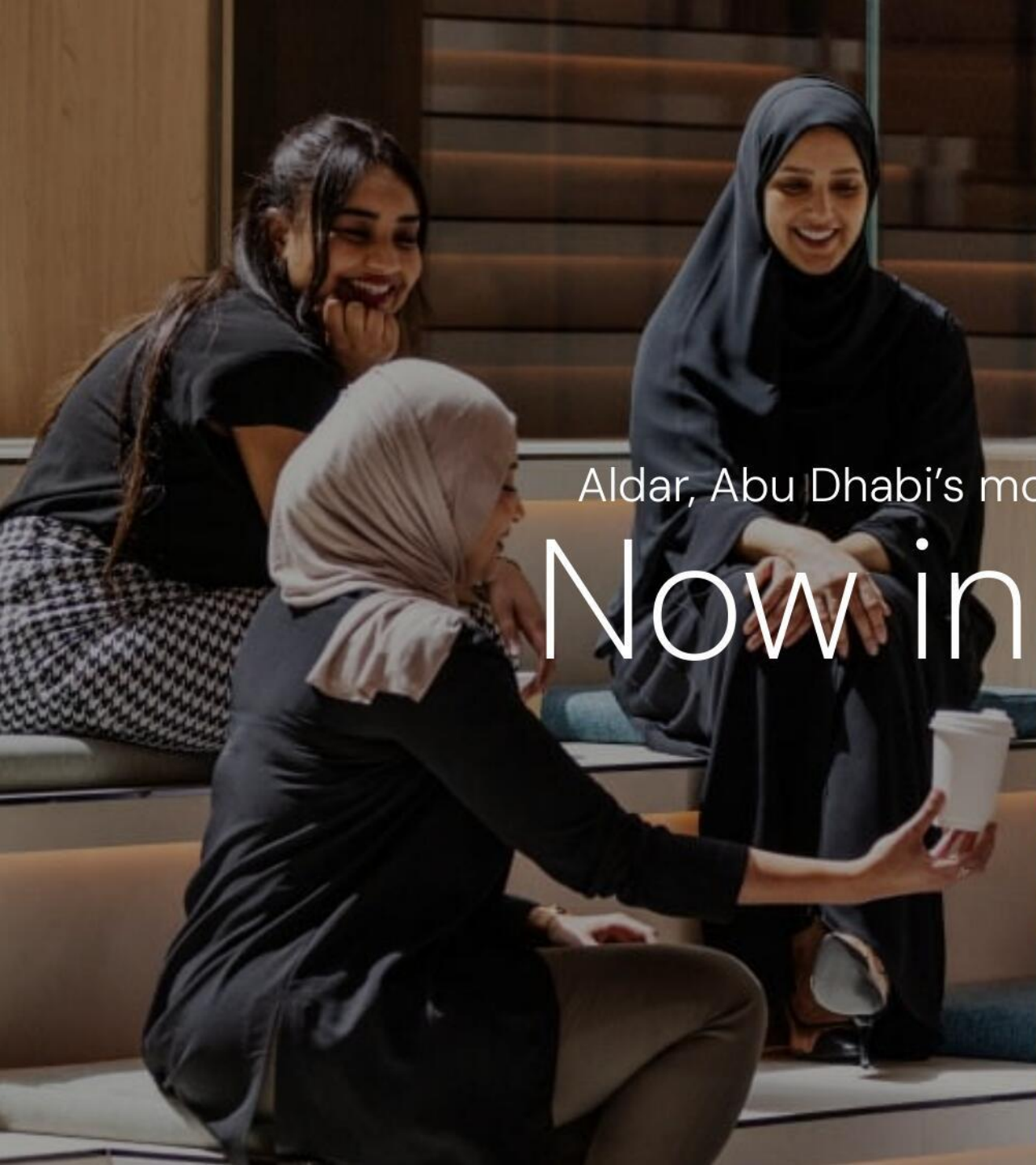
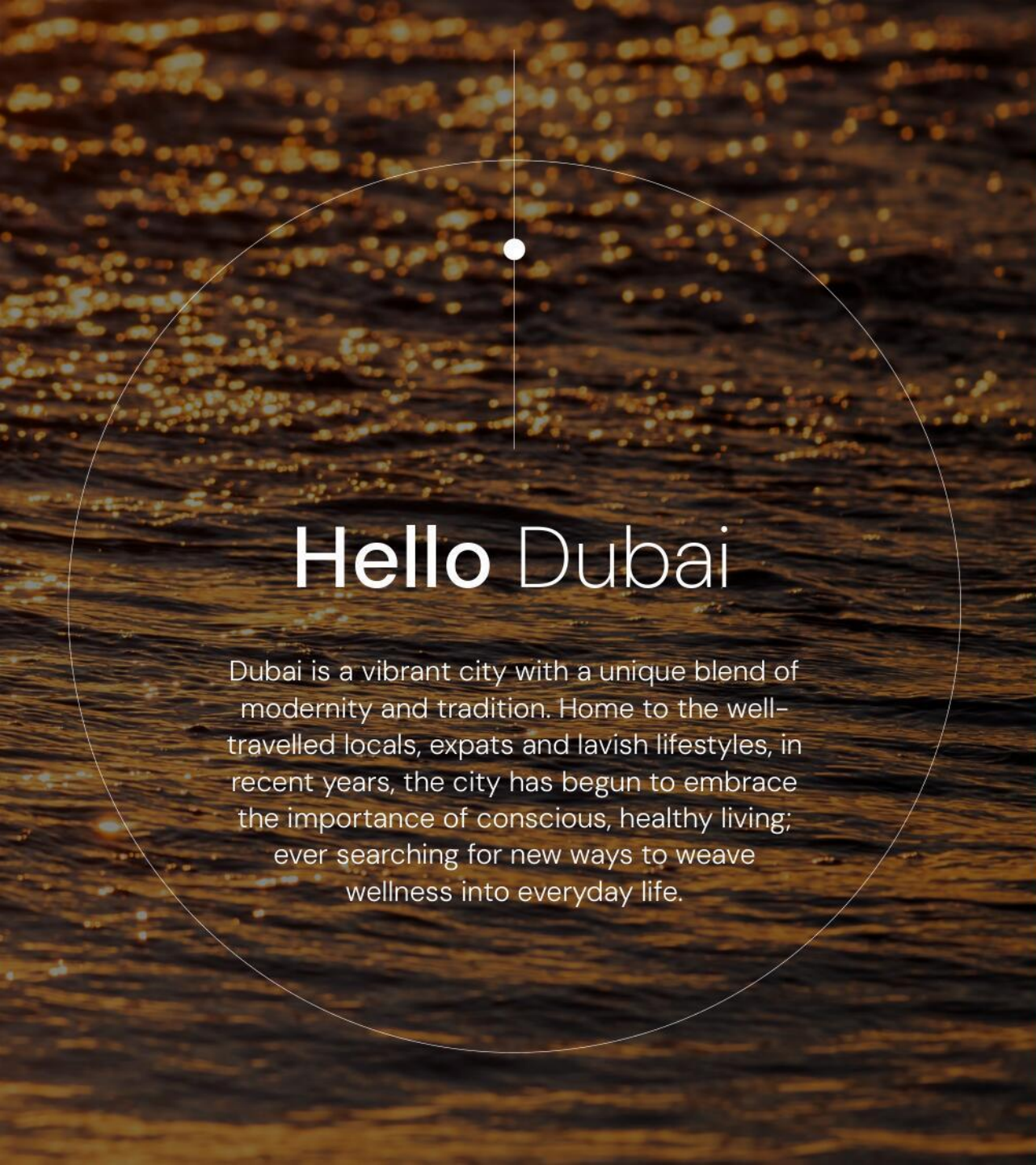


