

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.

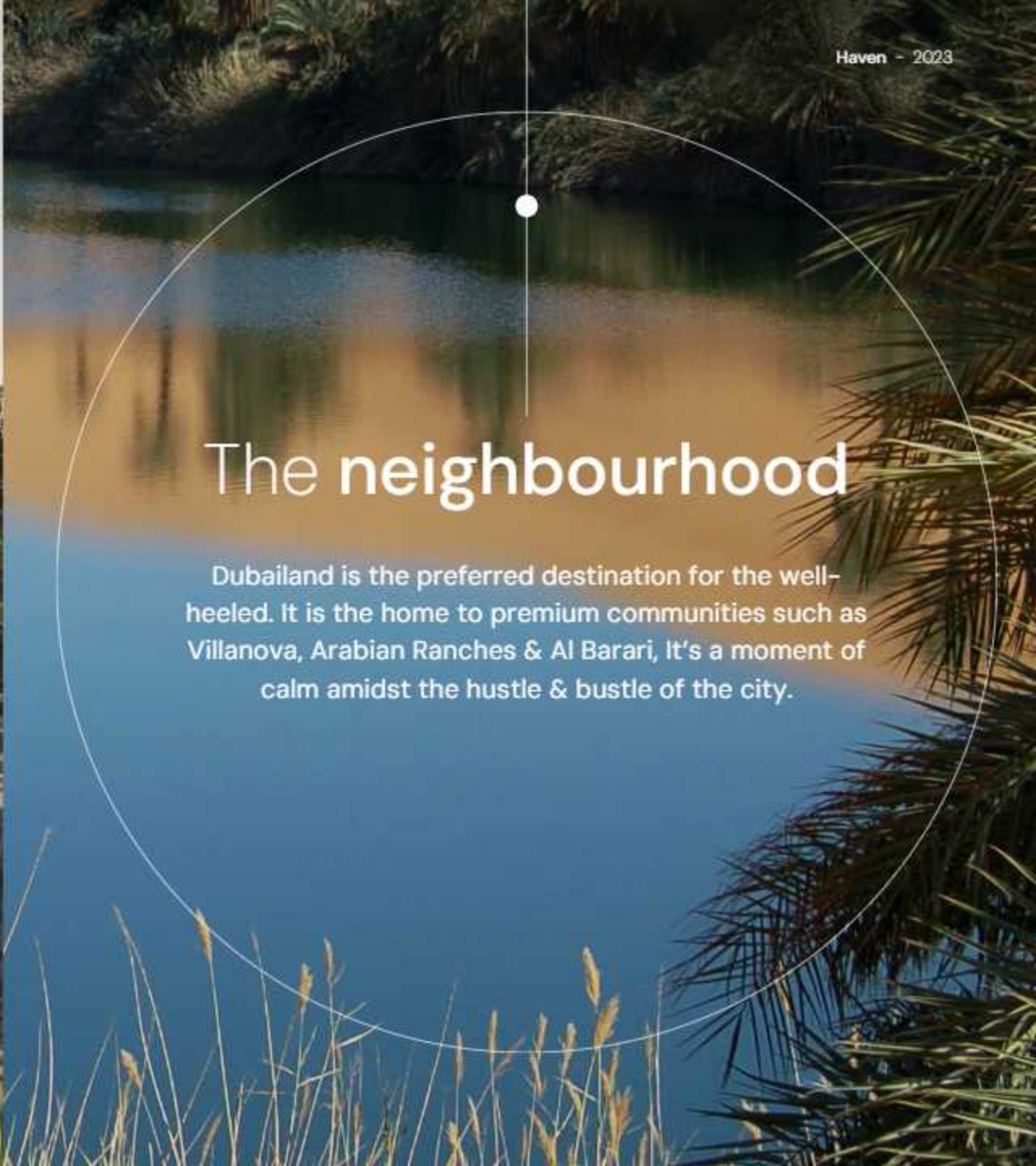


Welcome to **Haven** by **Aldar**



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
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 other greenery. The pool's water is clear, reflecting the surrounding environment. 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

