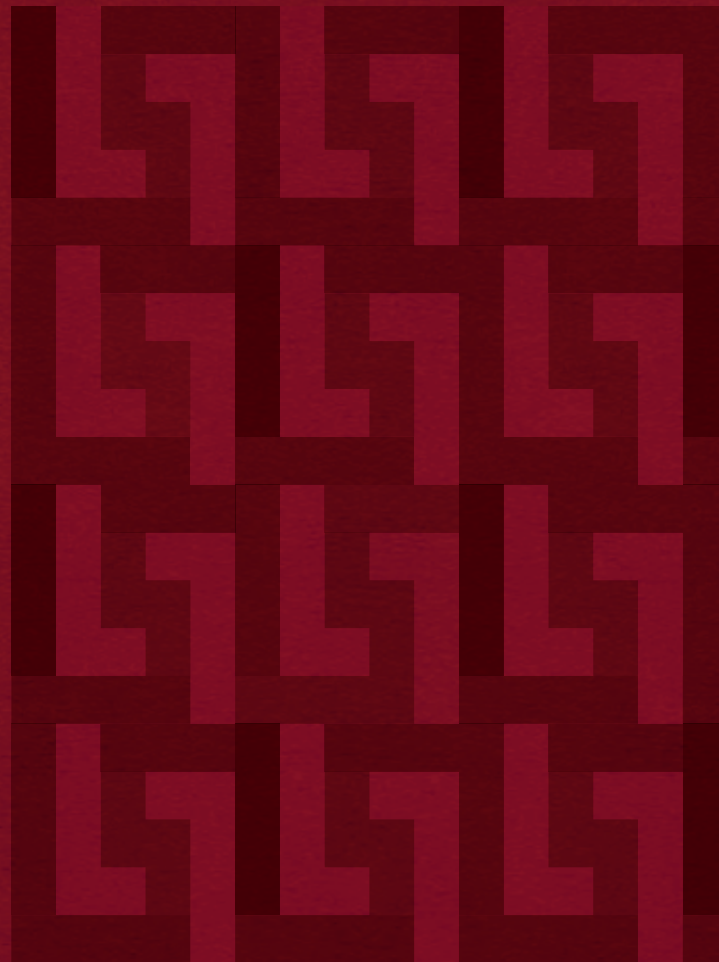




HADLEY
HEIGHTS



JUMEIRAH VILLAGE CIRCLE



LEOS



W E L C O M E T O



HADLEY
H E I G H T S

Hadley Heights is a bespoke residential community launched by LEOS Developments in Dubai. In a strategic location at the heart of Jumeirah Village Circle, residents will enjoy easy access to all areas of the city. The modern development will be home to 216 apartments and retail outlets and aspires to deliver a bespoke lifestyle experience where luxury, elegance and design co-exist in perfect harmony.

Featuring premium quality apartments with generous living spaces and beautiful communal facilities, residents will enjoy the very best of city living in an established residential neighbourhood.





HADLEY
HEIGHTS

*Images used for representative purpose only.



Images used for representative purpose only.

