



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, shallow pond. She is wearing a white, short-sleeved, button-down shirt and a long, light-colored skirt. Her right hand is reaching down towards the water, and her left hand is resting on her hip. She is looking up and to the right with a serene expression. 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**



جنان
hàven

Nestled in
a lush sanctuary



Dubailand
Silicon Oasis

D54

Dubailand
residence
complex

Emirates
Road

The Villa

جنان
haven

Al Habtoor
Polo Club

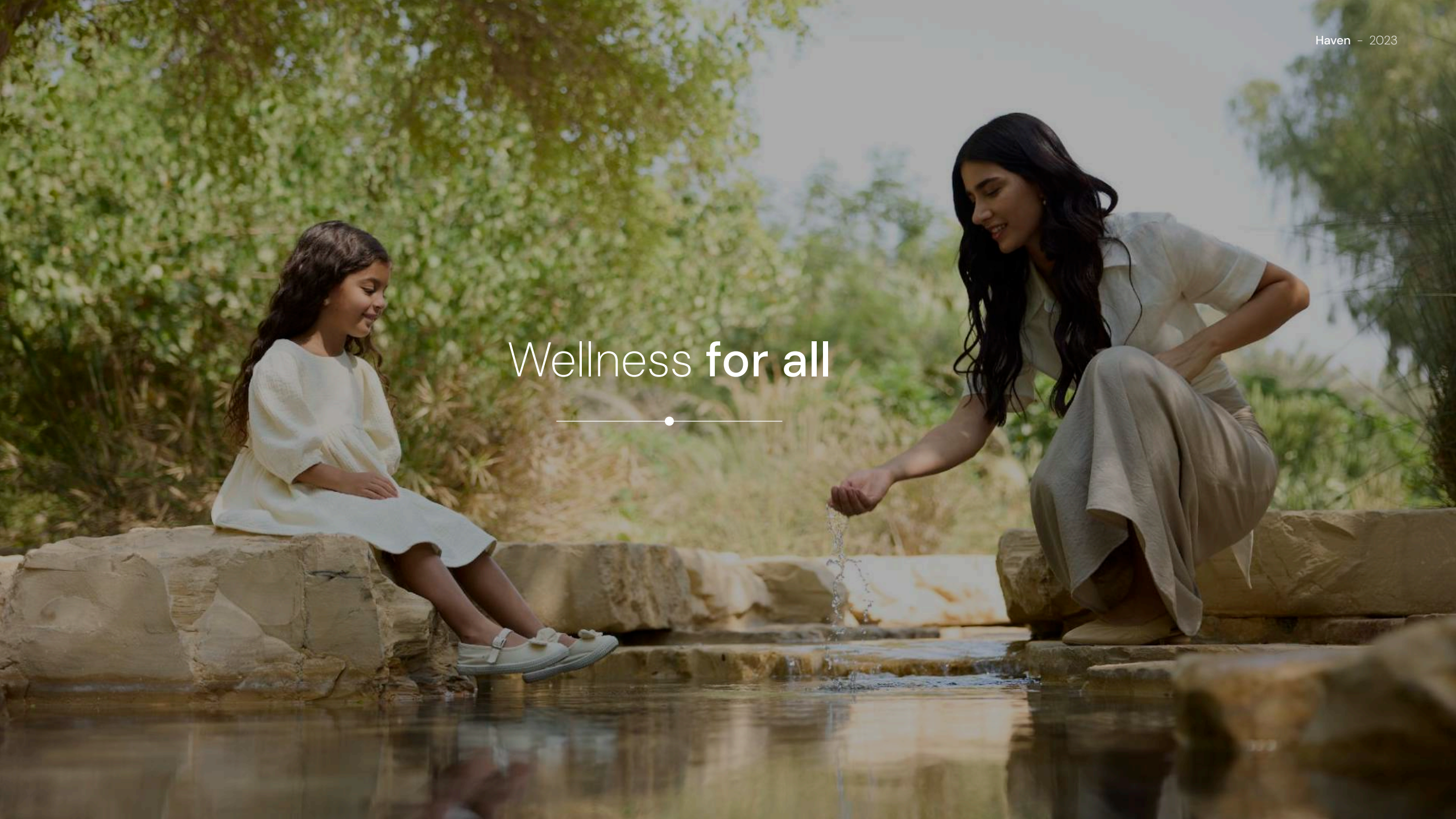
Villanova

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 blonde 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 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

