



جنان haven

BY ALDAR



REAL ESTATE
STAY AHEAD, INVEST SMART



DUBRICKS
POSSIBILITIES ARE LIMITLESS

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**

Jebel Ali
Freezone

Expo City
Dubai

Dubai Marina
30 mins

The Palm

Mall of the
Emirates

Dubai Sports City

Al Barsha

Dubai Hills

Dubai Mall, Downtown
& Burj Khalifa
25 mins

DXB Airport
25 mins

Nad Al Sheba

Global Village
10 mins

Al Barari

Damac Hills 2

جنان
hàven

Nestled in
a lush sanctuary

Sheikh Mohammed Bin
Zayed Road

Dubailand
Silicon Oasis

D54

Dubailand
residence
complex

Emirates
Road

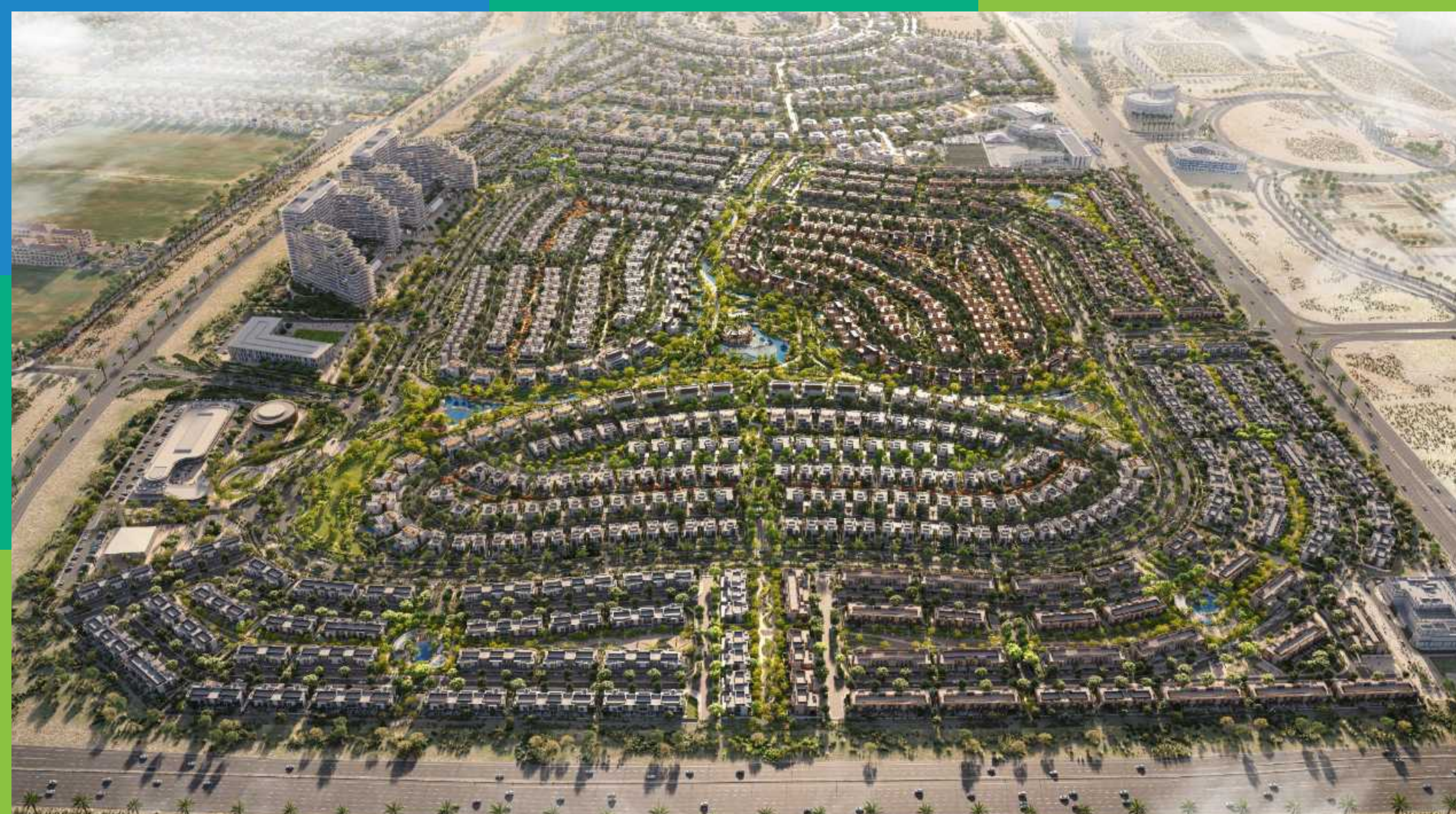
The Villa

جنان
hæven

Al Habtoor
Polo Club

Villanova

Arabian
Ranches III



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 pool's water reflects the surrounding greenery. A large, semi-transparent brown circle is overlaid on the right side of the image, containing the title text. A thin white vertical line with a small white dot at the top is also visible within the brown circle.

