



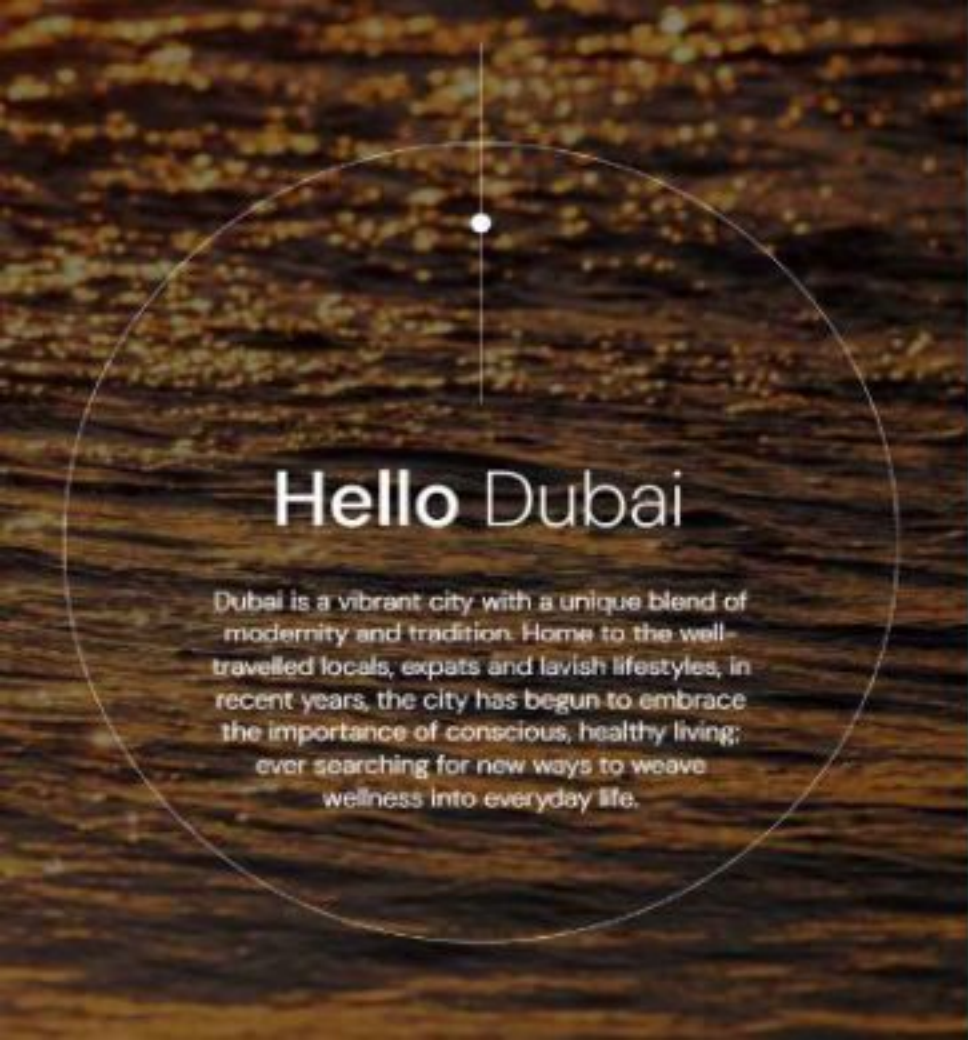
جنان haven

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.