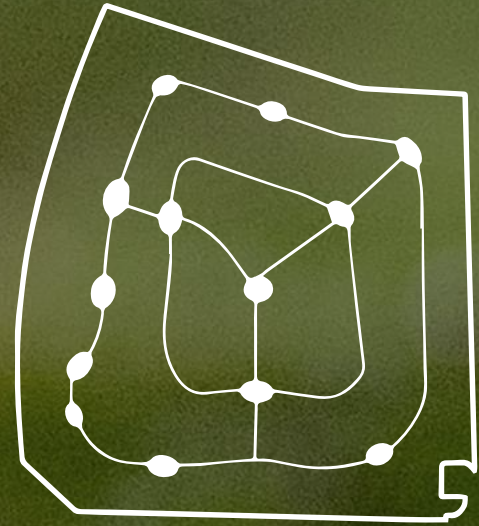
Neighbourhood Heart



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

Villas

Townhouses

Apartment Buildings

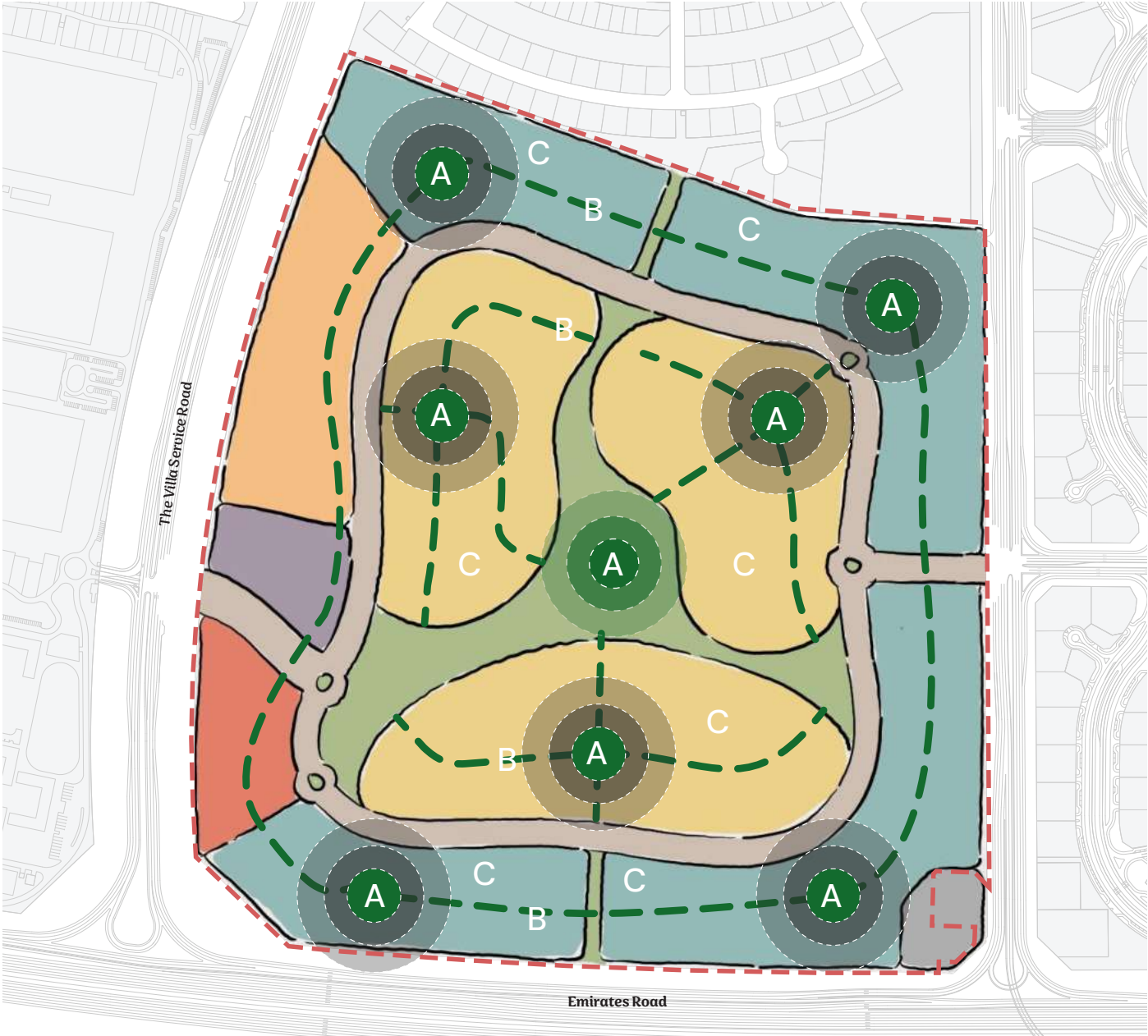
Open Spaces

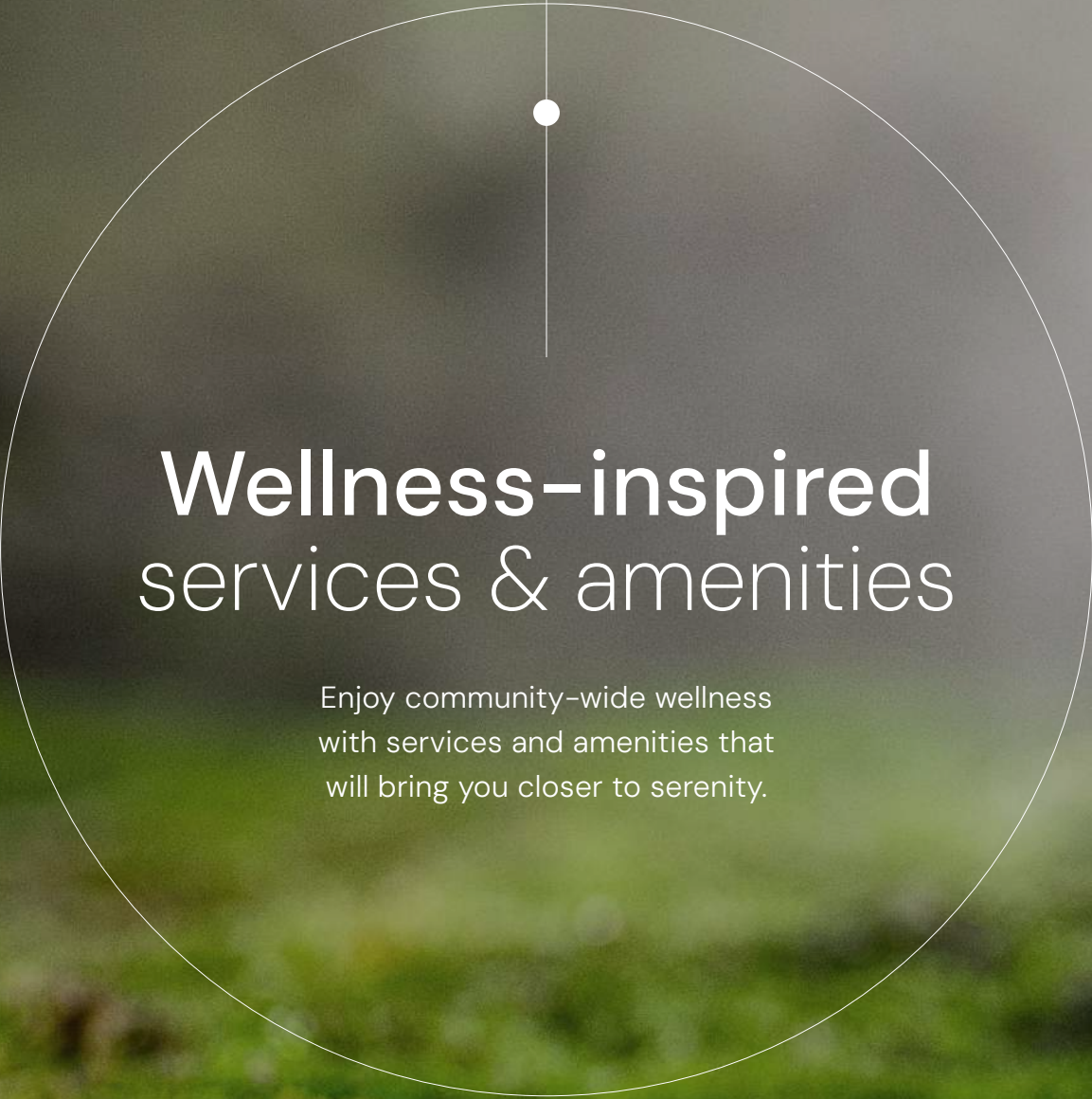
Primary School

Utility / Services

Green Links

Neighborhood Parks