The Story

The three elements of **wellness**



Life



Mind and body



Energy

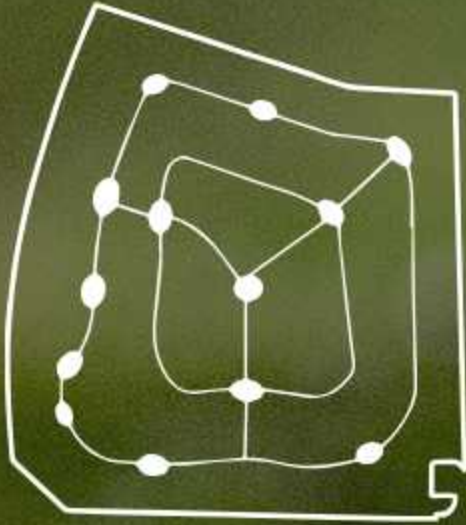
Neighbourhood Heart



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



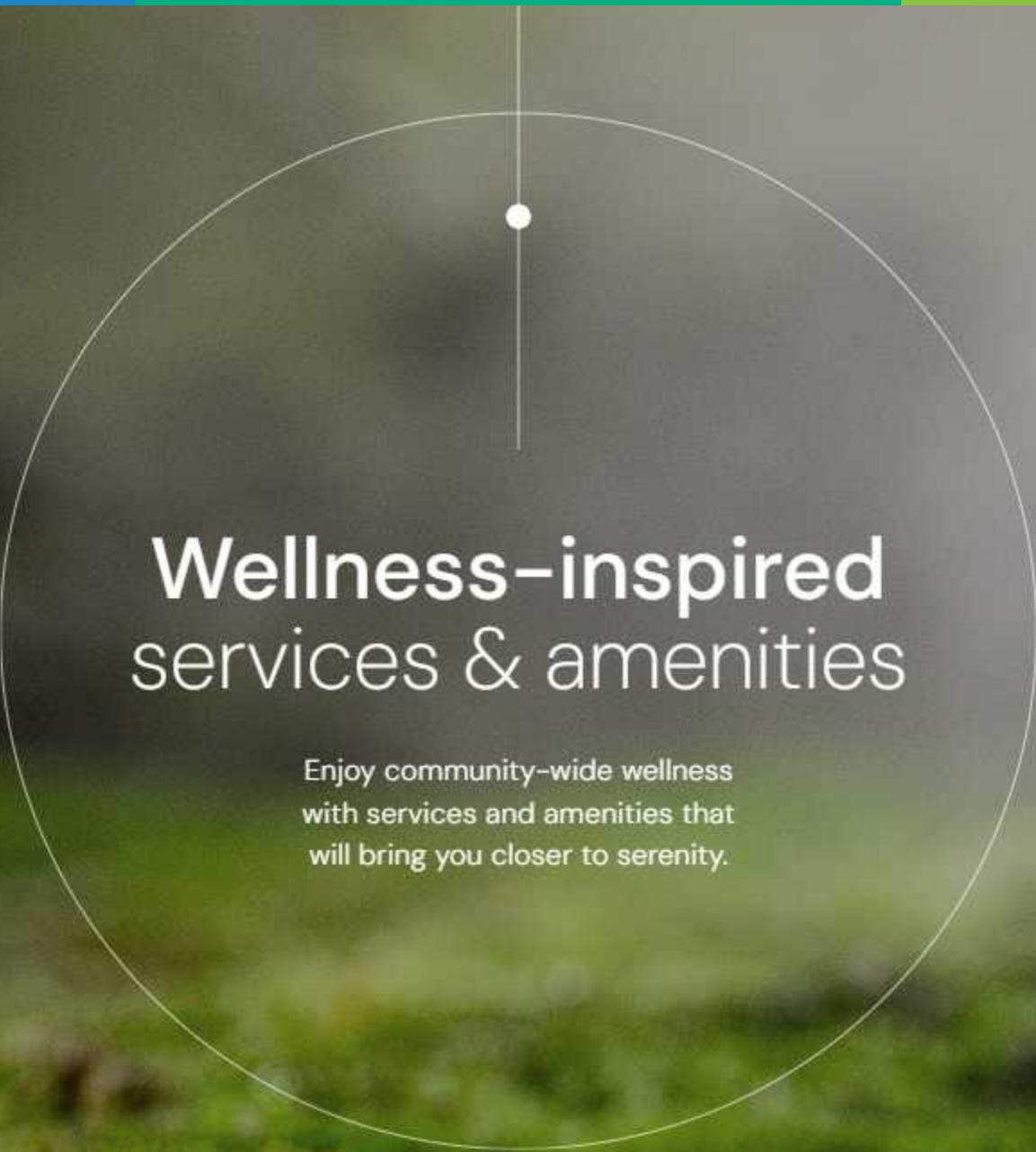
Master plan framework

- 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





The Club House



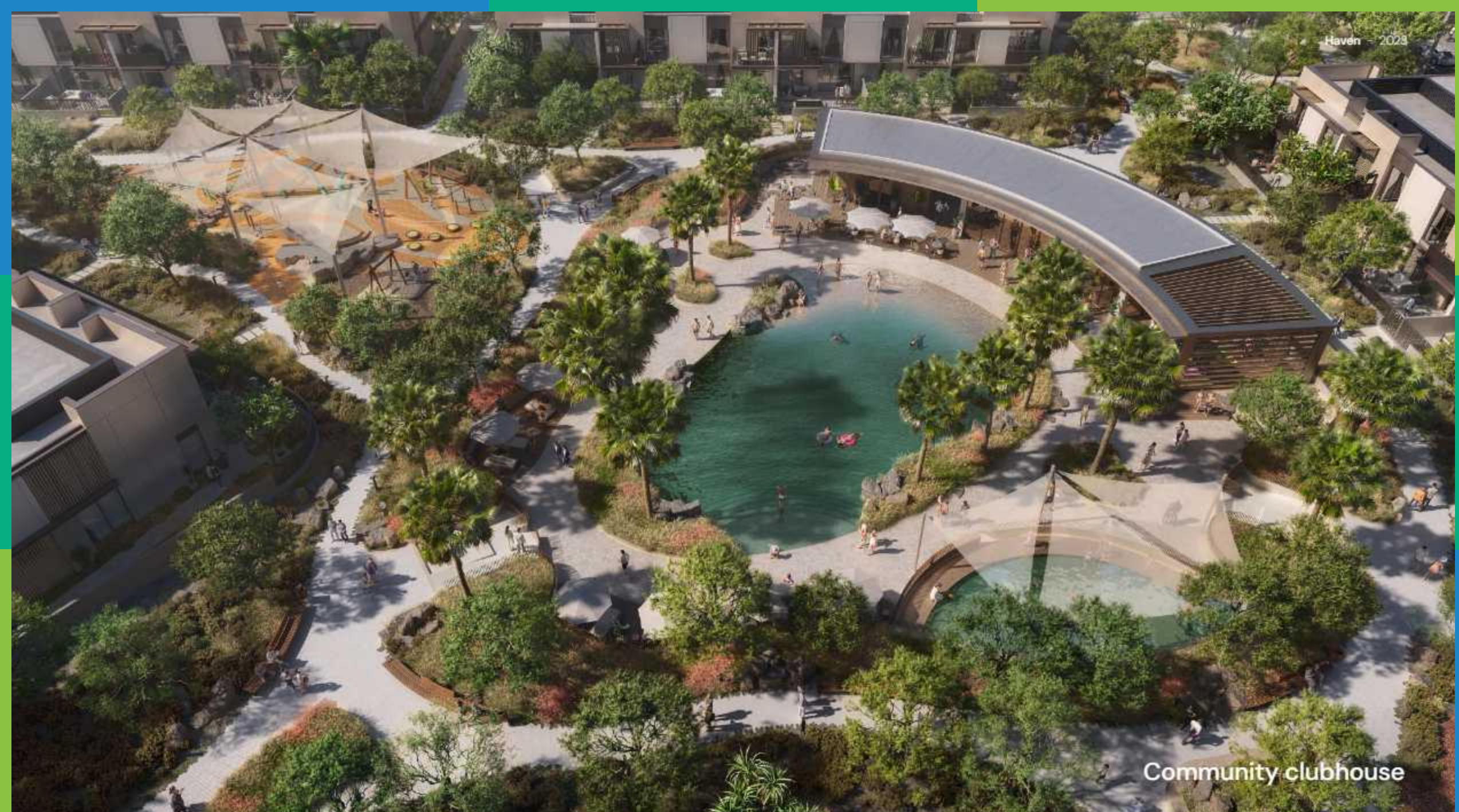
Sports hub

The image is an aerial architectural rendering 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, circular grassy area with white curved lines, where several people are sitting or standing. The entire sports area is surrounded by lush greenery, including many palm trees and various shrubs. Winding pedestrian paths are visible throughout the park. In the background, there are several multi-story residential buildings with a warm, terracotta-colored facade. The sky is blue with some light clouds. The text 'Sports hub' is written in a white, sans-serif font in the lower right quadrant of the image.

