

# IZEL

BY ZOYA

FACTSHEET



## IZEL BY ZOYA

In ever-glowing skies and lush greens of DubaiLand's exuberance, arises a collection of residences designed for modern living at every pace.

Inspired by compassion and character, Izel is the answer to the rituals of life.

**165 Fully-Furnished  
Studio, One-Bed & Two-Bed Apartment Residences**

**Q3 | 2028 Handover**

DUBAILAND RESIDENCE COMPLEX

DESIGNED  
FOR LIFE

## KEY FEATURES



Designed with a  
Mediterranean touch



Fully-furnished in  
an open-plan layout

Pay  
1%  
per month



# DubaiLand Residence Complex, Dubai

## ACCESS & ROADS

- 10 mins Accessible via Sheikh Mohammed Bin Zayed Road (E311)
- 18 mins Accessible via Al Ain Road Academic City
- 30 mins Dubai International Airport  
Al Maktoum International Airport

## EDUCATION

- 02 mins GEMS FirstPoint School
- 04 mins The Aquila School
- 10 mins GEMS Wellington Academy
- 10 mins Zayed University
- 10 mins University of Dubai

## ENTERTAINMENT

- 15 mins Global Village
- 15 mins IMG Worlds of Adventure
- 20 mins Burj Khalifa
- 30 mins Dubai Marina

## HEALTHCARE

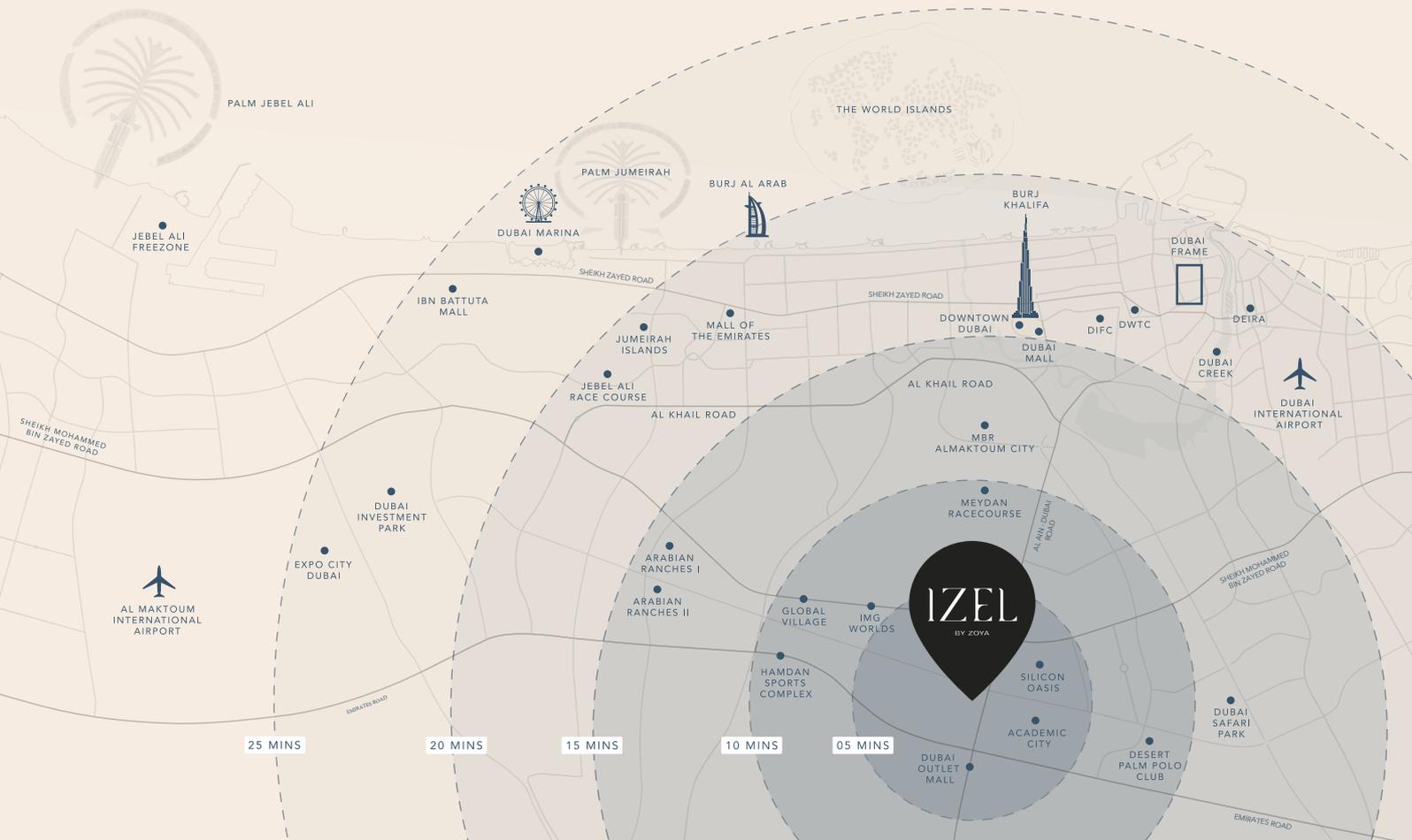
- 10 mins Fakeeh Hospital
- 10 mins Life Medical Center
- 20 mins CARE Blue Clinic
- 20 mins Mediclinic Parkview Hospital