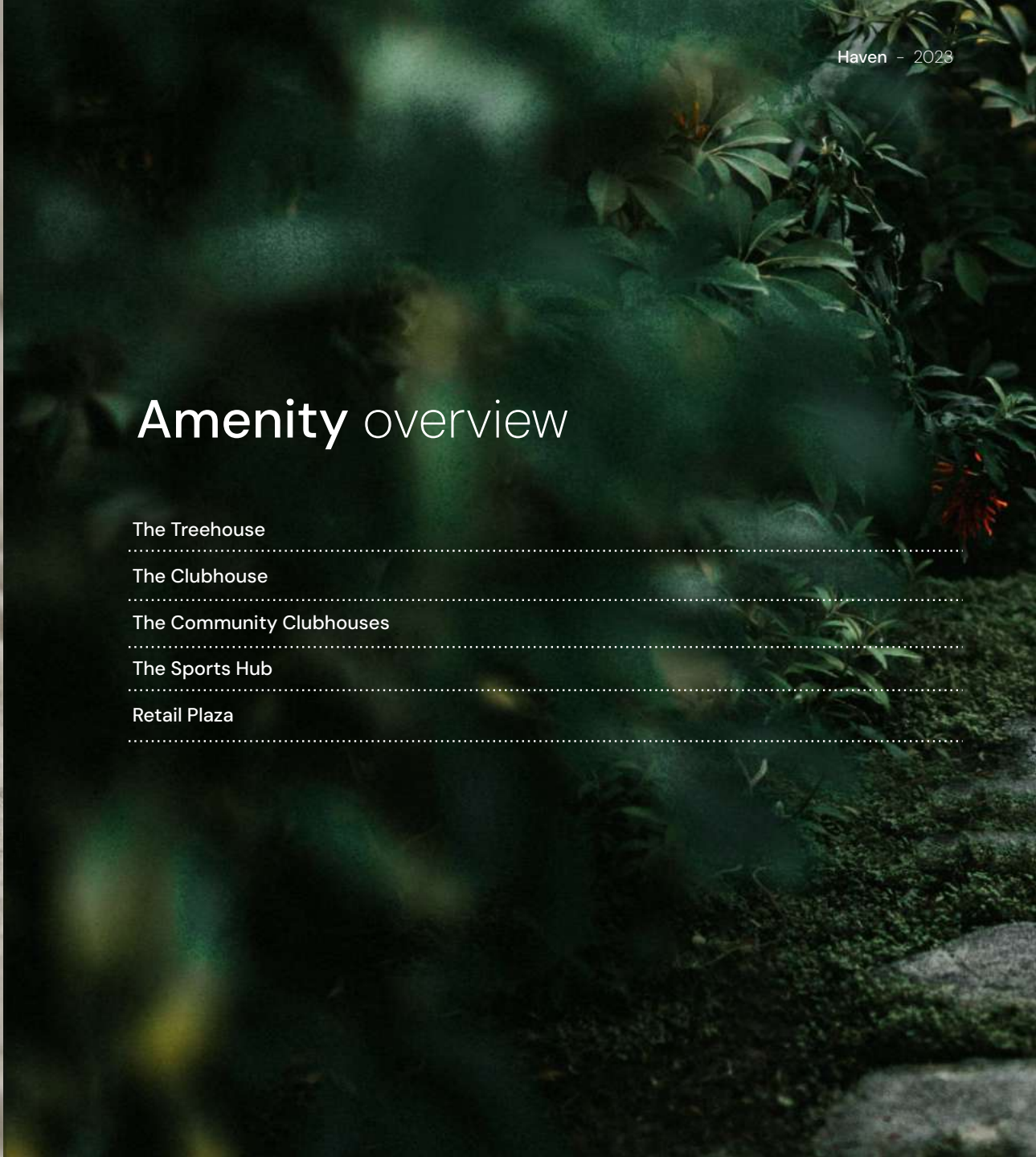


Wellness-inspired services & amenities

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

An architectural rendering of a modern community clubhouse and pool area. In the foreground, a man wearing a white shirt, shorts, and a fedora sits on a lounge chair, looking towards the pool. A woman in a patterned swimsuit and a wide-brimmed hat sits on the pool deck. The pool is a large, rectangular, infinity-style pool with a stone deck. Several people are swimming and sunbathing. The background features modern, low-rise buildings with large windows and balconies, surrounded by numerous tall palm trees and lush landscaping. The sky is clear and blue.

