STIRLING MOTORS

ETON
Wealth Management House



AFDAL
Real Estate Brokerage LLC

Afdal Group

AFDAL MEDIA

LAYA

LAYA COURTYARD

DUBAI STUDIO CITY

LAYA

DEVELOPERS

PRESENTED BY

DECA



LIFE CENTERED AROUND

A RESORT-INSPIRED OASIS

TABLE OF CONTENTS

1 INTRODUCTION

2 BUILDING CONFIGURATION

3 LIFE AT LAYA COURTYARD

4 AROUND LAYA COURTYARD

5 APARTMENTS

6 ABOUT THE DEVELOPER

7 PAST PROJECTS

8 CONTACT US



YOUR TRANQUIL OASIS





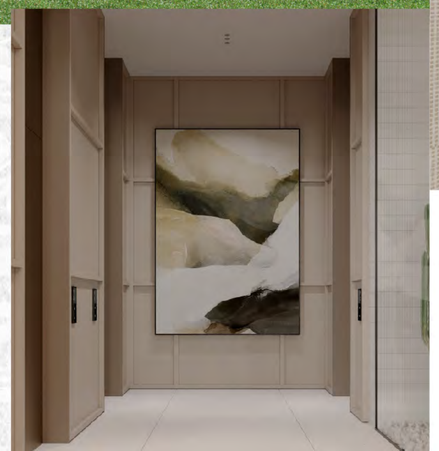
ELEVATE YOUR SENSES WITH A SIGNATURE AMBIANCE

MODERN LIVING

REDEFINED







Laya Courtyard redefines modern living with sleek architecture, smart home automation, and a commitment to sustainability. Designed for those who value quality and connection, every detail is thoughtfully crafted to elevate daily living, complemented by lifestyle amenites that inspire creativity and foster a vibrant community.