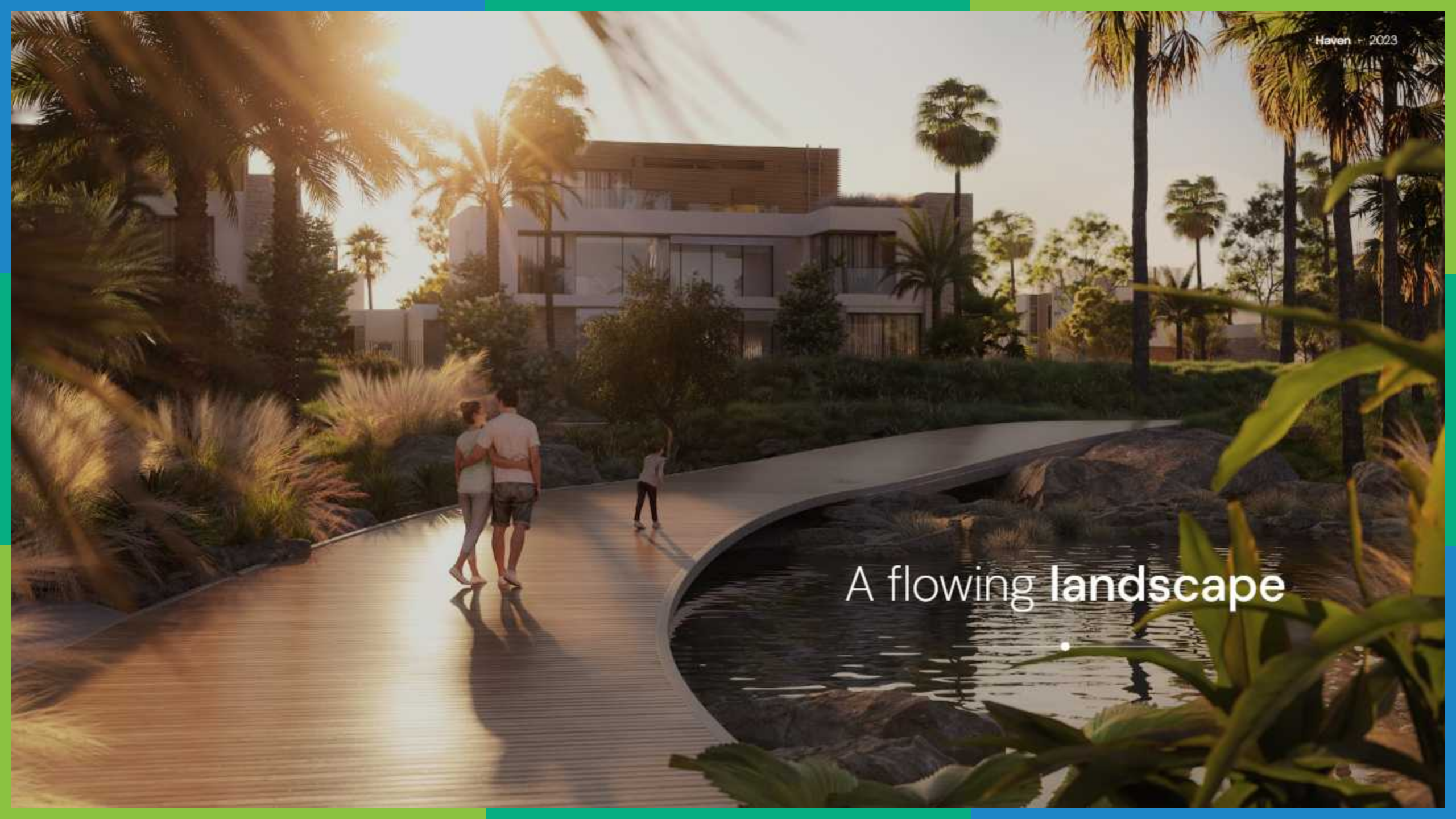


Community clubhouse

The image is a detailed architectural rendering of a modern community clubhouse. In the foreground, a man wearing a white shirt, white shorts, and a fedora hat is sitting on a grey lounge chair, looking towards the pool. Next to him is another lounge chair with a blue and white striped pillow. The pool is a large, rectangular, light blue swimming pool with a stone-tiled edge. Several people are in the pool: a woman in a black swimsuit is standing near the edge, a woman in a patterned swimsuit is sitting on the edge, and a few others are swimming or floating on inflatable rings. The pool is surrounded by a paved deck area with several white patio umbrellas and lounge chairs. In the background, there are several modern, two-story buildings with large windows and balconies, surrounded by tall palm trees and other tropical vegetation. The sky is a clear, bright blue. The overall atmosphere is one of a luxurious, modern resort or community center.



