

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.



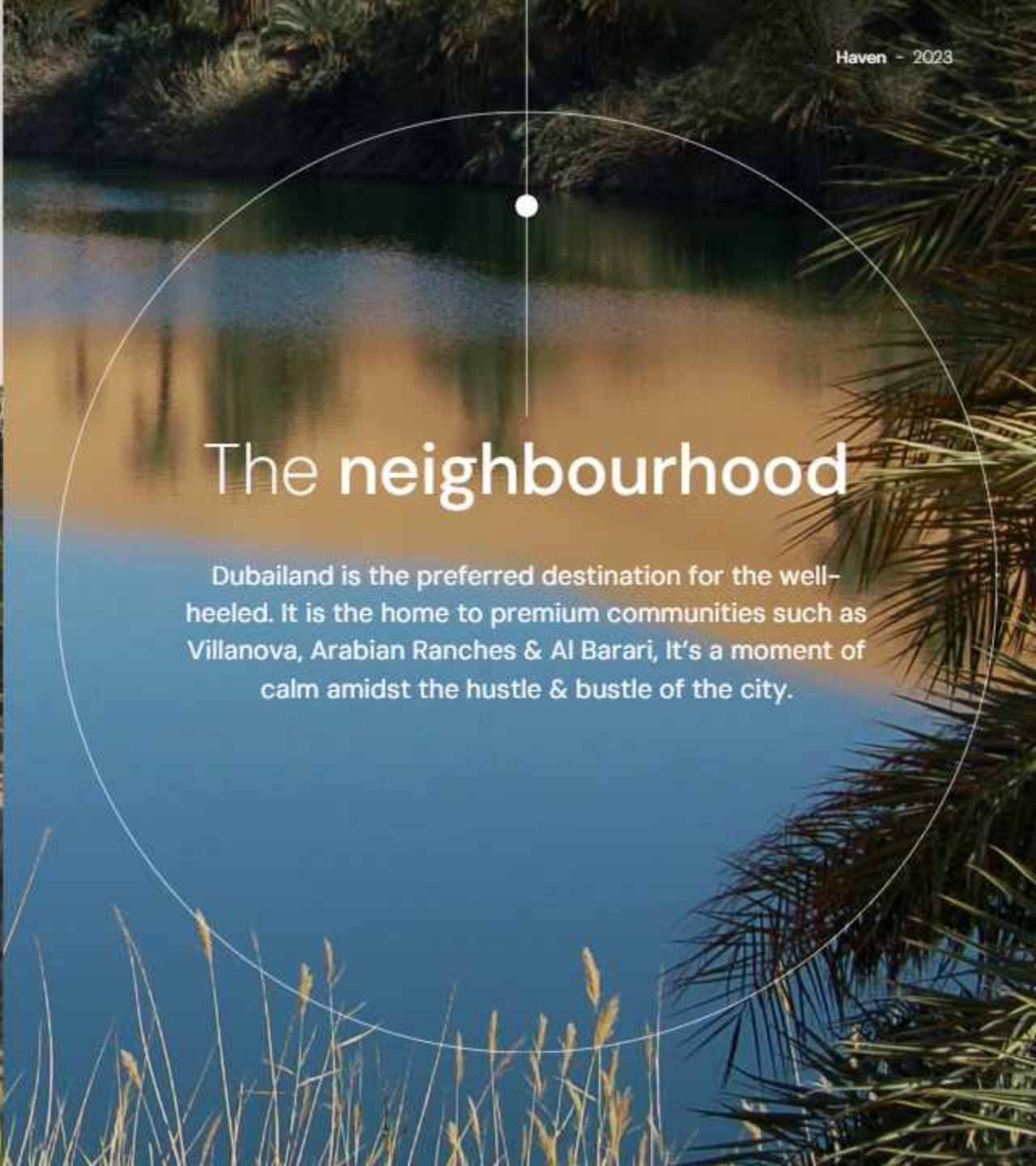
A woman with long, dark, wavy hair is crouching on a stone ledge next to a small waterfall. She is wearing a white, short-sleeved, button-down shirt and a long, light-colored skirt. She is looking up and to the right, with her hands resting on her hips. The background is a lush garden with various green plants and trees. The text "Welcome to Haven by Aldar" is overlaid in the center of the image.

