LAYA COURTYARD

DUBAI STUDIO CITY, UAE



BY LAYA DEVELOPERS

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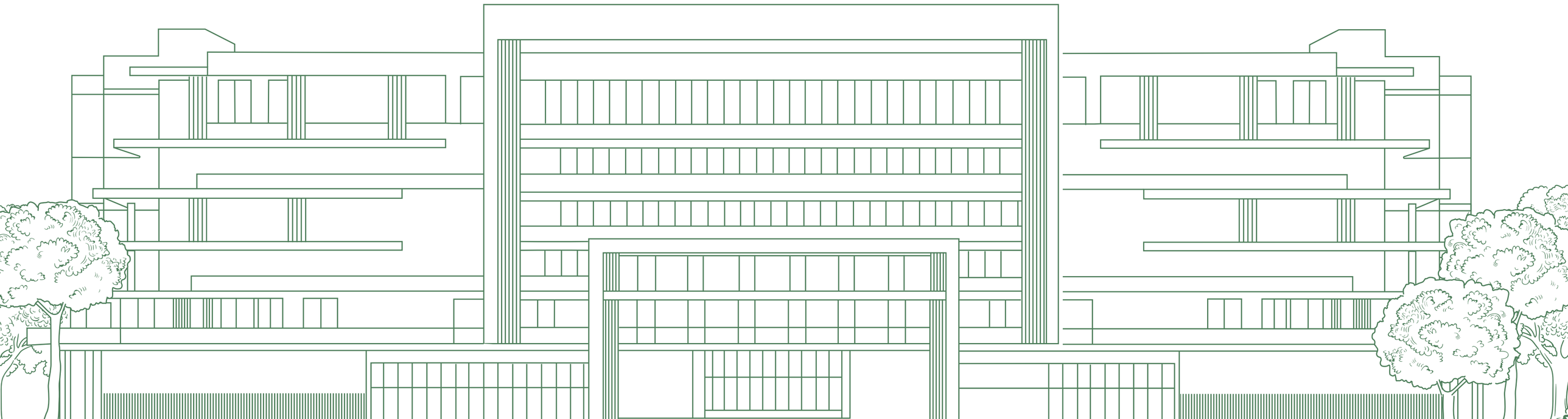
CONTACT US 8


LAYA COURTYARD
LAYA COURTYARD

WELCOME TO

LAYA COURTYARD

Laya Developers is proud to introduce our fourth project, Laya Courtyard. Consisting of two elegant buildings, offering modern and smart studios and one bedroom apartments, each home is finished with our trademark attention to quality and detail. Putting smart home automation and sustainable community-driven lifestyle within reach.



LIFE CENTERED AROUND

A LEAFY LANDSCAPED COURTYARD



BUILDING CONFIGURATION

53	Studios
234	One Bedrooms
06	Elevators
02	Lobby Entrances
01	Parking Space/Apartment
06	EV Parking Spaces
FREEHOLD	Ownership
Q4 2026*	Completion Date

*This date is subject to change as per the construction timelines set by the developer



LOBBY



LOBBY



LIFE AT LAYA COURTYARD

AMENITIES

- Swimming Pool
- Kids Pool
- Clubhouse
- Sky Deck
- Padel Tennis Court
- Landscaped Area
- Outdoor Yoga Mat Area
- Gym
- Outdoor Lounge Deck





