

YOU ARE A GUIDE TO THE
WORLD OF LUXURY

LAYA COURTYARD

DUBAI STUDIO CITY, UAE



BY **LAYA**
— DEVELOPERS —

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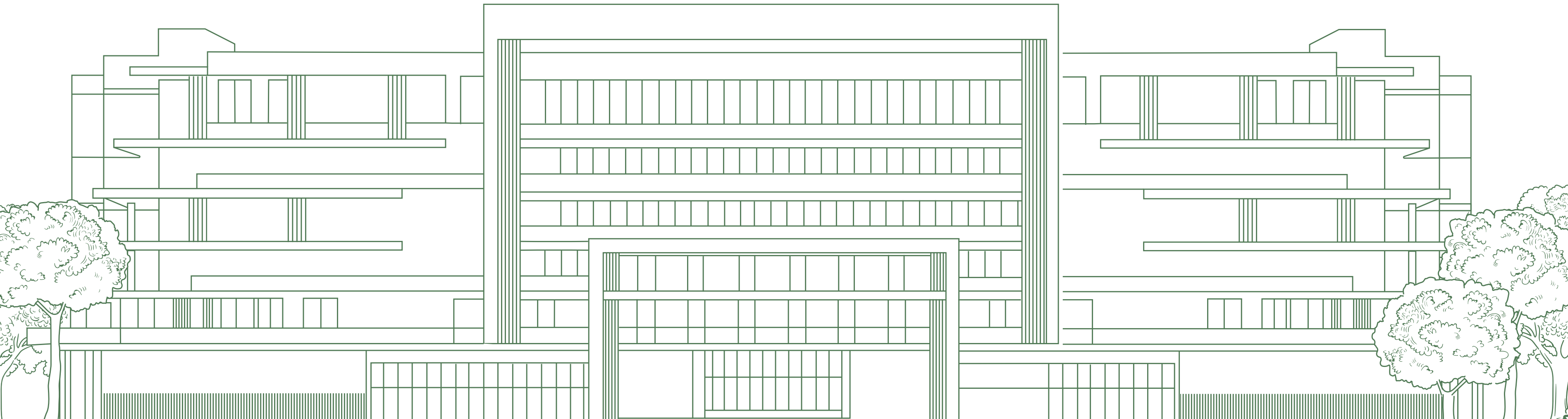


