



LAYA COURTYARD
DUBAI STUDIO CITY

LAYA
— DEVELOPERS —

PRESENTED BY

DECA



LIFE CENTERED AROUND
A RESORT-INSPIRED OASIS

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*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 amenities that inspire creativity and foster a vibrant community.





BUILDING CONFIGURATION

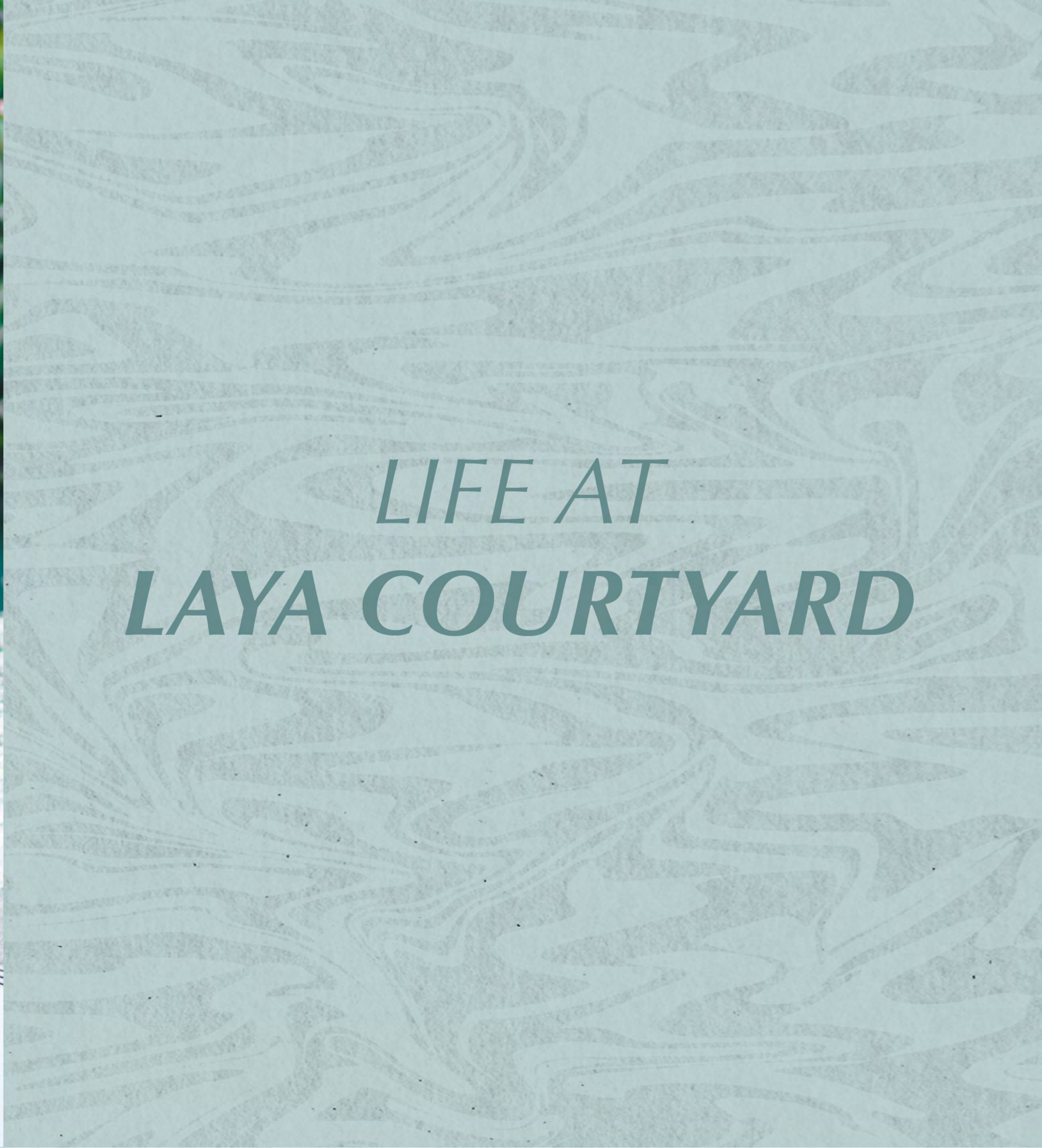
**This date is subject to change as per the construction timelines set by the developer*

