

LAYA HEIGHTS

DUBAI STUDIO CITY, UAE

BY **AKSHARA**
GLOBAL REAL ESTATE





LAYA HEIGHTS





WELCOME TO LAYA HEIGHTS

Setting new standards in Dubai's real estate industry, Akshara Global Real Estate brings to you its third residential project, Laya Heights, which is located in Dubai Studio City and will be completed in the first quarter of 2023.

Laya Heights offers a self-sufficient and luxury lifestyle to its residents with its thoughtfully designed amenities hub that features an outdoor cinema and padel tennis court, double height ceiling designer lobby, gracious studio and one bedroom floor plans, ample space to work from home and opportunity to connect with the residents of the building.

NUMBER OF UNITS

173 STUDIO

222 1 BEDROOM

PROJECT COMPLETION
EARLY 2023



A BUILDING THAT FEELS
like a private club







THE GYM

Featuring state-of-the-art gym machines, the fitness center has both an outdoors and indoors deck with a separate yoga and movement area

WHERE
every detail
IS CONSIDERED.







AMENITIES HUB

The perfect place to relax, work outside, go for a swim, watch a movie, play a game of padel tennis, lounge in the barbecue area, or for kids to enjoy in the pool or in the outdoors play area

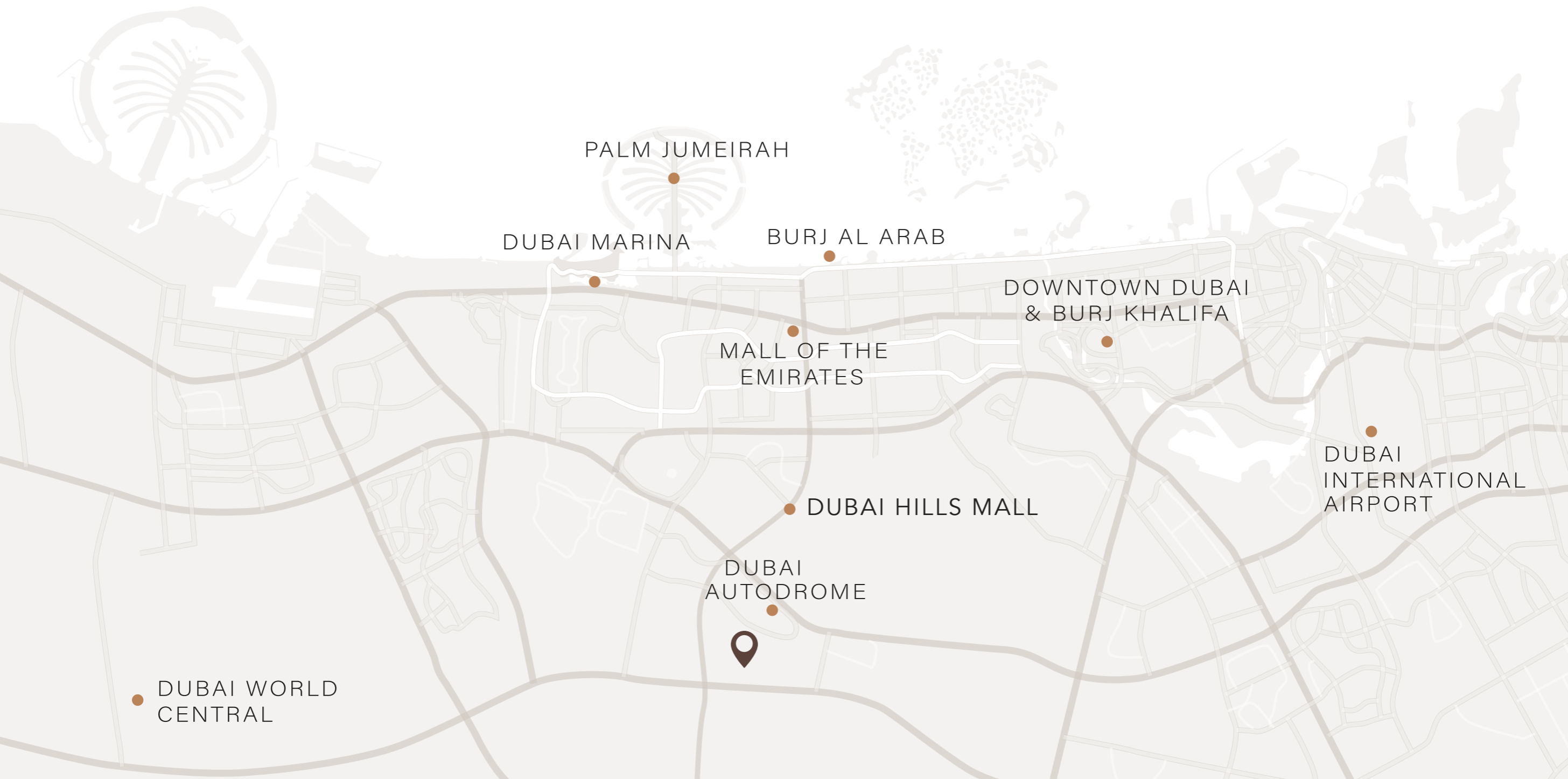
AMENITIES

- 1 Resort Type Pool Area
- 2 Jogging Track
- 3 Kids Play Area
- 4 Kids Pool
- 5 BBQ/Picnic Area
- 6 Indoors and Outdoor Gym
- 7 Outdoor Cinema
- 8 Pool Sun-Loungers Area
- 9 Padel Court
- 10 Sauna

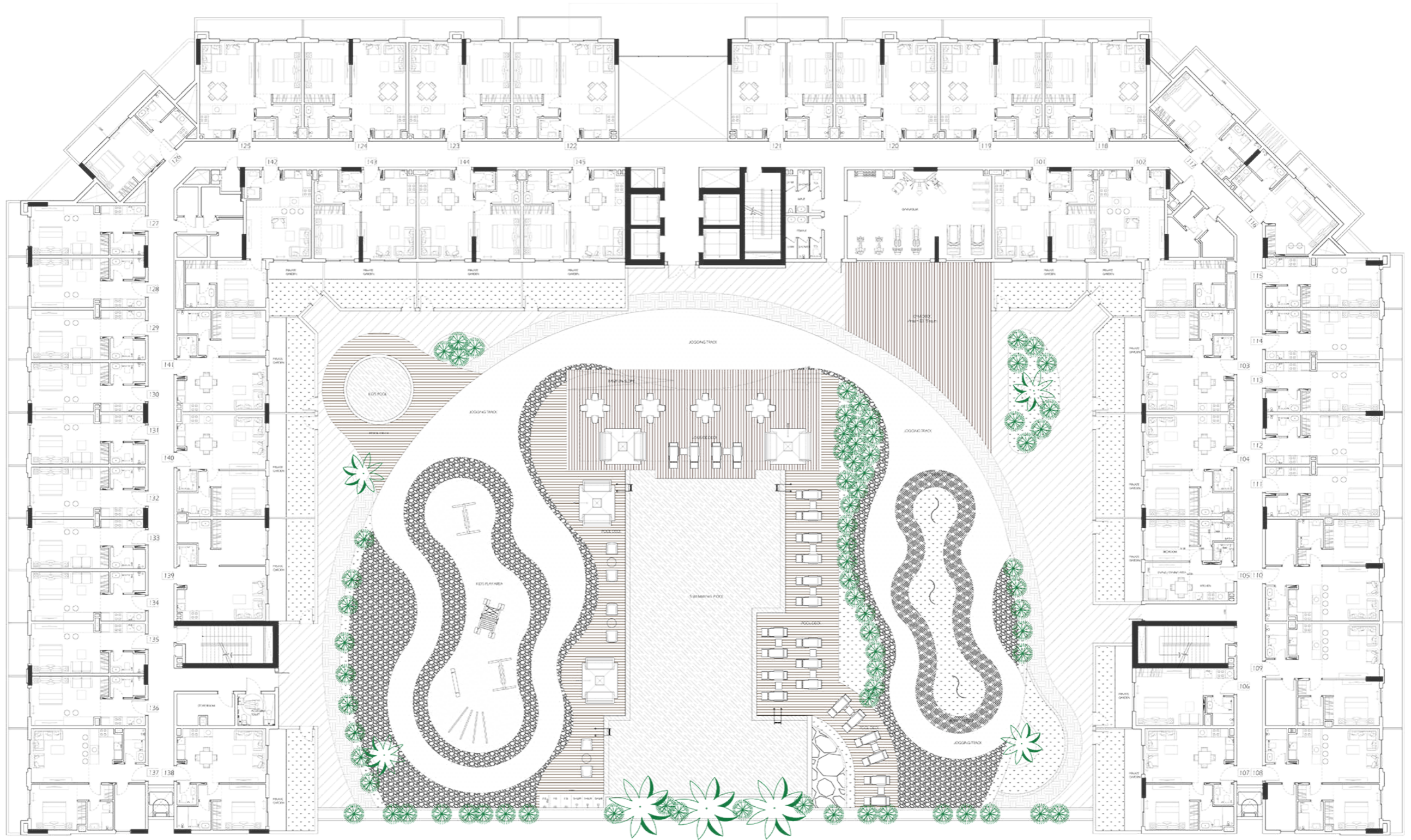


AROUND LAYA HEIGHTS

- | | | | | | |
|---|--|---|--|---|--|
| 1 | GEMS Metropole School
<i>(Opposite to Laya Heights)</i> | 4 | First Avenue Mall
<i>(Restaurants and Supermarkets)</i>
<i>(1 minute away)</i> | 7 | Park <i>(5 minutes away)</i> |
| 2 | Dubai Hills Mall <i>(5 minutes away)</i> | 5 | Carrefour <i>(1 minute away)</i> | 8 | Dubai Polo & Equestrian Club <i>(2 minutes away)</i> |
| 3 | Mall of the Emirates <i>(10 minutes away)</i> | 6 | Dubai Mall <i>(15 minutes away)</i> | 9 | IMG World of Adventure <i>(15 minutes away)</i> |