INDOOR CLUBHOUSE



OUTDOOR KIDS' PLAY AREA



LIKE A HOLIDAY



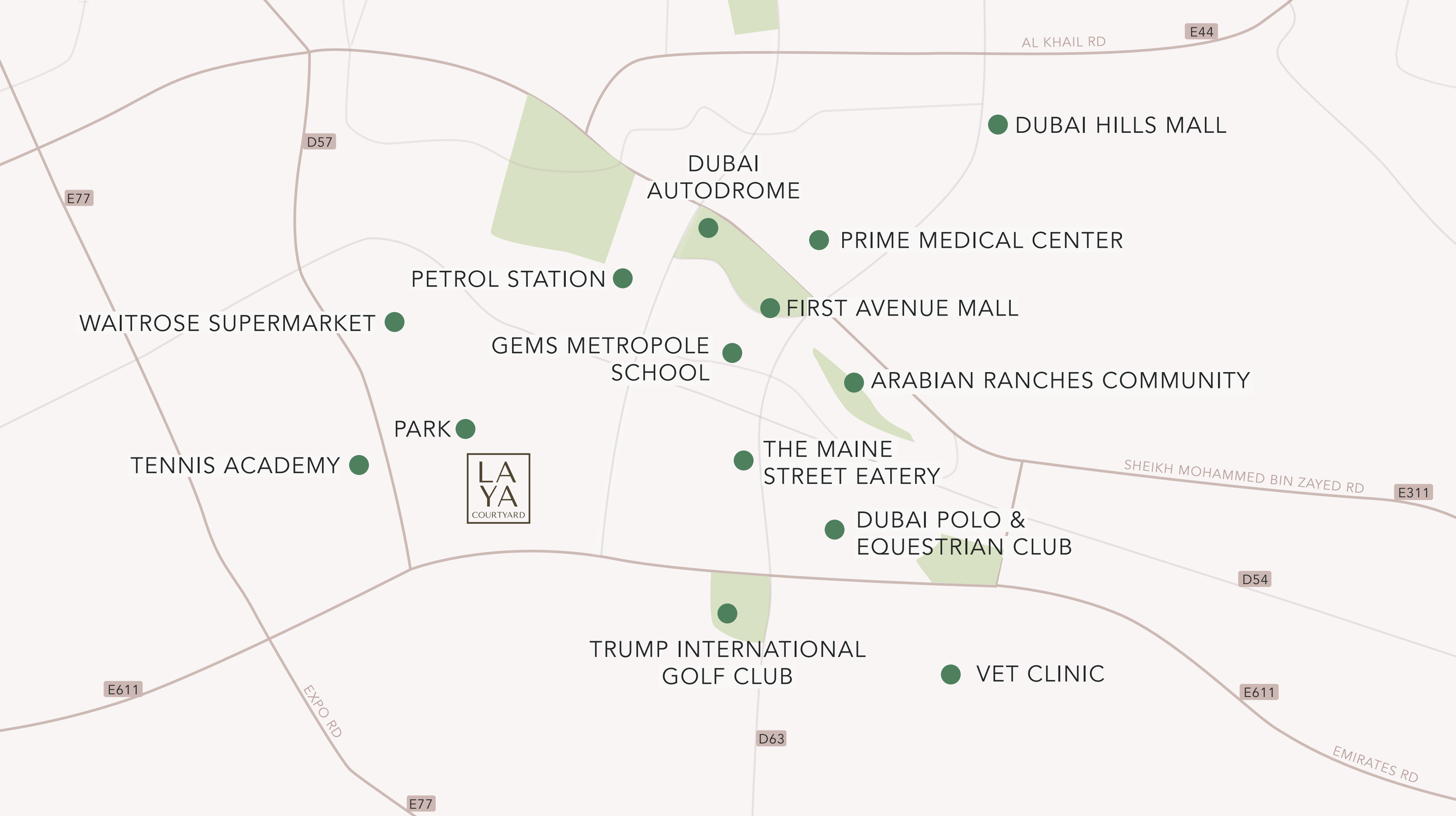
AROUND LAYA COURTYARD

THE SPIRIT OF DUBAI STUDIO CITY



Laya Courtyard resides in Dubai Studio City, a neighbourhood whose genuine character and welcoming attitude is home to a host of innovative restaurants, vibrant parks, and an upcoming mall. It’s a destination that is in close proximity to the international airports, and has a magnetic pull for the creative professionals.




AL KHAIL RD
E44
DUBAI HILLS MALL
D57
DUBAI
AUTODROME
E77
PRIME MEDICAL CENTER
PETROL STATION
FIRST AVENUE MALL
WAITROSE SUPERMARKET
GEMS METROPOLE
SCHOOL
ARABIAN RANCHES COMMUNITY
PARK
TENNIS ACADEMY
LA
YA
COURTYARD
THE MAINE
STREET EATERY
SHEIKH MOHAMMED BIN ZAYED RD
E311
DUBAI POLO &
EQUESTRIAN CLUB
D54
TRUMP INTERNATIONAL
GOLF CLUB
VET CLINIC
E611
EXPO RD
D63
E611
EMIRATES RD
E77

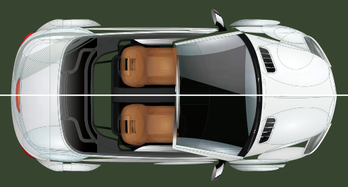
LAYA COURTYARD

1 MIN AWAY

GEMS METROPOLE SCHOOL

4 MIN AWAY

MEDICLINIC PARKVIEW HOSPITAL



5 MIN AWAY

AL KHAIL ROAD

15 MIN AWAY

DUBAI MALL

25 MIN AWAY

DUBAI INTERNATIONAL AIRPORT



CLUB HOUSE.
PADEL COURT.
ZEN GARDEN.
OF COURSE, A POOL.

YES, YOU WILL HAVE SPACE.

