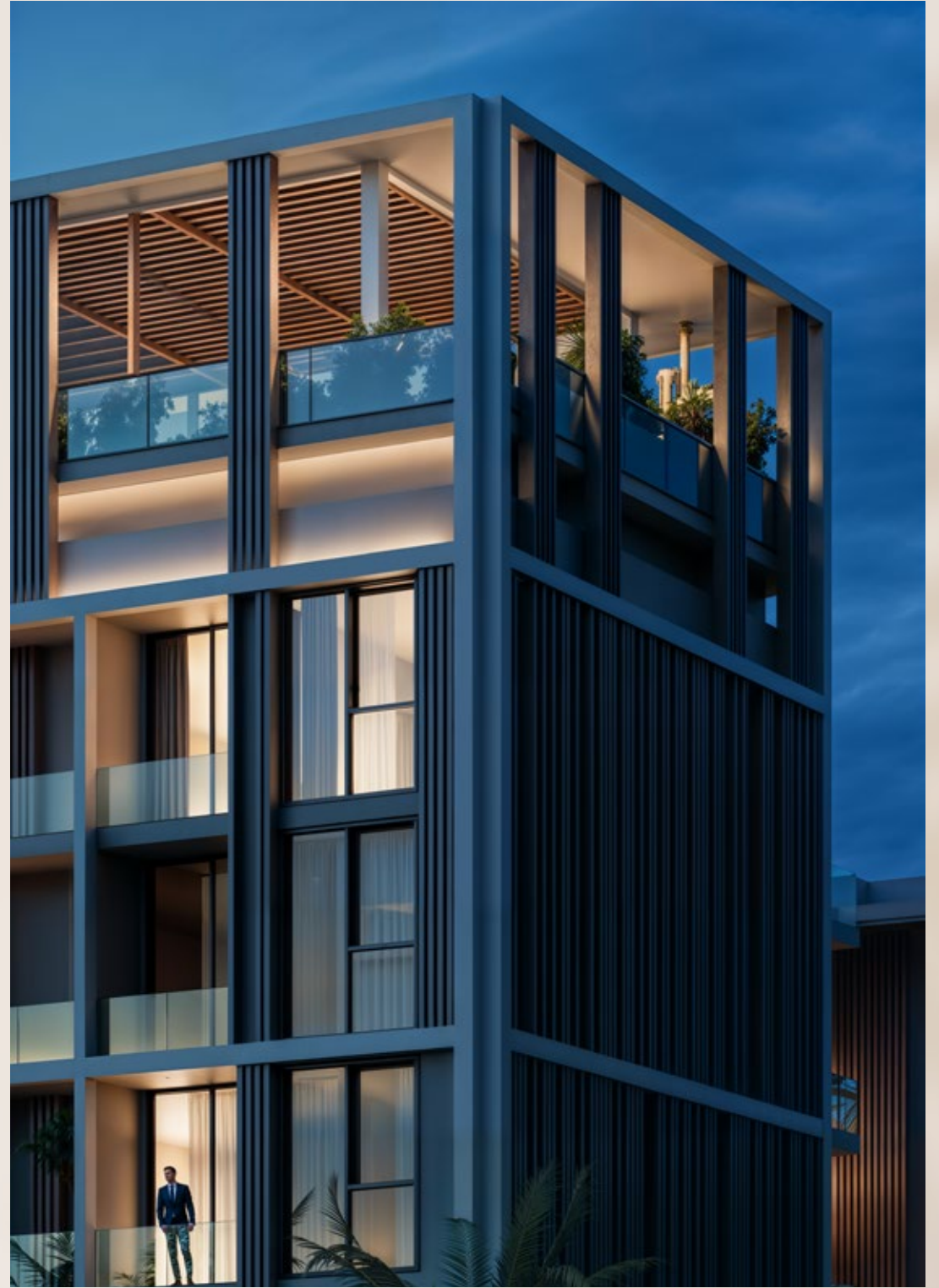


Myra Residences



Myra Residences





MYRA RESIDENCES



Myra Residences by Sikanta Developments is a boutique collection of 64 exclusive homes in Dubai South, consisting of premium Studios, 1 Bed and 2 Bed residences. Myra is designed to offer a perfect balance of elegance, comfort, and community living. Featuring tropical landscaping, interconnected pools, and thoughtfully designed spaces by renowned architects, Myra offers a serene escape with modern amenities. Strategically located with excellent connectivity, it's where nature and urban life come together beautifully.



MYRA RESIDENCES

LOBBY



LOBBY

A woman with long, wavy brown hair, wearing a white, sleeveless, V-neck dress with a tied waist, stands on a modern rooftop terrace. She is looking back over her shoulder towards the camera. The terrace has a glass railing and several potted plants. In the background, a city skyline is visible under a warm, golden sunset sky. The overall atmosphere is serene and elegant.

02

Location

Dubai, a city of endless possibilities and exquisite living

5.8 Mn

Dubai's projected
population by 2040,
driving housing demand

AED 761 Bn

Total real estate
transactions in 2024,
proving a thriving market

5-7%

Among the highest rental
yields globally, ensuring
strong returns

20%

Rental prices surged in
2024, reflecting strong
market growth

0% Tax

No property or capital
gains tax, making Dubai
investor-friendly

Top 5

Ranked among the
world's fastest-growing
cities for investment





DUBAI SOUTH

Dubai South isn't just the next chapter of the city—it's the runway to the world. Home to the upcoming world's largest airport and backed by a \$36 billion vision, this master-planned city is set to redefine living, working, and investing in Dubai.

\$36 Bn

Total investment into Dubai South's infrastructure and development.

260 Mn

Annual passenger capacity of Al Maktoum International Airport—set to be the world's largest.

2032

Expected year of full airport operation—ushering a new era of global connectivity.

145 Sqkm

Total area of Dubai South, designed as a city within a city.

15 Mins

To reach Expo City, District 2020, and major logistics hubs.

1 Mn

Projected residents within Dubai South's fully integrated city ecosystem.

5

Educational institutions within a 10 km radius, including GEMS Founders School – Dubai South.

2

Shopping centers serving the Dubai South community.

Dubai South: Where opportunity and lifestyle take flight

1 min

Central Park

1 min

Nearby Cafe

3 min

Lulu Hypermarket

5 min

Gems School

5 min

The Spinneys

15 min

Al Maktoum Intl. Airport (DWC)

20 min

Expo City Dubai

20 min

NMC Spec. Hospital

20 min

The Arbor School

22 min

Festival Plaza Dubai

24 min

Ibn Battuta Mall

25 min

Sheikh Zayed Rd.

26 min

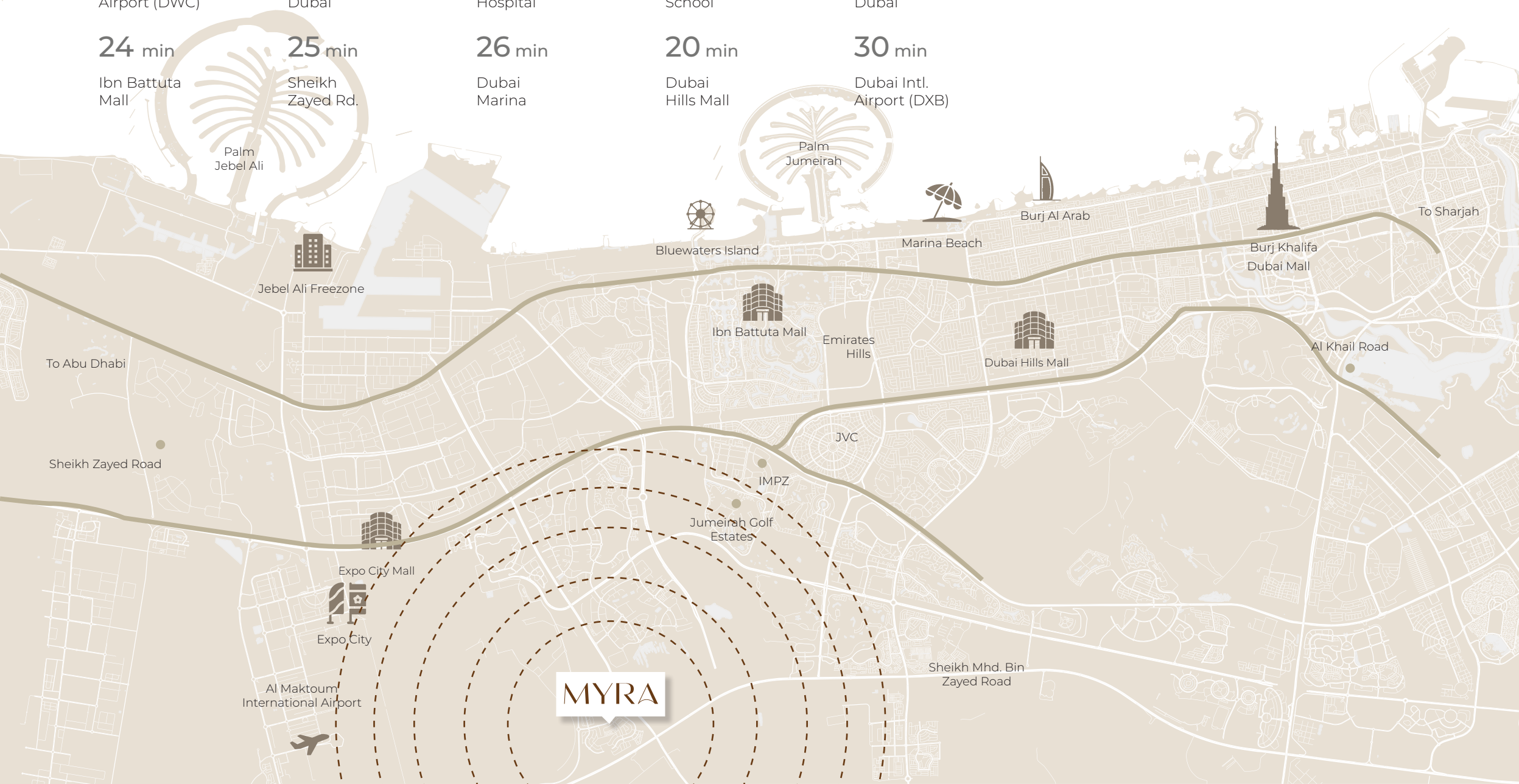
Dubai Marina

20 min

Dubai Hills Mall

30 min

Dubai Intl. Airport (DXB)



MYRA

A woman with long blonde hair, wearing a white one-piece swimsuit, is sitting on the edge of a swimming pool. She is looking back over her shoulder towards the camera. The background shows a resort-like setting with lounge chairs, palm trees, and a building with large wooden doors. The scene is brightly lit, suggesting a sunny day.