FIRST FLOOR PLAN





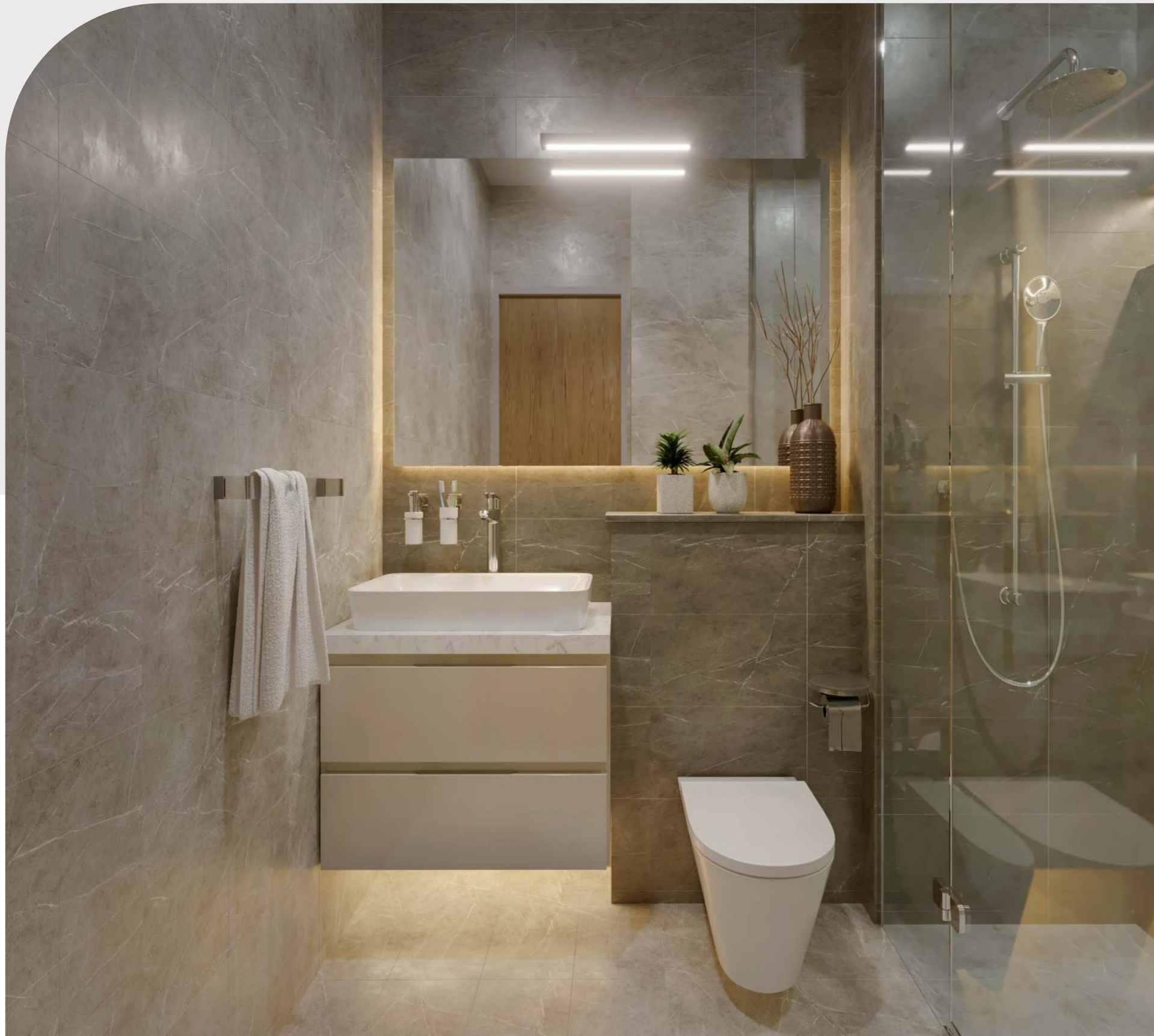
LIVING ROOM

LAYA HEIGHTS



BEDROOM

LAYA HEIGHTS



JAGUAR BRAND BATHROOM
FITTINGS AND ACCESSORIES



CUSTOM BUILT VANITY,
MIRRORS WITH INBUILT
COVE LIGHTING

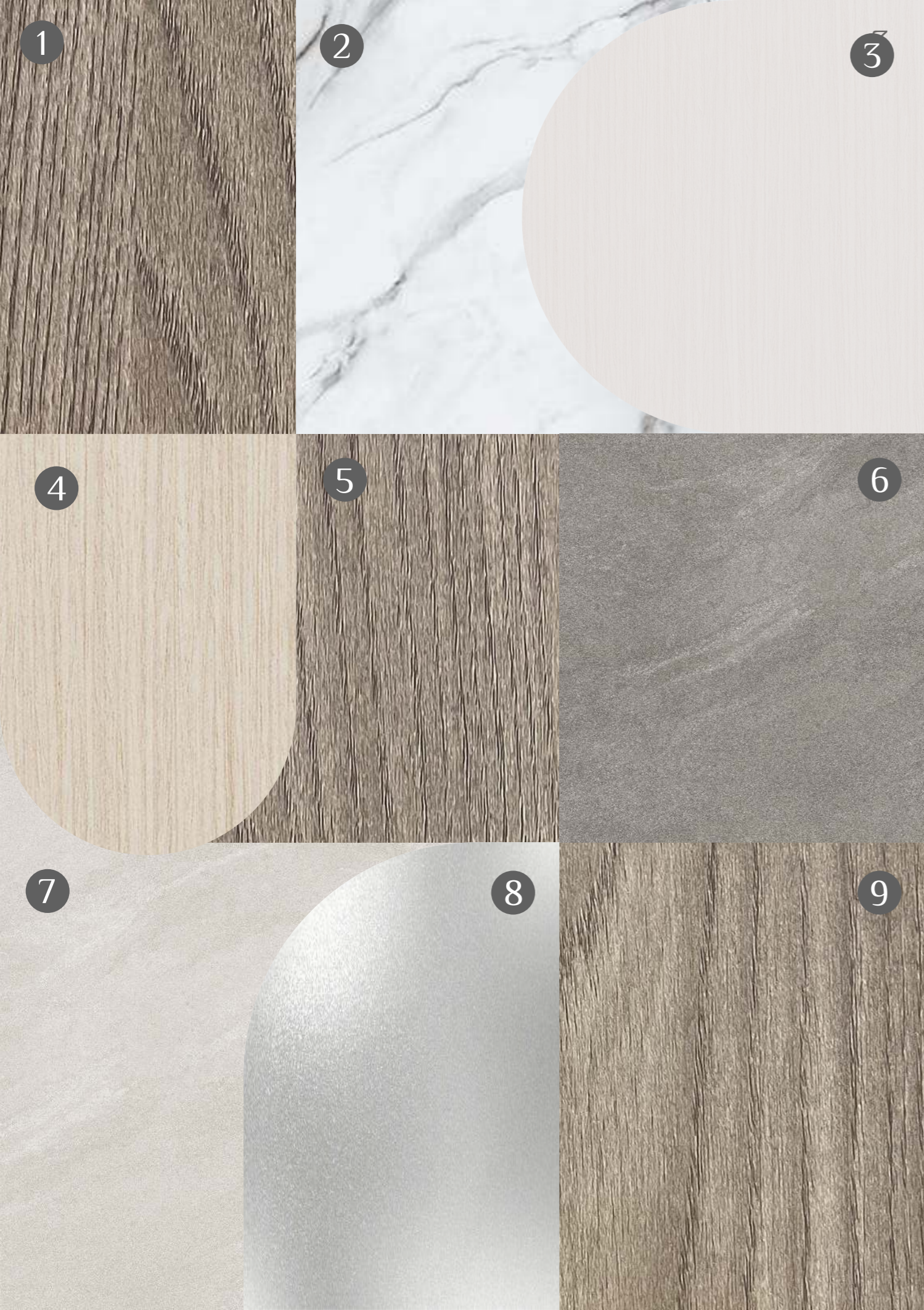


INBUILT SHOWER NICHES



THE KITCHEN

Sleek and modern, the kitchens feature quartz countertops, high pressure laminate cabinets, a suite of high end Midea kitchen appliances that are fully inbuilt and integrated into the cabinetry, and integrated cove lighting.



OUR THOUGHTFUL SELECTION OF MATERIALS makes all the difference.

KITCHEN

- 1 Custom Oak High Pressure Laminate Cabinetry
- 2 White Quartz Countertop & Backsplash
- 3 Off white Interior Cabinetry

APARTMENT

- 4 Designer Oak flooring throughout

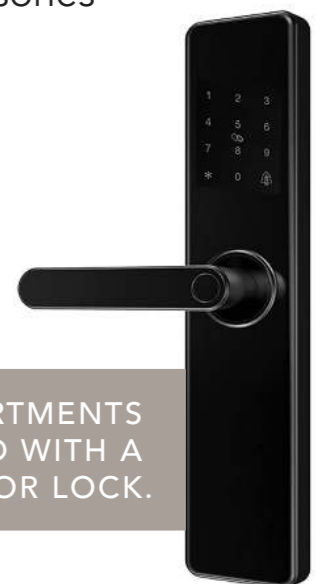
BATHROOM

- 5 Custom Oak Finished Vanity
- 6 Dark Grey Walls in the Shower Area
- 7 Light Grey Flooring
- 8 Designer Jaguar brand Fittings & Accessories with Chrome Metal Finish

BEDROOM

- 9 Custom Oak High Pressure Laminate Wardrobes

ALL OUR APARTMENTS
ARE EQUIPPED WITH A
SMART DOOR LOCK.