DERN LIVING FUNCTIONALITY

TY TIMELESS MODERN LIVING FUNCTIONALITY TIMELESS MODERN LIVIN

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APARTMENTS



STUDIO APARTMENT



KITCHEN







BATHROOM



1 BEDROOM APARTMENT



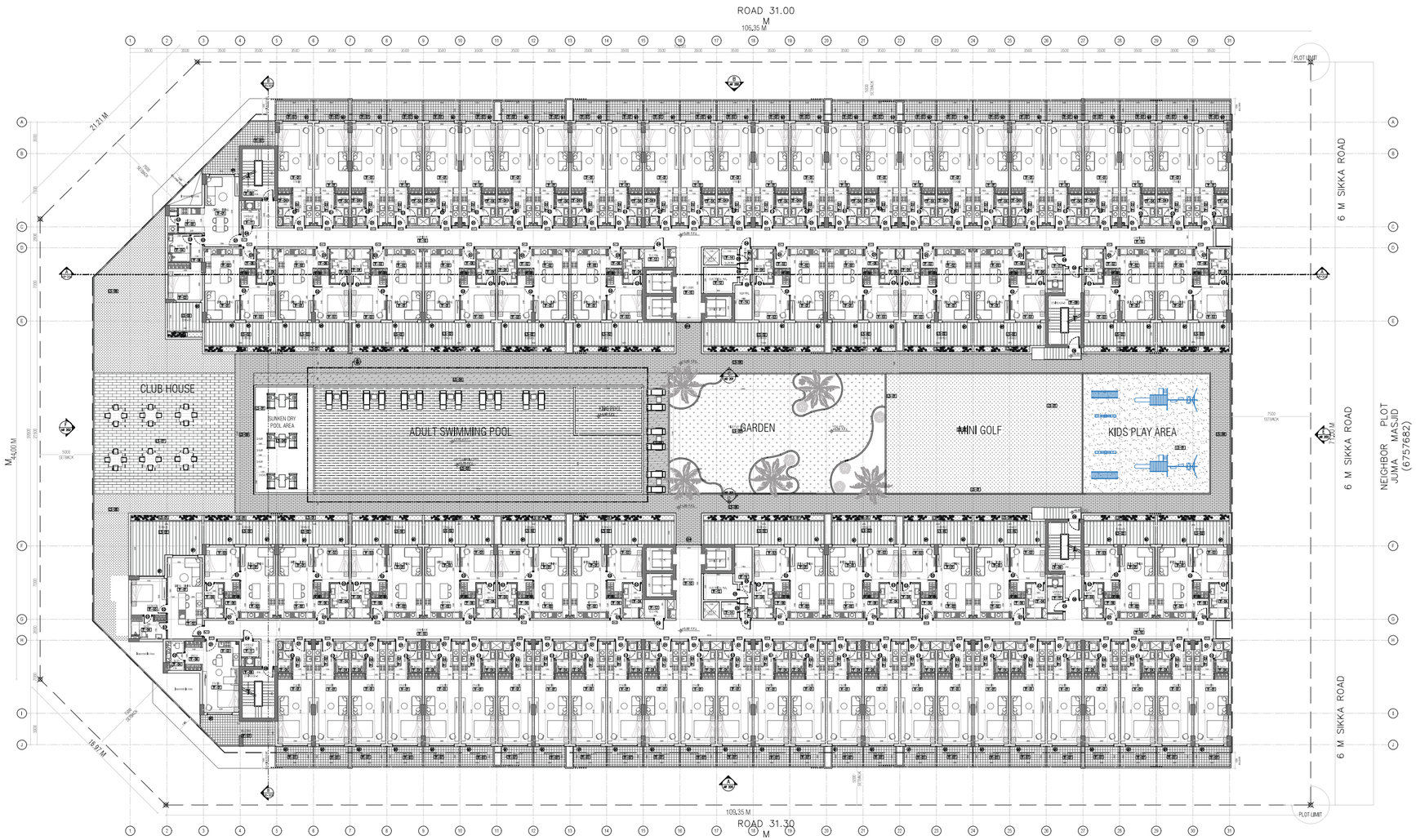


SOME CALL IT TWO ACRES OF UNABASHED LUXURY & GREENERY IN THE HEART OF DUBAI STUDIO CITY.

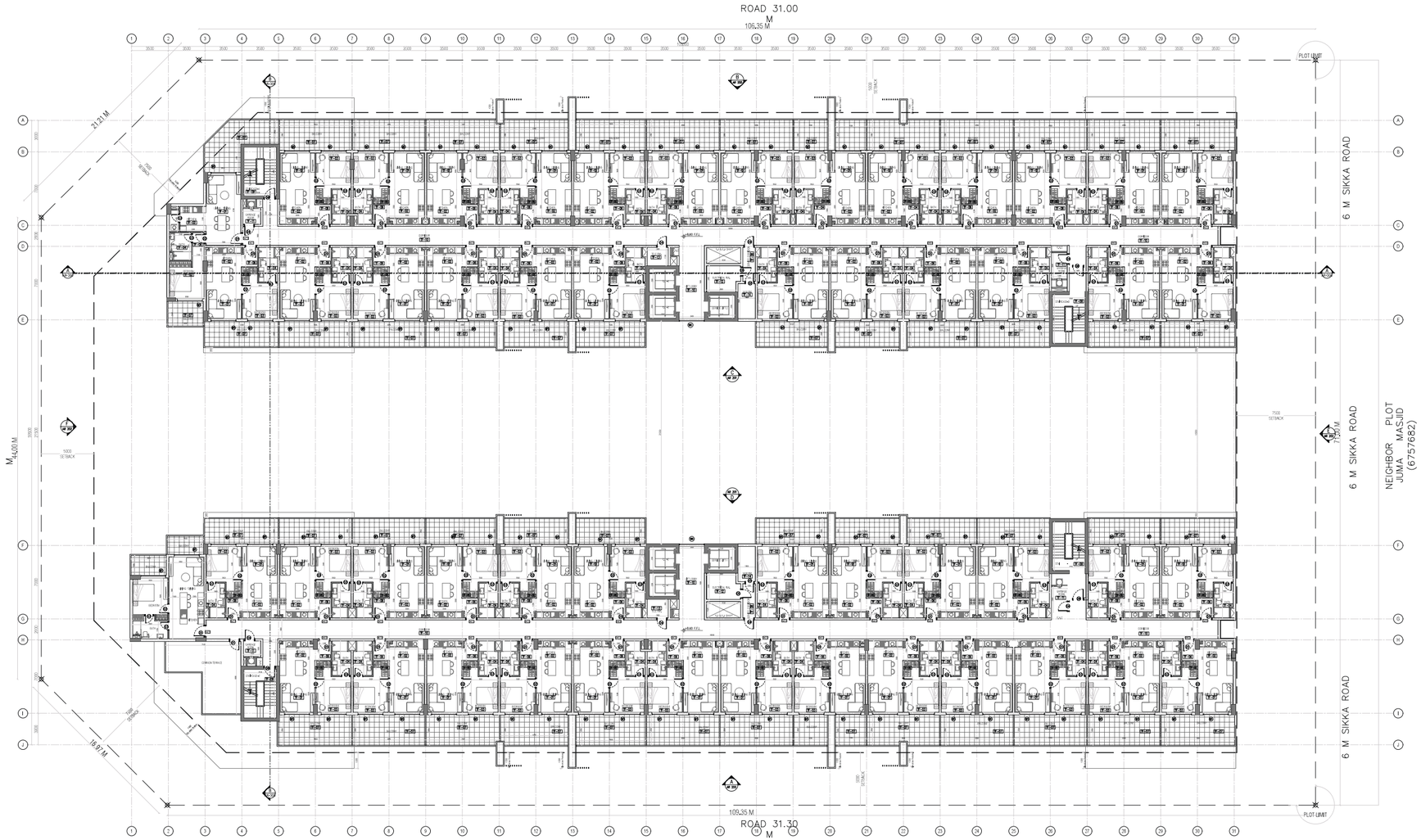
A SELECT FEW CALL IT HOME.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

