

Zyra Hills

LARAIX
DEVELOPERS

www.laraixdevelopers.com

Zyra Hills

Tranquil
Living
Redefined

An exclusive collection of
wellness-oriented residences
by Laraix Developers

AWAKEN





Zyra Hills

Where Luxury
Blends with
Peaceful Living

NEW CHAPTER





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, Zyr hills 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 ROOM



LIVING ROOM



DINING AREA



KITCHEN



CØRRIDØR



CØRRIDØR



BEDROOM 01



LIVING ROOM



BEDROOM 02



BEDROOM 02



MASTER BEDROOM



MASTER BEDROOM





Breathe.Live.Be



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

A high-angle, wide shot of a modern rooftop pool area. On the left, a multi-story building with a light-colored facade and blue-tinted glass balconies runs along the edge. The pool is a long, narrow, rectangular shape with a curved end, filled with clear blue water. The pool deck is made of light-colored wood and is furnished with several white lounge chairs. A few people are sitting on the chairs and in the pool. Several tall palm trees are planted in the pool area, and there are some smaller trees and plants. The sky is a clear, bright blue. The overall atmosphere is peaceful and luxurious.



Zyra Hills

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













MOMENTS OF JOY

Play laugh and grow









Zyra Hills



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



**Dubai
Downtown**
20 mnts



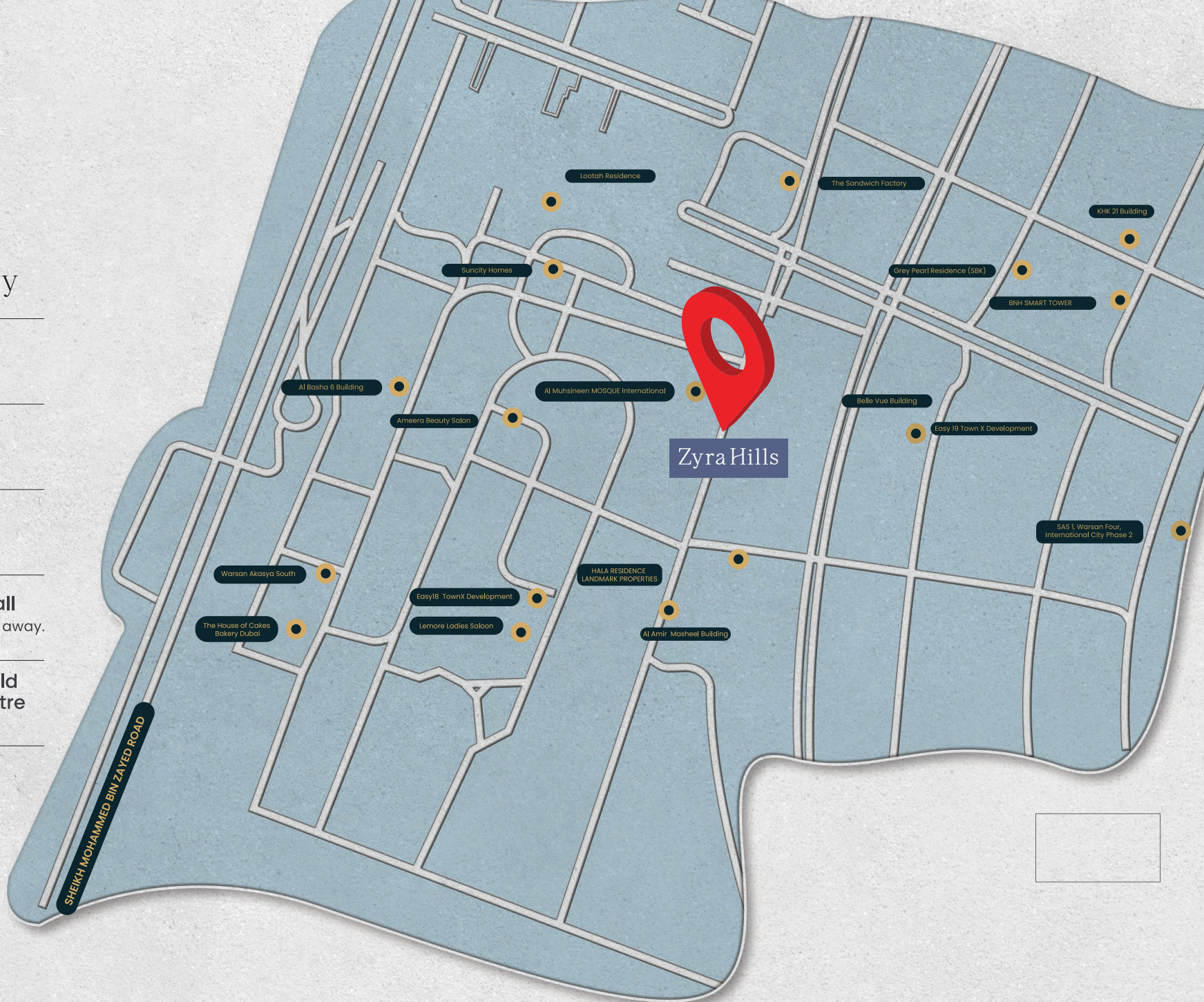
Dubai Mall
25 mnts

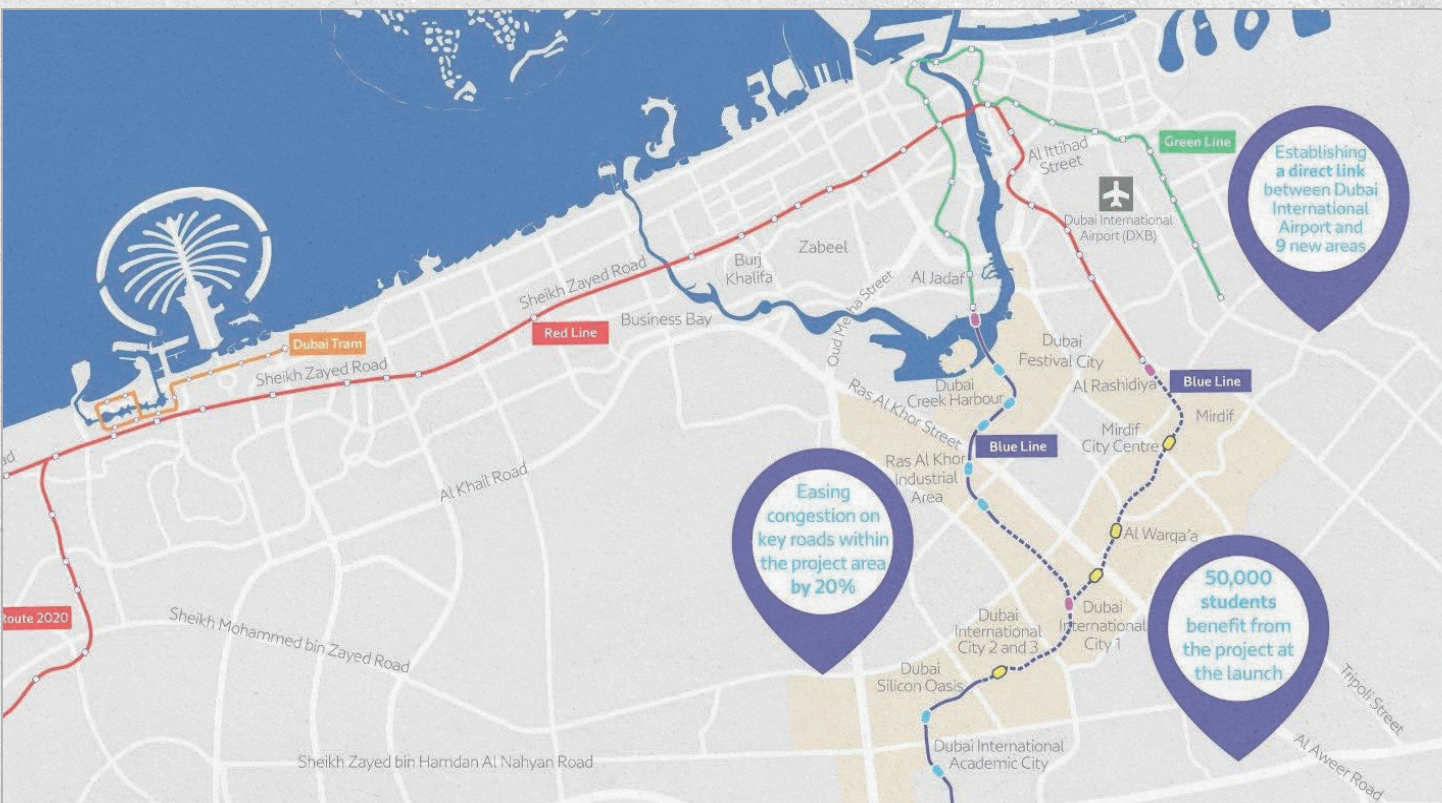


Dragon Mall
5-10 minutes away.