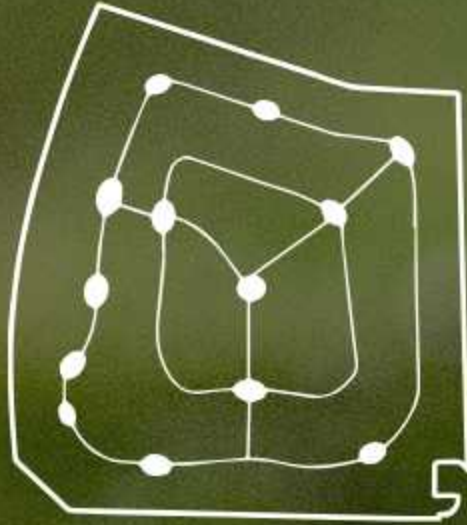
Neighbourhood Heart



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 |  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

The image is a wide-angle aerial photograph of a modern sports hub. In the center, there is a basketball court with a blue and yellow court surface. To the right of the court is a large, green, grassy area with white curved lines, where several people are sitting or standing. The entire area is surrounded by lush greenery, including many palm trees and various shrubs. Winding paths lead through the park. In the background, there are several multi-story residential buildings with a modern architectural style. The sky is blue with some light clouds. The text 'Sports hub' is overlaid in the bottom right corner in a white, sans-serif font.

Community clubhouse

A detailed architectural rendering of a community clubhouse. In the foreground, a man wearing a white shirt, shorts, and a fedora sits on a grey lounge chair, looking towards a large swimming pool. To his left, a woman in a patterned dress and a wide-brimmed hat sits on the pool deck. Further left, a woman in a black swimsuit stands near the water's edge. The pool is surrounded by a paved deck with several white patio umbrellas and lounge chairs. In the background, there are modern, multi-story buildings with large windows and balconies, interspersed with tall palm trees and other tropical vegetation. The sky is clear and blue, suggesting a sunny day.