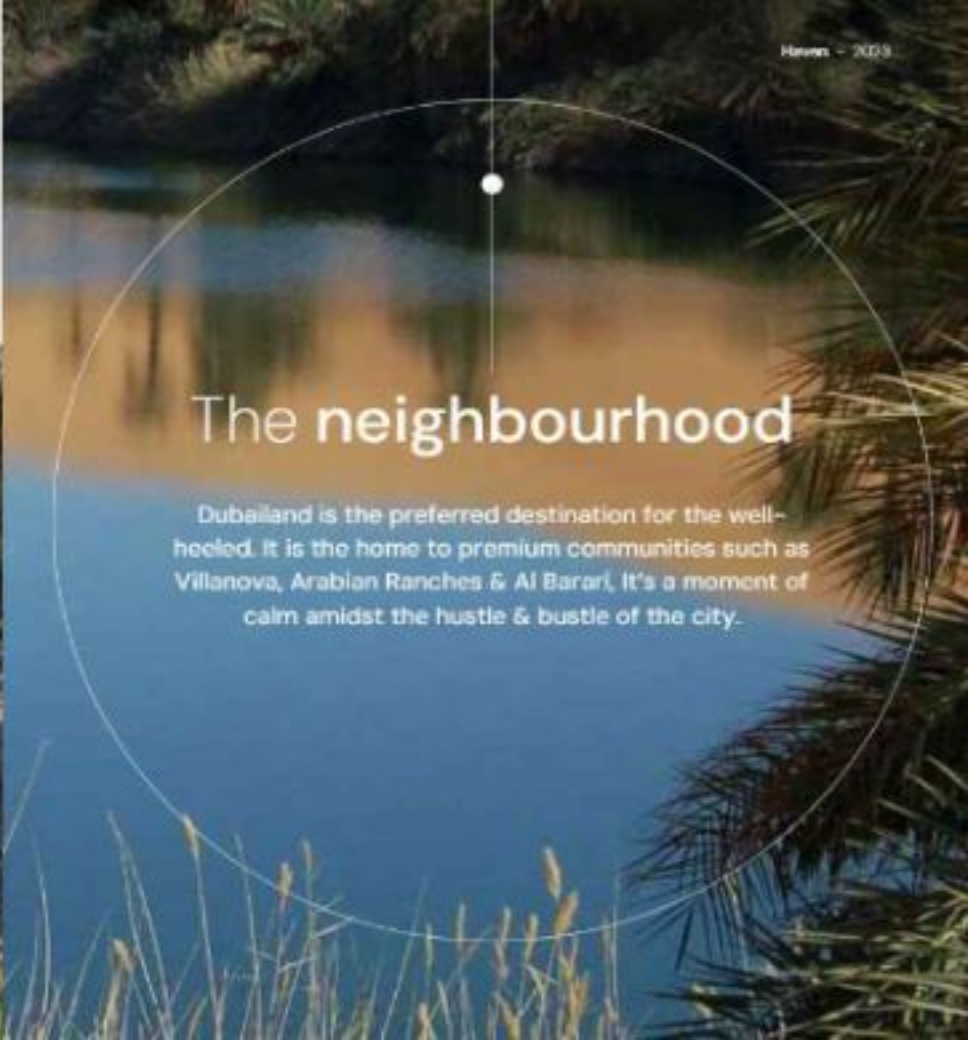
A woman with long dark hair, wearing a white short-sleeved dress, is crouching on stone steps leading down to a small pond. She is looking up and to the right with a gentle smile, her hand resting on the stone. The background is a lush garden with green trees and bushes. The text "Welcome to Haven by Aldar" is overlaid in the center.

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 D64
- 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**

DXB Airport
25 mins

**Dubai Mall, Downtown
& Burj Khalifa**
25 mins

Dubai - Al Ain Road

Nad Al Sheba

Emirates Road

Dubai Hills

Mall of the
Emirates

Al Barari

Sheikh Mohammed Bin
Zayed Road

The Palm

Dubai Marina
30 mins

Al Barsha

Global Village
10 mins

Dubai Sports City

Damac Hills 2

Jebel Ali
Freezone

Expo City
Dubai

جنان
hàven

Nestled in
a lush sanctuary



Sheikh Mohammed Bin
Zayed Road

Dubailand
Silicon Oasis

DSA

Dubailand
residence
complex

Emirates
Road

The Villa

حان
hāven

Al Hadyoor
Polo Club

Villanova

Arabian
Ranches III



A woman with long dark hair and a young girl with long dark hair, both wearing white dresses, are playing by a stone-lined pond. The woman is crouching on the right, pouring water from her hands into the pond. The girl is sitting on the left edge of the pond, looking towards the woman. The background is filled with lush green trees and foliage. The text "Wellness for all" is centered in the middle of the image, with a small white dot below it.