LAYA
COURTYARD

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



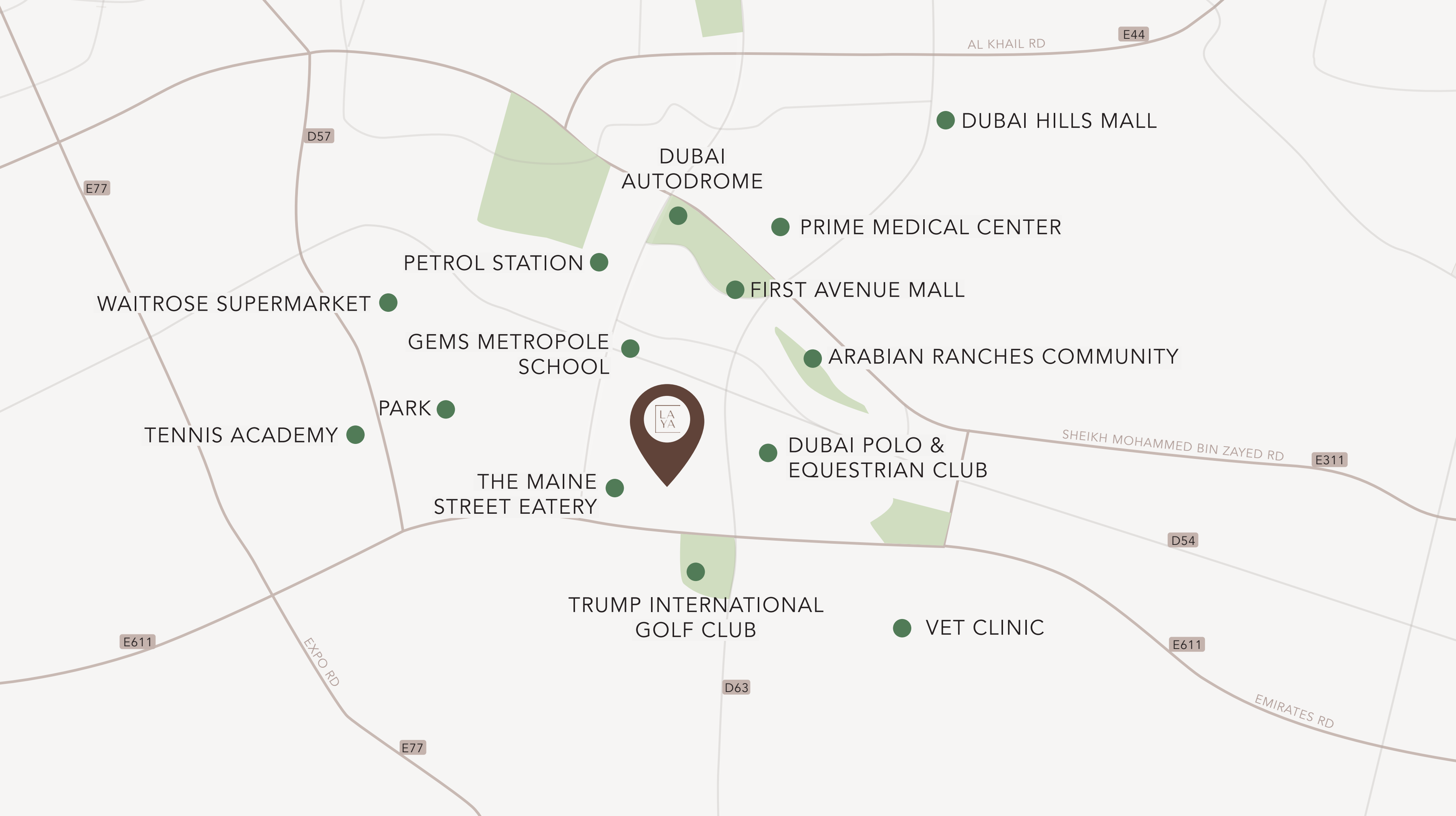
AROUND LAYA COURTYARD



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

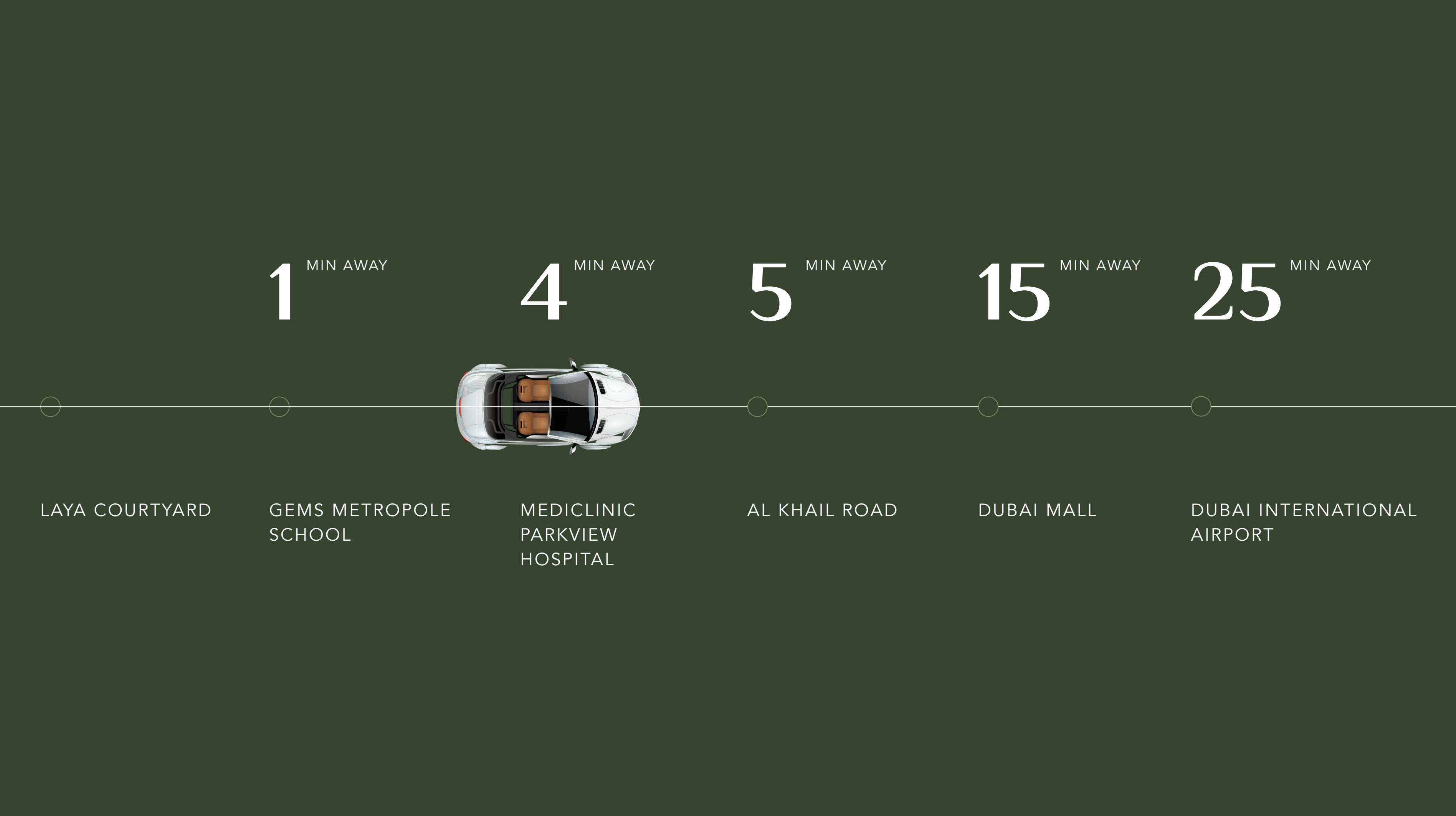
EXPO RD