جنان haven

BY ALDAR

Aldar, Abu Dhabi's most loved developer is
Now in Dubai





Hello Dubai

Dubai is a vibrant city with a unique blend of modernity and tradition. Home to the well-travelled locals, expats and lavish lifestyles, in recent years, the city has begun to embrace the importance of conscious, healthy living; ever searching for new ways to weave wellness into everyday life.



A woman with long, dark, wavy hair is crouching on a stone ledge next to a small stream. She is wearing a white short-sleeved button-down shirt and a long, flowing grey skirt. Her right hand is reaching down towards the water, and her left hand rests on her hip. She is looking upwards and to the right with a serene expression. The background is a lush garden with various green plants and trees. The stream is bordered by large, flat stones.

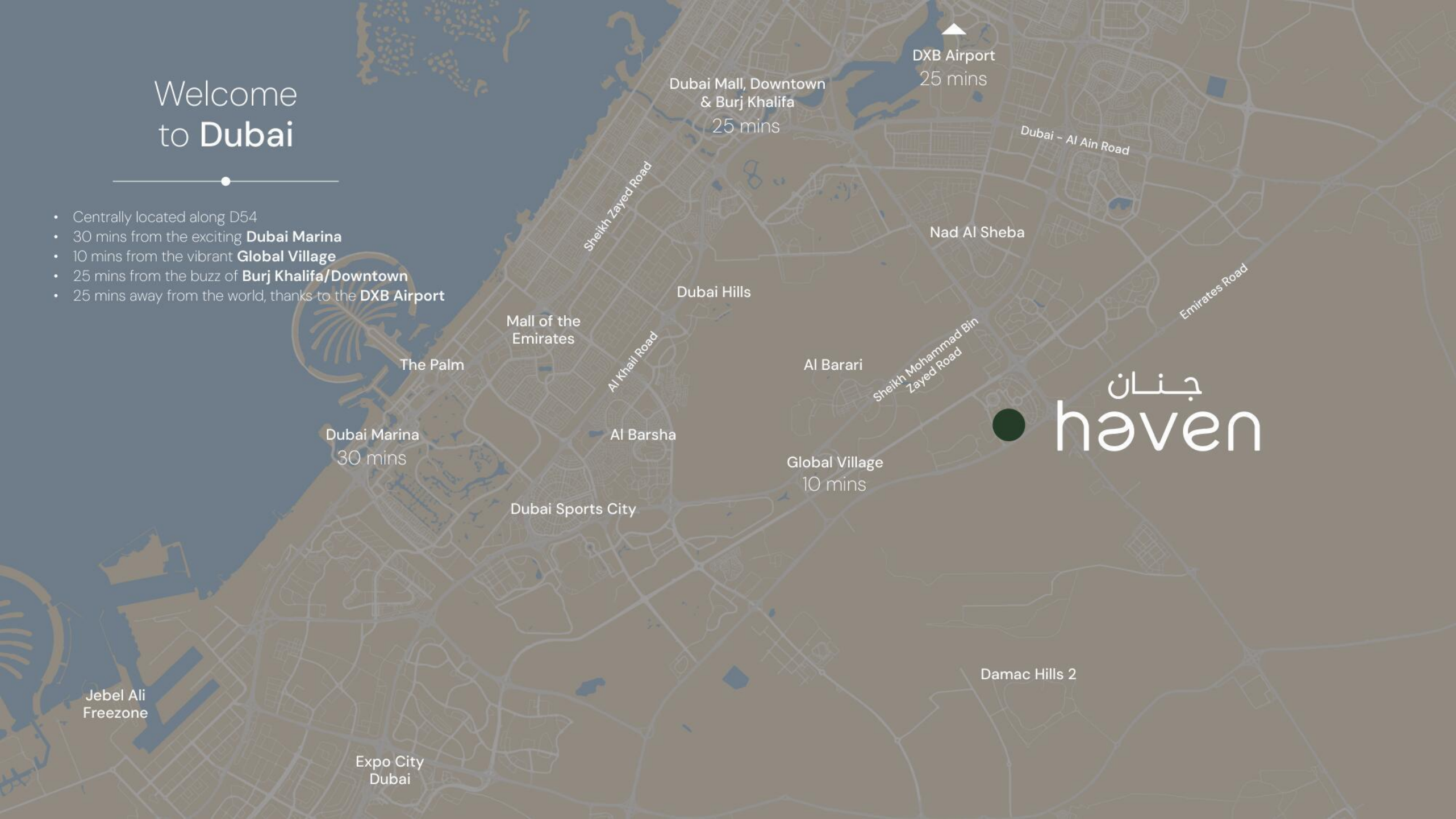
Welcome to **Haven** by **Aldar**

The neighbourhood

Dubailand is the preferred destination for the well-heeled. It is the home to premium communities such as Villanova, Arabian Ranches & Al Barari, It's a moment of calm amidst the hustle & bustle of the city.

