Zyra Hills

LARAIX
DEVELOPERS

www.laraixdevelopers.com

Zyra Hills

Tranquil Living Redefined

An exclusive collection of wellness-oriented residences by Laraix Developers

AWAKEN

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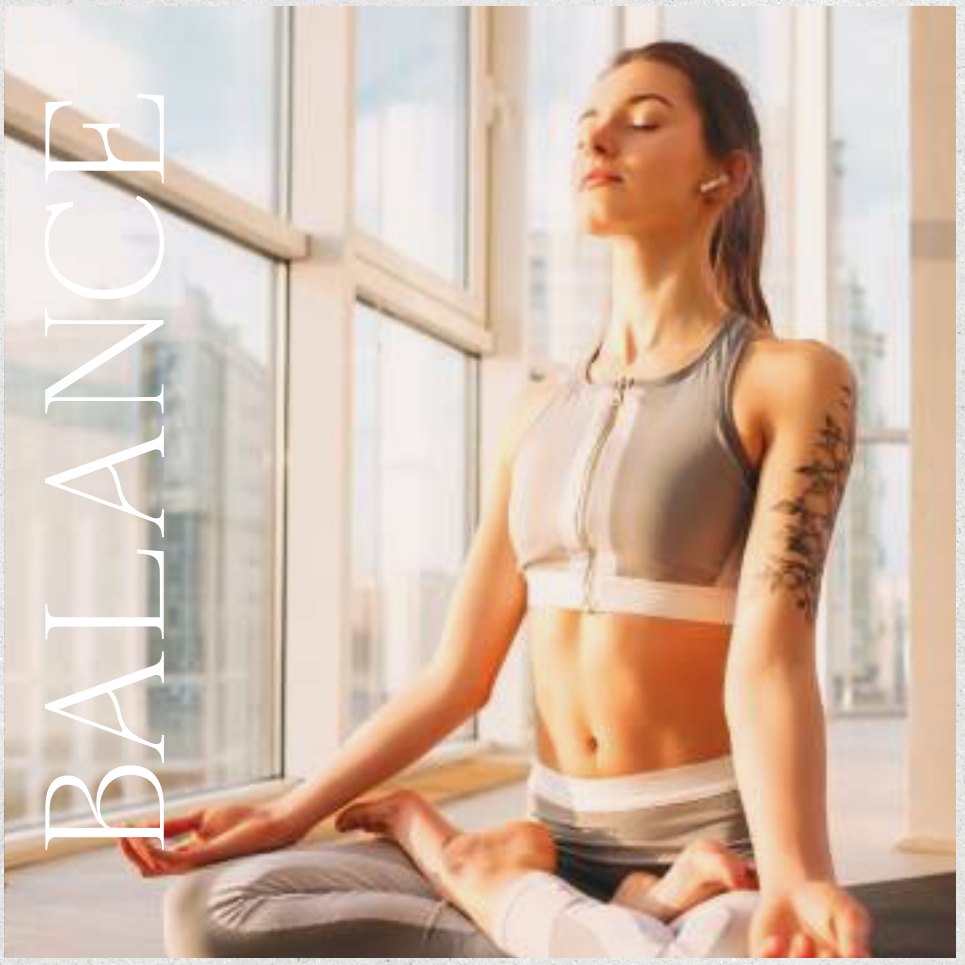
Zyra Hills

Where Luxury
Blends with
Peaceful Living

NEW CHAPTER

LARAIX
ZYRA HILLS



Beyond Luxury Into Serenity

After the remarkable success of Zyra Vista, Laraix proudly unveils its next masterpiece Zyra Hills.

Envisioned as the perfect blend of luxury and tranquility, Zyra Hills harmonizes elegant architecture with serene surroundings to create a peaceful retreat within the city. Each residence is crafted with sophistication featuring airy layouts, refined interiors, and views that embrace nature's calm.

From resort-style pools and wellness zones to lush landscapes and premium amenities, Zyra Hills isn't just a place to live — it's an experience where elegance, comfort, and serenity meet effortlessly.