E77

D63

E611

EMIRATES RD





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



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



KITCHEN







BATHROOM



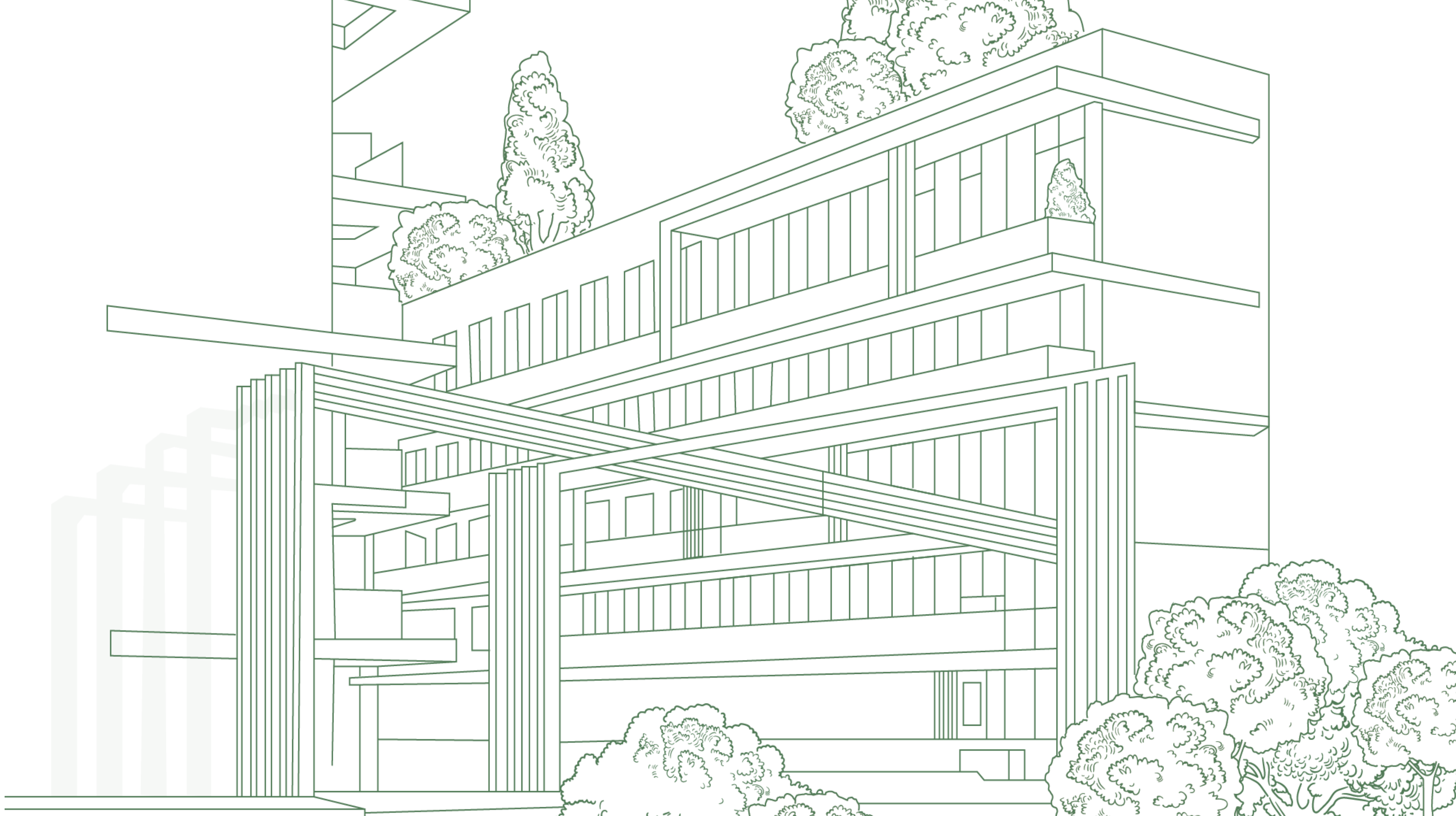
1 BEDROOM APARTMENT