Welcome to Dubai

- Centrally located along D54
- 30 mins from the exciting **Dubai Marina**
- 10 mins from the vibrant **Global Village**
- 25 mins from the buzz of **Burj Khalifa/Downtown**
- 25 mins away from the world, thanks to the **DXB Airport**



جنان
hàven

Nestled in
a lush sanctuary



Dubailand
Silicon Oasis

D54

Dubailand
residence
complex

Emirates
Road

The Villa

جنان
haven

Al Habtoor
Polo Club

Villanova

Arabian
Ranches III

Sheikh Mohammed Bin
Zayed Road



Wellness for all



A new way of living



Prioritising your **health**
& **well-being**

Retail therapy, right in the community



Nursery, kindergarten and
primary school on site.
Ensuring the **well-being**
of our little residents



haven
BY ALDAR

Dubai is ready for its first
wellness-inspired community



A woman with long brown hair, wearing a white sleeveless dress, stands in a circular swimming pool. She is facing away from the camera, looking towards a lush garden with a large weeping tree and a stone path. The pool's water is clear, reflecting the surrounding greenery. A large, semi-transparent brown circle is overlaid on the right side of the image, containing the text 'The Story'.

The Story

The three elements of **wellness**



Life



Mind and body



Energy

Neighbourhood Heart



Oasis Park



Connected Hubs



Development overview

Rendered Masterplan Key

Legend

- | | |
|------------------------------|----------------------------|
| 1 The Clubhouse | 11 BUFFER |
| 2 Community Clubhouse | 12 Jogging Track |
| 3 Central Park | 13 Pavilion |
| 4 Open Spaces | 14 The Elite Haven |
| 5 Sikkas | 15 Serene Villas |
| 6 Sports Areas | 16 Townhouses |
| 7 Mosque Piazza | 17 Residential Apartments |
| 8 Planting Mounds | 18 School |
| 9 Main Entry/Secondary Entry | 19 Retail Center/Clubhouse |
| 10 Lawn Area | 20 Mosque |