Zyra Hills

THE PROJECT

Zyra Hills

An Architectural Oasis

The composition of modern architecture and natural elements.

Comprising two elegant towers, Building A and Building B, Zyrahills houses just 81 exclusive residences. The design philosophy prioritizes natural light, open spaces, and a seamless connection between the indoors and outdoors.

ELEGANCE

ENTRANCE

LIVING R0OM

DINING AREA

KITCHEN

CORRIDOR

BEDROOM 02

MASTER BEDROOM

Breathe.Live.Be
www.laraixdevelopers.com

Where Every Ripple Reflects Calm

Unwind in the serene poolscape of Zyra Hills — a calm retreat that captures the essence of resort style living

TRANQUIL
www.laraixdevelopers.com

A Space to Reconnect Within

The Yoga Garden at Zyra Hills offers a serene open-air retreat designed to calm the mind and center the soul. Surrounded by lush greenery and gentle breezes, it's a space where wellness meets tranquility — a daily invitation to pause, breathe, and reconnect with yourself.

SERENITY

LARAIX

MOMENTS OF JOY
Play laugh and grow

Our World Class Amenities

- Private Beach Pool
- outdoor Cinema
- Kids' Play Area
- Kids' Pool
- Fully-Equipped Gym
- Tranquil Yoga Gardens
- Private Swimming Pool on Selected Balconies
- Basketball Court
- Mini Golf Area
- Outdoor Sitting Areas

