

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



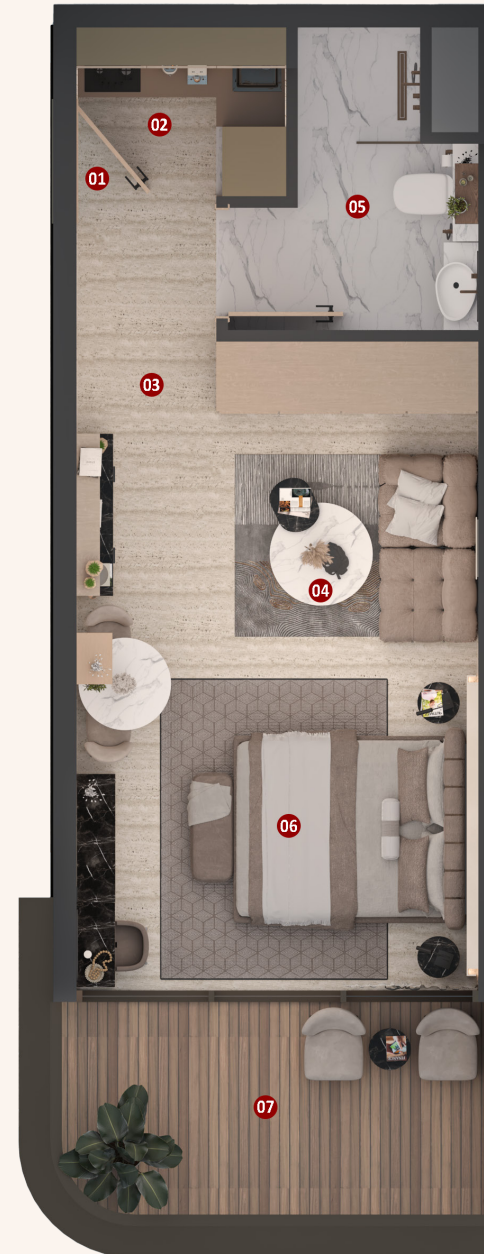
STUDIO

Units: 501, 502, 503, 504, 505,
506, 507, 508, 509, 510, 511

Legend

- 01** ENTRANCE - 1.2m x 2.1m
- 02** KITCHEN - 1.8m x 1.4m
- 03** PASSAGE - 1.2m x 2.1m
- 04** LIVING - 3.4m x 2.2m
- 05** BATHROOM - 2.2m x 2.6m
- 06** BEDROOM - 3.4m x 2.7m
- 07** BALCONY - 3.6m x 1.8m

Keyplan



STUDIO
Typical

IZEL
BY ZOYA



STUDIO

Units: 601, 602, 603, 604, 605,
606, 607, 608, 609, 610, 611
901, 902, 903, 904, 905,
906, 907, 908, 909, 910, 911

Legend

- 01** ENTRANCE - 1.2m x 2.7m
- 02** KITCHEN - 1.8m x 1.4m
- 03** PASSAGE - 1.2m x 2.7m
- 04** LIVING - 3.4m x 2.2m
- 05** BATHROOM - 2.2m x 2.6m
- 06** BEDROOM - 3.4m x 2.7m
- 07** BALCONY - 14 SQM



Keyplan





A long, low-profile wooden shelf unit with a dark wood grain finish, mounted on a light-colored wall. The shelf is divided into several sections by thin vertical dividers. From left to right, the sections contain: a stack of books including 'ADOLESCENCE', a white ceramic vase, a stack of books including 'FAST TIME', 'THE NOVELLY NY', 'DORIS DIAS', 'PARIS IN EUROPE', 'PASSAGE IN TIME', a stack of books including 'VIVES SAINT LAURENT', 'THE NOVELLY NY', 'CENTURY FASHION', a stack of books including 'THE HOTEL BOOK', 'IT BELONGS TO YOU', and two abstract, grey, sculptural objects.



A long, low-profile wooden desk with a dark wood grain finish, mounted on a light-colored wall. The desk has a curved front edge and is supported by a white wall. On the desk, there is a laptop with a green and black screen, a smartphone, a pen, and some papers. A black office chair with a brown leather seat is positioned in front of the desk.