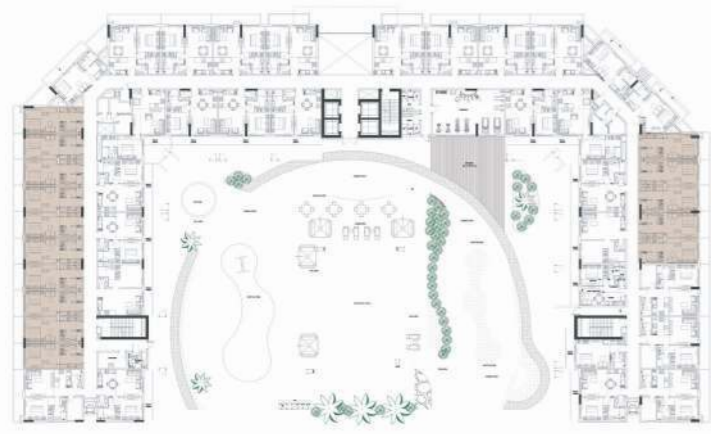


STUDIO TYPE 1

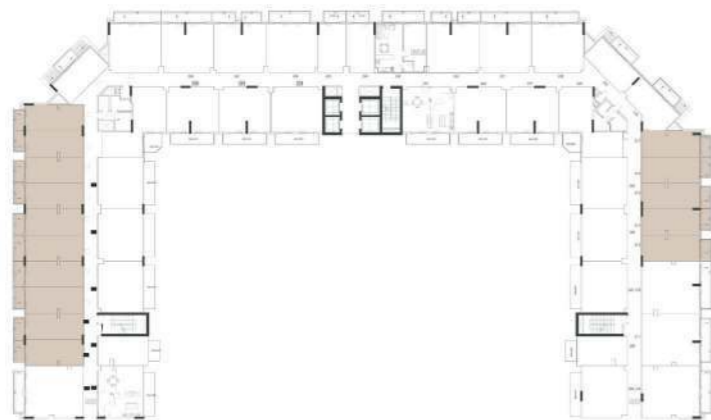
NET AREA = 31.44 SQ.M

BALCONY AREA = 4.67 SQ.M

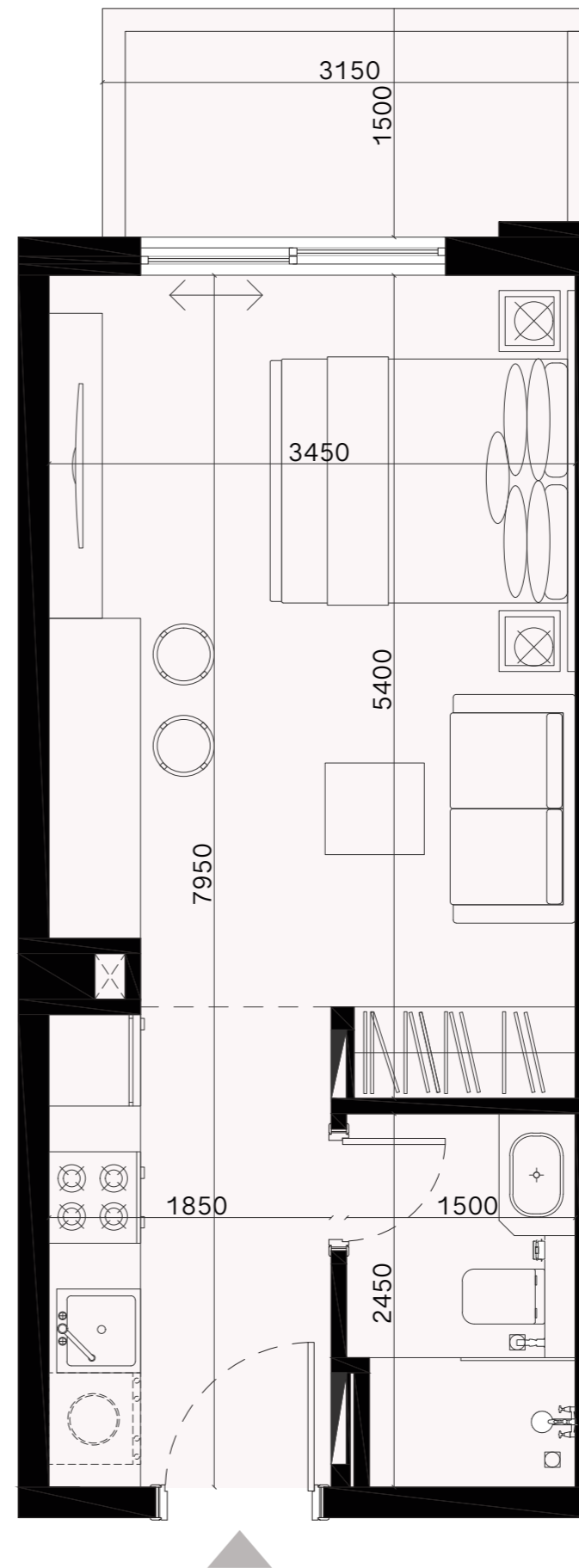
TOTAL AREA = 36.11 SQ.M



1ST Floor



2ND - 8TH Floor

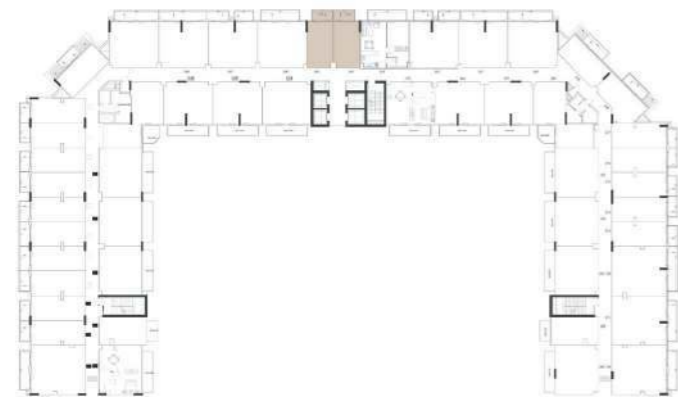


STUDIO TYPE 2

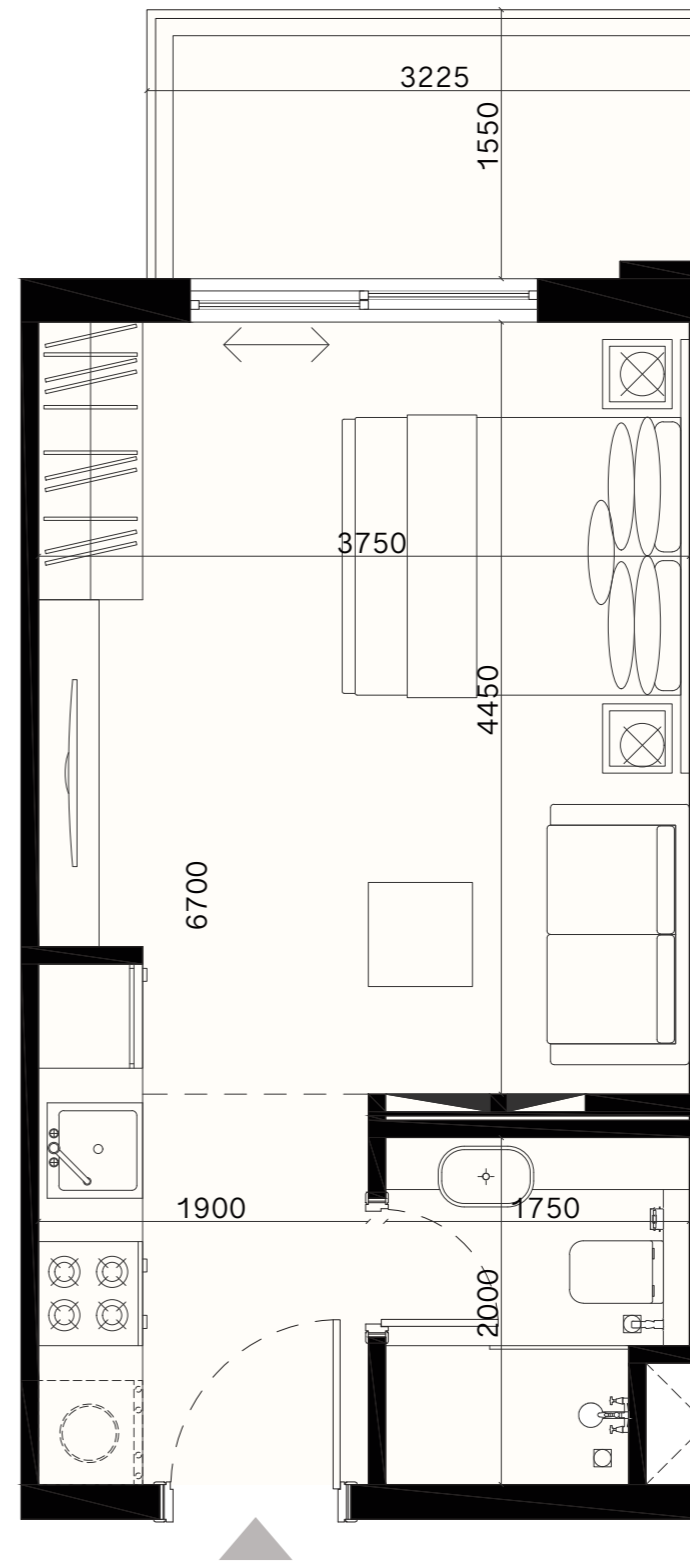
NET AREA = 28.00 SQ.M

BALCONY AREA = 4.95 SQ.M

TOTAL AREA = 32.95 SQ.M