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



Lobby





*LIFE AT
LAYA COURTYARD*

AMENITIES



SWIMMING POOL



KIDS POOL



CLUBHOUSE



SKY DECK



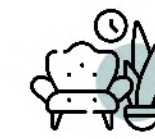
PADEL TENNIS COURT



OUTDOOR YOGA MAT AREA



GYM



OUTDOOR LOUNGE DECK



SWIMMING POOL

KIDS POOL



CLUBHOUSE

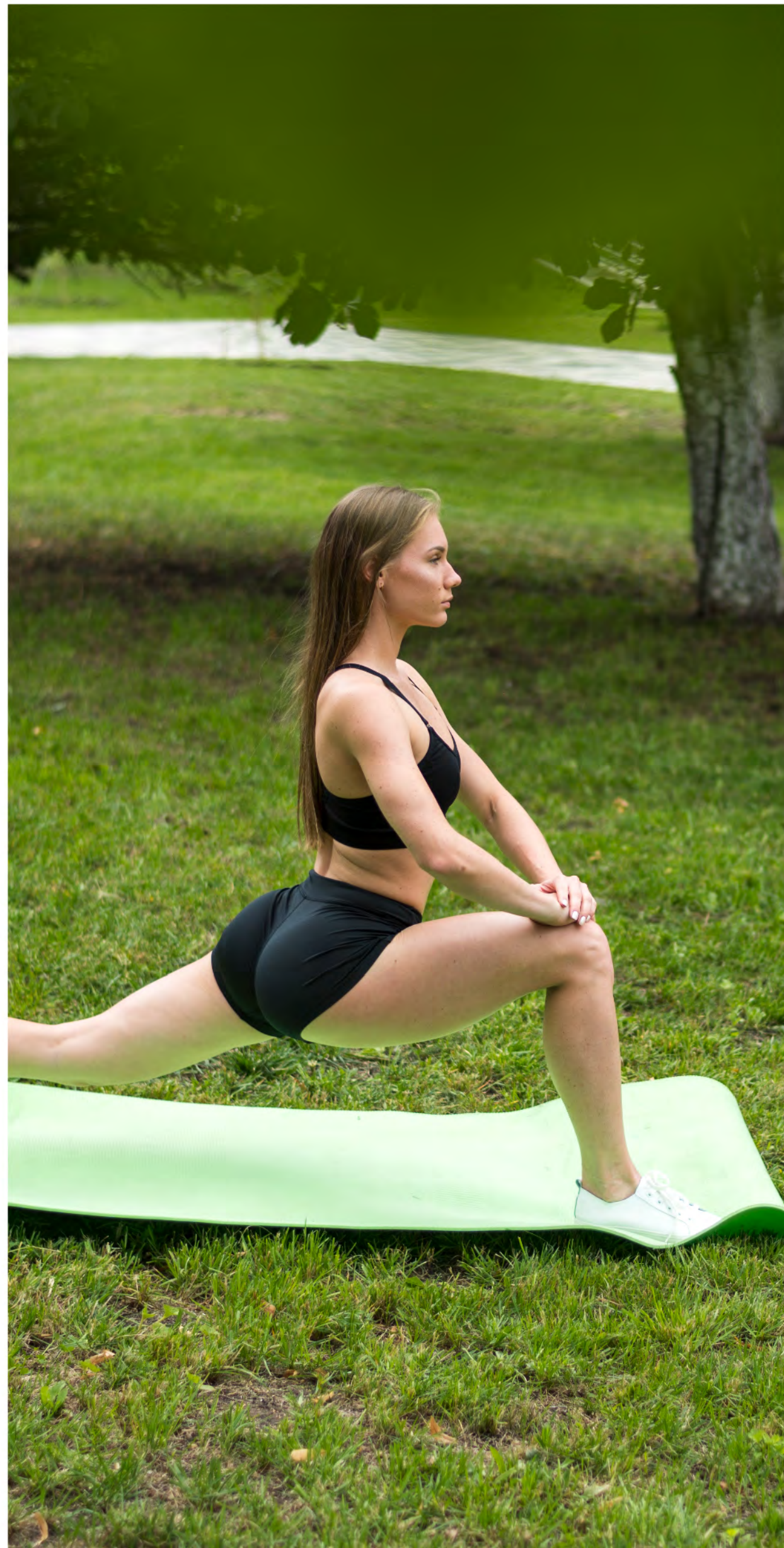
SKY DECK





PADEL TENNIS COURT

OUTDOOR YOGA
MAT AREA



GYM

OUTDOOR
LOUNGE DECK



INDOOR CLUBHOUSE



OUTDOOR KIDS' PLAY AREA



ELEVATE YOUR EVERDAY

WITH RESORT
INSPIRED LIVING





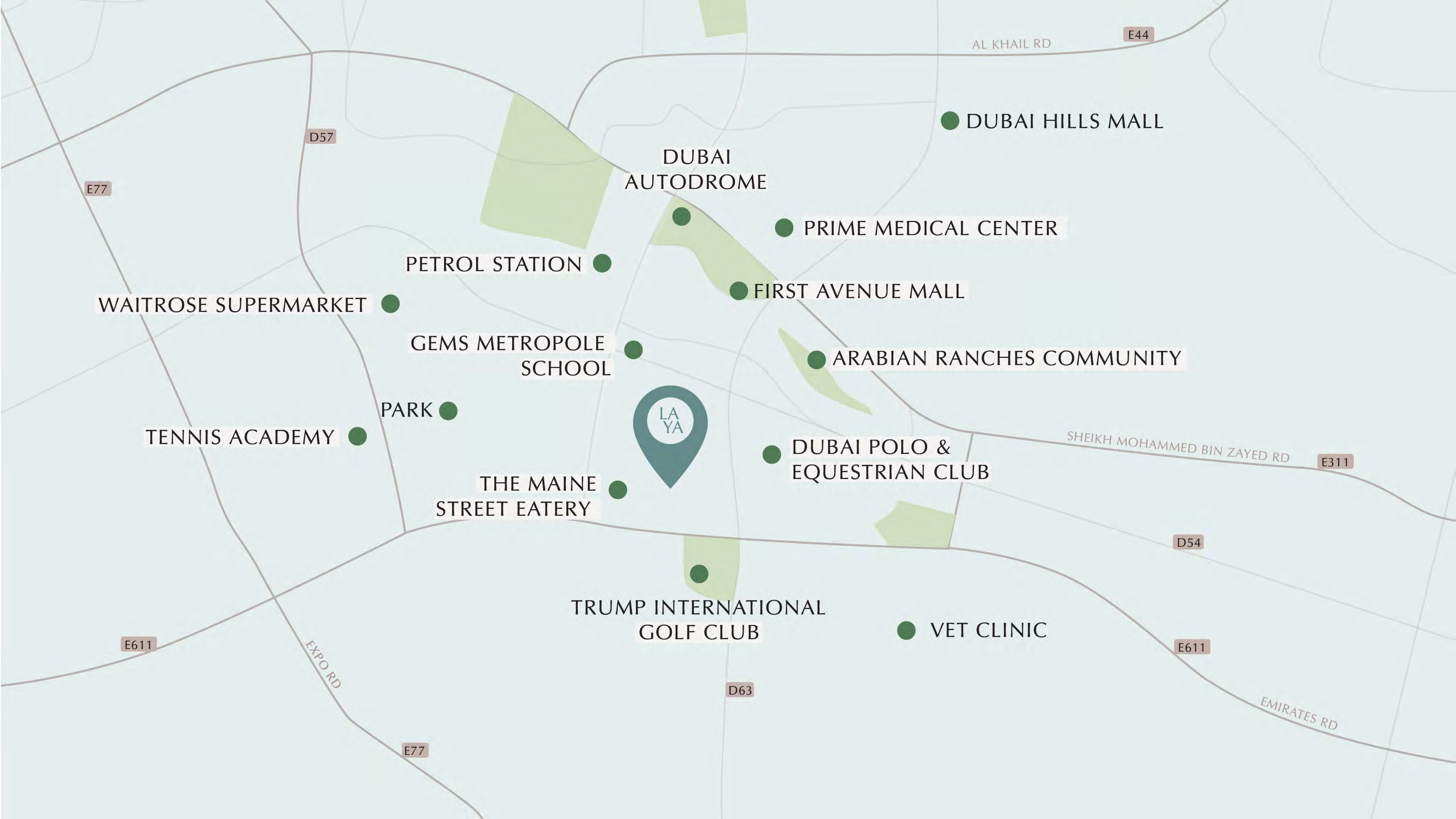
AROUND
LAYA COURTYARD

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

DUBAI AUTODROME

PRIME MEDICAL CENTER