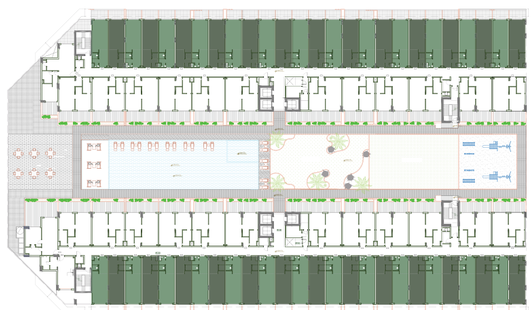


STUDIO TYPE 1

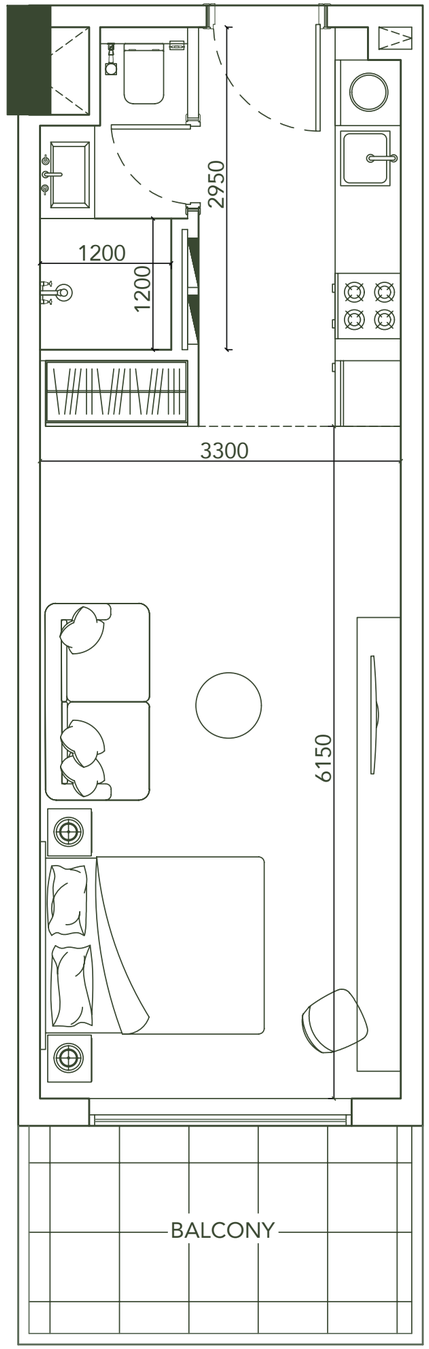
NET AREA: 32.57 SQ.M

BALCONY: 6.65 SQ.M

TOTAL: 39.22 SQ.M



1st floor

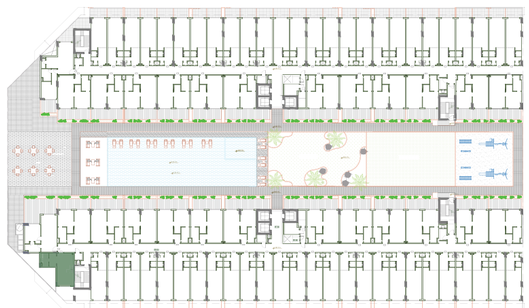


STUDIO TYPE 2

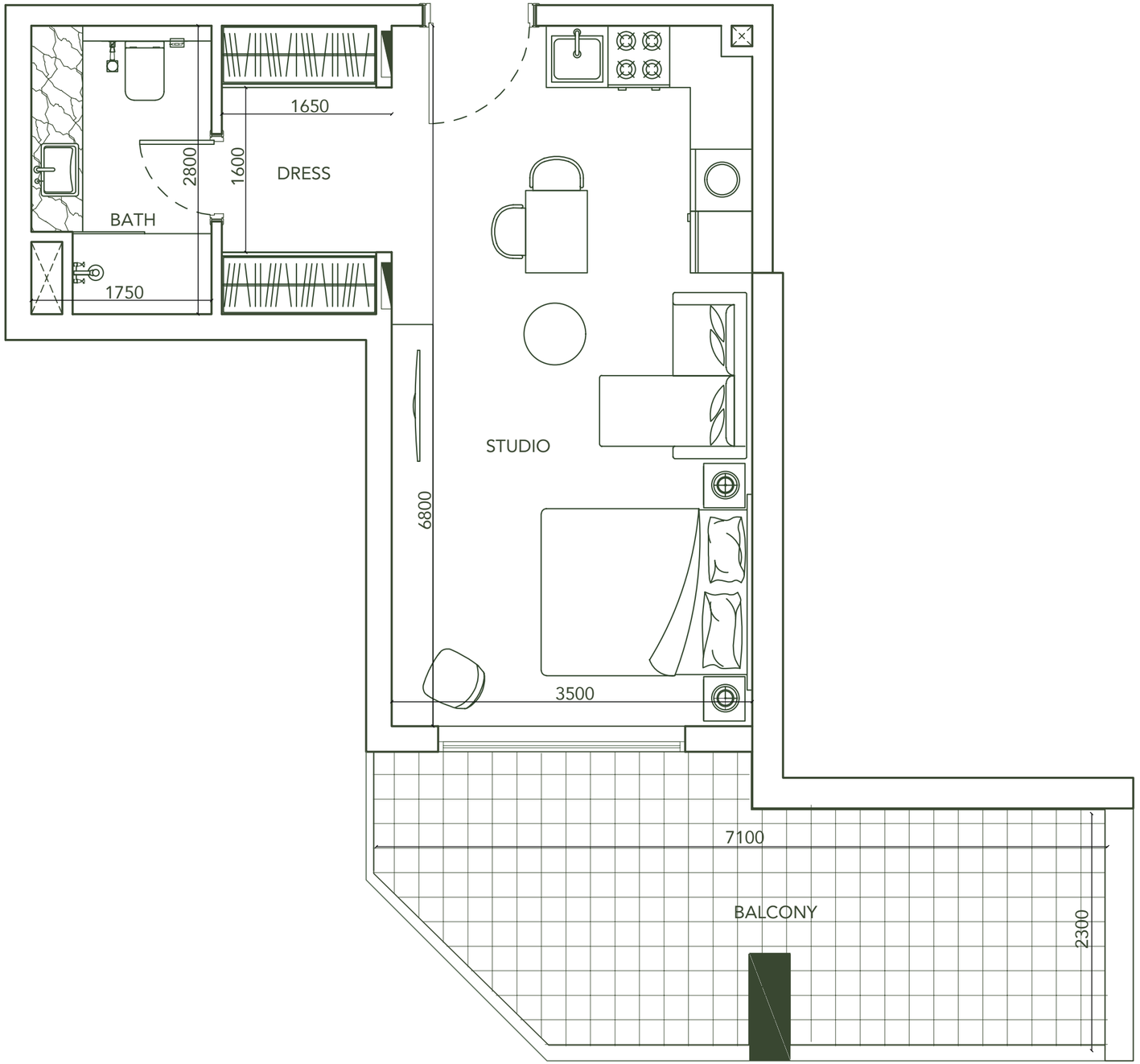
NET AREA: 34.00 SQ.M

BALCONY: 16.71 SQ.M

TOTAL: 50.71 SQ.M



