



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*

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

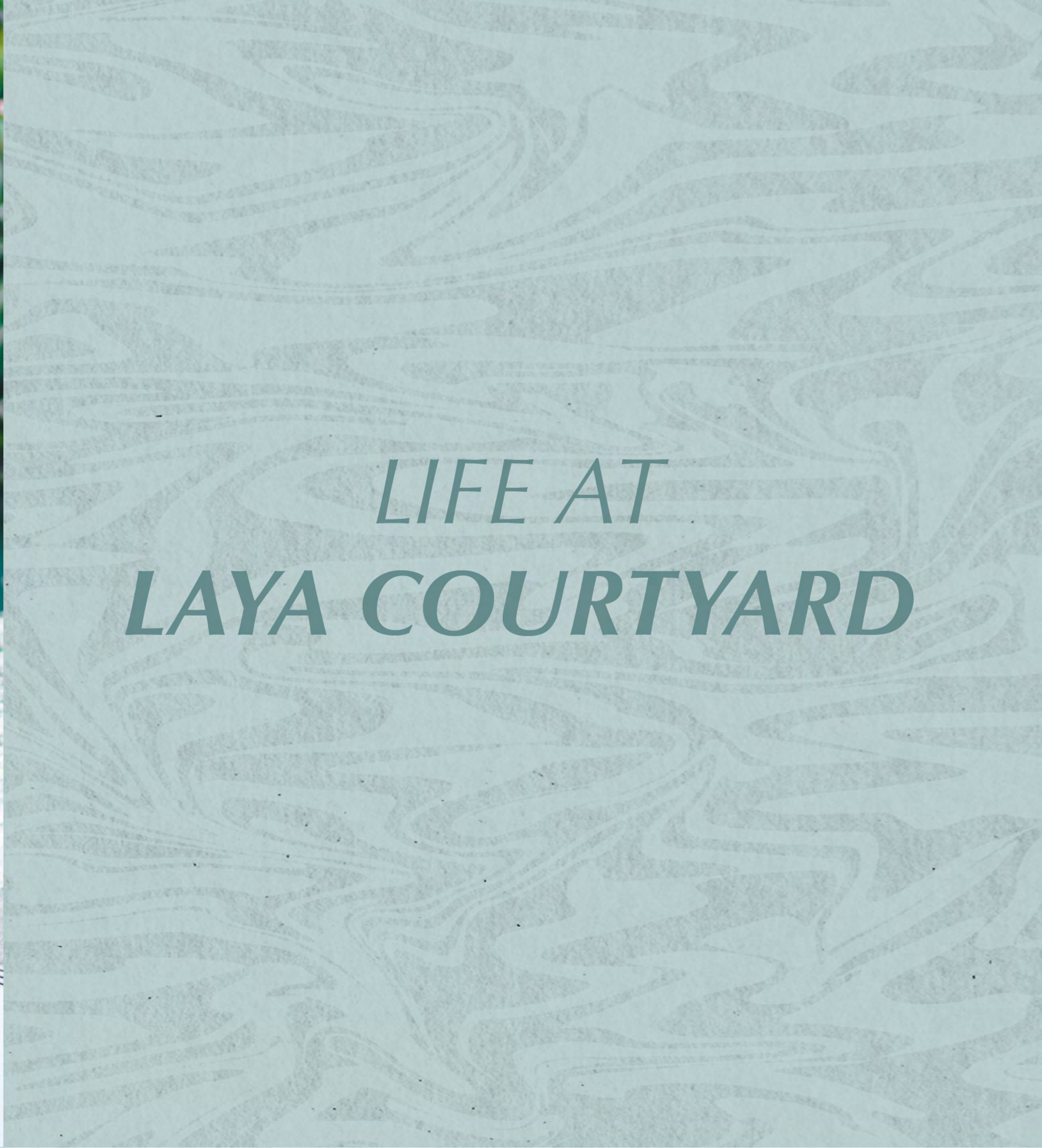




## *Lobby*







*LIFE AT  
LAYA COURTYARD*



# AMENITIES



SWIMMING POOL



KIDS POOL



CLUBHOUSE



SKY DECK



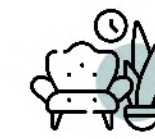
PADEL TENNIS COURT



OUTDOOR YOGA MAT AREA



GYM



OUTDOOR LOUNGE DECK





SWIMMING POOL

KIDS POOL



CLUBHOUSE

SKY DECK

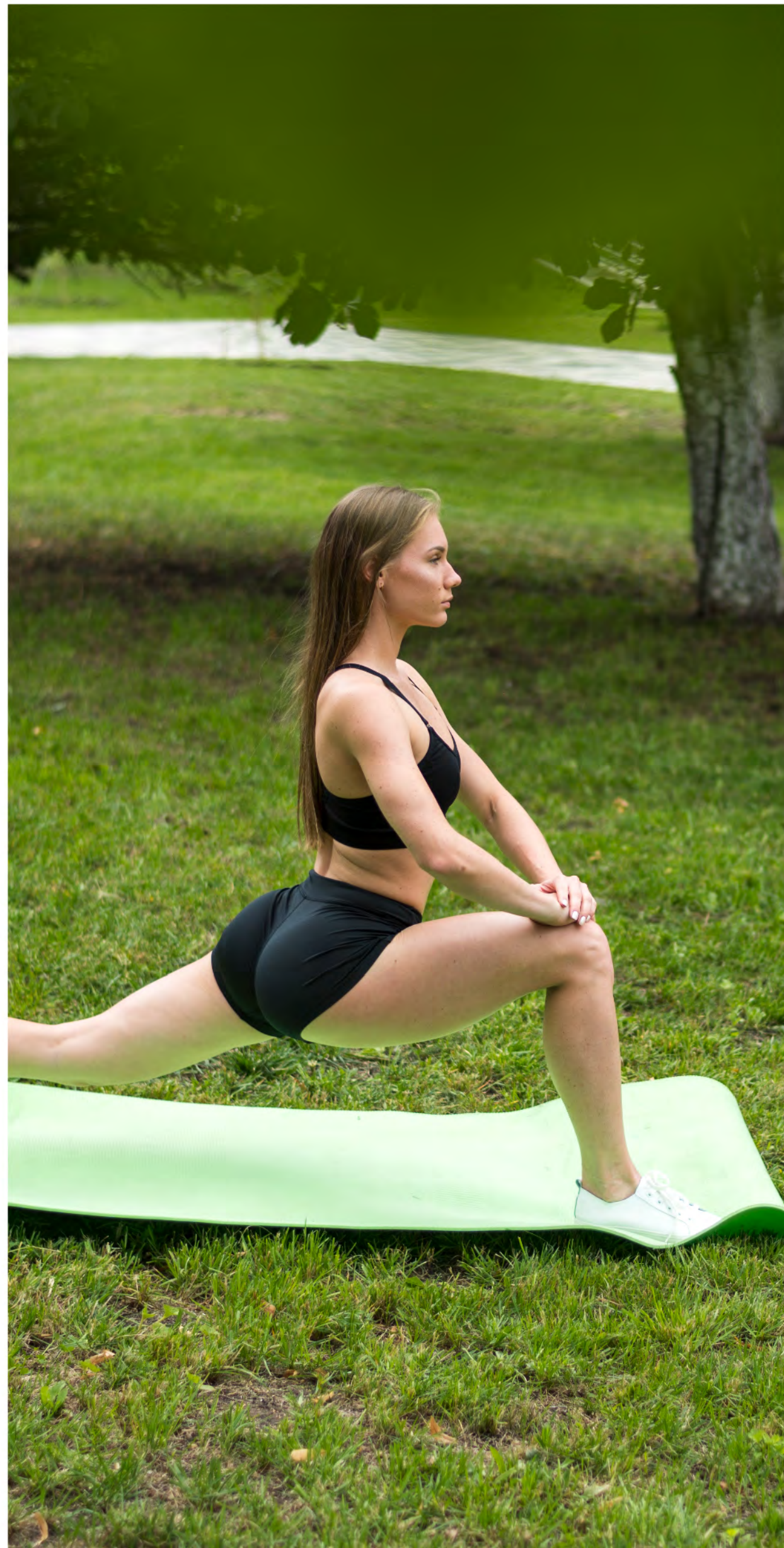