03

Amenities

True luxury lies in the details that transform
everyday living into an extraordinary experience.



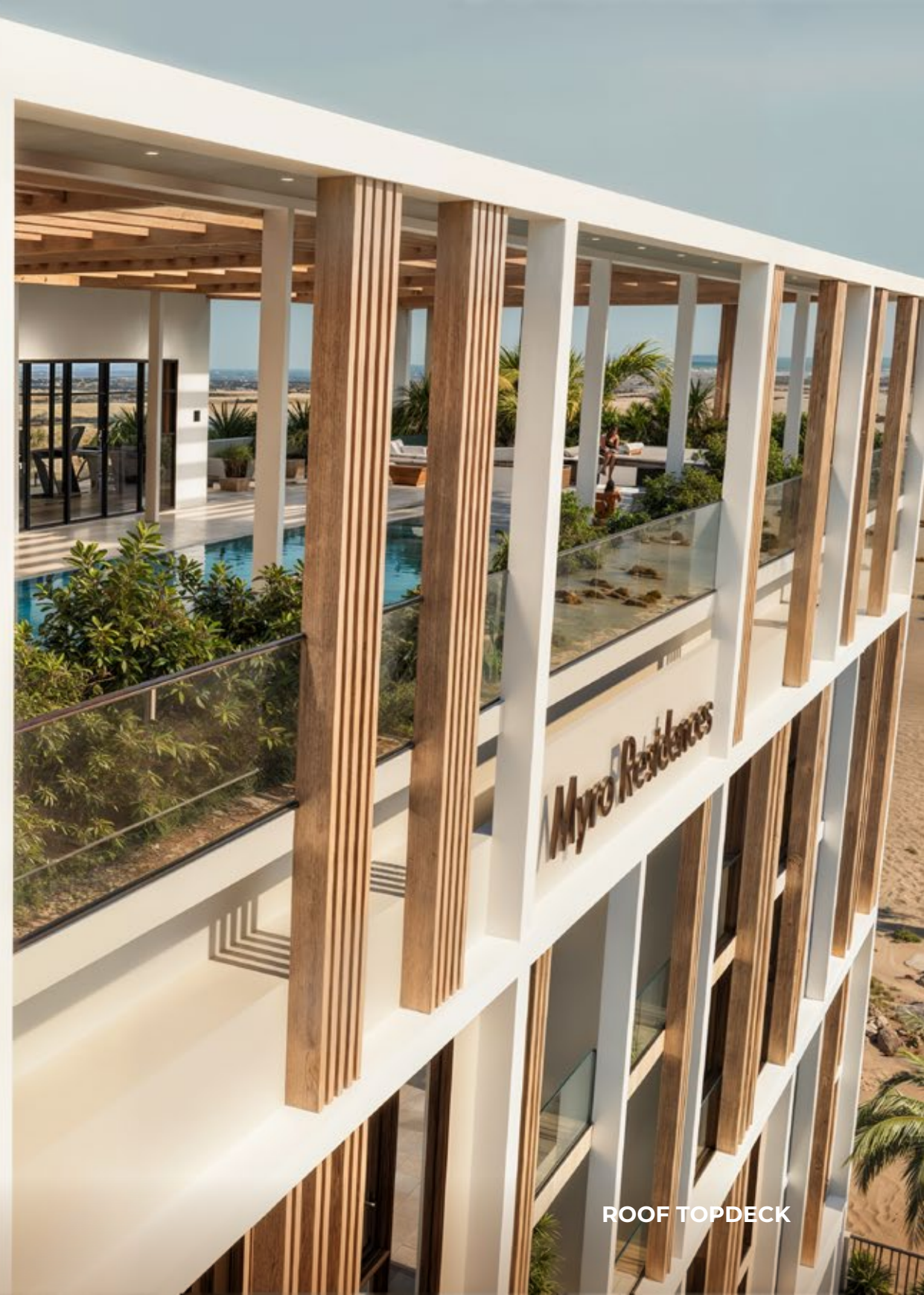
ROOF TOP POOL



ROOF TOP POOL



ROOF TOP POOL



ROOF TOPDECK



ROOF TOP DECK



ROOF TOP KIDS POOL







GYM



LOCKER ROOM



Smart Living made seamless



Digital Key
Access



24/7 CCTV On
Every Floor



Google
Nest



Facilities
Management

A man and a woman are standing in a bright, sunlit room, holding hands and looking out a large window with sheer white curtains. The man is on the left, wearing a light-colored suit, and the woman is on the right, wearing a light-colored dress. The room has a wooden floor, a white rug, and a white sofa on the left. A vase with dried grass is on the right. The overall atmosphere is warm and romantic.

04

Interiors

2 BEDROOM





LIVING ROOM - 2 BED



LIVING ROOM - 2 BED



KITCHEN - 2 BED



MYRA
by
SIKANTA

KITCHEN - 2 BED





1 BEDROOM



MYRA
by
SIKANTA

LIVING ROOM - 1 BED





LIVING ROOM - 1 BED



MYRA
by
SIKANTA





BEDROOM - 1 BED



BATHROOM - 1 BED



BEDROOM - 1 BED

STUDIO





YRA
by
KANTA



KITCHEN - STUDIO



LIVING AREA - STUDIO



BATHROOM - STUDIO



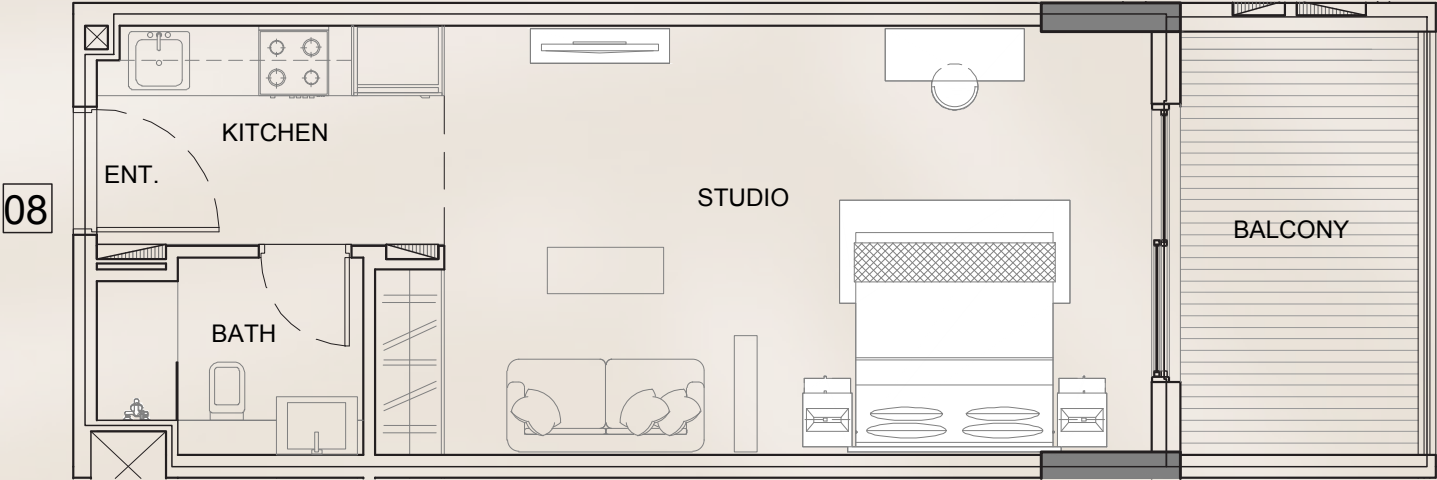
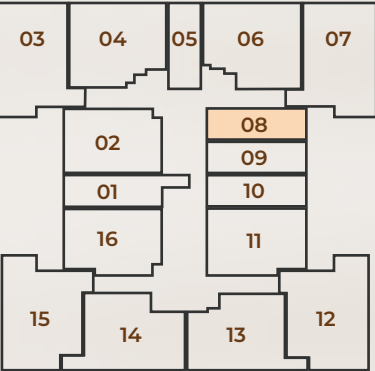
05

