

IZEL

BY ZOYA

DESIGNED
FOR LIFE





In design,
as in life,
it's
beauty
that
creates
meaning.



The
Canvas

DUBAI

05

The
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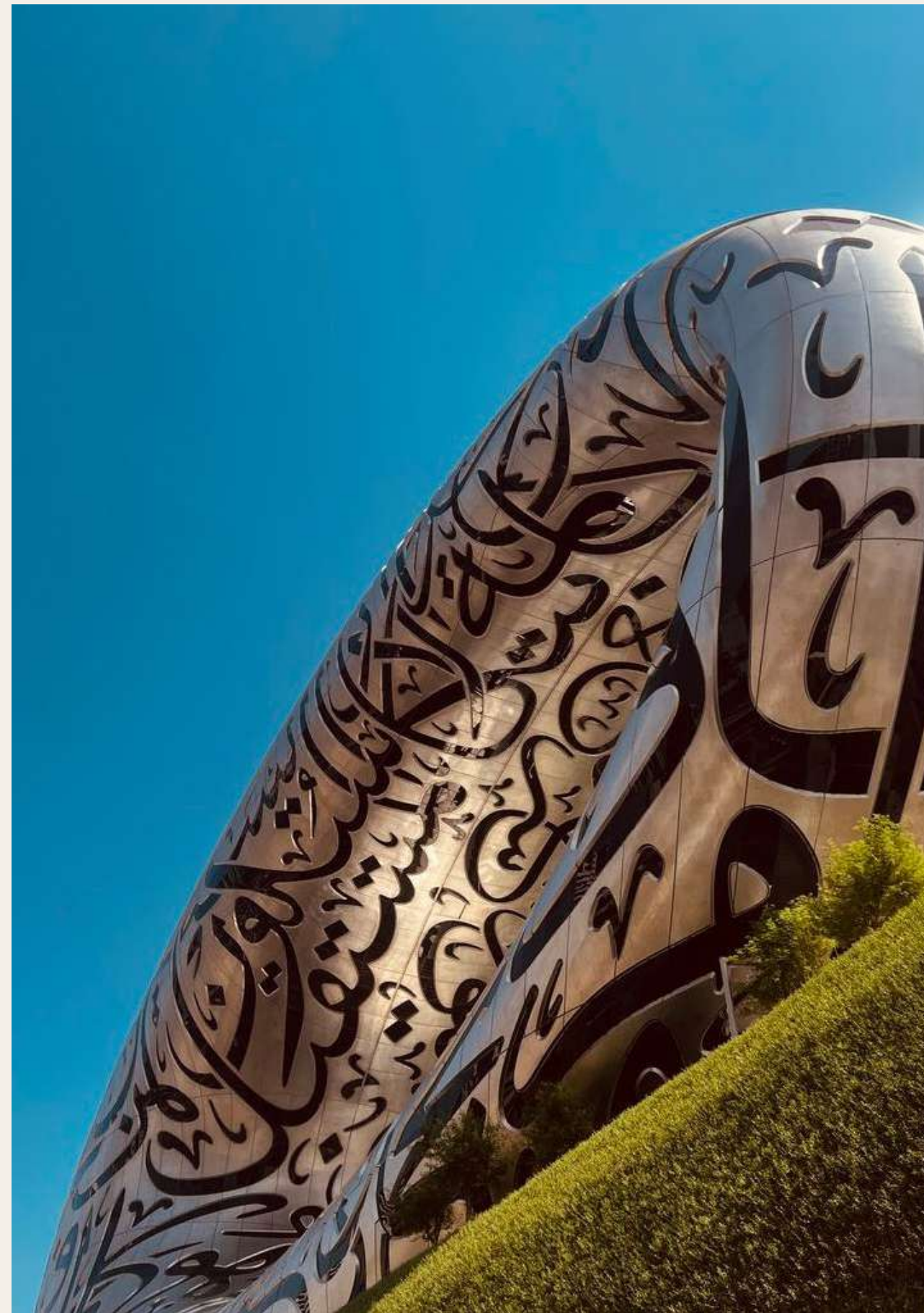




THE
CANVAS

EL LIENZO

World's own masterpiece



DUBAI

Dubai is a living canvas where creativity thrives, from desert light to sculpted skyline; architecture, fashion and daily life abundantly compose a limitless palette for modern expression and possibility today.



WHY INVEST IN DUBAI

Strategic location connecting to over 240 destinations.

Investor-friendly policies with strong regulation through RERA.

