

# Zyra Hills

**LARAIX**  
DEVELOPERS

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[www.laraixdevelopers.com](http://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

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NEW CHAPTER

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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, 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



DINING AREA



KITCHEN



CORRIDOR



BEDROOM 02



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





# 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





LARAIX





# 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



**Burj Khalifa**  
18 mnts



**Dubai Mall**  
18 mnts



**Dragon Mall**  
5-10 minutes away.



**Dubai World Trade Centre**  
30 mnts



**Safari Park**  
10 mnts



**Dubai Blue Metro line**  
3 mnts





# PAYMENT PLAN

# 65%|35% PAYMENT PLAN

65% 35% Payment Plan	%
On Booking	5%
After 1 month of booking	5%
After 3 month of booking ( 4% DLD)	10%
After 6 month of booking	5%
After 9 month of booking	5%
After 12 month of booking	10%
After 15 month of booking	5%
After 18 month of booking	5%
After 21 month of booking	10%
On Handover	5%

35% Post Handover Payment Plan	
After 1 month of Handover	1%
After 2 month of Handover	1%
After 3 month of Handover	1%
After 4 month of Handover	1%
After 5 month of Handover	1%
After 6 month of Handover	4%
After 7 month of Handover	1%
After 8 month of Handover	1%
After 9 month of Handover	1%
After 10 month of Handover	1%
After 11 month of Handover	1%
After 12 month of Handover	4%
After 13 month of Handover	1%
After 14 month of Handover	1%
After 15 month of Handover	1%
After 16 month of Handover	1%
After 17 month of Handover	1%
After 18 month of Handover	4%
After 19 month of Handover	1%
After 20 month of Handover	1%
After 21 month of Handover	1%
After 22 month of Handover	1%
After 23 month of Handover	1%
After 24 month of Handover	3%
<b>Total 100%</b>	





## 50%/50% PAYMENT PLAN

50%/50% Payment Plan	%
On Booking	5%
After 1 month of booking	5%
After 3 month of booking ( 4% DLD)	10%
After 6 month of booking	5%
After 9 month of booking	5%
After 12 month of booking	5%
After 15 month of booking	5%
After 18 month of booking	5%
After 21 month of booking	5%
On Handover	50%
<b>Total 100%</b>	