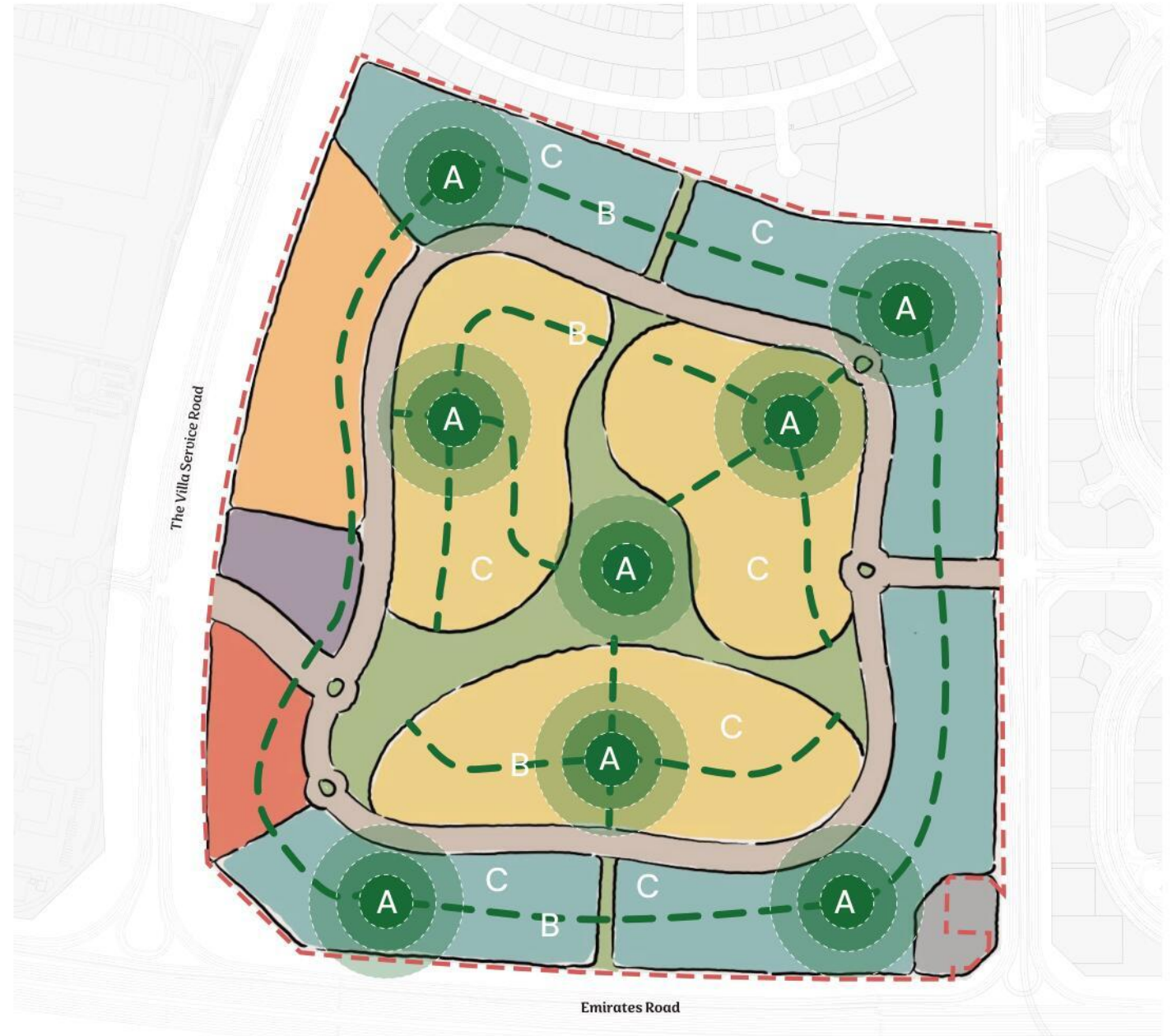
Connectivity, Loops & Nodes

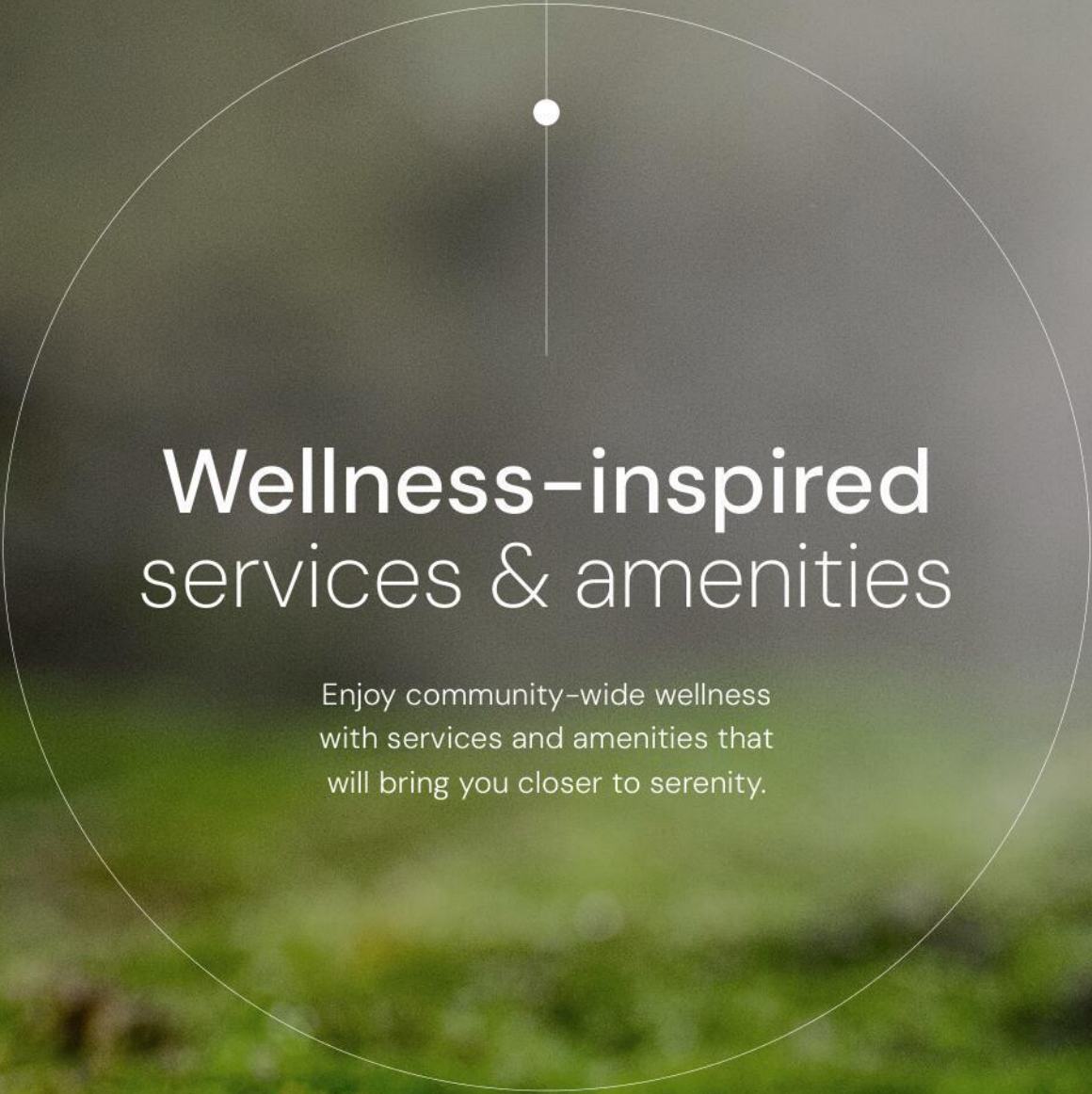


Master plan framework

- A. Community Nodes
- B. Green Loops & Spines
- C. Cluster Zoning

KEY	
	Town Center
	Villas
	Townhouses
	Apartment Buildings
	Open Spaces
	Primary School
	Utility / Services
	Green Links
	Neighborhood Parks





Wellness-inspired services & amenities

Enjoy community-wide wellness
with services and amenities that
will bring you closer to serenity.

The Wellness Hub

Amenity overview

The Treehouse

The Clubhouse

The Community Clubhouses

The Sports Hub

Retail Plaza

The treehouse

The first thing that'll catch your eye as you enter the community is an iconic treehouse overlooking this serene oasis. Integrated and built around a beautiful old tree, it features a spacious, multi-levelled community lounge. Perfect for productive mornings in the coworking lounge or laid-back afternoons with family and friends in the social space.