THE GATEWAY
Connected yet Peaceful

Landmark in Proximity

Airport
16 mnts

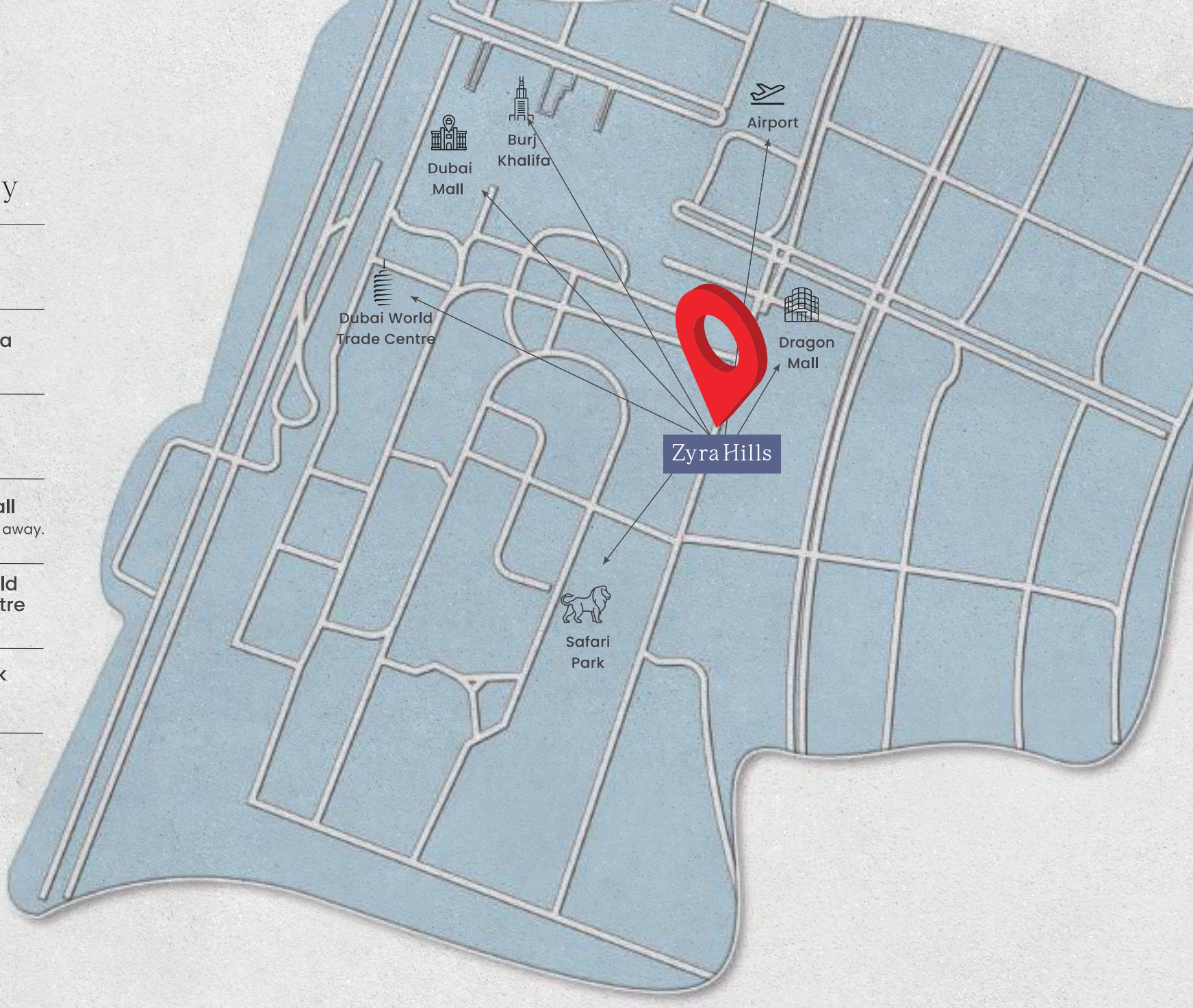
Burj Khalifa
20 mnts

Dubai Mall
25 mnts

Dragon Mall
5-10 minutes away.

Dubai World Trade Centre
30 mnts

Safari Park
30 mnts



Proximity to major highways like
Sheikh Zayed Road and Emirates Road.

Close proximity to Dubai
International Airport (DXB)

The future Dubai Metro Blue Line for Connectivity

FLOOR PLANS

FIRST FLOOR

TYPE	COUNT
1BHK - TYPE 1	1
1BHK - TYPE 2	1
2BHK - TYPE 1	1
2BHK - TYPE 2	1
2BHK - TYPE 3	1
STUDIO - TYPE 1	1
STUDIO - TYPE 2	5
STUDIO - TYPE3	1

SECOND FLOOR

TYPE	COUNT
1BHK - TYPE 1	1
1BHK - TYPE 2	1
1BHK - TYPE 3	1
2BHK - TYPE 1	1
2BHK - TYPE 2	1
2BHK - TYPE 4	1
STUDIO - TYPE 1	1
STUDIO - TYPE 2	6
STUDIO - TYPE 3	1

TYPICAL FLOOR THIRD TO FIFTH

TYPE	COUNT
1BHK - TYPE 2	1
1BHK - TYPE 3	1
2BHK - TYPE 1	1
2BHK - TYPE 2	1
2BHK - TYPE 4	1
2BHK - TYPE 5	1
STUDIO - TYPE 1	1
STUDIO - TYPE 2	5
STUDIO - TYPE 3	1

SIXTH FLOOR

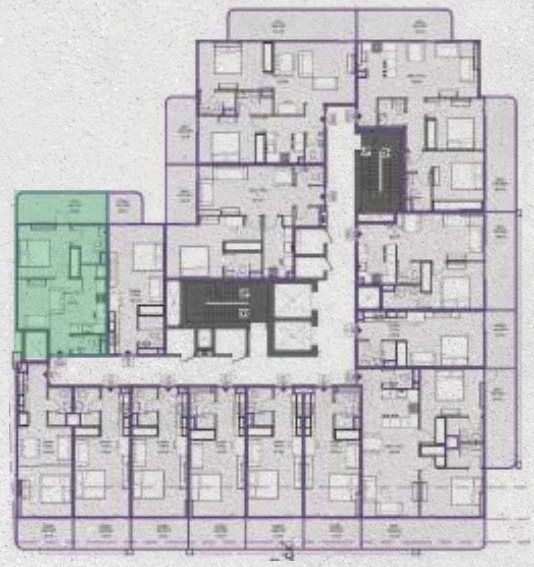
TYPE	COUNT
1BHK - TYPE 2	1
1BHK - TYPE 3	1
2BHK - TYPE 4	1
2BHK - TYPE 1	1
2BHK - TYPE 2	1
2BHK - TYPE 4	1
2BHK - TYPE 5	1
STUDIO - TYPE 2	2
STUDIO - TYPE 3	1