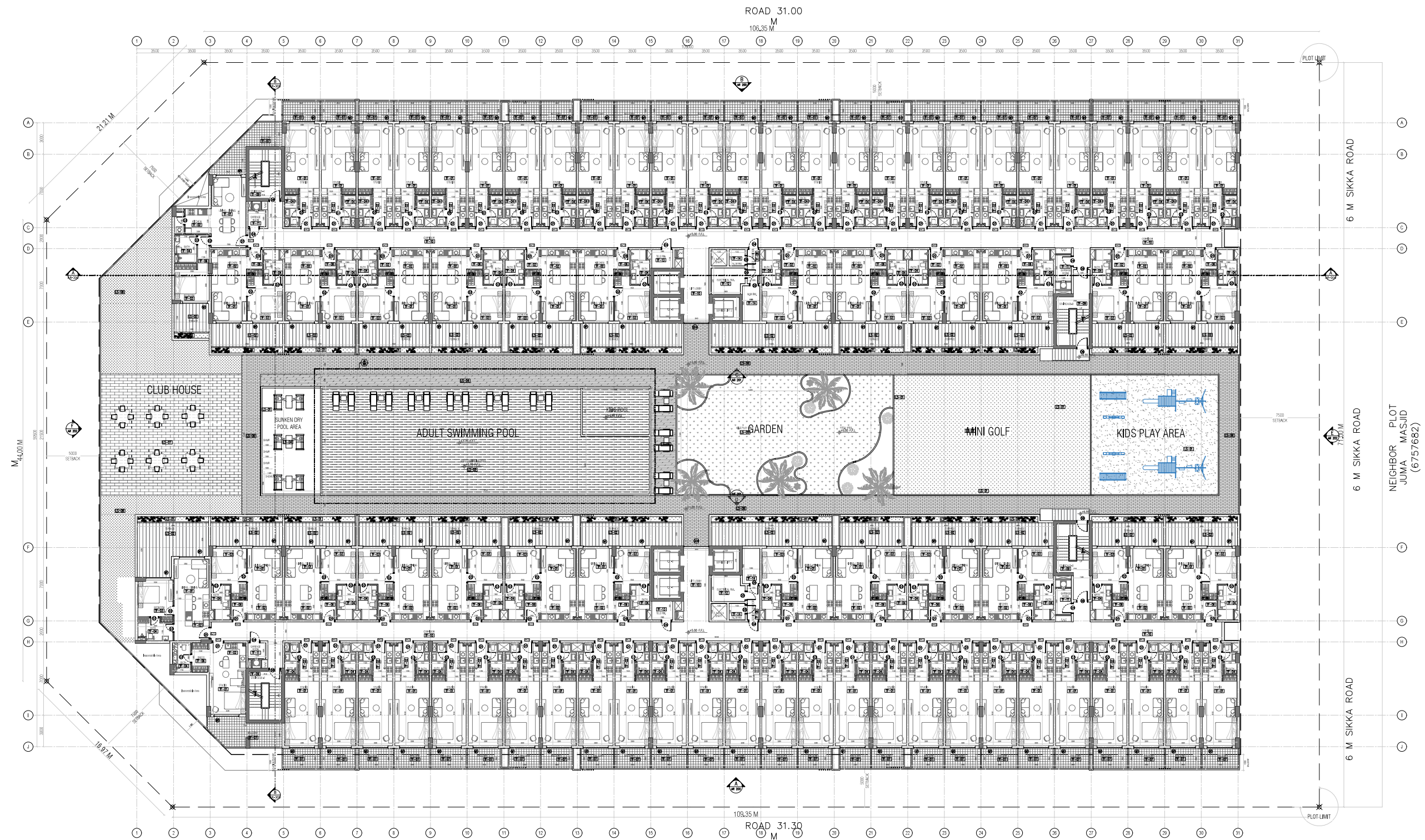


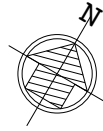


SOME CALL IT TWO ACRES OF UNABASHED
LUXURY & GREENERY IN THE HEART OF
DUBAI STUDIO CITY.

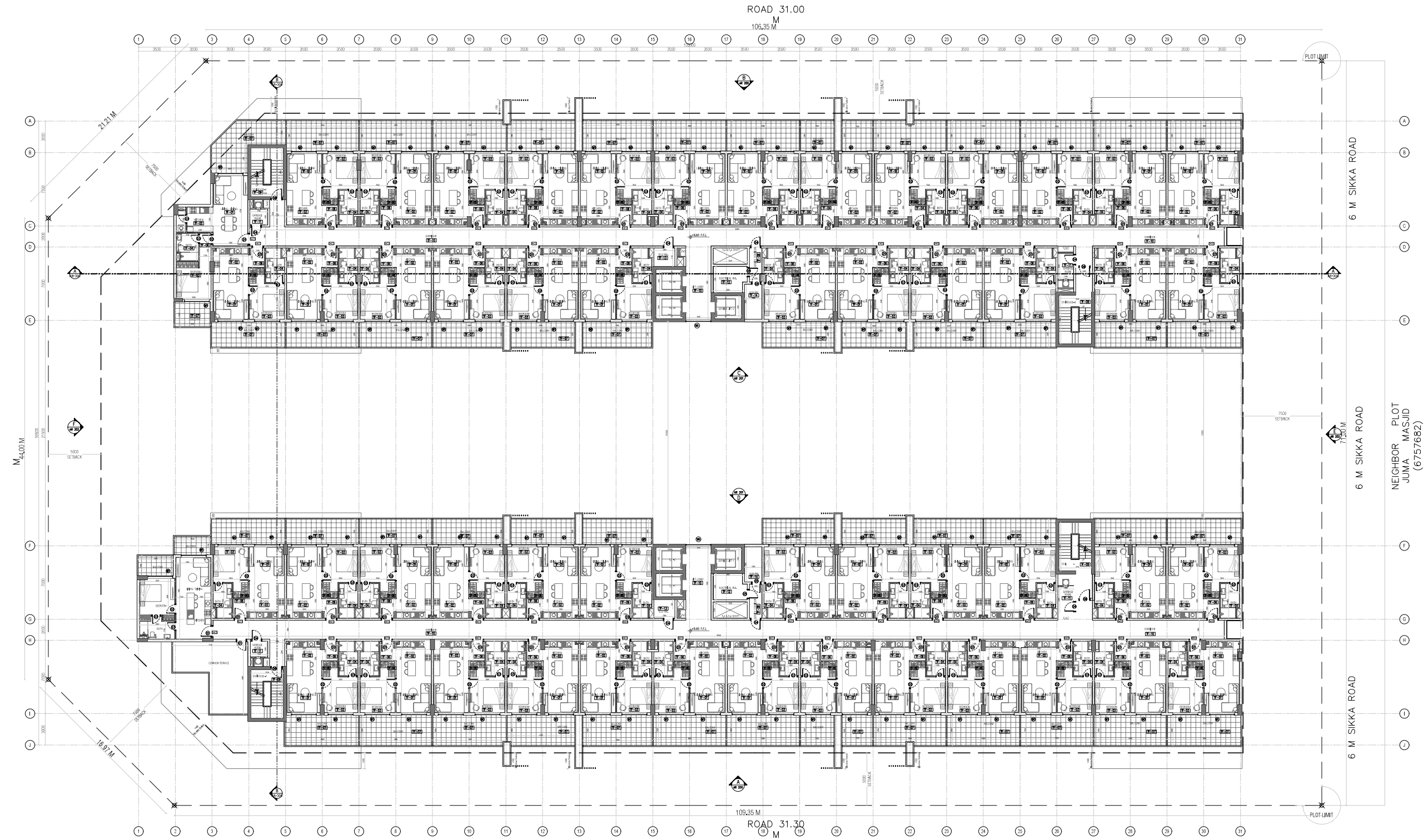
A SELECT FEW CALL IT HOME.