PADEL TENNIS COURT

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

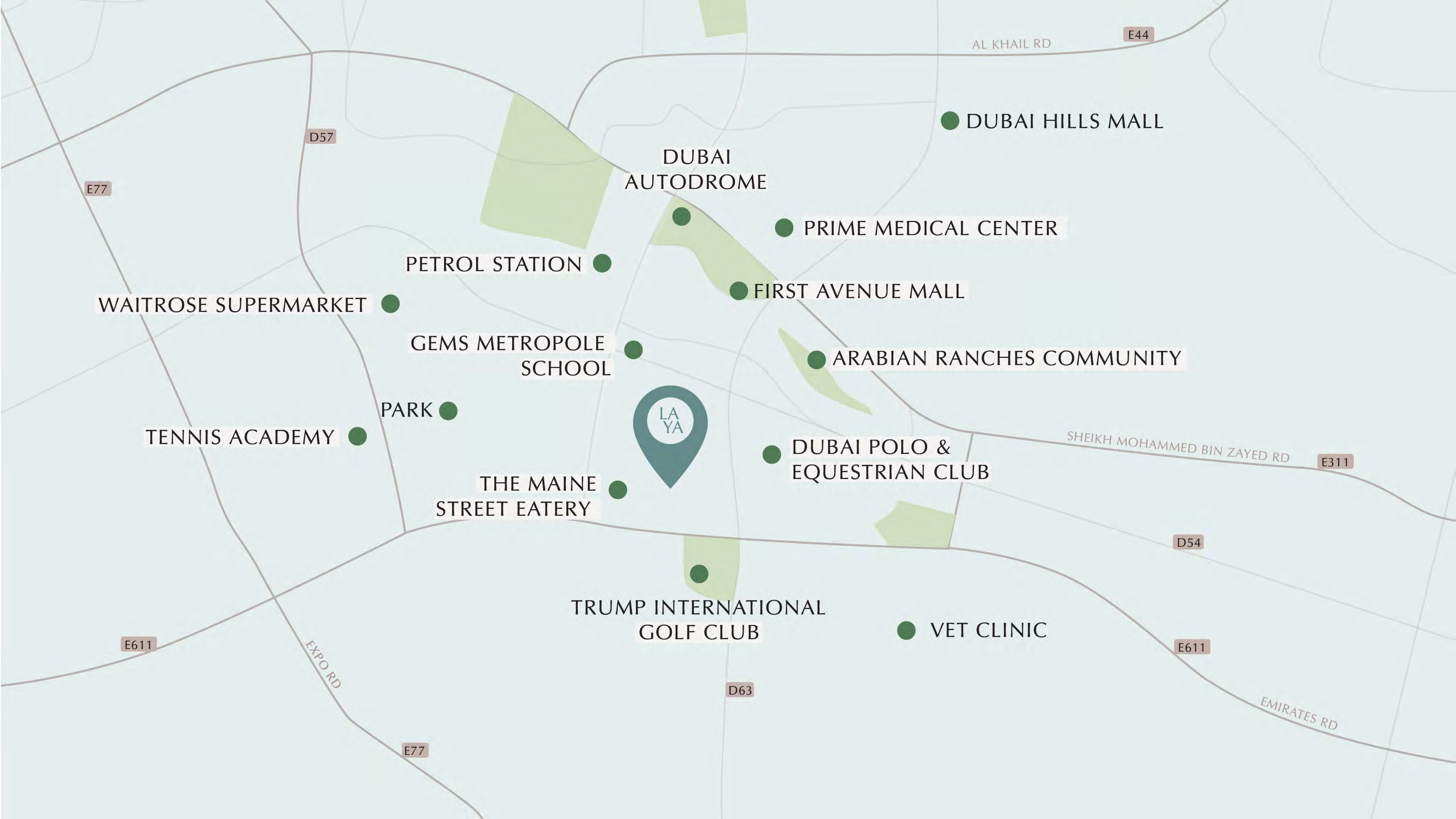






Laya Courtyard is located in Dubai Studio City, positioned in front of a park within a vibrant neighborhood celebrated for its innovative spirit and dynamic energy. Residents enjoy trendy restaurants, recreational spaces, and easy access to nearby retail destinations such as Dubai Hills Mall and First 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