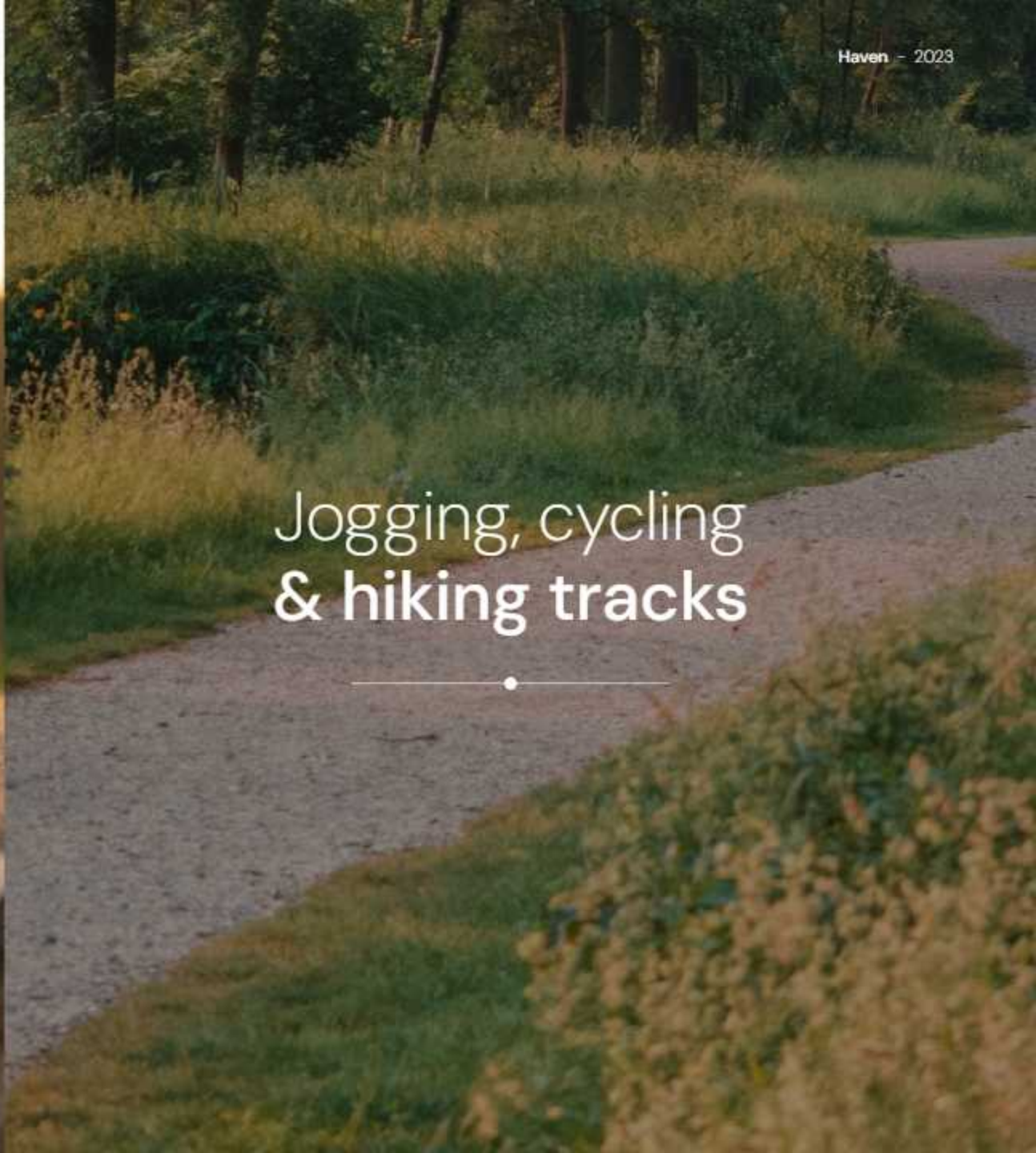
Community clubhouse

A digital rendering of a modern landscape design. In the foreground, a wide, light-colored, curved path flows like a ribbon through a lush garden. To the left of the path, there are tall, feathery grasses and various tropical plants. To the right, a dark, calm body of water reflects the sky and the surrounding greenery. In the background, a modern, multi-story building with large glass windows and balconies is visible, partially obscured by tall palm trees. The scene is bathed in the warm, golden light of a sunset or sunrise, with long shadows cast across the path. Three people are walking on the path: a man and a woman in the foreground, and a child further ahead. The overall atmosphere is serene and contemporary.

A flowing landscape



Retail plaza



Jogging, cycling & hiking tracks

Hiking & jogging tracks



Outdoor fitness zones



Outdoor fitness zones



A woman with blonde hair tied back is sitting in a meditative lotus position on a wooden deck. She is wearing a black sports bra and leggings. 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 and modern buildings under 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.