Floor Plans

STUDIO

TYPE A

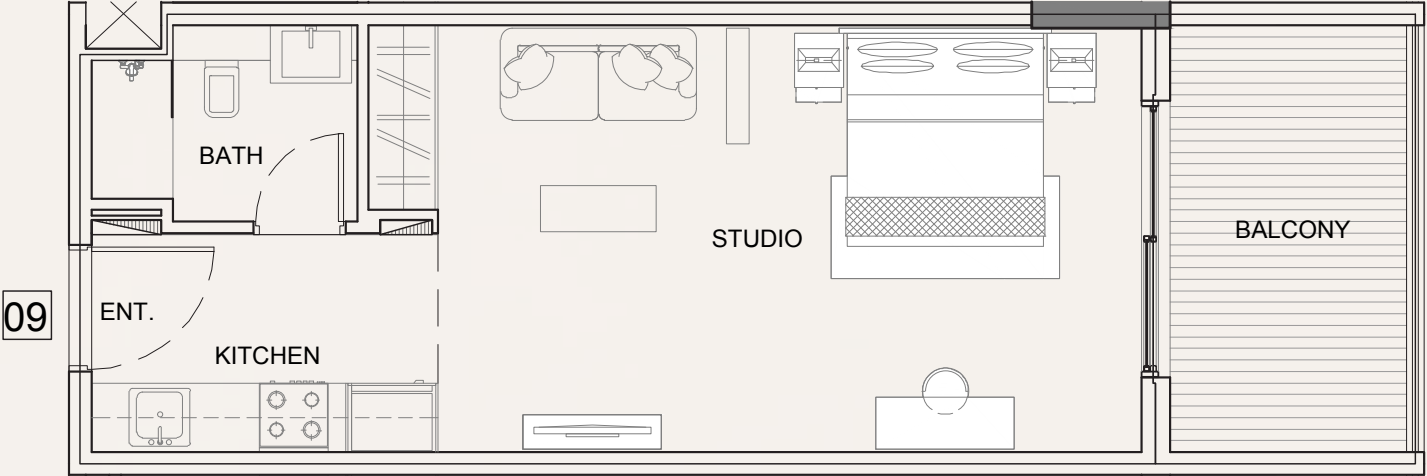
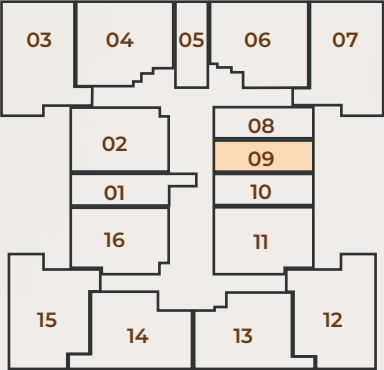
TOTAL AREA (FT²) : 481.60
BALCONY AREA (FT²) : 94.40
SUITE AREA (FT²) : 387.20
ALLOCATED PARKING : 1



STUDIO

TYPE A

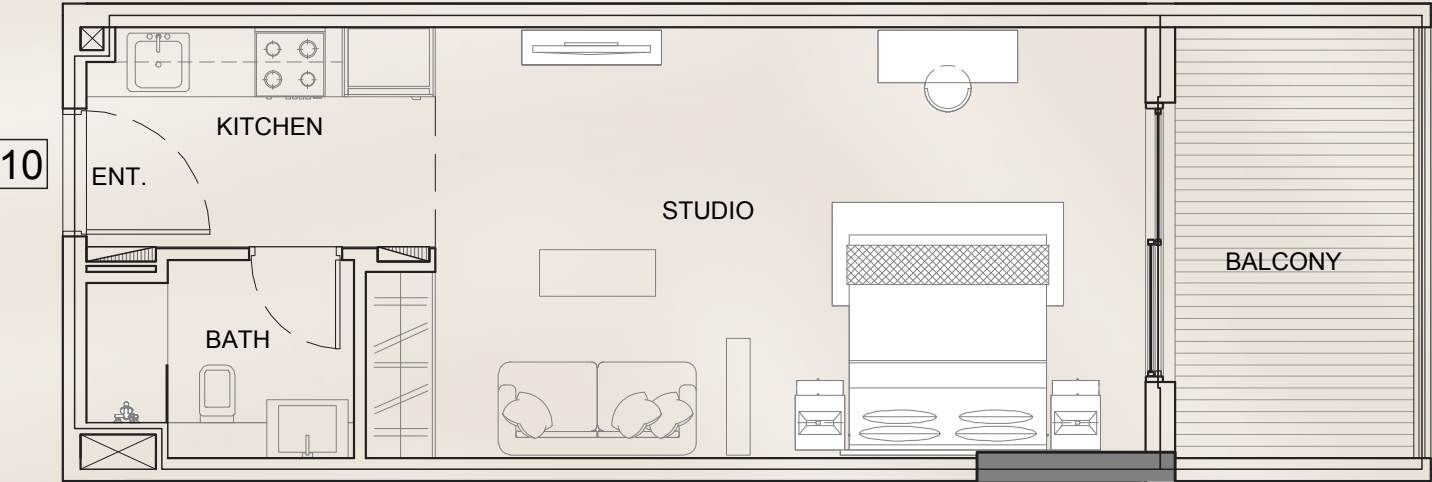
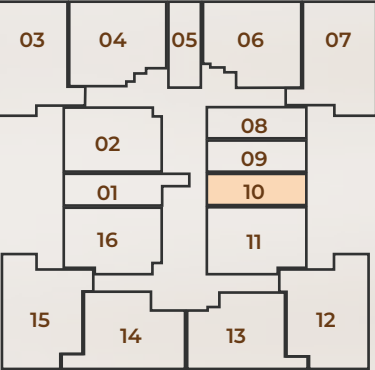
TOTAL AREA (FT²)	:	483.10
BALCONY AREA (FT²)	:	95.00
SUITE AREA (FT²)	:	388.10
ALLOCATED PARKING	:	1



STUDIO

TYPE A

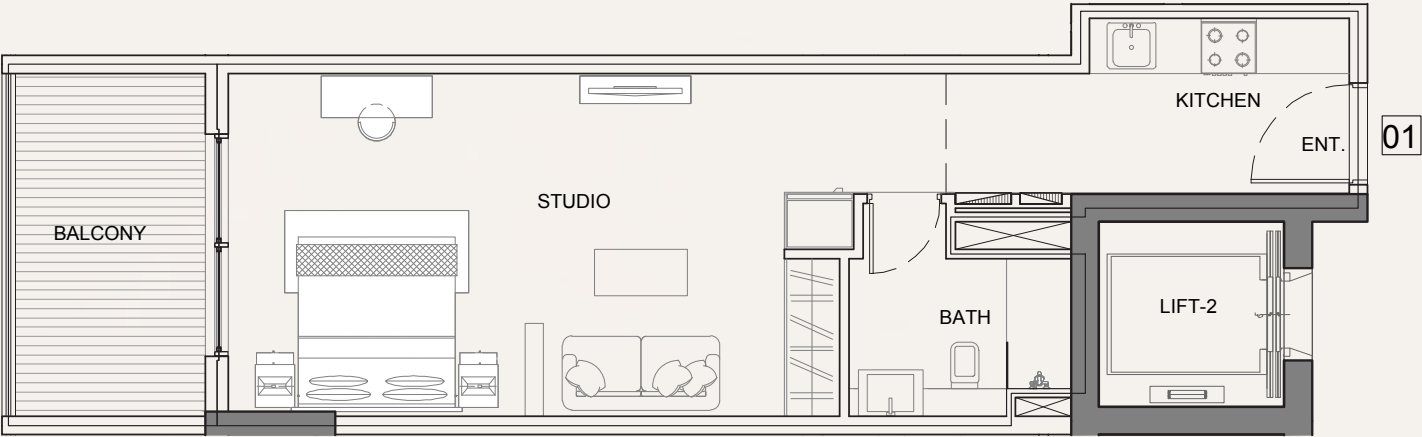
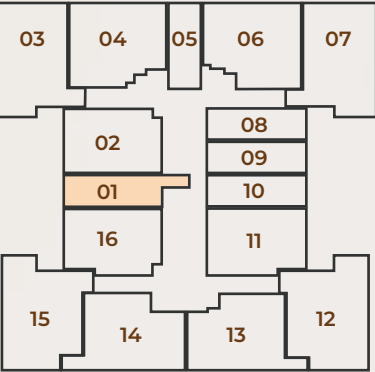
TOTAL AREA (FT²) : 482.00
BALCONY AREA (FT²) : 95.00
SUITE AREA (FT²) : 387.00
ALLOCATED PARKING : 1