EMIRATES RD

D63

EXPO RD

E77

E611

E77

D57

LA YA



**1** MIN AWAY

**2** MIN AWAY

**4** MIN AWAY

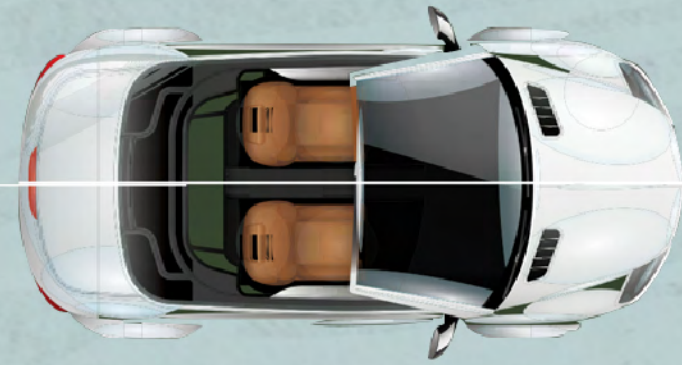
**4** MIN AWAY

**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*



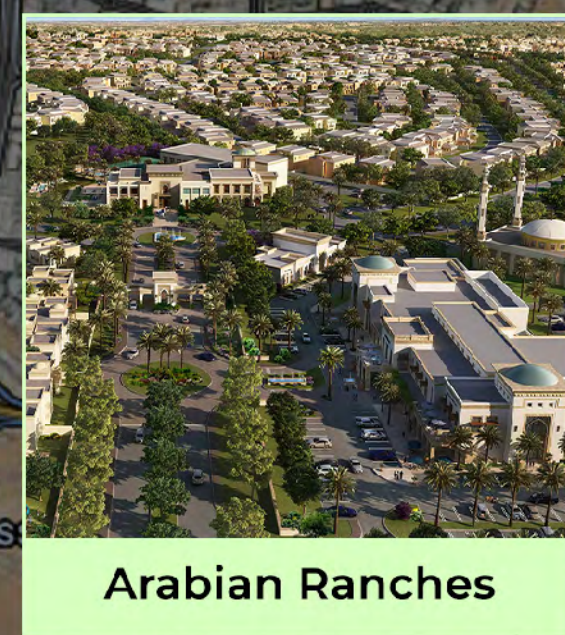
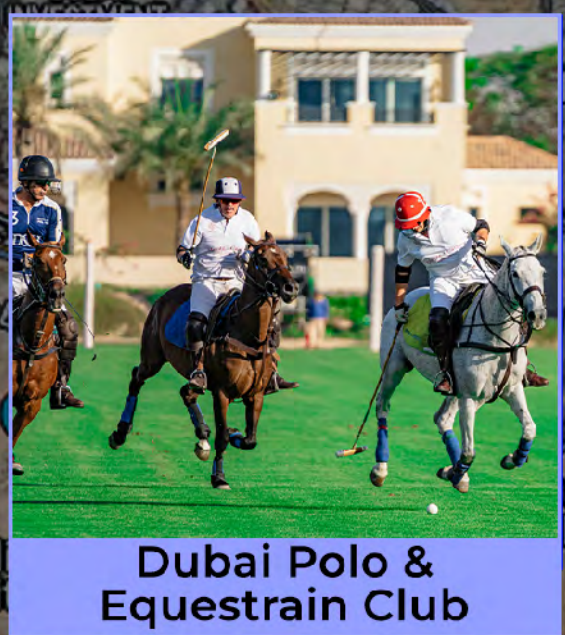
# DECA