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



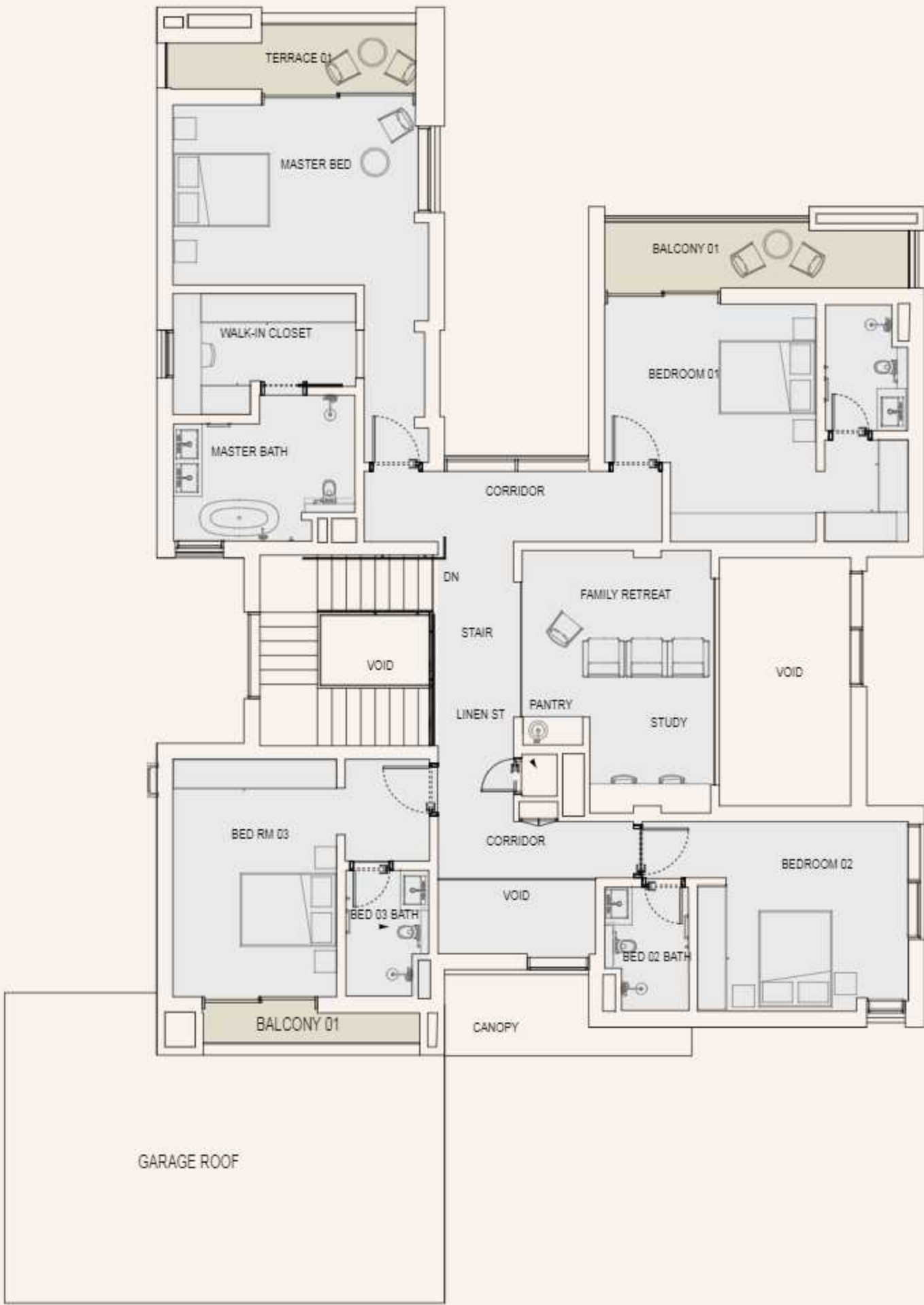








Ground floor



First floor

Area: 7,424 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.