2ND - 8TH Floor



STUDIO TYPE 3

NET AREA = 31.79 SQ.M

BALCONY AREA = 5.42 SQ.M

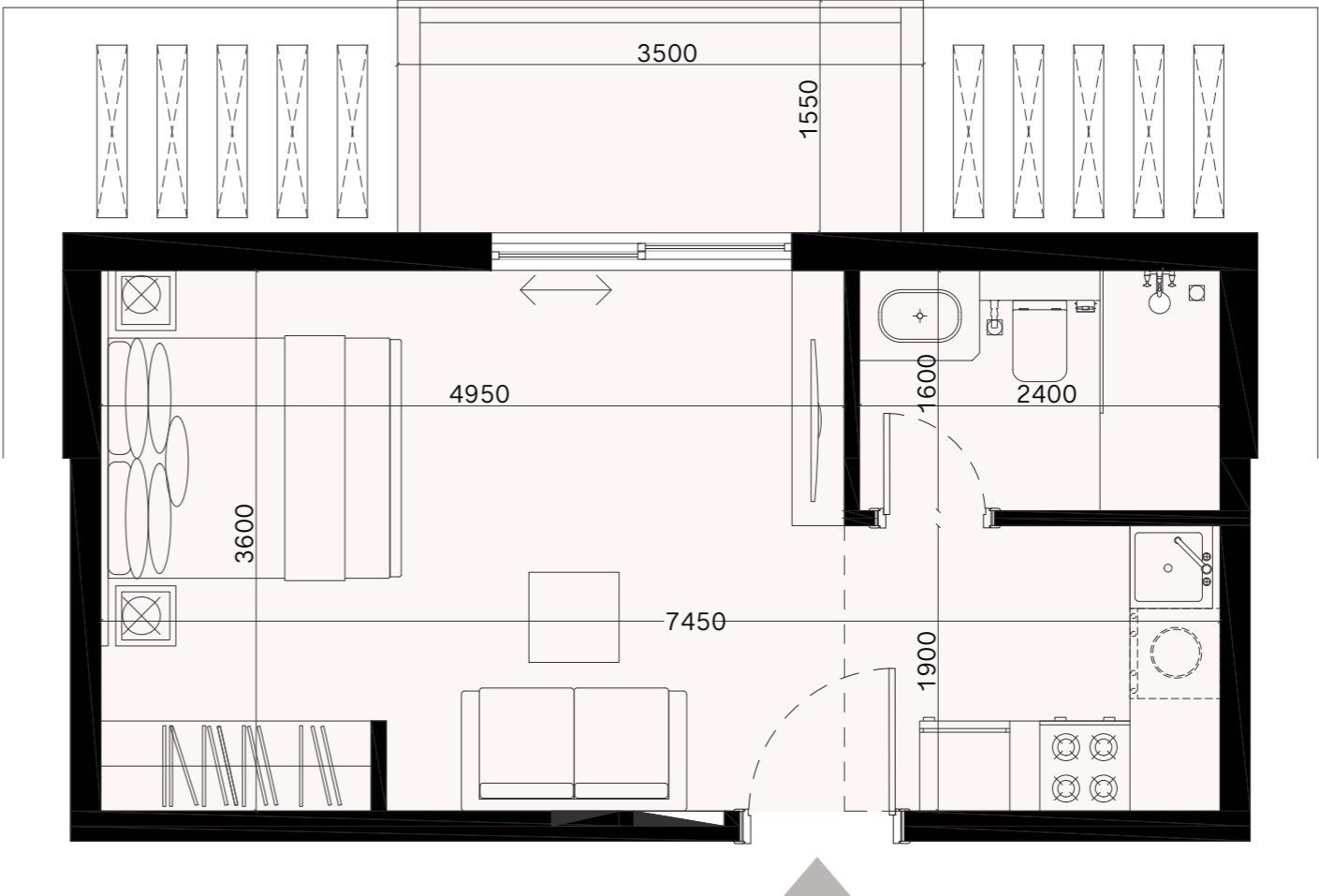
TOTAL AREA = 37.21 SQ.M



1ST Floor



2ND - 8TH Floor



STUDIO TYPE 4

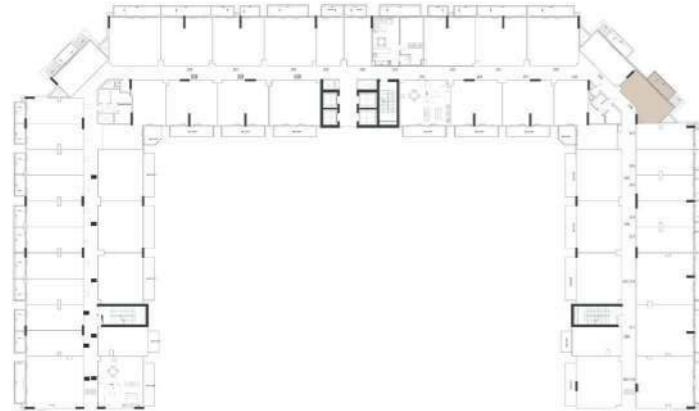
NET AREA = 33.59 SQ.M

BALCONY AREA = 6.59 SQ.M

TOTAL AREA = 40.18 SQ.M



1ST Floor



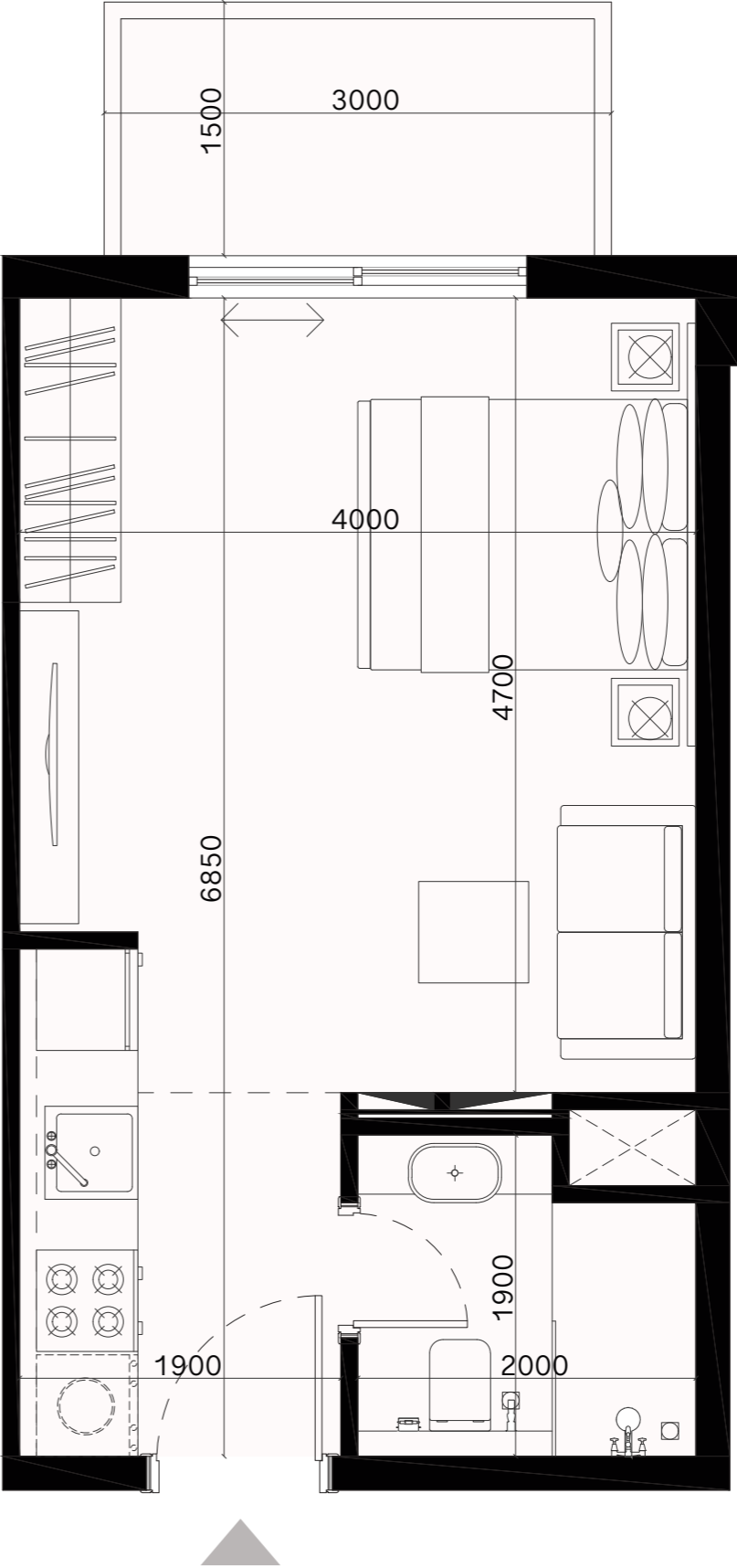
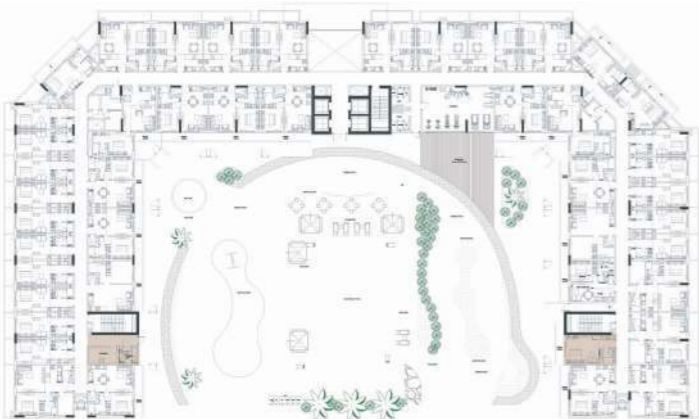
2ND - 8TH Floor