BUILDING CONFIGURATION

22 Residential floors
4 Parking floors
Ground floor

PARKING

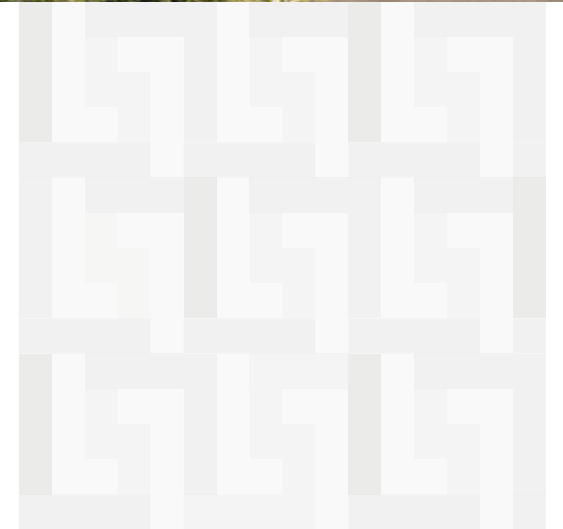
232 Covered podium
parking spaces

ELEVATORS

3 Passenger elevators
1 Service elevator

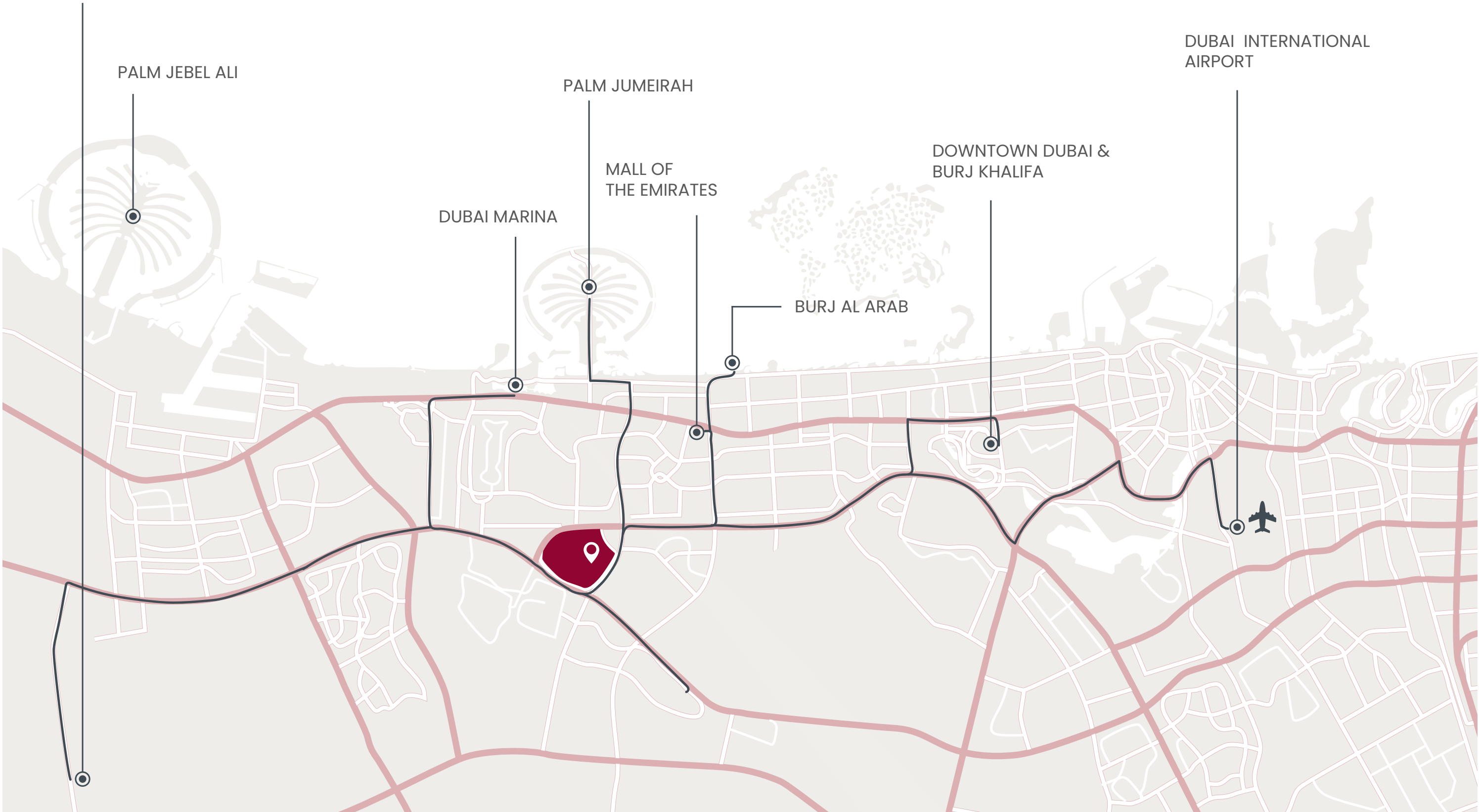
ANTICIPATED COMPLETION DATE

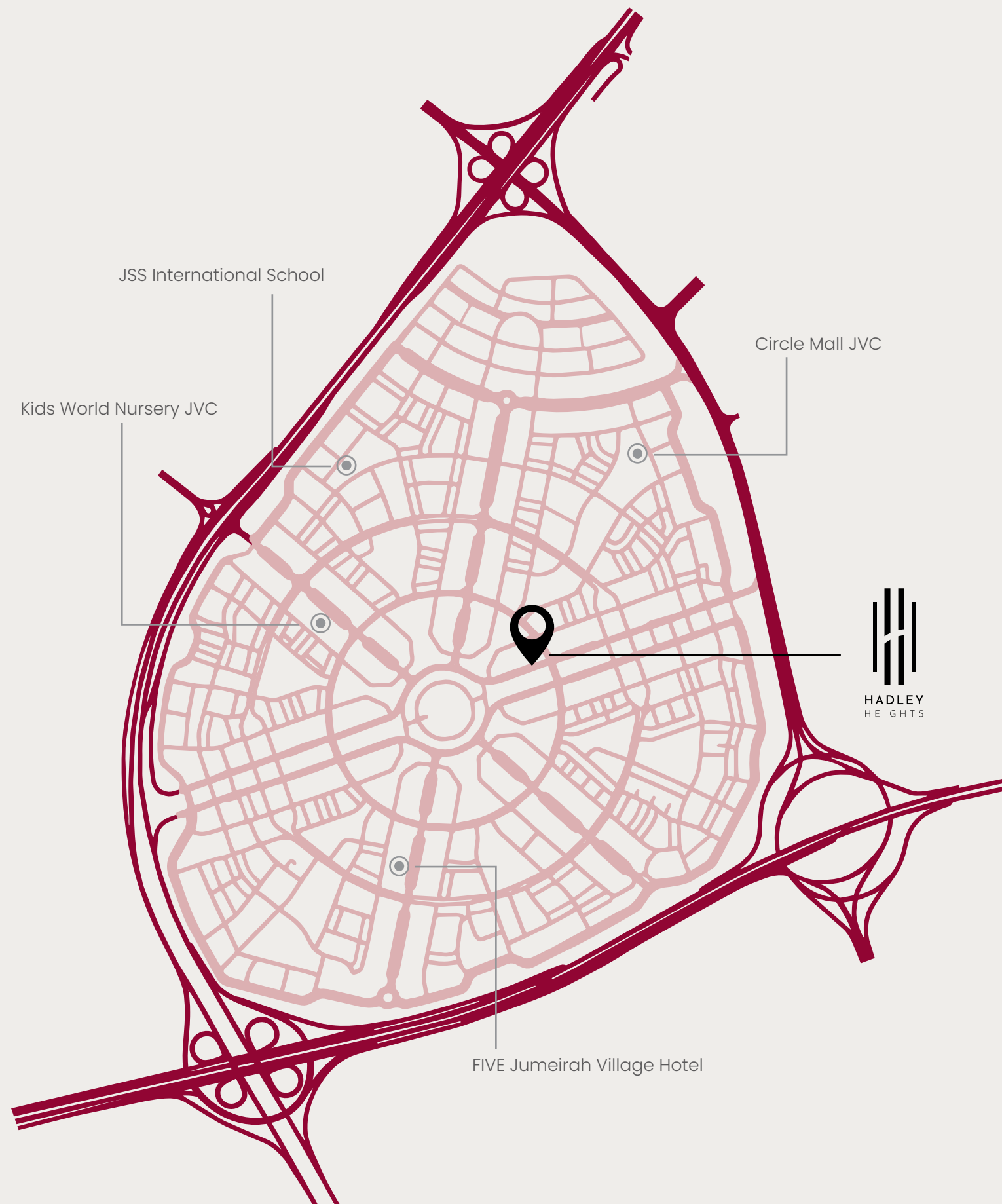
Q3-Q4
2025



JVC is conveniently located between two main highways connecting the city, including Al Khail Road and Sheikh Mohammed Bin Zayed Road, providing residents of this community with smooth and easy access to Dubai's main hotspots. Dubai Marina and Downtown Dubai are only 15 minutes from JVC and Dubai International Airport is 30 minutes by car.

DUBAI WORLD CENTRAL





J U M E I R A H V I L L A G E C I R C L E

L O C A T I O N P R O X I M I T Y



7 MINUTES
Dubai Hills Mall



10 MINUTES
Mall of the Emirates



10 MINUTES
Dubai Marina



15 MINUTES
Downtown Dubai
& Burj Khalifa



18 MINUTES
The Palm Jumeirah



20 MINUTES
Jumeirah Beach



28 MINUTES
Dubai World Central



30 MINUTES
Dubai International Airport



15 MINUTES
Burj Al Arab



20 MINUTES
Museum of the Future



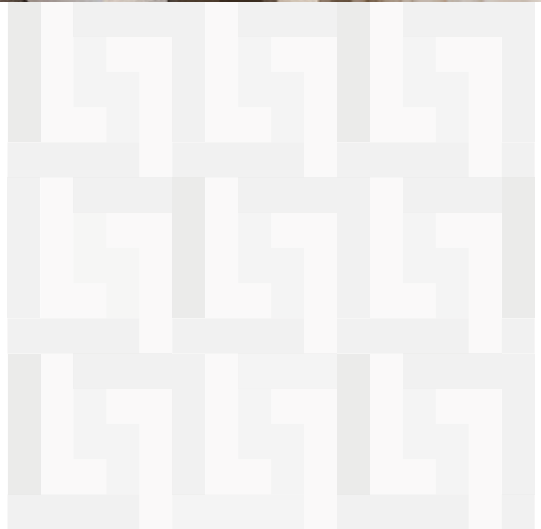
*Images used for representative purpose only.

JUMEIRAH VILLAGE CIRCLE

Jumeirah Village Circle is a residential community close to the centre of Dubai. It has many facilities that meet the needs of residents and offers a variety of residences, from townhouses and villas to high-end modern apartments. It is surrounded by lush gardens and parks, making it a great place for families.

One of the most popular areas to live in Dubai, JVC is the perfect location for those who would like to be near the metropolis yet still enjoy a quiet community feel.

Hadley Heights offers a range of world-class amenities and premium quality interior finishes designed to attract an equal mix of families, young couples, and individuals.





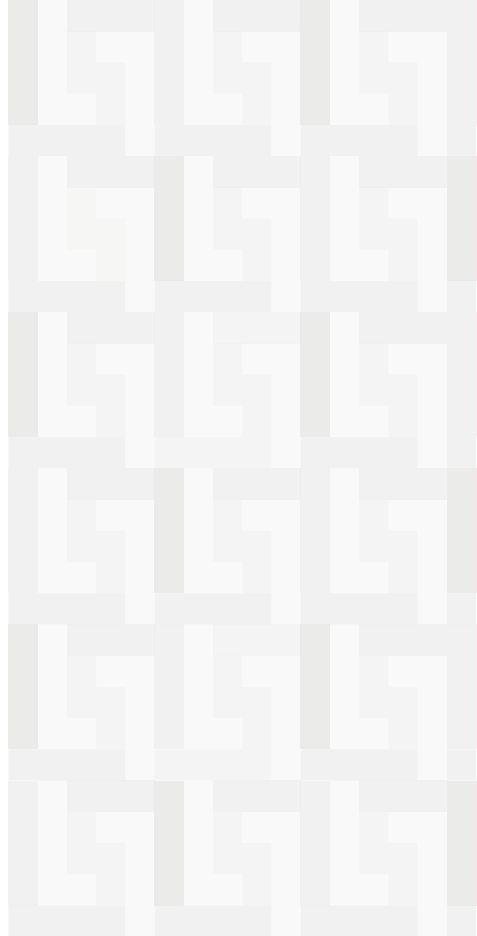
**EXCELLENCE
THROUGH DESIGN**



*Images used for representative purpose only.