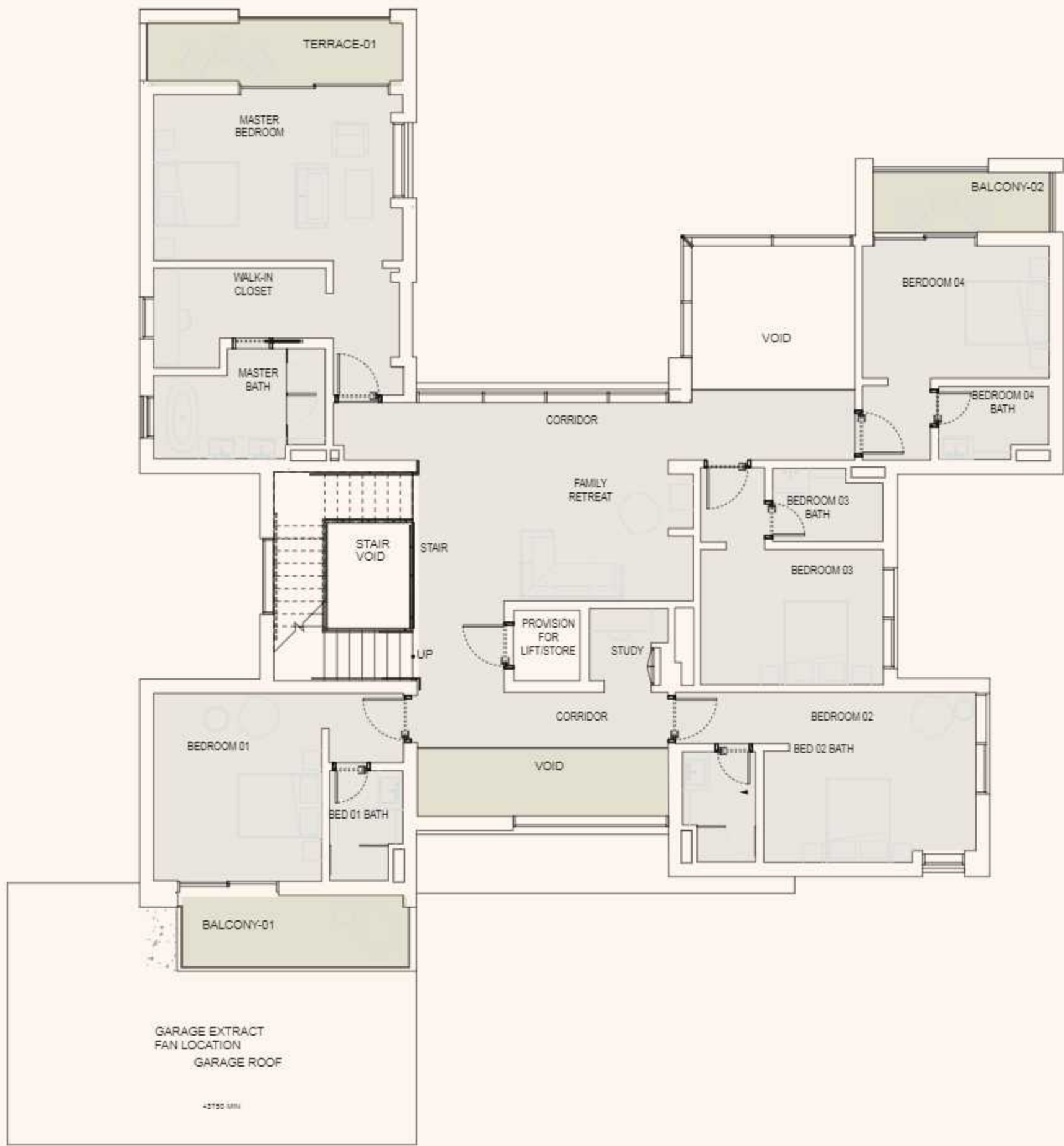




Ground floor

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