LAYA HEIGHTS

DUBAI STUDIO CITY, UAE

BY AKSHARA
GLOBAL REAL ESTATE




LAYA HEIGHTS
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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 out-doors 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 *(Opposite to Laya Heights)*

2 Dubai Hills Mall *(5 minutes away)*

3 Mall of the Emirates *(10 minutes away)*

4 First Avenue Mall (Restaurants and Supermarkets) *(1 minute away)*

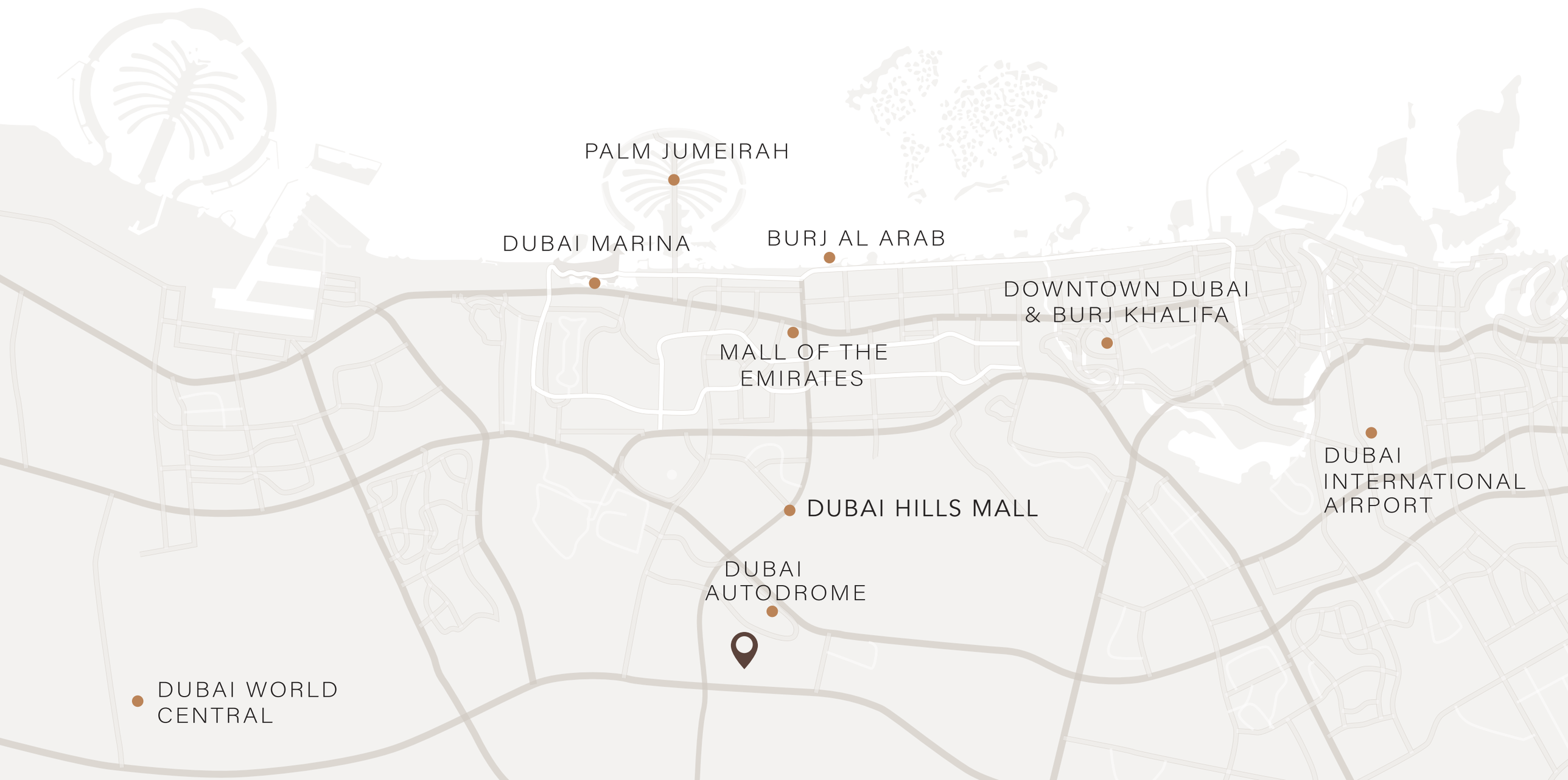
5 Carrefour *(1 minute away)*

6 Dubai Mall *(15 minutes away)*

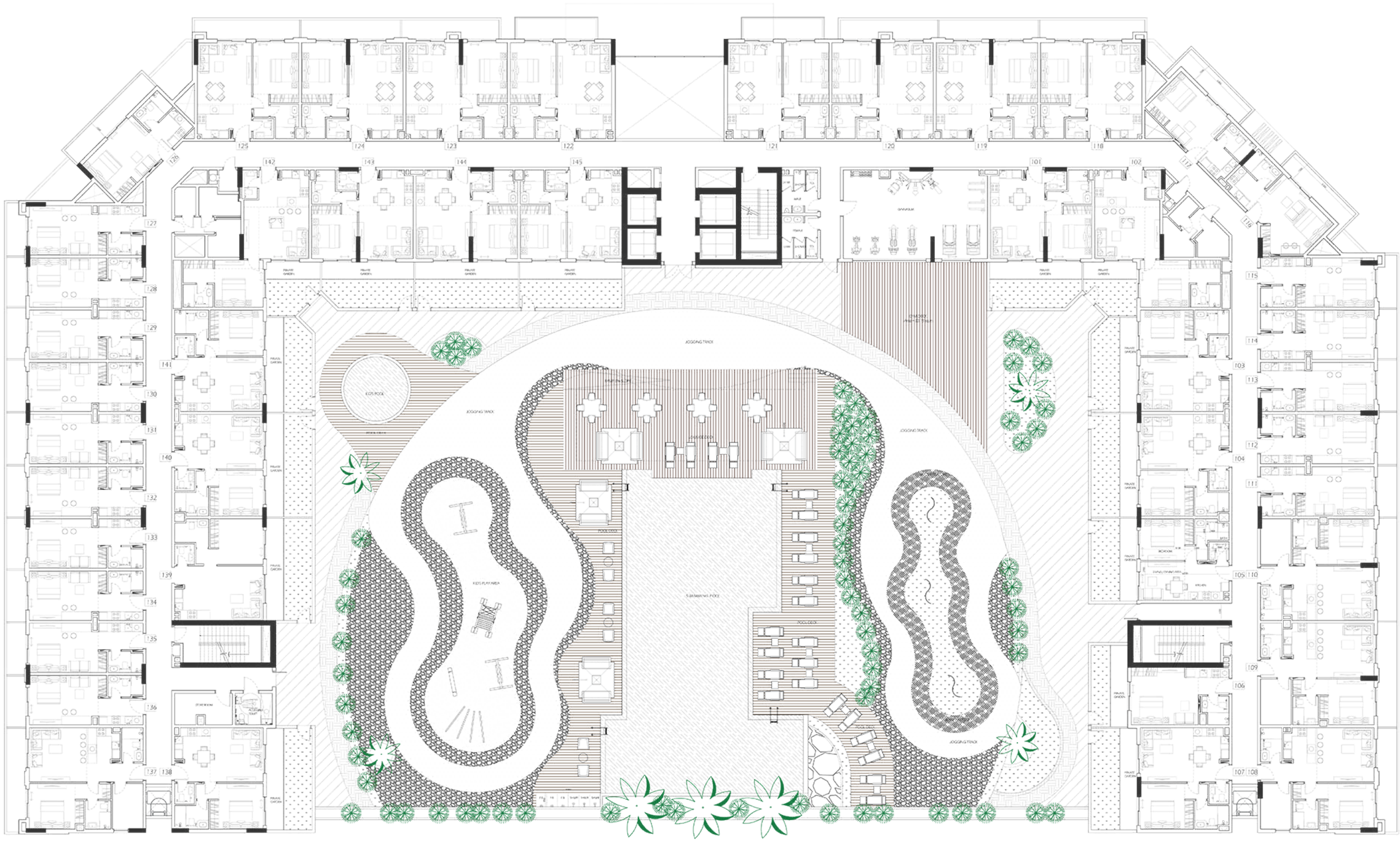
