

esonia

DEVELOPMENT  
FITOUT  
CONSTRUCTION



BUILDING  
SPACES THAT  
BECOME A WAY  
OF BEING

# eonia

## DESIGNED FOR THE WAY YOU LIVE

*Built with precision, delivered with intent*

EONIA is a Dubai-based development, fit-out and construction company delivering high-end residential villas, bespoke interiors and its own property developments across Palm Jumeirah, Jumeirah Islands, Dubai Hills and Emirates Hills. With deep experience across luxury projects, the company is defined by precision in execution, considered detailing and a seamless approach from concept to completion.

EONIA combines design understanding with technical expertise, ensuring projects are not only visually resolved but built to perform—efficiently, accurately and to enduring standards. Its involvement in its own developments brings a developer's perspective to every project, with a clear focus on cost control, design efficiency and long-term value.

Every project is shaped around the client's vision, delivered with structural integrity, build quality and a disciplined approach to detail.



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# Our Model & Services

*EONIA delivers end-to-end luxury construction and development solutions.*



## VILLA CONSTRUCTION

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Full Villa Builds

Shell & Core

Structural Works

Extensions & Additions

Luxury Finishes



## INTERIOR FIT-OUT

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Bespoke Interiors

Luxury Renovations

Custom Detailing

Furnishing

Smart Home Integration



## PROJECT MANAGEMENT

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Design Coordination

Approvals & Permits

Budget Control

Timeline Management

Quality Assurance



## MIXED USE COMMERCIAL

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Commercial Developments

Value Optimisation

Asset Positioning

Joint Ventures

Turnkey Delivery

EONIA

EACH PROJECT IS DESIGNED AS  
A LIVING ENVIRONMENT





OUR TEAM

# A curated network of thinkers, creators and builders

*E-ONIA brings together a multidisciplinary team: Architects, Designers, Engineers, Consultants*

We collaborate with international studios and local experts to ensure both global standards and contextual relevance.

Our strength lies not only in expertise, but in a shared vision of what modern luxury means.



PROJECTS



A PORTFOLIO  
DEFINED BY VISION,  
NOT VOLUME

# Development Experience

*EONIA's development expertise spans four key areas.*

## Design Efficiency



Deep understanding of **buildability and design coordination** and to **deliver functional luxury spaces.**

## Cost Control



Rigorous budgeting and **value engineering** to maximize project returns **without compromising quality.**

## Market Expertise



In-depth knowledge of **buyer expectations, within Dubai's premium luxury communities.**

## Asset Value



Focus on **long-term quality standards** and **ensuring outcomes** that meet lifestyle and financial expectations.



## THE TEAM

*EONIA brings together a team with diverse international experience across construction, development and design. With roots in European standards and a portfolio that spans Australia, the UAE and Europe, the business is shaped by a global perspective and a consistent approach to quality.*

# Recent & Example Projects

*A selection of EONIA's teams completed and ongoing projects across Dubai.*

## Palm Jumeirah – Villa Developments

Palm Jumeirah, Dubai

Type	Full Villa Renovations & Fit-Outs
Scope	Multiple Developments
Focus	Bespoke Luxury Interiors
Status	Completed

## Jumeirah Islands – Turnkey Renovation

Jumeirah Islands, Dubai

Type	Complete Turnkey Renovation
Scope	Full Interior & Exterior
Focus	High-End Transformation
Status	Completed

## Dubai Hills – Transformation

Dubai Hills, Dubai

Type	Exterior & Interior Transformation
Scope	High-End Upgrade
Focus	Premium Residential
Status	Completed

## Hessa Street – Commercial

Hessa Street, Dubai

Type	Car Showroom Development
Scope	12,500 sqft Shell & Core
Focus	Commercial Build
Status	Under Development





## Palm Jumeirah Villa Developement

Location:	Dubai
Concept Designed:	Multiple projects
Focus:	Bespoke luxury interiors

PROJECTS



PALM JUMEIRAH  
FROND E





## Hessa Street Commerical Show Room

Location:	Dubai
Year:	2025
Concept Designed:	Car showroom development
Focus:	12500sqft, shell and core commerical build, under development

HESSA STREET  
CAR SHOWROOM DEVELOPMENT





## WHY PARTNER WITH EONIA

*EONIA's combination of market expertise, strong network, and end-to-end delivery capability makes us the ideal partner for luxury real estate projects in Dubai.*

### DUBAI LUXURY EXPERTISE

*Deep specialization in Dubai's high-end villa market with proven execution across premium communities.*

### STRONG NETWORK

*Established relationships with top consultants, suppliers, and specialist trades across the UAE.*

### END-TO-END DELIVERY

*Complete project management from planning and approvals through to final handover.*

### EXCEPTIONAL QUALITY

*High attention to detail, finish quality, and transparent communication throughout every project.*

PROJECTS





PROJECTS



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