STUDIO
Typical

IZEL
BY ZOYA



STUDIO

Units: 701, 702, 703, 704, 705,
706, 707, 708, 709, 710, 711
801, 802, 803, 804, 805,
806, 807, 808, 809, 810, 811

Legend

- 01 ENTRANCE - 3.0m x 1.1m
- 02 KITCHEN - 3.0m x 1.7m
- 03 PASSAGE - 3.0m x 1.1m
- 04 BATHROOM - 2.5m x 1.5m
- 05 BEDROOM - 3.1m x 24.5m
- 06 BALCONY - 5 SQM



Keyplan



STUDIO
Typical

IZEL
BY ZOYA



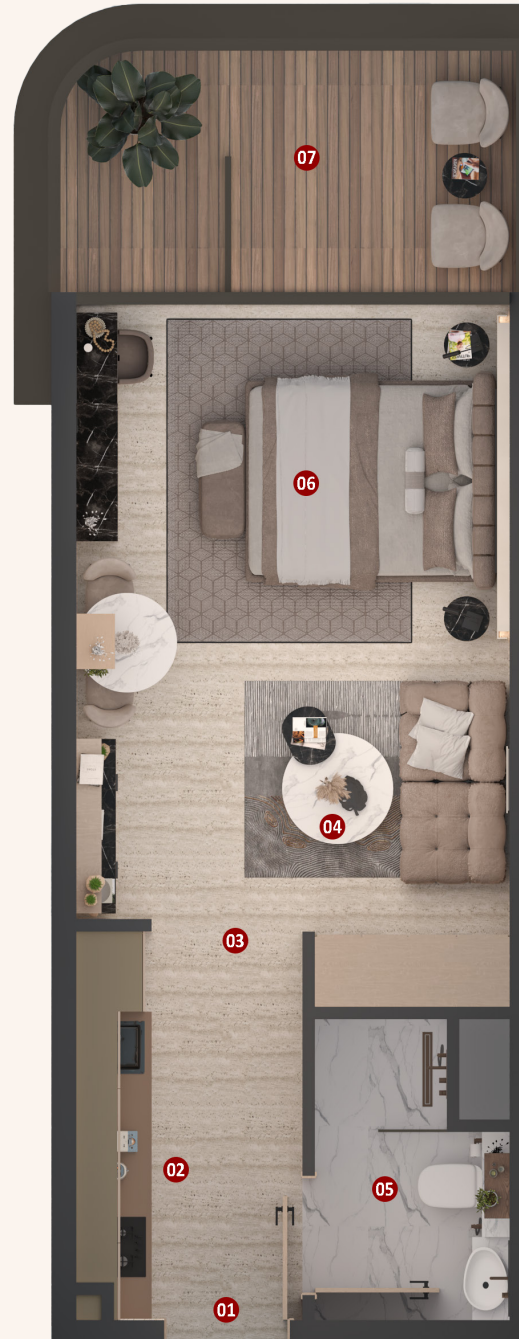
STUDIO

Units: 1001, 1002, 1003, 1004, 1005,
1006, 1007, 1008, 1009, 1010, 1011

Legend

- 01** ENTRANCE - 1.2m x 3.2m
- 02** KITCHEN - 1.8m x 3.2m
- 03** PASSAGE - 1.2m x 3.2m
- 04** LIVING - 3.4m x 2.2m
- 05** BATHROOM - 1.6m x 2.4m
- 06** BEDROOM - 3.4m x 2.7m
- 07** BALCONY - 3.6m x 1.9m

Keyplan





STUDIO
Typical

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BY ZOYA



STUDIO

Units: 1101, 1102, 1103, 1104, 1105,
1106, 1107, 1108, 1109, 1110, 1111
1201, 1202, 1203, 1204, 1205,
1206, 1207, 1208, 1209, 1210, 1211
1301, 1302, 1303, 1304, 1305,
1306, 1307, 1308, 1309, 1310, 1311