Tax-free economy with 100% foreign ownership in free zones.

Golden Visa.

Most mature real estate market in the MENA region.

One of the world's safest and cleanest cities.*

Attractive rental yields of 5–9%, reaching up to 11% in select areas.

Off-plan properties with 20–30% appreciation over 3–5 years.

World-class infrastructure, education, and healthcare.

Recognised as the most desirable global destination for expats.**

* Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

** Dubai topped the wish lists of an incredible 60 countries in Remitly study "The cities the world wants to move to."

The artwork of living



DUBAILAND RESIDENCE COMPLEX

DubaiLand's masterplan is a modern tapestry of accessibility, community and sustainability.

This is integrated mobility, public realm, mixed-use hubs and verdant corridors at their finest, crafted on an expansive urban canvas for everyday life today.



COMMUNITY HIGHLIGHTS



Easy access to academic city



Family friendly and fur-friendly community



Surrounded by open views



AED 3.1 billion+ in real estate transactions

THE BRUSHSTROKE

LA PINCELADA



Precioso!

A culmination
of delights to
unwind in.



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.



This is architecture that fuses into your way of living without losing its poetry.





Mediterranean aesthetic flows from the motif to melodious furnishings, powered by the eternal sunshine, crafted to respect the craft, for it's the craft that respects time.



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



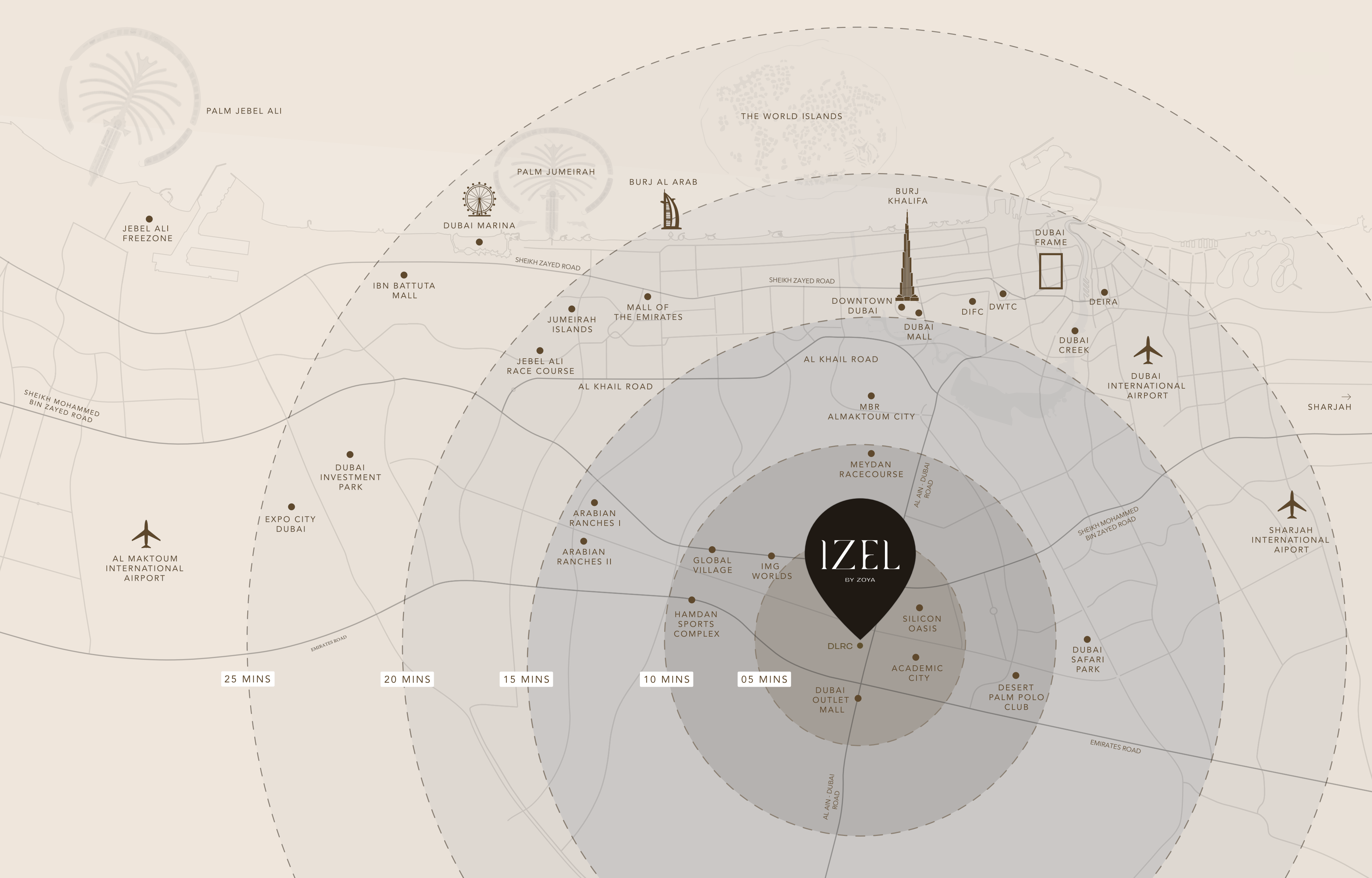
A standard of restraint and craftsmanship, powered by solar energy, where time becomes an ally and memory grows with grace.