MAIN LOBBY

Our main lobby is a serene and relaxing space, perfect for both work and leisure. Our contemporary co-working spaces are designed with comfort in mind; each area is carefully laid out to provide the optimum amount of natural light, comfortable seating, and convenient power outlets.



MAIN LOBBY

Whether you want to get some work done or simply kick back and relax, our main lobby is the perfect spot for you. For those looking to collaborate, our lounge areas provide plenty of room for group discussions or meeting clients. With complimentary Wi-Fi throughout the entire building, all your needs will be taken care of.





WE LOVE
TO USE
COLOUR
TO
DEFINE US



*Images used for representative purpose only.



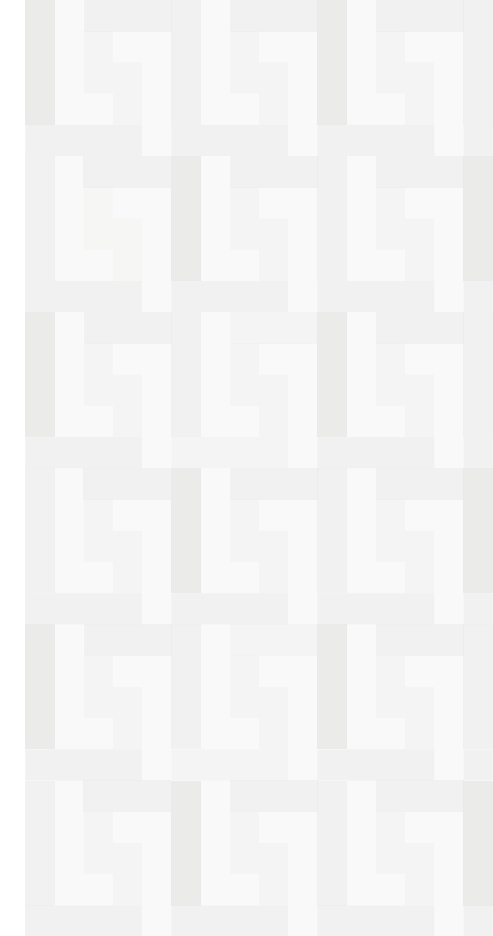
CONTEMPORARY KITCHENS

Our kitchens feature functional yet beautiful spaces to welcome you into a unique and creative culinary world. Residents will enjoy meticulous detail, superb finishing and a firm grasp of form and function. Kitchen features include built-in appliances and a contemporary breakfast counter that doubles as a workstation.

PROPERTY FEATURES

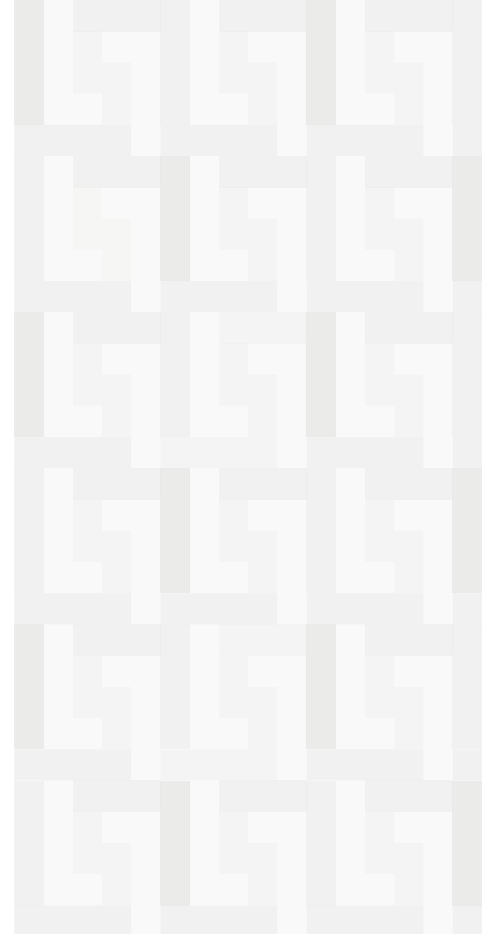
Designed and developed in the UK by experienced British architects and interior designers, Hadley Heights will set a new benchmark in The Middle East for quality and excellence. All apartments offer spacious accommodation and attractive floor plan layouts where rooms can be customised to meet your individual requirements.





QUALITY SPECIFICATIONS

Designed and finished to the highest quality specifications, all properties will feature porcelain floor tiles, ceiling mounted LED lights, fully-integrated branded appliances, fully-fitted kitchens and branded appliances in the bathrooms. What's more, every apartment features built-in wardrobes and boasts a sunny terrace.



PET'S ROOM

Offering spacious living accommodation, apartments at Hadley Heights can be customised to meet your individual needs and requirements. If you don't have children and want to create a pet's room instead of a bedroom, the interior spaces really provide you with the utmost flexibility. For many, pets are an integral part of the family and animal lovers may wish to create a dedicated area for their four-legged friends to play and sleep in.



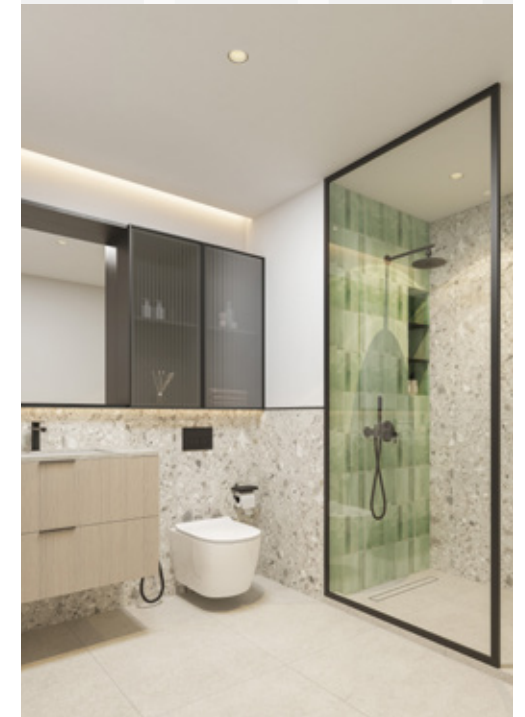
BEDROOMS

Hadley Heights' bedrooms are elegant, sophisticated and inviting. The bedrooms are intended to be a haven to rejuvenate after a busy day, giving each person a feeling of warmth and comfort.

The spacious bedrooms with high ceilings, large sunlight windows, and storage space for wardrobes put you at rest in a naturally-inspired setting.



*Images used for representative purpose only.



BATHROOMS

The bathrooms are stylish and functional, with many cabinets, display space, and high-quality fixtures and accessories. The stark white wall tiling and the plush, porcelain flooring highlight the feature walls.

Additionally, the bathrooms feature mirrored cabinets and shelving that provide essential storage. All of these distinctive features contribute to the spa-like atmosphere of the space.



*Images used for representative purpose only.