STUDIO TYPE 5

NET AREA = 31.05 SQ.M

BALCONY AREA = 4.5 SQ.M

TOTAL AREA = 35.55 SQ.M



1 BR TYPE 1

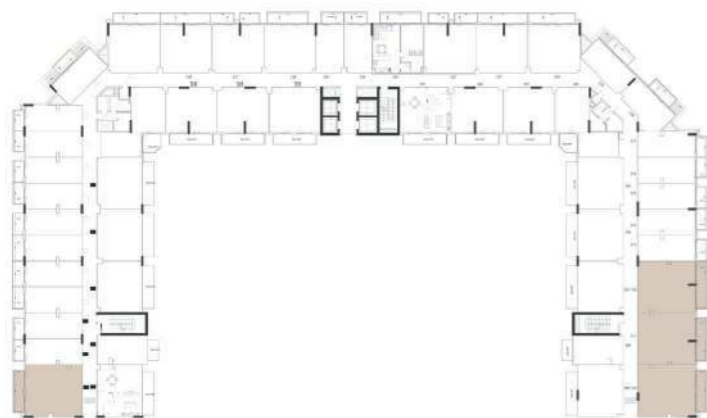
NET AREA = 60.97 SQ.M

BALCONY AREA = 10.42 SQ.M

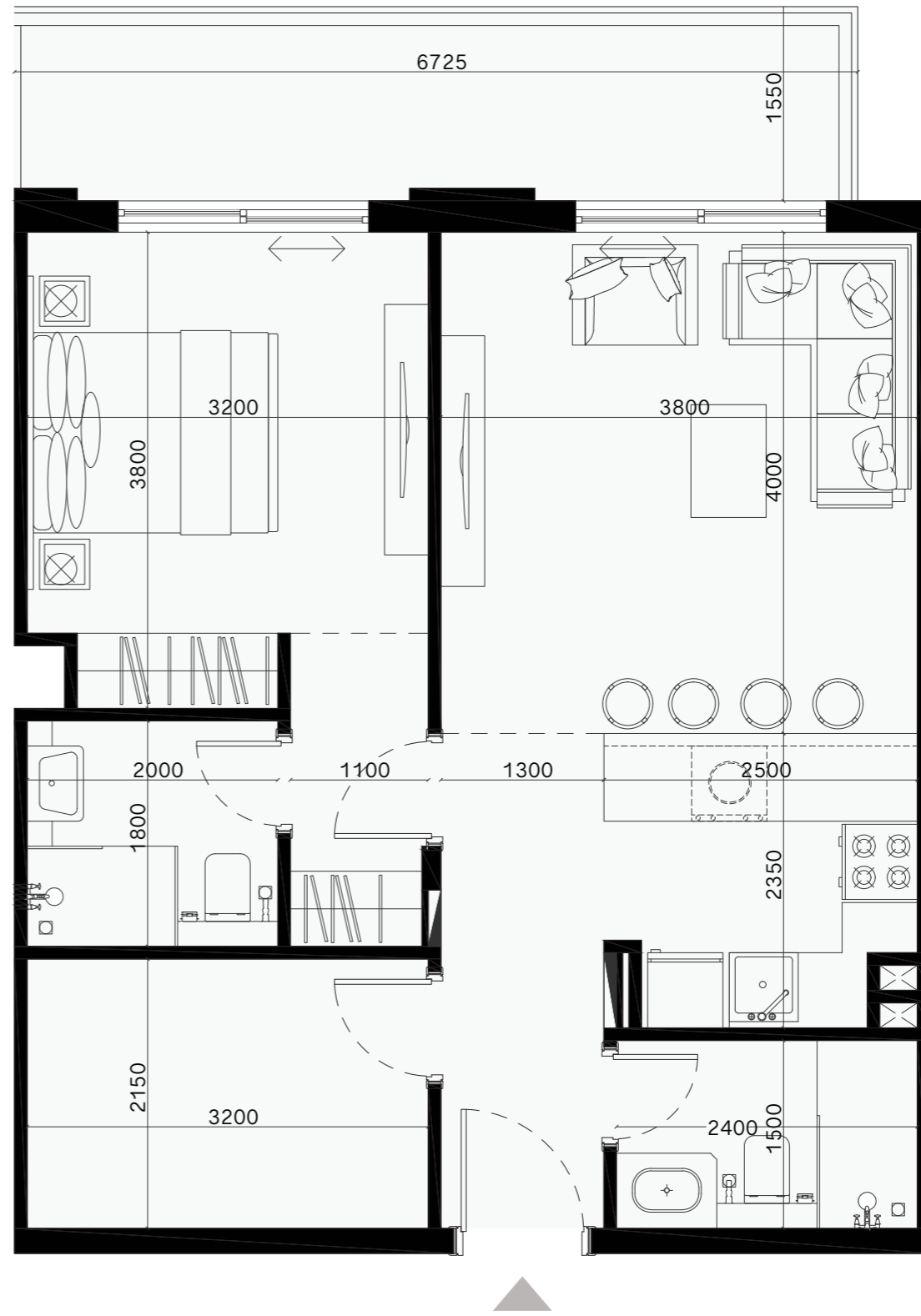
TOTAL AREA = 71.39 SQ.M



1ST Floor



2ND - 8TH Floor



1 BR TYPE 2

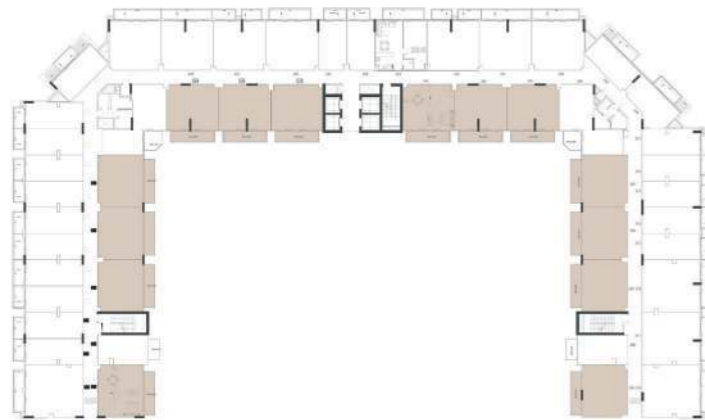
NET AREA = 48.03 SQ.M

BALCONY AREA = 9.30 SQ.M

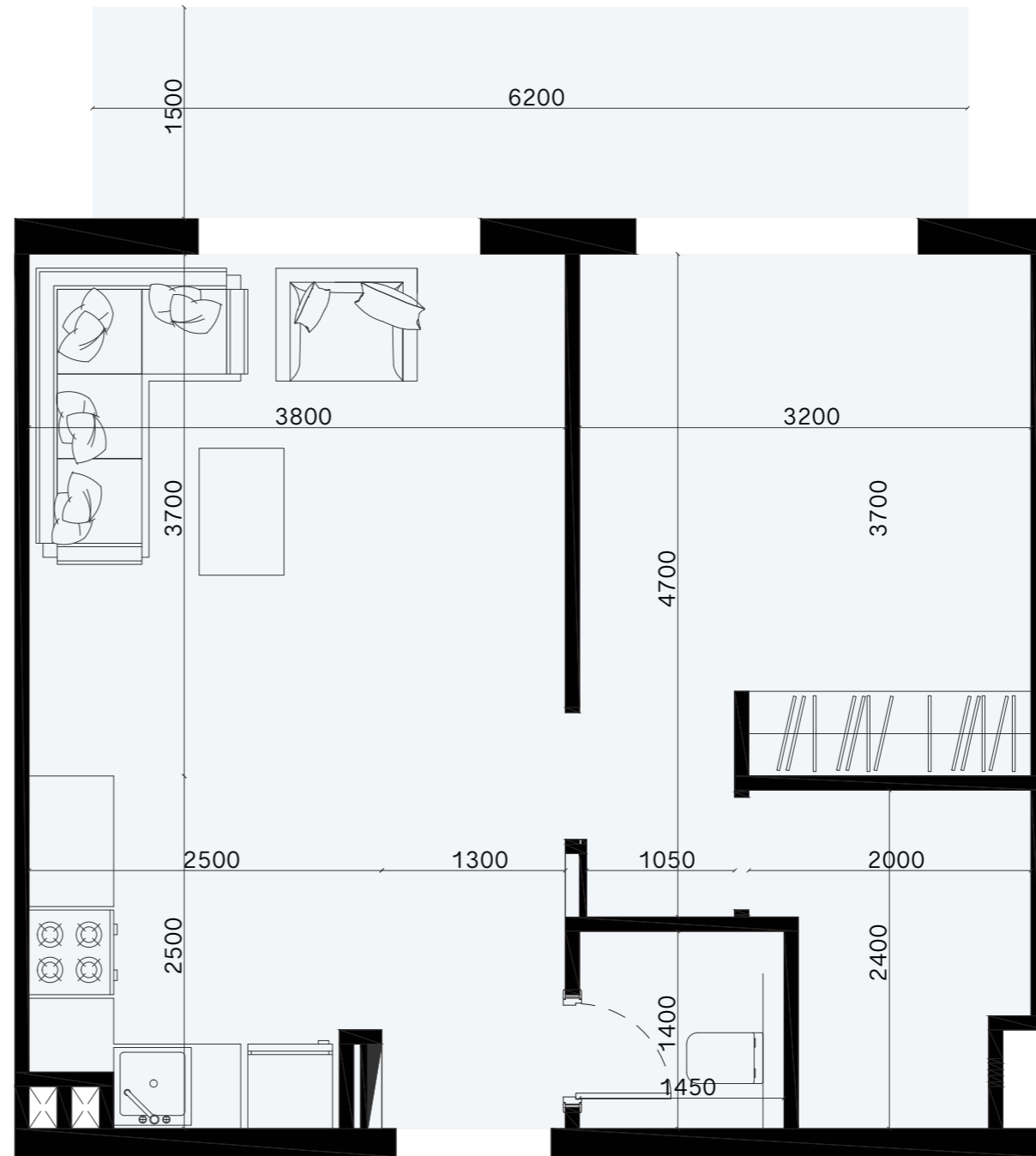
TOTAL AREA = 57.33 SQ.M