Wellness for all

A new way of living

A woman with long dark hair, wearing a white shirt and light-colored trousers, is sitting on a modern, curved, light-colored sofa. She is holding a book or tablet and looking off to the side. The setting is a lush, indoor garden or conservatory with large green plants and a wooden slatted wall in the background. The lighting is warm and soft, creating a relaxed atmosphere.

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 dark 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 various plants and a large, dark tree on the right. 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 title text.

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 |  Primary School |
|  Village |  Utility / Services |
|  Townsquare |  Green Links |
|  Apartment Buildings |  Neighborhood Parks |
|  Open Spaces | |





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 Clubhouse



The Club House



Sports hub

Community clubhouse

A detailed architectural rendering of a community clubhouse. The scene is set outdoors on a bright, sunny day. In the foreground, a man wearing a white shirt, shorts, and a hat is sitting on a white lounge chair, looking towards the pool. Next to him is another lounge chair with a striped pillow. The middle ground features a large, rectangular swimming pool with clear blue water. Several people are enjoying the pool: a woman in a black swimsuit is standing near the edge, a child is sitting on the pool deck, and two people are floating on a pink inflatable ring. The pool is surrounded by a paved deck and lush landscaping, including numerous tall palm trees and colorful flower beds. In the background, there are modern, low-rise buildings with large windows and flat roofs, suggesting a contemporary residential or resort development. The overall atmosphere is relaxed and inviting.



A conceptual architectural rendering of a landscape. In the foreground, a wide, light-colored, curved path flows like a river, bordered by lush greenery and tall grasses. A couple is walking away from the viewer on the path, and a small child is further ahead. To the right of the path, a dark, curved water feature flows over rocks. In the background, a modern, multi-story building with large windows and balconies is visible, surrounded by palm trees and other tropical plants. The scene is bathed in the warm, golden light of a sunset or sunrise, with long shadows and a soft glow. The overall atmosphere is serene and modern.