STUDIO

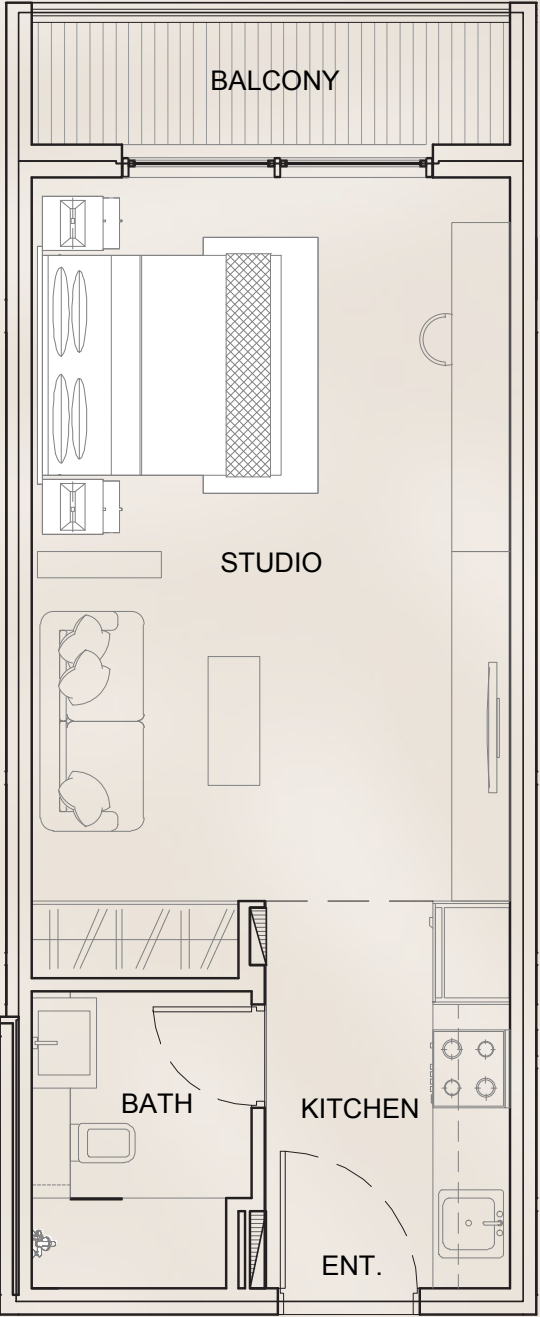
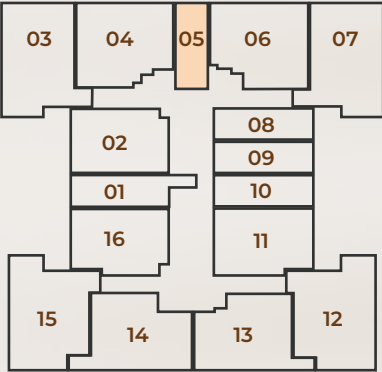
TYPE B

TOTAL AREA (FT²)	:	546.50
BALCONY AREA (FT²)	:	95.00
SUITE AREA (FT²)	:	451.50
ALLOCATED PARKING	:	1



STUDIO TYPE C

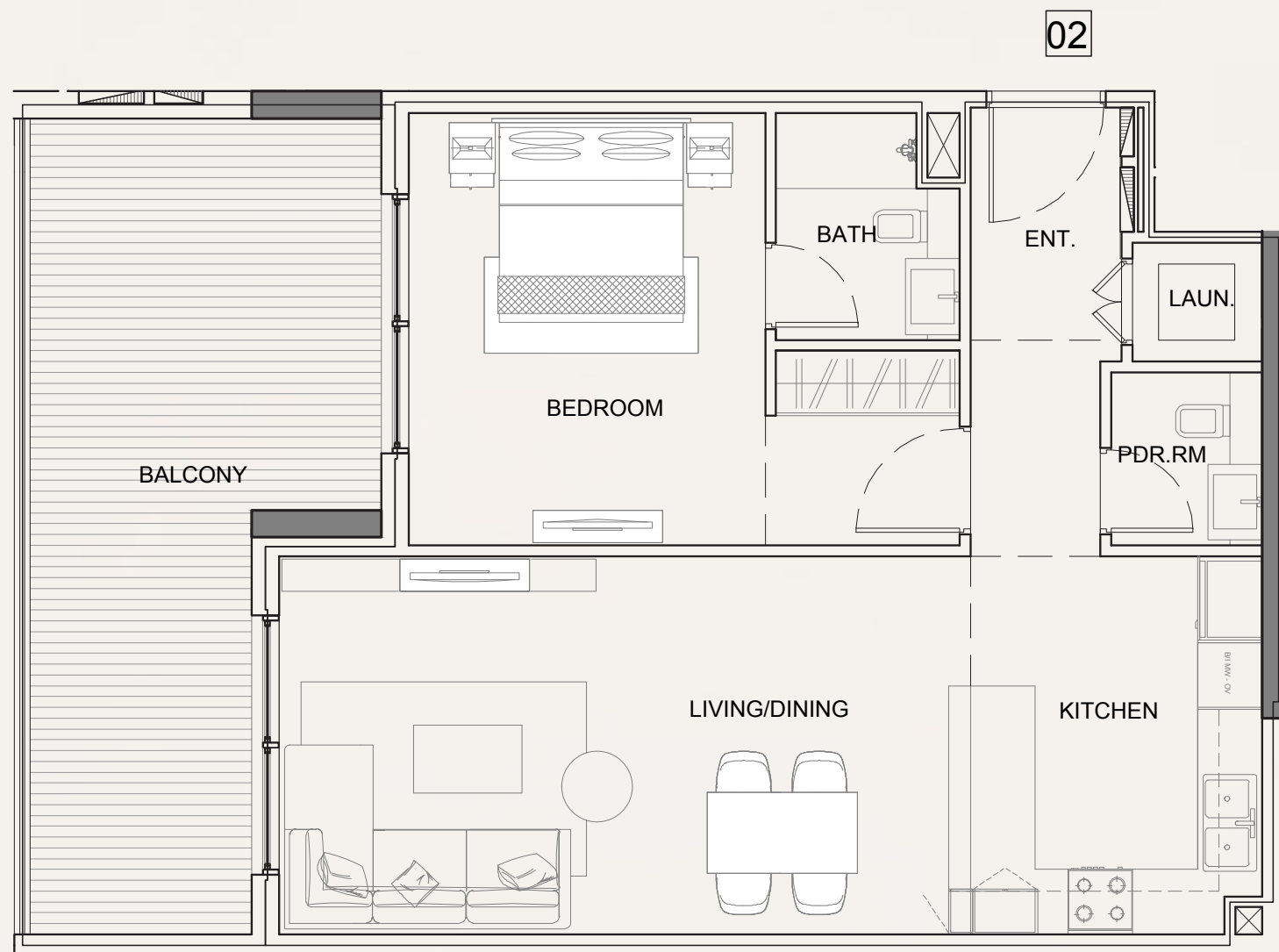
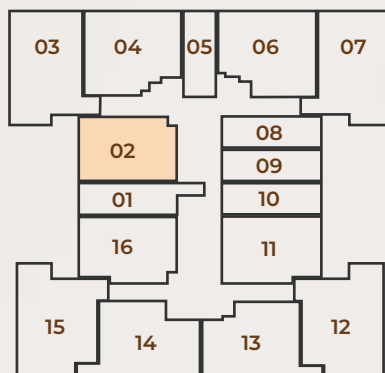
TOTAL AREA (FT²)	:	419.30
BALCONY AREA (FT²)	:	48.80
SUITE AREA (FT²)	:	370.50
ALLOCATED PARKING	:	1



05

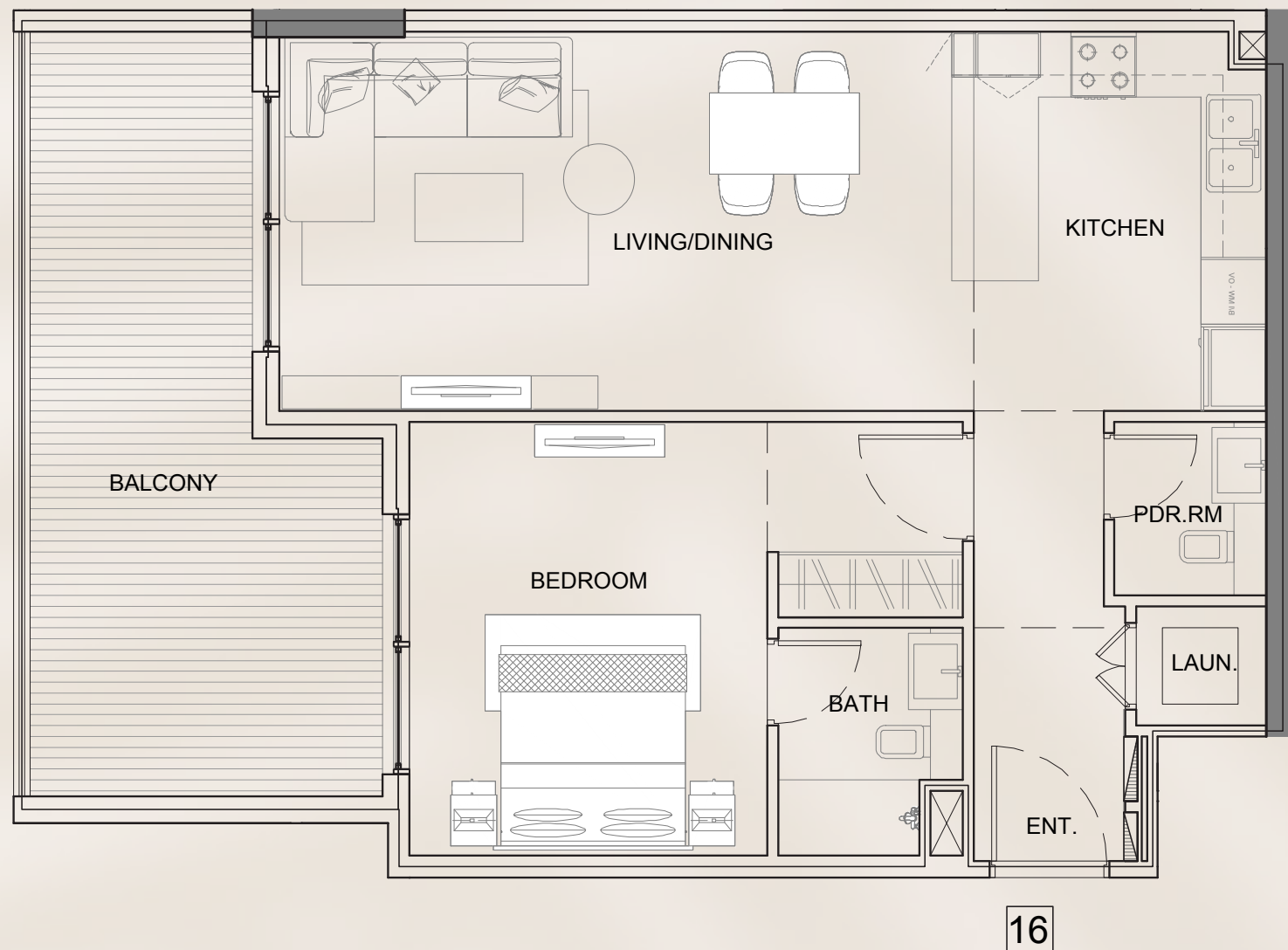
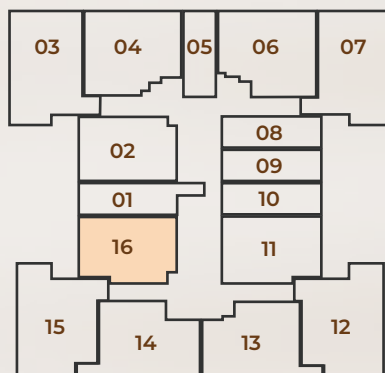
1 BED TYPE A