SECOND FLOOR PLAN

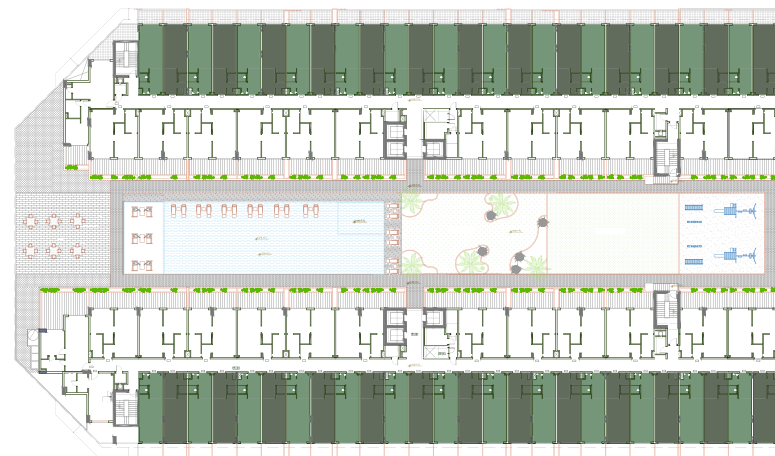


STUDIO TYPE 1

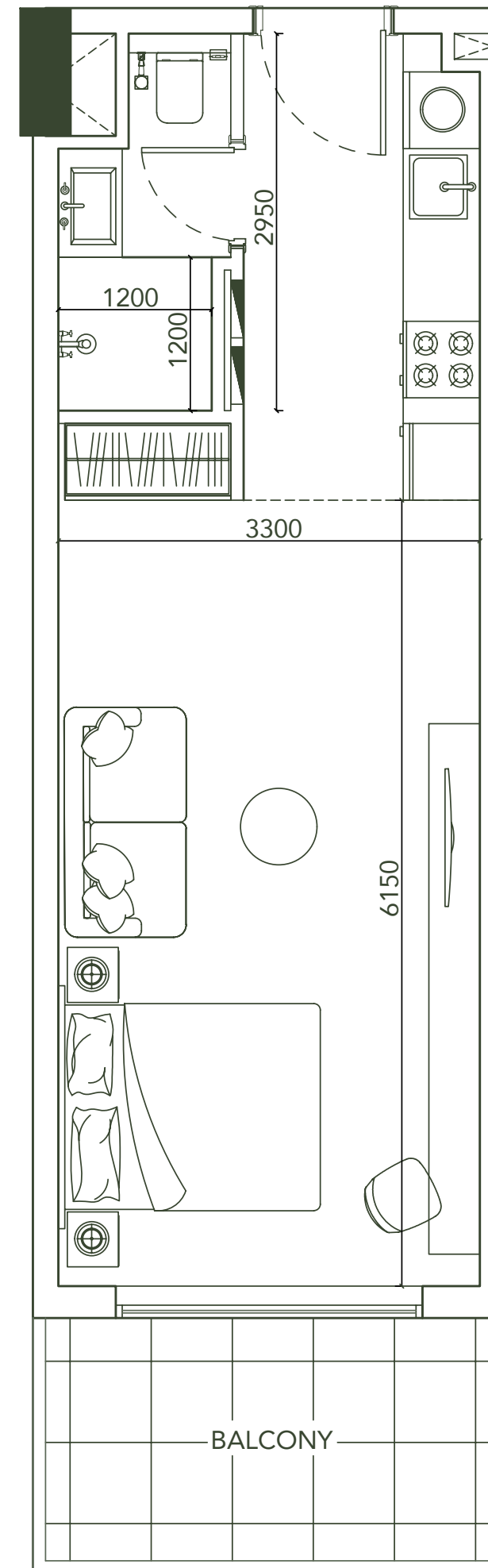
NET AREA: 32.57 SQ.M

BALCONY: 6.65 SQ.M

TOTAL: 39.22 SQ.M



1st floor

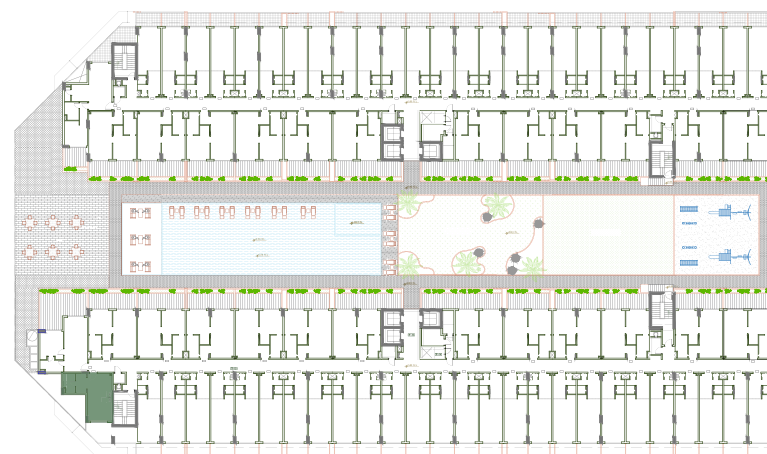


STUDIO TYPE 2

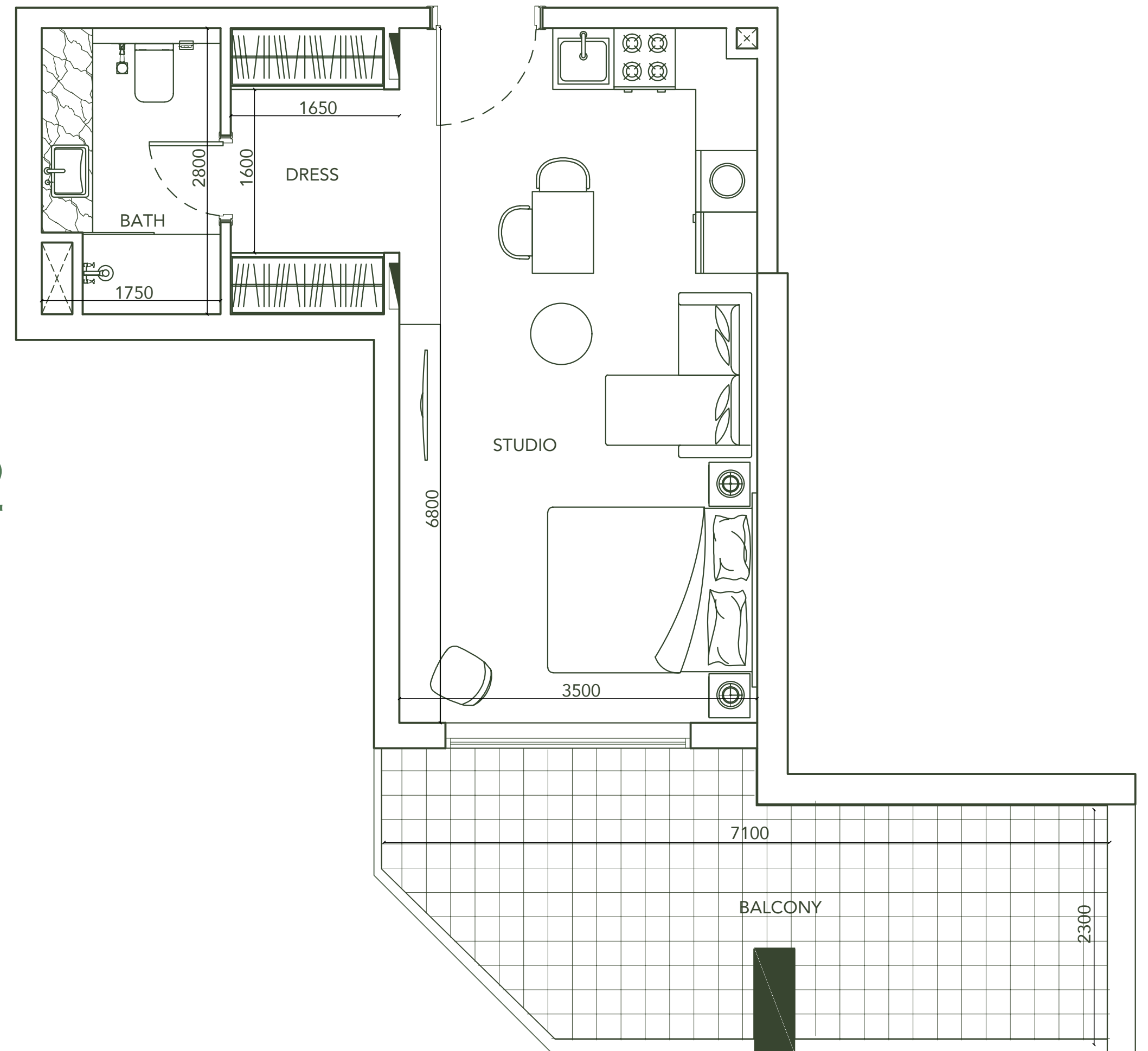
NET AREA: 34.00 SQ.M

BALCONY: 16.71 SQ.M

TOTAL: 50.71 SQ.M



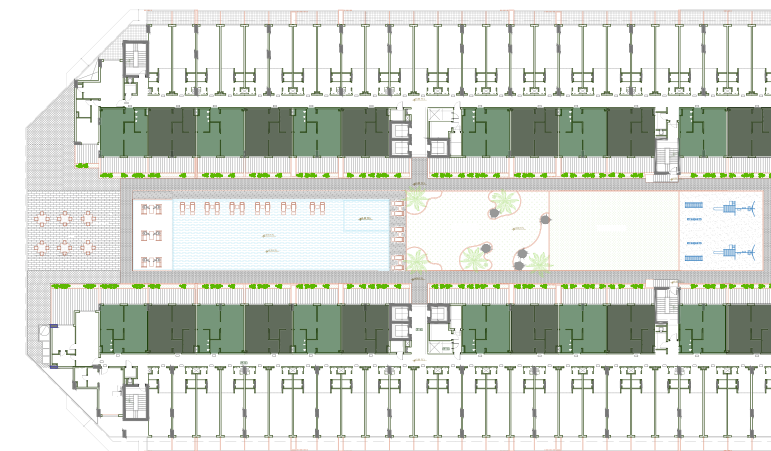
1st floor