The treehouse

The Clubhouse







Sports hub



Community clubhouse



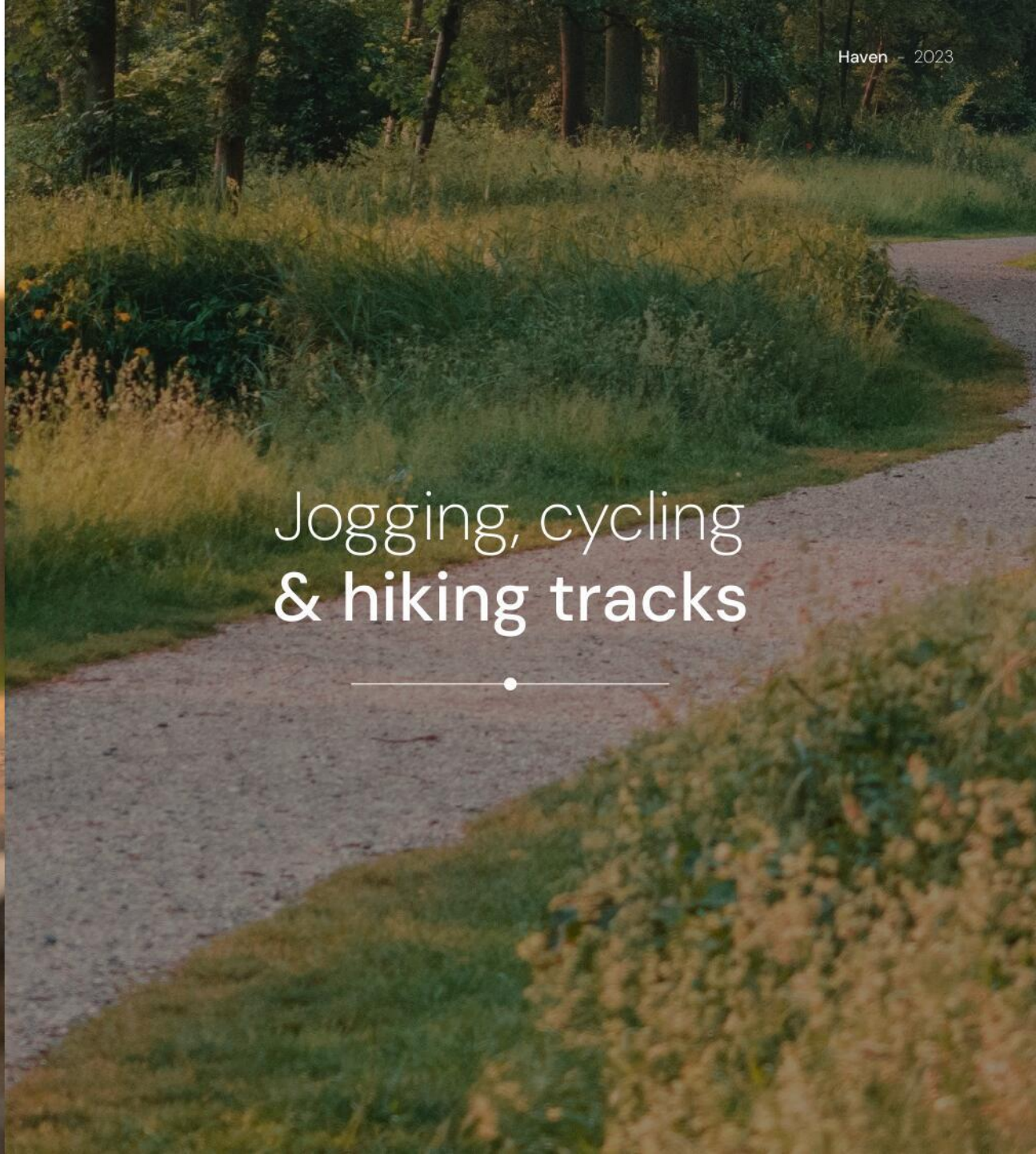
Community clubhouse



A flowing landscape



Retail plaza



Jogging, cycling & hiking tracks

Hiking & jogging tracks



Outdoor fitness zones



Outdoor fitness zones



A woman with blonde hair in a bun, wearing a black sports bra and leggings, is sitting in a meditative lotus position on a patterned rug. She is on a curved wooden deck that overlooks a calm pond. The sun is setting in the background, creating a warm, golden glow that reflects on the water. Several lit candles are placed around her on the deck. In the distance, modern buildings and palm trees are visible under the twilight sky. Lush tropical plants with large leaves and white flowers frame the scene on both sides.

Yoga decks
& zen gardens

Yoga experiences



Sustainability
features:

Human-Centric Community Design

Energy and Water Efficiency

Optimised HVAC System

Natural Lighting

Generous Green Spaces

Native Landscaping

Easy Accessibility to Services

Public Transport

Shaded Walkways & Bikeways

EV Charging Facilities

Enhanced Air Quality

Photovoltaic Systems

Water Conservation

Smart Waste Systems

Local Materials

Sustainable Construction

World-leading Fitwel (X-Star) Certification - WIP

LEED Gold Level - WIP

Sustainable homes. Sustainable community

Towards a greener, earth-friendly living experience

Smart
features:

Smart Irrigation

Smart Waste Management

Environmental Monitoring for Sports

Air Quality Monitoring

Noise Monitoring and Sound Masking

Digital Amenities Booking

Community Access Control

Integrated Safety and Security Management

A smart community

Advanced technology and systems,
prioritising your wellness.



Villa Offerings

Masterplan typologies

TOTAL NO. OF UNITS: 2,489

Premium Villas 88

4 BR. Villa-A 20X30	31	21%
5 BR. Villa-B 23X30	34	27%
6 BR. Villa-C 28x30	23	52%

Typical Villas 304

3 BR. Villa-D 14X23	86	38%
4 BR. Villa-E 16X23	122	38%
5 BR. Villa-F 19X23	96	24%

Townhouses 836

3 BR. TH 8 X 23	464	58%
4 BR. TH 12 X 23	330	42%

Apartments 1261

1 BR. Apartment	504	40%
2 BR. Apartment	504	40%
3 BR. Apartment	253	20%





The Elite Haven

Premium Living

Villa Facade Themes



Tectonic (Type 1)



Blades (Type 2)