PETROL STATION

FIRST AVENUE MALL

WAITROSE SUPERMARKET

GEMS METROPOLE SCHOOL

ARABIAN RANCHES COMMUNITY

PARK

TENNIS ACADEMY

DUBAI POLO & EQUESTRIAN CLUB

SHEIKH MOHAMMED BIN ZAYED RD E311

THE MAINE STREET EATERY



TRUMP INTERNATIONAL GOLF CLUB

VET CLINIC

D54

E611

EXPO RD

D63

E611

EMIRATES RD

E77

1 MIN AWAY

2 MIN AWAY

4 MIN AWAY

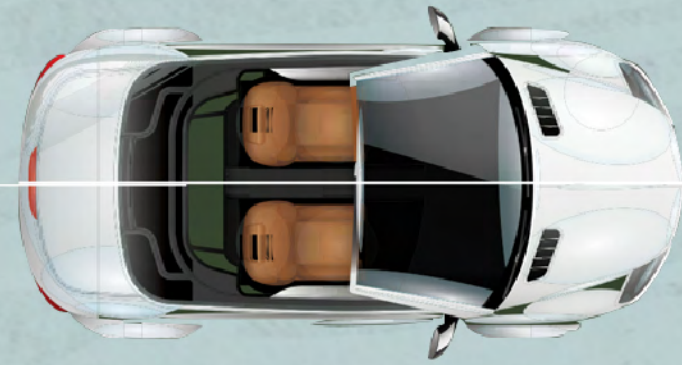
4 MIN AWAY

6 MIN AWAY

10 MIN AWAY

15 MIN AWAY

25 MIN AWAY



Gems Metropole School

Dubai Polo Club

Mediclinic Parkview Hospital

Trump Golf Course

Dubai Hills Mall

Mall Of the Emirates

Dubai Mall

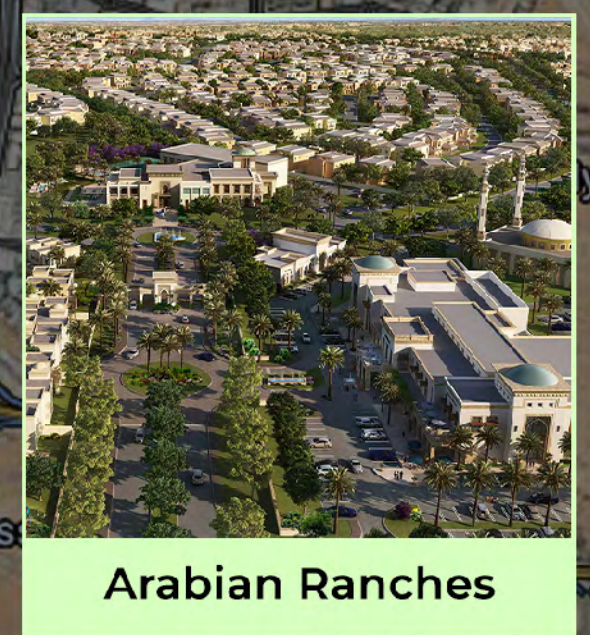
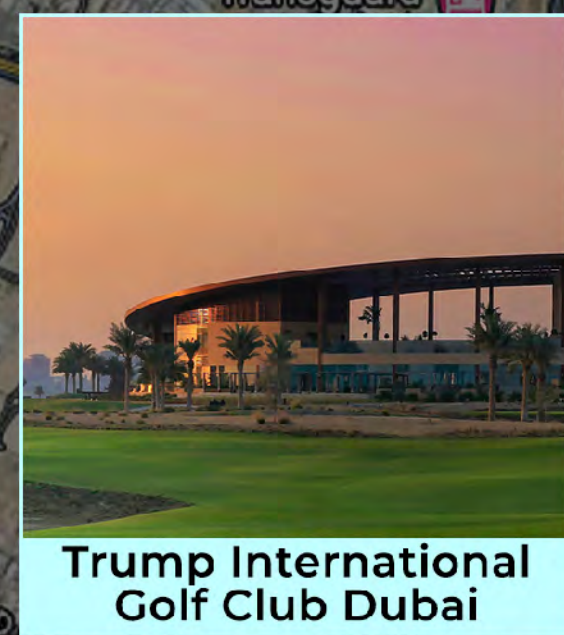
Dubai International Airport

