

# LAYA COURTYARD

DUBAI STUDIO CITY, UAE



BY **LAYA**  
— DEVELOPERS —



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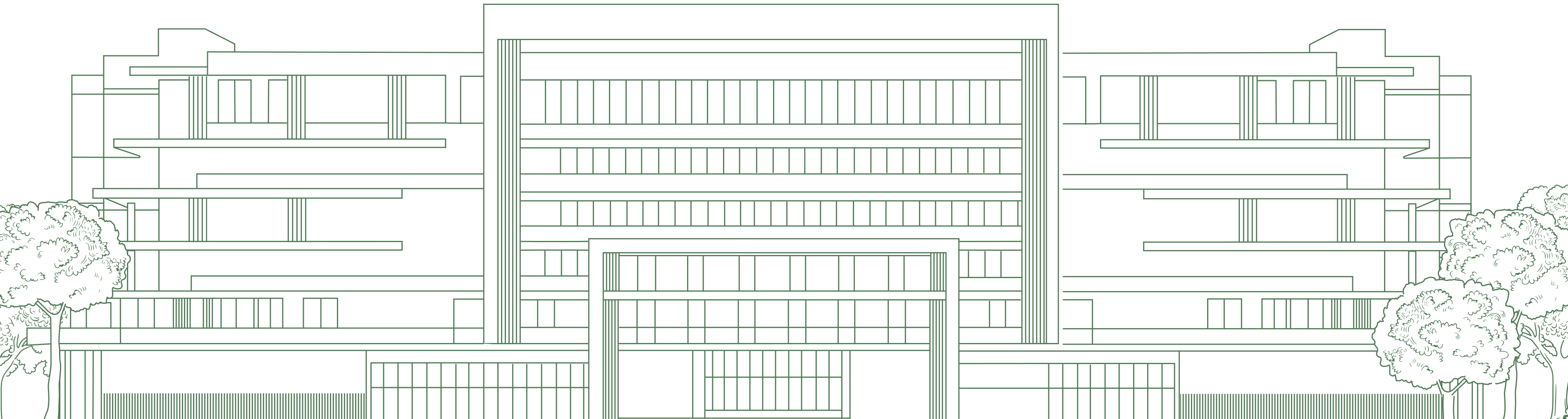
LAYA  
COURTYARD

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

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





TREAT EVERY DAY

LIKE A HOLIDAY





# AROUND LAYA COURTYARD





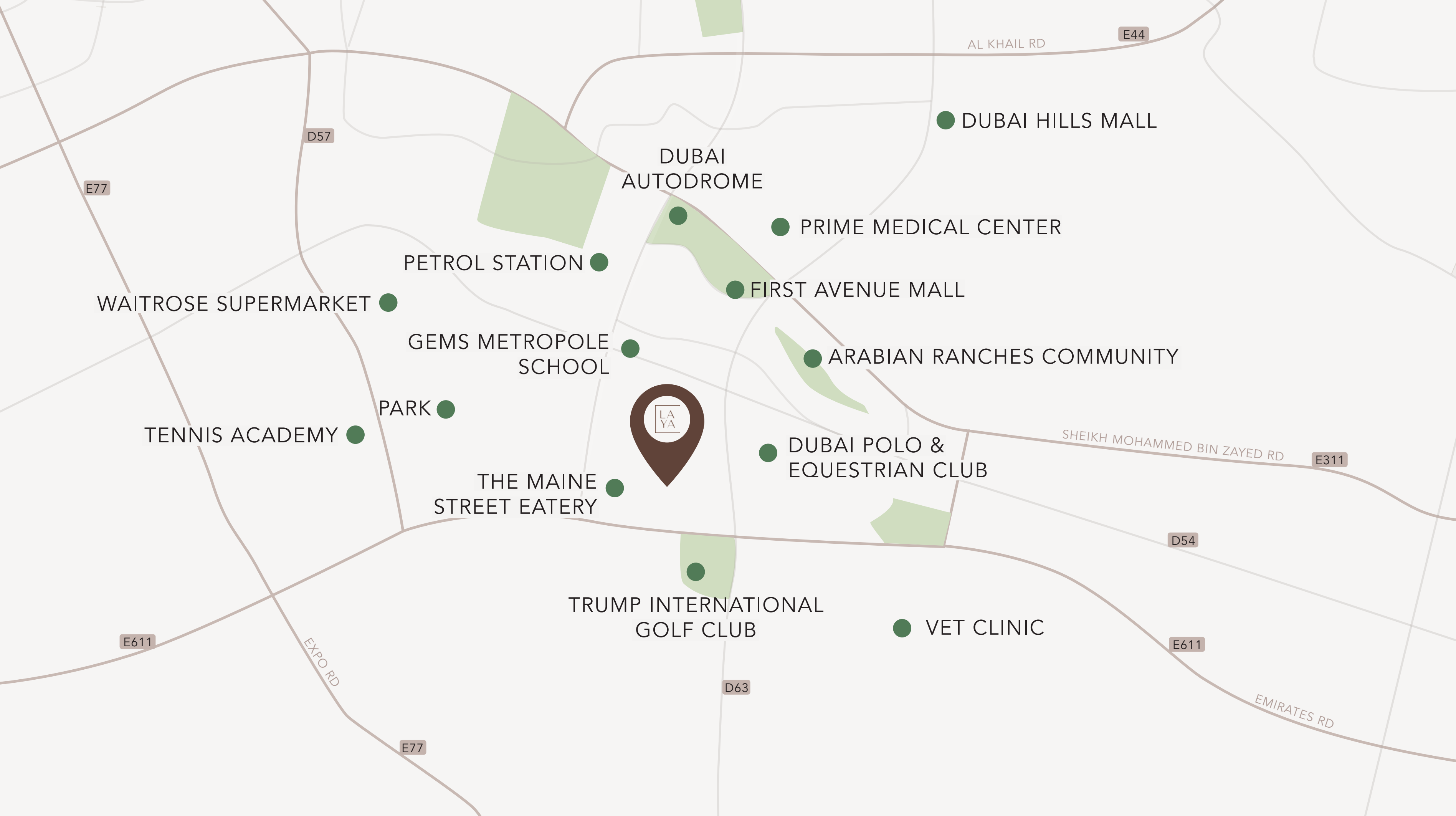
# THE SPIRIT OF DUBAI STUDIO CITY



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.