LIVING AREAS

Open plan living areas are designed for maximum comfort and relaxation. Featuring a contemporary kitchen with the latest appliances and countertops, ergonomic seating that ensures your body is supported correctly, a comfortable coffee table perfect for gathering with family and friends, and a smart TV that allows you to access all the entertainment you need. With its modern design and stylish furnishings, living areas have been designed to provide an oasis of calm in any home. With plenty of space to entertain guests or just curl up with a book, this idyllic spacious room provides the perfect place to unwind after a long day. Enjoy the convenience of having all your favourite amenities within easy reach, while still enjoying the tranquillity of your own private haven.



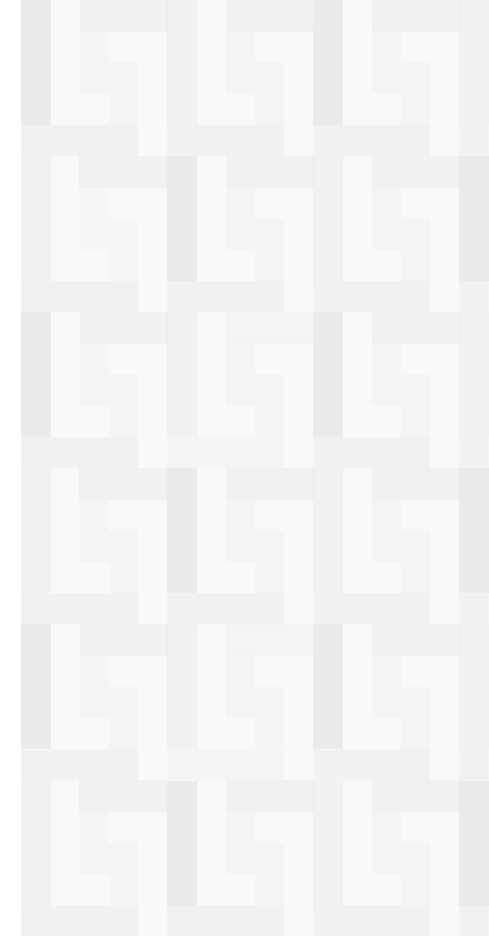




ELEVATOR HALLWAYS

The elevator hallways at Hadley Heights are built to impress. These wide, clean, and bright hallways feature high-end elevators that can accommodate a plethora of residents. Owners and visitors will find the elevators spacious, stylish, and equipped with the latest modern technology. With a range of floor buttons illuminated with beautiful LED lighting and a sense of airy spaciousness, these elevators provide both convenience and comfort for all our valued guests.





HALLWAYS

With their generous width, the hallways at Hadley Heights are well-lit and immaculately clean, allowing for easy navigation. An advanced security system ensures that only authorised people have access to the building. Residents can relax in the knowledge that their home has been designed with safety and security in mind.



FIRST FLOOR



MINI GOLF



TABLE TENNIS



AL FRESCO DINING



BBQ AREA

AMENITIES

1 Pool Terraces

- 1A Swimming pool
- 1B Pool deck
- 1C Kids pool
- 1D Pool showers
- 1F Shallow pool
- 1G Baja shelf
- 1H Daybed platform
- 1I Cabanas

2 Play Zones

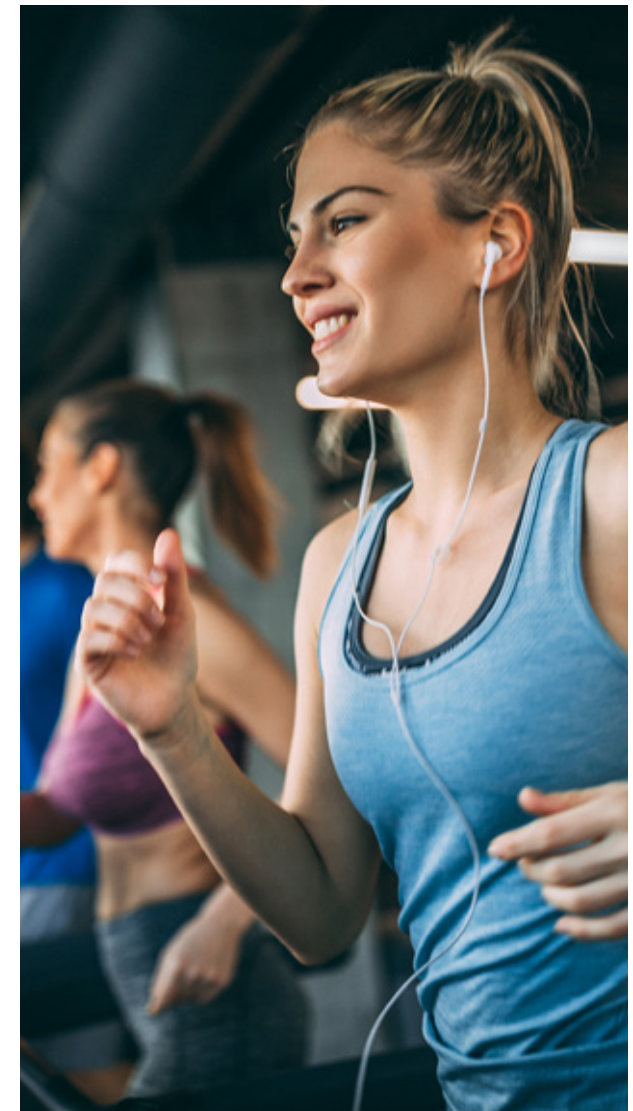
- 2A Indoor/outdoor kid's play area
- 2B Games zone | table tennis
- 2C Outdoor mini golf
- 2D Shaded seating area

3 Nature Garden

- 3A Barbeque pit
- 3B Picnic tables
- 3C Seating area

4 Health & Wellbeing

- 4A Gym & yoga space
- 4B Changing rooms and spa





*Images used for representative purpose only.

SWIMMING POOL

Step into a stunning oasis of pure luxury at our beautiful pool area. Featuring lush greenery, spacious seating areas and breathtaking views of the surrounding landscape, this is the ultimate spot to unwind after a long day. Take a refreshing dip in the shimmering pool or sink into one of our plush daybeds for a little rest and relaxation.





*Images used for representative purpose only.

SWIM, BATHE, READ & RELAX

Our swimming pool with landscaped areas is the perfect place to enjoy life at your own pace. Residents will enjoy a state-of-the-art swimming pool, a children's pool, a shallow pool and sunken sunbeds for bathing. Our daybeds and pool cabanas offer comfort and serenity and can be used all-year-round with your friends and loved ones. Whatever your pool vibe, Hadley Heights offers it all.





*Images used for representative purpose only.

FITNESS CENTRE

Our state-of-the-art fitness centre is designed to meet all of your physical and mental health needs. This spacious facility features an array of modern amenities and services, including a wide range of exercise equipment such as treadmills, weightlifting gear and pilates balls, providing an unparalleled gym experience.





SAUNA ROOMS

Our sauna rooms offer the ultimate relaxation experience. You will be able to completely unwind and de-stress in the comfort of your own space whilst enjoying the therapeutic benefits of heat and aromatherapy. The comforting atmosphere is enhanced by luxurious materials such as marble tiles, exotic hardwoods, and designer furniture. Our modern lighting system provides an immersive ambience that helps you to let go of stress and tension and slip into serenity. Whether you're looking to restore balance after a long day or simply want some time alone to clear your mind and relax, our sauna rooms provide the perfect escape.



*Images used for representative purpose only.



*Images used for representative purpose only.

CHANGING ROOMS

The changing rooms at Hadley Heights come with state-of-the-art fixtures and fittings that offer a chic aesthetic while providing a sense of privacy and security. The elegant tiles and warm lighting create a luxurious look that is both stylish and timeless, while individual lockers keep your belongings safe.





*Images used for representative purpose only.

INDOOR KID'S PLAY AREA

This joyful space is designed to help children develop key skills and creativity. With its limited number of carefully selected age-appropriate toys, this play room allows your child to engage with the environment in a meaningful way that is both educational and entertaining.





