



ELYRA

RESIDENCES
BY ENAAM

Terraces of light



Rising on the eastern edge of Dubai Silicon Oasis, **Elyra Residences** is a boutique collection of thoughtfully designed **154** apartments, created for calm, light-filled everyday living.

• STUDIOS • 1BR • 2BR • 2BR+STUDY •

DUBAI SILICON OASIS • DUBAI



— AMENITIES



Swimming Pool



Kids Pool



Steam Sauna — M & F



Gym



Kids Park



Podcast Studio



Table Tennis



Outdoor Cinema



Rooftop Garden



Co-working Space



Cabana



Club House



BBQ Area



Wellness Studio



Walking Track

Life at ELYRA

— FACILITIES & SERVICES



24/7 Security



Grand Lobby
Entrance



Visitor Parking



Electric Vehicle
Recharge Station



Prayer Room
— M & F



Reception &
Concierge Services

— SMART HOME FEATURES

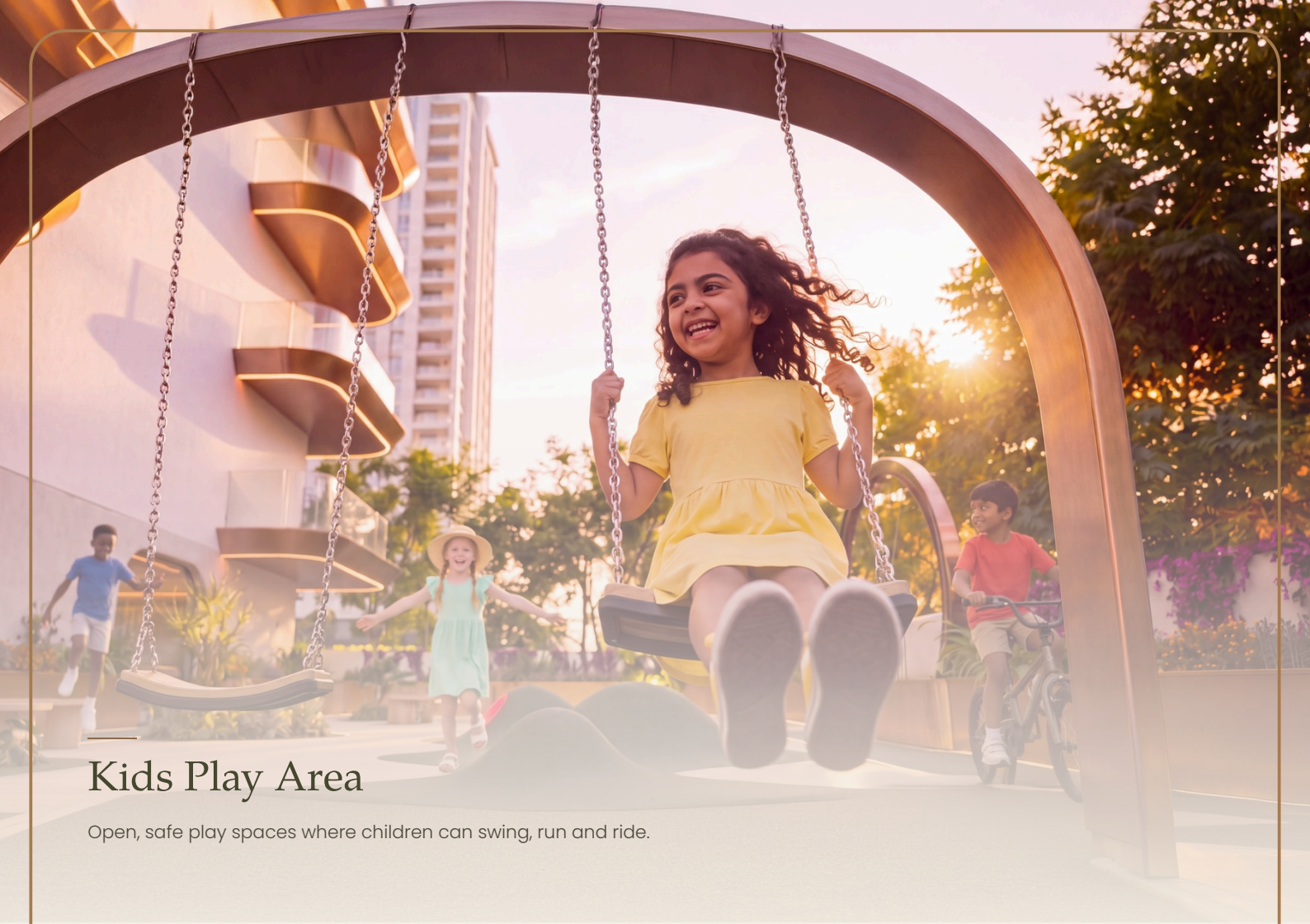


Smart Home Appliances



Smart Switches

ELYRA RESIDENCES



Kids Play Area

Open, safe play spaces where children can swing, run and ride.



Co-working Space

A calm, light-filled studio for focused work and meetings, with garden views just steps from home.



Gym

A fully equipped fitness studio with cardio, strength and free-weight zones.



Club House

A relaxed retreat for residents to unwind, socialise and slow down.



APARTMENT OVERVIEW

APARTMENT TYPE	AVERAGE SIZE	STARTING PRICE
Studio	442 sq ft	AED 695,000 approx.
1 BHK	848 sq ft	AED 1,150,000 approx.
2 BHK	1,419 sq ft	AED 1,650,000 approx.
2 BHK + Study	1,385 sq ft	AED 1,717,400 approx.

ELYRA BY ENAAM
Dubai Silicon Oasis

APARTMENT TYPES
Studio · 1 BHK · 2 BHK · 2 BHK + Study