DUBAI HILLS MALL

DUBAI  
AUTODROME

PRIME MEDICAL CENTER

PETROL STATION

FIRST AVENUE MALL

WAITROSE SUPERMARKET

GEMS METROPOLE  
SCHOOL

ARABIAN RANCHES COMMUNITY

PARK

DUBAI POLO &  
EQUESTRIAN CLUB

TENNIS ACADEMY

THE MAINE  
STREET EATERY

TRUMP INTERNATIONAL  
GOLF CLUB

VET CLINIC

AL KHAIL RD

E44

D57

E77

SHEIKH MOHAMMED BIN ZAYED RD

E311

D54

E611

EXPO RD

E77

D63

E611

EMIRATES RD



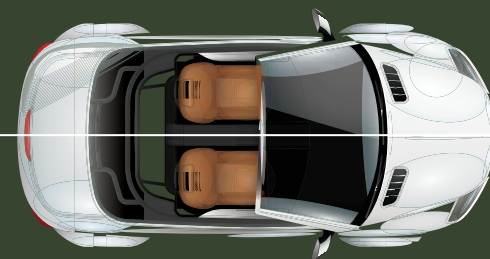
1<sup>MIN AWAY</sup>

4<sup>MIN AWAY</sup>

5<sup>MIN AWAY</sup>

15<sup>MIN AWAY</sup>

25<sup>MIN AWAY</sup>



LAYA COURTYARD

GEMS METROPOLE  
SCHOOL

MEDICLINIC  
PARKVIEW  
HOSPITAL

AL KHAIL ROAD

DUBAI MALL

DUBAI INTERNATIONAL  
AIRPORT





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

YES, YOU WILL  
HAVE SPACE.





MODERN LIVING FUNCTIONALITY

TIMELESS MODERN LIVING FUNCTIONALITY TIMELESS MODERN LIVING

FUNCTIONALITY TIMELESS MODERN LIVING FUNCTIONALITY TIMELESS

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TIMELESS MODERN LIVING FUNCTIONALITY TIMELESS



A modern, multi-story apartment building at dusk. The building features large glass windows and balconies with glass railings. Some balconies have potted plants. The ground floor has a covered outdoor area with a pergola structure. In the foreground, there is a landscaped area with palm trees, other tropical plants, and a few people walking. The overall atmosphere is warm and modern.

# APARTMENTS







# STUDIO APARTMENT

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# KITCHEN













# BATHROOM

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# 1 BEDROOM APARTMENT





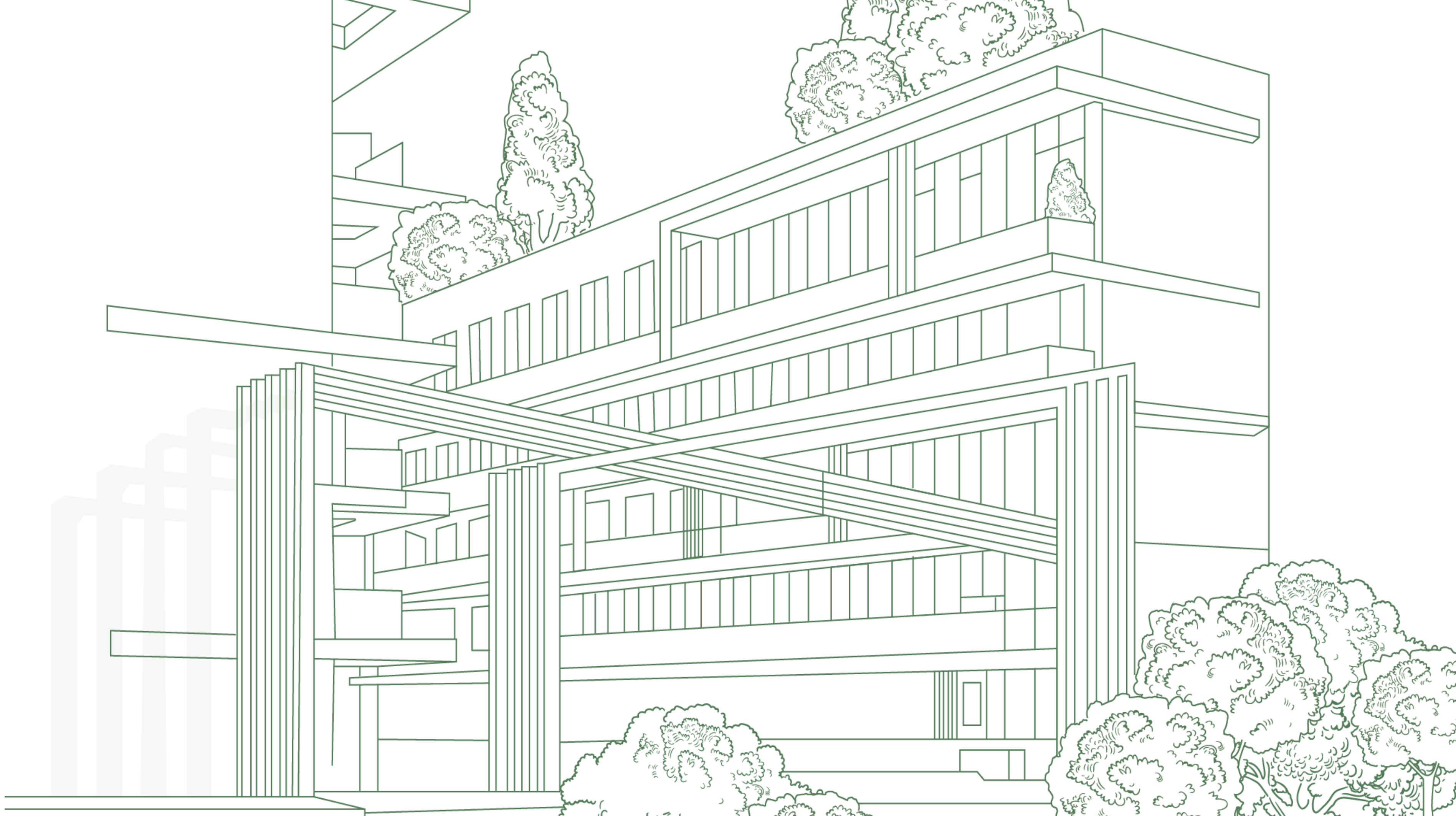




SOME CALL IT TWO ACRES OF UNABASHED  
LUXURY & GREENERY IN THE HEART OF  
DUBAI STUDIO CITY.

A SELECT FEW CALL IT HOME.