Community clubhouse



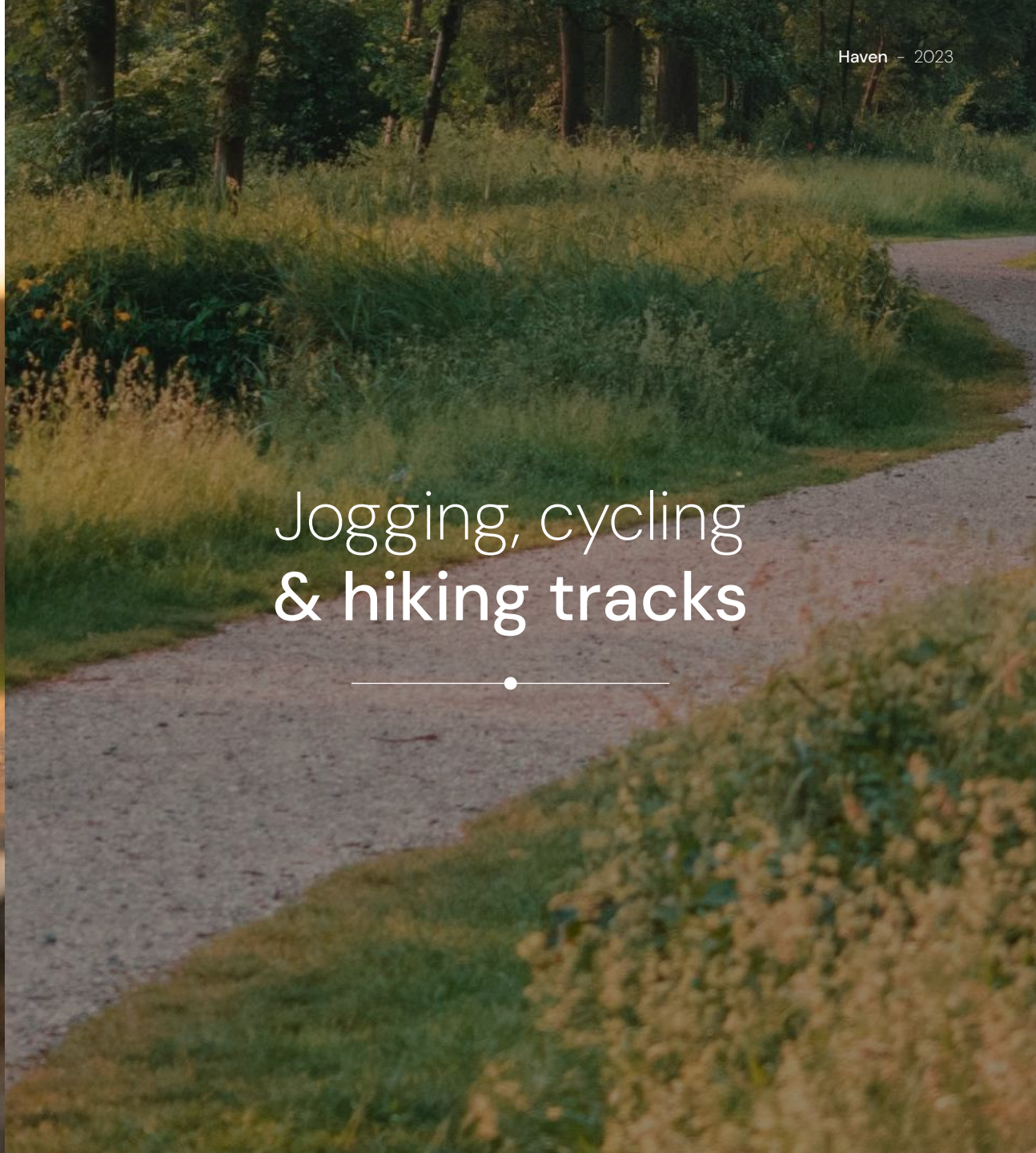
Community clubhouse

A digital rendering of a modern landscape at sunset. A wide, curved, light-colored path leads from the foreground into the distance. On the left side of the path, a man and a woman are walking away from the viewer, and a small child is further ahead. The path is bordered by lush tropical vegetation, including tall palm trees and clumps of ornamental grass. To the right of the path, a dark, calm body of water reflects the warm light of the setting sun. Large, dark rocks are scattered along the edge of the water. In the background, a modern building with large glass windows and balconies is visible, partially obscured by the trees. The overall atmosphere is peaceful and serene.