BUILDING CONFIGURATION

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

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



Lobby







LIFE AT
LAYA COURTYARD

AMENITIES



SWIMMING POOL

KIDS POOL

CLUBHOUSE

SKY DECK

PADEL TENNIS COURT

OUTDOOR YOGA MAT AREA

GYM

OUTDOOR LOUNGE DECK



SWIMMING POOL

KIDS POOL

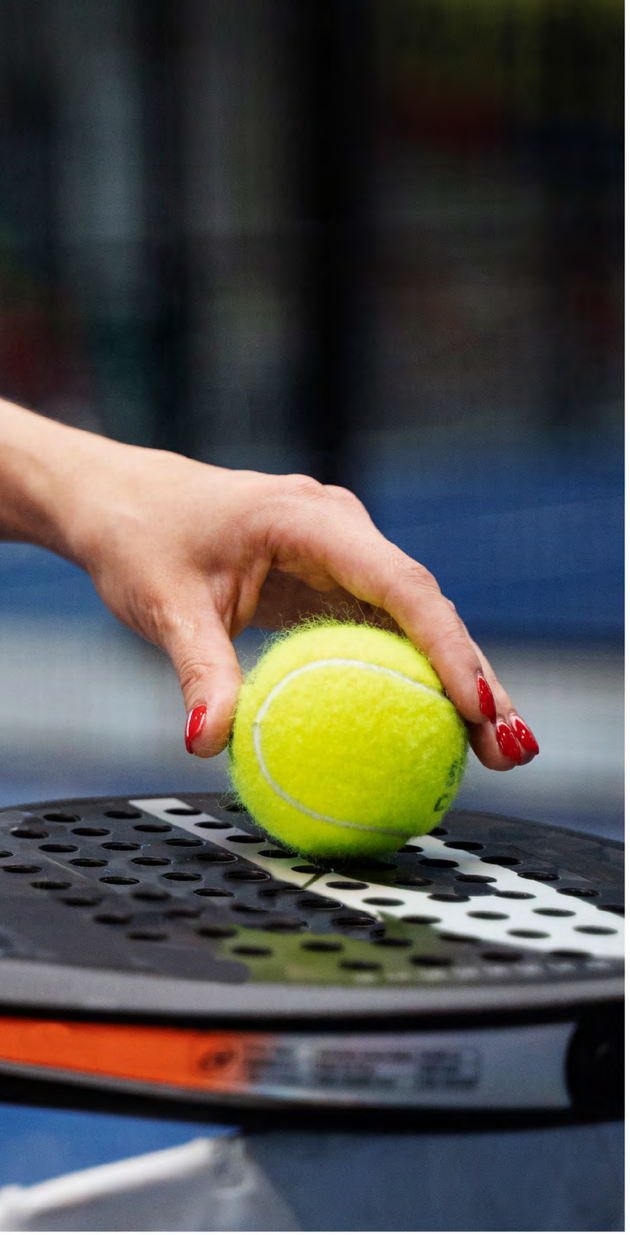




CLUBHOUSE

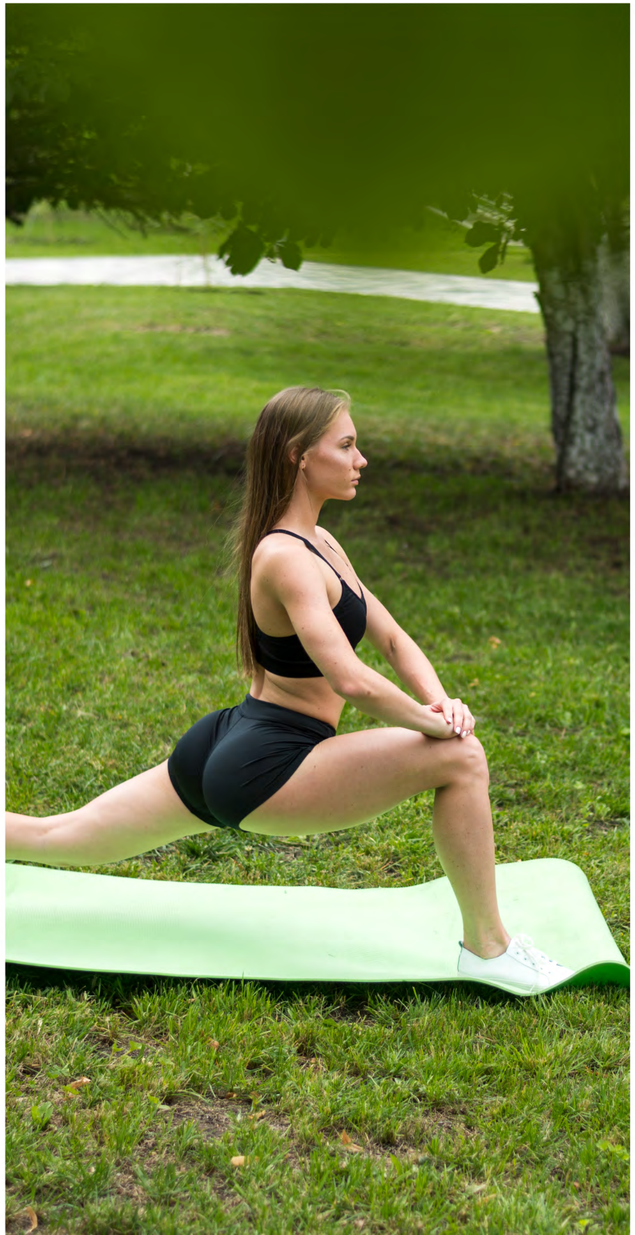
SKY DECK





PADEL TENNIS COURT

OUTDOOR YOGA
MAT AREA





GYM

OUTDOOR
LOUNGE DECK



INDOOR CLUBHOUSE



OUTDOOR KIDS' PLAY AREA



ELEVATE YOUR EVERDAY

WITH RESORT INSPIRED LIVING



AROUND

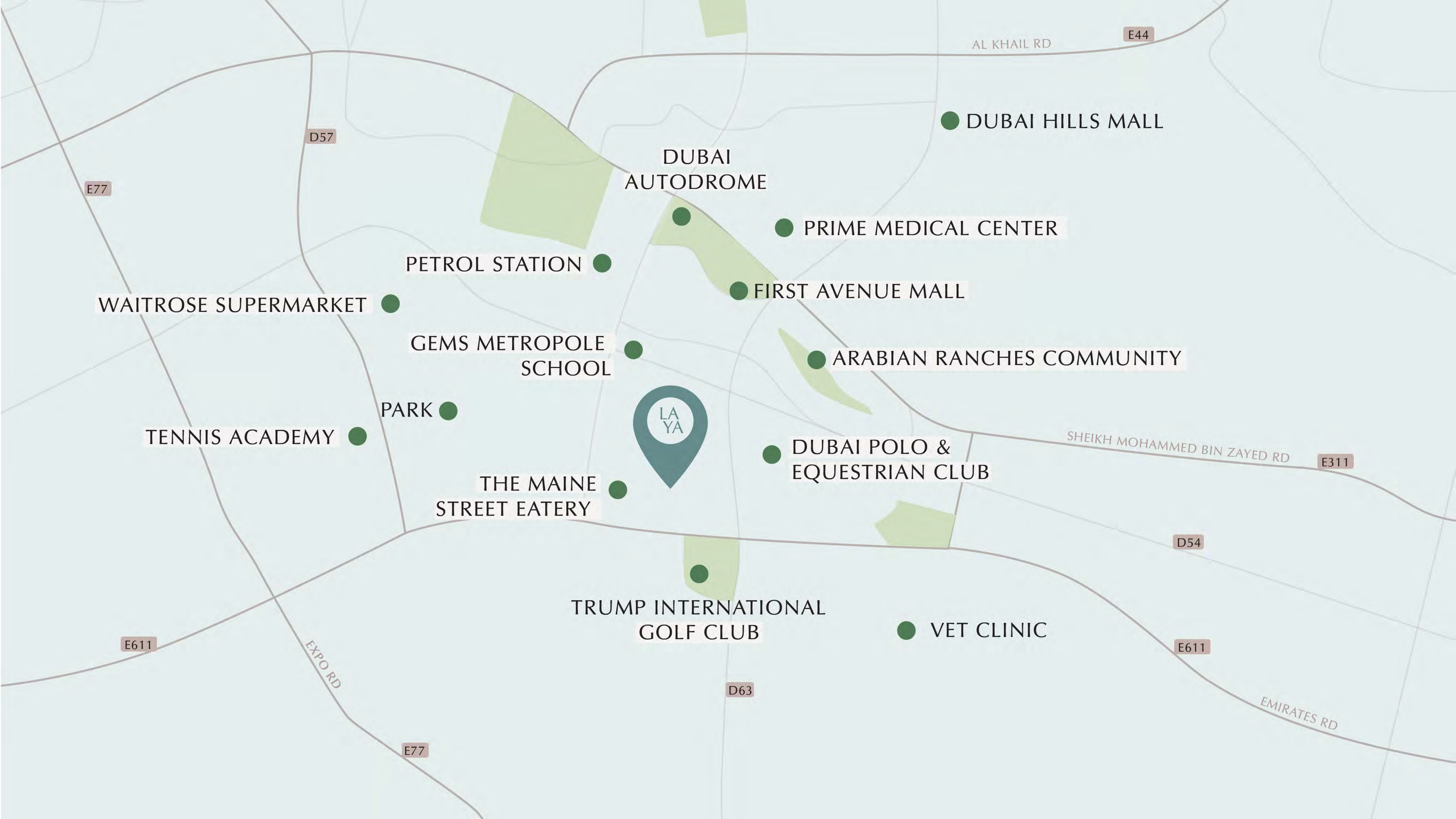
LAYA COURTYARD

THE SPIRIT OF DUBAI STUDIO CITY





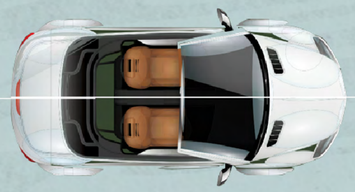
Laya Courtyard is located in Dubai Studio City, positioned in front of a park within a vibrant neighborhood celebrated for its innovative spirit and dynamic energy. Residents enjoy trendy restaurants, recreational spaces, and easy access to nearby retail destinations such as Dubai Hills Mall and First Avenue Mall. With excellent connectivity to Dubai's international airports, it's the ideal setting for creative professionals seeking an urban lifestyle.