1ST Floor



2ND - 8TH Floor

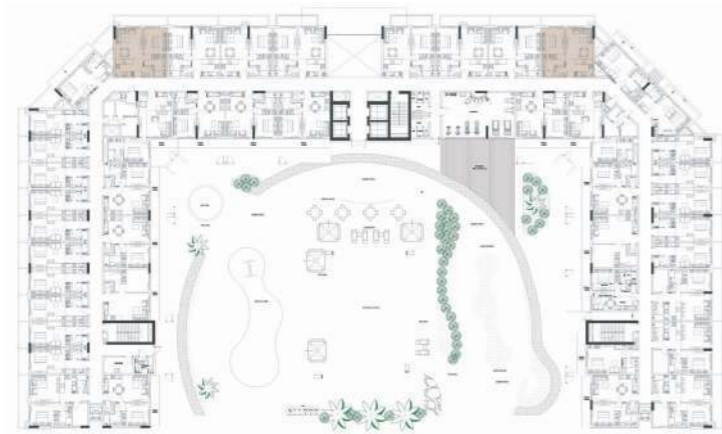


1 BR TYPE 3

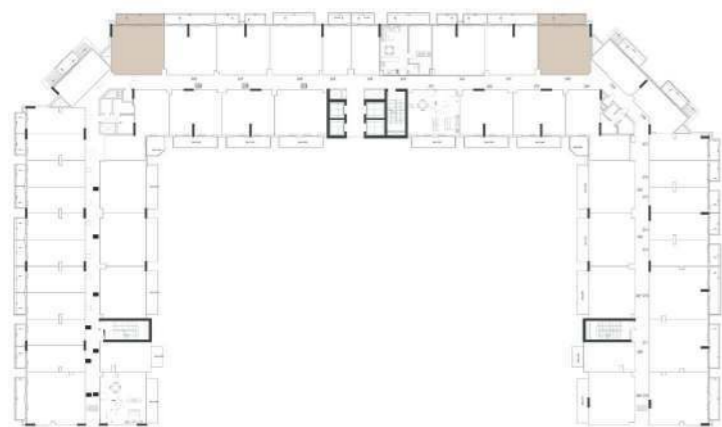
NET AREA = 52.66 SQ.M

BALCONY AREA = 10.05 SQ.M

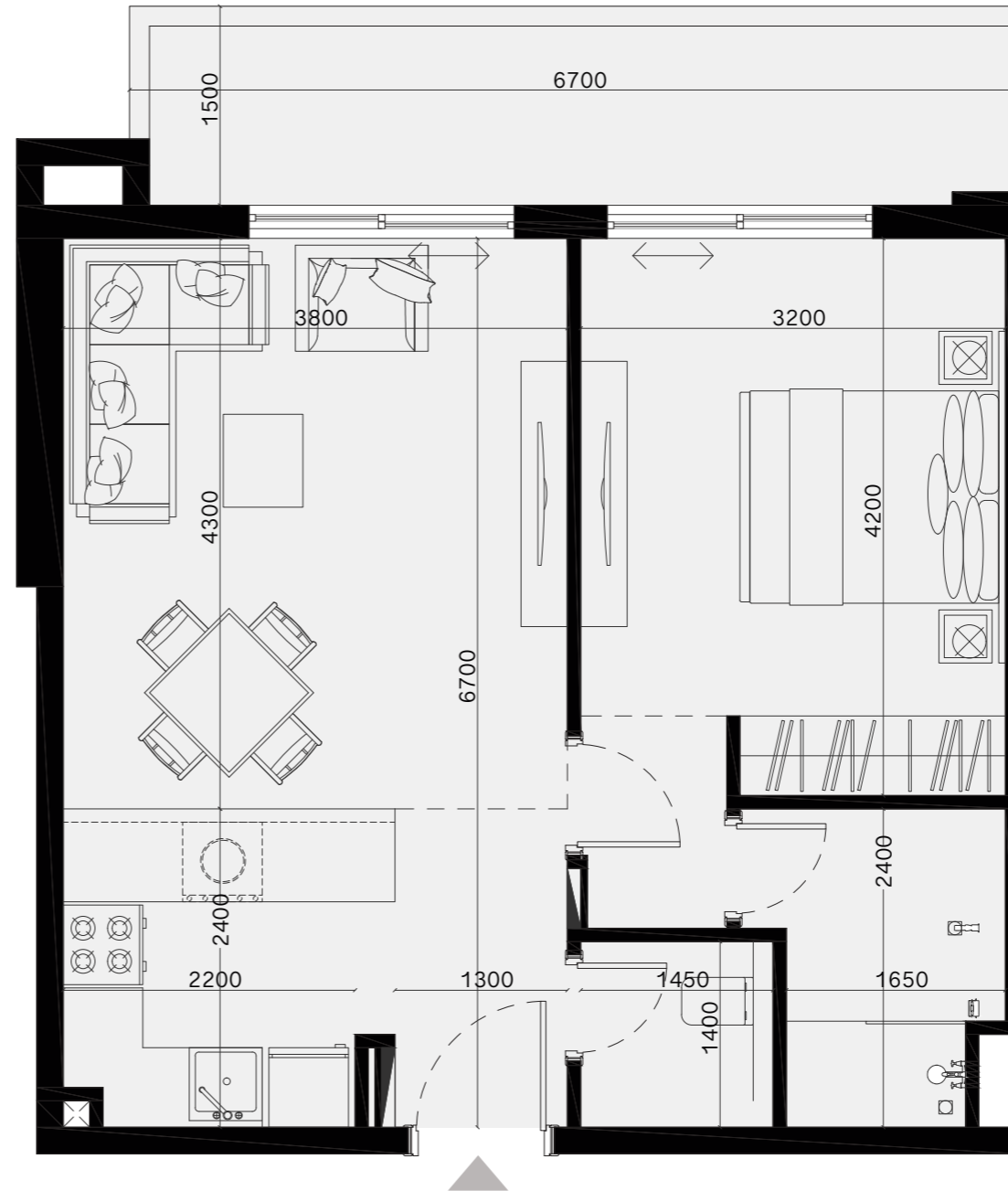
TOTAL AREA = 62.71 SQ.M



1ST Floor



2ND - 8TH Floor



1 BR TYPE 4

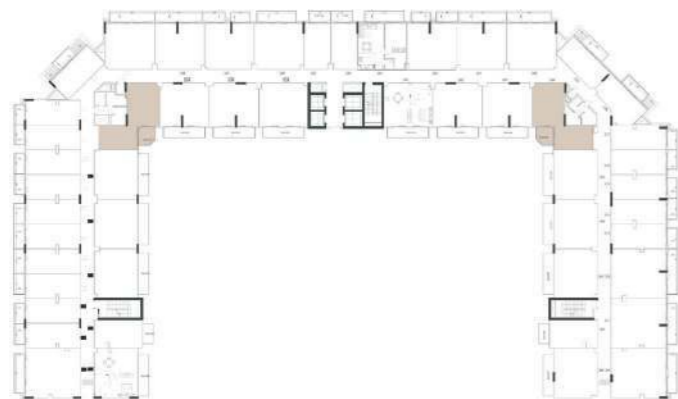
NET AREA = 53.82 SQ.M

BALCONY AREA = 6.30 SQ.M

TOTAL AREA = 60.12 SQ.M



1ST Floor



2ND - 8TH Floor



1 BR TYPE 5

