

IZEL

BY ZOYA

FLOOR PLANS





DESIGNED FOR LIFE

Izel by Zoya is a composed residence within DubaiLand. Your quietly curated enclave where measured proportions meet everyday rituals.

The project balances sunlit, open-plan living with intimate private corners, offering owners a tactile home and a neighbourhood that feels purposeful and restful.

Mediterranean poise with contemporary care.

Izel's architecture draws on Mediterranean calm — simple volumes, deep reveals, and an aesthetic that welcomes light and shade. Interiors translate that restraint into tactile moments: warm timbers, honed stone, and linen-soft textiles that invite daily touch.

Rooftop gardens, infinity pool, shaded cabanas, fitness centre, water lounges, communal atelier, play lawns, and intimate seating niches. This is a lifestyle designed for gathering, stillness, craft, and daily leisure across all seasons.





A collection of furnished residences in DubaiLand, Dubai

KEY FEATURES

Development Type: Residential
Status: Off-Plan

Fully Furnished Studio Residences
Fully Furnished One-Bedroom Residences
Fully Furnished Two-Bedroom Residences

Bask in architectural bliss

LAYOUT & PLAN

The layout at Izel is organised as a sequence of measured moments: a clear site hierarchy, generous communal edges and quietly efficient private cores.

Plans prioritise daylight, cross-ventilation and effortless flow, where each residence reads as a single, coherent space for both privacy and community.

FLOOR PLANS

STUDIO RESIDENCES

Fully furnished with tactile finishes, high ceilings and flexible workspace, the studio residences are crafted with a practical, elegant layout designed to age gracefully and feel generous.