1st floor

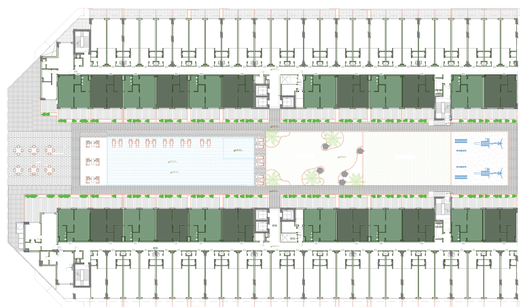


1 BR TYPE 1

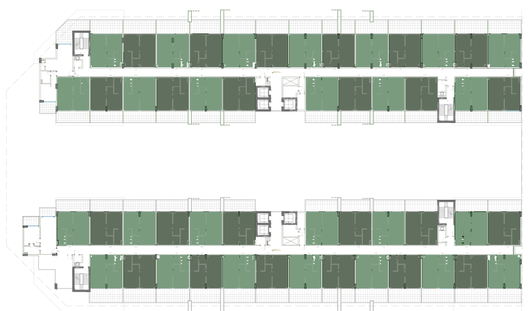
NET AREA: 47.22 SQ.M
BALCONY: 19.18 SQ.M
TOTAL: 66.40 SQ.M

NET AREA: 47.22 SQ.M
BALCONY: 14.00 SQ.M
TOTAL: 61.22 SQ.M

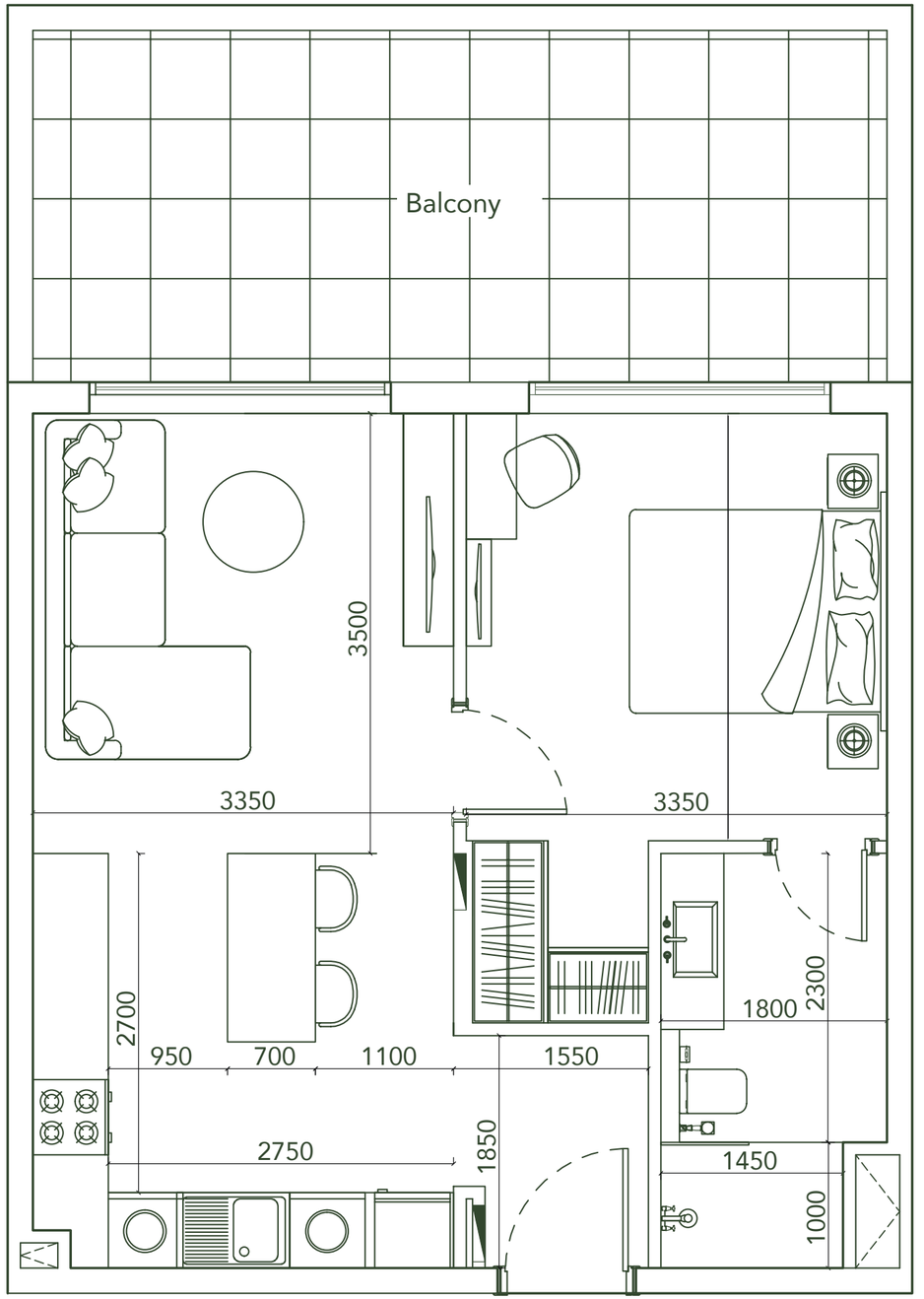
NET AREA: 47.22 SQ.M
BALCONY: 16.74 SQ.M
TOTAL: 63.96 SQ.M