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**



Nestled in
a lush sanctuary



Dubailand
Silicon Oasis

D54

Dubailand
residence
complex

Emirates
Road

The Villa

جنان
håven

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 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 a large weeping tree and a stone path. The scene is bathed in warm, golden light. A large, semi-transparent brown circle with a thin white outline is positioned on the right side of the image, partially overlapping the pool and the garden. Inside this circle, the text 'The Story' is written in a white, sans-serif font. A small white dot is located at the top of a vertical line that extends from the top edge of the brown circle.

The Story

The three elements of **wellness**



Life



Mind and body



Energy

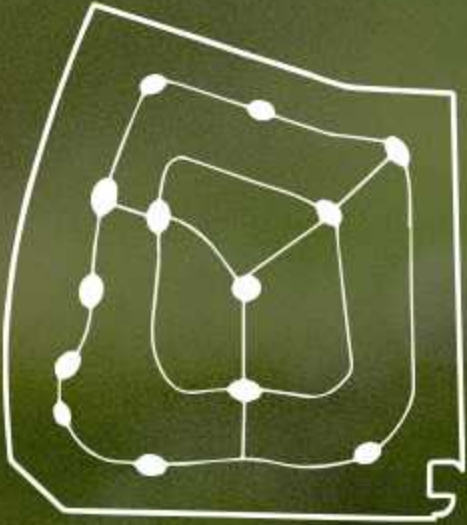
Neighbourhood Heart



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 |
|  Villas |  Utility / Services |
|  Townhouses |  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 treehouse

The Clubhouse







Sports hub

Community clubhouse

A detailed architectural rendering of a modern community clubhouse. The scene is set outdoors with a large, rectangular swimming pool in the center. The pool is surrounded by a paved deck area with lounge chairs and umbrellas. In the background, there are several modern, low-rise buildings with large windows and balconies. The area is landscaped with numerous tall palm trees and low-lying plants. In the foreground, a man wearing a white shirt, shorts, and a hat is sitting on a lounge chair, looking towards the pool. A woman in a swimsuit is standing near the pool's edge, and another woman is sitting on the deck. The overall atmosphere is relaxed and luxurious.