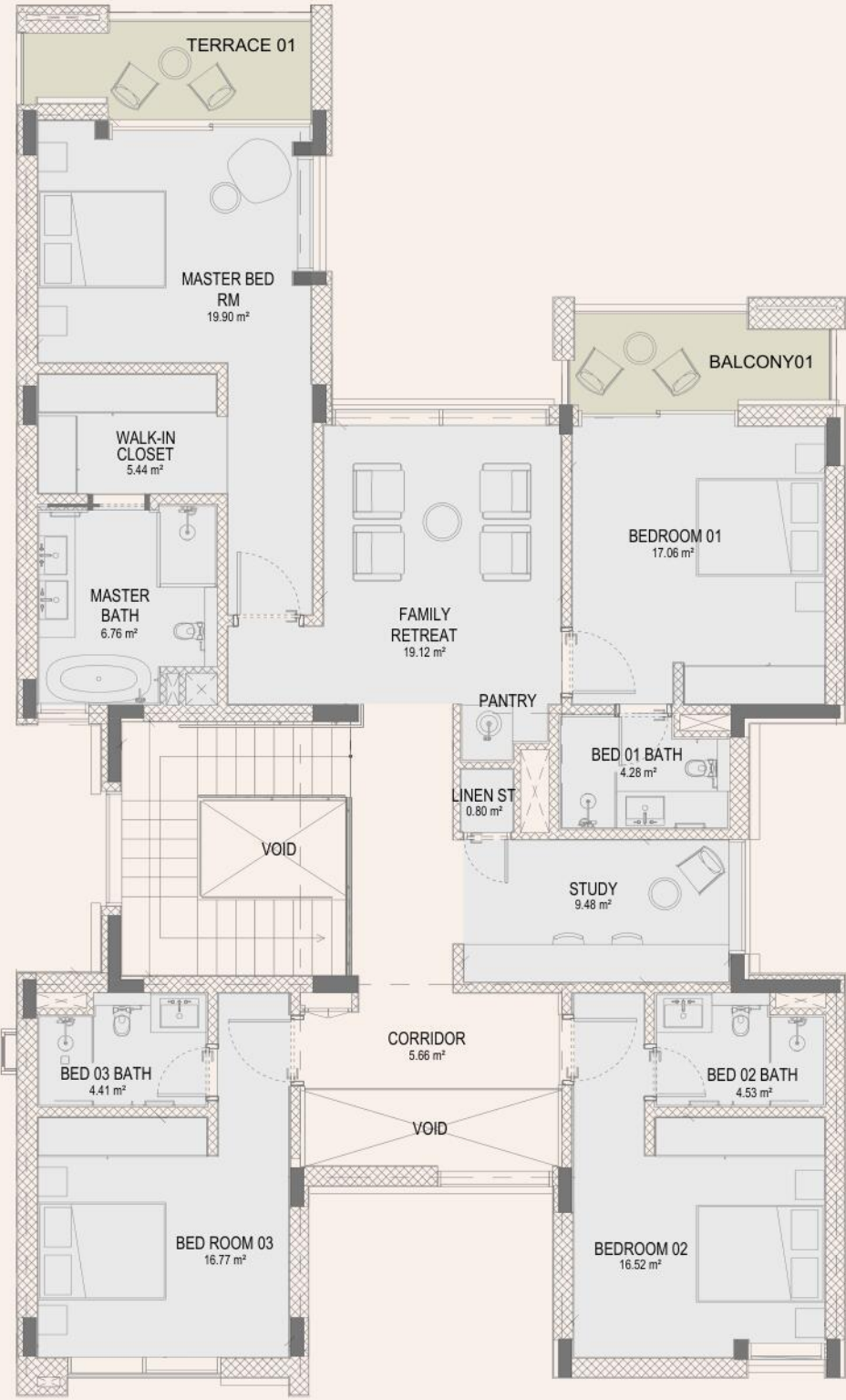








Ground floor



First floor

Area: 6,456 sqft

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical layout and Aldar makes no representation of warranty in relation to any of the information shown.











Ground floor



First floor

Area: 7,424 sqft

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Ground floor

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Area: 9,038 sqft



First floor



Second floor & Rooftop

Area: 9,038 sqft

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical layout and Aldar makes no representation of warranty in relation to any of the information shown.

The Serene Haven

Exclusive Living



Villa Facade Themes



Type 1



Type 2









Ground floor



First floor



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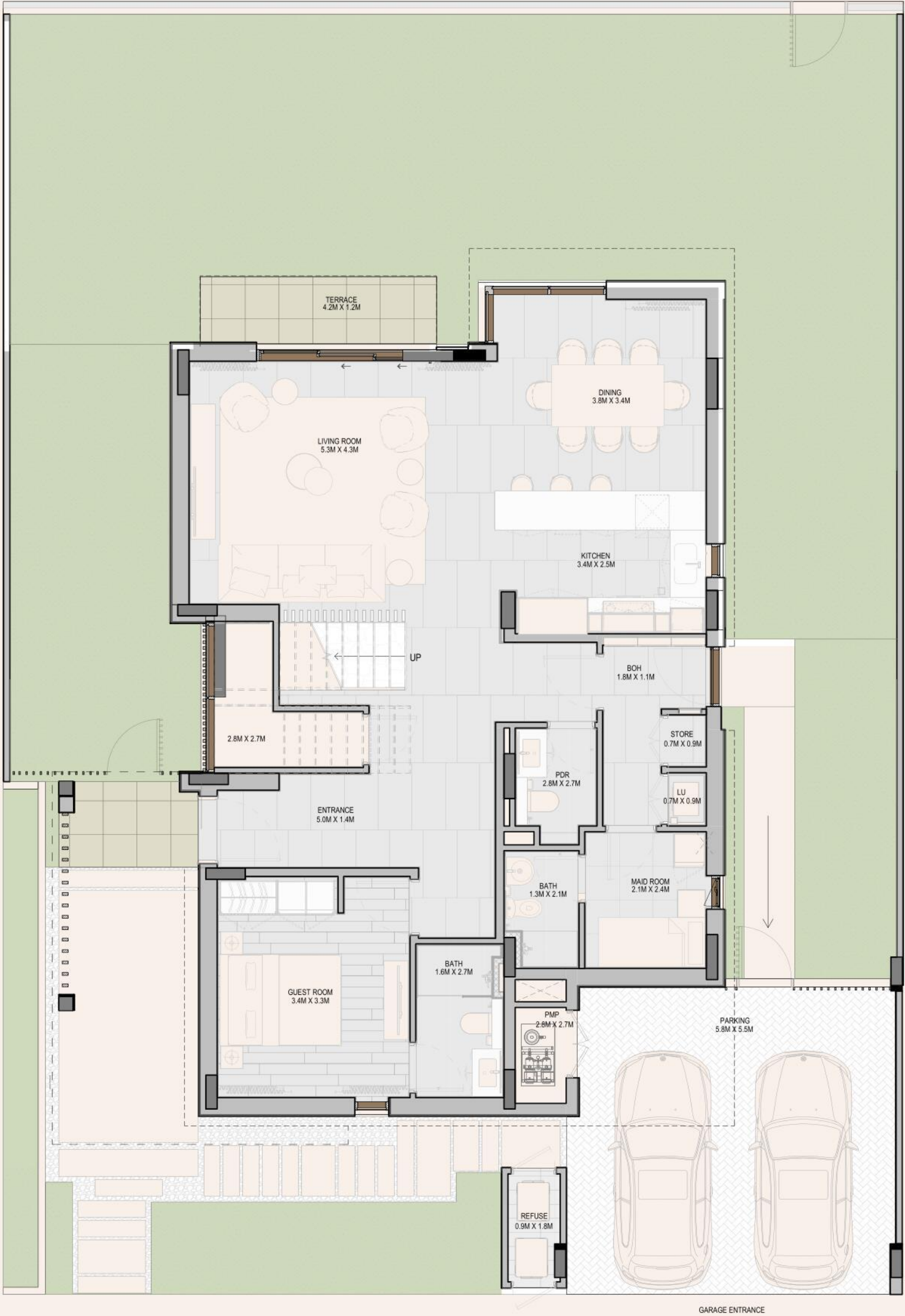