# 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

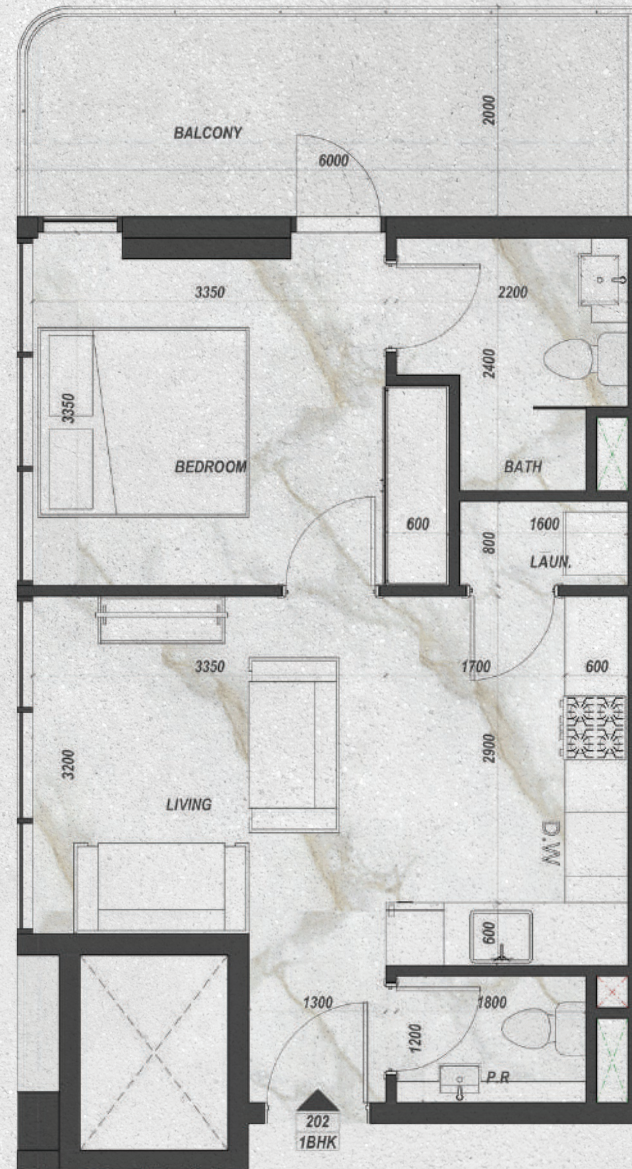


101 - WITH TERRACE+ PLUNGE POOL

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

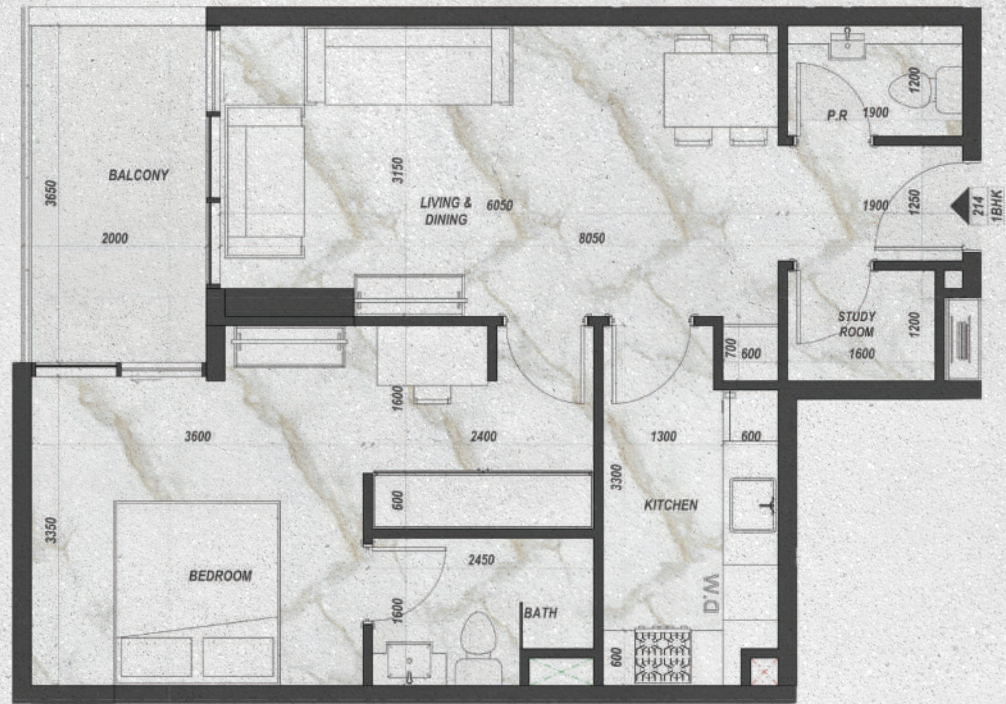
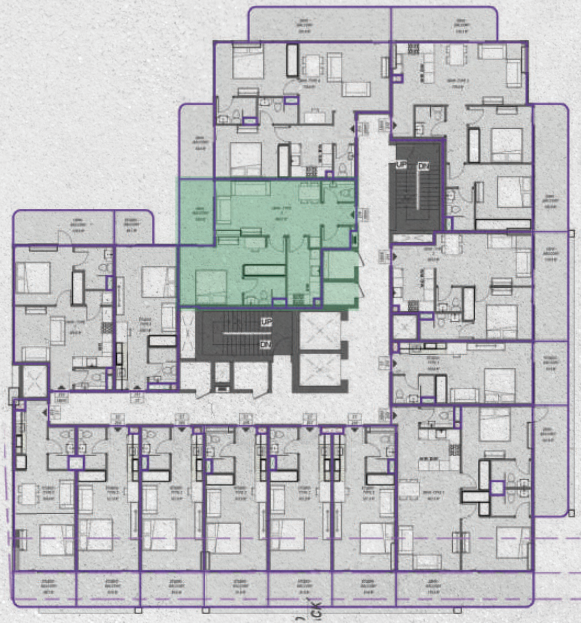
NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
503.8	206.8	710.6