Legend

- 01** ENTRANCE - 1.2m x 3.2m
- 02** KITCHEN - 1.8m x 3.2m
- 03** PASSAGE - 1.2m x 3.2m
- 04** LIVING - 3.4m x 2.2m
- 05** BATHROOM - 1.6m x 2.4m
- 06** BEDROOM - 3.4m x 2.7m
- 07** BALCONY - 3.6m x 1.9m

Keyplan



STUDIO
Typical

IZEL
BY ZOYA



STUDIO

Units: 1401, 1402, 1403, 1404, 1405,
1406, 1407, 1408, 1409, 1410, 1411

Legend

- 01** ENTRANCE - 1.2m x 3.2m
- 02** KITCHEN - 1.8m x 3.2m
- 03** PASSAGE - 1.2m x 3.2m
- 04** LIVING - 3.4m x 2.2m
- 05** BATHROOM - 1.6m x 2.4m
- 06** BEDROOM - 3.4m x 2.7m
- 07** BALCONY - 3.6m x 1.9m

Keyplan





STUDIO
Typical

IZEL
BY ZOYA



STUDIO

Units: 1501, 1502, 1503, 1504, 1505,
1506, 1507, 1508, 1509, 1510, 1511

Legend

- 01** ENTRANCE - 1.2m x 3.2m
- 02** KITCHEN - 1.8m x 3.2m
- 03** PASSAGE - 1.2m x 3.2m
- 04** LIVING - 3.4m x 2.2m
- 05** BATHROOM - 1.6m x 2.4m
- 06** BEDROOM - 3.4m x 2.7m
- 07** BALCONY - 3.6m x 1.9m

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

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1 BEDROOM

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

Legend

- 01 ENTRANCE - 1.0m x 3.9m
- 02 KITCHEN - 1.8m x 1.2m
- 03 DINING - 2.5m x 2.0m
- 04 LIVING - 3.4m x 3.5m
- 05 POWDER ROOM - 1.9m x 1.3m
- 06 BEDROOM - 3.6m x 3.3m
- 07 BATHROOM - 1.7m x 2.4m
- 08 BALCONY - 7.2m x 1.8m

Keyplan



1 BEDROOM

Typical

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BY ZOYA



1 BEDROOM

Units: 1301, 1302, 1303, 1304, 1305,
1306, 1307, 1308, 1309, 1310, 1311

Legend

- 01 ENTRANCE - 1.7m x 2.0m
- 02 PASSAGE - 2.8m x 1.1m
- 03 KITCHEN - 2.5m x 2.6m
- 04 POWDER ROOM - 1.6m x 1.4m
- 05 DINING - 2.4m x 2.8m
- 06 LIVING - 3.4m x 2.7m
- 07 BEDROOM - 3.4m x 3.3m
- 08 BATHROOM - 1.6m x 2.5m
- 09 BALCONY - 17 SQM

Keyplan





1 BEDROOM

Typical

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1 BEDROOM

Units: 1401, 1402, 1403, 1404, 1405,
1406, 1407, 1408, 1409, 1410, 1411

Legend

- 01 ENTRANCE - 1.5m x 1.7m
- 02 PASSAGE - 1.0m x 2.5m
- 03 KITCHEN - 2.5m x 2.5m
- 04 POWDER ROOM - 1.3m x 1.8m
- 05 DINING - 2.0m x 2.4m
- 06 LIVING - 3.5m x 3.2m
- 07 BEDROOM - 3.4m x 3.3m
- 08 BATHROOM - 1.8m x 2.5m
- 09 WARDROBE - 1.3m x 1.3m
- 10 BALCONY - 17 SQM

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: 1501, 1502, 1503, 1504, 1505,
1506, 1507, 1508, 1509, 1510, 1511

Legend

- 01 ENTRANCE - 1.2m x 1.8m
- 02 KITCHEN - 1.8m x 1.2m
- 03 DINING - 3.6m x 2.0m
- 04 LIVING - 3.6m x 3.0m
- 05 LAUNDRY/STORE - 1.7m x 1.8m
- 06 MASTER BEDROOM - 3.3m x 5.1m
- 07 MASTER BATHROOM - 1.7m x 3.1m
- 08 BEDROOM - 3.5m x 3.3m
- 09 BATHROOM - 2.6m x 1.8m
- 10 BALCONY - 11m x 1.8m

Keyplan