STUDIO

Typical

IZEL
BY ZOYA



STUDIO

Units: 105,305,505,705,905,1105

Internal Area: 320 sq.ft

Balcony Area: 80 sq.ft

Total Area: 400 sq.ft

Legend

01 ENTRANCE

02 KITCHEN

03 PASSAGE

04 LIVING

05 BATHROOM

06 BEDROOM

07 BALCONY

Keyplan



STUDIO
Typical

IZEL
BY ZOYA



STUDIO

Units: 205,405,605,805,1005

Internal Area: 320 sq.ft

Balcony Area: 80 sq.ft

Total Area: 400 sq.ft

Legend

01 ENTRANCE

02 KITCHEN

03 PASSAGE

04 LIVING

05 BATHROOM

06 BEDROOM

07 BALCONY

Keyplan



STUDIO

Typical

IZEL
BY ZOYA



STUDIO

Units: 106,306,506,706,906,1106

Internal Area: 320 sq.ft

Balcony Area: 150 sq.ft

Total Area: 470 sq.ft

IZEL
BY ZOYA

Legend

- 01** ENTRANCE
- 02** KITCHEN
- 03** PASSAGE
- 04** LIVING
- 05** BATHROOM
- 06** BEDROOM
- 07** BALCONY



Keyplan



STUDIO
Typical

IZEL
BY ZOYA



STUDIO

Units: 206,406,606,806,1006

Internal Area: 320 sq.ft

Balcony Area: 150 sq.ft

Total Area: 470 sq.ft

IZEL
BY ZOYA

Legend

01 ENTRANCE

02 KITCHEN

03 PASSAGE

04 LIVING

05 BATHROOM

06 BEDROOM

07 BALCONY

Keyplan





STUDIO

Typical

IZEL
BY ZOYA



STUDIO

Units: 107,307,507,707,907,1107

Internal Area: 295 sq.ft

Balcony Area: 60 sq.ft

Total Area: 355 sq.ft

IZEL
BY ZOYA

Legend

- 01** ENTRANCE
- 02** KITCHEN
- 03** PASSAGE
- 04** BATHROOM
- 05** BEDROOM
- 06** BALCONY

Keyplan



STUDIO
Typical

IZEL
BY ZOYA



STUDIO

Units: 207,407,607,807,1007

Internal Area: 295 sq.ft

Balcony Area: 60 sq.ft

Total Area: 355 sq.ft

IZEL
BY ZOYA

Legend

01 ENTRANCE

02 KITCHEN

03 PASSAGE

04 BATHROOM

05 BEDROOM

06 BALCONY

Keyplan



STUDIO

Typical

IZEL
BY ZOYA



STUDIO

Units: 108,308,508,708,908,1108

Internal Area: 295 sq.ft

Balcony Area: 60 sq.ft

Total Area: 355 sq.ft

IZEL
BY ZOYA

Legend

01 ENTRANCE

02 KITCHEN

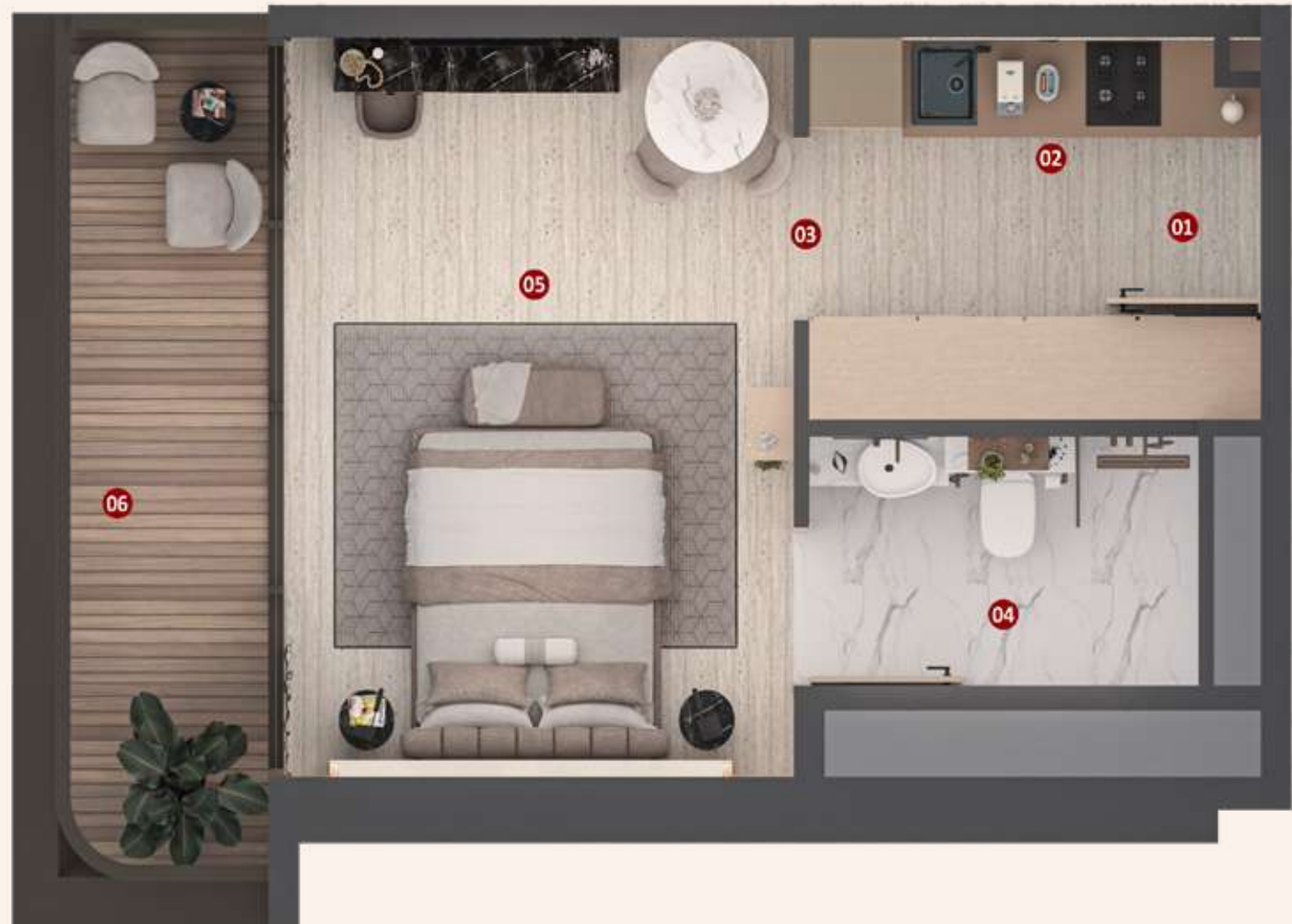
03 PASSAGE

04 BATHROOM

05 BEDROOM

06 BALCONY

Keyplan



STUDIO
Typical

IZEL
BY ZOYA



STUDIO

Units: 208,408,608,808,1008

Internal Area: 295 sq.ft

Balcony Area: 60 sq.ft

Total Area: 355 sq.ft

IZEL
BY ZOYA

Legend

01 ENTRANCE

02 KITCHEN

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04 BATHROOM

05 BEDROOM

06 BALCONY

Keyplan





STUDIO

Typical

IZEL
BY ZOYA



STUDIO

Units: 109,309,509,709,909,1109

Internal Area: 320 sq.ft

Balcony Area: 150 sq.ft

Total Area: 470 sq.ft

IZEL
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Legend

- 01** ENTRANCE
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Keyplan