## RETAIL

- 10 mins Dubai Outlet Mall
- 10 mins Silicon Central Mall
- 20 mins Dubai Mall
- 25 mins Dubai Hills Mall

## PUBLIC TRANSPORTATION

- 15 mins Creek Metro Station
- 15 mins Bus Stops:  
Dubai Sky Courts, Windsor Residence, Ajmal Sarah Tower and Nilona Residence





# Precioso!

A culmination of delights to unwind in.



## THE INTERIORS

Lush greenery and sunlit rooms define Izel: fully furnished residences with generous floor-to-ceiling heights, refined Mediterranean detailing and enduring materials.

With a limited number of fully furnished homes, Izel offers a collected calm of Spanish-inspired practical beauty.

# Rituals tuned to nature

From streets that welcome conversation to courtyards that allow solitude and landscapes that mature through seasons, this is where shade, scent and quiet paths grow more intimate with time.

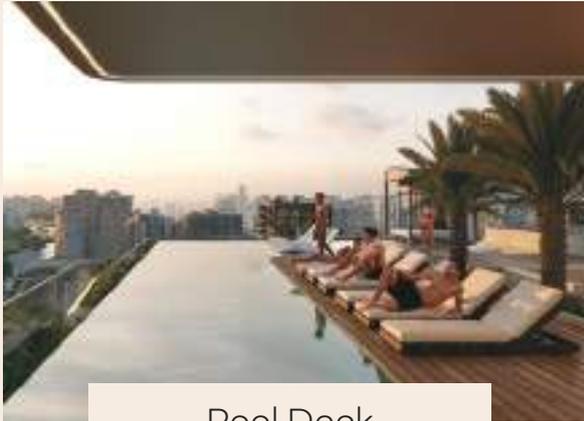




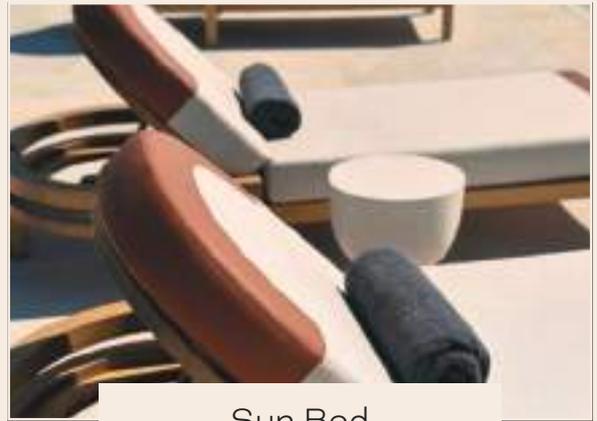
Cabanas



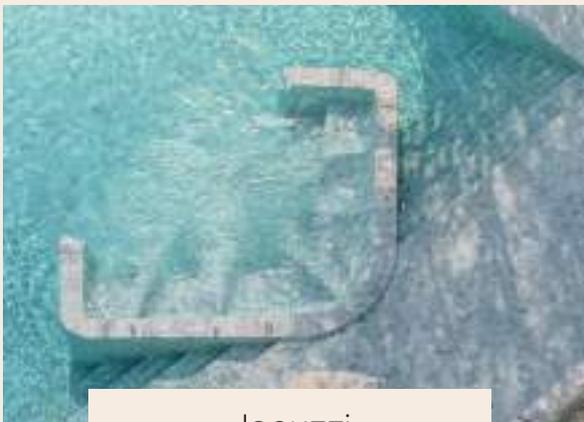
Water Lounges



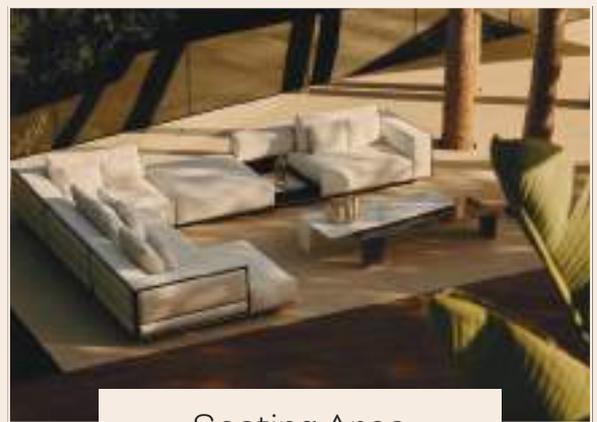
Pool Deck



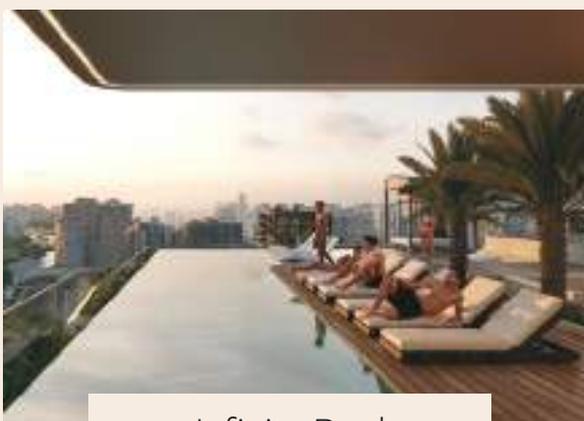
Sun Bed



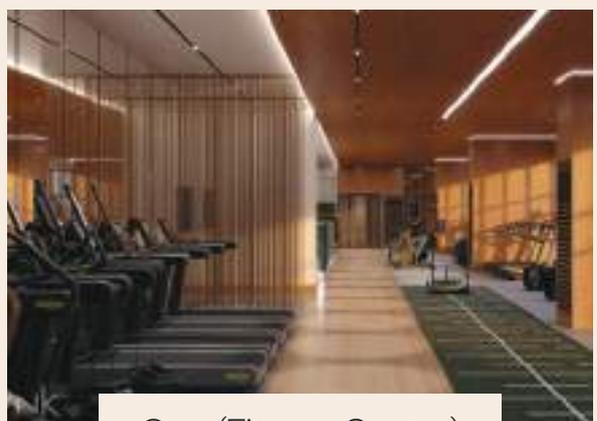
Jacuzzi



Seating Area



Infinity Pool



Gym (Fitness Center)