TOTAL AREA (FT²) : 952.80
BALCONY AREA (FT²) : 242.20
SUITE AREA (FT²) : 710.60
ALLOCATED PARKING : 1



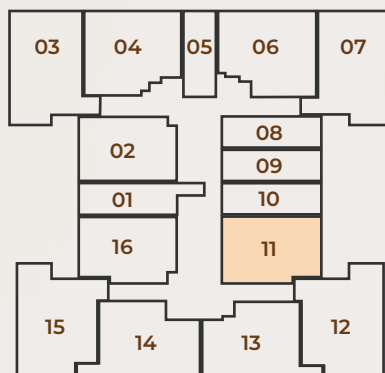
1 BED TYPE A

TOTAL AREA (FT²) : 935.10
BALCONY AREA (FT²) : 223.20
SUITE AREA (FT²) : 711.90
ALLOCATED PARKING : 1

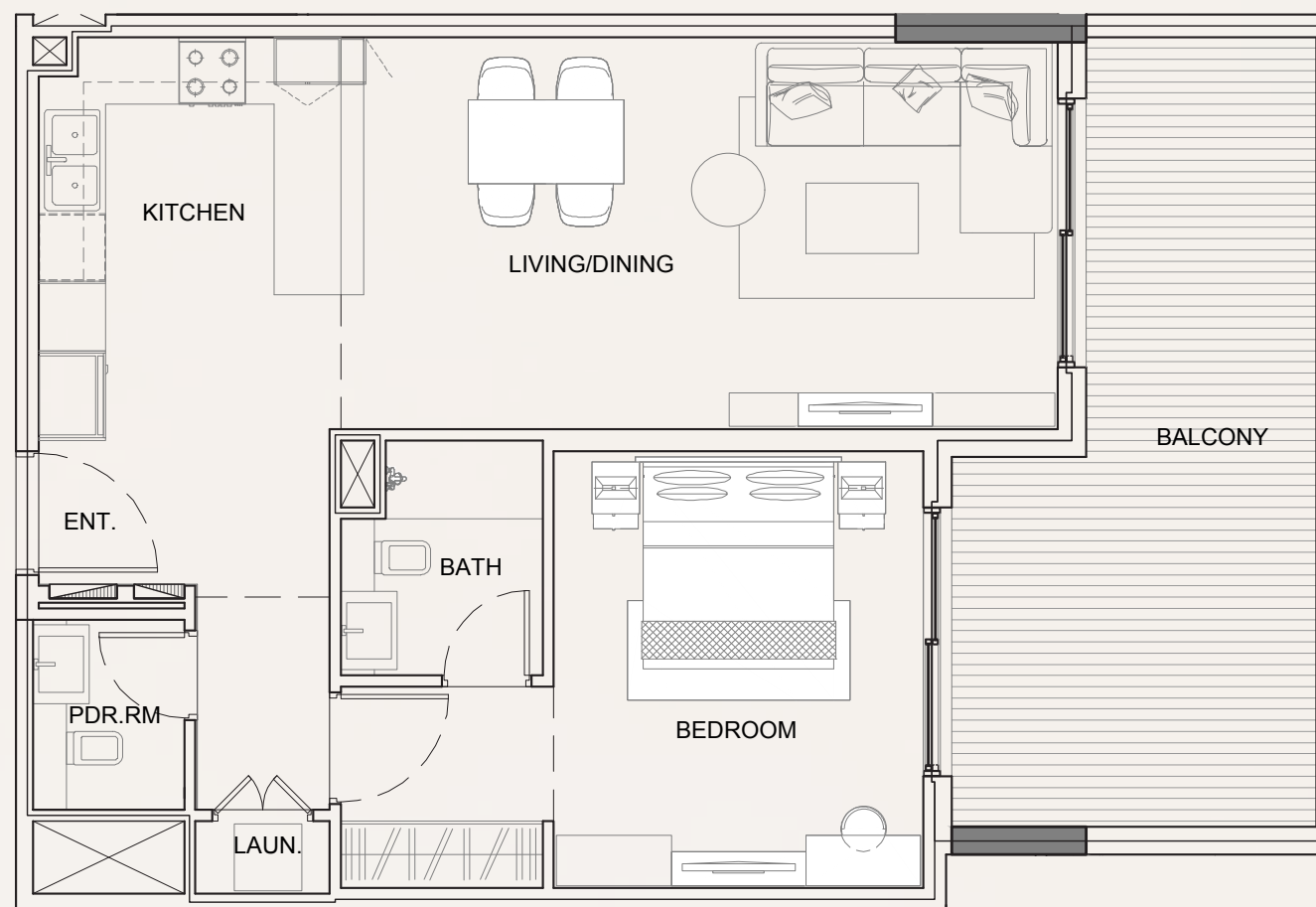


1 BED TYPE B

TOTAL AREA (FT²) : 935.90
BALCONY AREA (FT²) : 225.20
SUITE AREA (FT²) : 710.7
ALLOCATED PARKING : 1

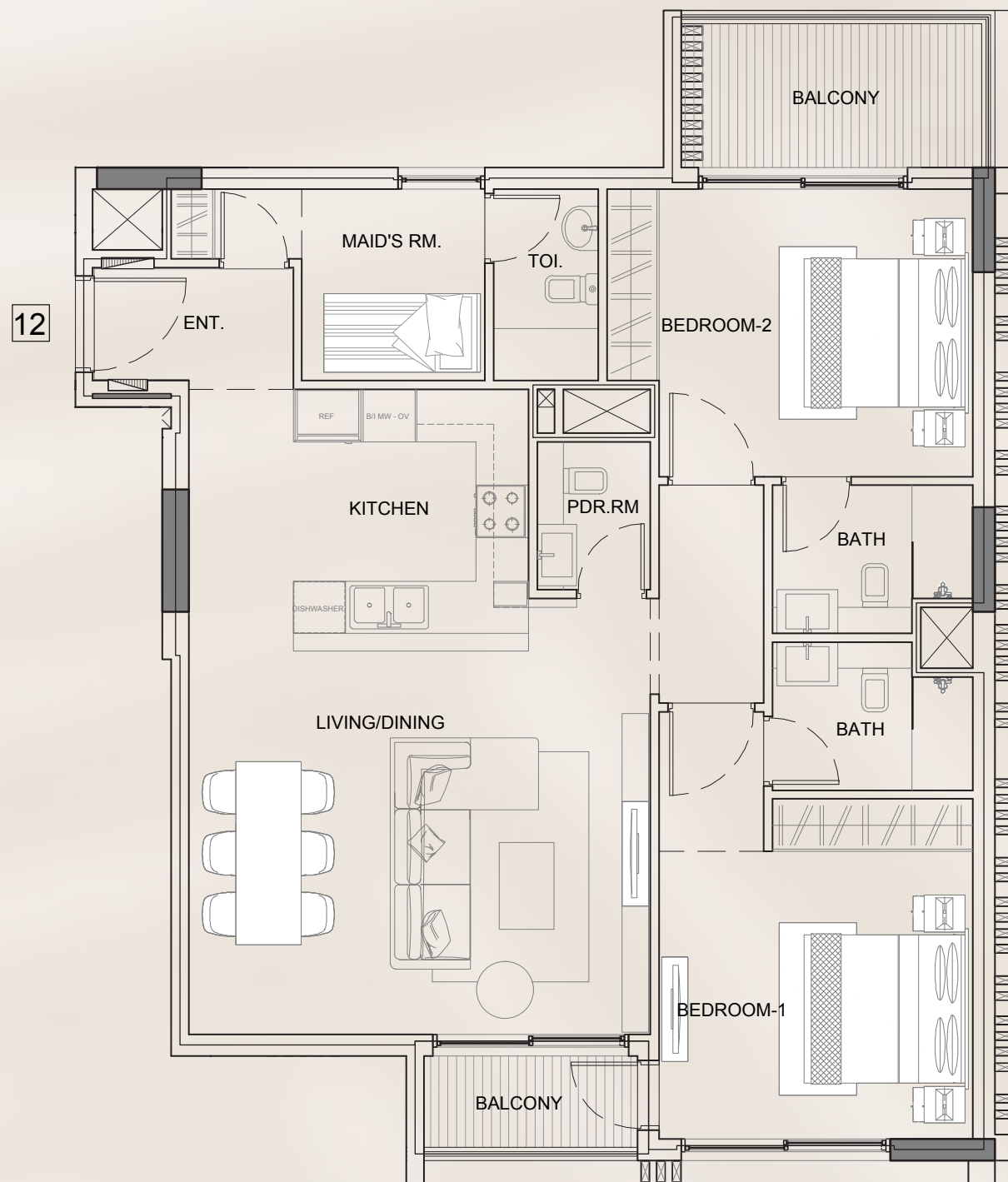
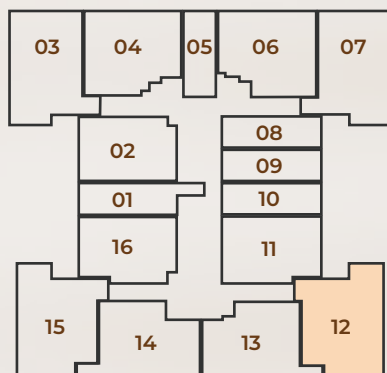