CUSTOMISABLE BEDROOMS

Hadley Heights provides owners and residents with the flexibility to customise bedrooms into personal spaces which suit individual needs and requirements. The second bedroom can be used as a children's bedroom, a home office or study, a games room or even a pet's room. The choice is yours to create the perfect home.





*Images used for representative purpose only.

OUTDOOR KID'S PLAY AREA

Your little ones will enjoy our carefully designed indoor and outdoor play areas. Offering the highest levels of safety and comfort, children will learn new skills while staying active and entertained. Our play areas are filled with dynamic elements that encourage imagination, interaction, exploration and discovery. We take great care in making sure all toys are designed to stimulate learning through play.





*Images used for representative purpose only.

POCKET GARDEN

Our pocket garden is a scenic outdoor oasis that offers residents the perfect place to relax and unwind. With lush greenery and a gorgeous circular seating area, this idyllic spot provides an opportunity for peaceful contemplation in nature's embrace. It's the perfect location to relax on sunny days and host fun gatherings.



F L O O R P L A N S



PROPERTY TYPES

1ST FLOOR

| TYPES | NUMBER OF UNITS | SIZES (Sq.Ft.) |
|------------|-----------------|---------------------|
| STUDIO | - | - |
| 1 BEDROOM | 3 | 840.88 - 970.80 |
| 2 BEDROOMS | 3 | 1,415.24 - 1,425.03 |

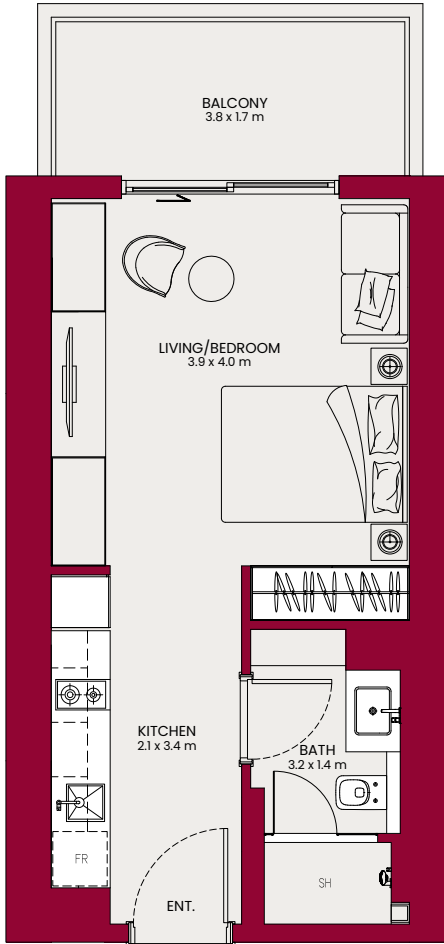
2ND - 22ND FLOOR

| TYPES | NUMBER OF UNITS | SIZES (Sq.Ft.) |
|------------|-----------------|---------------------|
| STUDIO | 21 | 458.87 |
| 1 BEDROOM | 126 | 840.88 - 970.80 |
| 2 BEDROOMS | 63 | 1,284.57 - 1,425.03 |

UNIT 02

STUDIO

TYPICAL UNIT TYPE



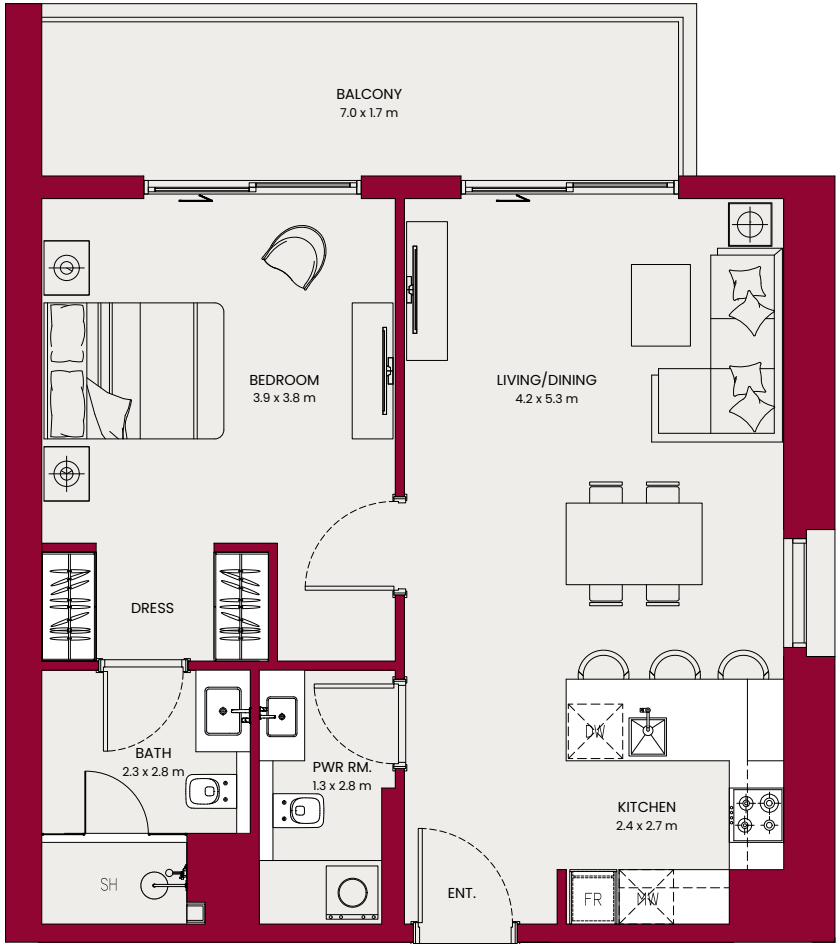
| | |
|---------------|-----------------------------|
| Internal Area | 382.44 sq.ft. / 35.52 sq.m. |
| Outdoor Area | 76.42 sq.ft. / 7.09 sq.m. |
| Total Area | 458.87 sq.ft. / 42.63 sq.m. |

| Views | Unit Series |
|-------|-------------|
| Pool | 02 |

UNIT 01

1 BEDROOM TYPE - A

TYPICAL UNIT TYPE



| | |
|---------------|-----------------------------|
| Internal Area | 758.86 sq.ft. / 70.50 sq.m. |
| Outdoor Area | 129.06 sq.ft. / 11.99 sq.m. |
| Total Area | 887.91 sq.ft. / 82.48 sq.m. |