Community clubhouse

A digital rendering of a modern architectural landscape at sunset. In the foreground, a wide, curved, light-colored path flows like a ribbon through a lush garden. A man and a woman are walking away from the viewer on the path, and a small child is further ahead. To the right of the path, a dark, calm body of water reflects the sky and the surrounding greenery. The background features a multi-story modern building with large glass windows and balconies, partially obscured by tall palm trees and other tropical plants. The sun is low on the horizon, creating a warm, golden glow and long shadows. The overall atmosphere is serene and sophisticated.

A flowing landscape



Retail plaza

This architectural rendering depicts a vibrant, modern retail plaza during the 'blue hour' of dusk. The scene is viewed from an elevated position, likely a rooftop terrace or balcony, where a couple is seated at a small table with a warm, glowing lantern. In the foreground, a young girl in a light-colored dress holds a bouquet of pink flowers, looking out over the plaza. The plaza itself is a large, open space with a light-colored, patterned pavement. It features a central, winding water feature with small fountains and is populated with numerous palm trees of varying heights. People are seen walking, sitting on benches, and socializing throughout the space. To the left, a modern building with a curved, illuminated facade and large glass windows is visible. To the right, another curved structure with a flat roof and outdoor seating area is shown. The sky is a deep blue, and the overall atmosphere is one of a sophisticated, community-oriented urban environment.

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.

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, white fire pit with a fire burning inside. A large, white patio umbrella is open over them. The background shows a modern building with large windows and some greenery. The entire scene is framed within a circular graphic on a dark blue, wavy background.