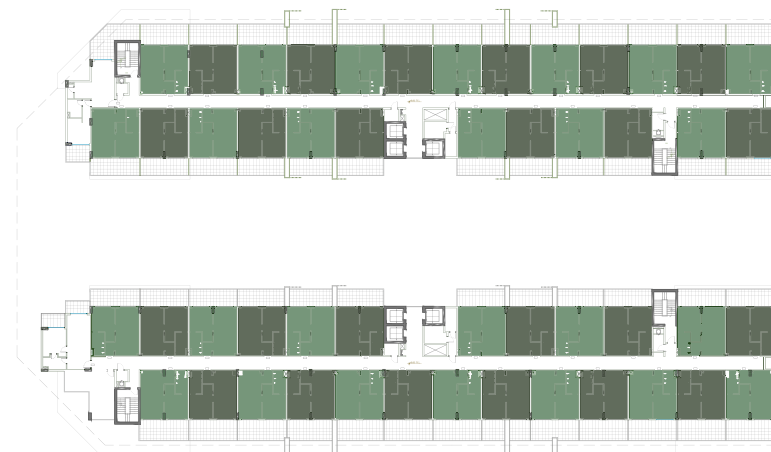
1 BR TYPE 1

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

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

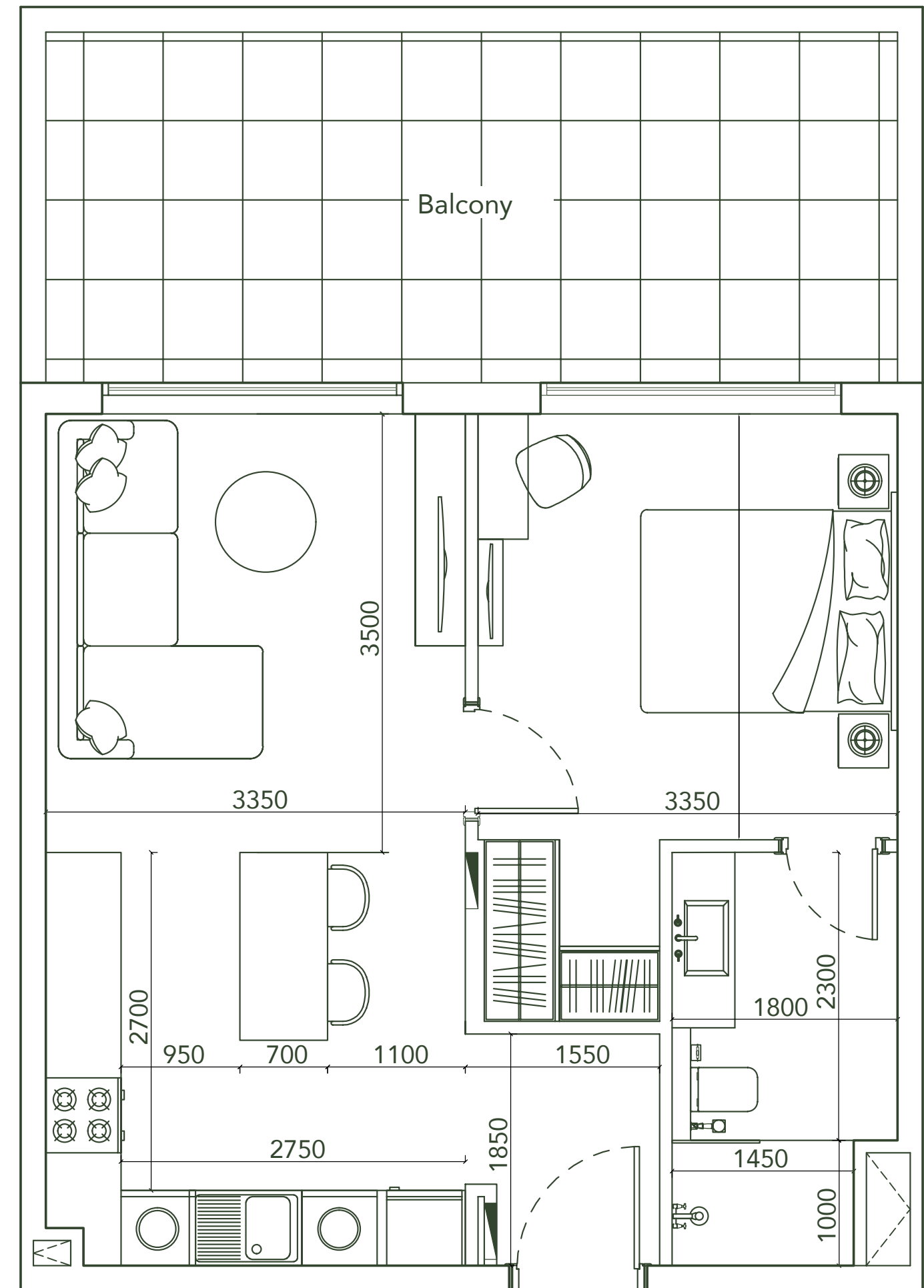


1st floor



2nd - 5th floor

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



1 BR TYPE 2

NET AREA: 47.23 SQ.M

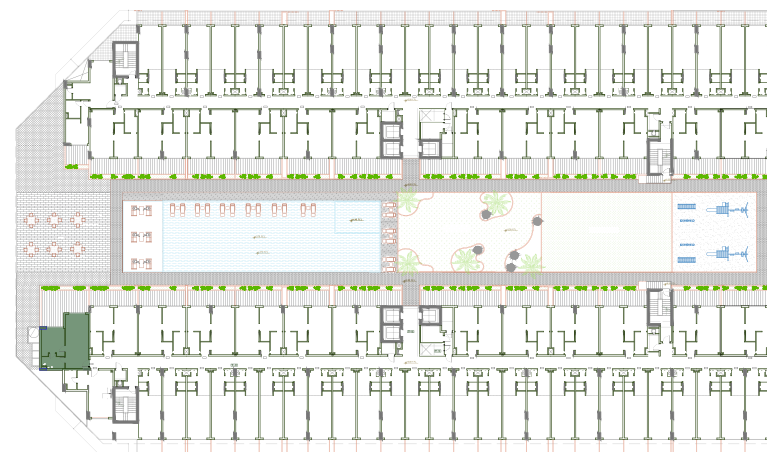
BALCONY: 32.43 SQ.M

TOTAL: 79.66 SQ.M