Born
in vitality

DUBAILAND
RESIDENCE
COMPLEX

Lush, urban, and laden with
leisure, DubaiLand draws the
circle of life, smudged in a
serene setting.





IZEL
BY ZOYA

25 MINS

20 MINS

15 MINS

10 MINS

05 MINS

PALM JEBEL ALI

THE WORLD ISLANDS

PALM JUMEIRAH

BURJ AL ARAB

BURJ KHALIFA

JEBEL ALI FREEZONE

DUBAI MARINA

DUBAI FRAME

IBN BATTUTA MALL

MALL OF THE EMIRATES

DOWNTOWN DUBAI

DIFC

DWTC

DEIRA

JUMEIRAH ISLANDS

JEBEL ALI RACE COURSE

DUBAI MALL

DUBAI CREEK

DUBAI INTERNATIONAL AIRPORT

SHEIKH MOHAMMED BIN ZAYED ROAD

AL KHAIL ROAD

SHARJAH

DUBAI INVESTMENT PARK

MBR ALMAKTOUM CITY

SHARJAH INTERNATIONAL AIRPORT

AL MAKTOUM INTERNATIONAL AIRPORT

EXPO CITY DUBAI

ARABIAN RANCHES I

MEYDAN RACECOURSE

SHEIKH MOHAMMED BIN ZAYED ROAD

ARABIAN RANCHES II

GLOBAL VILLAGE

IMG WORLDS

IZEL BY ZOYA

SILICON OASIS

DUBAI SAFARI PARK

HAMDAN SPORTS COMPLEX

DLRC

ACADEMIC CITY

DESERT PALM POLO CLUB

DUBAI OUTLET MALL

EMIRATES ROAD

EMIRATES ROAD

AL AIN - DUBAI ROAD

ACCESS & ROADS

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

RETAIL

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

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

PUBLIC TRANSPORTATION

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



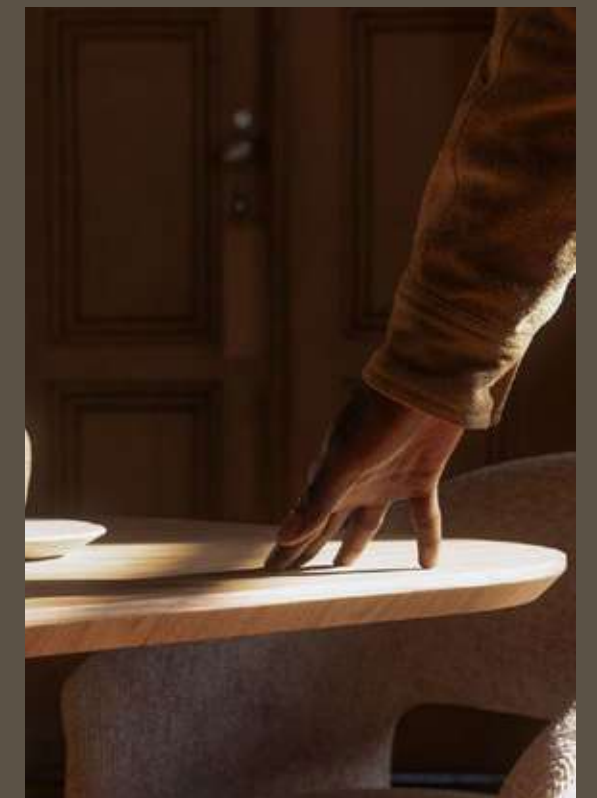
THE MASTERPIECE

LA OBRA MAESTRA

A
foundation
built on
sensory
intelligence



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



These residences are crafted for stewardship, where ownership feels like care and enduring proportion.