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%



Park Haven - Type 1

Park Haven - Type 2

Elite Blades Style
Serene - Type 2

Elite Tectonic Style
Serene - Type 1

Park Haven - Type 1

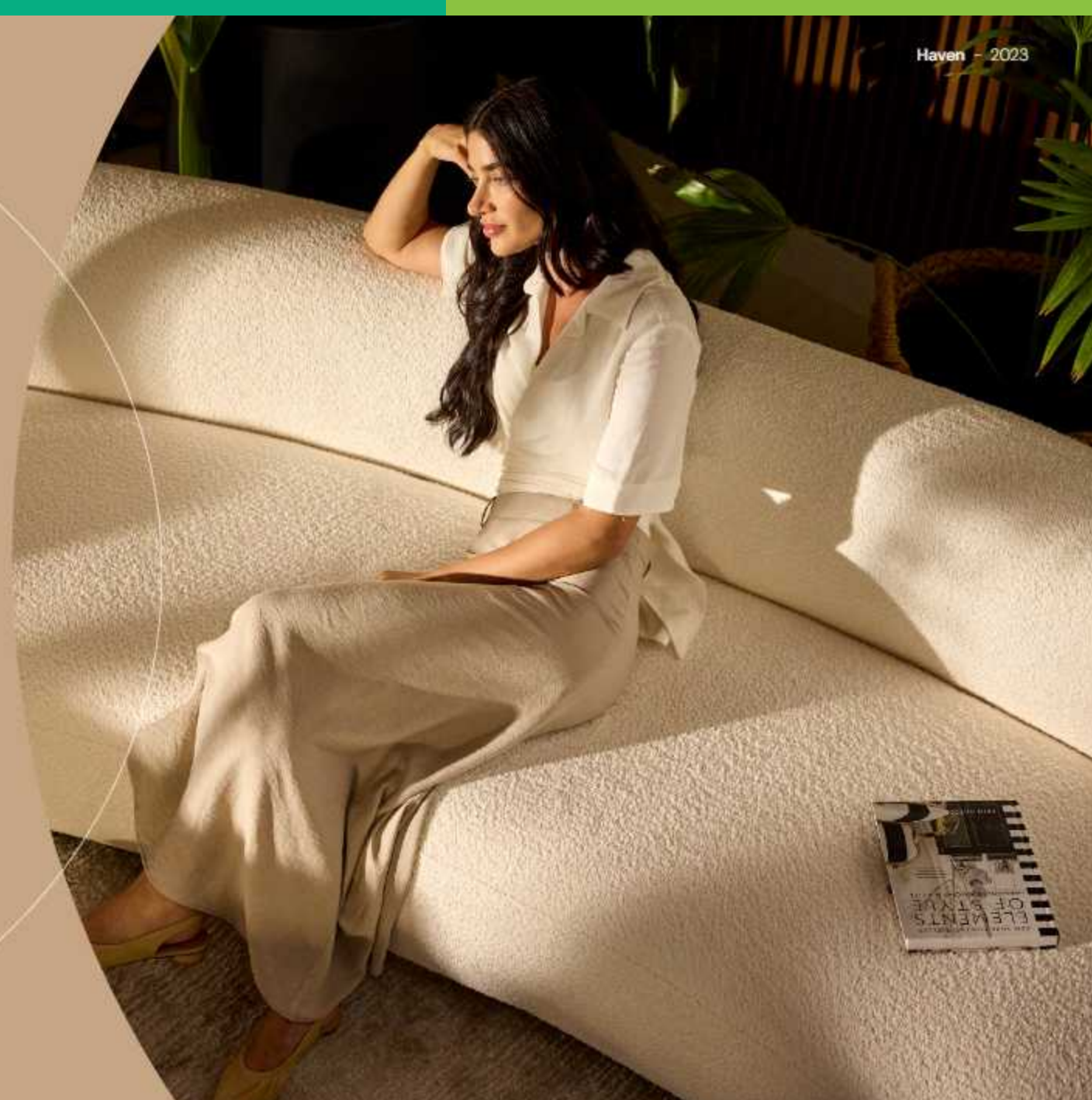
Elite Tectonic Style
Serene - Type 1

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-PHIN



SHOW 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









The Elite Haven

Finishes: Dark Scheme



WASH BASIN COUNTER-TOP &
SHOWER CUBICLE WALL
ENGINEERED STONE



KITCHEN CABINET
LAMINATE-PLAIN



WALK-IN CLOSET FINISH
EXTERNAL & INTERNAL
SEAMINATE-PUSH



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-FRONTAL SHOWER
KITCHEN BACKSPLASH & BATHROOM
ACCENT WALL LIMESTONE



KITCHEN COUNTER-TOPS
ENGINEERED STONE



SANITARY WARE (WIC & BATH)
CERAMIC

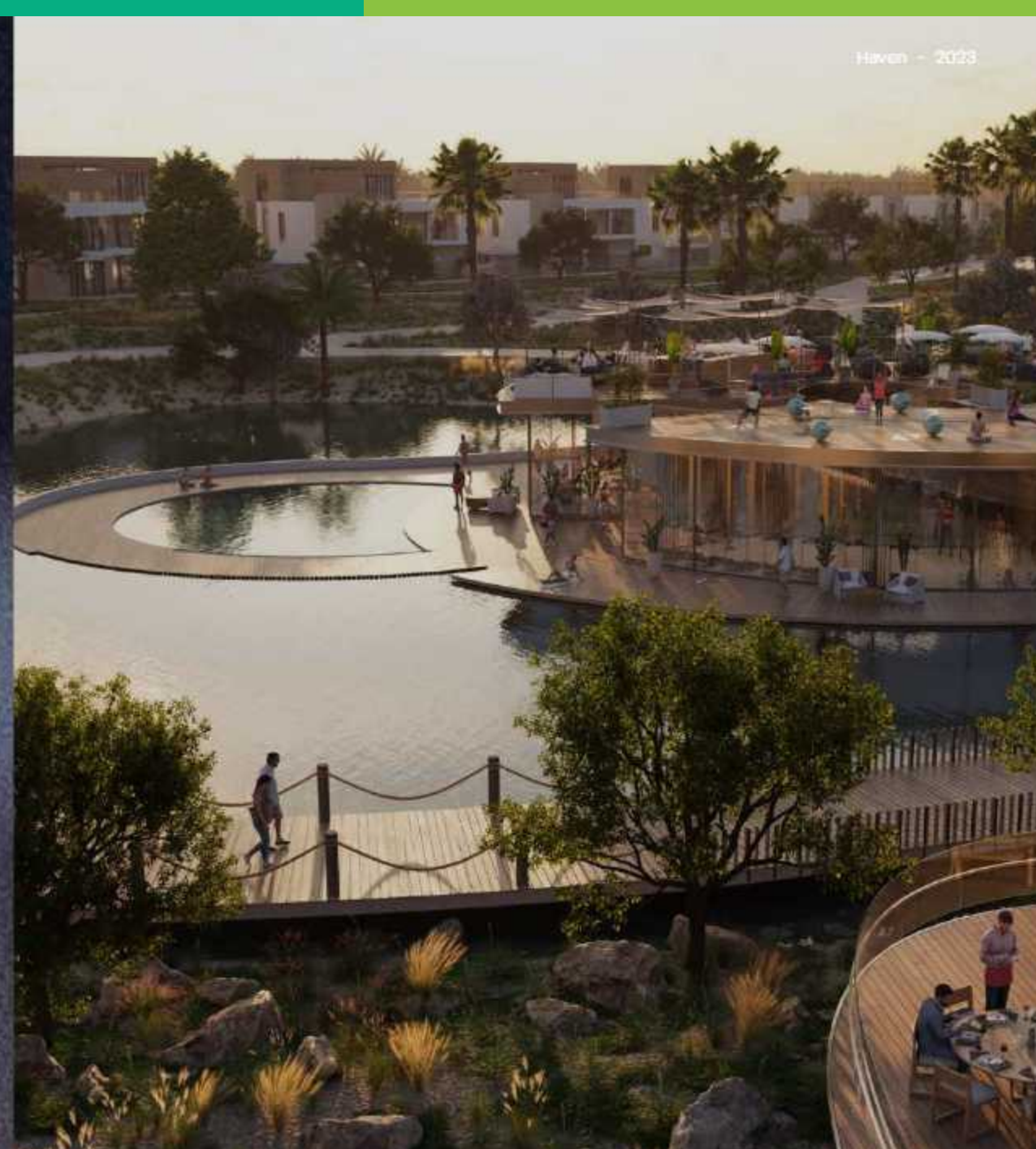


SANITARY WARE
(SHOWERS & MIXERS)
BRUSHED NICKEL



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**

FOR MORE INFORMATION PLEASE CONTACT



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The Elite Haven

Premium Living



The Elite Haven

Premium Living

Villa Facade Themes



Tectonic (Type 1)



Blades (Type 2)