DECA

LAYA COURTYARD

DUBAI STUDIO CITY, UAE

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

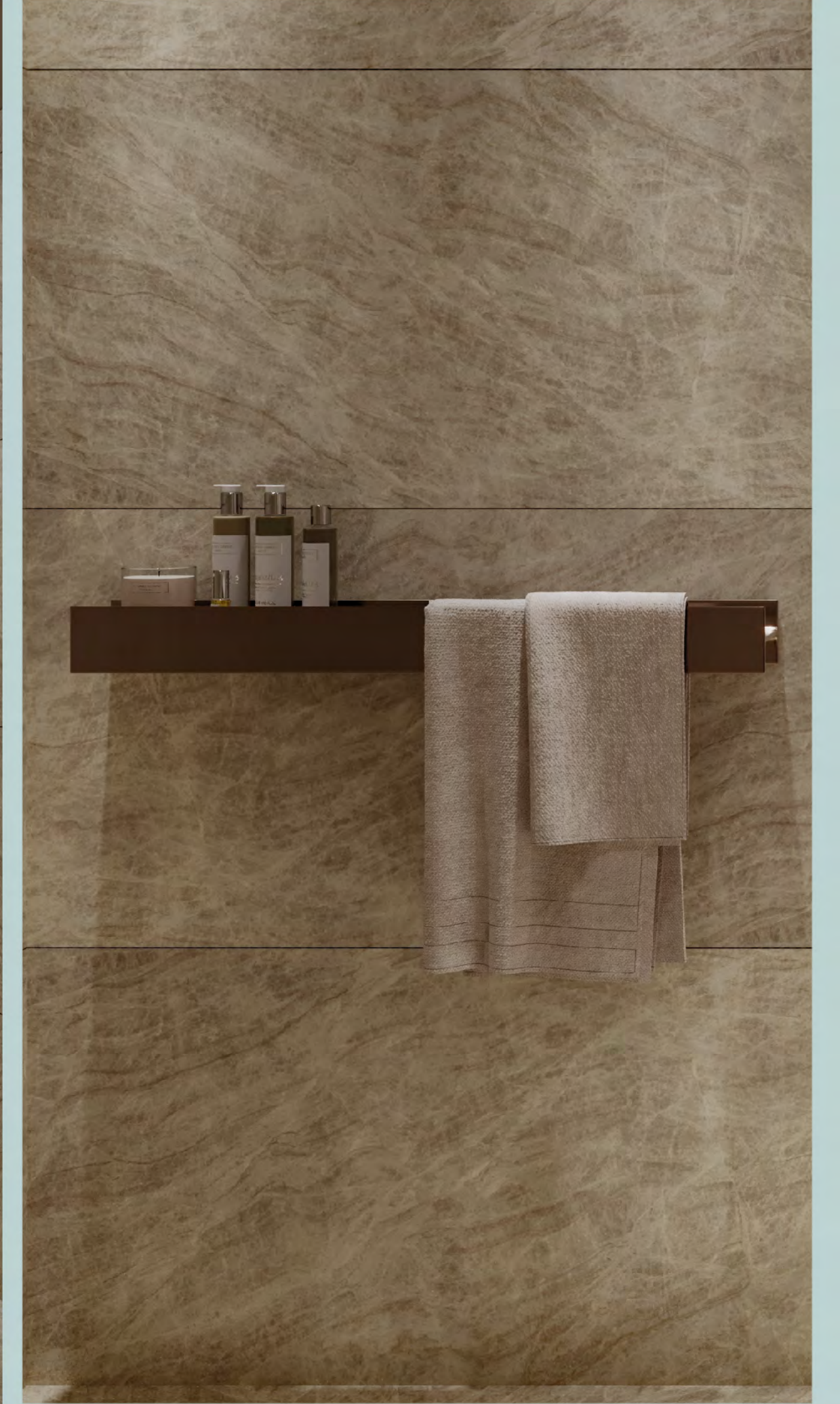




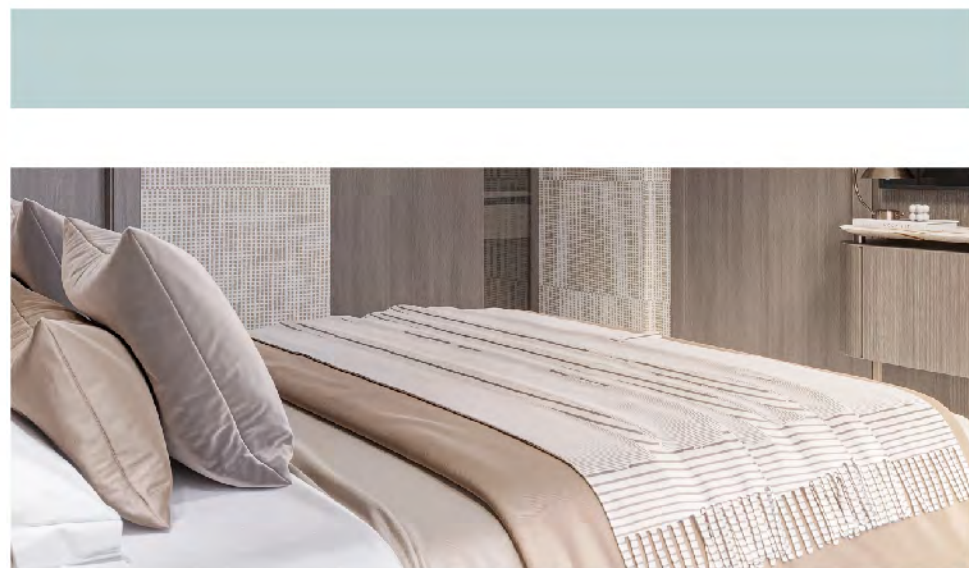




BATHROOM



1 BEDROOM APARTMENT





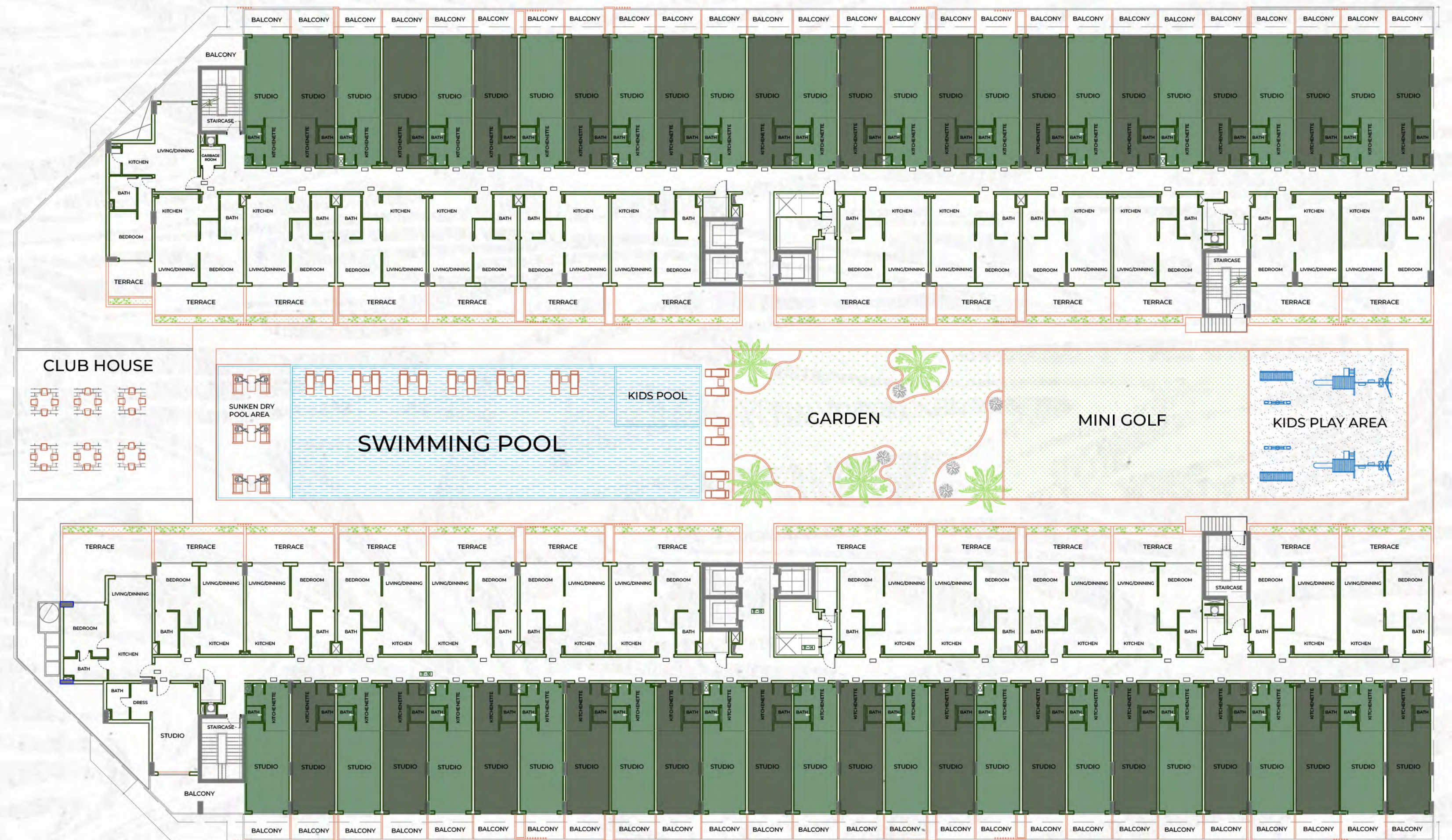
SOME CALL IT TWO ACRES OF UNABASHED
LUXURY & GREENERY IN THE HEART OF
DUBAI STUDIO CITY.

A SELECT FEW CALL IT HOME.