1st floor



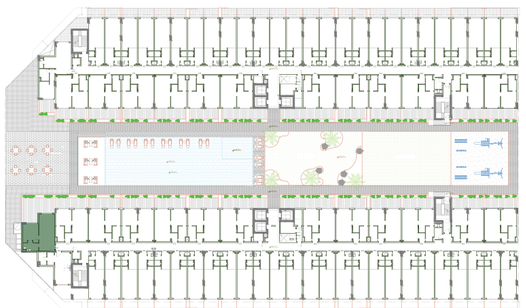
2nd - 5th floor



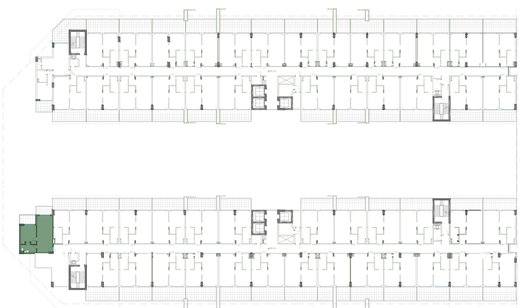
1 BR TYPE 2

NET AREA: 47.23 SQ.M
BALCONY: 32.43 SQ.M
TOTAL: 79.66 SQ.M

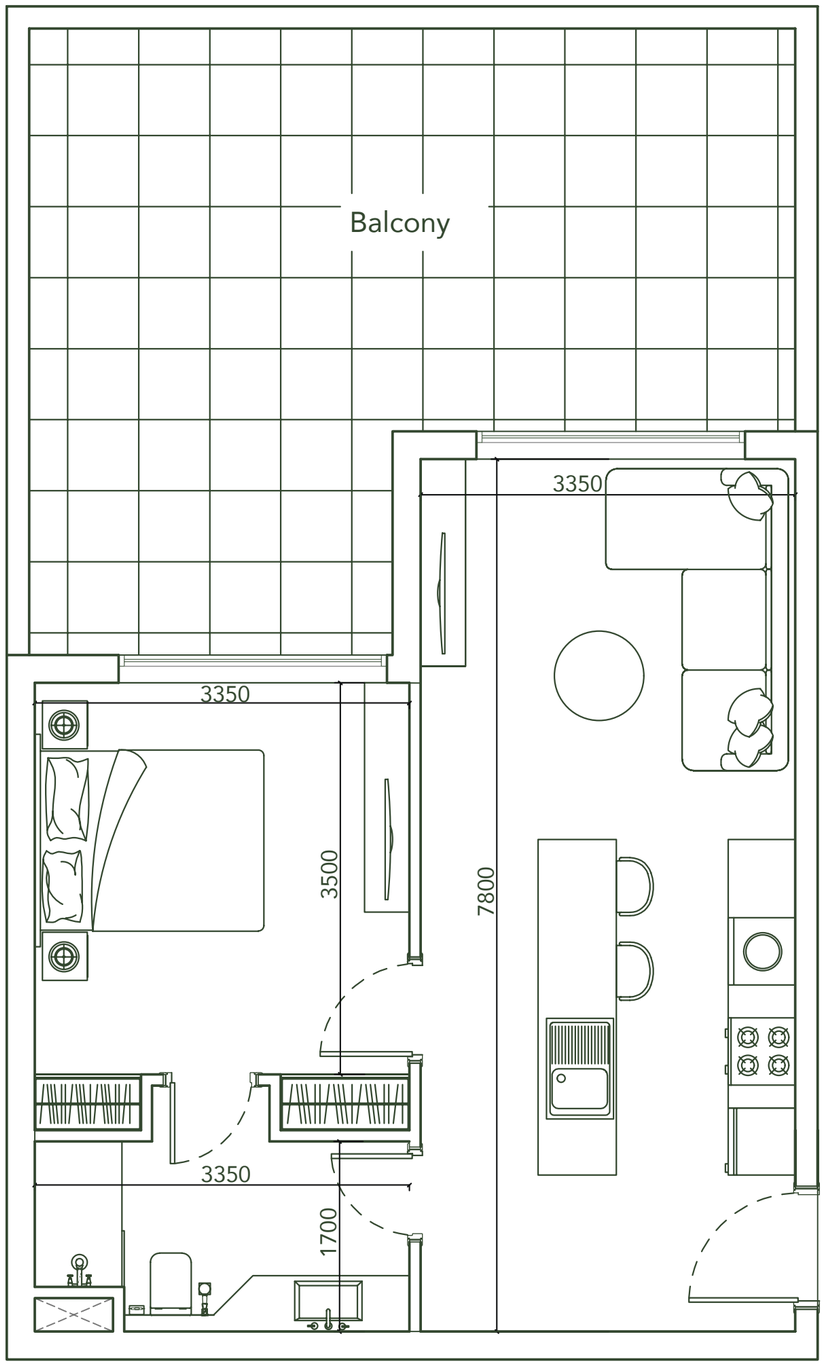
NET AREA: 47.23 SQ.M
BALCONY: 12.36 SQ.M
TOTAL: 59.59 SQ.M