HANDOVER
Q4 2028

40 / 60

40% DURING CONSTRUCTION

60% ON HANDOVER

01 DURING CONSTRUCTION

40%

1ST INSTALLMENT

10%

On booking

2ND INSTALLMENT

10%

Within 30 days of booking

3RD INSTALLMENT

5%

April 2027

4TH INSTALLMENT

5%

August 2027

5TH INSTALLMENT

5%

December 2027

6TH INSTALLMENT

5%

April 2028

02 ON HANDOVER

60%

60%

7TH INSTALLMENT

On handover · Q4 2028

50 / 20 / 30

50% DURING CONSTRUCTION

20% ON HANDOVER

30% POST-HANDOVER · 24 MONTHS

01 DURING CONSTRUCTION

50%

1ST INSTALLMENT

10%

On booking

2ND INSTALLMENT

10%

Within 30 days

3RD INSTALLMENT

5%

April 2027

4TH INSTALLMENT

5%

August 2027

5TH INSTALLMENT

5%

December 2027

6TH INSTALLMENT

5%

March 2028

7TH INSTALLMENT

5%

June 2028

8TH INSTALLMENT

5%

September 2028

02 ON HANDOVER

20%

9TH INSTALLMENT

20%

On handover

03 POST-HANDOVER

30%

PHH PLAN

30%

Over 24 months after handover

— LOCATION

Connected to *the whole city*.



— THE NEIGHBOURHOOD · DRIVE TIMES

02 MIN Academic City (DIAC)

05 MIN Rochester Institute of Technology Dubai

05 MIN Fakeeh Hospital · DSO Metro (2029)

05 MIN GEMS Wellington Academy

08 MIN Silicon Central Mall

10 MIN Dubai Outlet Mall

10 MIN Dragon Mart

12 MIN Dubai Safari Park

15 MIN IMG Worlds of Adventure

2029

BLUE LINE METRO · Two upcoming stations serve the neighbourhood: Dubai Silicon Oasis, near Fakeeh University Hospital, and Academic City. Targeted to open 9 September 2029.

Dubai map based on Dubai Municipality community boundaries. Drive times approximate, in typical traffic.