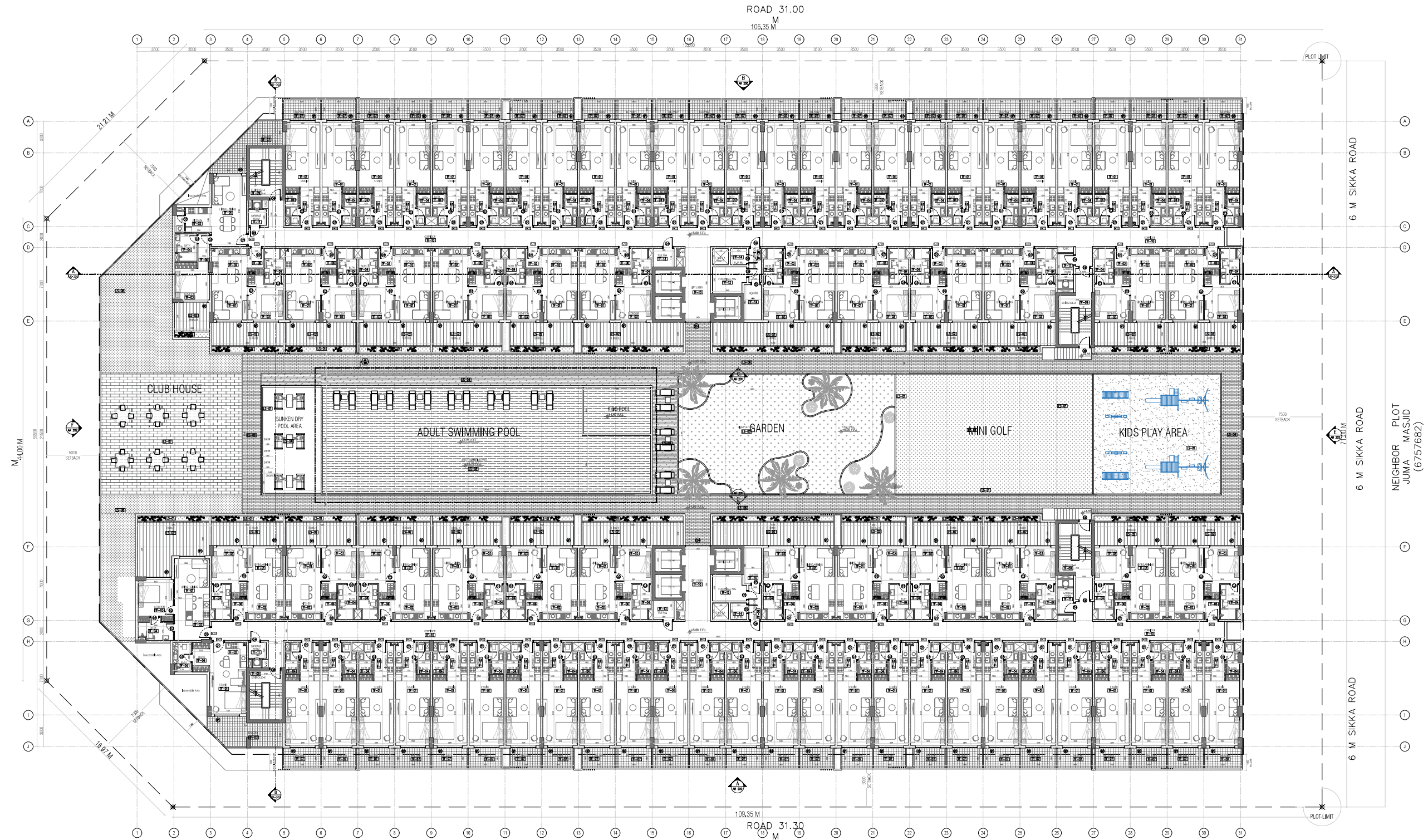




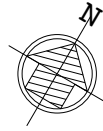




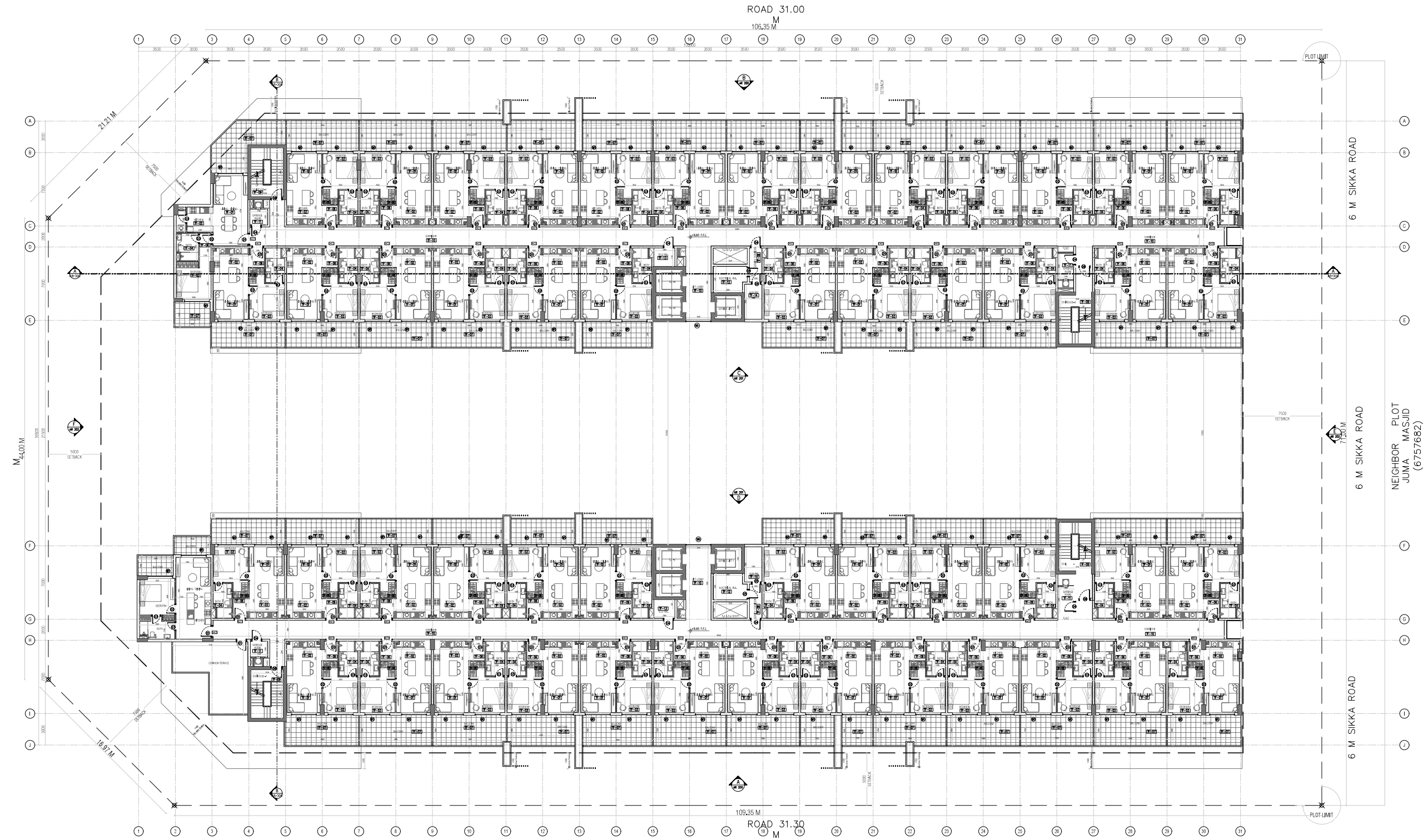
# FIRST FLOOR PLAN







# SECOND FLOOR PLAN



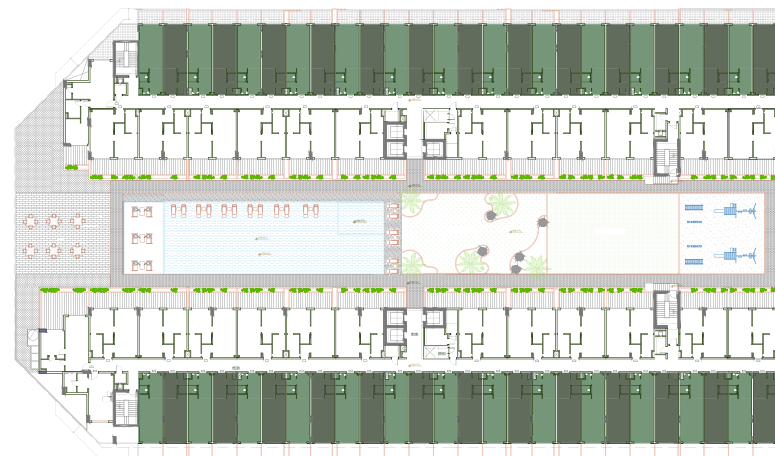