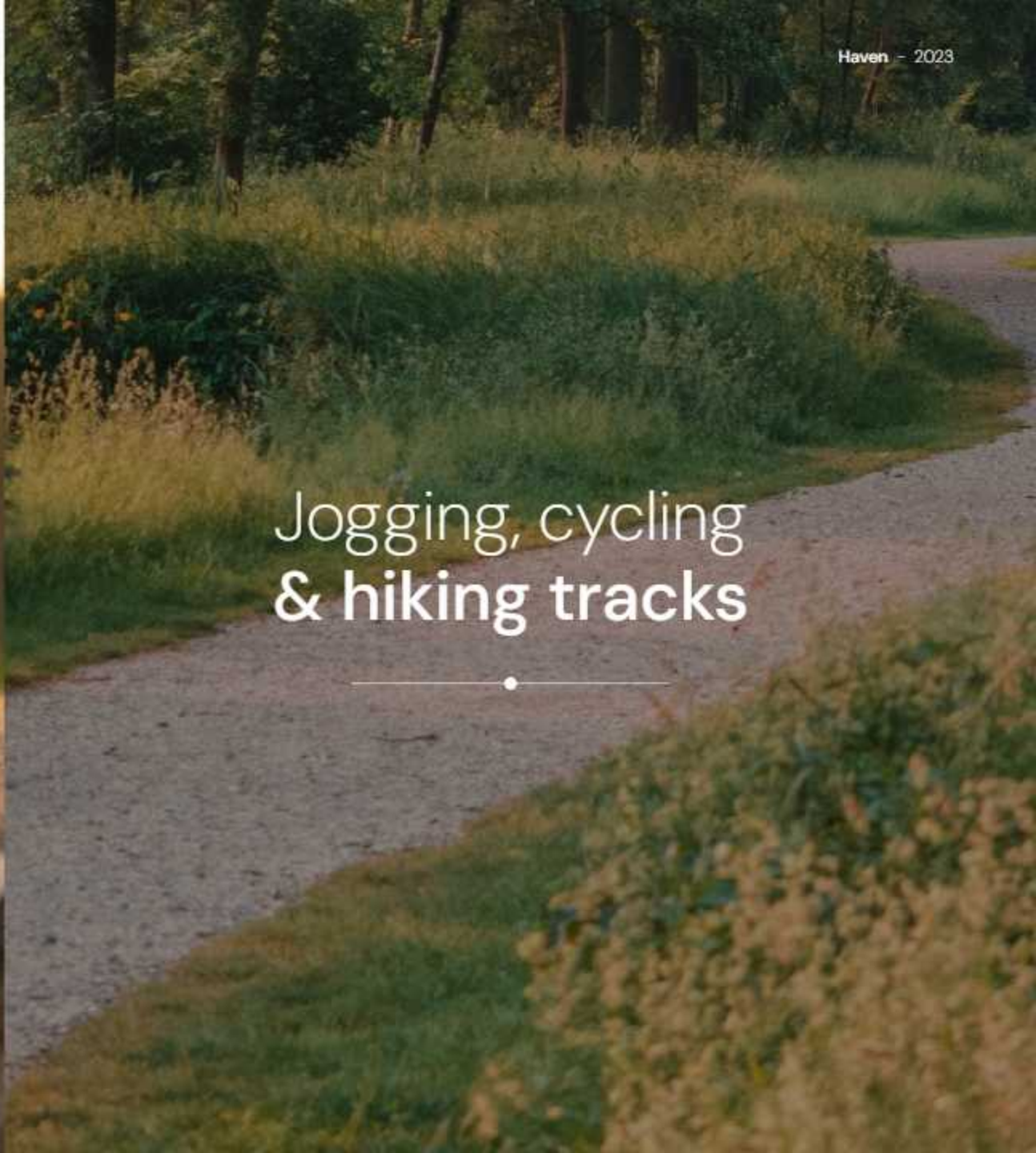
Community clubhouse

A conceptual architectural rendering of a modern landscape. In the foreground, a wide, light-colored, curved path flows like a ribbon through a lush garden. To the right of the path, a dark, calm body of water reflects the surrounding greenery and the sky. The garden is filled with various plants, including tall palm trees, dense grasses, and large-leafed tropical plants in the immediate foreground. In the background, a modern, multi-story building with large glass windows and balconies is visible, partially obscured by the trees. The scene is bathed in the warm, golden light of a low sun, creating long, soft shadows and a serene atmosphere. Three people are walking along the path: a man and a woman in the foreground, and a child further ahead. The overall design suggests a harmonious blend of nature and modern architecture.

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 wooden deck. The deck is circular and surrounded by a body of water. Several lit candles are placed around her on the deck. In the background, there are palm trees, modern buildings, and a sunset sky. The scene is peaceful and serene.

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.

A man and a woman are sitting on a modern outdoor patio. The man is on the left, wearing a black shirt and light-colored pants, sitting on a wooden armchair. The woman is on the right, wearing a green dress and sunglasses, sitting on a similar wooden armchair. Between them is a square fire pit with a fire burning. A large white patio umbrella is open over them. The background shows a modern building with large windows and some greenery.

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.