**Dubai World
Trade Centre**
30 mnts





The future Dubai Metro Blue Line for Connectivity



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



Close proximity to Dubai
International Airport (DXB)



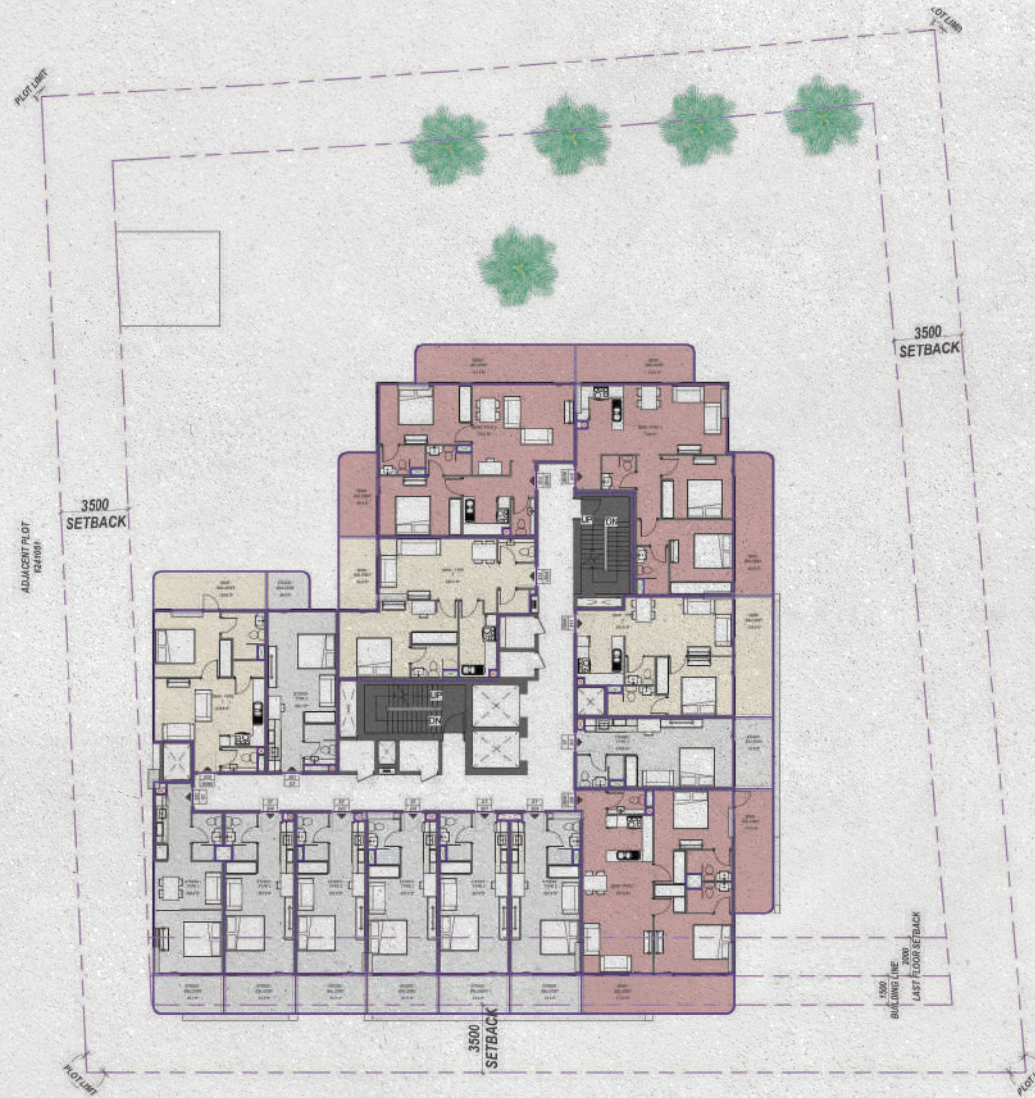
FLOOR PLANS

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

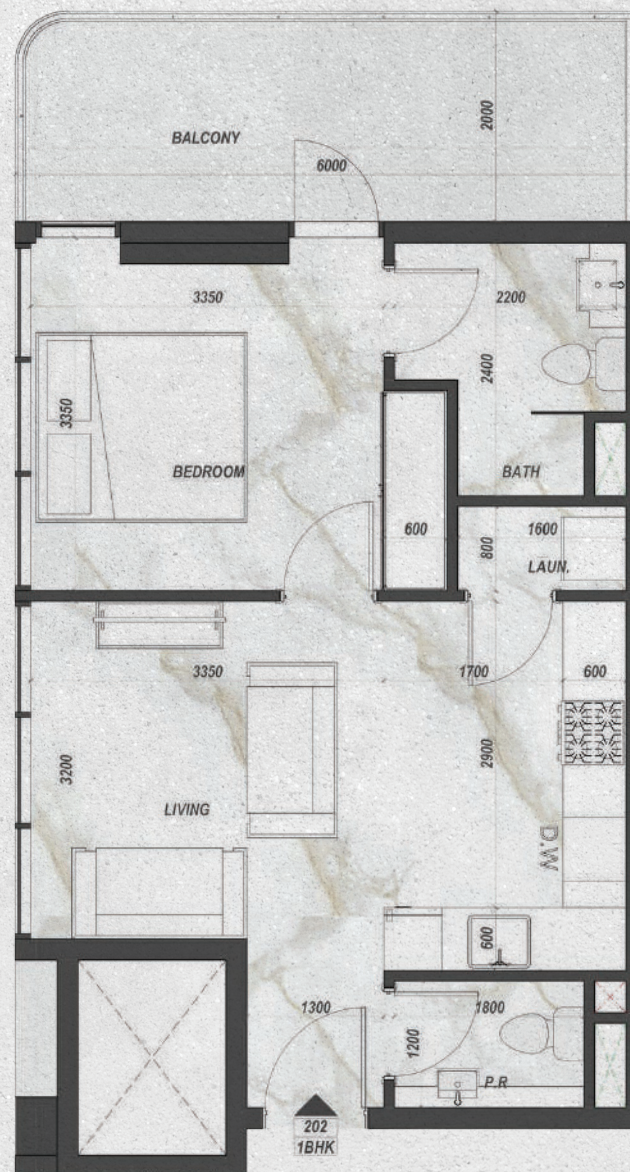


101 -WITH TERRACE+ PLUNGE POOL