A flowing landscape



Retail plaza



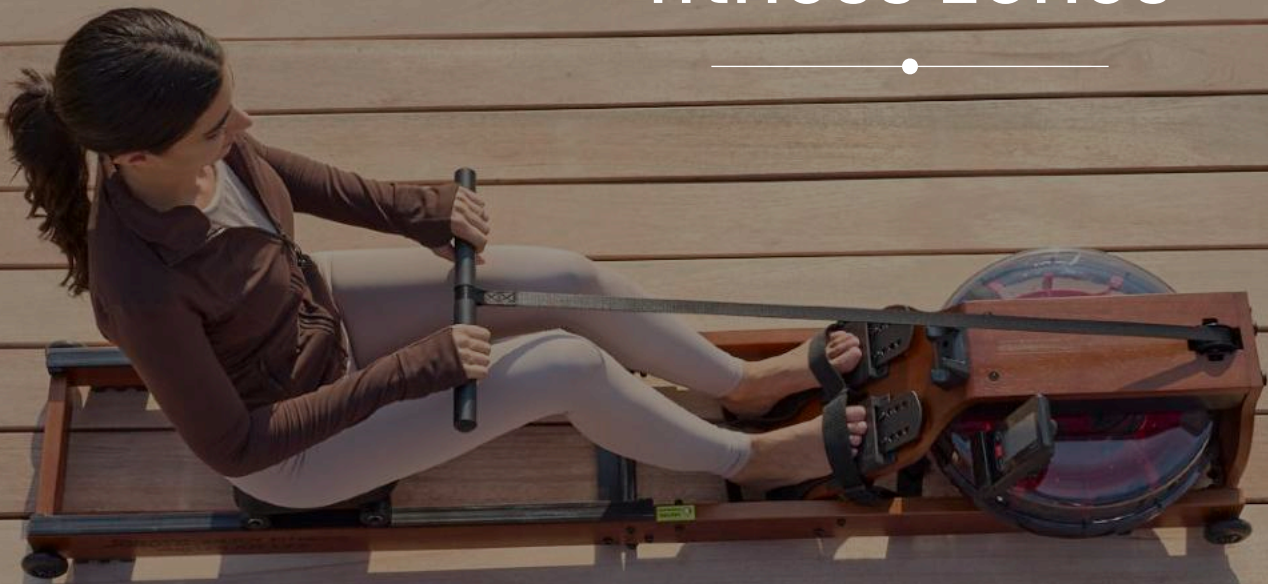
Jogging, cycling
& hiking tracks



Hiking & jogging tracks



Outdoor fitness zones



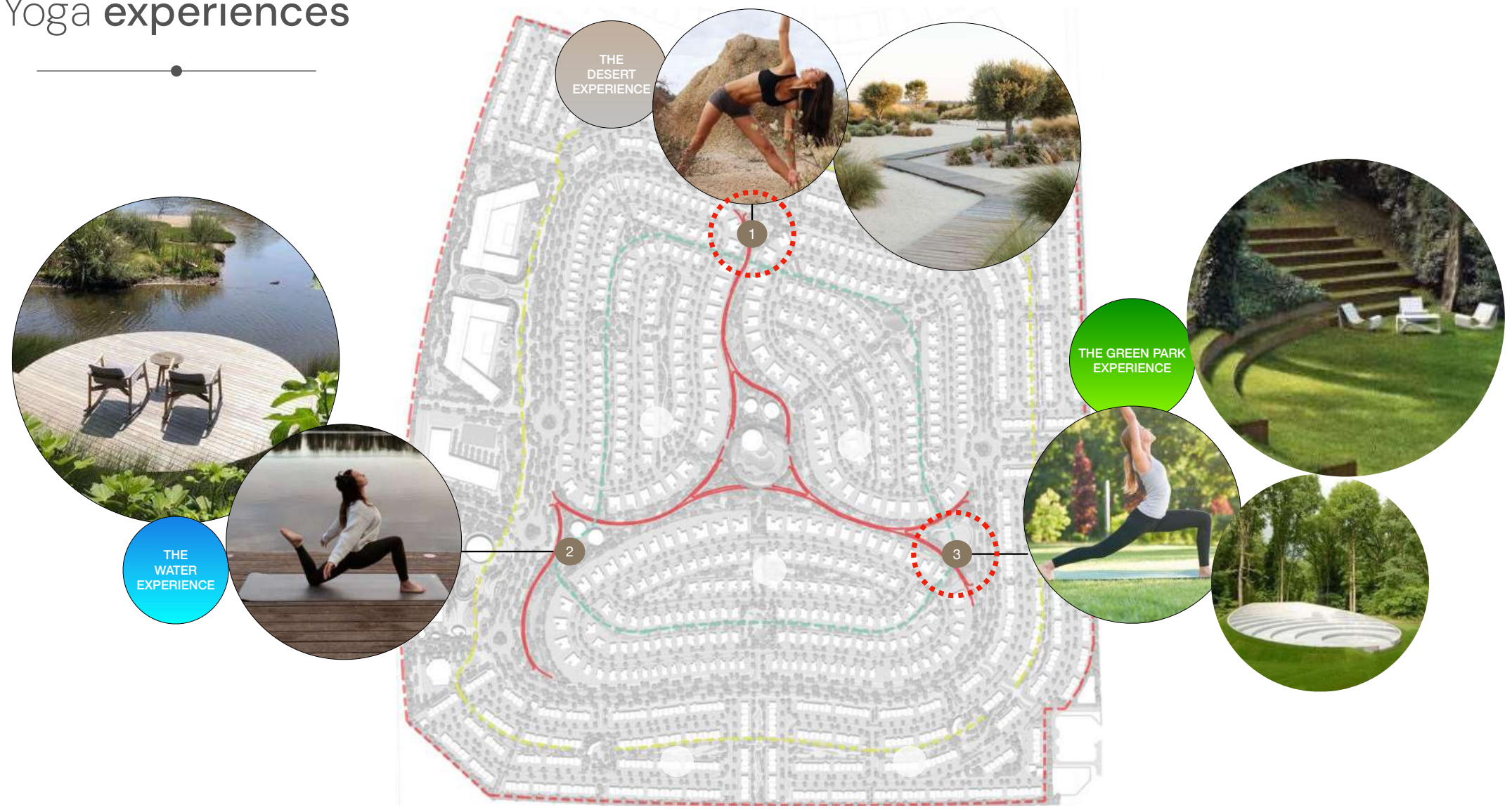
Outdoor fitness zones



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 yoga mat. She is on a curved wooden deck that extends into a calm pond. The pond reflects the warm orange and yellow light of the setting sun, which is visible in the background behind some palm trees and modern buildings. Several lit candles are placed around her on the deck, and there are some small bowls and incense burners nearby. The scene is framed by lush tropical foliage, including large green leaves and white flowers in the foreground. The overall atmosphere 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