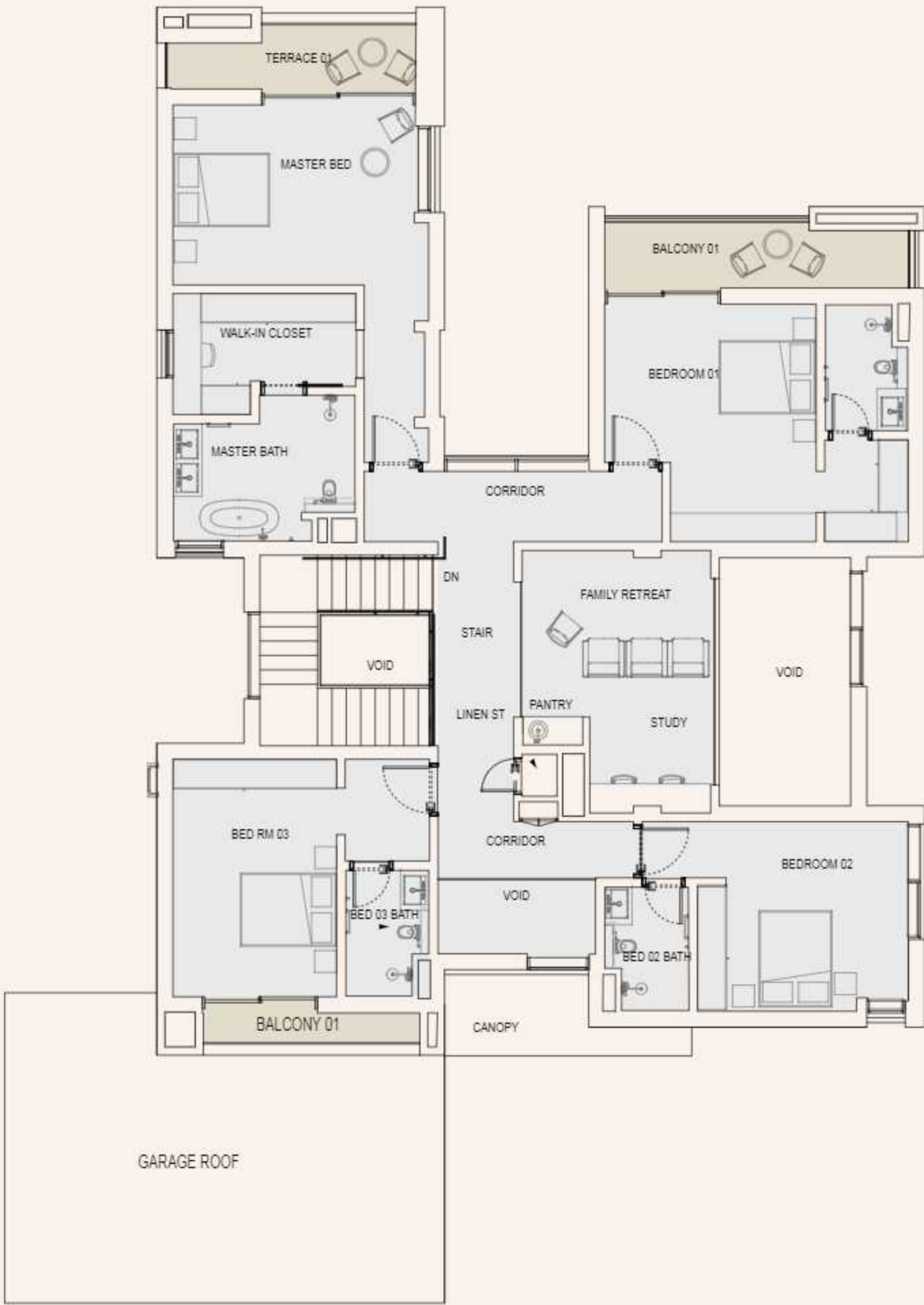








Ground floor



First floor

Area: 7,424 sqft