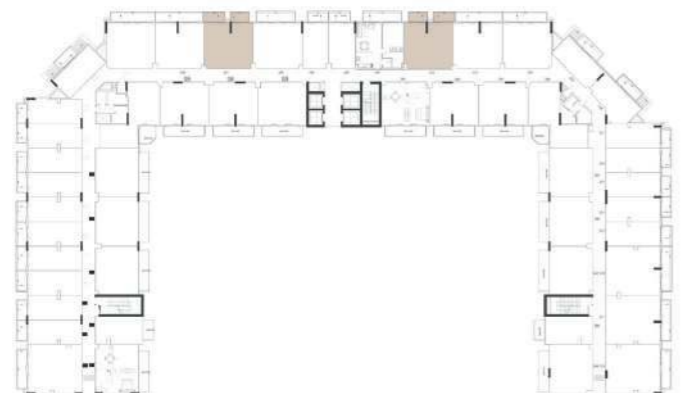
NET AREA = 51.78 SQ.M

BALCONY AREA = 9.45 SQ.M

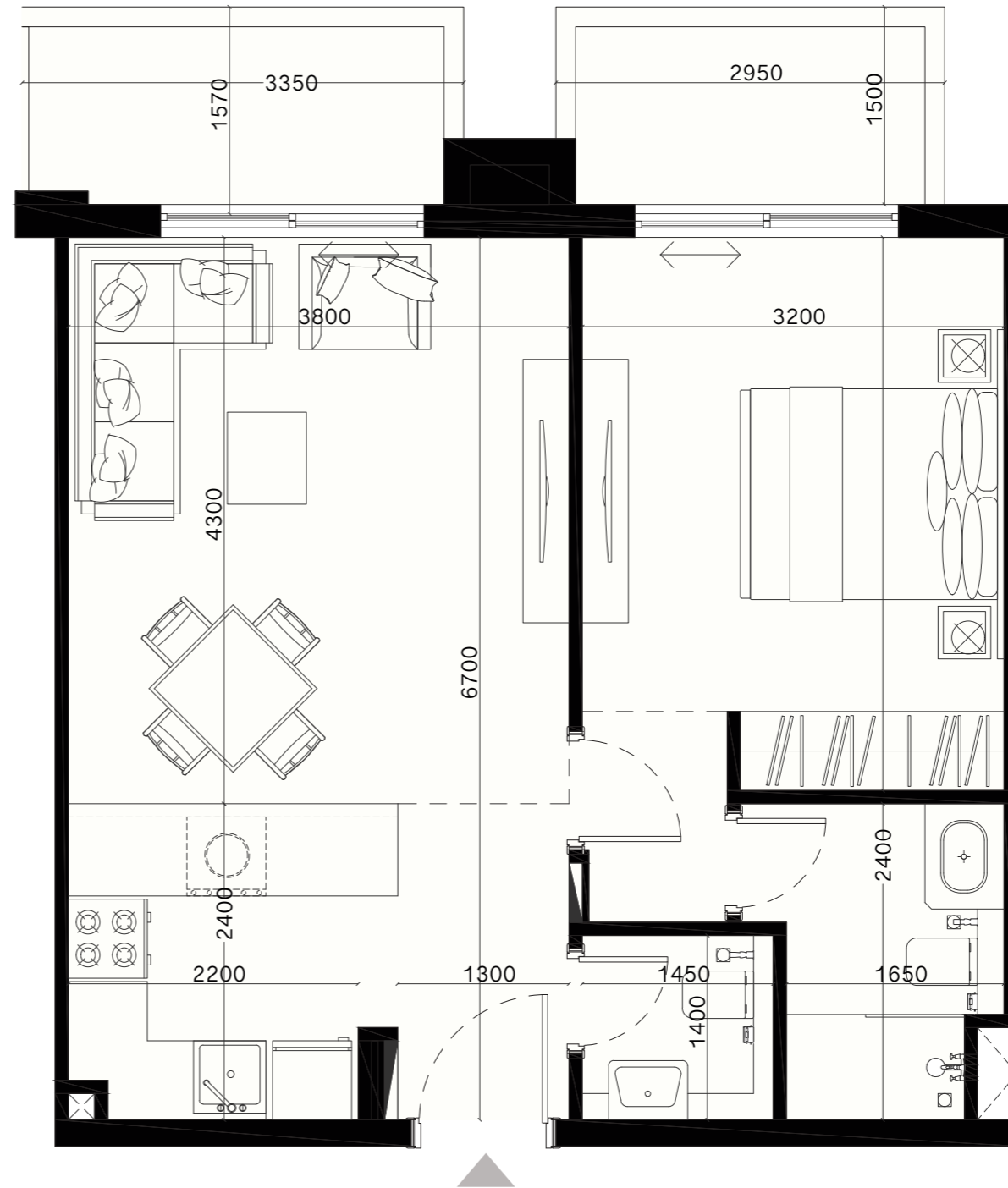
TOTAL AREA = 61.23 SQ.M



1ST Floor



2ND - 8TH Floor



1 BR TYPE 6

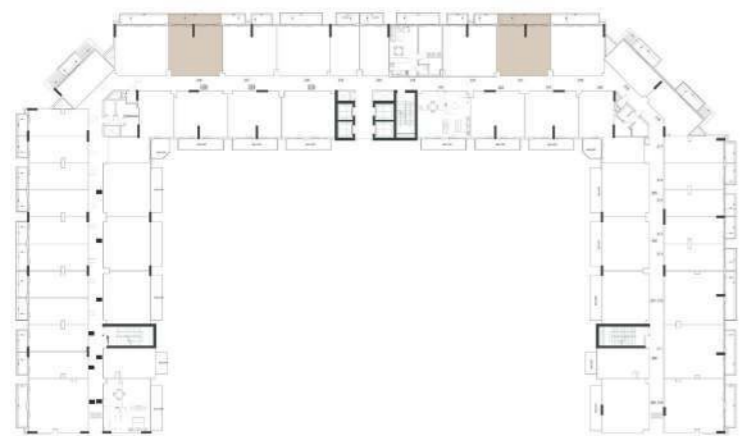
NET AREA = 51.78 SQ.M

BALCONY AREA = 10.01 SQ.M

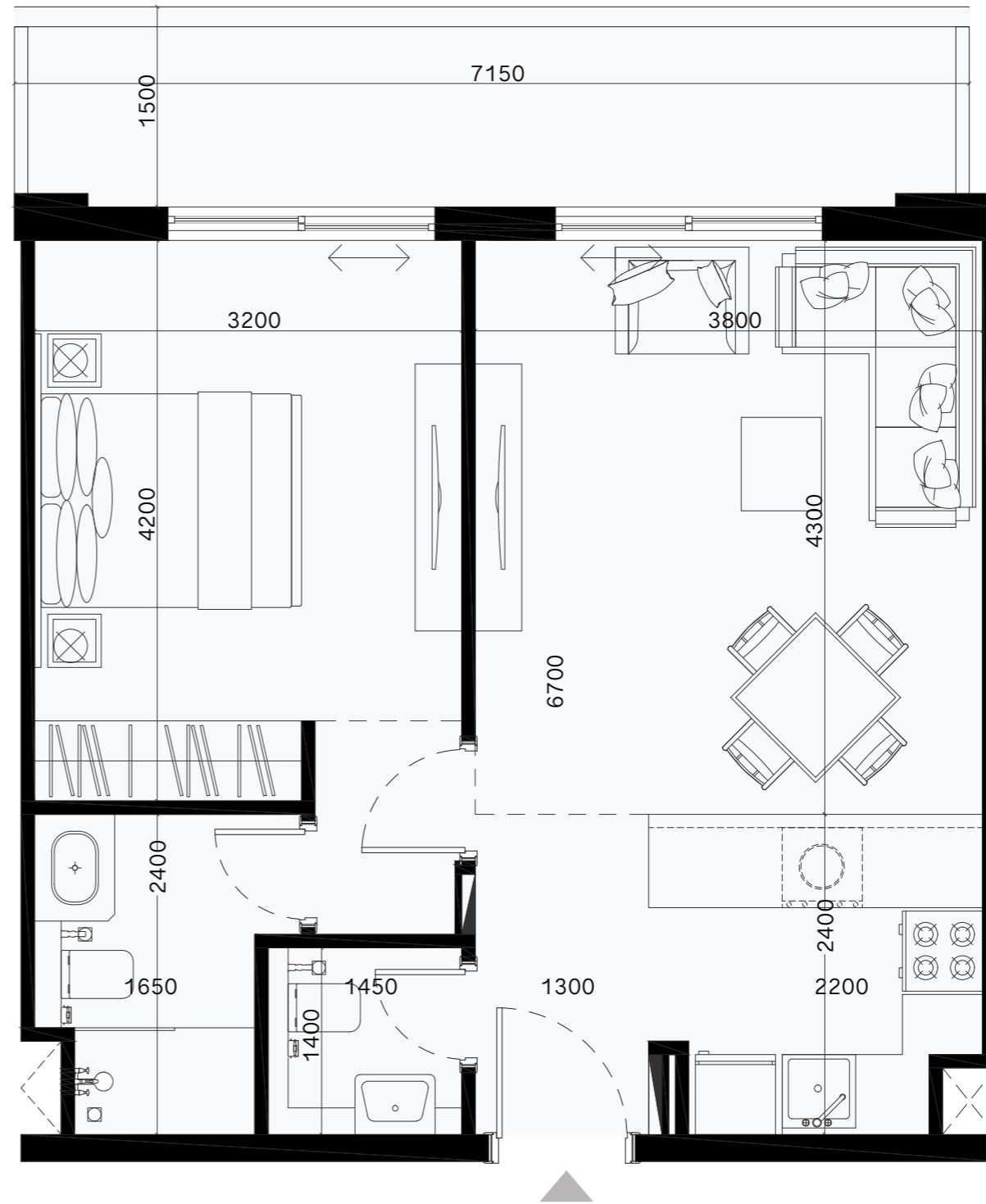
TOTAL AREA = 61.79 SQ.M



1ST Floor



2ND - 8TH Floor



1 BR TYPE 7

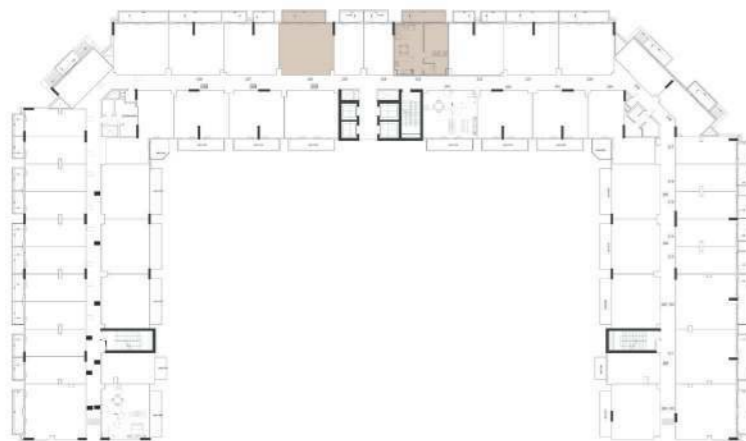
NET AREA = 51.78 SQ.M