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



Living area
Dining room
1 Bedroom
Kitchen
Bathroom
Powder toilet
Laundry

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
Laundry

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
Laundry

2BHK TYPE 01

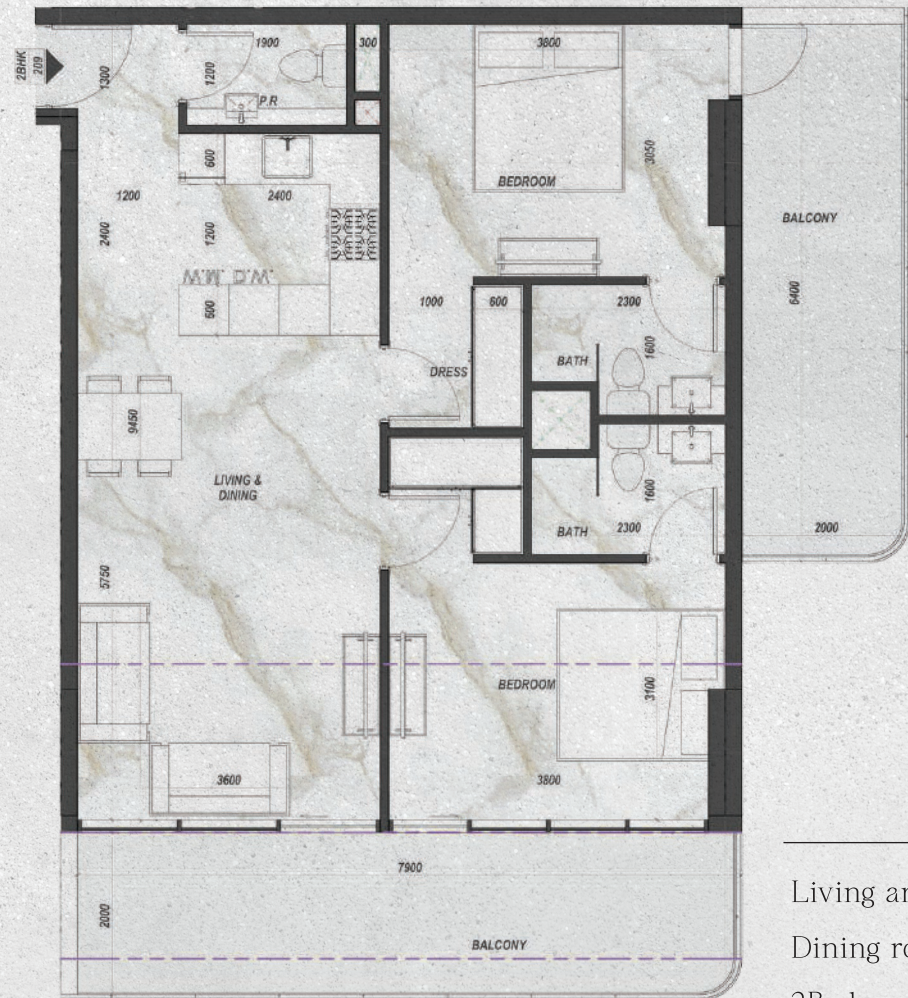


108 - WITH TERRACE + PLUNGE POOL

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