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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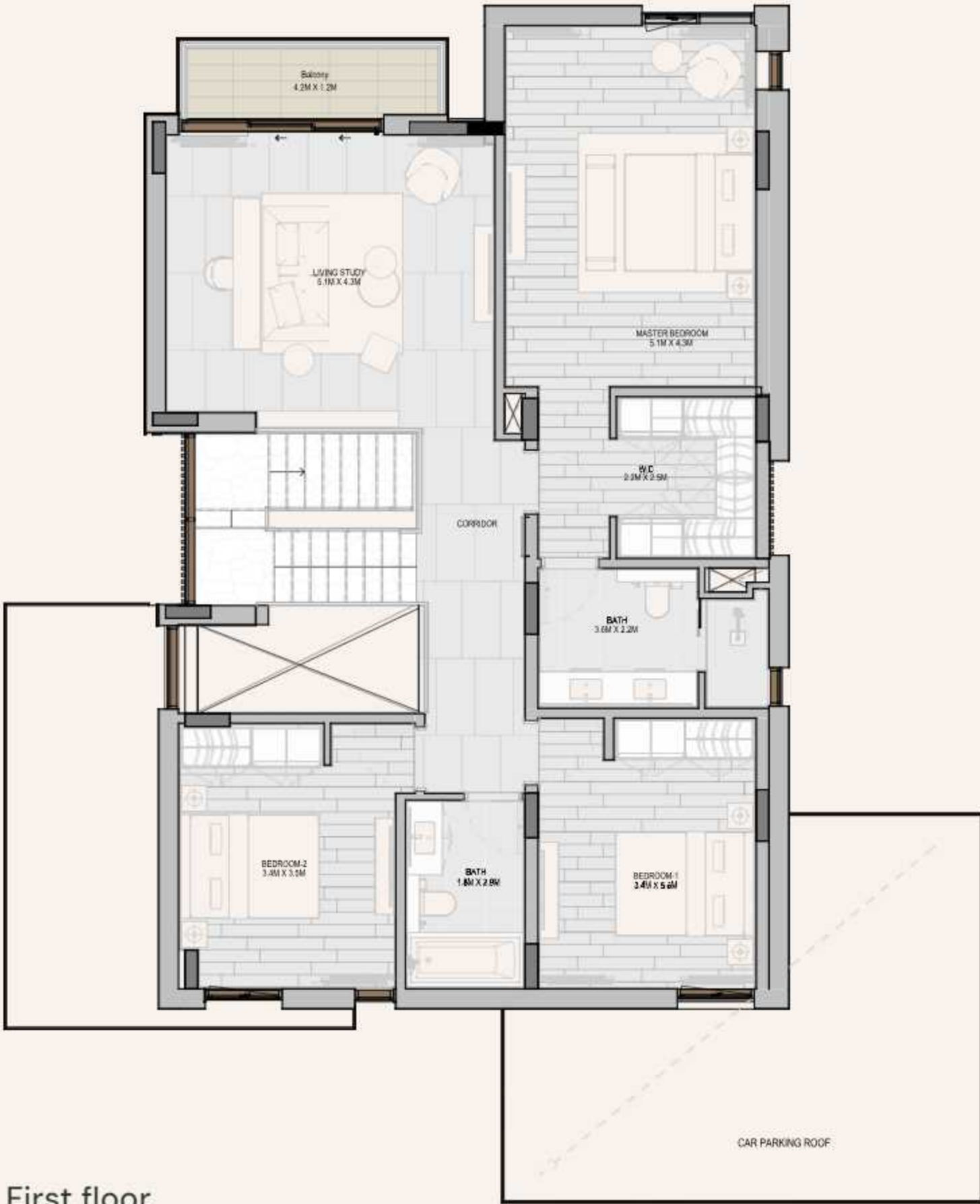