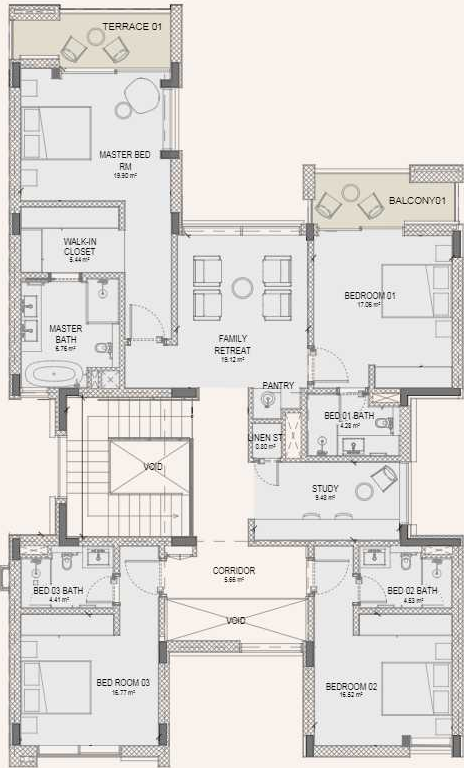








Ground floor



First floor

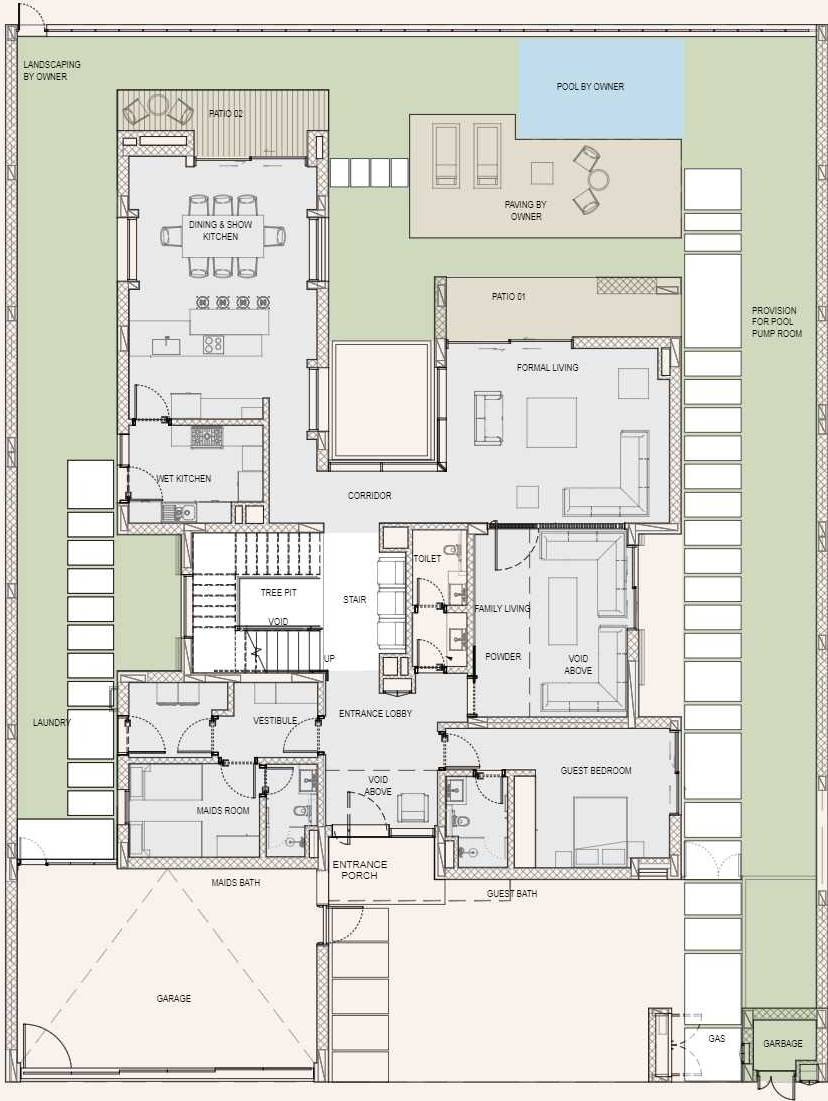
Area: 6,456 sqft



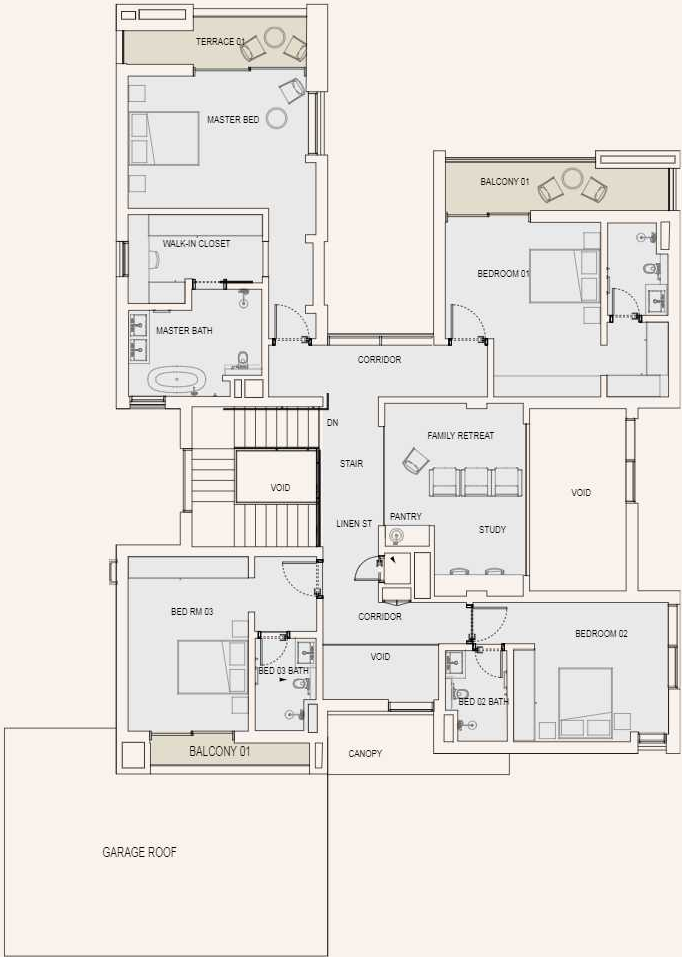








Ground floor



First floor

Area: 7,424 sqft

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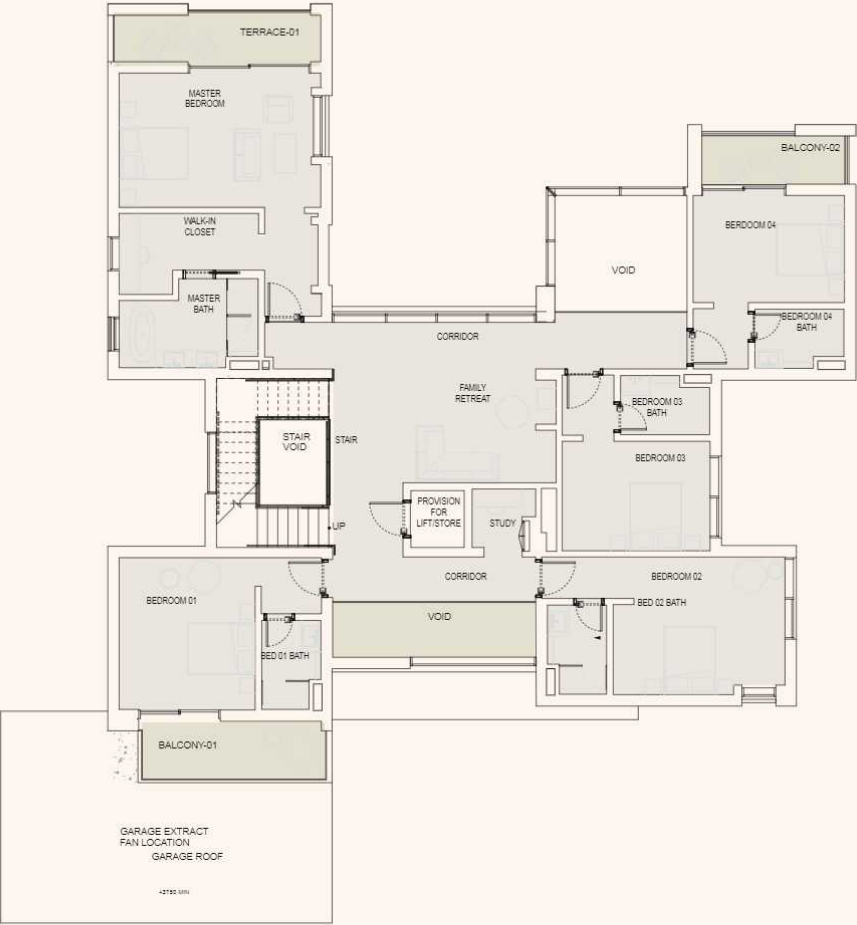