# 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







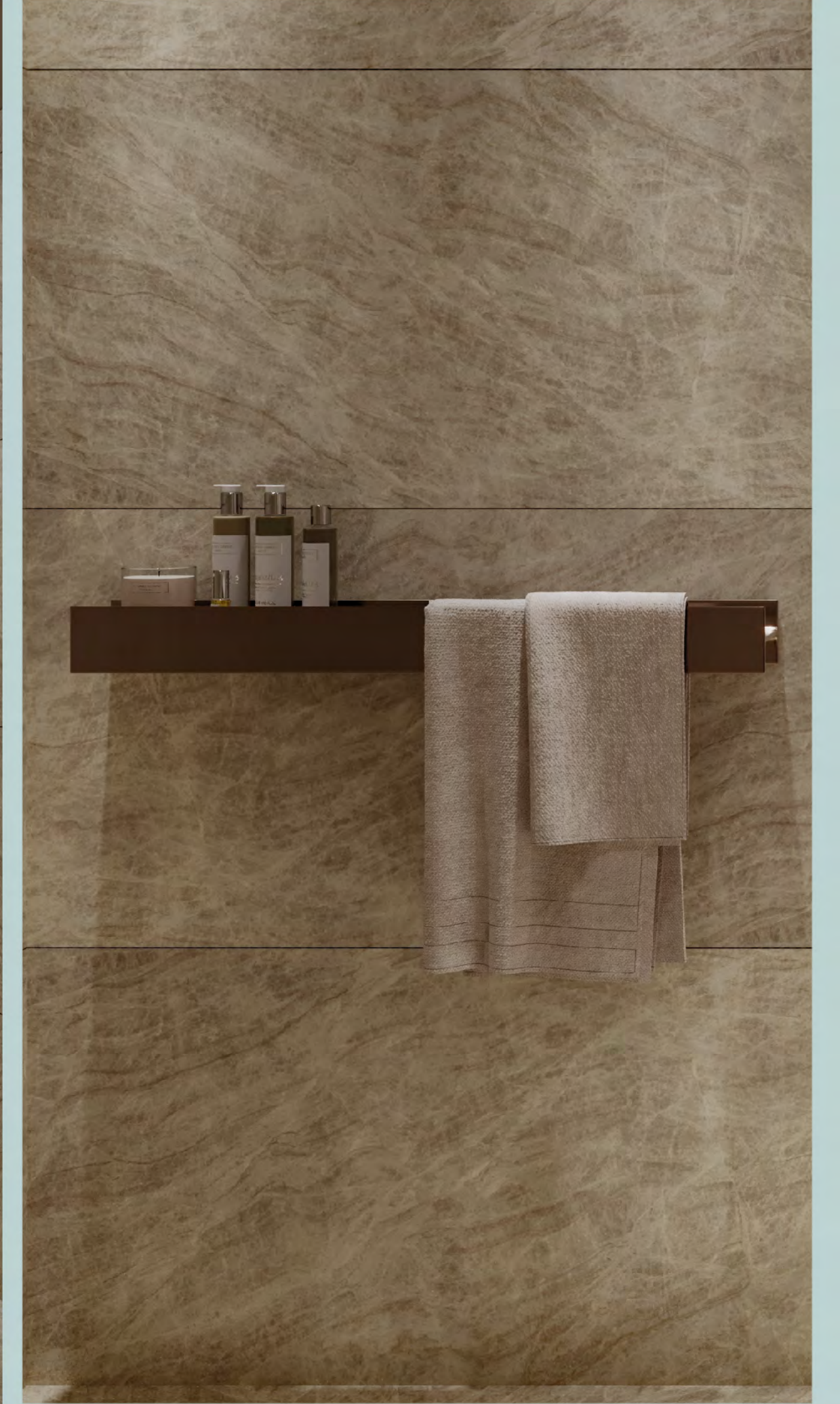






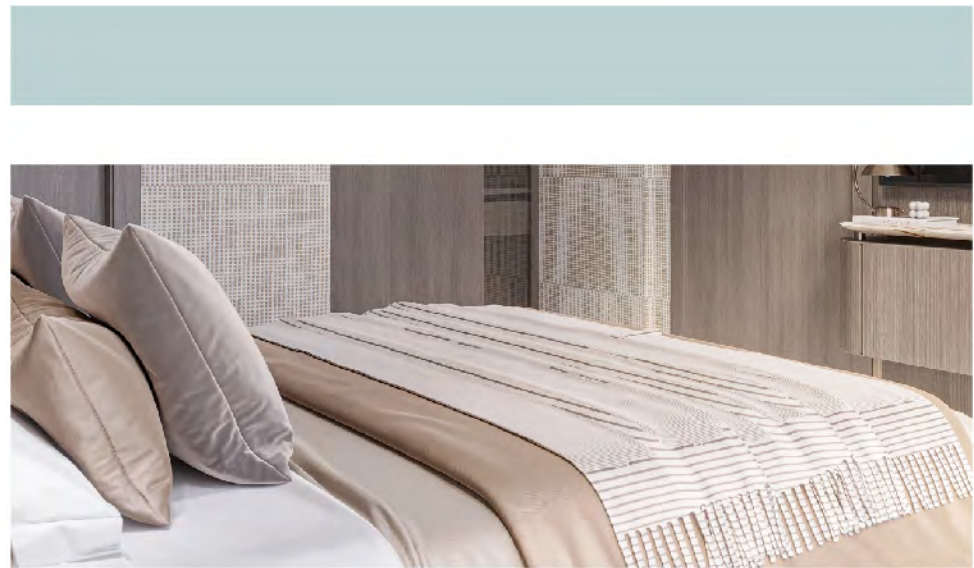


# BATHROOM





# 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.