BALCONY AREA = 9.07 SQ.M

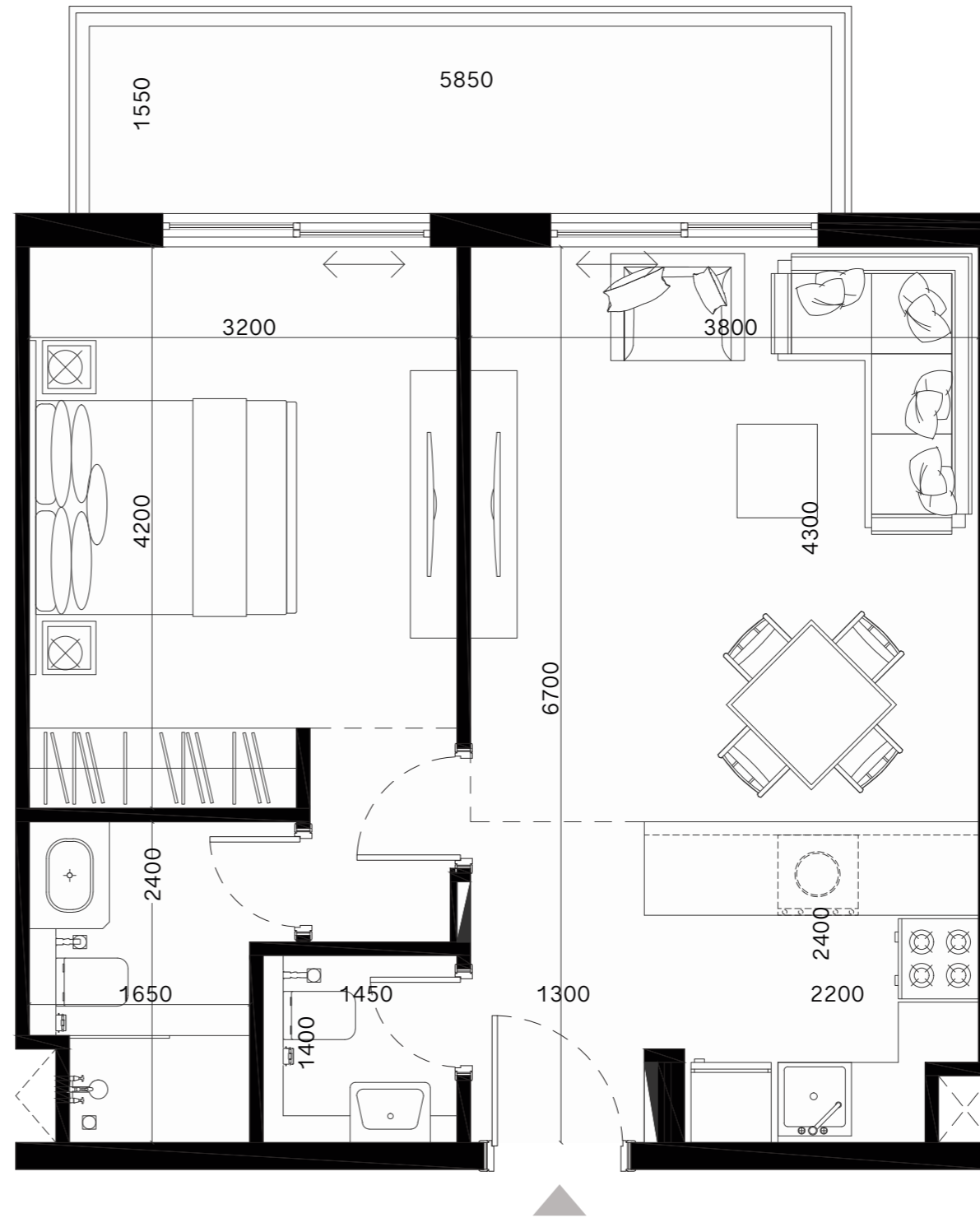
TOTAL AREA = 61.85 SQ.M



1ST Floor



2ND - 8TH Floor



DELIVERED IN 2017

LAYA RESIDENCES

Jumeirah Village Circle, Dubai



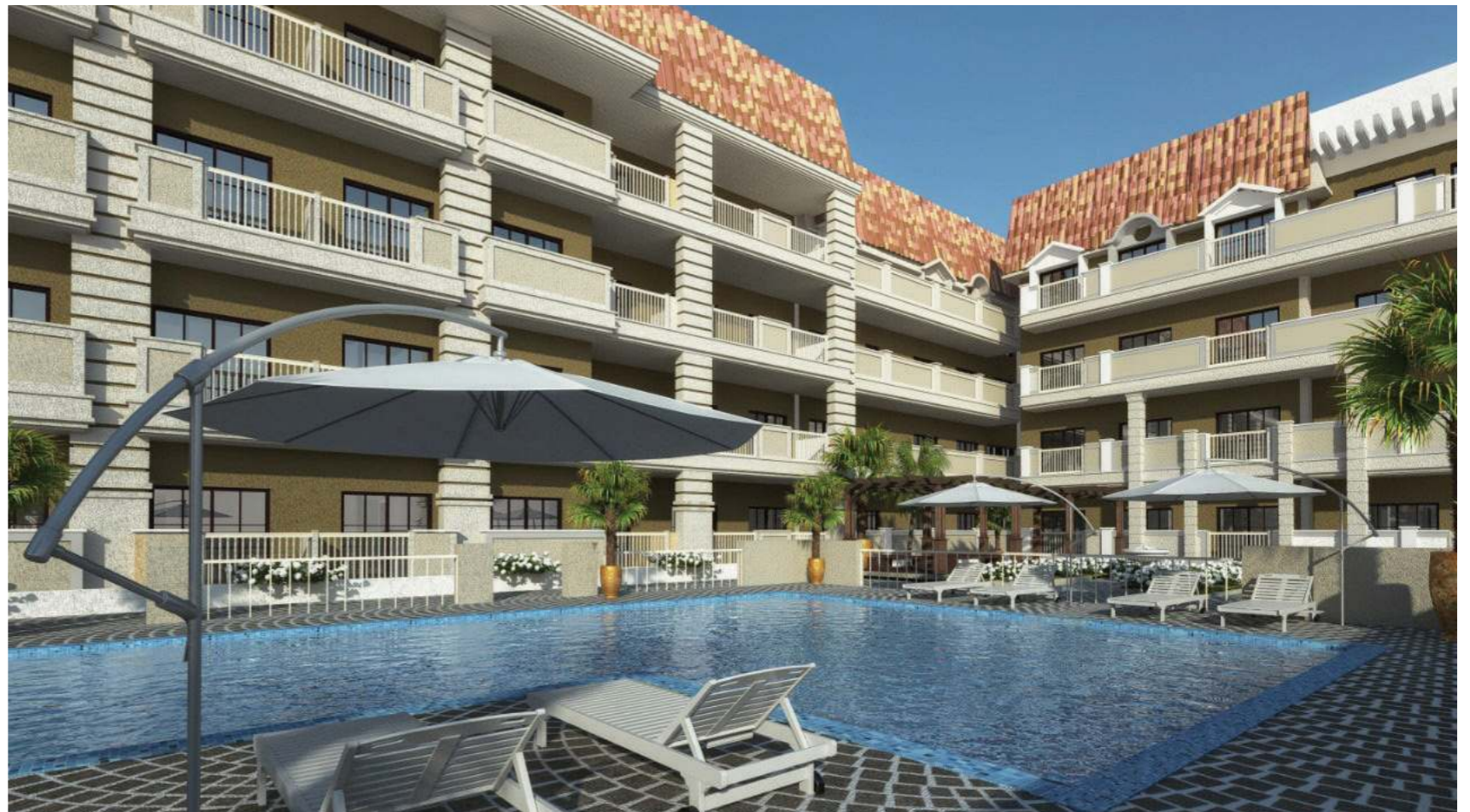
164
APARTMENTS



DELIVERED IN 2020

LAYA MANSION

Jumeirah Village Circle, Dubai



237
APARTMENTS

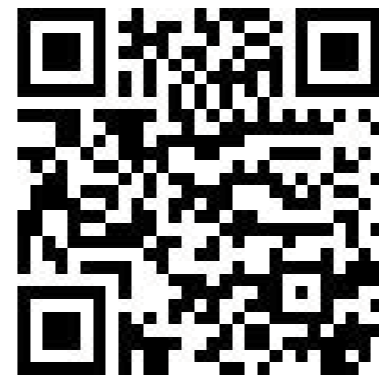
CONNECT WITH US

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