## UNIT TYPES & SIZES

### 165 fully-furnished residences

121 Studio	33 One-Bedroom	11 Two-Bedroom
400 sq.ft to 470 sq.ft	740 sq.ft to 760 sq.ft	1,110 sq.ft
From AED 646,000	From AED 1,101,100	From AED 1,448,906

### Pay 1% per month

Timeline	Terms
20%	On booking + 4% DLD fee
1%	For the first 30 months
10%	On Handover
1% Post handover	for the next 35 months
6%	Final instalment

# From the craftsmen of unique creations

With over a decade of experience in the UAE, Zoya Developments continues to shape modern communities that blend architectural precision with everyday comfort.

Each project reflects Zoya's commitment to design excellence, functionality, and contemporary living.

## 14+ YEARS

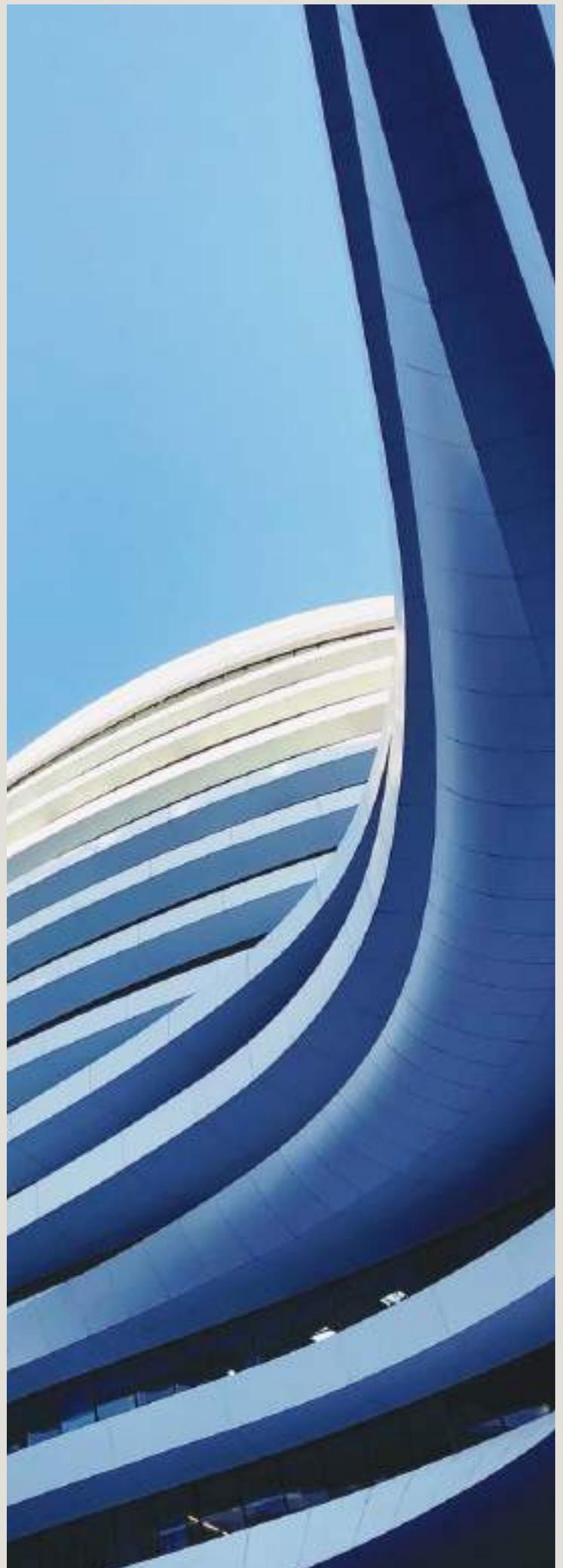
of successful experience  
in real estate industry

## 100,000+ UNITS

delivered in the last  
decade & more

## AED 2 BILLION+

invested in shaping  
the future of UAE



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800-ZOYA