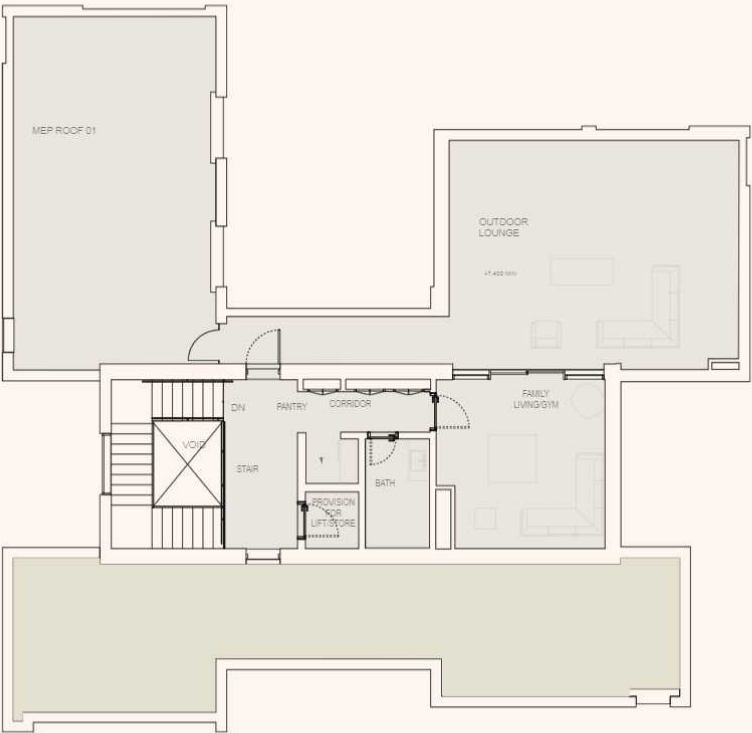
Ground floor

Area: 9,038 sqft

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First floor



Second floor & Rooftop

Area: 9,038 sqft

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The Serene Haven

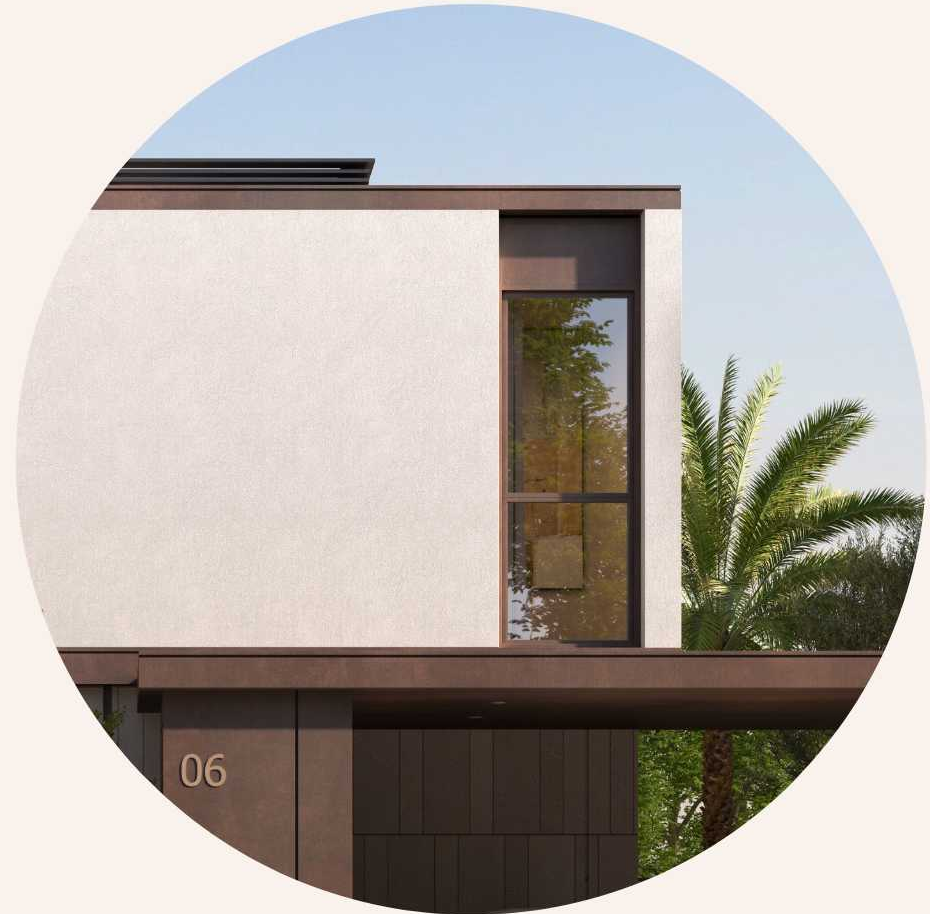
Exclusive Living