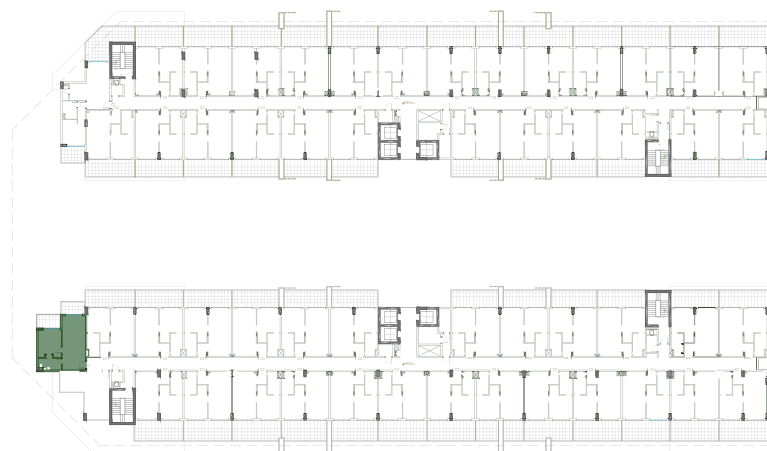
NET AREA: 47.23 SQ.M

BALCONY: 12.36 SQ.M

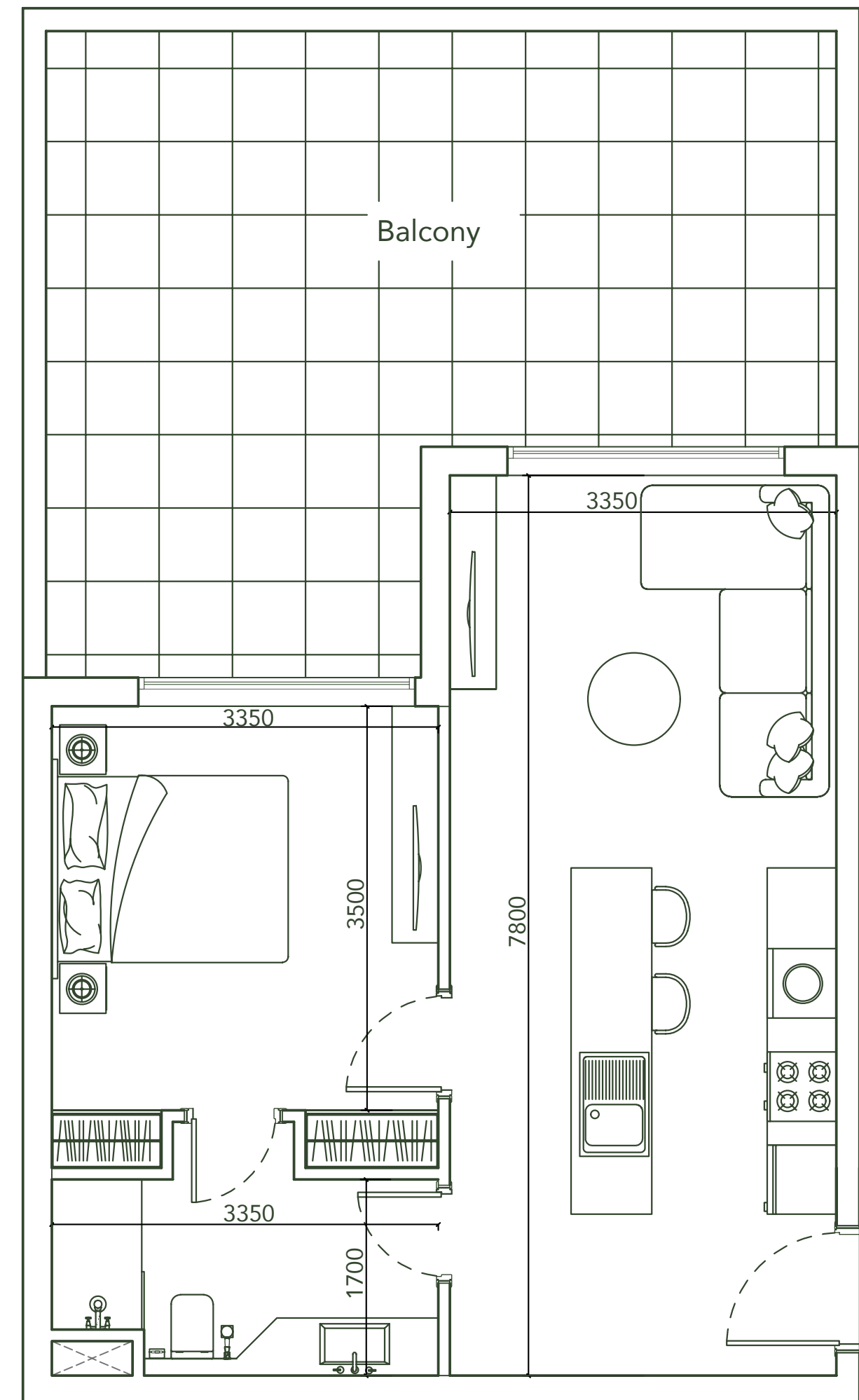
TOTAL: 59.59 SQ.M



1st floor



2nd - 5th floor



1 BR TYPE 3

NET AREA: 52.57 SQ.M

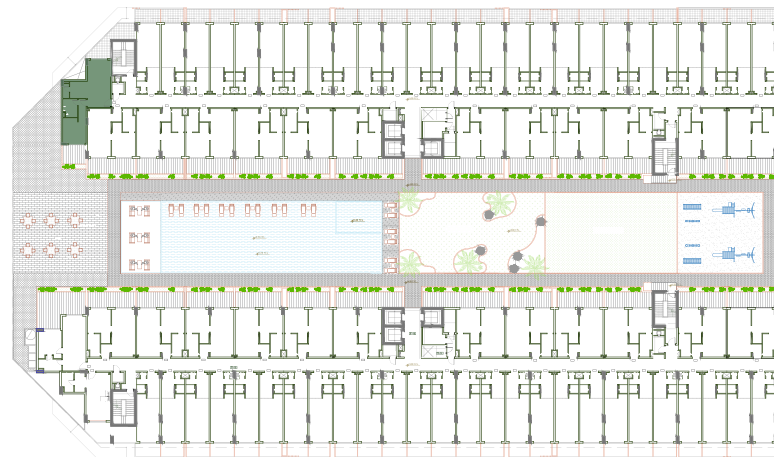
BALCONY: 26 SQ.M

TOTAL: 78.57 SQ.M

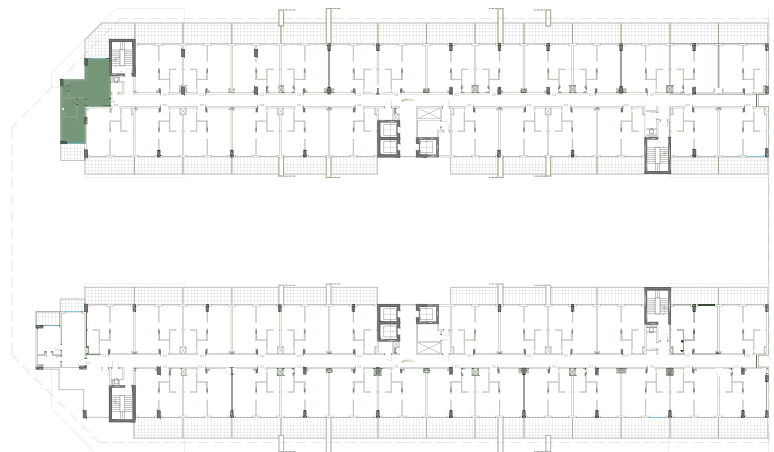
NET AREA: 52.57 SQ.M

BALCONY: 30.68 SQ.M

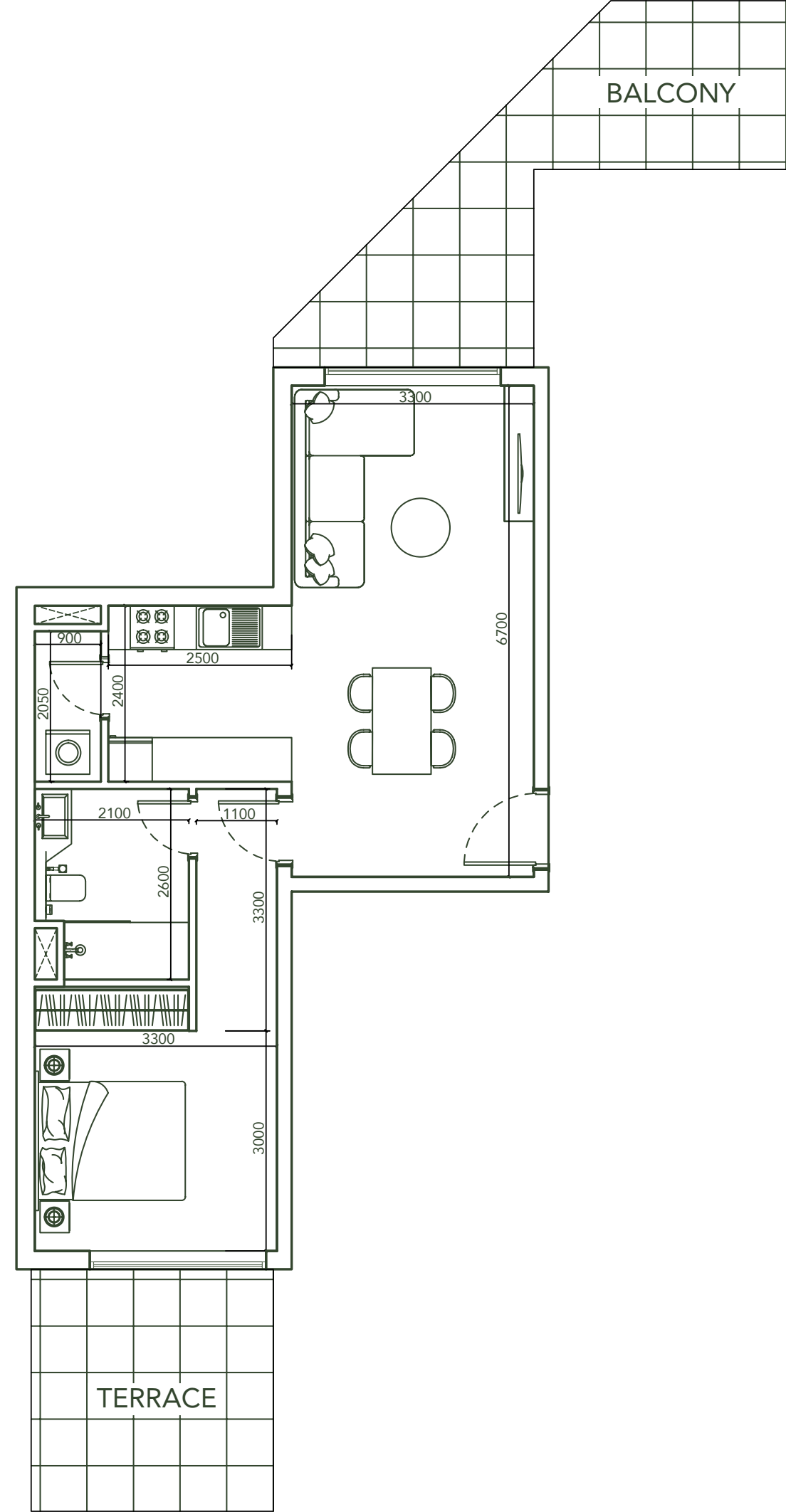
TOTAL: 83.25 SQ.M