Revel in the truest comforts

THE INTERIORS

At Izel, you are embraced by earthy warmth and muted greens, from patinated materials to generous daylight,

This is where tactile surfaces and premium fixtures combine for a calm and functional feel.

This is your collected, personal and always-familiar living experience.





THE LAYOUT



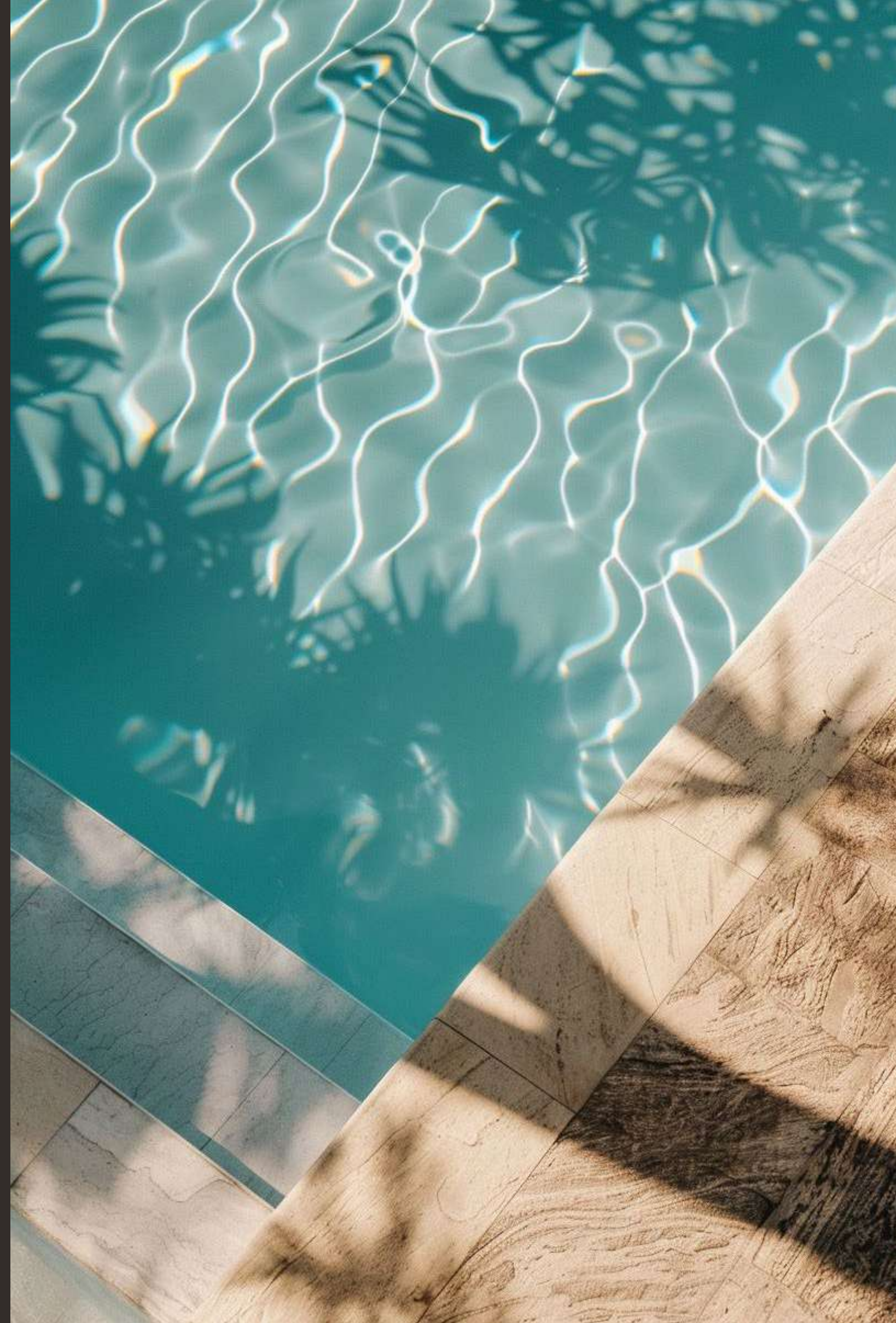
The background is a dark, textured surface with a repeating embossed floral or damask pattern. The pattern consists of intricate, swirling designs that are slightly raised from the surface, creating a subtle relief effect. The overall color is a deep charcoal or black, with the embossed areas catching light to create a slight contrast.