1st floor



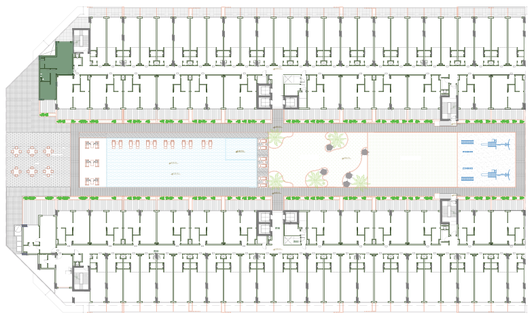
2nd - 5th floor



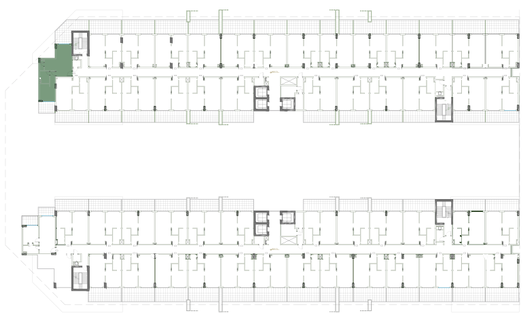
1 BR TYPE 3

NET AREA: 52.57 SQ.M
BALCONY: 26 SQ.M
TOTAL: 78.57 SQ.M

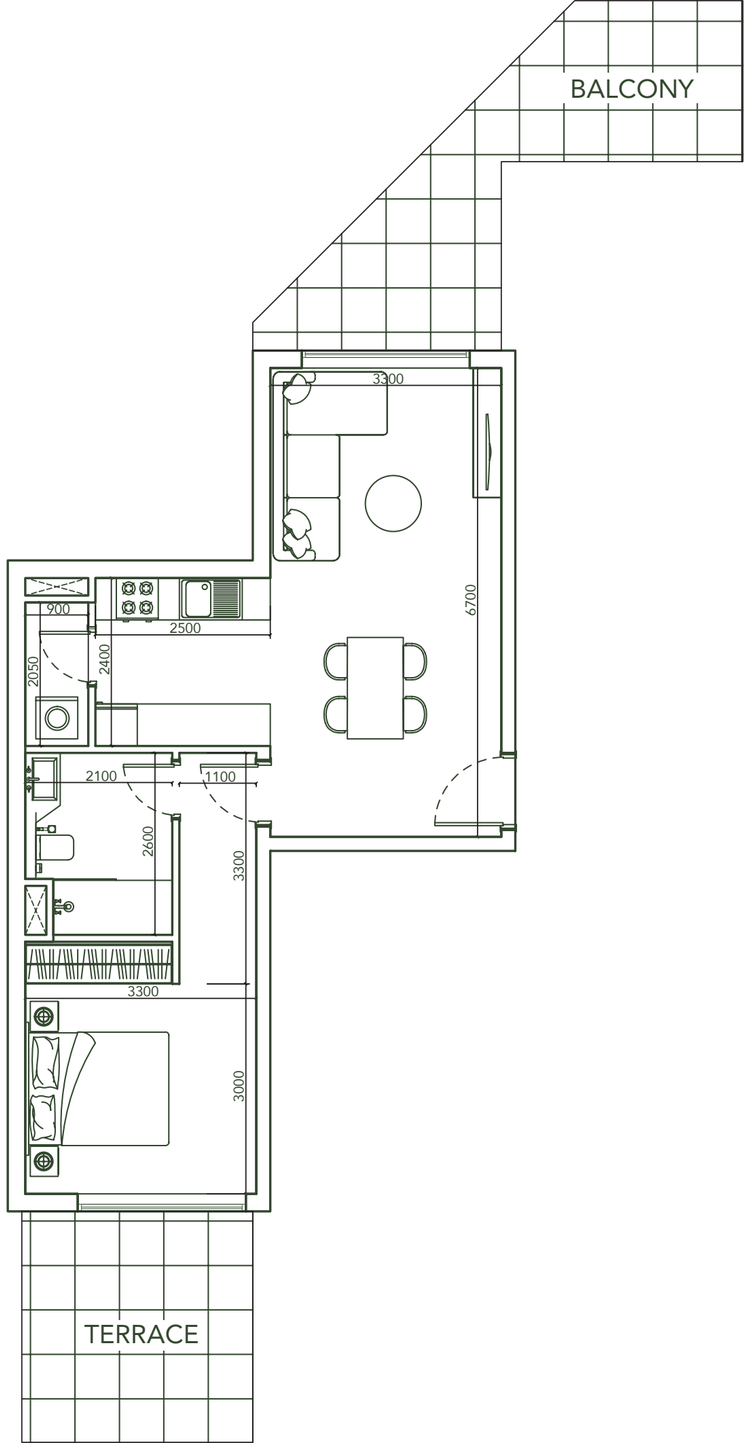
NET AREA: 52.57 SQ.M
BALCONY: 30.68 SQ.M
TOTAL: 83.25 SQ.M



1st floor



2nd - 5th floor





OUR THOUGHTFUL

SELECTION OF MATERIALS

MAKES ALL THE DIFFERENCE.