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

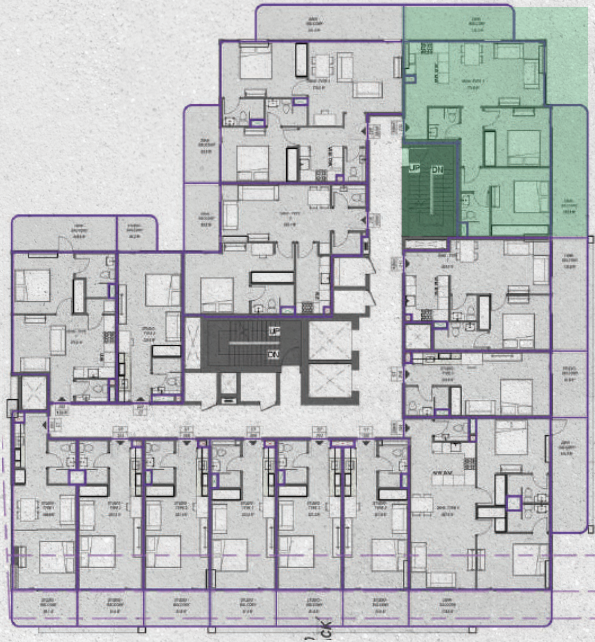
Typicals: 209, 308, 408, 508, 606

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

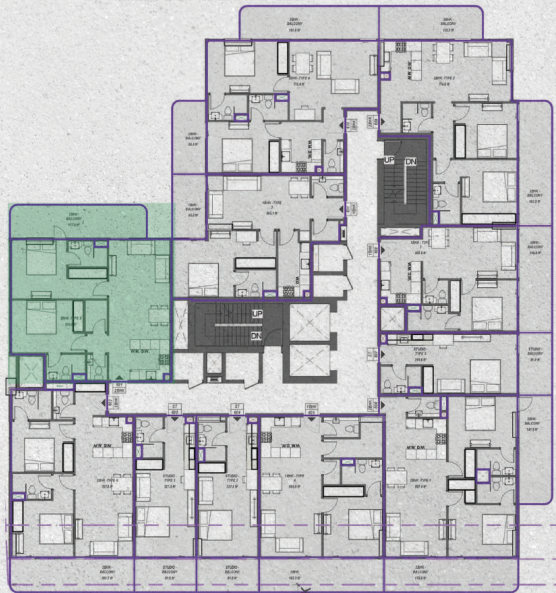


Typicals: 213, 312, 412, 512, 610

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



- Living area
- Dining room
- 2Bedrooms
- Kitchen
- 2Bathrooms
- Powder toilet
- Study Room