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
LA
YA
TENNIS ACADEMY
SHEIKH MOHAMMED BIN ZAYED RD
E311
DUBAI POLO &
EQUESTRIAN CLUB
THE MAINE
STREET EATERY
D54
TRUMP INTERNATIONAL
GOLF CLUB
VET CLINIC
E611
EXPO RD
E611
D63
EMIRATES RD
E77

1 MIN AWAY

Gems Metropole School

2 MIN AWAY



Dubai Polo Club

4 MIN AWAY

Mediclinic Parkview Hospital

4 MIN AWAY

Trump Golf Course

6 MIN AWAY

Dubai Hills Mall

10 MIN AWAY

Mall Of the Emirates

15 MIN AWAY

Dubai Mall

25 MIN AWAY

Dubai International Airport



LAYA COURTYARD

DUBAI STUDIO CITY



CLUBHOUSE
PADEL TENNIS COURT.
ZEN GARDEN.
AND YES, A STUNNING POOL

YES, YOU WILL HAVE SPACE.

At Laya Courtyard, every amenity is thoughtfully designed to enhance your lifestyle. Whether you’re relaxing, staying active, or connecting with others, you’ll have all the space you need to make every day exceptional





APARTMENTS

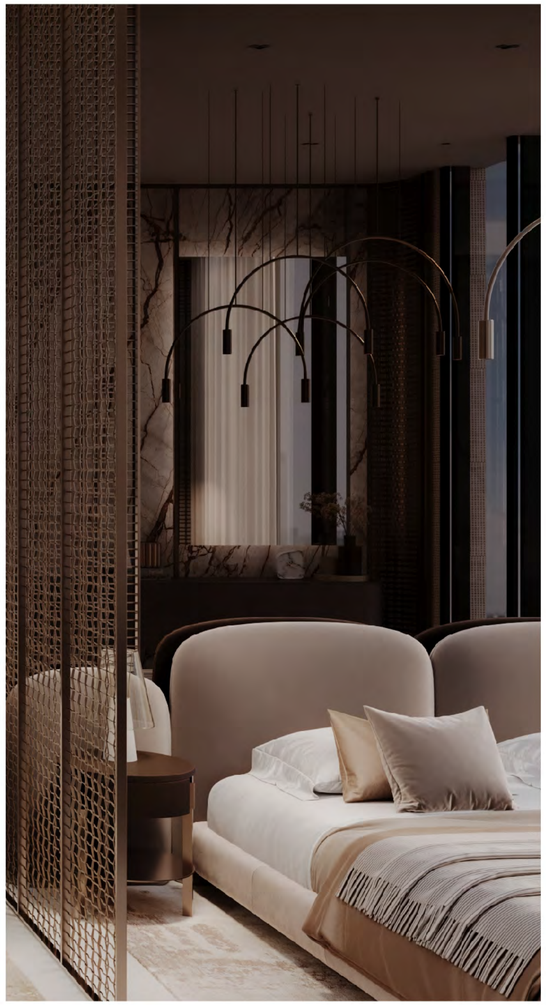
BEDROOM





STUDIO APARTMENTS





KITCHEN





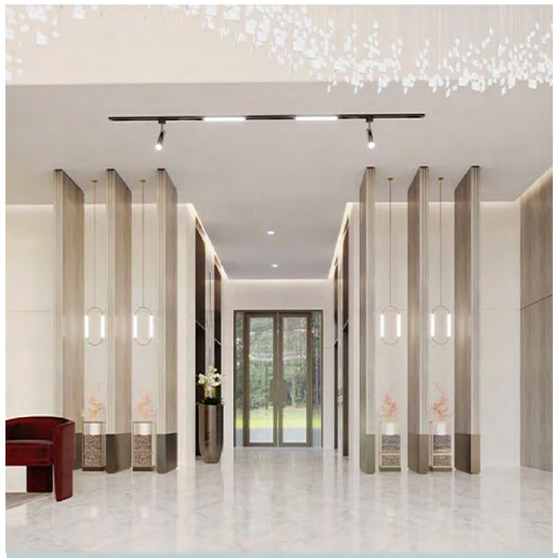








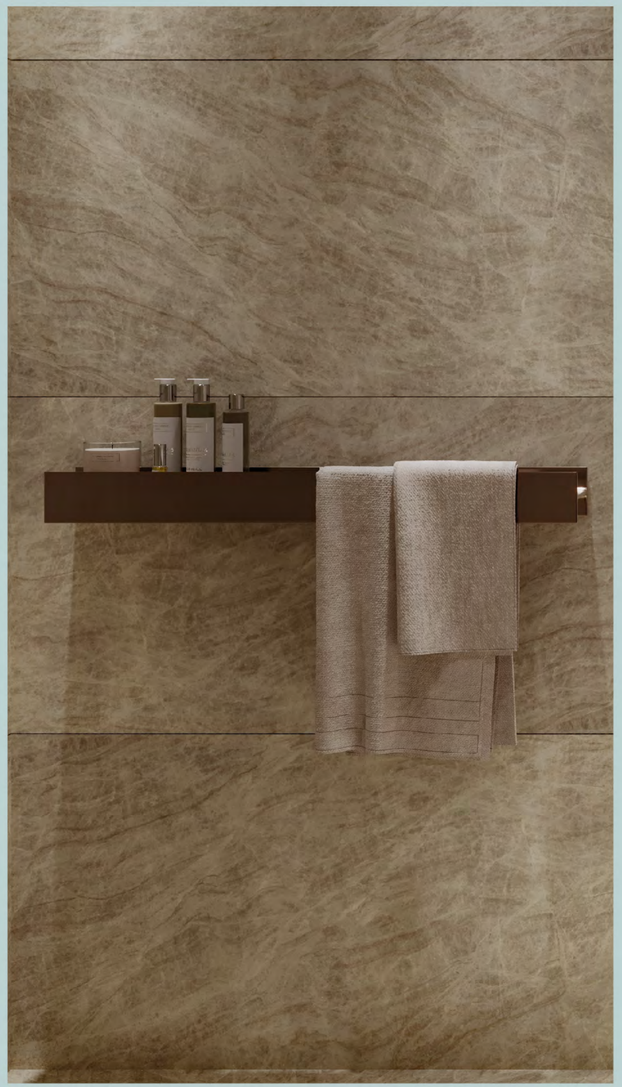






BATHROOM

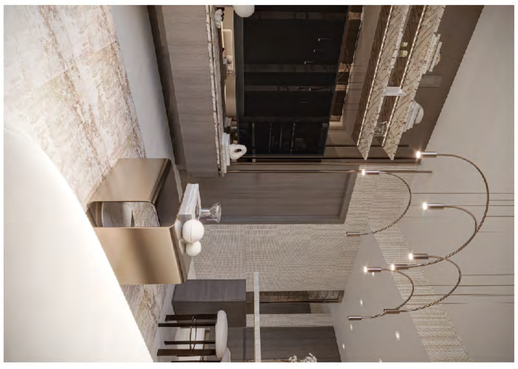




1BEDROOM APARTMENT













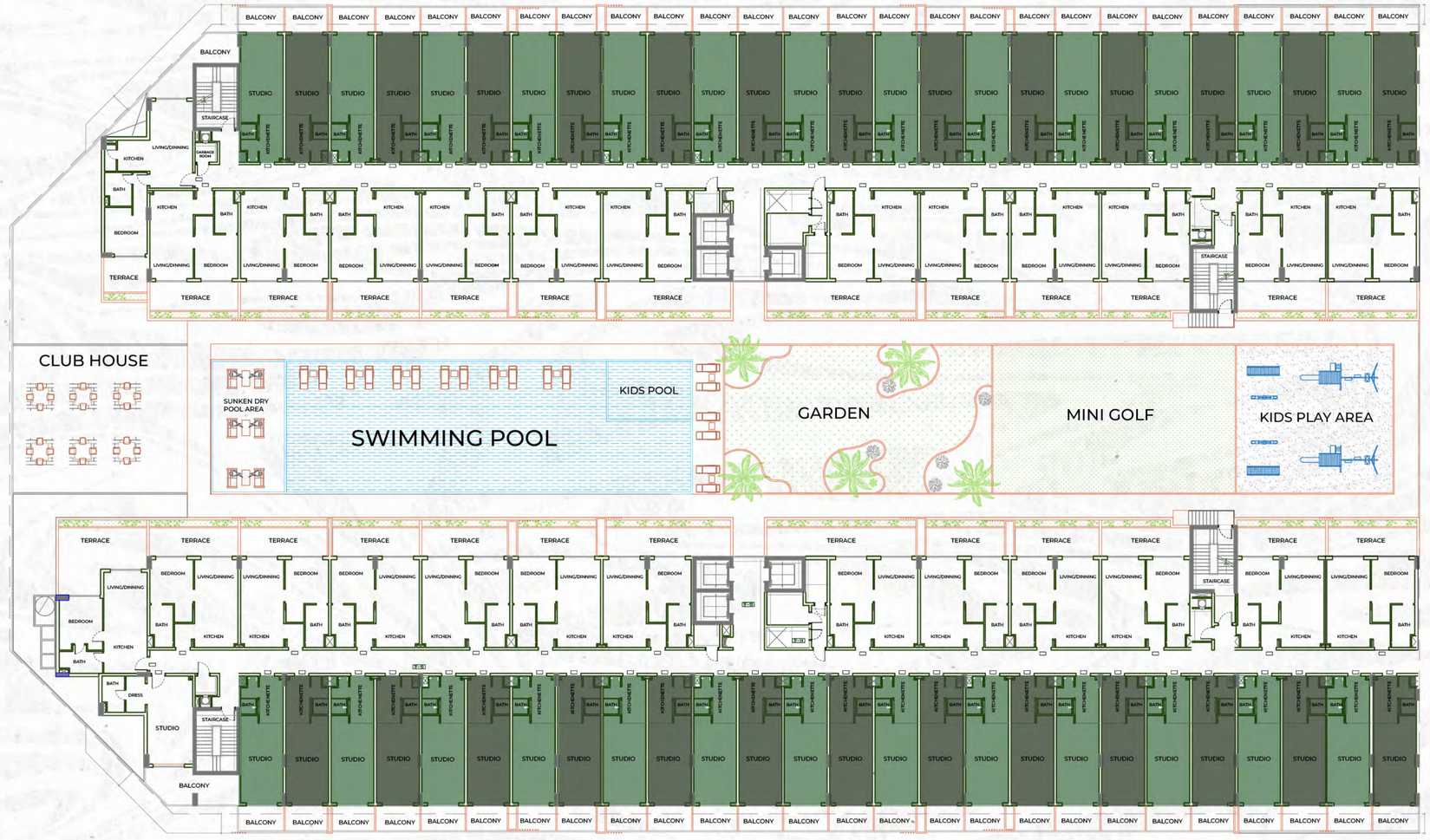
SOME CALL IT TWO ACRES OF UNABASHED LUXURY & GREENERY IN THE HEART OF DUBAI STUDIO CITY.

A SELECT FEW CALL IT HOME.