7 Park *(5 minutes away)*

8 Dubai Polo & Equestrian Club *(2 minutes away)*

9 IMG World of Adventure *(15 minutes away)*



FIRST FLOOR PLAN

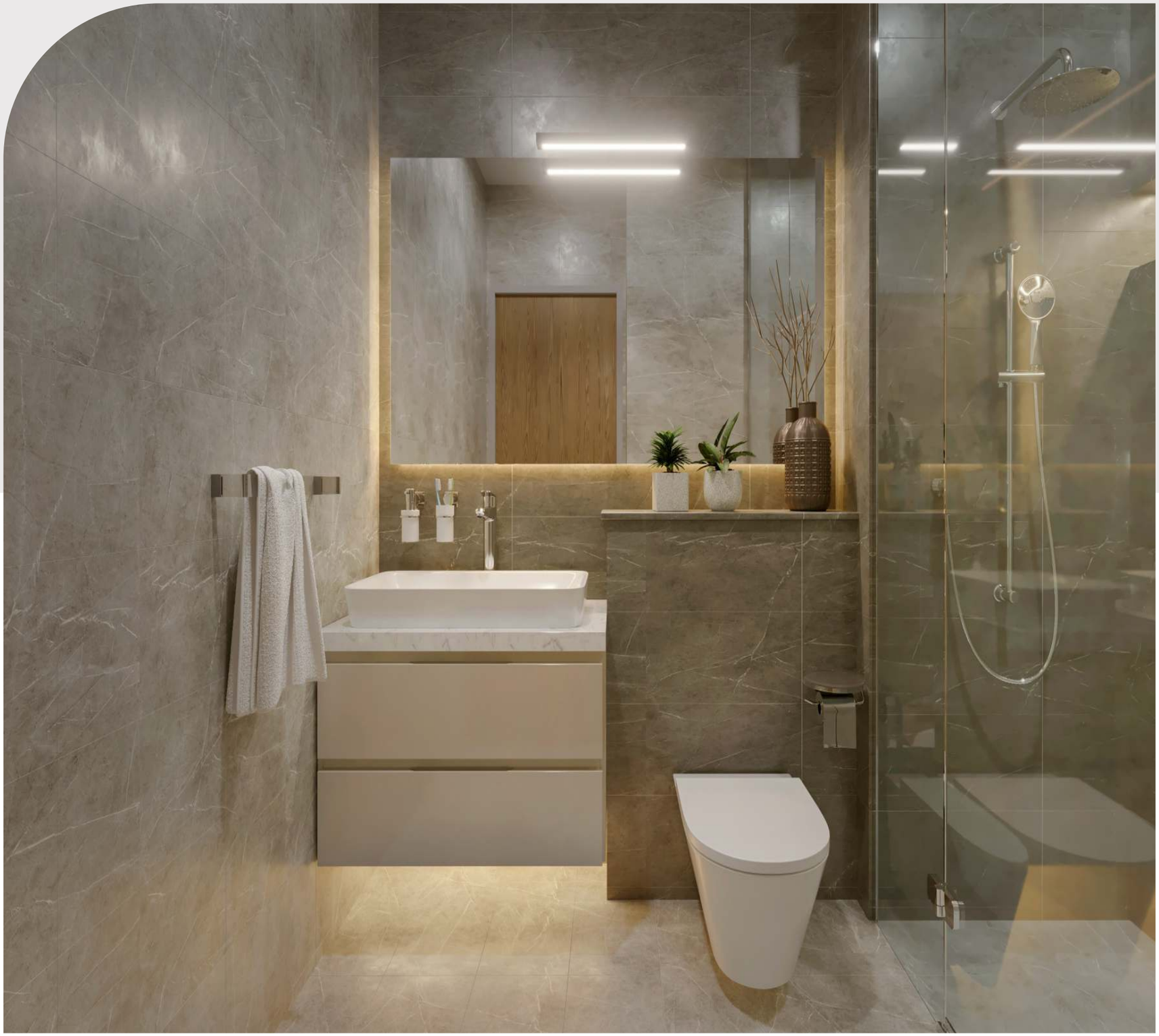




LIVING ROOM



BEDROOM





JAGUAR BRAND BATHROOM FITTINGS AND ACCESSORIES