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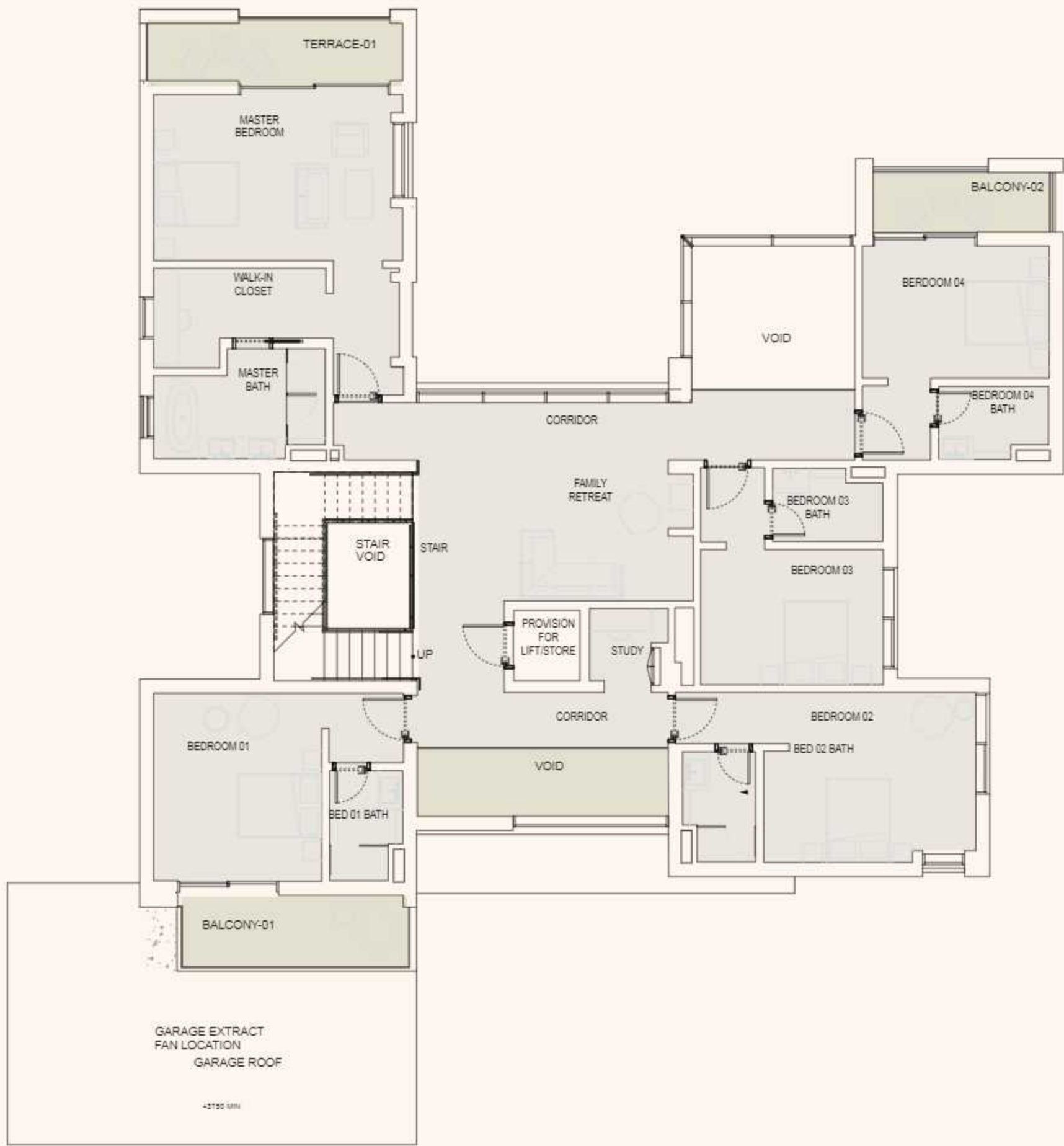