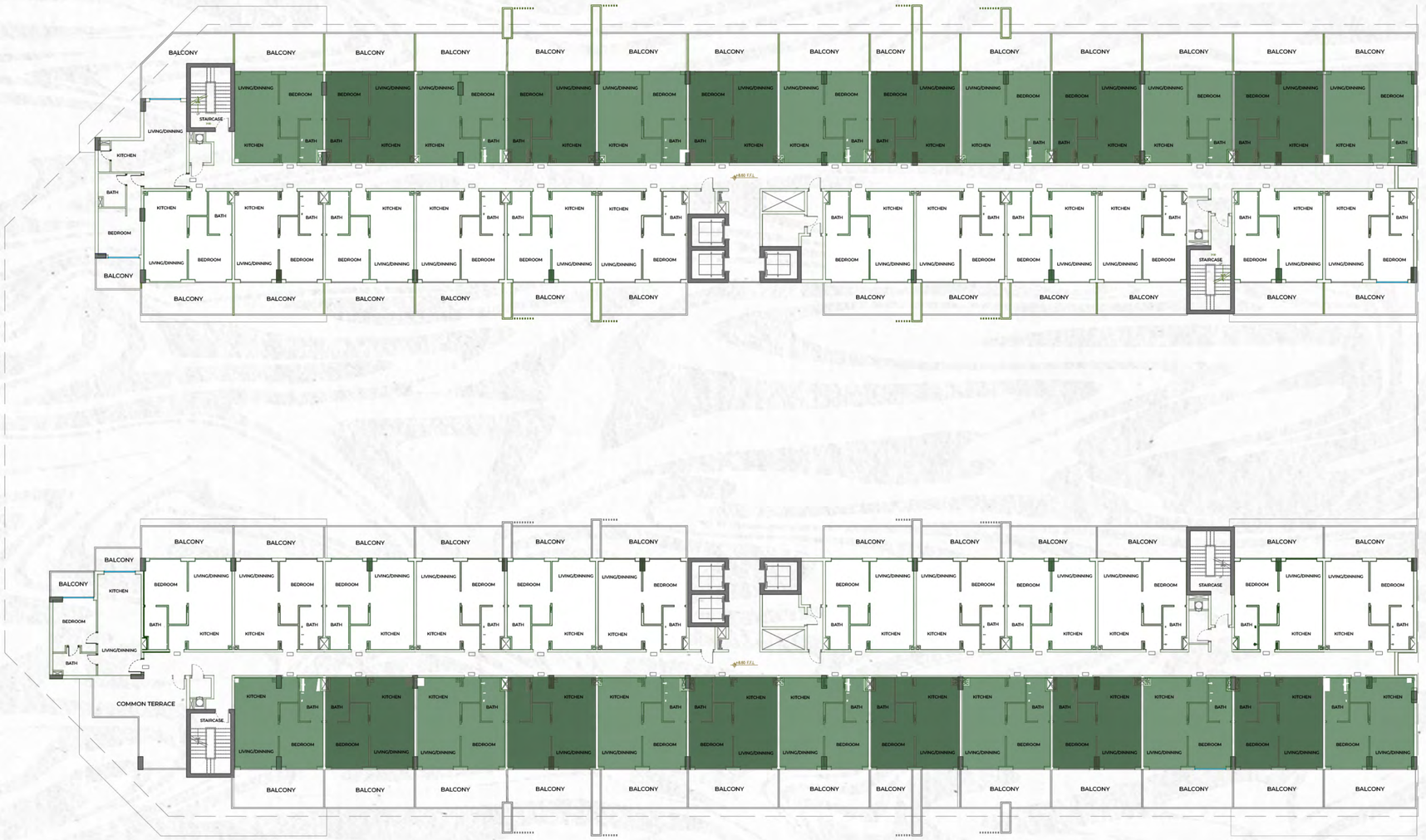


FLOOR PLAN

FIRST FLOOR PLAN



SECOND FLOOR PLAN



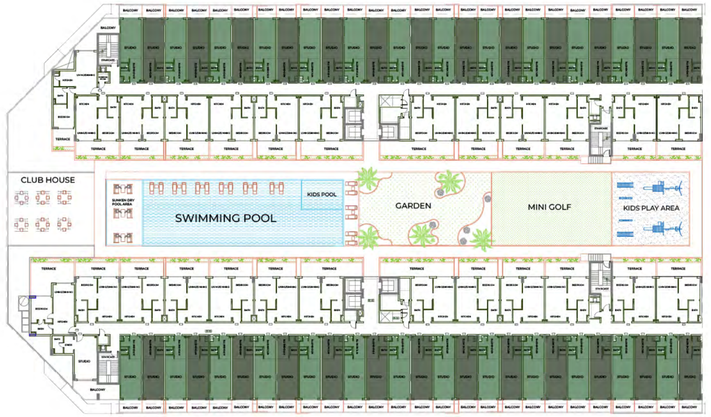
STUDIO TYPE 1

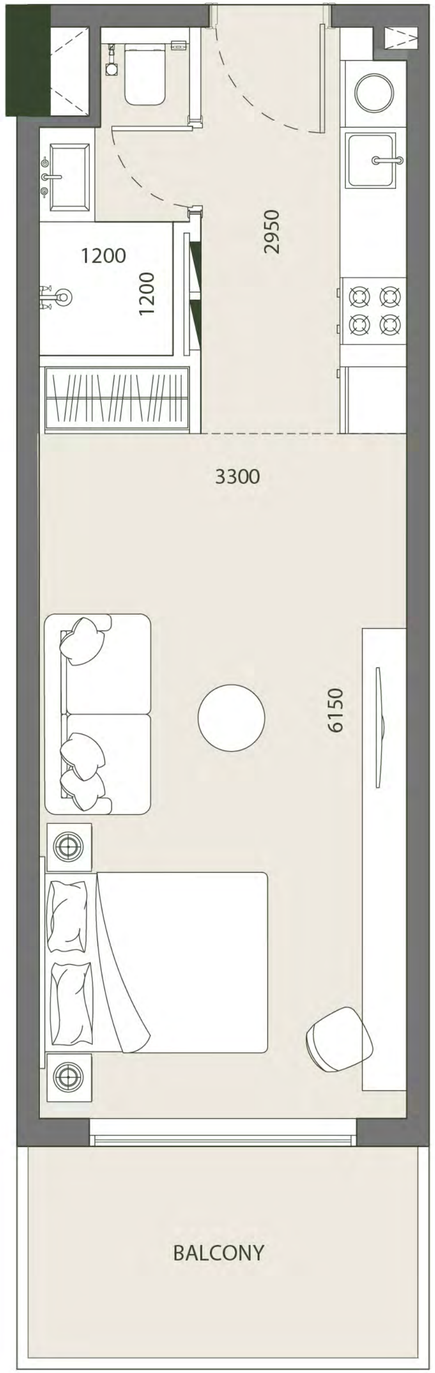
Suite Area
371.79 SQ.FT 34.54 SQ.M

External
65.01 SQ.FT 6.04 SQ.M

Total
436.80 SQ.FT 40.58 SQ.M

FIRST FLOOR





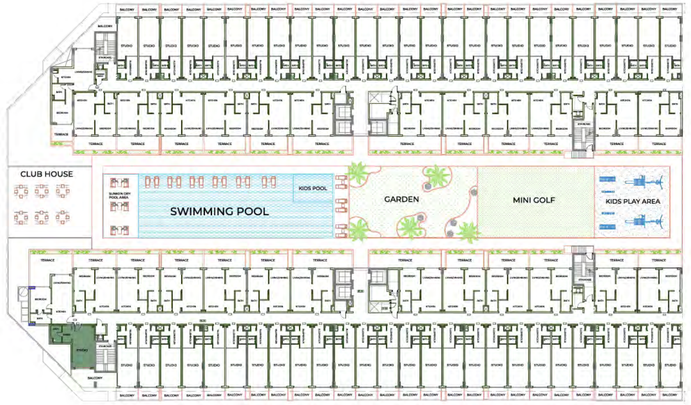
STUDIO TYPE 2

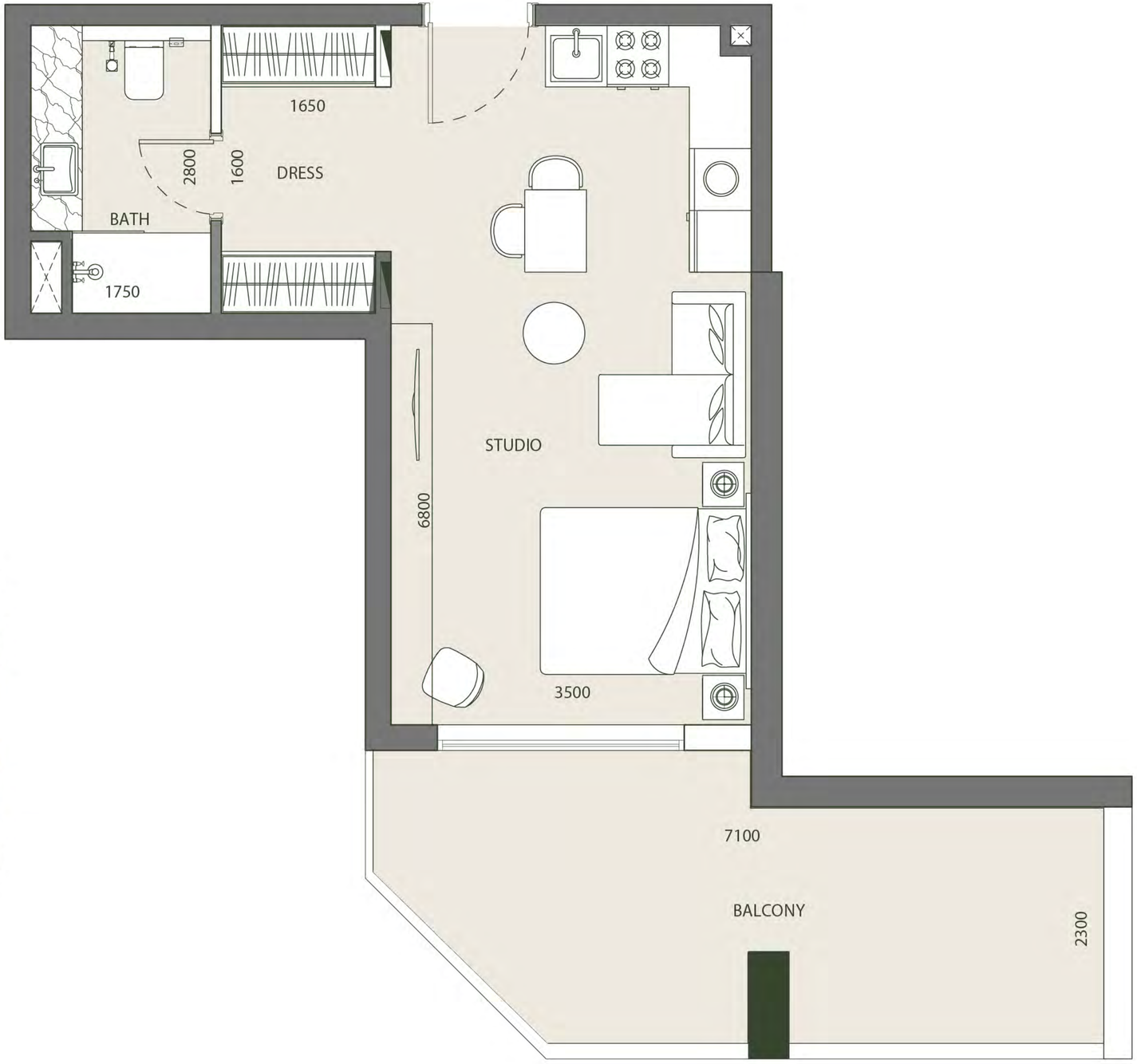
Suite Area
393.74 SQ.FT 36.58 SQ.M

External
201.61 SQ.FT 18.73 SQ.M

Total
595.35 SQ.FT 55.31 SQ.M

FIRST FLOOR



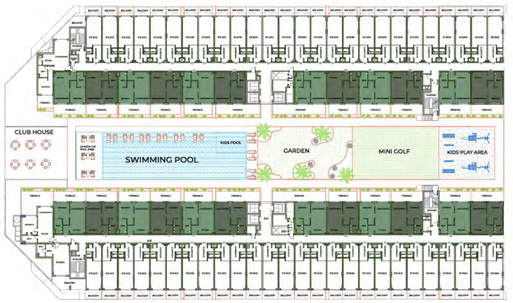


1 BR TYPE 1

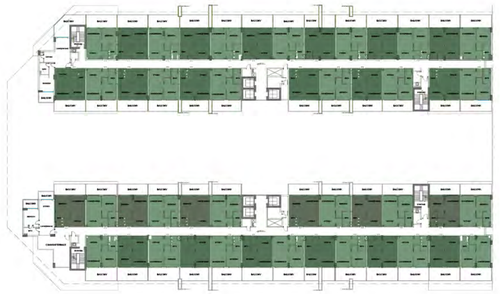
Suite Area
522.70 SQ.FT 48.56 SQ.M

External
152.96 SQ.FT 14.21 SQ.M

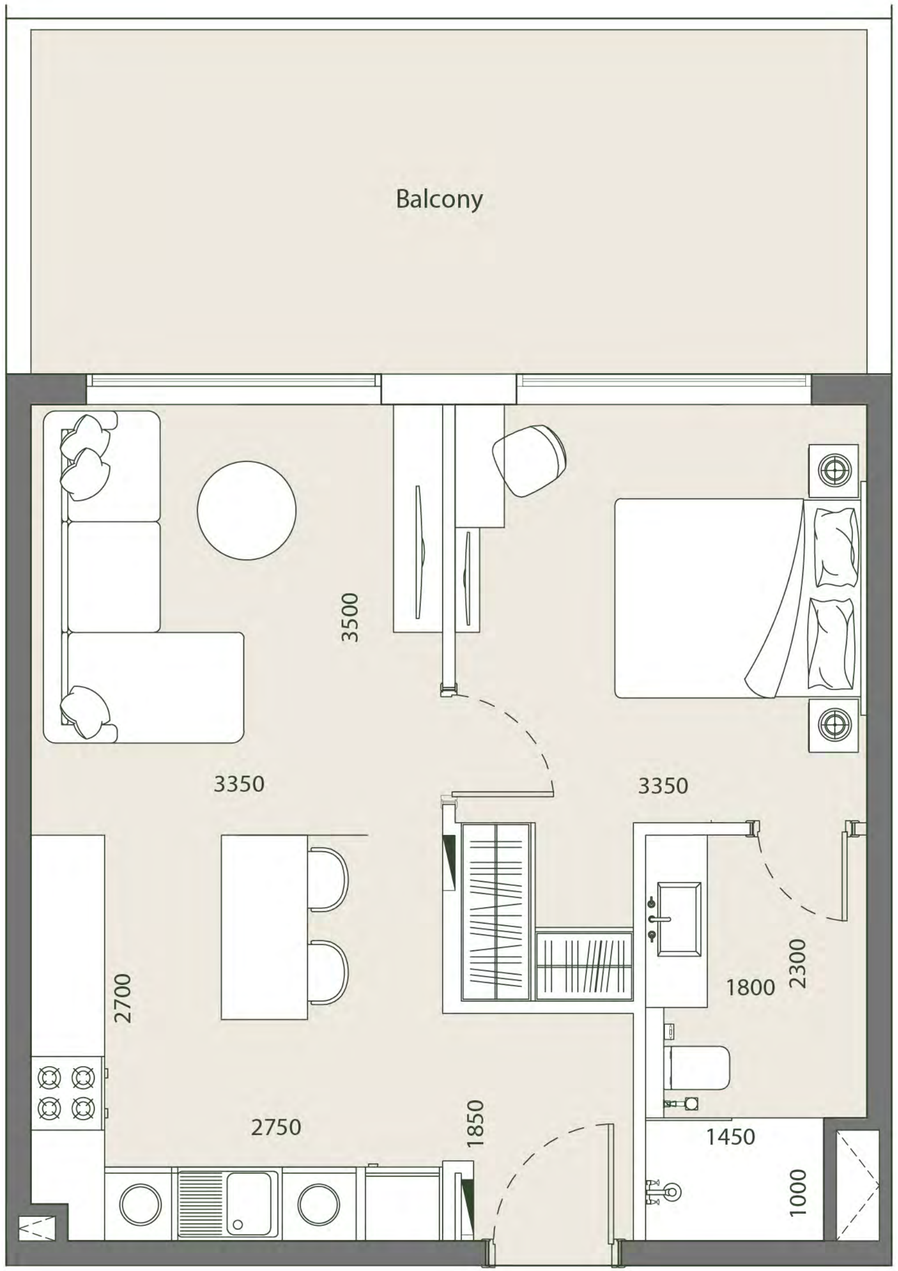
Total
675.65 SQ.FT 62.77 SQ.M



1st floor