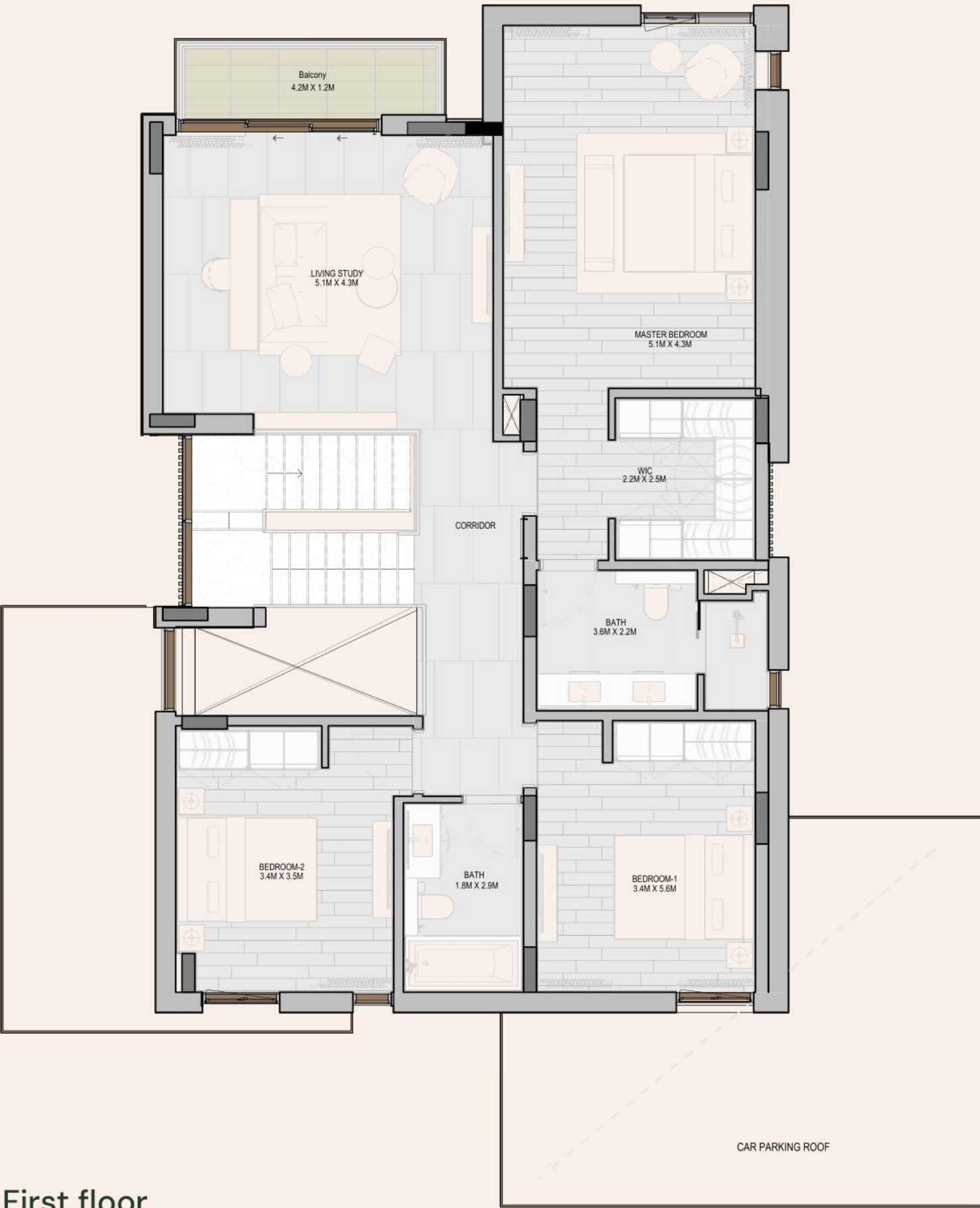




Ground floor



First floor



Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical layout and Aldar makes no representation of warranty in relation to any of the information shown.









Ground floor



First floor



Haven Park Living

The Park Haven















Ground floor



First floor

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical layout and Aldar makes no representation of warranty in relation to any of the information shown.

Area:1,808 sqft



Ground floor



First floor

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical layout and Aldar makes no representation of warranty in relation to any of the information shown.