# STUDIO TYPE 1

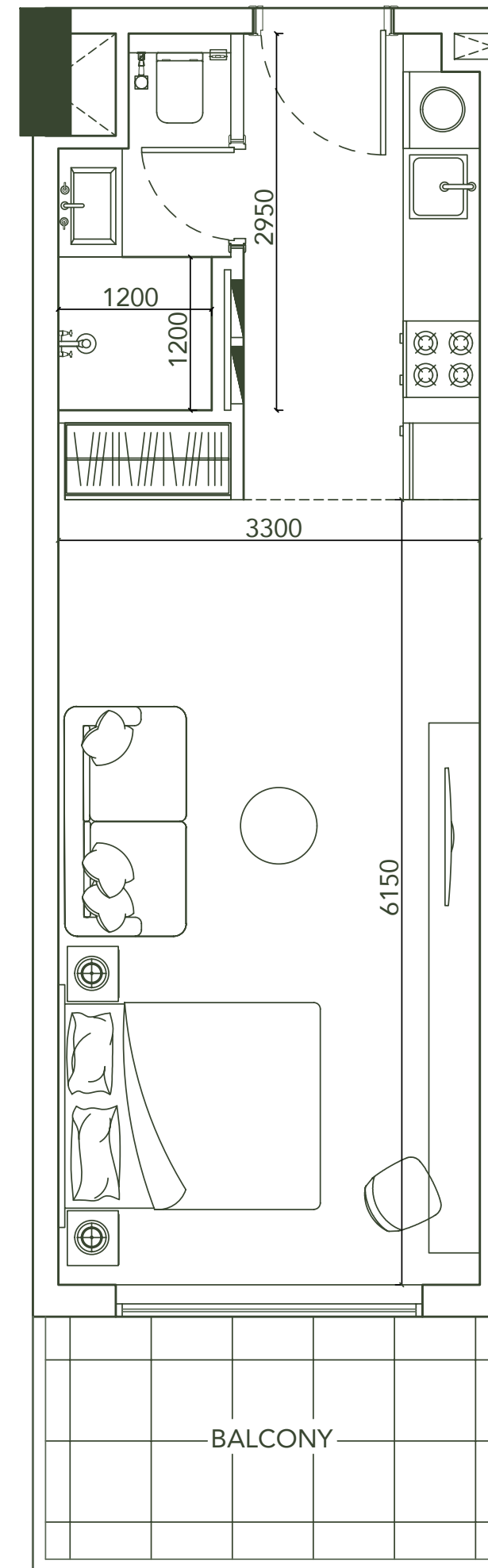
NET AREA: 32.57 SQ.M

BALCONY: 6.65 SQ.M

TOTAL: 39.22 SQ.M



1<sup>st</sup> floor



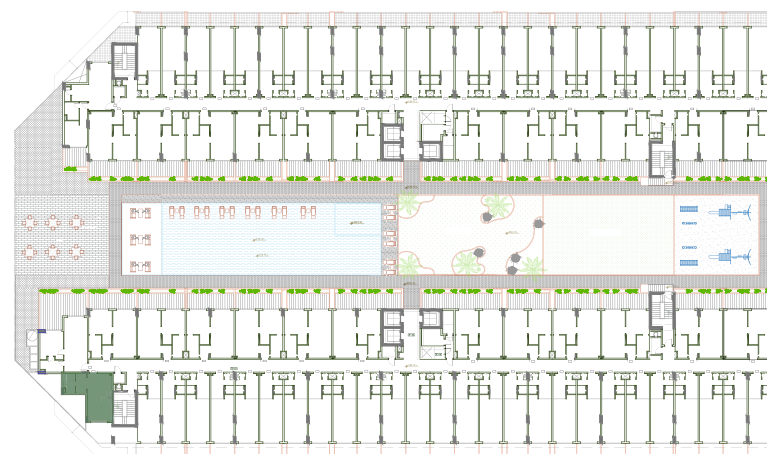


# STUDIO TYPE 2

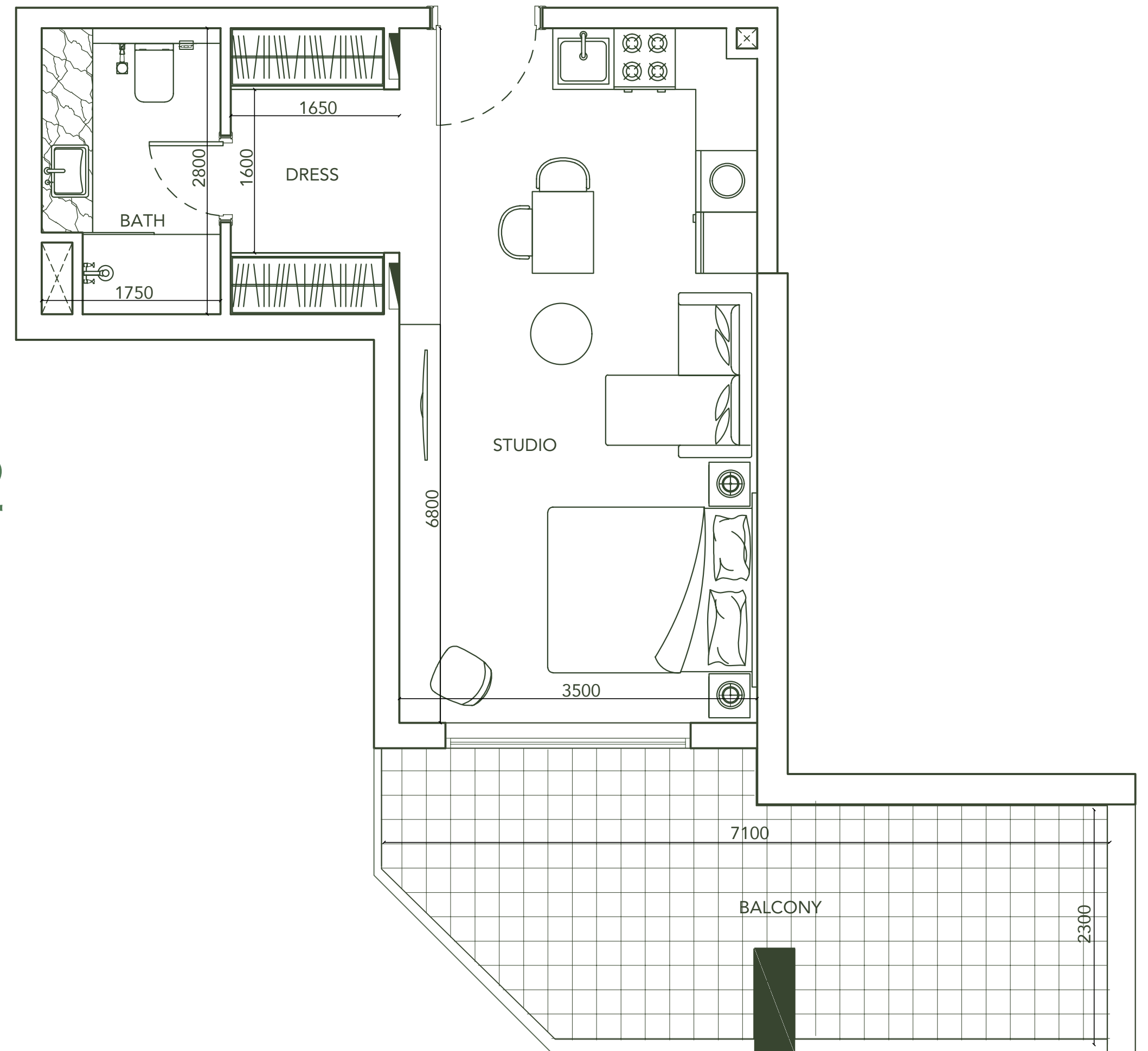