2nd - 5 th floor



1 BR TYPE 2

Suite Area
531.31 SQ.FT 49.36 SQ.M

External
375.98 SQ.FT 34.93 SQ.M

Total
907.29 SQ.FT 84.29SQ.M

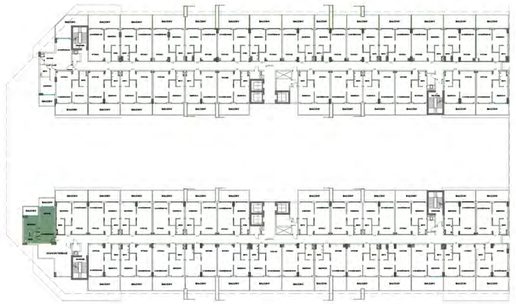
Suite Area
532.06 SQ.FT 49.43 SQ.M

External
150.69 SQ.FT 14.0 SQ.M

Total
682.75 SQ.FT 63.43 SQ.M



1st floor



2nd - 5 th floor



1 BR TYPE 3

Suite Area
599.55 SQ.FT 55.70 SQ.M

External
292.56 SQ.FT 27.18 SQ.M

Total
892.11 SQ.FT 82.88 SQ.M

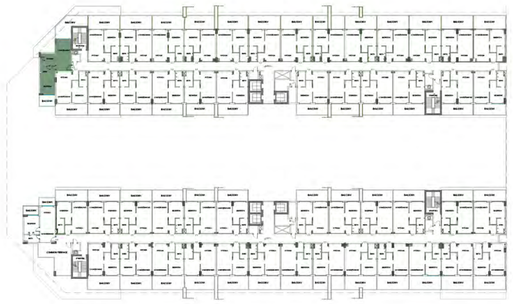
Suite Area
599.55 SQ.FT 55.70 SQ.M

External
360.05 SQ.FT 33.45 SQ.M

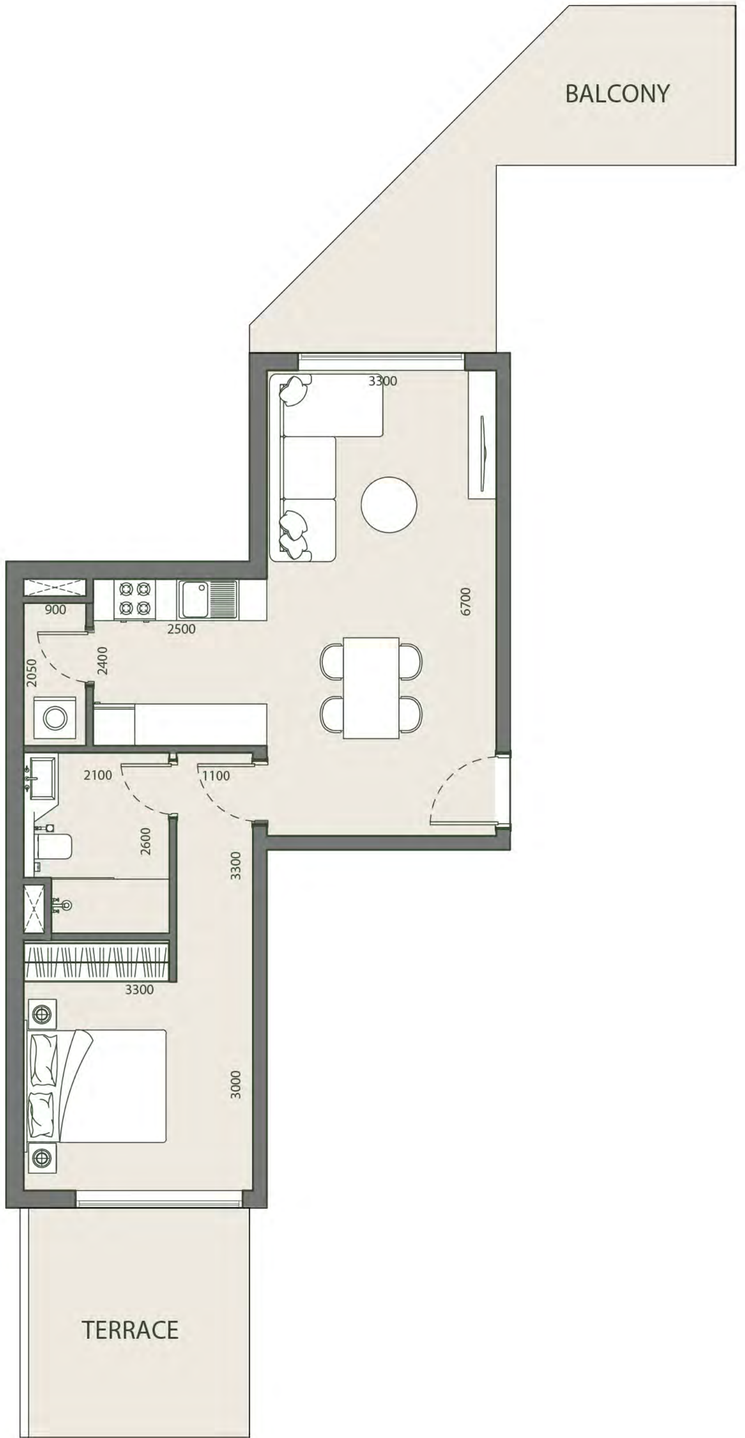
Total
959.60 SQ.FT 89.15 SQ.M



1st floor



2nd - 5th floor




CRAFTED WITH INTENTION
Every Material is Chosen to Elevate your Living Experience Combining Durability, Aesthetics, and Sustainability.

ABOUT
LAYA DEVELOPERS