FLOOR PLAN

FIRST FLOOR PLAN



SECOND FLOOR PLAN



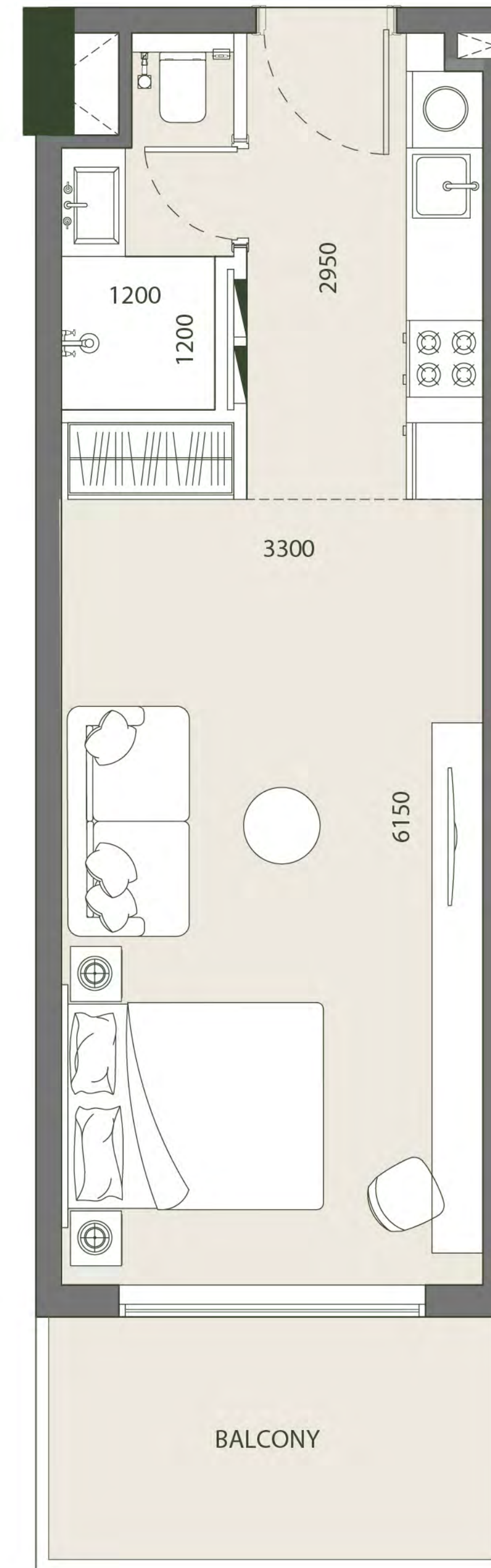
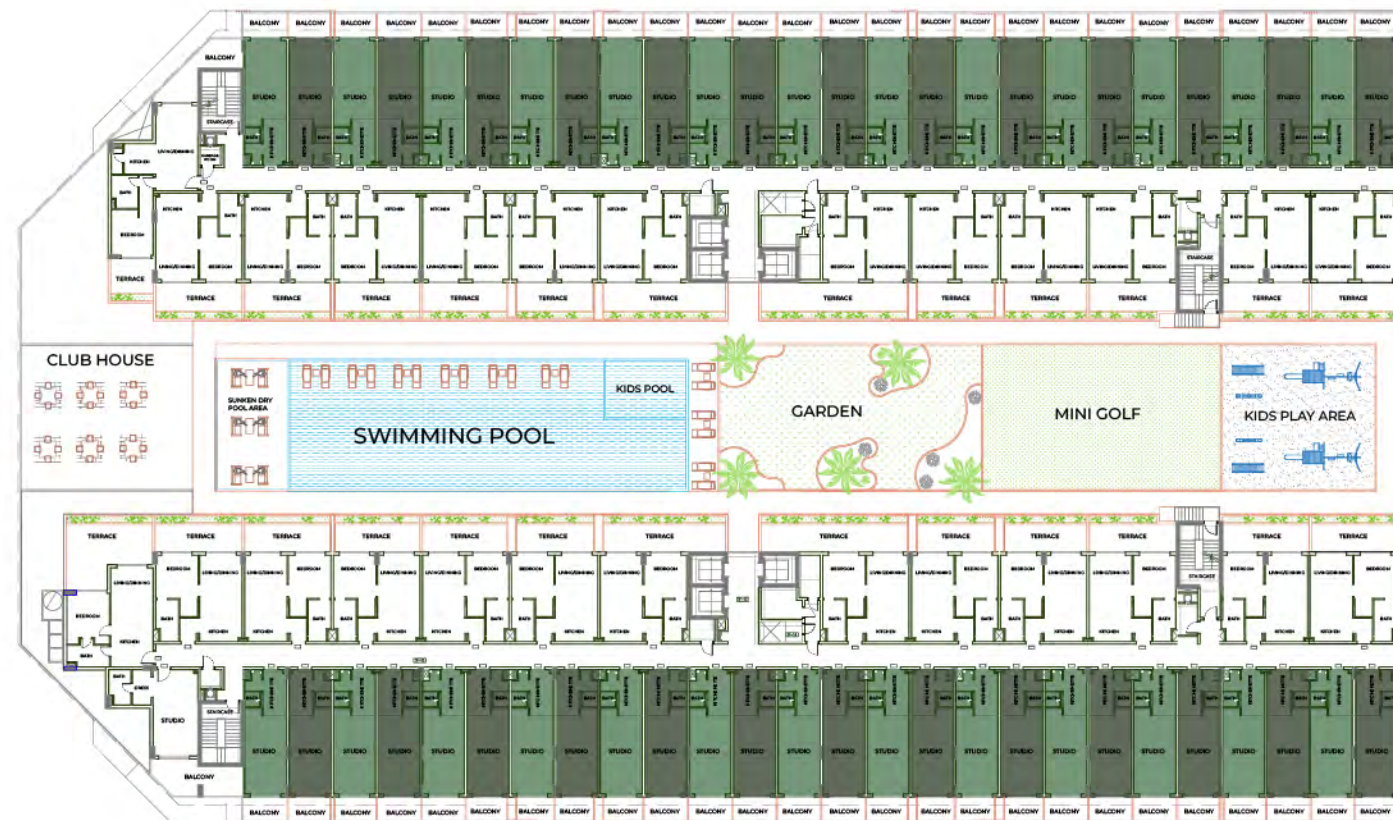
STUDIO TYPE 1