III - 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



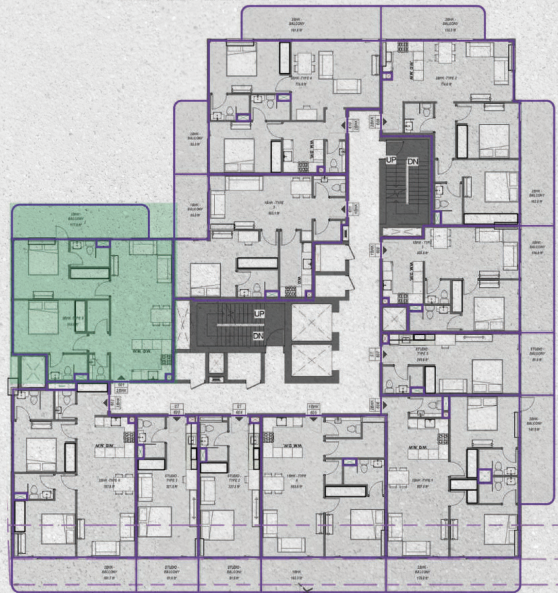
Typicals: 213, 312, 412, 512, 610

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
Laundry

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
Laundry

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
Laundry

3BHK TYPE 03



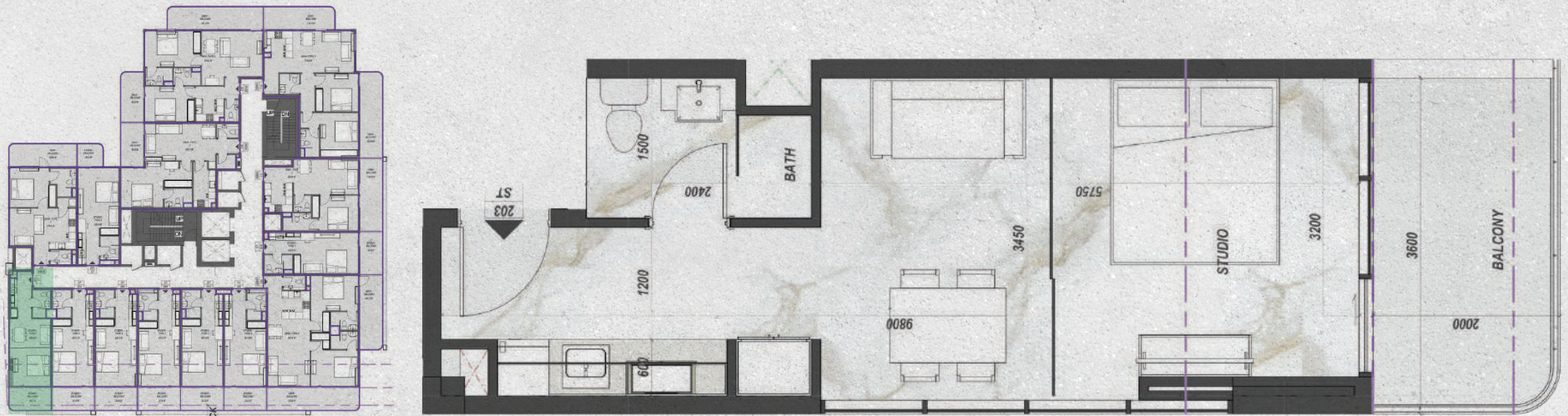
704 - WITH PLUNGE POOL