Laya Developers is known for crafting homes that enhance the way families live and grow. With a focus on high-end apartments and hotel-inspired amenities, their developments are designed to offer more than just living space they create vibrant communities. Renowned for combining luxury living with accessibility, Laya Developers delivers exceptional value by selecting prime residential locations across Dubai.

Laya’s projects feature thoughtfully curated amenities, including pools, sporting facilities, and green spaces, providing environments where families can thrive and children can play.

LAYA

DEVELOPERS



Laya Developers stands out for their dedication to customer-centric design and innovative ideas. Buildings are not just structures of bricks and mortar but thoughtfully envisioned spaces that prioritize liveability and community. Studio apartments are designed to feel like homes, with every detail crafted to enhance comfort and connection.

Known for their exceptional and modern designs, Laya Developers creates more than just apartments they deliver a lifestyle that blends comfort, functionality, and sophistication.



LAYA RESIDENCES

Jumeirah Village Circle, Dubai

DELIVERED IN 2017

164 Apartments



LAYA MANSION

Jumeirah Village Circle, Dubai

DELIVERED IN 2020

237 Apartments



LAYA HEIGHTS

Dubai Studio City

DELIVERED IN 2023

395 Apartments



ARCHITECTURE THAT EMBODIES COMMUNITY AND SUSTAINABILITY

A VISION WHERE INNOVATION MEETS ENDURING HARMONY.



CONNECT WITH US

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