*

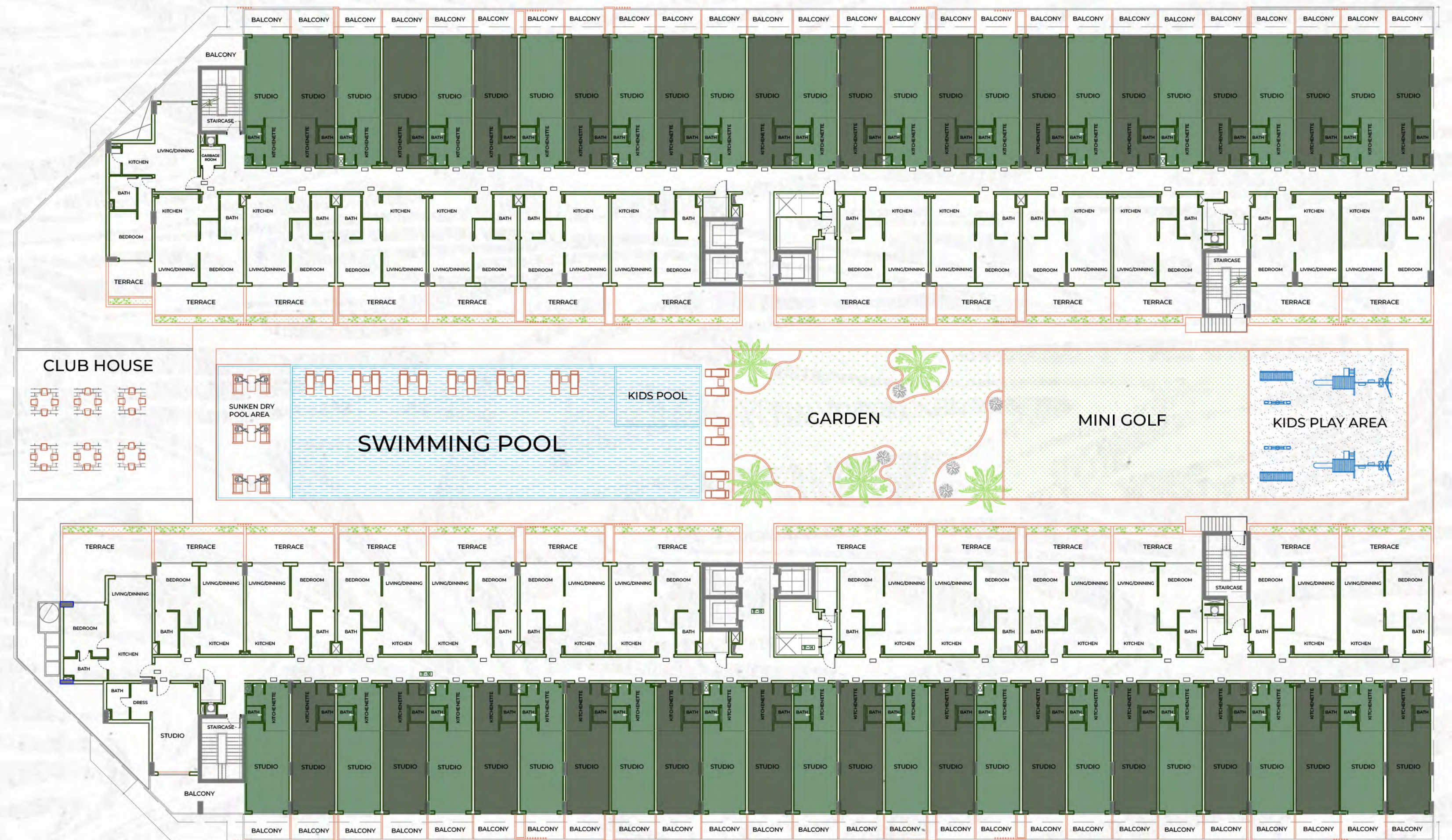




# FLOOR PLAN



# FIRST FLOOR PLAN





# SECOND FLOOR PLAN





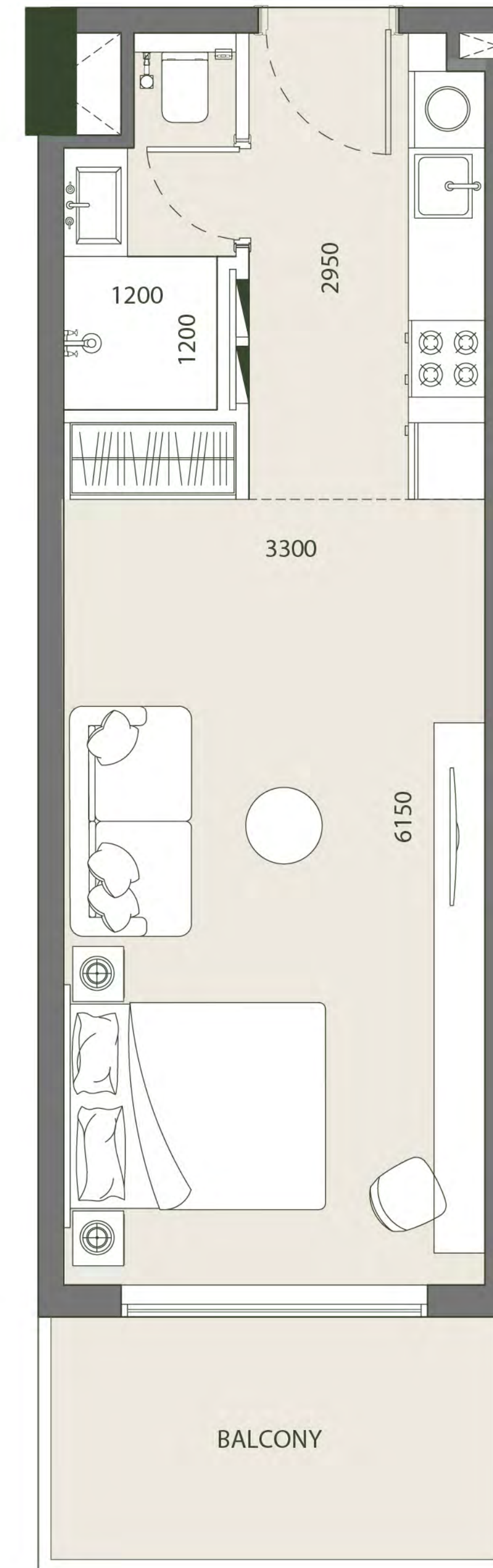
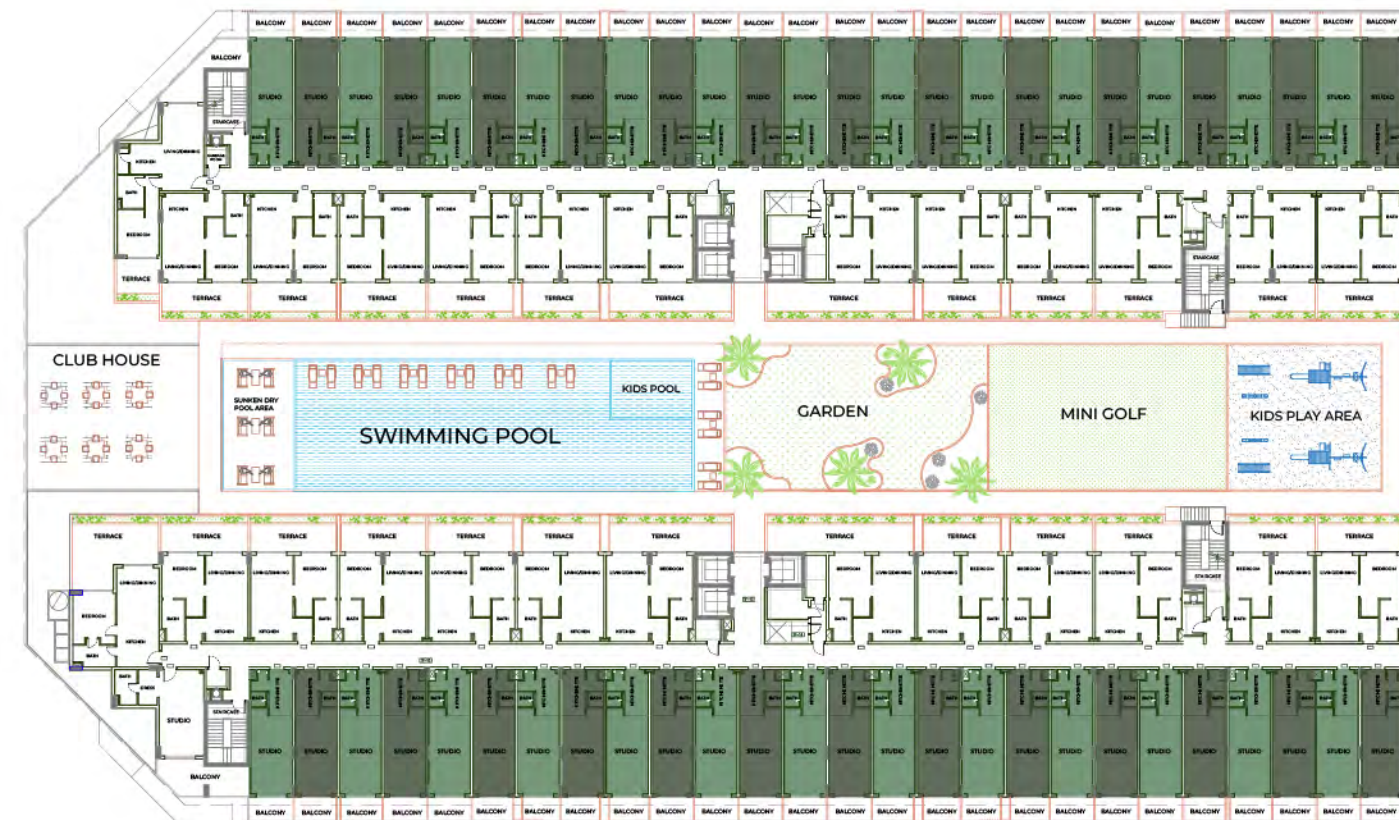
# STUDIO TYPE 1

