Zolia

FACT SHEET · OCTOBER 2026

The free AI app and CRM for Dubai real estate

Zolia AI does the work. You approve what goes out.

What Zolia does

Built for brokerage owners and their brokers. A team of AI agents takes the office work behind every deal off people's desks.

A reply drafted for every enquiry

Enquiries, including WhatsApp, come into one system. The AI drafts a reply in the client's language, ready to approve with one click.

Clear lead ownership

Leads from office channels belong to the office, a broker's own clients stay with the broker, and data leaves the office only with the client's consent.

Commission ledger

Every commission is followed from deal to payout, splits and clawbacks included. Every payout is released by a person.

Compliance in every deal

KYC and AML checks sit in every deal file, and every AML decision is taken by a person.

How the agents stay under control

Each agent acts with its own permissions and never inherits the rights of the person who approved it.

The brokerage sets autonomy per agent and type of action; a control agent checks samples, and an agent that makes mistakes is moved down a level automatically.

Personal data is pseudonymised before any AI model sees it. Customer data is stored in the UAE.

AML decisions, signatures and payouts always stay with people.

> "Every draft is checked for topics, claims and data leaks. In 226 test replies to enquiries, the AI invented no facts."
>
> Zolia quality test of AI reply drafts

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The market Zolia is built for

Dubai's brokerage sector grew fast in 2025, and most offices are small: about three brokers per office.

9,785
registered brokerage offices, end of 2025

32,294
registered brokers; 13,083 new in 2025 (+38%)

96,440
broker-executed transactions in 2025 (+54%)

AED 13.59 bn
brokerage commissions in 2025

Source: Dubai Land Department, 9 March 2026. Brokers per office: our calculation (32,294 ÷ 9,785).

Founder



Michael Steinbach, Founder

A real estate operator: Michael has worked in commercial real estate since 2014 and led property-trading companies from 2020 to 2024. He builds Zolia with AI coding agents, an AI-native company building AI agents for Dubai's property market.

At a glance

Company	Zolia, built by Biturai L.L.C-FZ, Meydan Free Zone, Dubai
Product	Zolia is building the platform end to end: the broker app, the brokerage CRM and the AI team behind both
Price	Free to use, with AI credits included every month
Neutral by design	Not a brokerage, never lists property, never competes with brokers for clients
Market intelligence	Newsletters with Dubai Land Department data on sales, prices, rentals, yields and off-plan, every week and every month
Agentic AI	Competing in the Dubai Chamber of Digital Economy's Create AI Agents Championship
Availability	Opening to its first Dubai brokerages through zolia.ai
Media contact	Michael Steinbach · info@zolia.ai