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

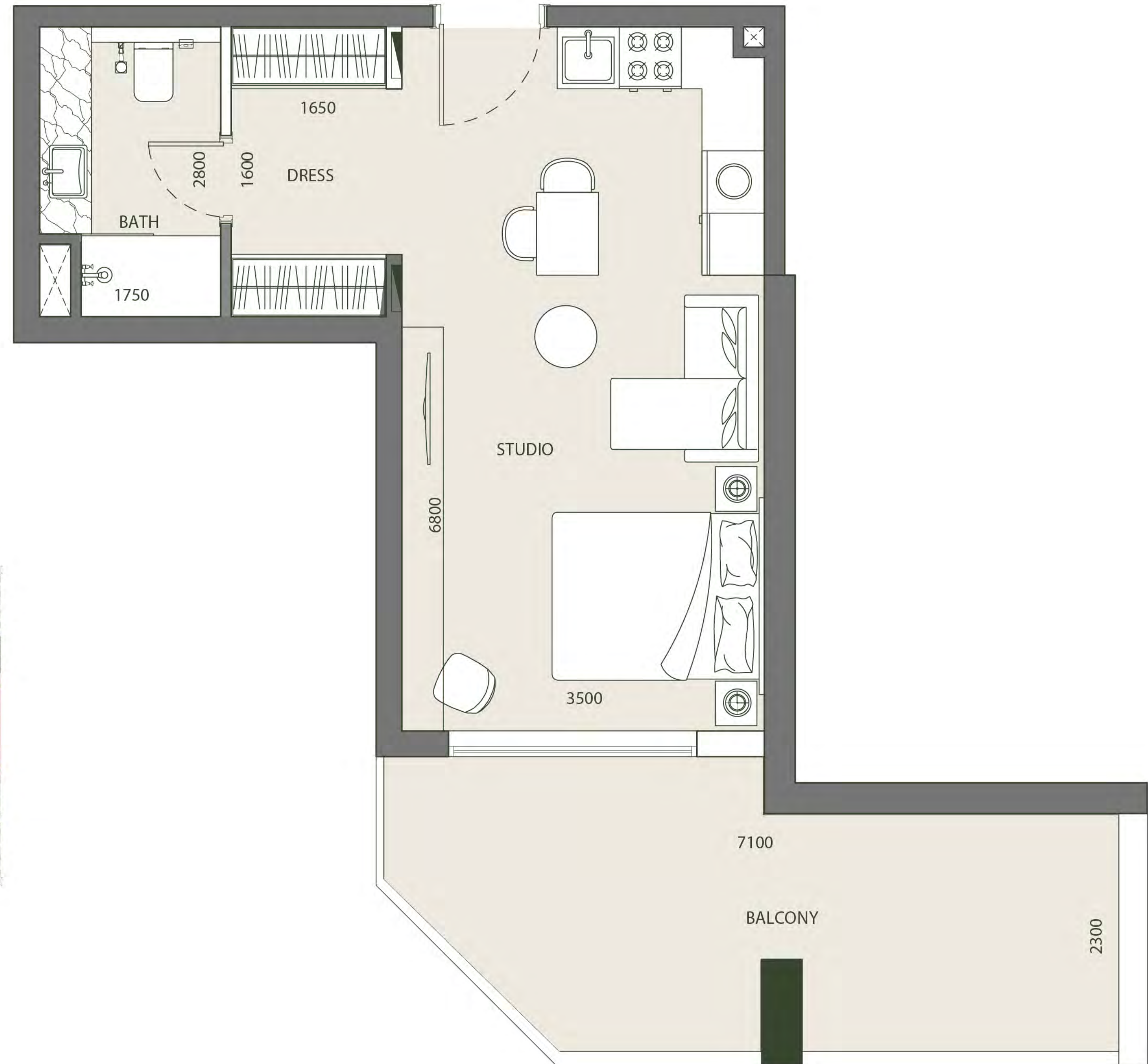


STUDIO TYPE 2

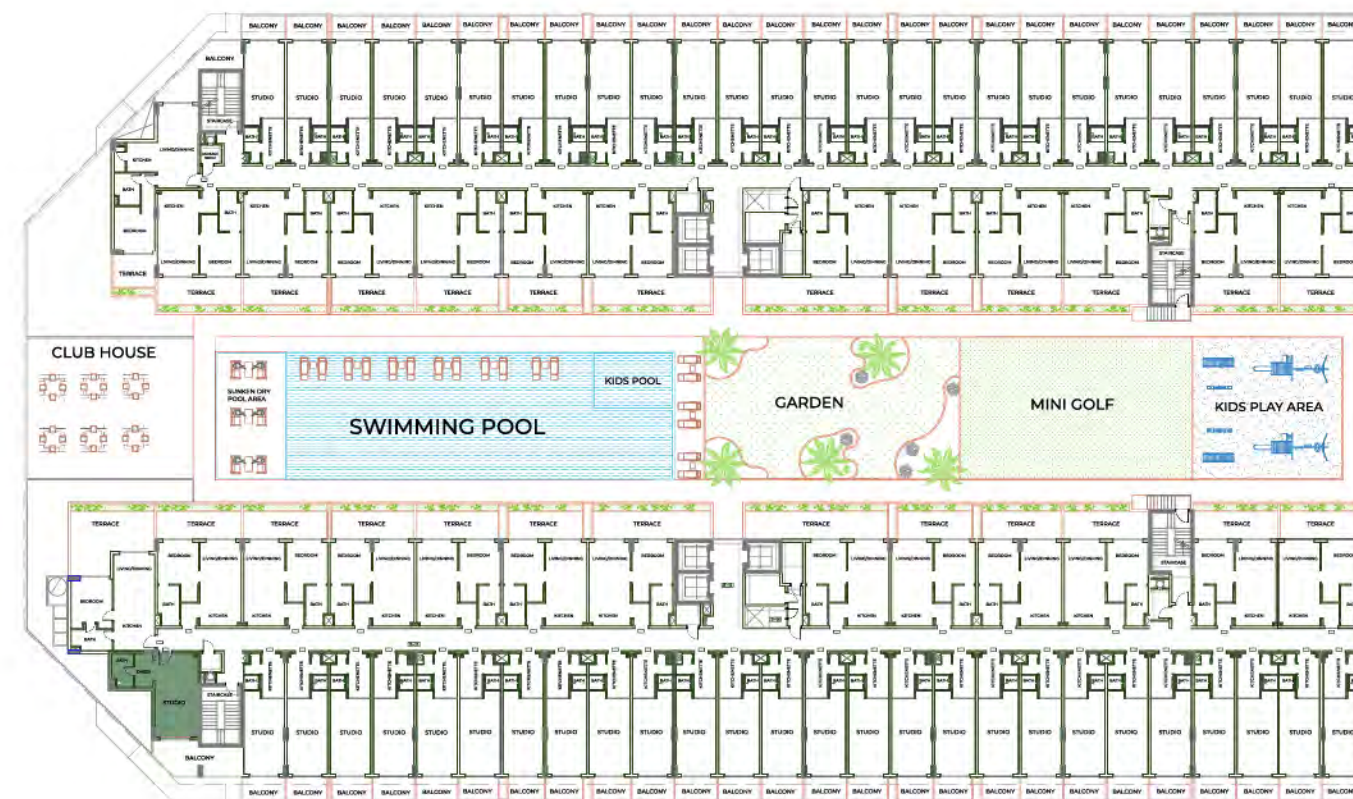
Suite Area
393.74 SQ.FT 36.58 SQ.M

External