STUDIO

Typical

IZEL
BY ZOYA



STUDIO

Units: 209,409,609,809,1009

Internal Area: 320 sq.ft

Balcony Area: 150 sq.ft

Total Area: 470 sq.ft

IZEL
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Legend

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Keyplan



STUDIO

Typical

IZEL
BY ZOYA



STUDIO

Units: 110,310,510,710,910,1110

Internal Area: 320 sq.ft

Balcony Area: 80 sq.ft

Total Area: 420 sq.ft

Legend

01 ENTRANCE

02 KITCHEN

03 PASSAGE

04 LIVING

05 BATHROOM

06 BEDROOM

07 BALCONY

Keyplan



STUDIO

Typical

IZEL
BY ZOYA



STUDIO

Units: 210,410,610,810,1010

Internal Area: 320 sq.ft

Balcony Area: 80 sq.ft

Total Area: 420 sq.ft

Legend

01 ENTRANCE

02 KITCHEN

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06 BEDROOM

07 BALCONY

Keyplan





STUDIO

Typical

IZEL
BY ZOYA



STUDIO

Units: 111, 211, 311, 411, 510, 611, 710, 811, 910, 1011, 1110, 112, 212, 312, 412, 512, 612, 712, 812, 912, 1012, 1112, 113, 213, 313, 413, 513, 613, 713, 813, 913, 1013, 1113

Internal Area: 320 sq.ft
Balcony Area: 80 sq.ft
Total Area: 420 sq.ft

Legend

- 01** ENTRANCE
- 02** KITCHEN
- 03** PASSAGE
- 04** LIVING
- 05** BATHROOM
- 06** BEDROOM
- 07** BALCONY

Keyplan



STUDIO

Typical

IZEL
BY ZOYA



STUDIO

Units: 114,214,314,414,514,614,714,814,914,1014,1114

Internal Area: 340 sq.ft
Balcony Area: 80 sq.ft
Total Area: 420 sq.ft

Legend

- 01** ENTRANCE
- 02** KITCHEN
- 03** PASSAGE
- 04** LIVING
- 05** BATHROOM
- 06** BEDROOM
- 07** BALCONY

Keyplan



STUDIO
Typical

IZEL
BY ZOYA



STUDIO

Units: 115,315,515,715,915,1115

Internal Area: 340 sq.ft

Balcony Area: 80 sq.ft

Total Area: 420 sq.ft

Legend

01 ENTRANCE

02 KITCHEN

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04 LIVING

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06 BEDROOM

07 BALCONY

Keyplan



STUDIO

Typical

IZEL
BY ZOYA



STUDIO

Units: 215,415,615,815,1015

Internal Area: 340 sq.ft

Balcony Area: 80 sq.ft

Total Area: 420 sq.ft

Legend

01 ENTRANCE

02 KITCHEN

03 PASSAGE

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06 BEDROOM

07 BALCONY

Keyplan





FLOOR PLANS

1 BEDROOM RESIDENCES

An elegant suite built for shared meals, life's simple pleasures, ample storage and natural ventilation. High ceilings and open plans invite light; materials age with warmth, this is a home crafted to endure everyday rituals and then some more.