11



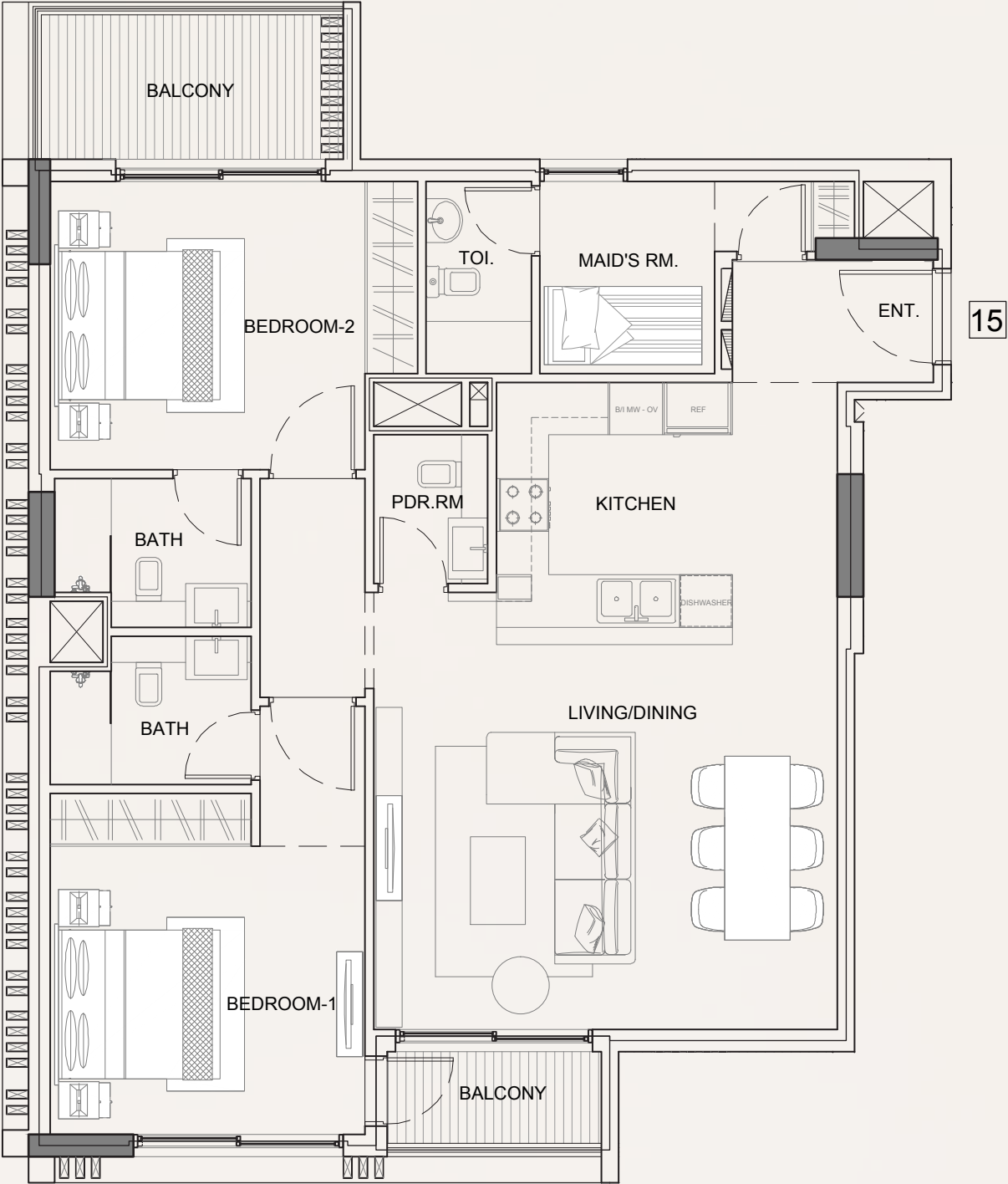
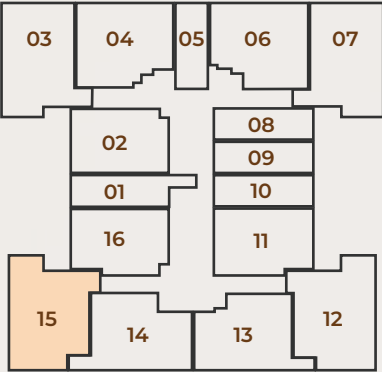
2 BED TYPE A

TOTAL AREA (FT²) : 1150.20
BALCONY AREA (FT²) : 111.10
SUITE AREA (FT²) : 1039.10
ALLOCATED PARKING : 2



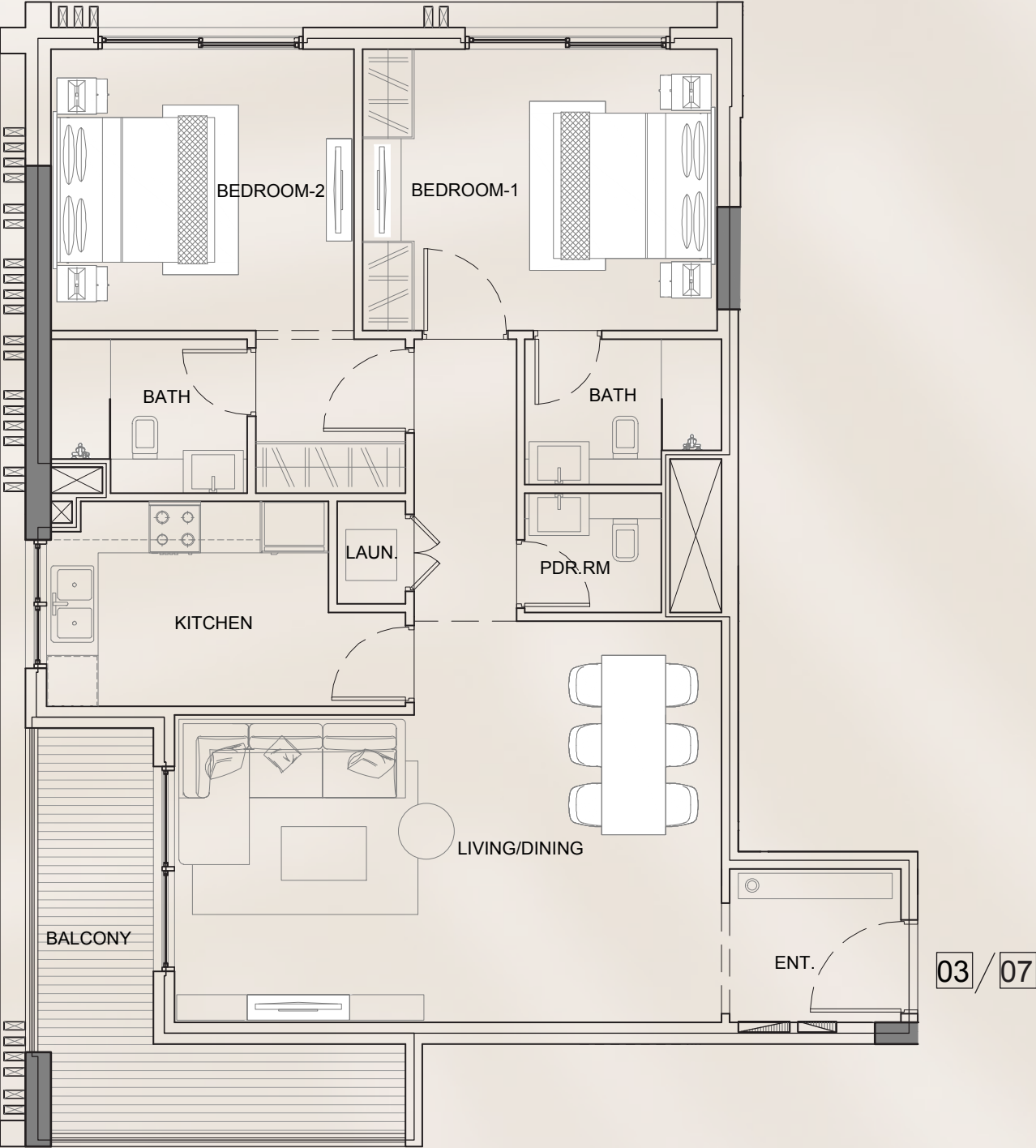
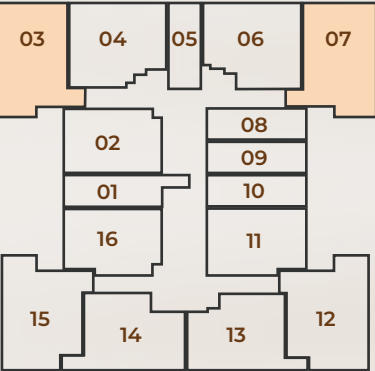
2 BED TYPE A