NET AREA: 34.00 SQ.M

BALCONY: 16.71 SQ.M

TOTAL: 50.71 SQ.M



1<sup>st</sup> floor



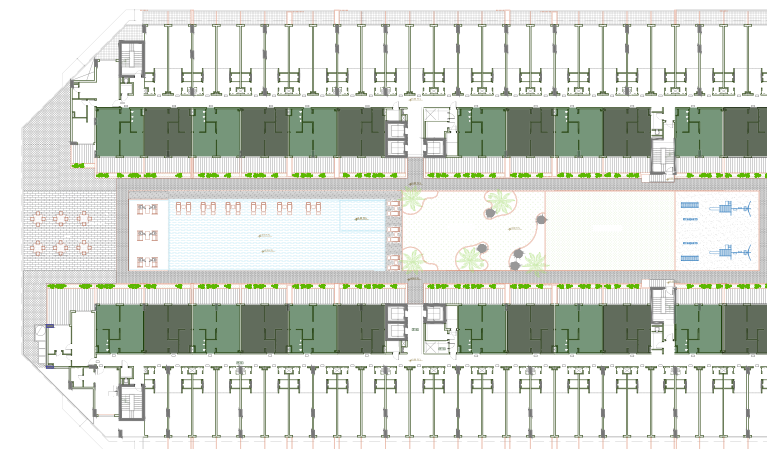


# 1 BR TYPE 1

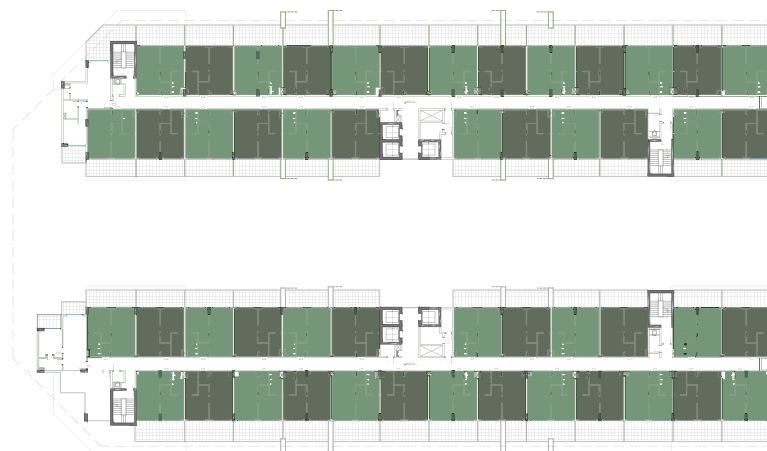
NET AREA: 47.22 SQ.M  
BALCONY: 19.18 SQ.M  
TOTAL: 66.40 SQ.M