Ground floor

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Area: 9,038 sqft



First floor



Second floor & Rooftop

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Area: 9,038 sqft

The Serene Haven

Exclusive Living



Villa Facade Themes



Type 1



Type 2









Ground floor



First floor



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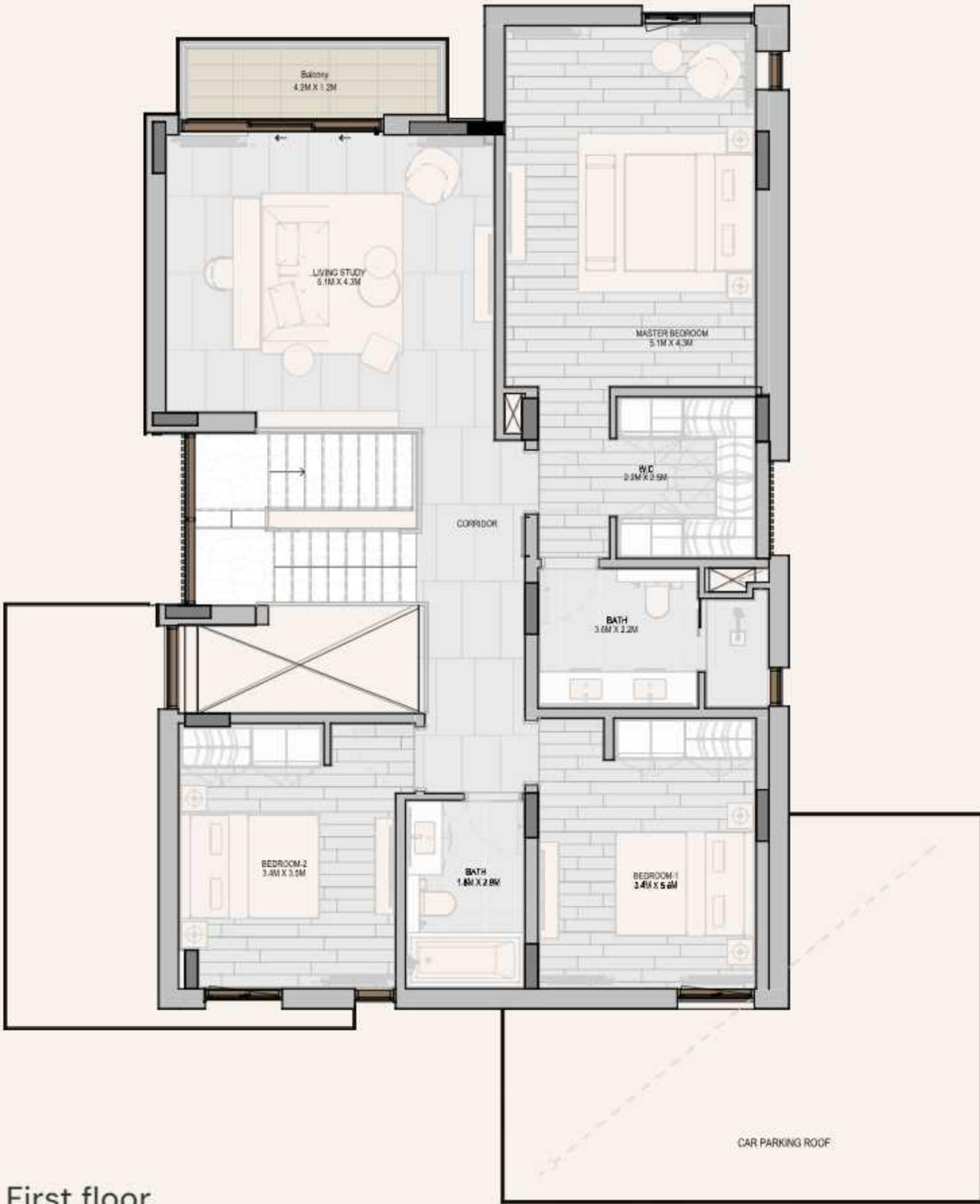




Ground floor



First floor



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Ground floor



First floor



Haven Park Living

The Park Haven















Ground floor



First floor

Area:1,808 sqft

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Ground floor



First floor

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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 1

Park Haven - Type 2



Interiors



The Elite Haven



Finishes: Light Scheme



WASH BASIN COUNTER-TOP &
SHOWER CUBICLE WALL
ENGINEERED STONE



KITCHEN CABINET
LAMINATE - FLAT



WALK-IN CLOSET FINISH
EXTERNAL & INTERNAL
BLANKETED-PURH



SHOWER KITCHEN CABINET
VILLA INTERNAL DOORS
LAMINATE - ONE



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 FASCIAL SHOW
KITCHEN BACKSPLASH & BATHROOM
ACCENT WALL LIMESTONE



KITCHEN COUNTER-TOPS
ENGINEERED STONE



SANITARY WARE (WC & BATH)
CERAMIC



SANITARY WARE
(SHOWERS & MIXERS)
BRUSHED NICKEL









Finishes: Dark Scheme



WASH BASIN COUNTER-TOP &
SHOWER CUBICLE WALL
ENGINEERED STONE



KITCHEN CABINET
LAMINATE - FLAT



WALK-IN CLOSET FINISH
EXTERNAL & INTERNAL
LAMINATE - FLAT



SHOWER KITCHEN CABINET
VILLA INTERNAL DOORS
LAMINATE - OAK



WALK-IN CLOSET FINISH EXTERNAL
LAMINATE TEXTURED



WALL & CEILING PAINT



VILLA FLOOR - FIRST FLOOR
TANBER EFFECT PORCELAIN TILE



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



SHOWER KITCHEN ISLAND EXHIBIT SHOWER
KITCHEN BACKSPLASH & BATHROOM
ACCENT WALL LIMESTONE



KITCHEN COUNTER-TOPS
ENGINEERED STONE



SANITARY WARE (WIC & BATH)
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**