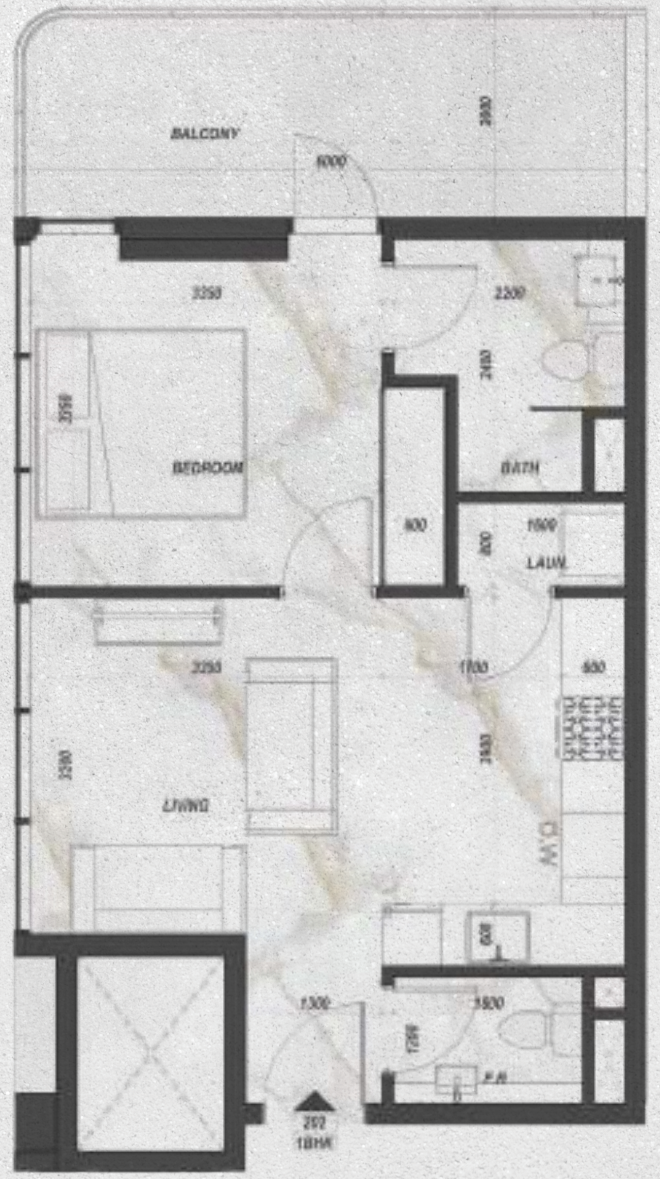
SEVENTH FLOOR

TYPE	COUNT
2 BHK - TYPE 7	1
2 BHK - TYPE 3	1
3 BHK - TYPE 1	1
3 BHK - TYPE 2	1
3 BHK - TYPE 4	1

UNIT TYPES

1 BHK TYPE 01





Living area
Dining room
1Bedroom
Kitchen
Bathroom
Powder toilet
Laundary

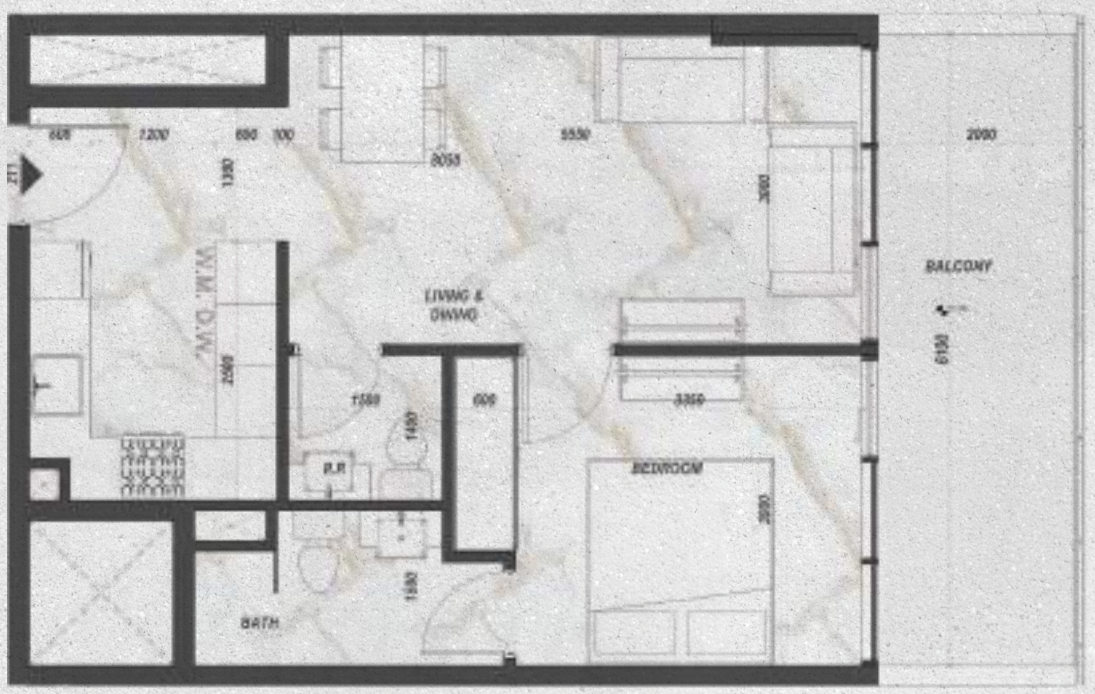
101 -WITH TERRACE+ PLUNGE POOL

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
479.6	322.7	802.3

202 -WITH TERRACE+ PLUNGE POOL

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
479.6	128.6	608.2

1BHK TYPE 02



110 - WITH TERRACE + PLUNGE POOL

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
503.8	206.8	710.6

Typicals: 211, 310, 410, 510, 608

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
503.8	139	642.8

Living area

Dining room

1Bedroom

Kitchen

Bathroom

Powder toilet

1BHK TYPE 03

Typicals: 214, 313, 413, 513, 611

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
653.1	85.0	738.1

Living area

Dining room

1Bedroom

Kitchen

Bathroom

Powder toilet

Laundary

1BHK TYPE 04

Typicals : 605

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
665.6	163.3	828.9

Living area
Dining room
1 Bedroom
Kitchen
Bathroom
Powder toilet
Study Room
Laundary

2BHK TYPE 01

108 - WITH TERRACE + PLUNGE POOL

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
807.5	556.8	1,364.3

Typicals: 209, 308, 408, 508, 606

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