Park Haven - Type 1

Park Haven - Type 2

Elite Blades Style
Serene - Type 2

Elite Tectonic Style
Serene - Type 1

Park Haven - Type 1

Elite Tectonic Style
Serene - Type 1

Park Haven - Type 2

Park Haven - Type 1



Interiors



The Elite Haven



Finishes: Light Scheme



WASH BASIN COUNTER-TOP & SHOWER CUBICLE WALL
ENGINEERED STONE



KITCHEN CABINET
LAMINATE-PLAIN



WALK-IN CLOSET FINISH
EXTERNAL & INTERNAL
BLAMINATIE-PLAIN



SHOW KITCHEN CABINET
VILLA INTERNAL DOORS
LAMINATE-OAK



WALK IN CLOSET FINISH EXTERNAL
LAMINATE TEXTURED



WALL & CEILING PAINT



VILLA FLOOR-FIRST FLOOR
TIMBER EFFECT PORCELAIN TILE



VILLA FLOOR-GROUND FLOOR
BATHROOM FLOOR AND WALL FINISH
STONE EFFECT-PORCELAIN TILE



SHOW KITCHEN ISLAND FASCIA. SHOW
KITCHEN BACKSPLASH & BATHROOM
ACCENT WALL LIMESTONE



KITCHEN COUNTER-TOPS
ENGINEERED STONE



SANITARY WARE (WC & BASIN)
CERAMIC



SANITARY WARE
(SHOWERS & MIXERS)
BRUSHED NICKEL









Finishes: Dark Scheme



WASH BASIN COUNTER-TOP &
SHOWER CUBICLE WALL
ENGINEERED STONE



KITCHEN CABINET
LAMINATE-PLAIN



WALK-IN CLOSET FINISH
EXTERNAL & INTERNAL
LAMINATE-PLAIN



SHOW KITCHEN CABINET
VILLA INTERNAL DOORS
LAMINATE-OAK



WALK IN CLOSET FINISH EXTERNAL
LAMINATE TEXTURED



WALL & CEILING PAINT



VILLA FLOOR-FIRST FLOOR
TIMBER EFFECT PORCELAIN TILE



VILLA FLOOR-GROUND FLOOR
BATHROOM FLOOR AND WALL FINISH
STONE EFFECT-PORCELAIN TILE



SHOW KITCHEN ISLAND FASCIA, SHOW
KITCHEN BACKSPLASH & BATHROOM
ACCENT WALL LIMESTONE



KITCHEN COUNTER-TOPS
ENGINEERED STONE



SANITARY WARE (WC & BASIN)
CERAMIC



SANITARY WARE
(SHOWERS & MIXERS)
BRUSHED NICKEL

The Elite Haven



Property details

Total number of units **2428** residential villas, townhouses and apartments

Type of units 4-6 bedroom The Elite Haven (Premium villas)
3-5 bedroom Serene villas (Regular villas)
3-4 bed The Park Haven (Townhouses)

Handover **Q3, 2027**

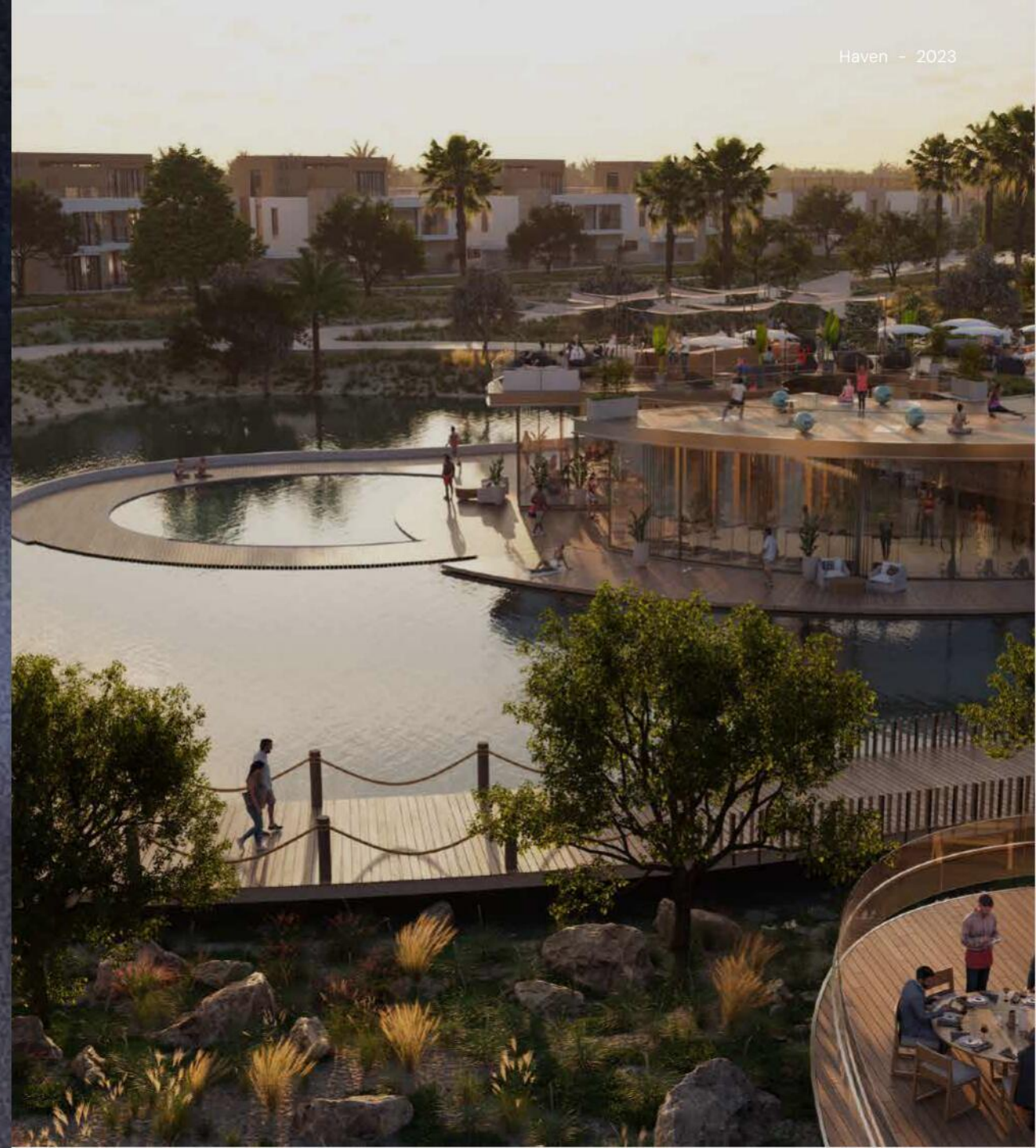
Prices From **AED 2.5M**

Payment plans 60/40 for The Park Haven & Serene villas
70/30 for The Elite Haven villas
5% down payment



Availability

		BUA (sqft.)	Starting Prices (M AED)
Townhouse	BHK 3	2,286	2.55
	BHK 4	3,111	3.60
Typical Villa	BHK 3	2,987	3.85
	BHK 4	3,365	4.60
	BHK 5	4,445	5.65
Premium Villa	BHK 4	5,057	
	BHK 5	6,102	7.90
	BHK 6	9,190	



An aerial view of a modern waterfront development at sunset. The scene features a large, curved wooden walkway that follows the edge of a body of water. In the center, there is a circular building with a glass facade and a flat roof, surrounded by a wooden deck. To the left, a small circular pool or lagoon is visible. The background shows modern residential buildings and palm trees. The foreground is landscaped with large rocks and greenery. People are seen walking on the paths and sitting at outdoor tables, suggesting a vibrant community space.

Welcome to the **Aldar family**. Welcome to **Haven by Aldar**

A close-up photograph of moss-covered rocks, with the moss appearing in various shades of green and the rocks in dark, shadowed tones. The texture of the moss is highly detailed and occupies the entire frame.

Rt.

Call **600 548 200**
www.propertyshopinvestment.com