Typicals: 301, 401, 501, 601

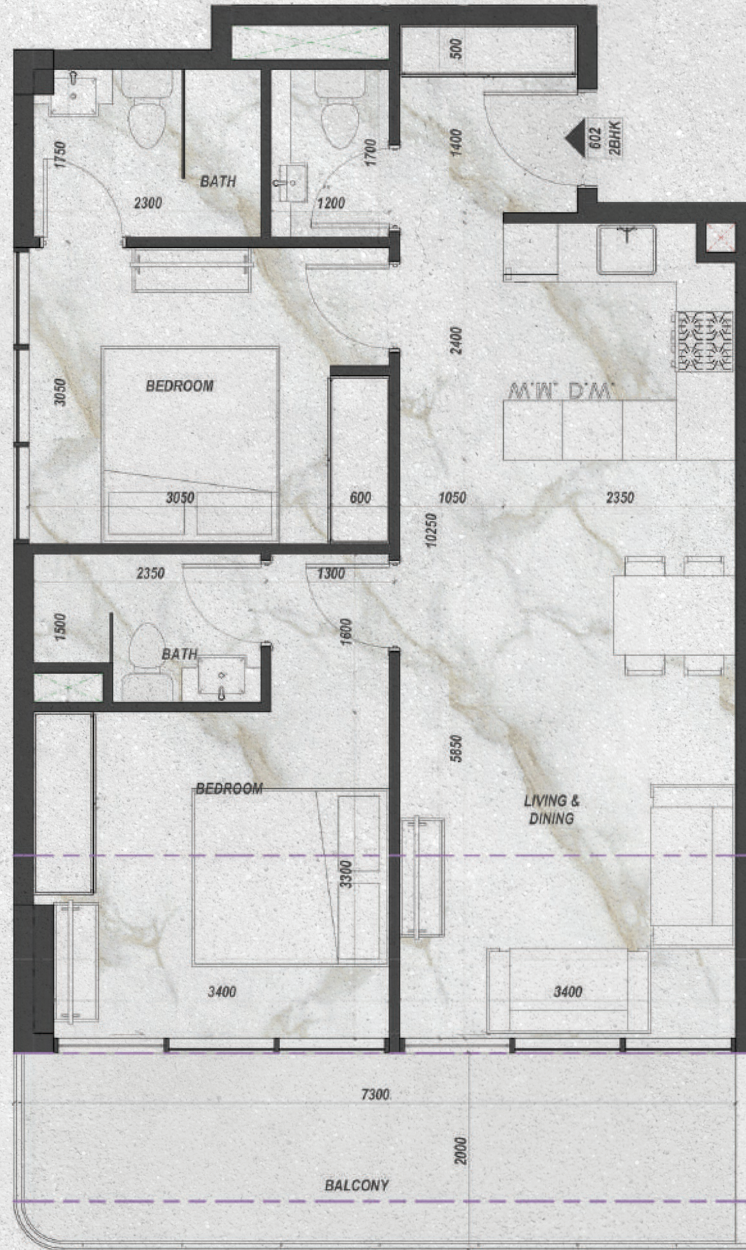
NET AREA (SQFT)	TERRACE AREA(SQFT)	TOTAL AREA (SQFT)
814.6	177.8	992.4

# 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

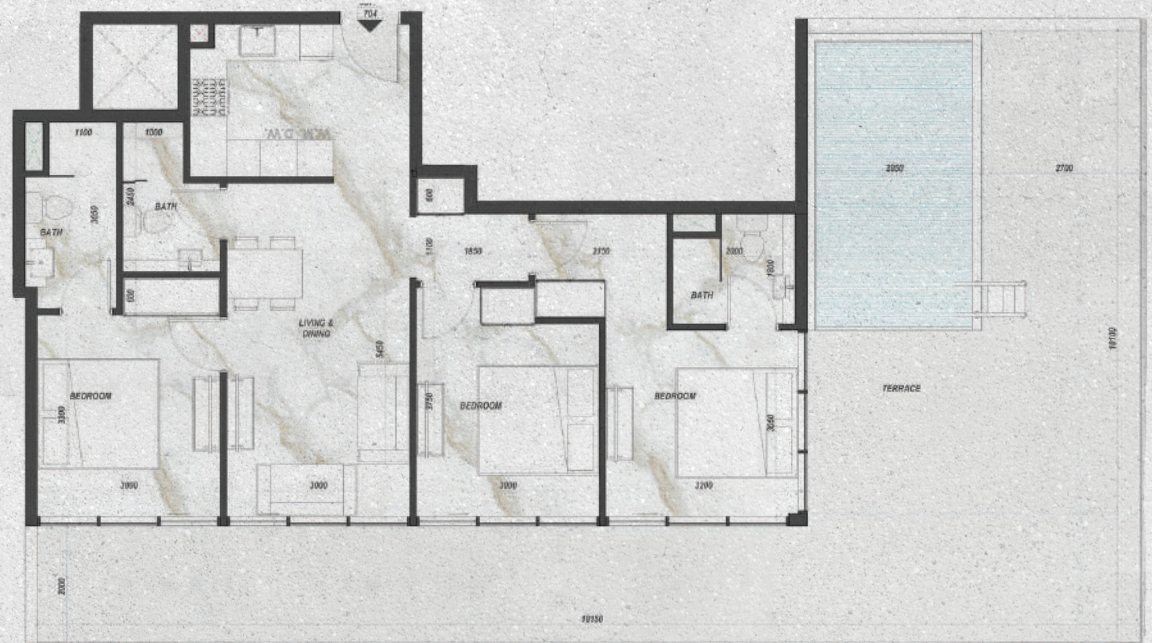


701 - WITH PLUNGE POOL

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



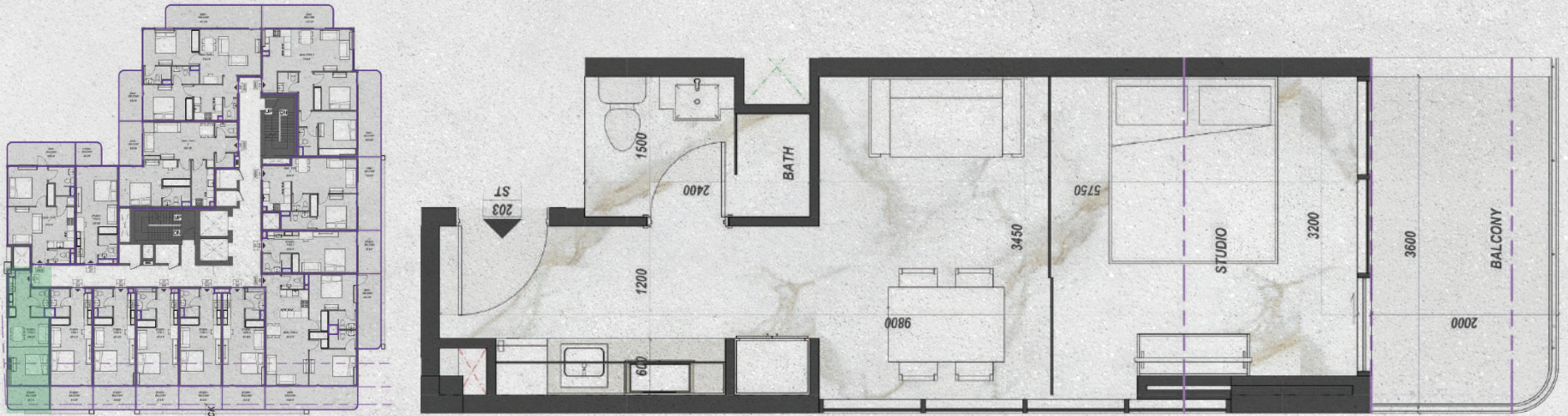
704 - WITH PLUNGE POOL

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



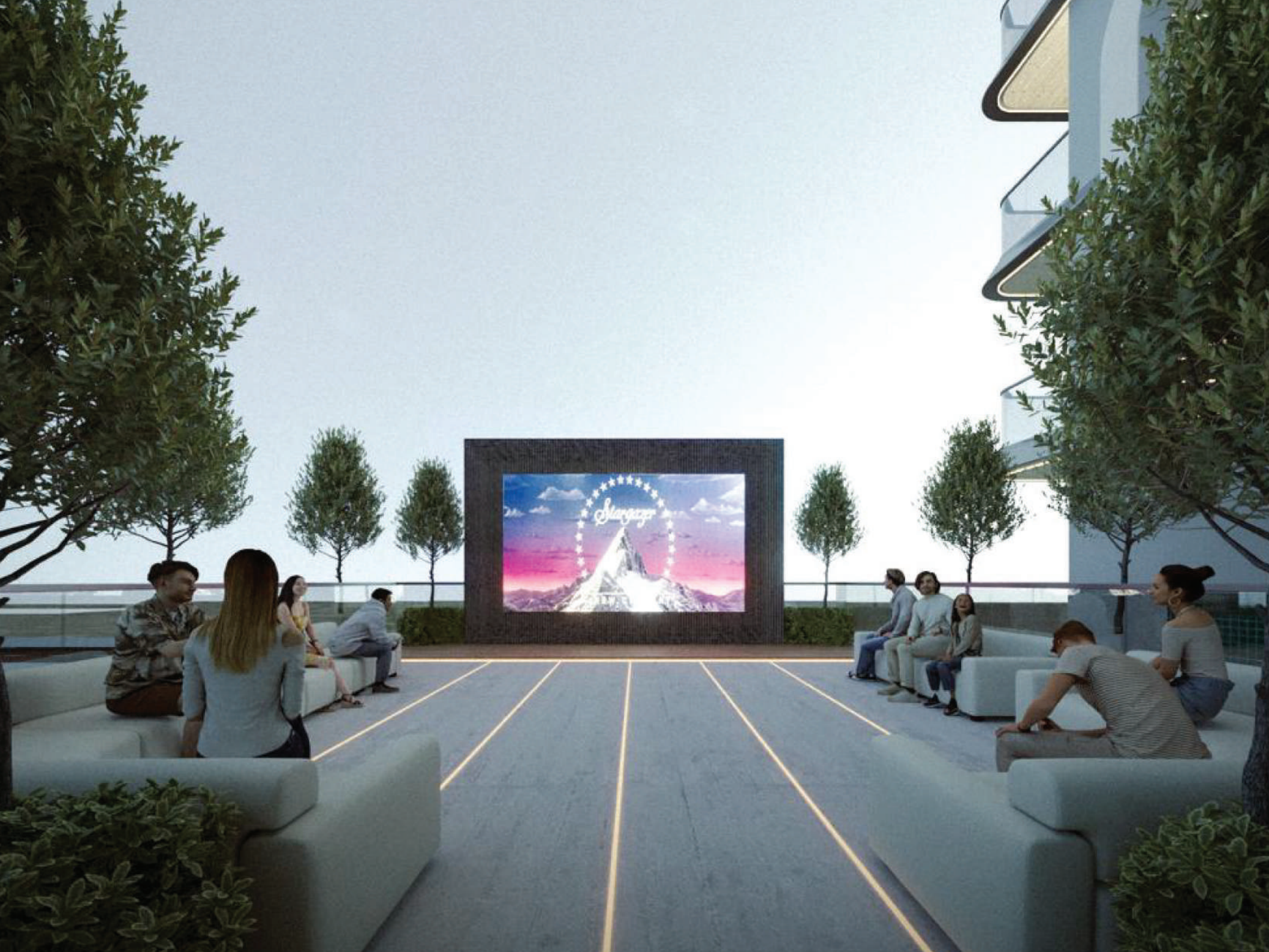
109 - WITH TERRACE + PLUNGE POOL

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



# PAYMENT PLAN

# 65%|35% PAYMENT PLAN

65% 35% Payment Plan	%
On Booking	5%
After 1 month of booking	5%
After 3 month of booking ( 4% DLD)	10%