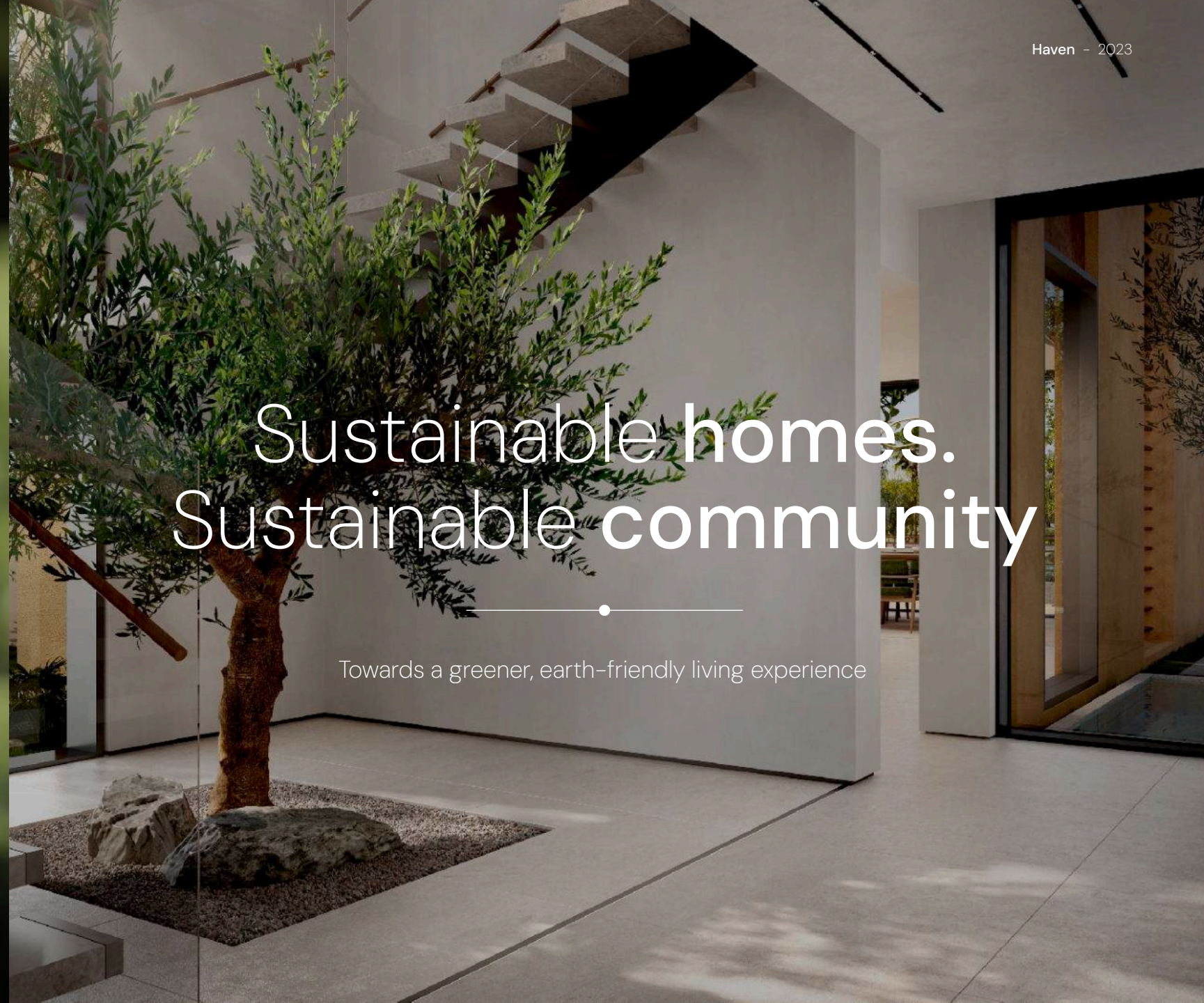
Sustainable Construction

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

LEED Gold Level - WIP

Sustainable homes. Sustainable community

Towards a greener, earth-friendly living experience





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

The background of the image shows a close-up of moss-covered rocks. The moss is a vibrant green, and the rocks are dark and textured. A large, dark, semi-transparent circle is centered over the image, creating a focal point for the text.

Thank you