1 BEDROOM

Typical

IZEL
BY ZOYA



1 BEDROOM

Units: 104, 204, 304, 504, 604,
704, 804, 904, 1004, 1104

Internal Area: 590 sq.ft
Balcony Area: 150 sq.ft
Total Area: 740 sq.ft

IZEL
BY ZOYA

Legend

- 01 ENTRANCE
- 02 KITCHEN
- 03 DINING
- 04 LIVING
- 05 POWDER ROOM
- 06 BEDROOM
- 07 BATHROOM
- 08 BALCONY

Keyplan



1 BEDROOM

Typical

IZEL
BY ZOYA



1 BEDROOM

Units: 201,401,601,801,1001

Internal Area: 580 sq.ft
Balcony Area: 180 sq.ft
Total Area: 760 sq.ft

Legend

- 01 ENTRANCE
- 02 PASSAGE
- 03 KITCHEN
- 04 POWDER ROOM
- 05 DINING
- 06 LIVING
- 07 BEDROOM
- 08 BATHROOM
- 09 BALCONY

Keyplan





1 BEDROOM

Typical

IZEL
BY ZOYA



1 BEDROOM

Units: 101,301,501,701,901,1101

IZEL
BY ZOYA

Internal Area: 590 sq.ft
Balcony Area: 180 sq.ft
Total Area: 760 sq.ft

Legend

- 01 ENTRANCE
- 02 PASSAGE
- 03 KITCHEN
- 04 POWDER ROOM
- 05 DINING
- 06 LIVING
- 07 BEDROOM
- 08 BATHROOM
- 09 BALCONY

Keyplan



1 BEDROOM

Typical

IZEL
BY ZOYA



1 BEDROOM

Units: 102,302,502,702,902,1102

Internal Area: 590 sq.ft
Balcony Area: 150 sq.ft
Total Area: 740 sq.ft

Legend

- 01 ENTRANCE
- 02 PASSAGE
- 03 KITCHEN
- 04 POWDER ROOM
- 05 DINING
- 06 LIVING
- 07 BEDROOM
- 08 BATHROOM
- 09 WARDROBE
- 10 BALCONY

Keyplan



1 BEDROOM

Typical

IZEL
BY ZOYA



1 BEDROOM

Units: 202,402,602,802,1002

Internal Area: 590 sq.ft
Balcony Area: 150 sq.ft
Total Area: 740 sq.ft

Legend

- 01 ENTRANCE
- 02 PASSAGE
- 03 KITCHEN
- 04 POWDER ROOM
- 05 DINING
- 06 LIVING
- 07 BEDROOM
- 08 BATHROOM
- 09 WARDROBE
- 10 BALCONY

Keyplan



FLOOR PLANS

2 BEDROOM RESIDENCES

Generous two-bedroom apartments crafted for evolving family life. From communal views to durable finishes and integrated systems, this is where ownership goes beyond stewardship and feels like one's own home from the very first step.



2 BEDROOM

Typical

IZEL
BY ZOYA



2 BEDROOM

Units: 103, 303, 503, 703, 903, 1103

Internal Area: 885 sq.ft
Balcony Area: 225 sq.ft
Total Area: 1110 sq.ft

Legend

- 01 ENTRANCE
- 02 KITCHEN
- 03 DINING
- 04 LIVING
- 05 LAUNDRY/STORE
- 06 MASTER BEDROOM
- 07 MASTER BATHROOM
- 08 BEDROOM
- 09 BATHROOM
- 10 BALCONY

Keyplan



2 BEDROOM

Typical

IZEL
BY ZOYA



2 BEDROOM

Units: 203,403,603,803,1003

IZEL
BY ZOYA

Internal Area: 885 sq.ft

Balcony Area: 225 sq.ft

Total Area: 1110 sq.ft

Legend

- 01 ENTRANCE
- 02 KITCHEN
- 03 DINING
- 04 LIVING
- 05 LAUNDRY/STORE
- 06 MASTER BEDROOM
- 07 MASTER BATHROOM
- 08 BEDROOM
- 09 BATHROOM
- 10 BALCONY

Keyplan





IZEL

BY ZOYA

800 ZOYA