After 6 month of booking	5%
After 9 month of booking	5%
After 12 month of booking	10%
After 15 month of booking	5%
After 18 month of booking	5%
After 21 month of booking	10%
On Handover	5%

35% Post Handover Payment Plan	
After 1 month of Handover	1%
After 2 month of Handover	1%
After 3 month of Handover	1%
After 4 month of Handover	1%
After 5 month of Handover	1%
After 6 month of Handover	4%
After 7 month of Handover	1%
After 8 month of Handover	1%
After 9 month of Handover	1%
After 10 month of Handover	1%
After 11 month of Handover	1%
After 12 month of Handover	4%
After 13 month of Handover	1%
After 14 month of Handover	1%
After 15 month of Handover	1%
After 16 month of Handover	1%
After 17 month of Handover	1%
After 18 month of Handover	4%
After 19 month of Handover	1%
After 20 month of Handover	1%
After 21 month of Handover	1%
After 22 month of Handover	1%
After 23 month of Handover	1%
After 24 month of Handover	3%
<b>Total 100%</b>	





## 50%/50% PAYMENT PLAN

50% 50% Payment Plan	%
On Booking	5%
After 1 month of booking	5%
After 3 month of booking ( 4% DLD)	10%
After 6 month of booking	5%
After 9 month of booking	5%
After 12 month of booking	5%
After 15 month of booking	5%
After 18 month of booking	5%
After 21 month of booking	5%
On Handover	50%
<b>Total 100%</b>	

Where life unfolds in perfect balance

Zyra Hills

SERENE LIVING





# Zyra Hills




Visit Our Sales Office:

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