TOTAL AREA (FT²) : 1150.30
BALCONY AREA (FT²) : 111.00
SUITE AREA (FT²) : 1039.30
ALLOCATED PARKING : 2



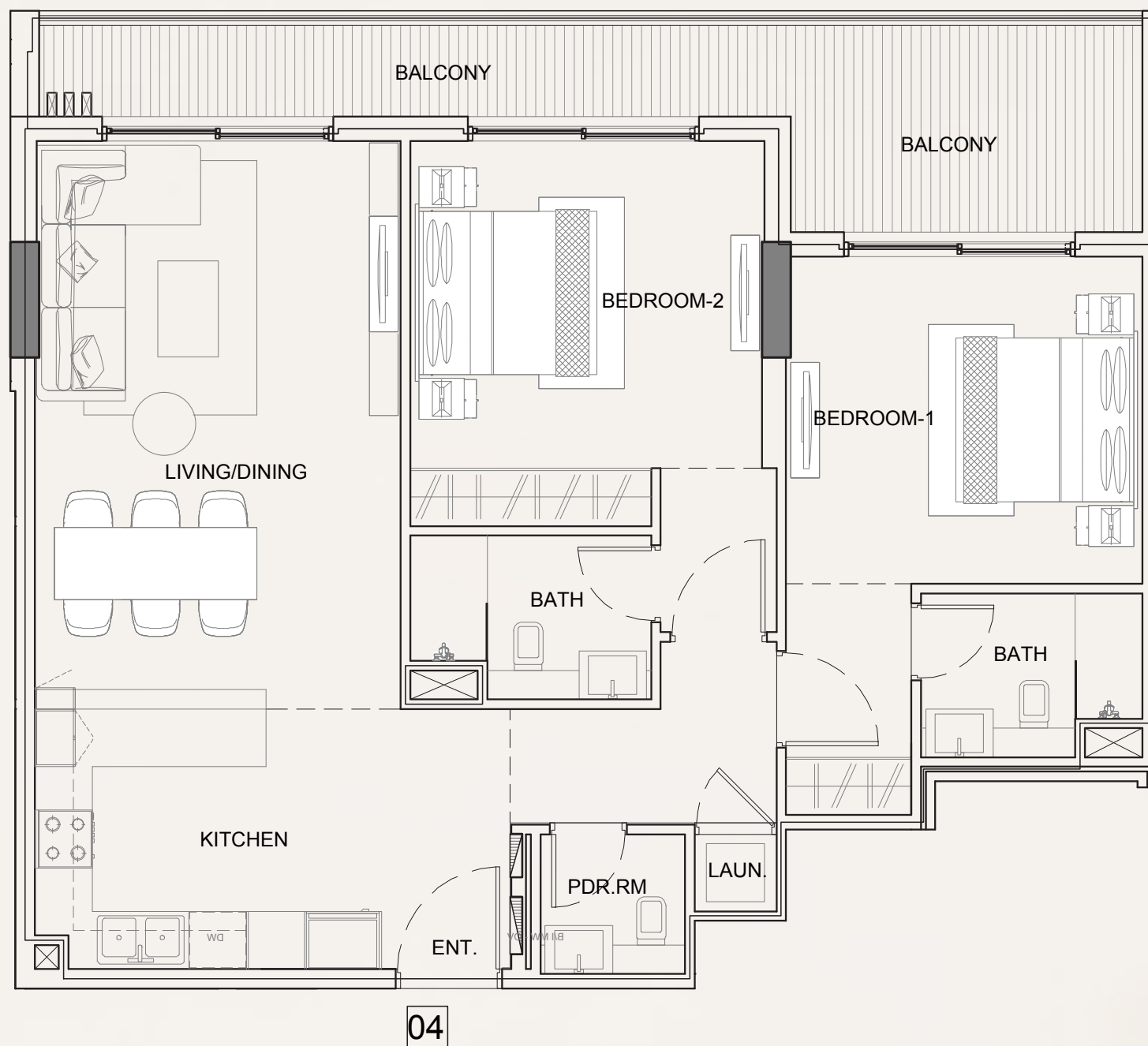
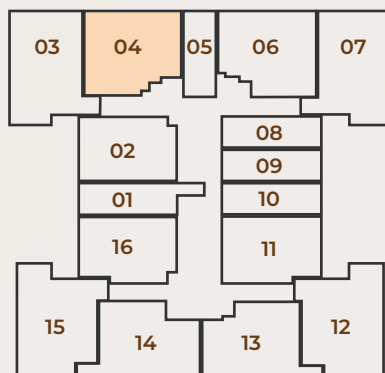
2 BED TYPE B

TOTAL AREA (FT²) : 1101.20
BALCONY AREA (FT²) : 121.70
SUITE AREA (FT²) : 979.50
ALLOCATED PARKING : 1



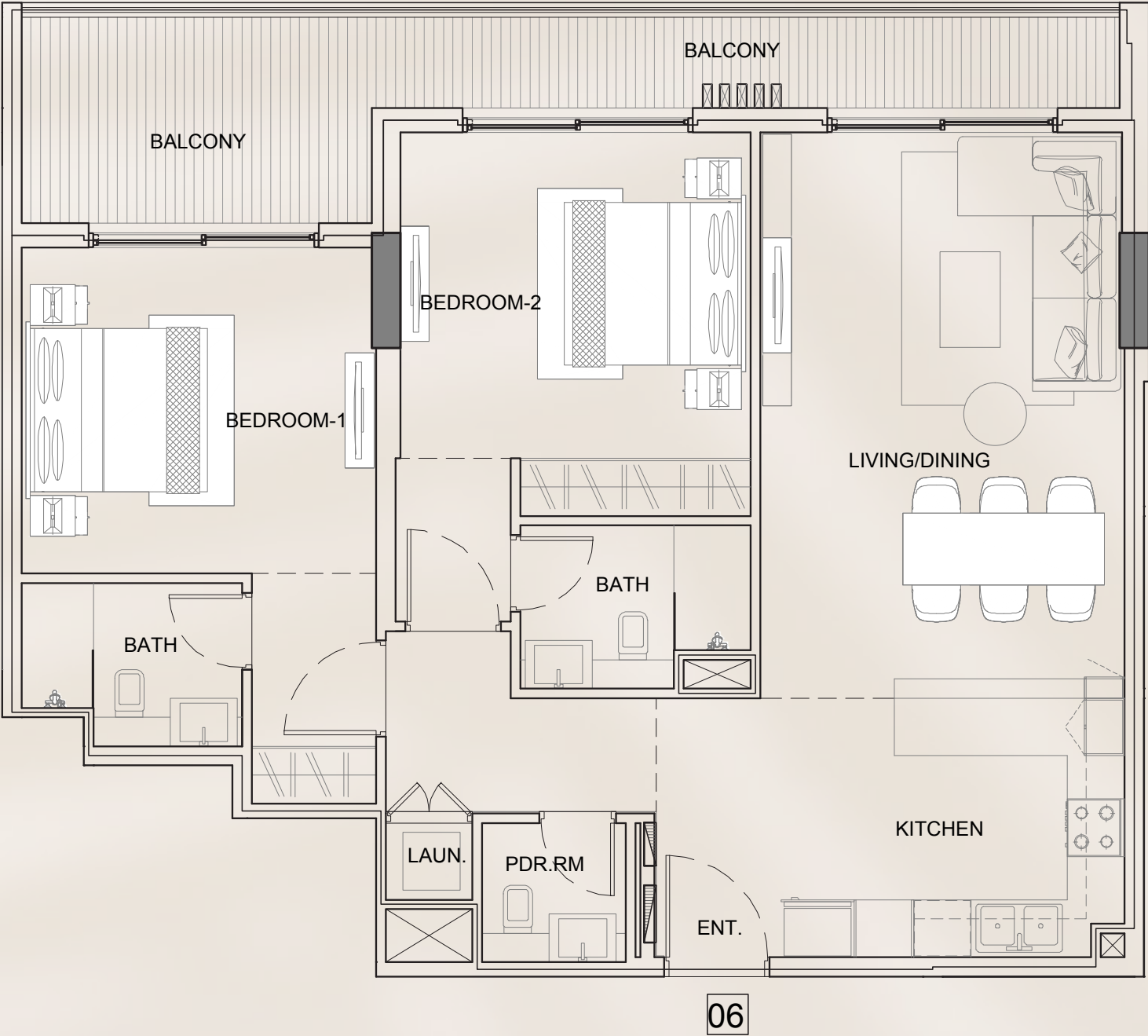
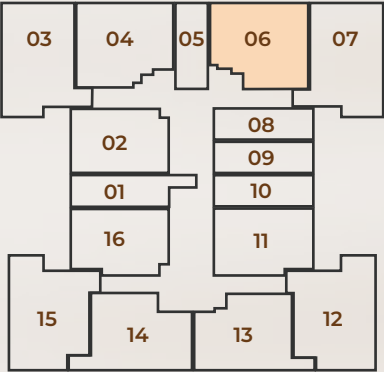
2 BED TYPE C