| Views | Unit Series |
|-------|-------------|
| Pool | 01 |

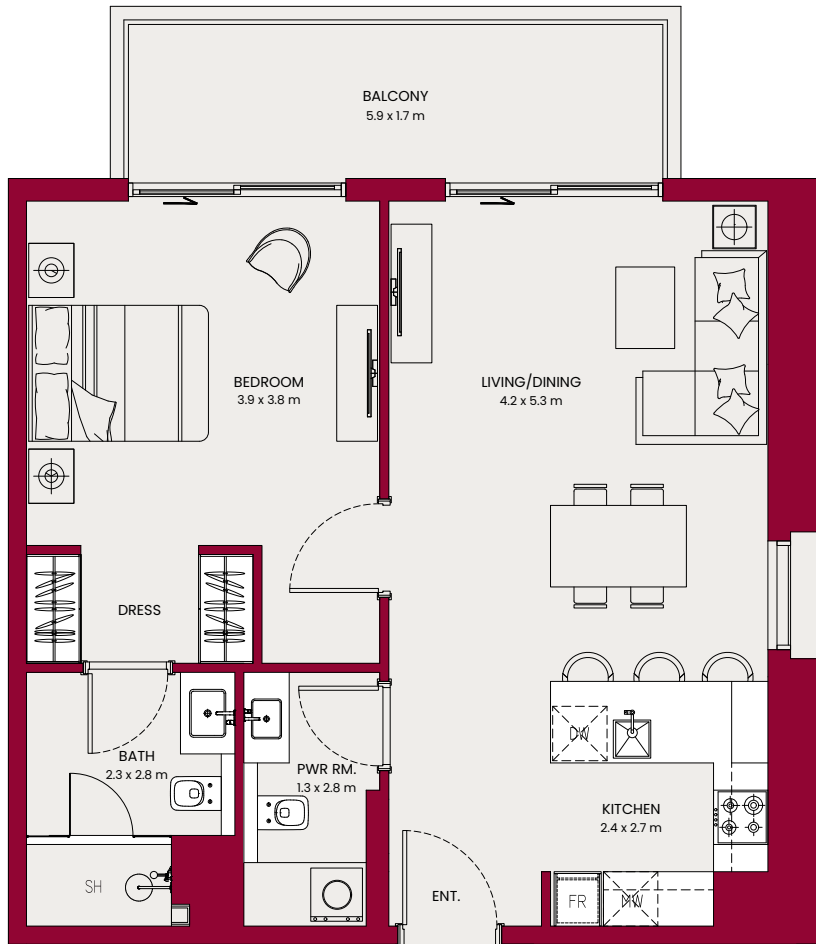
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UNIT 03

1 BEDROOM TYPE - A

TYPICAL UNIT TYPE



| | |
|---------------|-----------------------------|
| Internal Area | 764.56 sq.ft. / 71.02 sq.m. |
| Outdoor Area | 115.60 sq.ft. / 10.73 sq.m. |
| Total Area | 880.16 sq.ft. / 81.76 sq.m. |

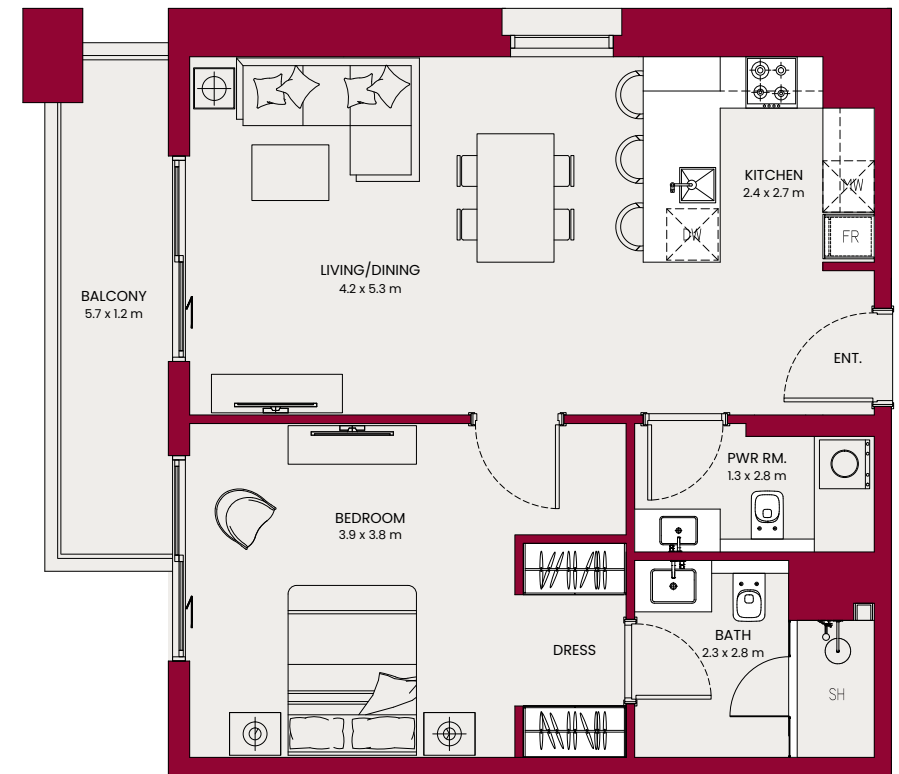
| Views | Unit Series |
|------------------|-------------|
| Pool & Play Area | 03 |

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UNIT 09

1 BEDROOM TYPE - A

TYPICAL UNIT TYPE



| | |
|---------------|-----------------------------|
| Internal Area | 766.71 sq.ft. / 71.22 sq.m. |
| Outdoor Area | 85.79 sq.ft. / 7.97 sq.m. |
| Total Area | 852.50 sq.ft. / 71.19 sq.m. |

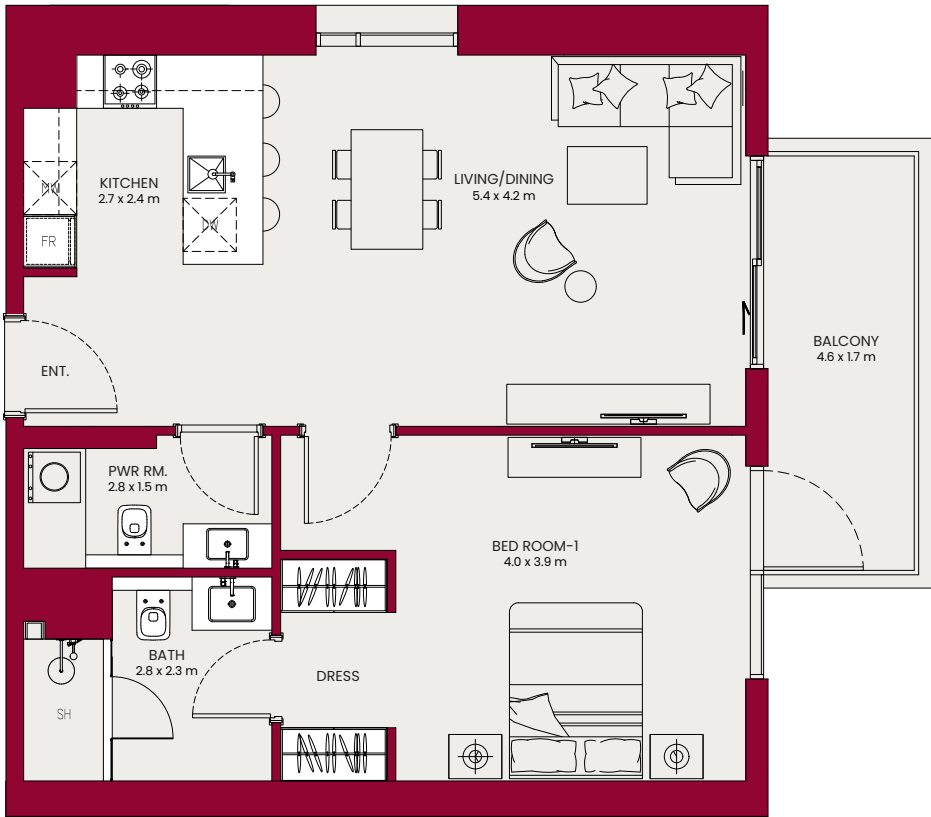
| Views | Unit Series |
|----------------|-------------|
| Sikka & Garden | 09 |

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UNIT 10

1 BEDROOM TYPE - A

TYPICAL UNIT TYPE



| | |
|---------------|-----------------------------|
| Internal Area | 773.39 sq.ft. / 71.85 sq.m. |
| Outdoor Area | 91.71 sq.ft. / 8.52 sq.m. |
| Total Area | 865.10 sq.ft. / 80.37 sq.m. |