THE EXPERIENCE

LA EXPERIENCIA

The ritual of design

Izel's lifestyle is made of small domestic rituals and gracious communal moments.



Open-planned living encourages sunlight and clear views while planning balances public life and private retreat.



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

Leisure with a view

Rooftop terraces crown Izel with lush plantings, infinity pools, cabanas and lounges. Generous sun decks, jacuzzis and panoramic views provide a leisure haven woven into verdant, communal rooftop gardens.







Cabanas



Water Lounges



Pool Deck



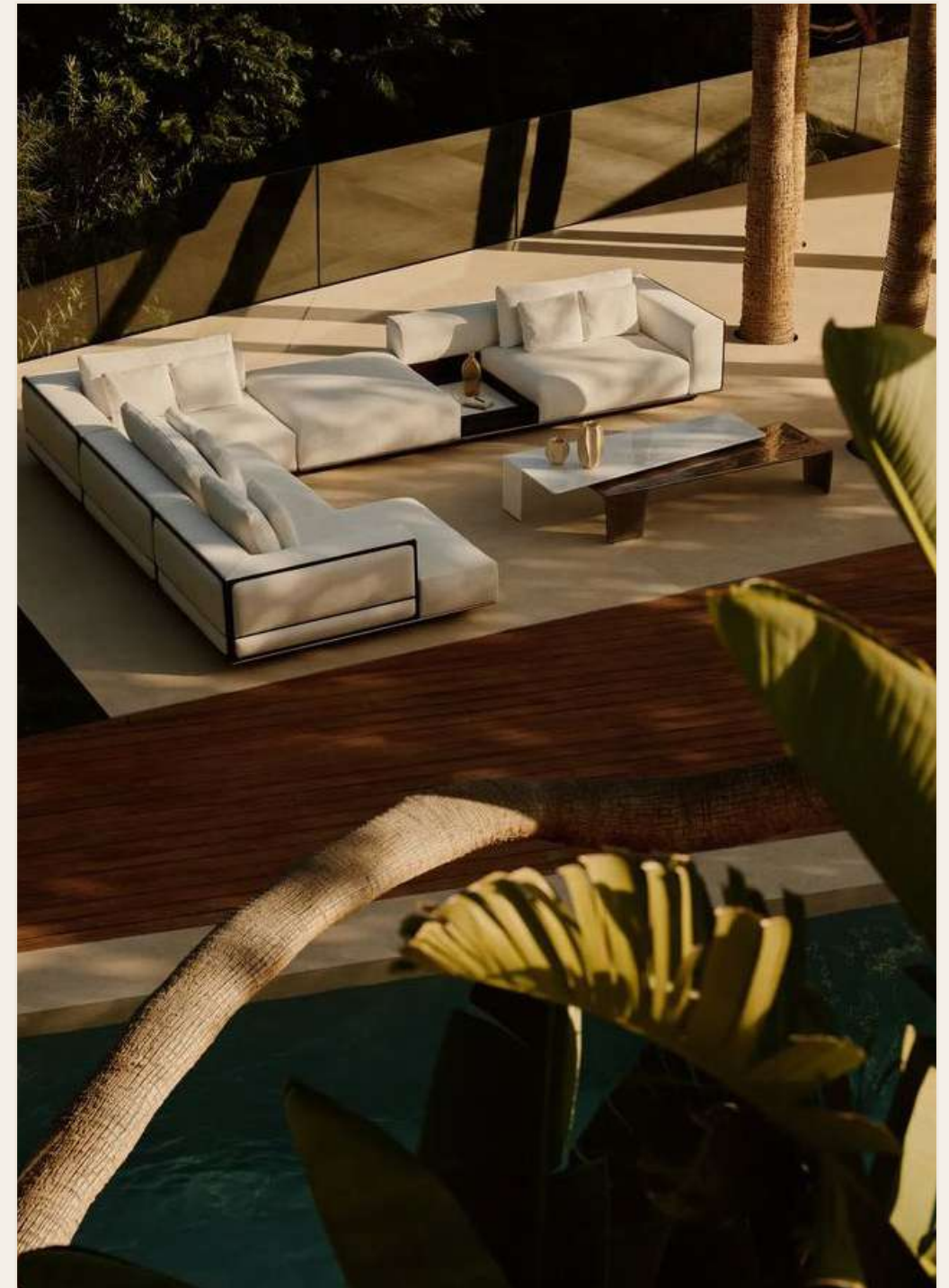
Sun Bed



Infinity Pool



Jacuzzi



Seating Area



Gym (Fitness Center)



PROJECT DETAILS

IZEL

BY ZOYA

Location:	Dubai Land Residence Complex
Residence Types:	Fully-Furnished Studio, One-Bed, & Two-Bed Residences
Status:	Off-Plan
Handover:	Q3 2028



THE
ARTIST

EL ARTISTA

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.