201.61 SQ.FT 18.73 SQ.M

Total
595.35 SQ.FT 55.31 SQ.M



FIRST FLOOR

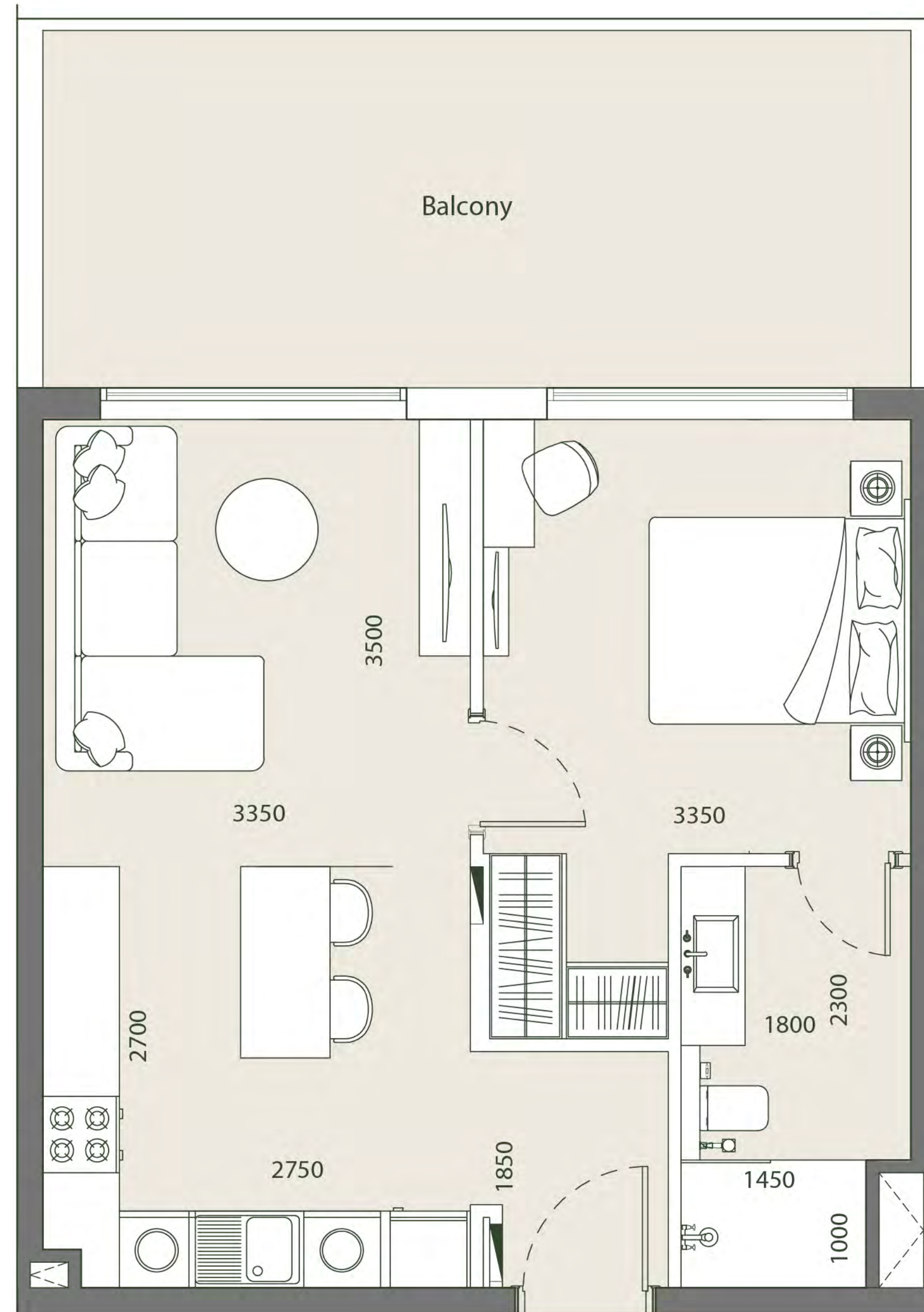
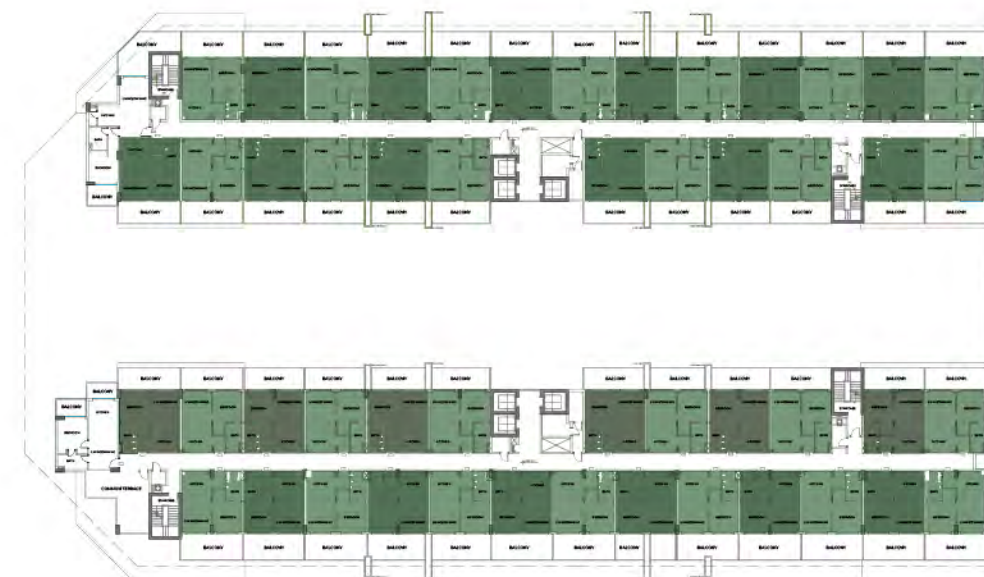
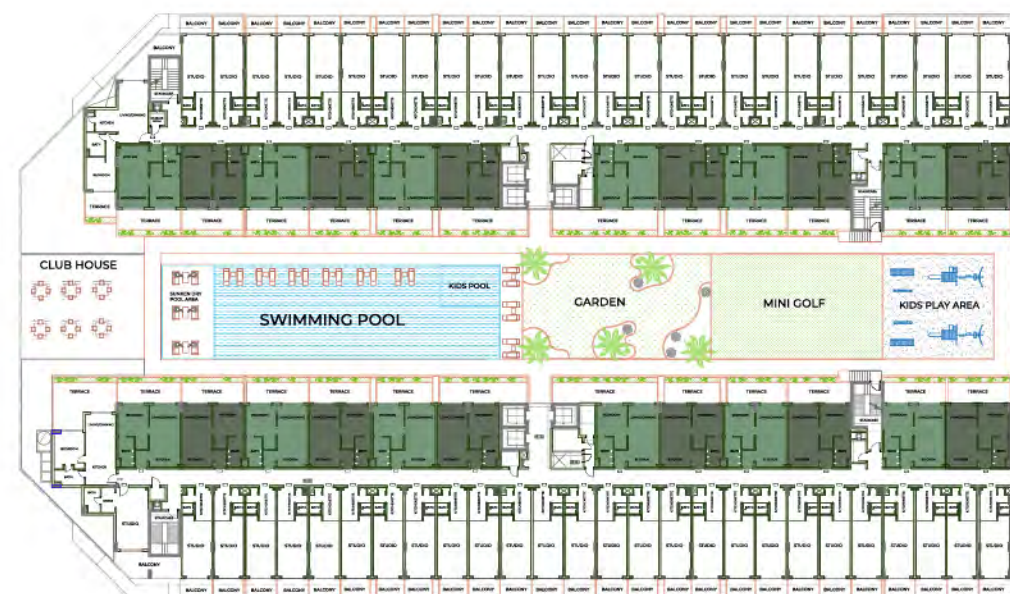