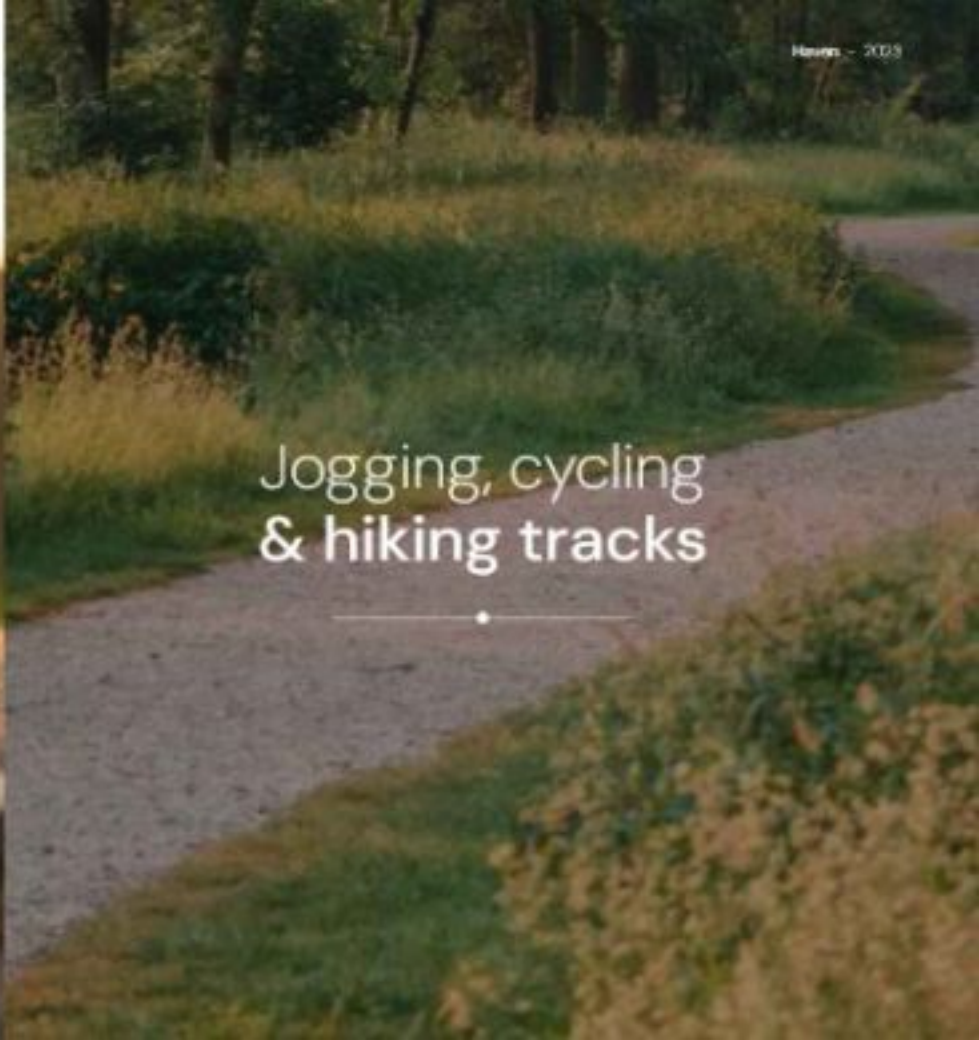
A flowing **landscape**



Retail plaza



Jogging, cycling & hiking tracks



Hiking & jogging tracks



Outdoor fitness zones



Outdoor fitness zones



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 200x30	31	21%
5 BR, Villa-B 230x30	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)







Project 001 - 4 bed villa Type 2

Home - 3022





Ground floor



First floor

Area: 6,456 sqft











Ground floor



First floor

Area: 7,424 sqft



Tha Eila Haven - 6 bed villa Type 1











Ground floor

Area: 8,008 sqft



First floor



Second floor & Rooftop

Area: 9,038 sqft

The Serene Haven

Exclusive Living



Villa Facade Themes



Type 1



Type 2

The Serene Haven - 3 bed villa Type 1









Ground floor



First floor











Ground floor



First floor



Area: 3,960 sqft









Ground floor



First floor



A woman with long dark hair, wearing a white short-sleeved button-down shirt and light-colored wide-leg trousers, is sitting on a stone ledge next to a small pond. She is looking off to the side with a serene expression. The pond's surface reflects the surrounding greenery and the woman. The background is filled with lush trees and plants. On the left side of the image, there is a large, dark green circular graphic that serves as a background for the text.