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.



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





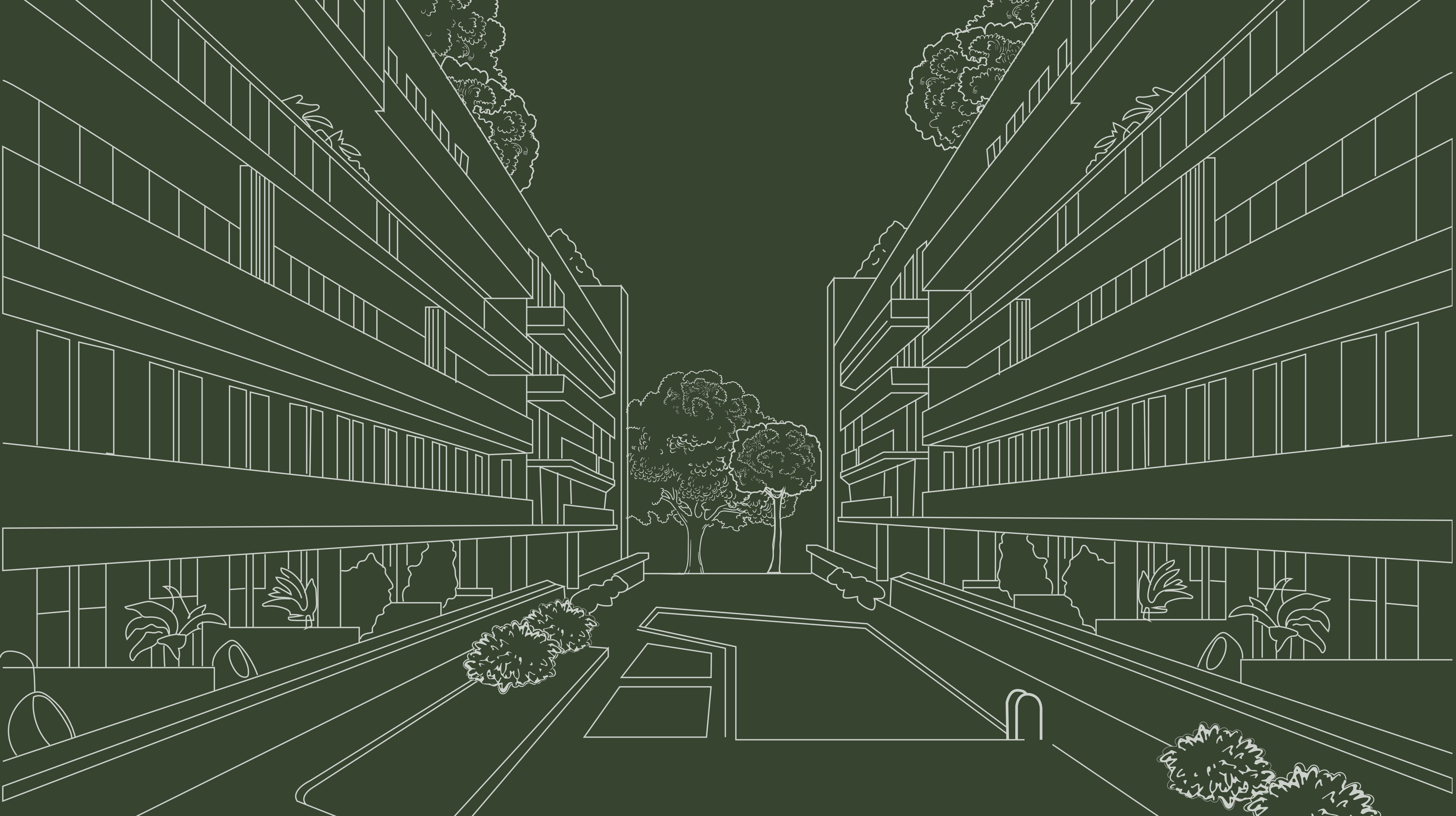
📍 *Dubai Studio City*

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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Whatsapp us for more info or to book a tour.



THANKS FOR WATCHING

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