1 BR TYPE 1

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



1 BR TYPE 2

Suite Area
531.31 SQ.FT 49.36 SQ.M

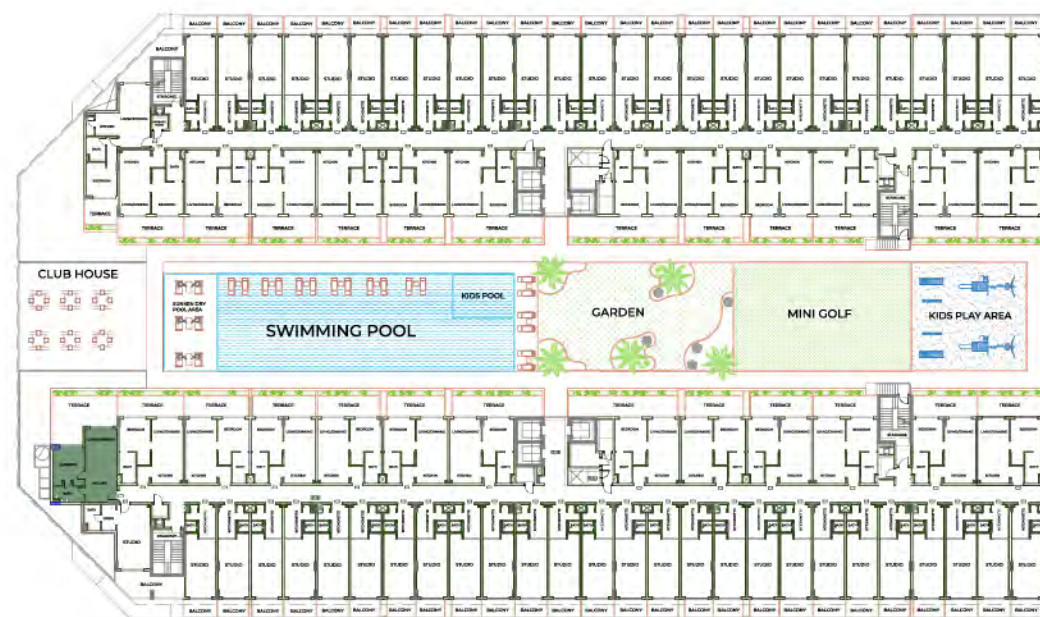
External
375.98 SQ.FT 34.93 SQ.M

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



1 BR TYPE 3

Suite Area
599.55 SQ.FT 55.70 SQ.M

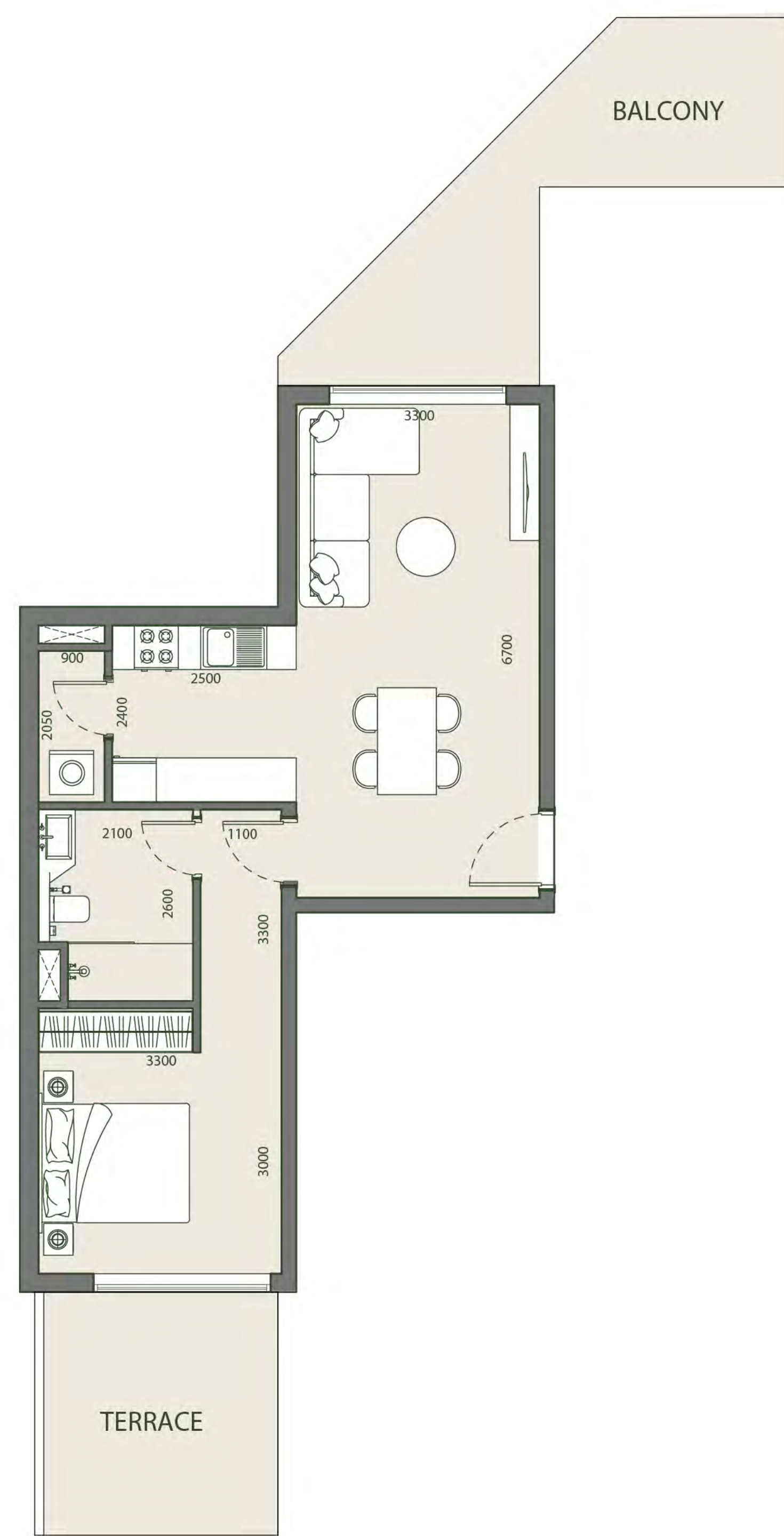
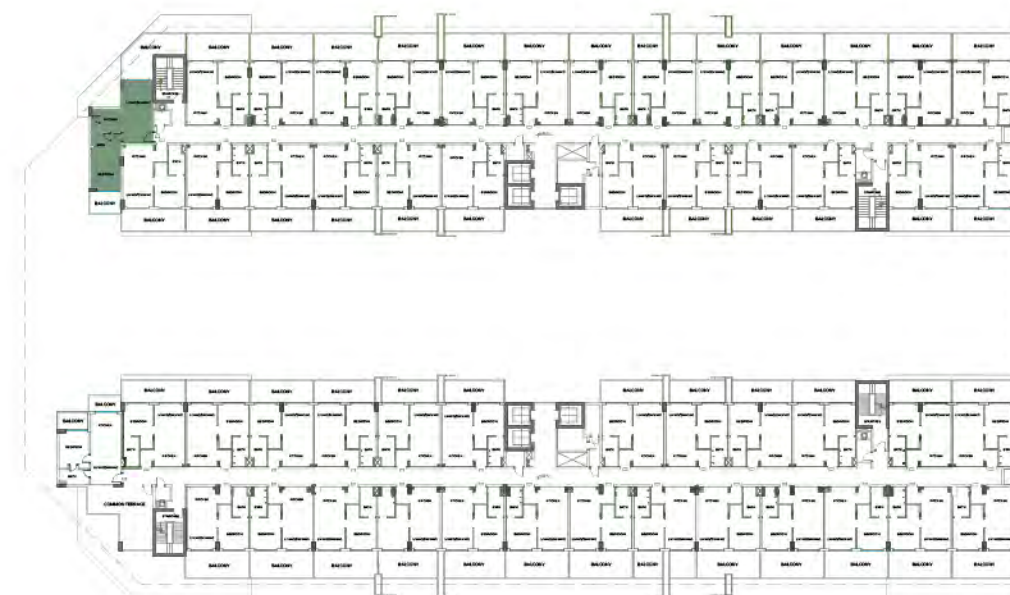
External
292.56 SQ.FT 27.18 SQ.M

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



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.



PRESENTED BY

DECA

LAYA

— DEVELOPERS —