Haven Park Living

The Park Haven













Ground floor



First floor



Ground floor



First floor

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



Light beige or cream color
for walls and ceiling



Light blue or teal color
for accent walls



Light gray color
for walls and ceiling



Light wood grain texture
for walls and ceiling



Light gray or off-white color
for walls and ceiling



Light yellow or cream color
for walls and ceiling



Light wood grain texture
for walls and ceiling



Light blue or teal color
for walls and ceiling



Light gray or off-white color
for walls and ceiling



Light gray or off-white color
for walls and ceiling



Light blue or teal color
for walls and ceiling



Light gray or off-white color
for walls and ceiling









Finishes: Dark Scheme



Light, textured finish
with a subtle pattern



Light, textured finish
with a subtle pattern



Light, textured finish
with a subtle pattern



Dark, textured finish
with a subtle pattern



Dark, textured finish
with a subtle pattern



Light, textured finish
with a subtle pattern



Dark, textured finish
with a subtle pattern



Light, textured finish
with a subtle pattern



Light, textured finish
with a subtle pattern



Light, textured finish
with a subtle pattern

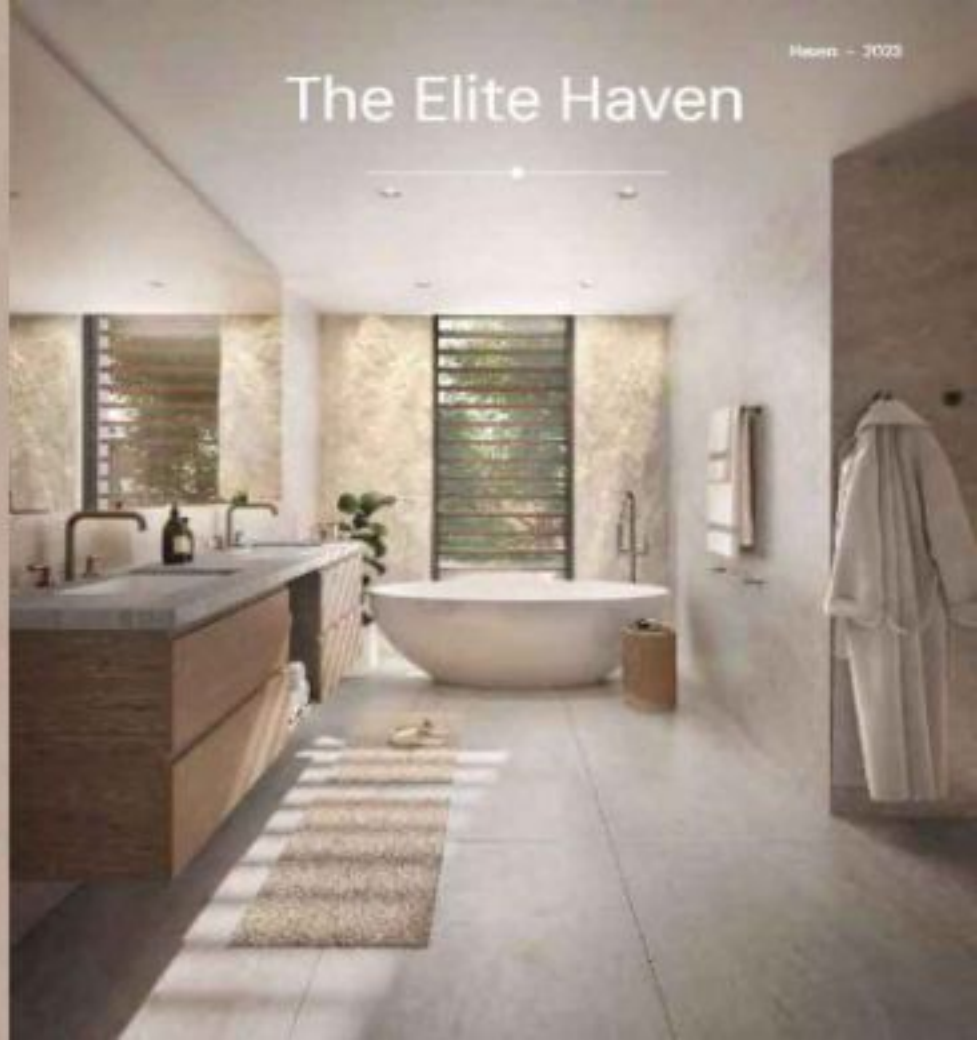


Light, textured finish
with a subtle pattern



Dark, textured finish
with a subtle pattern

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



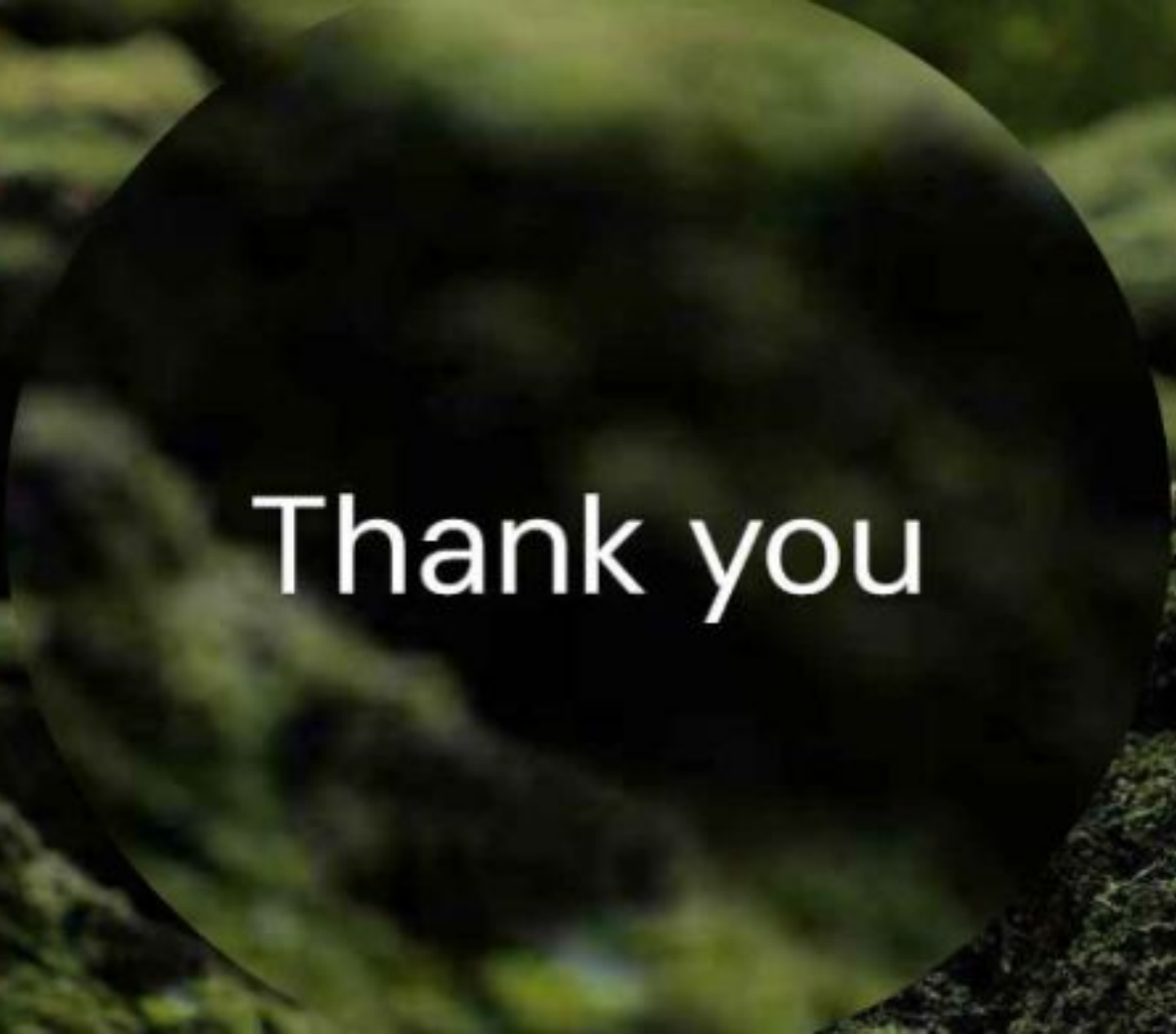
Availability

		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 park at dusk. A large, circular, glass-walled building with a flat roof is situated on a curved wooden walkway. The building's interior is visible, showing people sitting at tables. To the left of the building is a calm pond with a small wooden dock and a person standing on it. In the foreground, there are lush green trees and a wooden walkway with a rope railing. In the background, there are modern residential buildings and palm trees. The sky is a warm orange color from the setting sun.

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

A dark, circular graphic element, possibly a lens or a spotlight, is centered on the image. The background consists of a close-up, slightly out-of-focus photograph of moss-covered rocks. The moss is a vibrant green, contrasting with the dark, almost black, circular area. The text "Thank you" is written in a clean, white, sans-serif font, centered within the dark circle.

Thank you