807.5	316.9	1,124.4

Living area

Dining room

2Bedrooms

Kitchen

2Bathrooms

Powder toilet

2BHK TYPE 02

111 - WITH TERRACE + PLUNGE POOL

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
774.0	743.1	1,517.1

Typicals: 212, 311, 411, 511, 609

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
774	298	1,072

Living area

Dining room

2Bedrooms

Kitchen

2Bathrooms

Powder toilet

2BHK TYPE 03

112 - WITH TERRACE + PLUNGE POOL

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
769.4	662.2	1,431.6

Living area

Dining room

2Bedrooms

Kitchen

2Bathrooms

Powder toilet

2BHK TYPE 04

Typicals: 213, 312, 412, 512, 610

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
775.6	277.1	1,052.7

Living area

Dining room

2Bedrooms

Kitchen

2Bathrooms

Powder toilet

2BHK TYPE 05

Typicals: 301, 401, 501, 601

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
814.6	177.8	992.4

Living area

Dining room

2Bedrooms

Kitchen

2Bathrooms

Powder toilet

Study Room

2BHK TYPE 06

Typicals: 602

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
757.8	161.7	919.5

Living area

Dining room

2Bedrooms

Kitchen

2Bathrooms

Powder toilet

2BHK TYPE 07

Typicals: 702

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
802.7	260.4	1.063.1

Living area
Dining room
2Bedrooms
Kitchen
2Bathrooms
Powder toilet
Laundry space
Study room