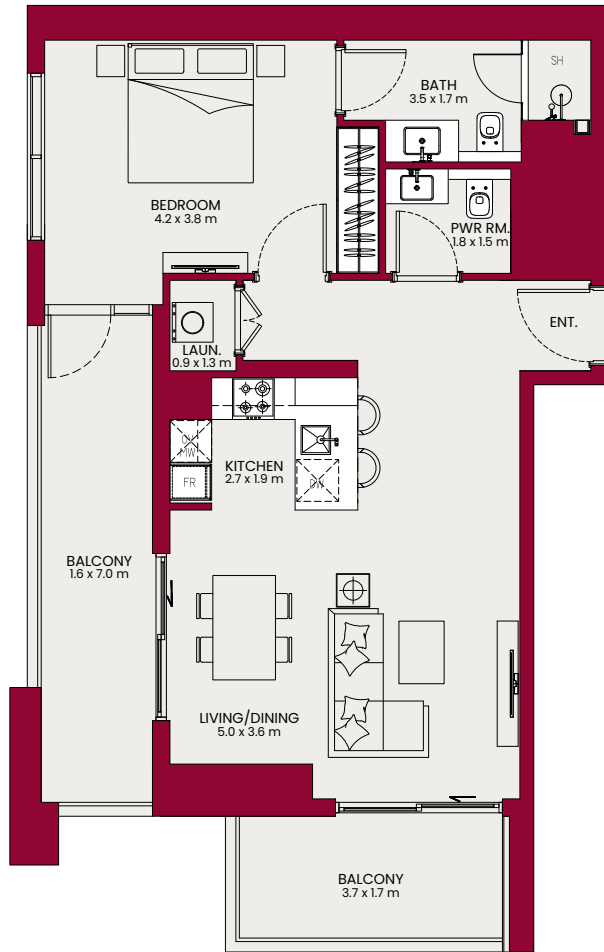
| Views | Unit Series |
|---------------|-------------|
| Garden & Pool | 10 |

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UNIT 07

1 BEDROOM TYPE - B

TYPICAL UNIT TYPE



| | |
|---------------|-----------------------------|
| Internal Area | 747.23 sq.ft. / 69.41 sq.m. |
| Outdoor Area | 223.57 sq.ft. / 20.77 sq.m. |
| Total Area | 970.80 sq.ft. / 90.19 sq.m. |

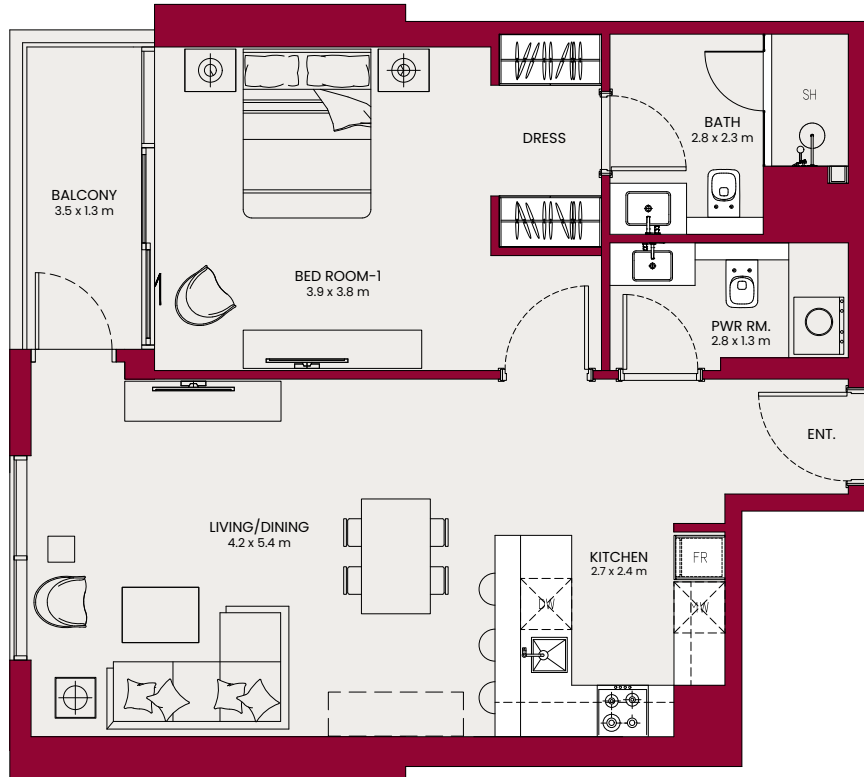
| Views | Unit Series |
|-----------------------|-------------|
| Sikka & Street / Park | 07 |

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UNIT 08

1 BEDROOM TYPE - C

TYPICAL UNIT TYPE



| | |
|---------------|-----------------------------|
| Internal Area | 788.03 sq.ft. / 73.21 sq.m. |
| Outdoor Area | 52.85 sq.ft. / 4.90 sq.m. |
| Total Area | 840.88 sq.ft. / 78.12 sq.m. |

| Views | Unit Series |
|-------|-------------|
| Sikka | 08 |

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UNIT 05

2 BEDROOM TYPE - A

TYPICAL UNIT TYPE



| | |
|---------------|-------------------------------|
| Internal Area | 1239.68 sq.ft. / 115.17 sq.m. |
| Outdoor Area | 182.56 sq.ft. / 16.96 sq.m. |
| Total Area | 1422.24 sq.ft. / 132.13 sq.m. |

| Views | Unit Series |
|---------------|-------------|
| Street / Park | 05 |

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UNIT 06

2 BEDROOM TYPE - A

TYPICAL UNIT TYPE



| | |
|---------------|-------------------------------|
| Internal Area | 1242.48 sq.ft. / 115.43 sq.m. |
| Outdoor Area | 182.56 sq.ft. / 16.96 sq.m. |
| Total Area | 1425.03 sq.ft. / 132.38 sq.m. |