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



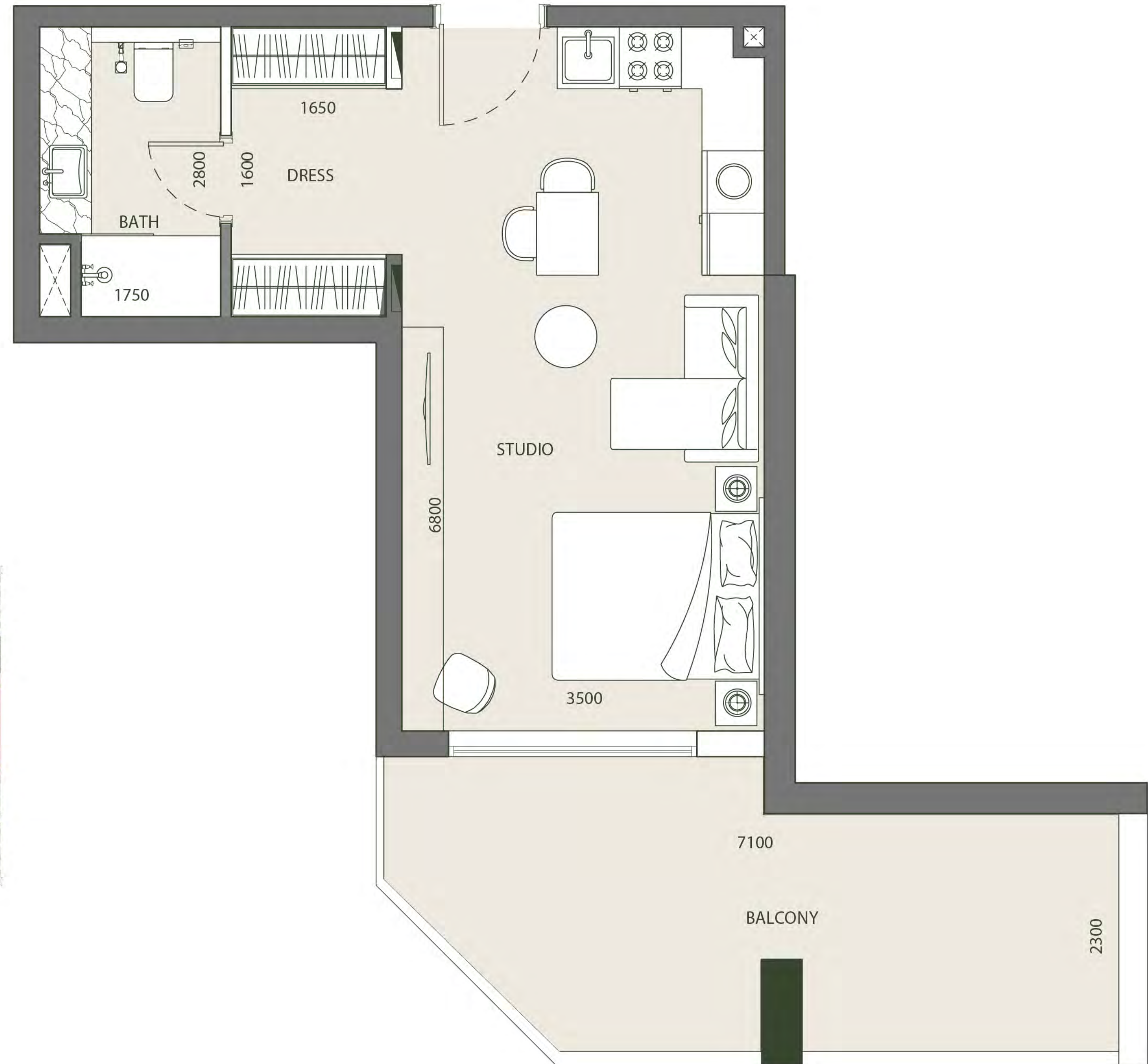


# STUDIO TYPE 2

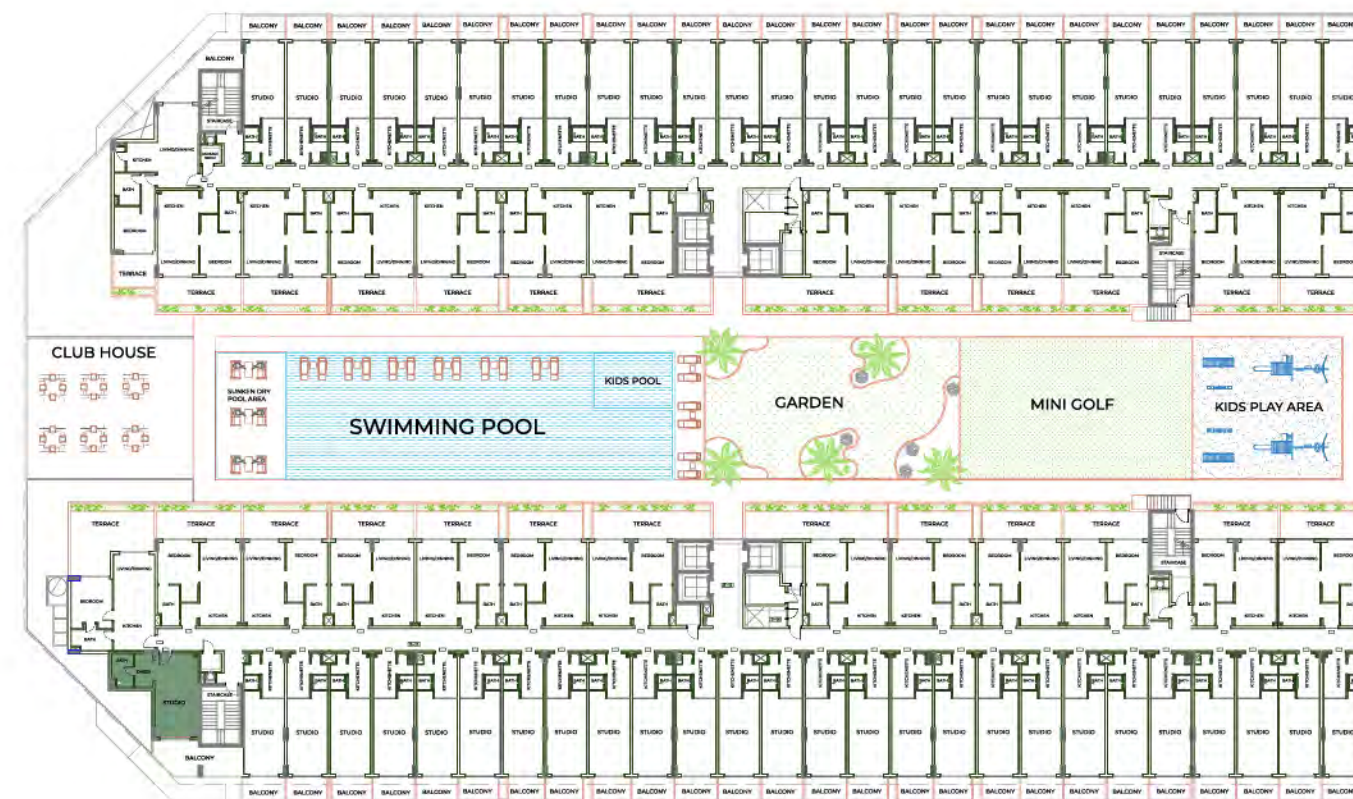
Suite Area  
393.74 SQ.FT 36.58 SQ.M

External  