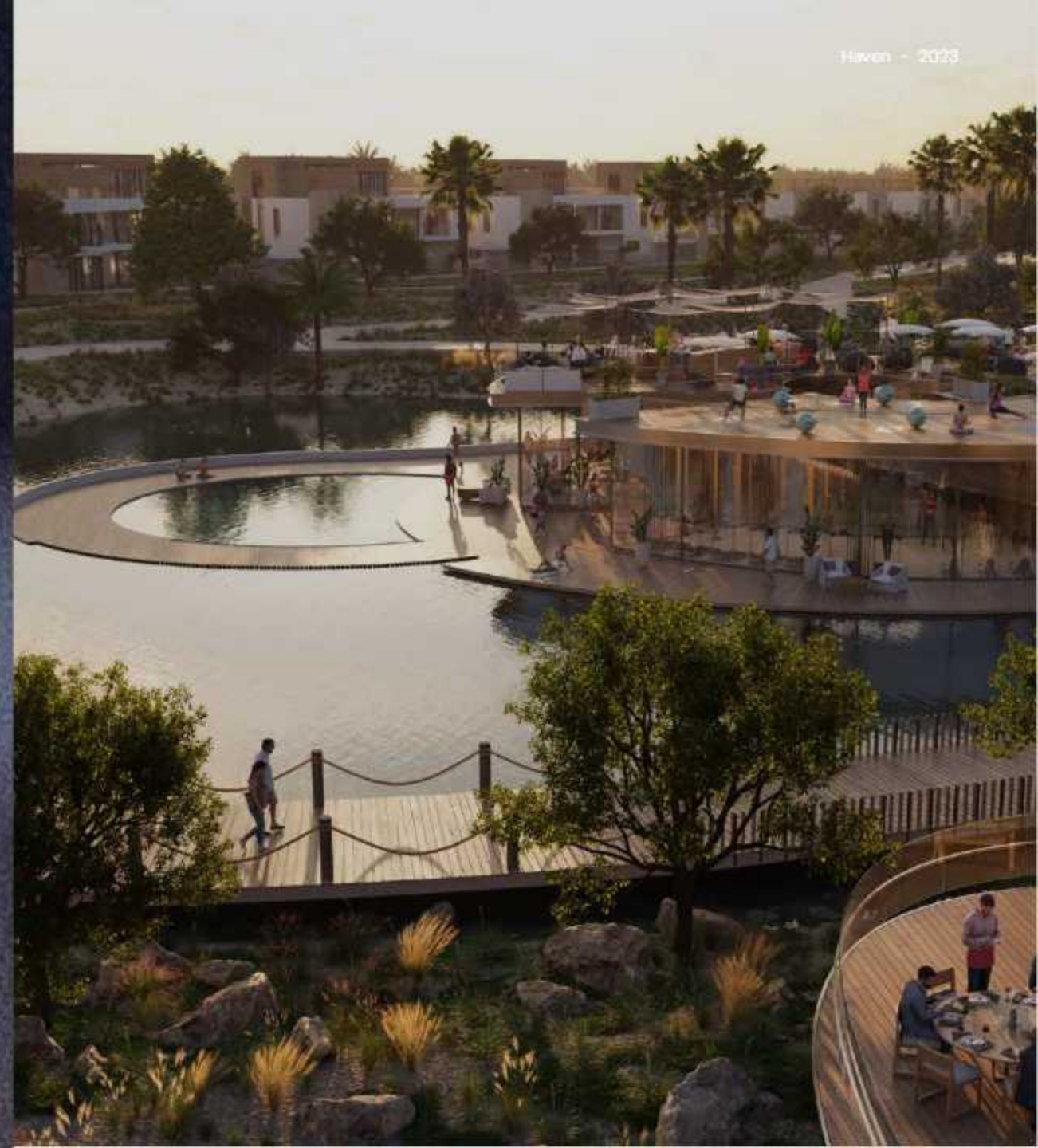
Payment plans

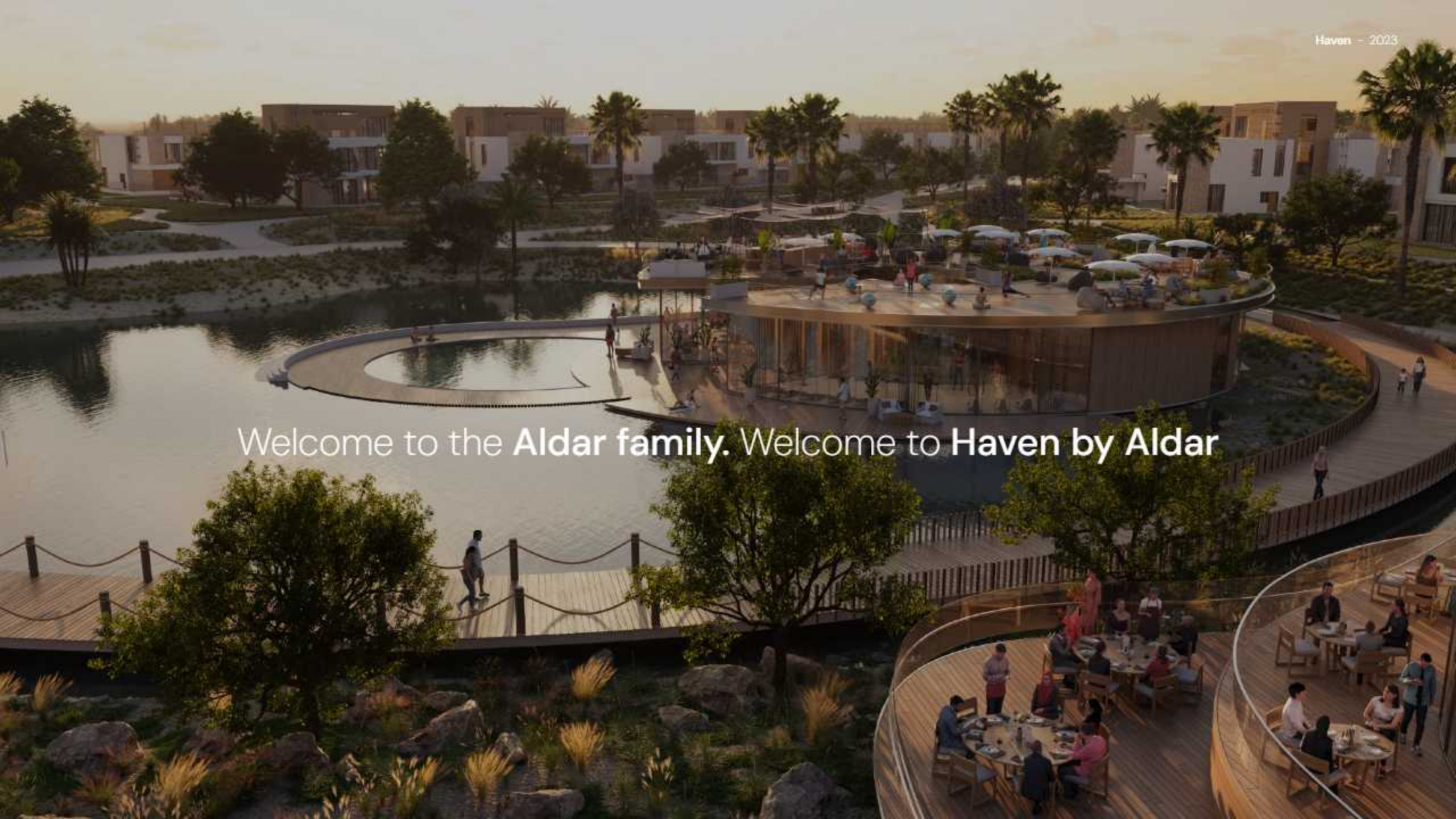
- 60/40 for The Park Haven & Serene villas
- 70/30 for The Elite Haven villas
- 5% down payment



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	





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