Ground floor



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
BLANDED - PAINT



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 FASCIAL SHOW
KITCHEN BACKSPLASH & BATHROOM
ACCENT WALL LIMESTONE



KITCHEN COUNTER-TOPS
ENGINEERED STONE



SANITARY WARE (WC & BATH)
CERAMIC



SANITARY WARE
(SHOWERS & MIXERS)
BRUSHED NICKEL









The Elite Haven

Finishes: Dark Scheme



WASH BASIN COUNTERTOP &
SHOWER CURBIE WALL
ENGINEERED STONE



KITCHEN CABINET
LAMINATE - FLAT



WALK-IN CLOSET FRESH
EXTERNAL & INTERNAL
LAMINATE - FLAT



SHOW KITCHEN CABINET
VILLA INTERNAL DOORS
LAMINATE - OAK



WALK-IN CLOSET FRESH EXTERNAL
LAMINATE - TEXTURED



WALL & CEILING PAINT



VILLA FLOOR - FIRST FLOOR
TANBER EFFECT PORCELAIN TILE



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



SHOW KITCHEN ISLAND FRESH SHOW
KITCHEN BACKSPLASH & BATHROOM
ACCENT WALL LIMESTONE



KITCHEN COUNTERTOPS
ENGINEERED STONE



SANITARY WARE (WIC & BATH)
CERAMIC



SANITARY WARE
(SHOWERS & MIRRORS)
BRUSHED NICKEL



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**

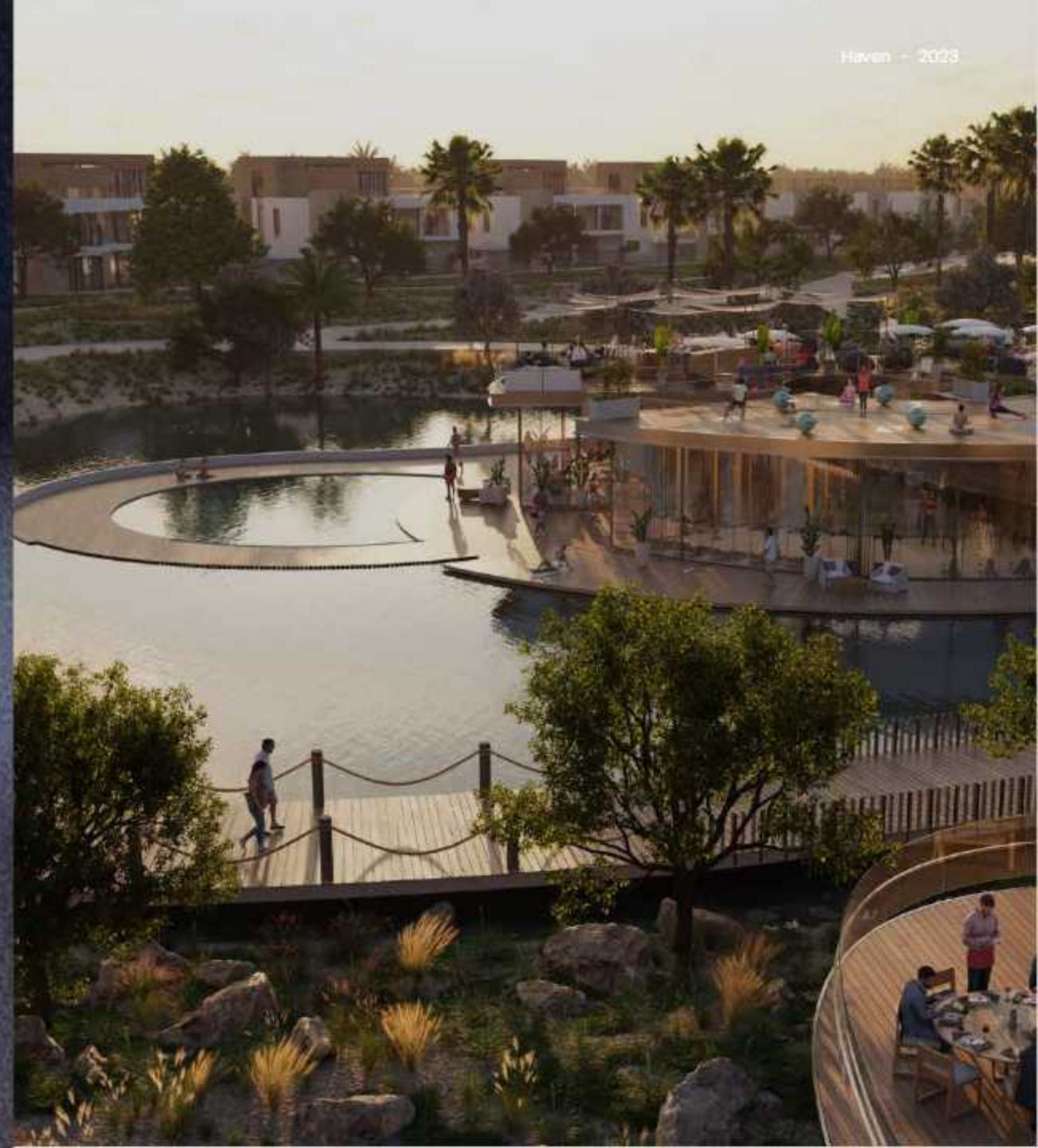
Payment plans

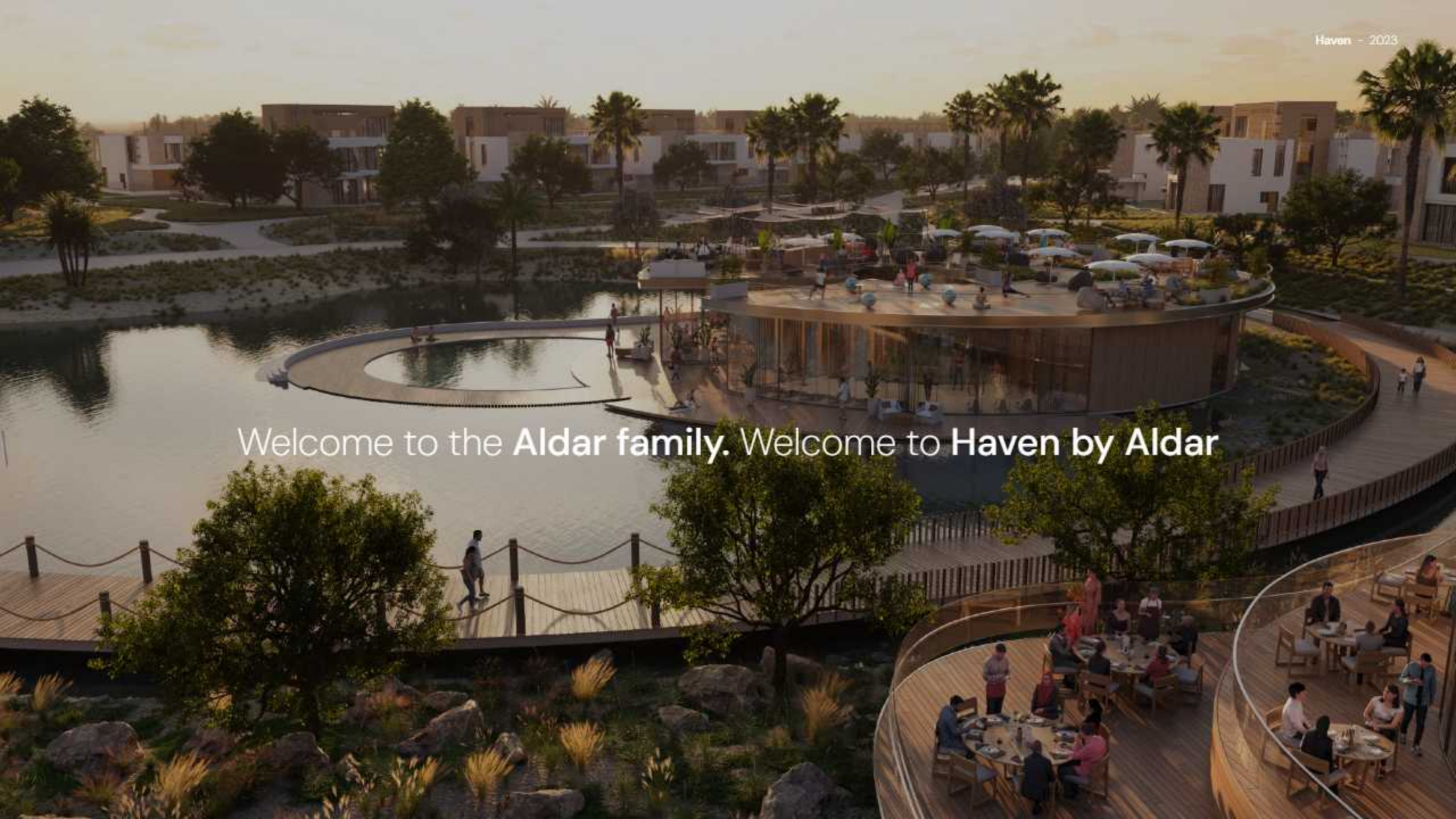
- 60/40 for The Park Haven & Serene villas
- 70/30 for The Elite Haven villas
- 5% down payment



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**