201.61 SQ.FT 18.73 SQ.M

Total  
595.35 SQ.FT 55.31 SQ.M



## FIRST FLOOR



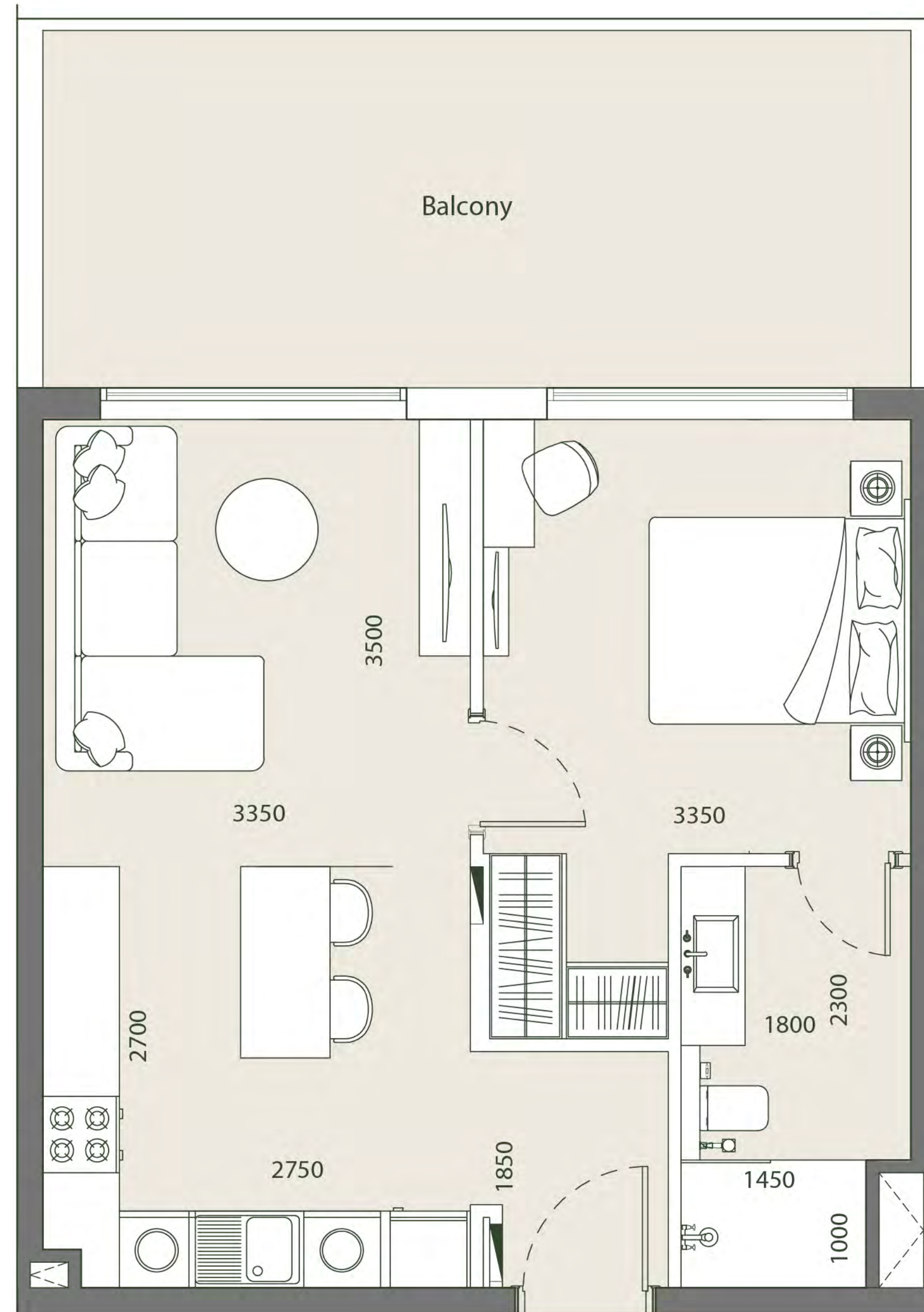
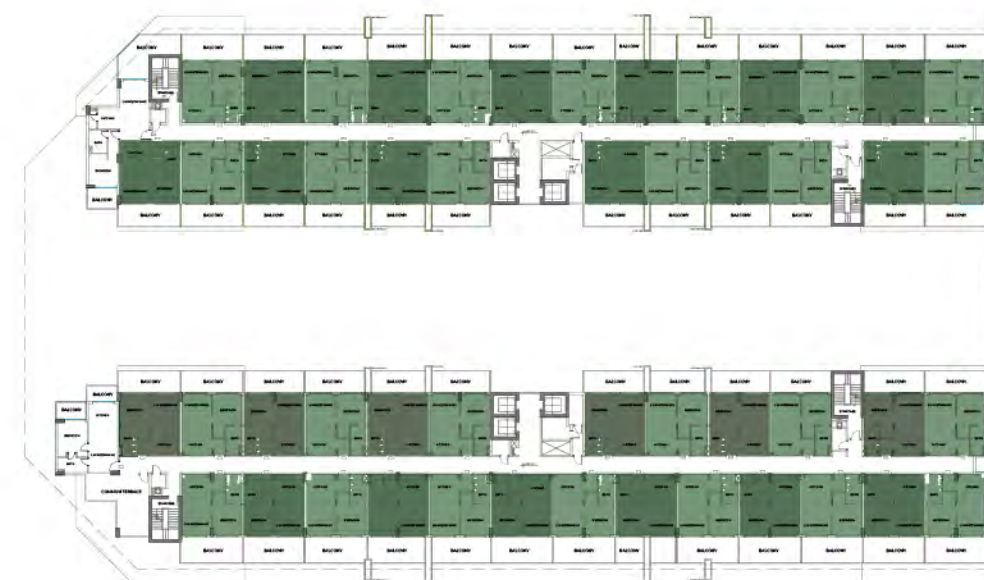
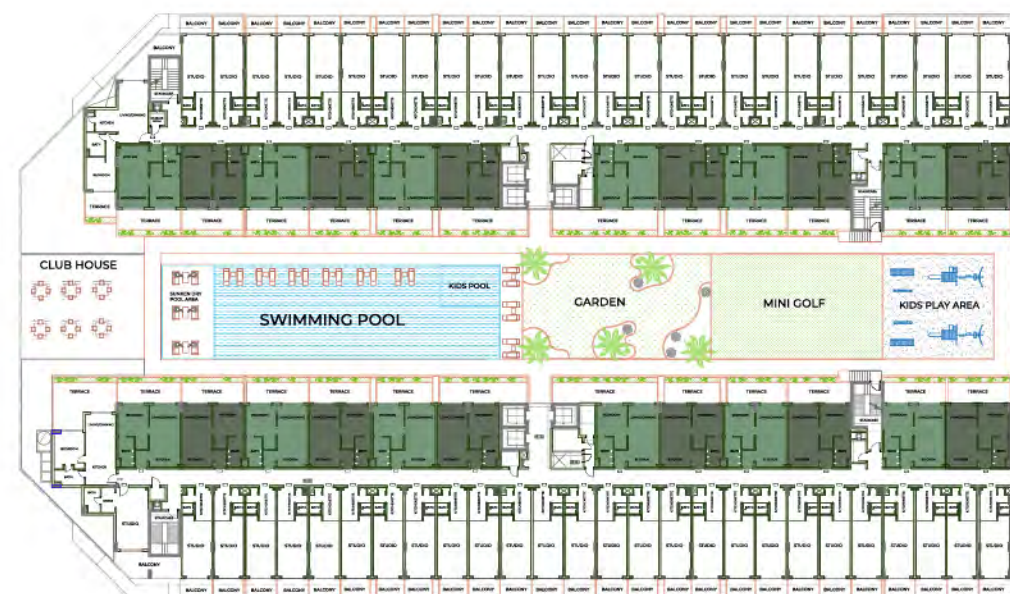