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

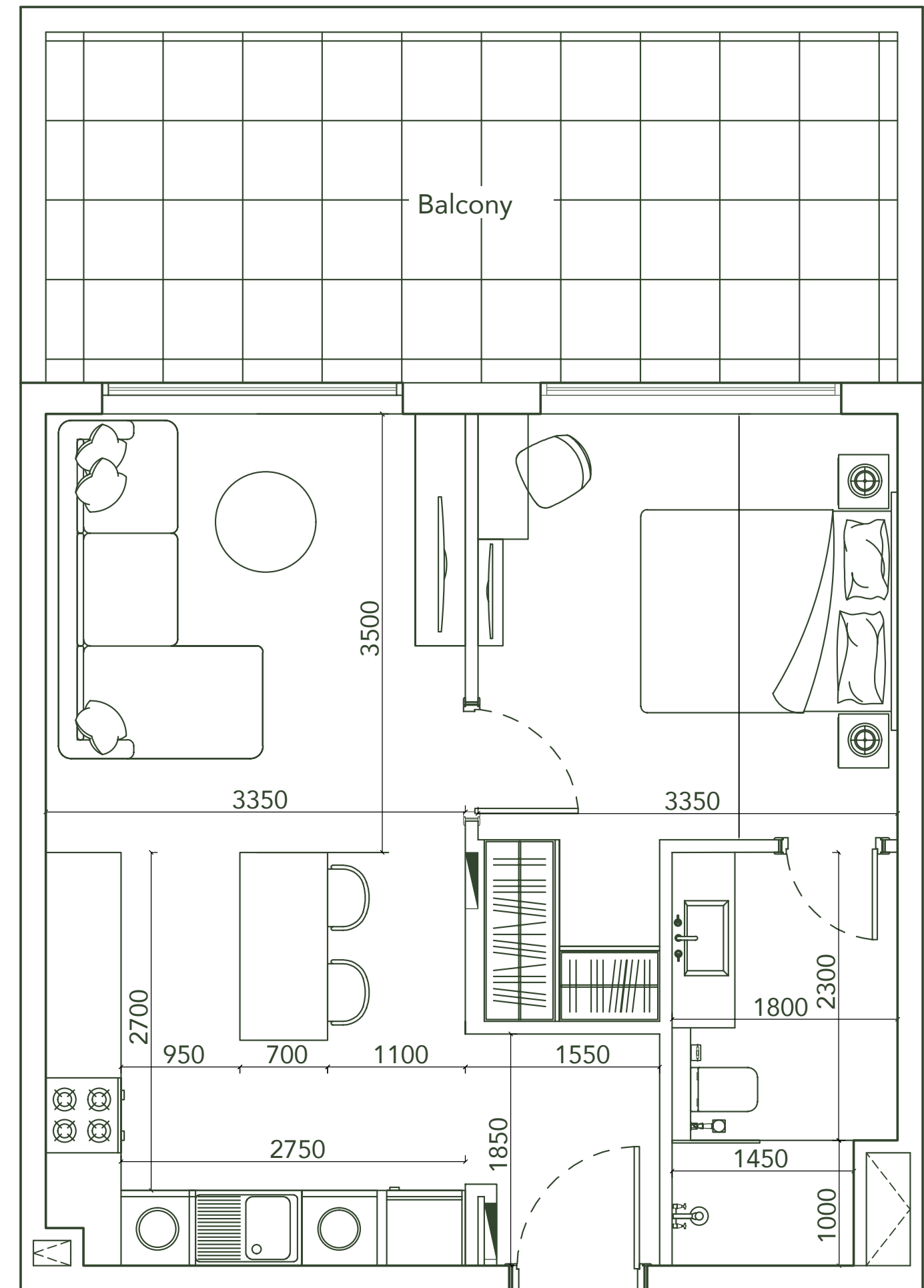
NET AREA: 47.22 SQ.M  
BALCONY: 16.74 SQ.M  
TOTAL: 63.96 SQ.M