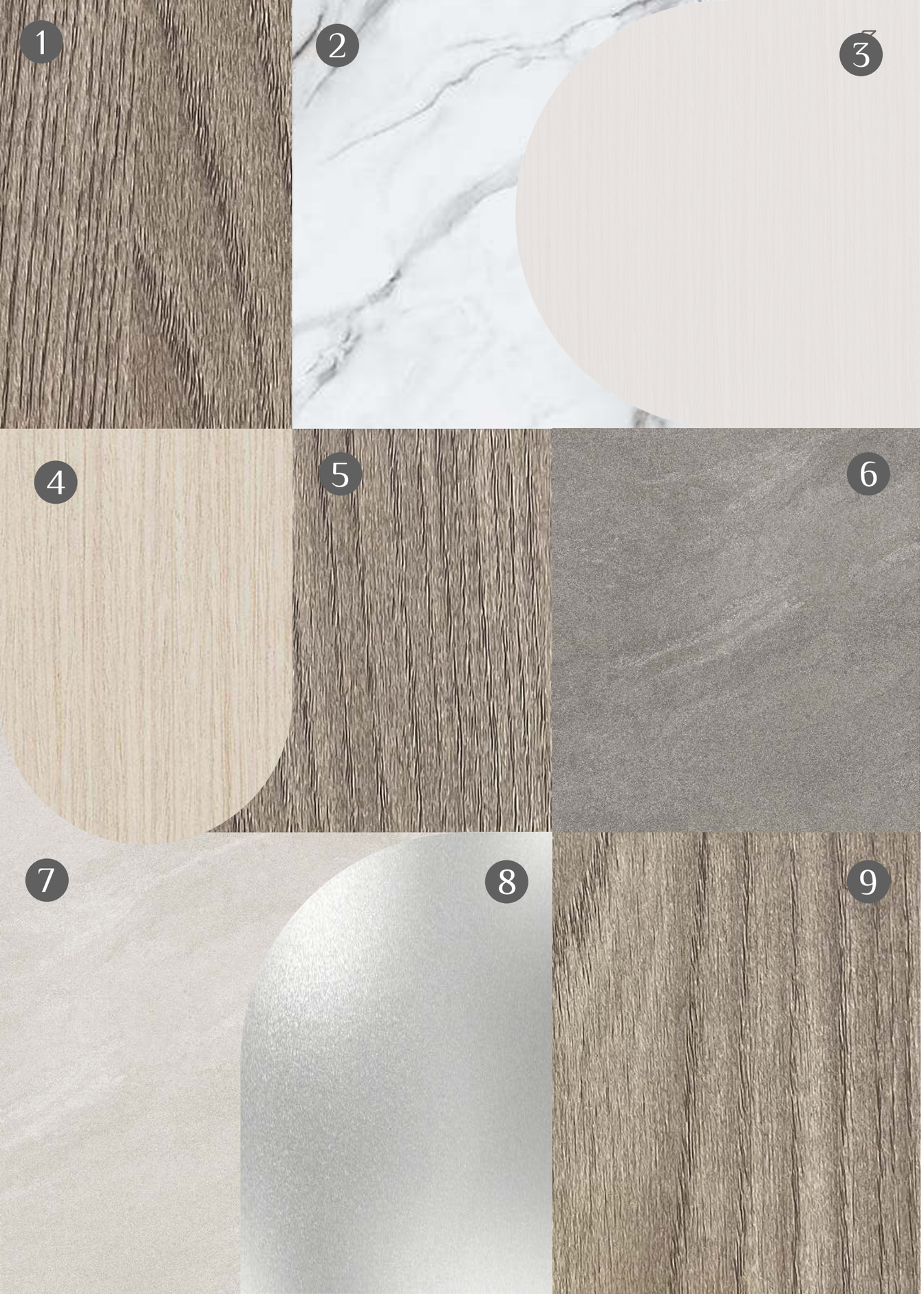
CUSTOM BUILT VANITY, MIRRORS WITH INBUILT COVE LIGHTING



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

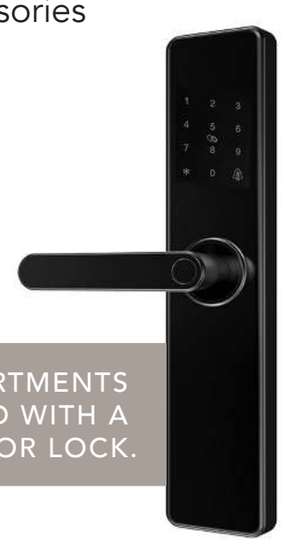
4 Designer Oak flooring throughout

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.