# 1 BR TYPE 1

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

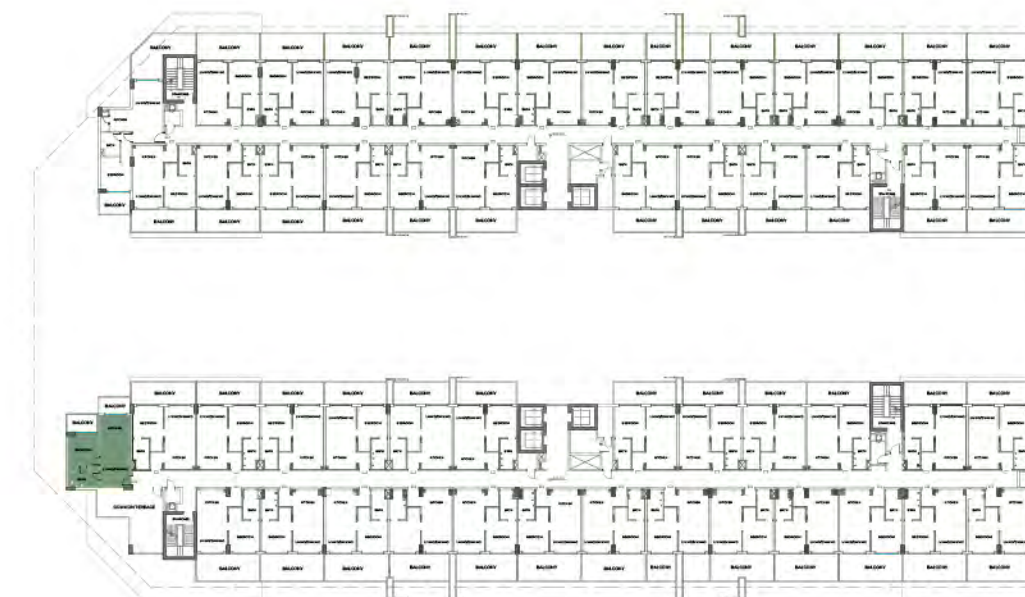
External  
375.98 SQ.FT 34.93 SQ.M

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

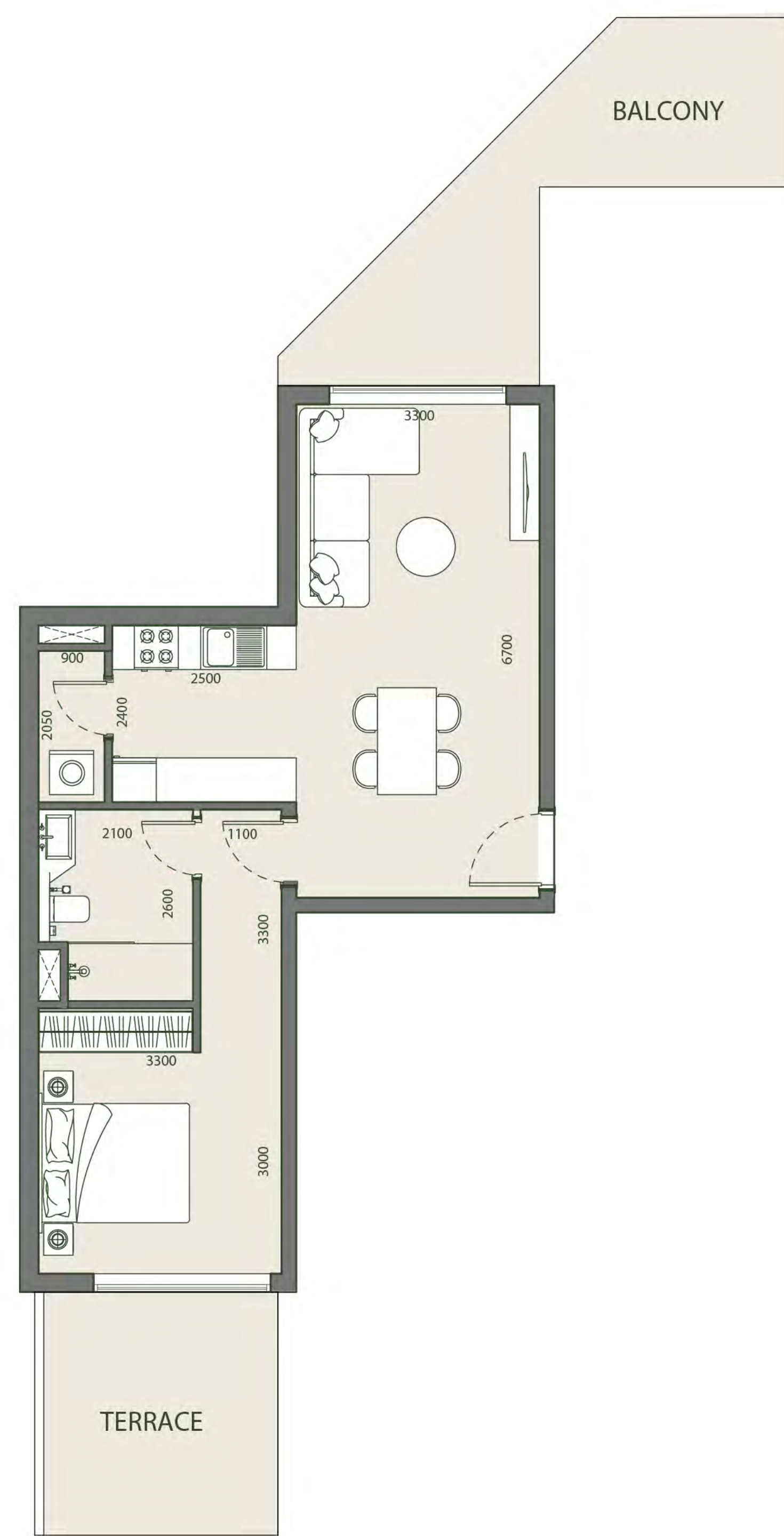
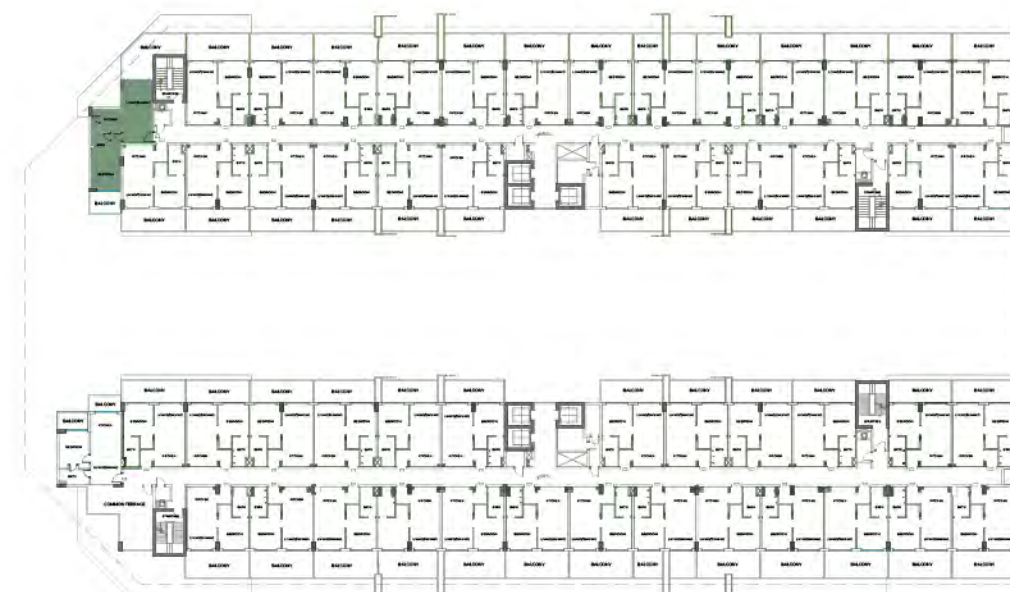
External  
292.56 SQ.FT 27.18 SQ.M

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.





## CONNECT WITH US



UTC-14, Sheikh Zayed Road  
Al Wasl, Dubai



+971 056 86 86 786  
+971 600 55 55 66

info@deca-properties.com  
www.decaproperties.ae



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