TOTAL AREA (FT²) : 1158.60
BALCONY AREA (FT²) : 198.30
SUITE AREA (FT²) : 960.30
ALLOCATED PARKING : 1



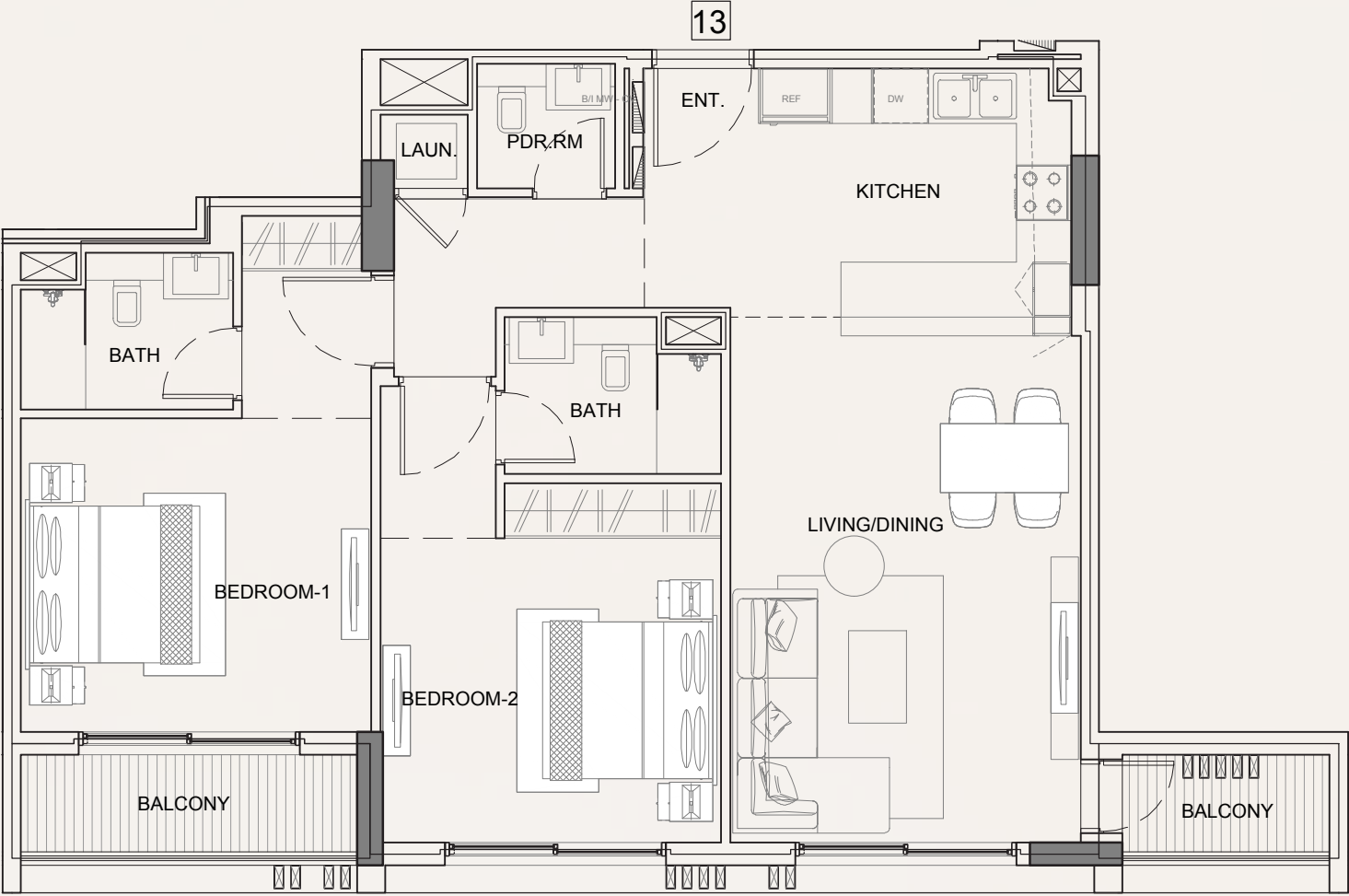
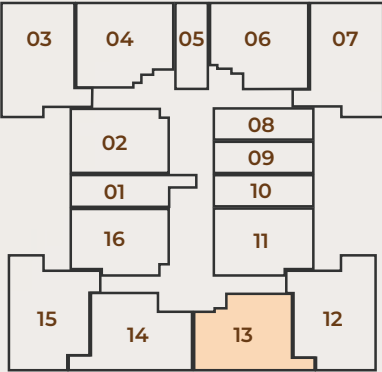
2 BED TYPE C

TOTAL AREA (FT²) : 1158.70
BALCONY AREA (FT²) : 198.40
SUITE AREA (FT²) : 960.30
ALLOCATED PARKING : 1



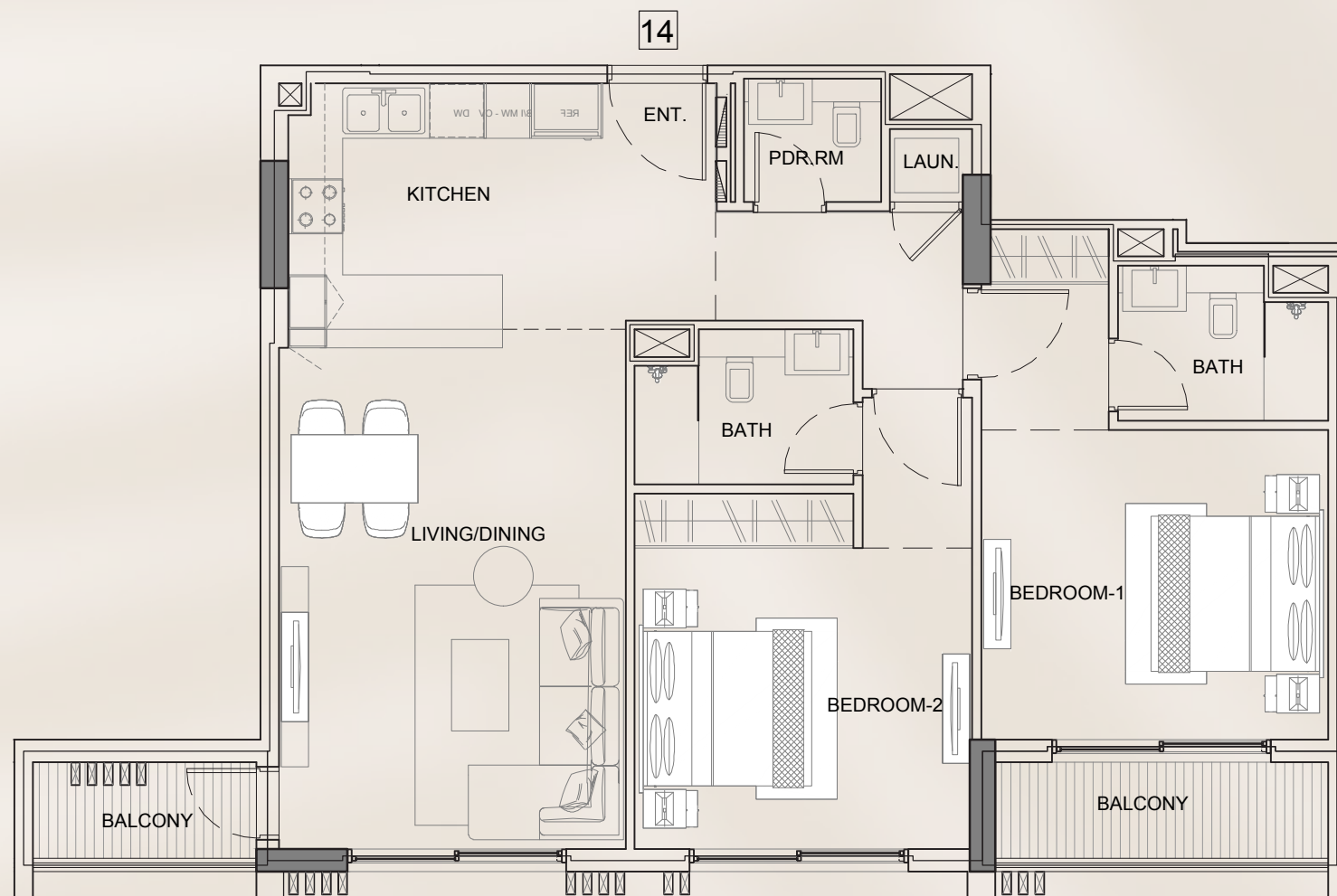
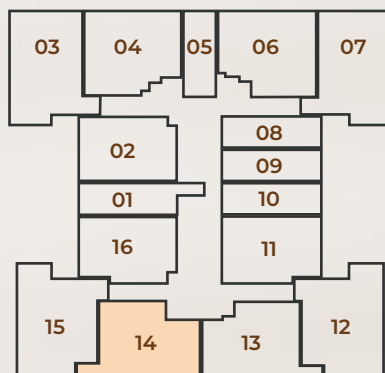
2 BED TYPE D

TOTAL AREA (FT²) : 1030.30
BALCONY AREA (FT²) : 88.50
SUITE AREA (FT²) : 941.80
ALLOCATED PARKING : 1



2 BED TYPE D

TOTAL AREA (FT²) : 1028.00
BALCONY AREA (FT²) : 89.40
SUITE AREA (FT²) : 938.6
ALLOCATED PARKING : 1



Where nature's grace
and modern living meet
in perfect balance



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