| Views | Unit Series |
|---------------|-------------|
| Street / Park | 06 |

UNIT 04

2 BEDROOM TYPE - B

TYPICAL UNIT TYPE

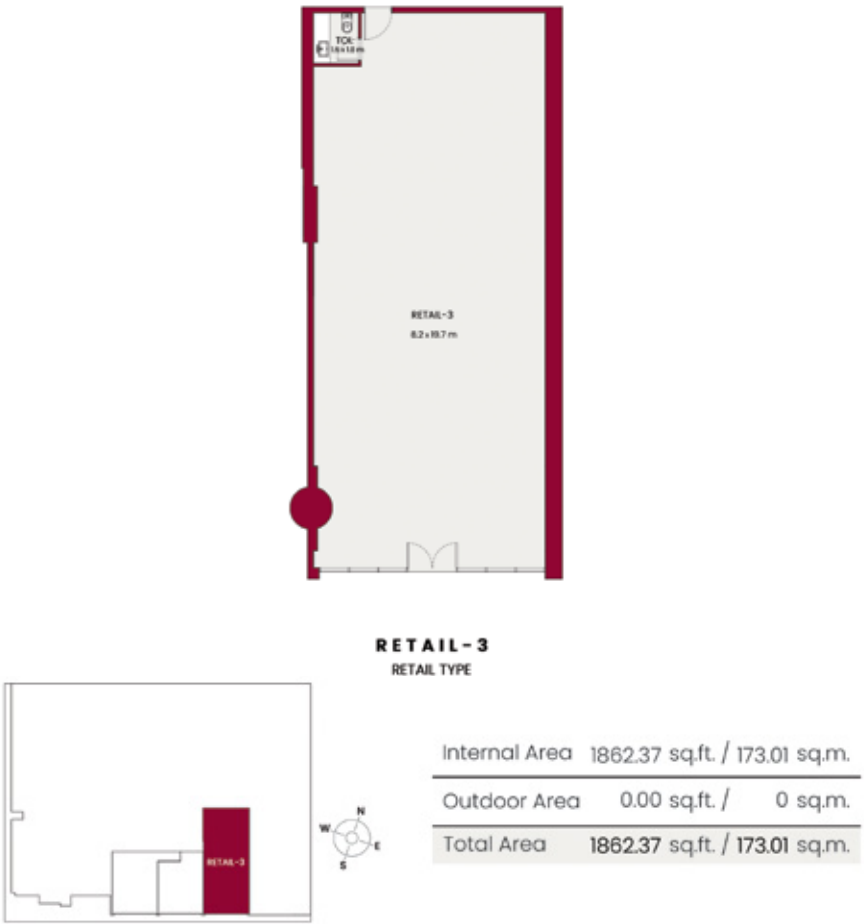
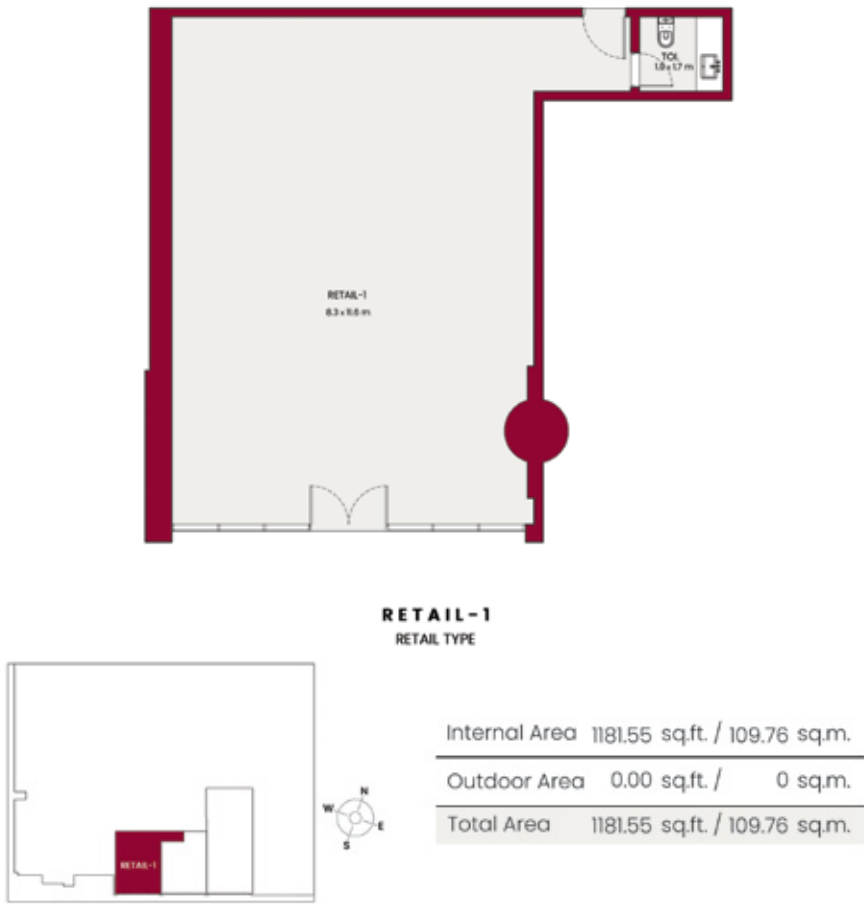
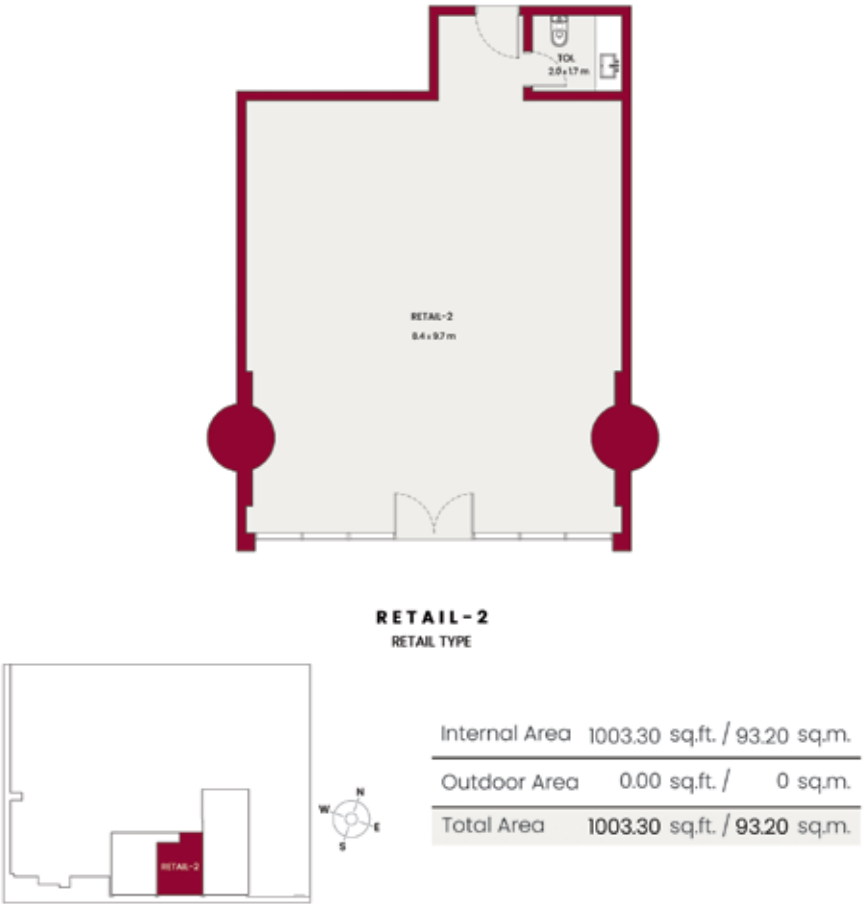


| | |
|---------------|-------------------------------|
| Internal Area | 1131.93 sq.ft. / 105.15 sq.m. |
| Outdoor Area | 152.63 sq.ft. / 14.17 sq.m. |
| Total Area | 1284.57 sq.ft. / 119.34 sq.m. |

| Views | Unit Series |
|---------------------------|-------------|
| Street / Park & Play Area | 04 |

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MARK GASKIN

SENIOR BUSINESS DIRECTOR - GCC



A grand 216-property residential complex, Hadley Heights promises a captivating blend of opulence, elegance, and contemporary living at its finest. Beautifully positioned in the thriving district of Jumeirah Village Circle, our residents are embraced by the serenity of neighbourhood charm and the vibrancy of city life.

Featuring a timeless selection of meticulously designed studio, one and two-bedroom apartments, each unit is crafted with the utmost attention to detail. Boasting exceptionally spacious interiors and abundant natural light, these beautiful homes effortlessly cater to the discerning tastes of our residents. At Hadley Heights, luxury is infused in every element. From bespoke fixtures and fittings to top-of-the-range appliances, each residence is embellished with unparalleled quality and refinement. Expertly curated and skilfully constructed, our esteemed apartments are synonymous with sophistication.

With an unwavering commitment to quality, our dedicated team at Hadley Heights invites you to experience an elevated sense of living in one of Dubai's most exceptional landscapes.



LEOS INTERNATIONAL

Established in 2012, LEOS is a renowned luxury property developer with a strong presence in the UK, the UAE and internationally. LEOS is committed to defining the art of living through high-level and innovative design, architecture and development. Experts in residential, commercial and mixed-use real estate, LEOS' professional scope spans land sourcing and analysis, funding, development management, construction, sales and asset management.

Our well-versed and adept team are passionate about quality and on-time delivery and are on hand to deliver best in class projects both locally and internationally. LEOS prides itself on being highly collaborative in building transparent and trustworthy relationships with individuals and businesses to deliver our shared vision and unlock social, economic and commercial value for our stakeholders and clients.