Built on values of transparency, innovation, and sustainability, Zoya creates developments that go beyond housing, crafting spaces where people feel connected, inspired, and at home.



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

The background is a dark, textured surface with a repeating embossed floral pattern. The pattern consists of stylized, swirling motifs that resemble leaves or flowers, arranged in a grid-like fashion. The lighting is subtle, highlighting the raised portions of the embossing.

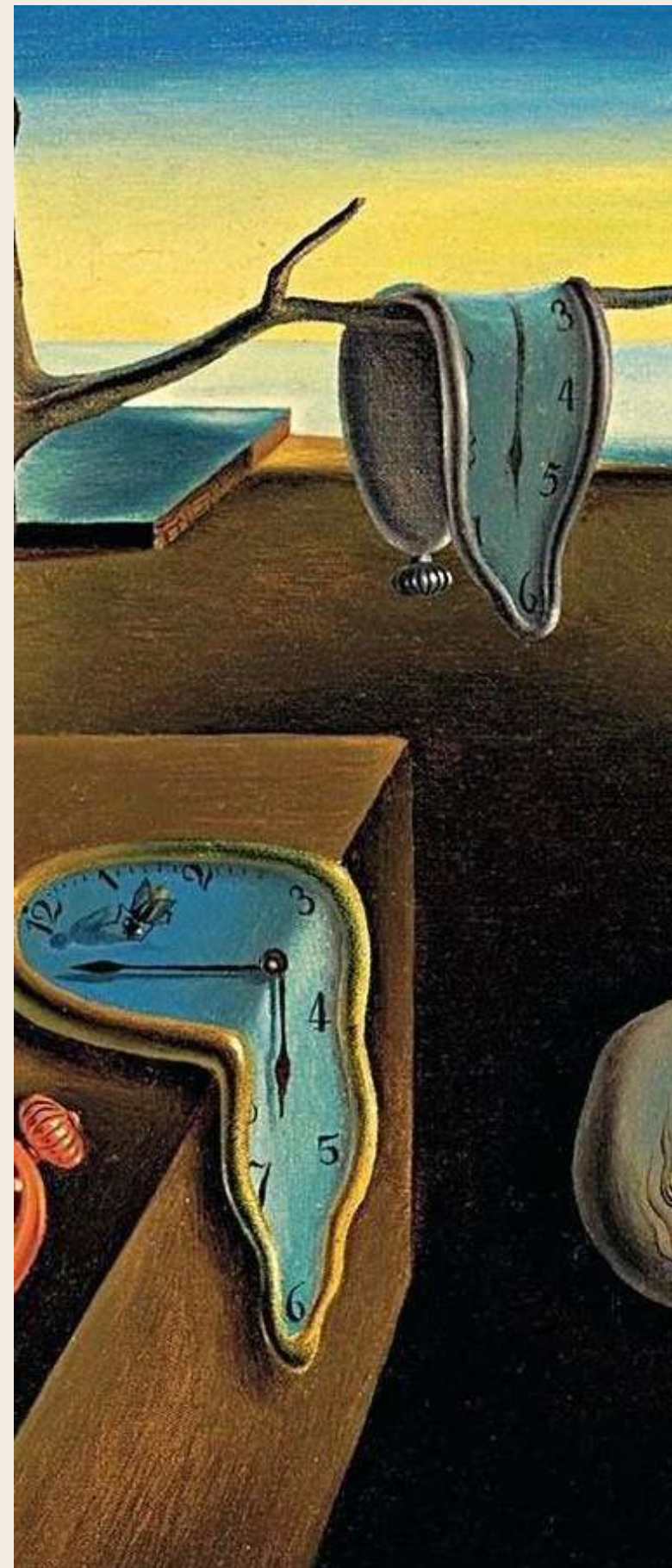
THE INSPIRATION

LA INSPIRACIÓN

Inspired by the finest creations

Straight from the
astounding passion for
Spanish art movements.

A pictorial aesthetic of inspiration
behind Izel's experience as
a tribute to Spanish art &
architecture scene.



ZOVIA



IZEL

BY ZOYA

800-ZOYA