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



Living area
Dining room
3Bedrooms
Kitchen
3Bathrooms
Laundry

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

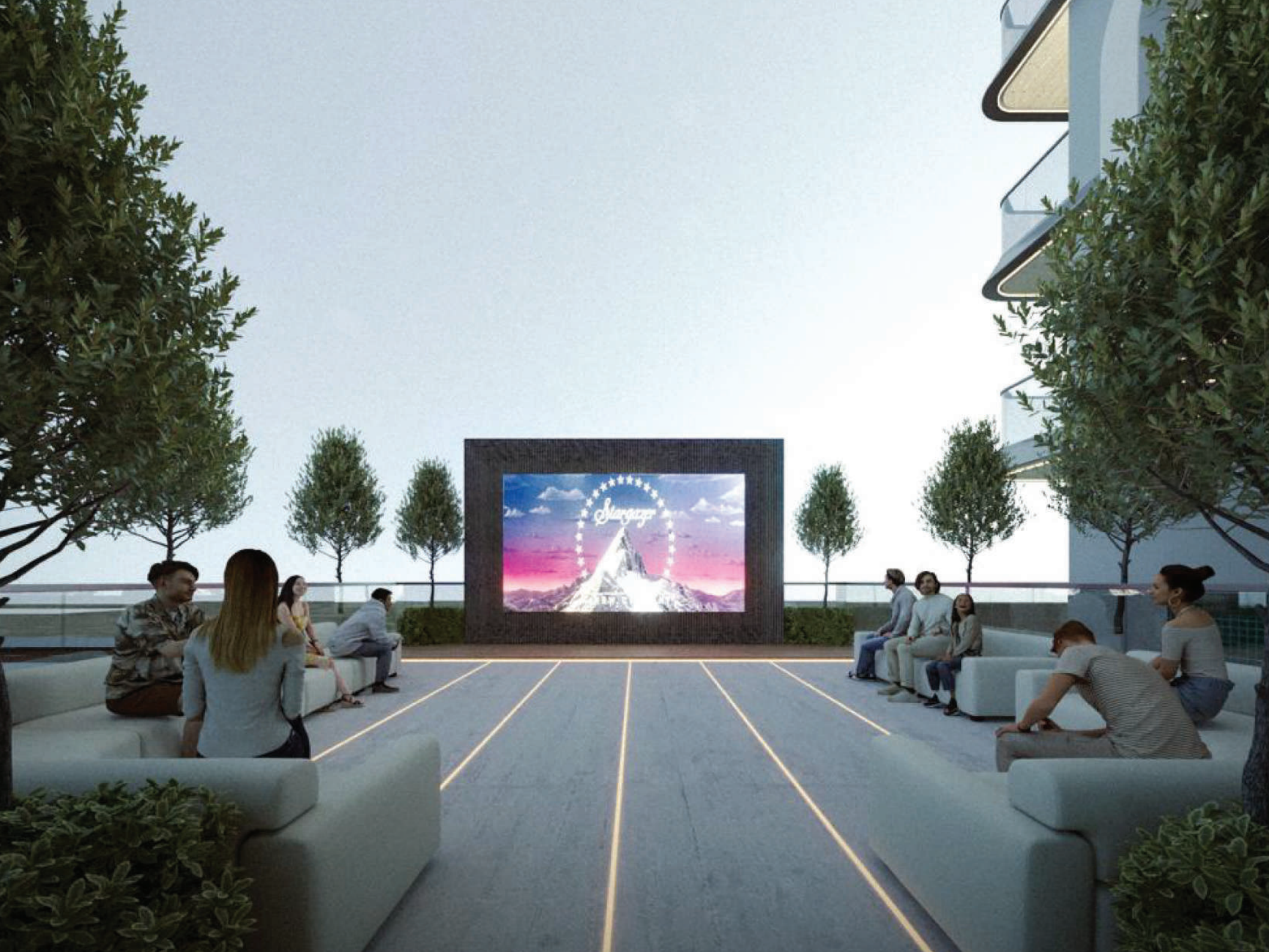
NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
319.6	81.6	401.2

Living area

Bed area

Kitchen

Bathroom



Where life unfolds in perfect balance

Zyra Hills

SERENE LIVING