ABOUT LAYA DEVELOPERS

Over the years, we at Laya Developers have endeavored to make homes that positively influence the way families live and grow. We have created communities through our high end apartments & hotel inspired amenities to ensure a life not lived in square feet. Furthermore, we focus on luxury living & the quintessential ‘Dubai’ experience but at affordable prices, giving value back to our customer in every possible way. Putting our customer at the forefront of everything we do, we choose the most coveted residential locations in Dubai so that our communities may flourish.

We create a world within our developments — with pools, sporting facilities and curated gardens and green spaces where children can play and grow.

LAYA
DEVELOPERS

What sets us apart, is our belief that ideas and customer expectations form the cornerstones of buildings. Bricks and mortar are merely the blocks that help in realising them. Our projects are thoughtfully envisioned on our drawing boards, with planning and foresight to ensure that studio apartments feel like homes and high rise towers feel like communities.

Our exceptional and modern design ensure we provide our customers with a lifestyle, not just an apartment.



Jumeirah Village Circle, Dubai

LAYA RESIDENCES

DELIVERED IN 2017

164 APARTMENTS

Jumeirah Village Circle, Dubai

LAYA MANSION

DELIVERED IN 2020

237 APARTMENTS





Dubai Studio City

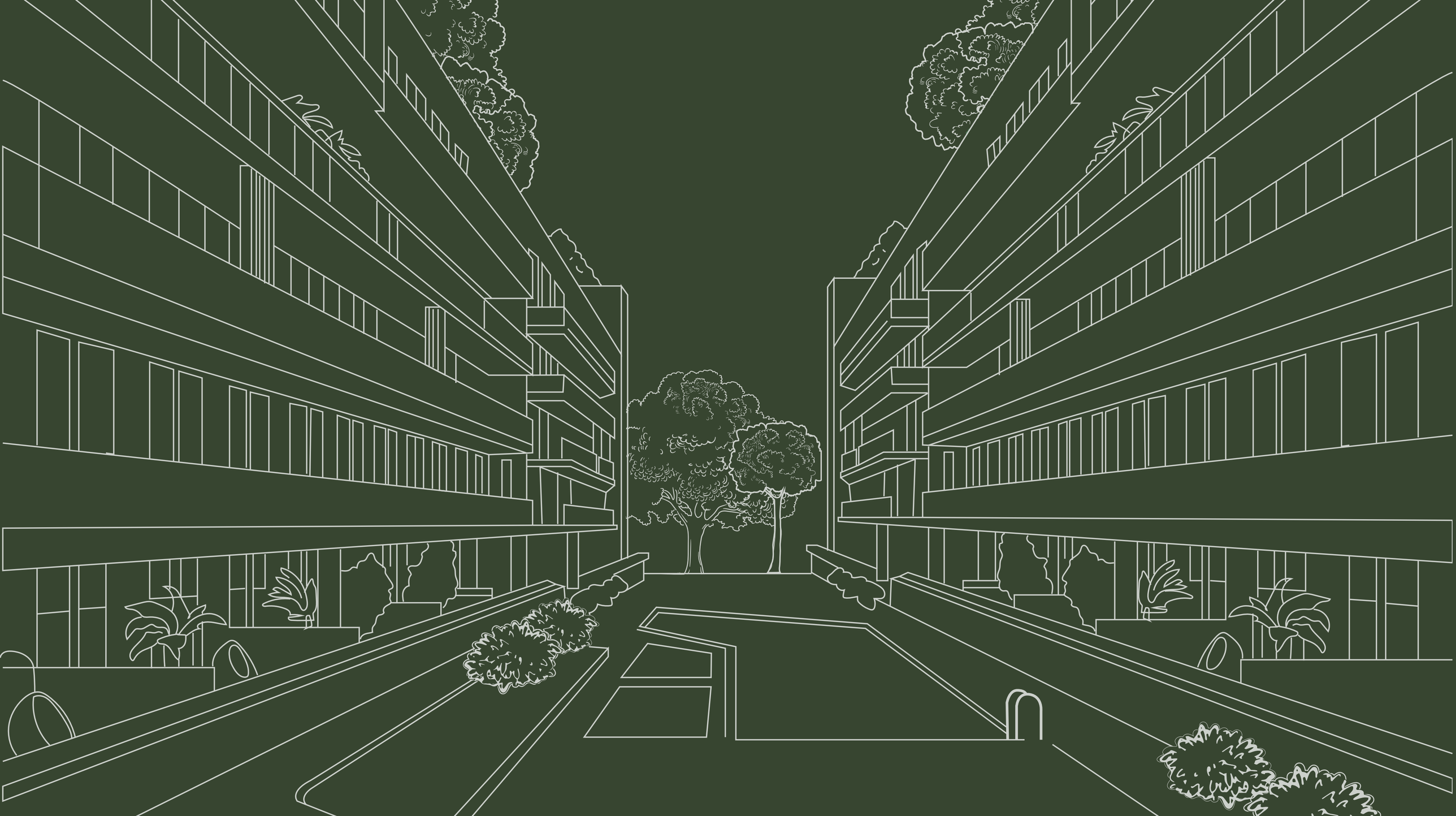
LAYA HEIGHTS

DELIVERED IN 2023

395 APARTMENTS

WHERE ARCHITECTURE TELLS A STORY OF

COMMUNITY, EQUITY, SUSTAINABILITY, RESILIENCE AND JOY.



DISCLAIMER

Measurements of structural elements are subject to approval and potential revision by relevant government authorities and do not include wall finishes. Plans and drawings are not scaled representations. The actual usable floor space is subject to change and may differ from what is depicted. All provided dimensions and information are approximate and serve as a general indication only.

Marketing materials, including artist's renderings of the building, units, and furnishings, are for illustrative purposes only and do not represent actual properties. They provide a general idea of the design and amenities and should not be relied upon as binding by purchasers.

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