1<sup>st</sup> floor



2<sup>nd</sup> - 5<sup>th</sup> floor





# 1 BR TYPE 2

NET AREA: 47.23 SQ.M

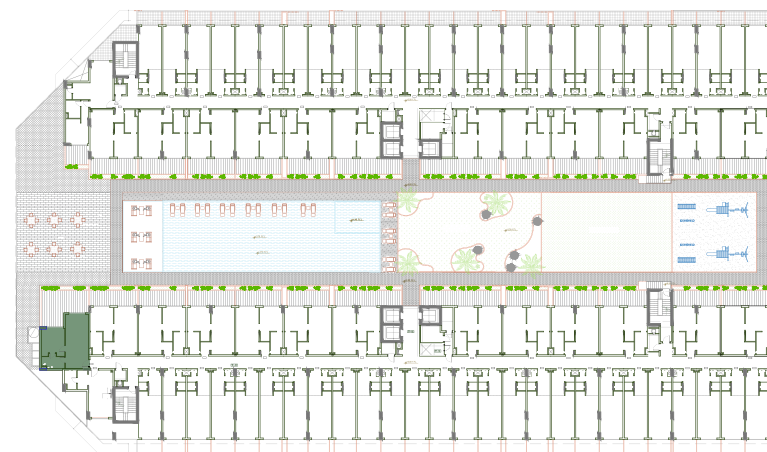
BALCONY: 32.43 SQ.M

TOTAL: 79.66 SQ.M

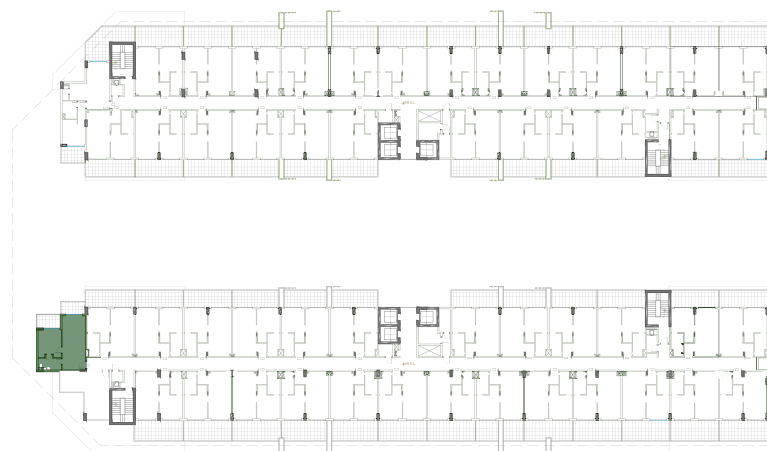
NET AREA: 47.23 SQ.M

BALCONY: 12.36 SQ.M

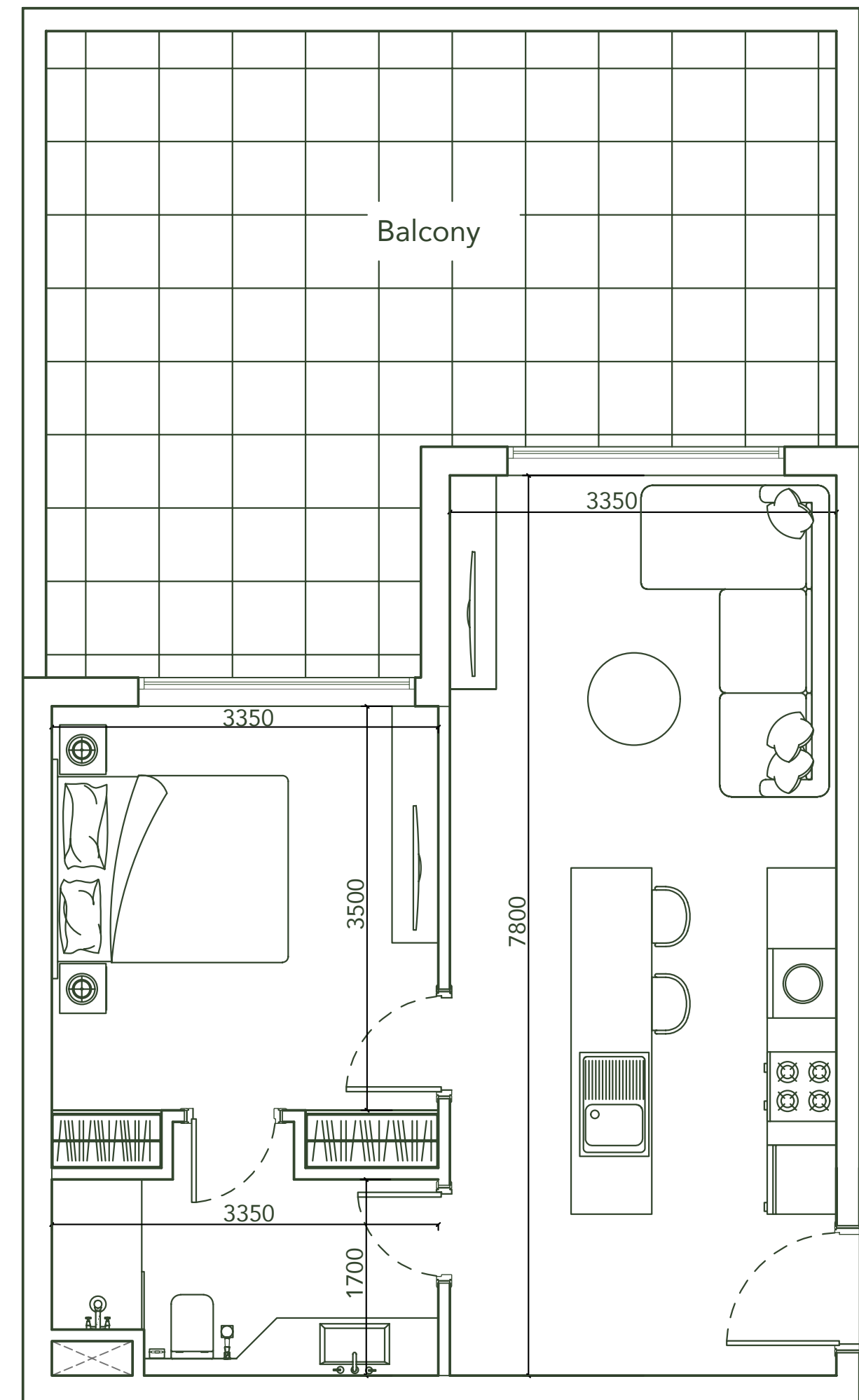
TOTAL: 59.59 SQ.M



1<sup>st</sup> floor



2<sup>nd</sup> - 5<sup>th</sup> floor





# 1 BR TYPE 3

NET AREA: 52.57 SQ.M

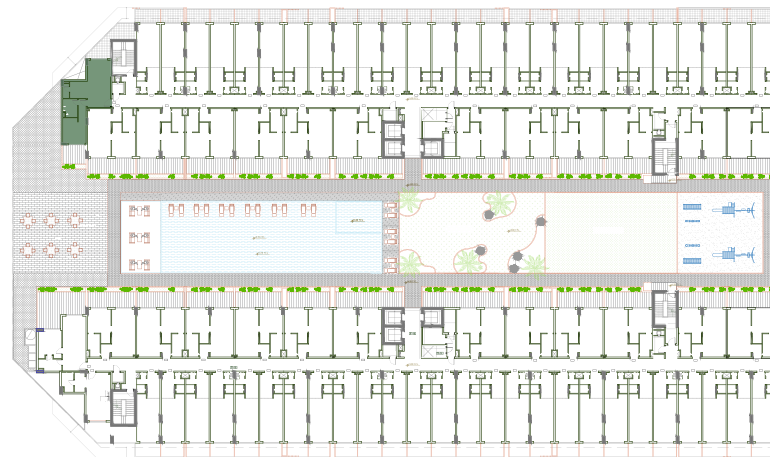
BALCONY: 26 SQ.M

TOTAL: 78.57 SQ.M

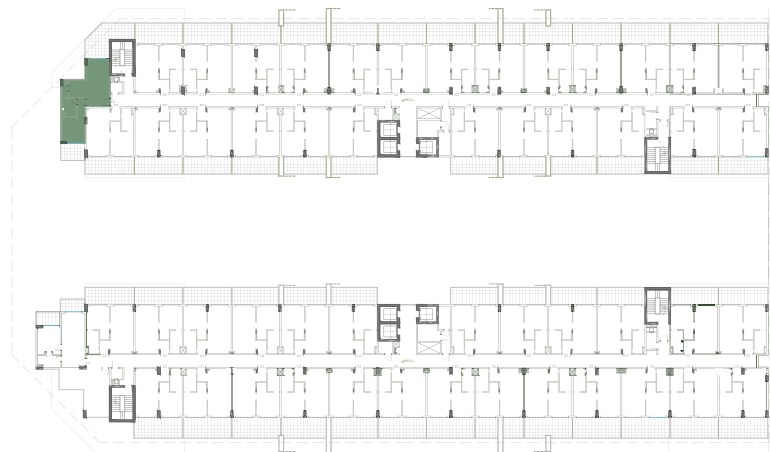
NET AREA: 52.57 SQ.M

BALCONY: 30.68 SQ.M

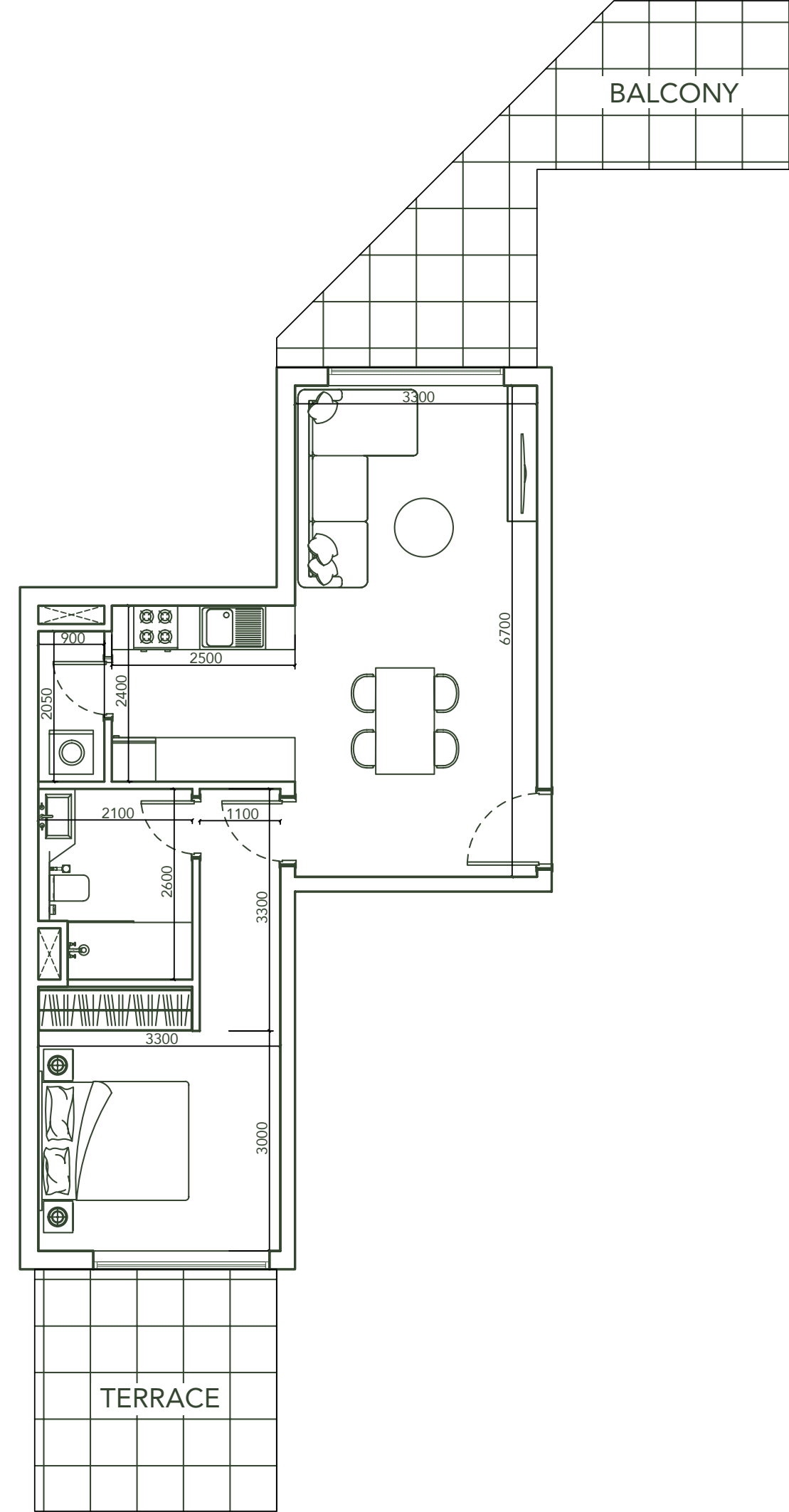
TOTAL: 83.25 SQ.M



1<sup>st</sup> floor



2<sup>nd</sup> - 5<sup>th</sup> 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.





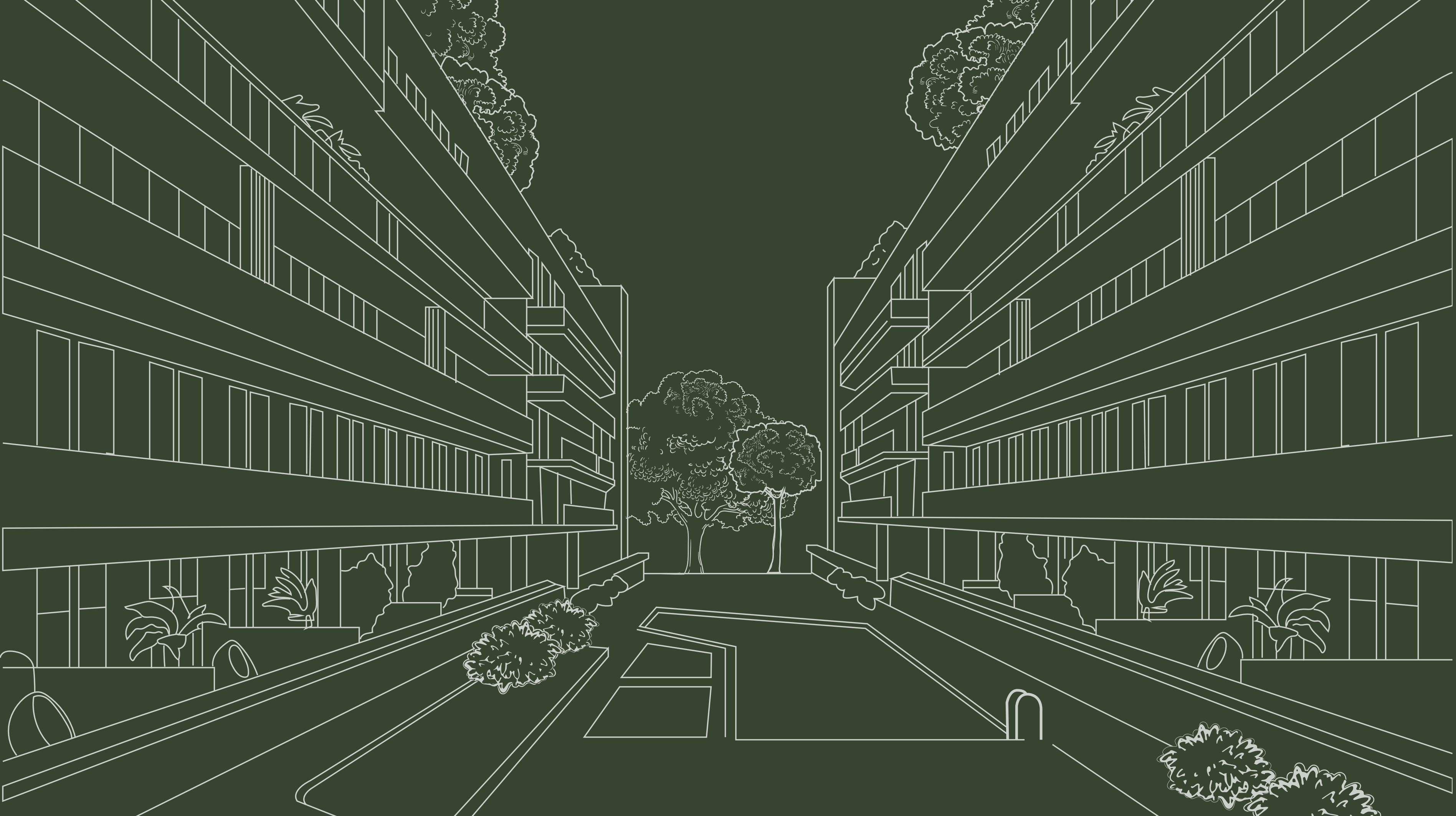
What sets us apart, is our belief that ideas and customer expectations form the cornerstones of buildings. Bricks and mortar are merely the blocks that help in realising them. Our projects are thoughtfully envisioned on our drawing boards, with planning and foresight to ensure that studio apartments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



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.

The Seller and Developer retain the right to modify plans, drawings, furniture, furnishings, materials, and other representations in promotional materials at their discretion, without prior notice or liability to themselves, their affiliates, or officers.

The information provided in this or any marketing materials does not form a legally binding offer or contract between the Seller or Developer and any potential Purchaser. Any potential sale will be governed solely by the terms and conditions outlined in the purchase and sale agreement, including any relevant schedules such as the Disclosure Statement.

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