2BHK TYPE 08

Typicals: 703

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
849.5	433.6	1,283.1

Living area
Dining room
2Bedrooms
Kitchen
2Bathrooms
Powder toilet
Laundary

3 BHK PENTHOUSE TYPE 1

701 - WITH PLUNGE POOL

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
897.5	1,227.5	2,125

Living area

Dining room

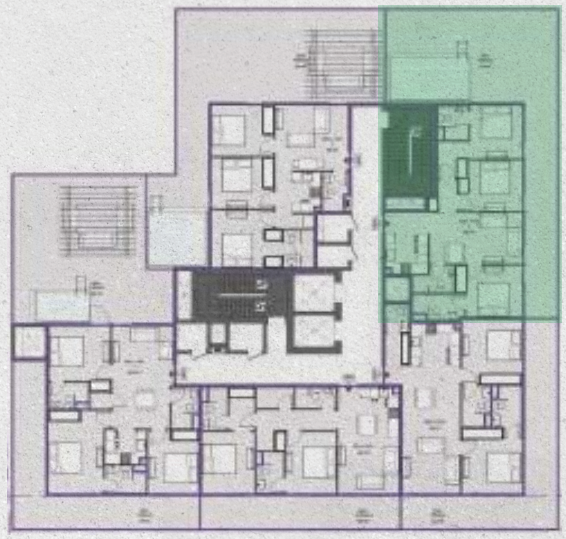
3Bedrooms

Kitchen

3Bathrooms

Laundary

3BHK TYPE 02



704 - WITH PLUNGE POOL

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
865.2	893	1,758.2

Living area

Dining room

3Bedrooms

Kitchen

3Bathrooms

Laundary

3BHK TYPE 03

704 - WITH PLUNGE POOL

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
865.2	893	1,758.2

Living area

Dining room

3Bedrooms

Kitchen

3Bathrooms

Laundary

STUDIO TYPE 01

Typicals - 102, 203, 302, 402, 502

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
350.4	80.1	430.5

Living area

Bed area

Kitchen

Bathroom

STUDIO TYPE 02

Typicals - 102, 203, 302, 402, 502

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
327.5	81.6	409.1

FIRST FLOOR
103, 104, 105, 106, 107

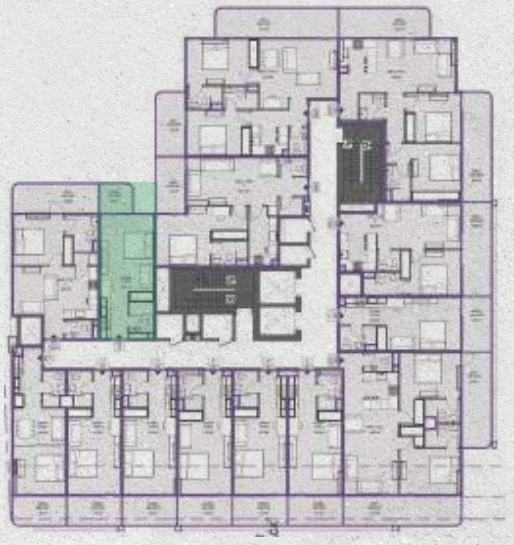
SECOND FLOOR
204, 205, 206, 207, 208

TYPICAL THIRD TO FIFTH
303, 304, 305, 306, 307
403, 404, 405, 406, 407
503, 504, 505, 506, 507

SIXTH FLOOR
603, 604

Living area
Bed area
Kitchen
Bathroom

STUDIO TYPE 02 S



Typicals - 201

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
326.1	49.2	375.3

Living area

Bed area

Kitchen

Bathroom

STUDIO TYPE 03

109 - WITH TERRACE + PLUNGE POOL

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
319.6	121.5	441.1

Typicals: 210, 309, 409, 509, 607

NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
319.6	81.6	401.2

Living area

Bed area

Kitchen

Bathroom

Where life unfolds in perfect balance

Zyra Hills

SERENE LIVING