Villa Facade Themes



Type 1



Type 2









Ground floor



First floor



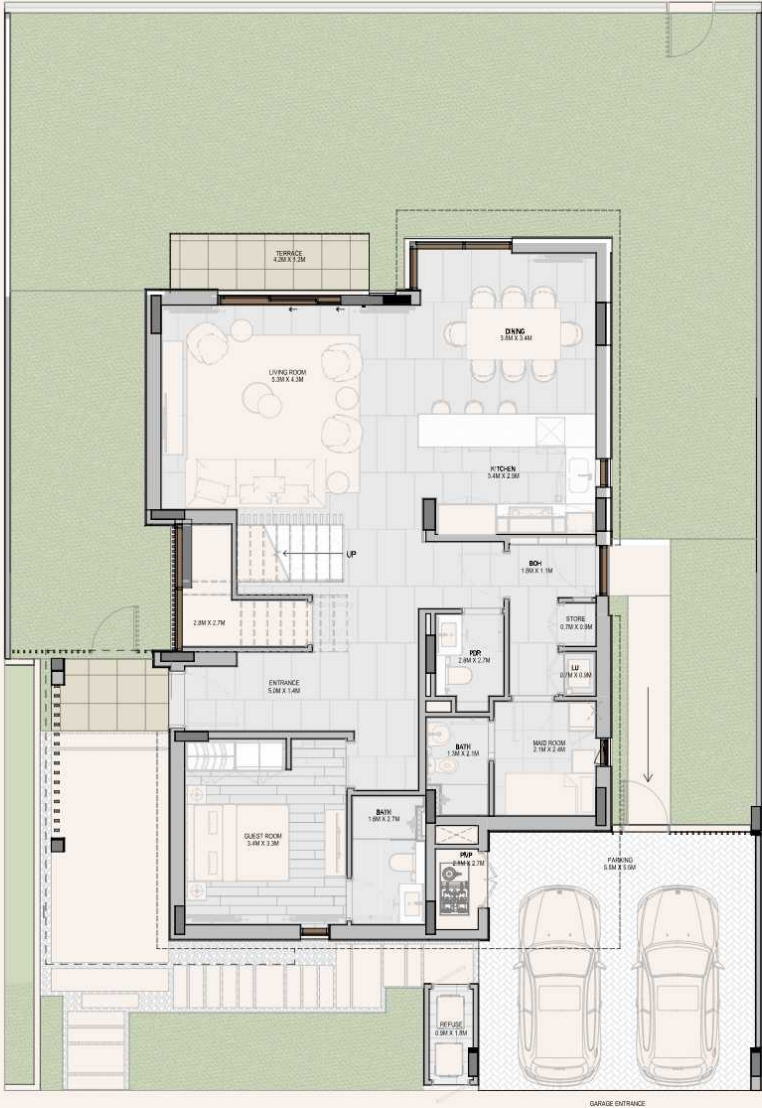
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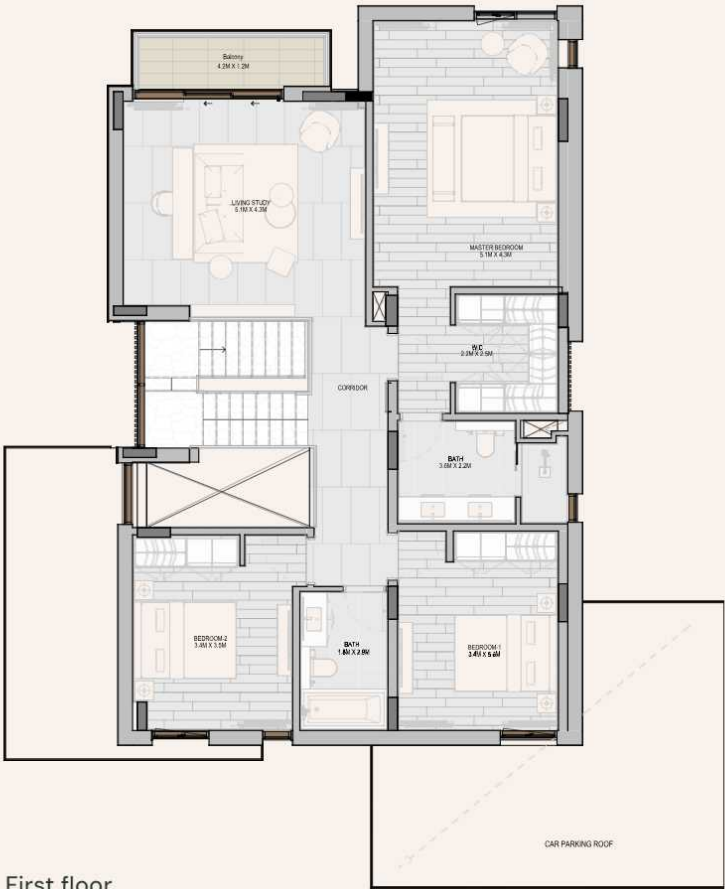








Ground floor



First floor

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Area: 3,960 sqft





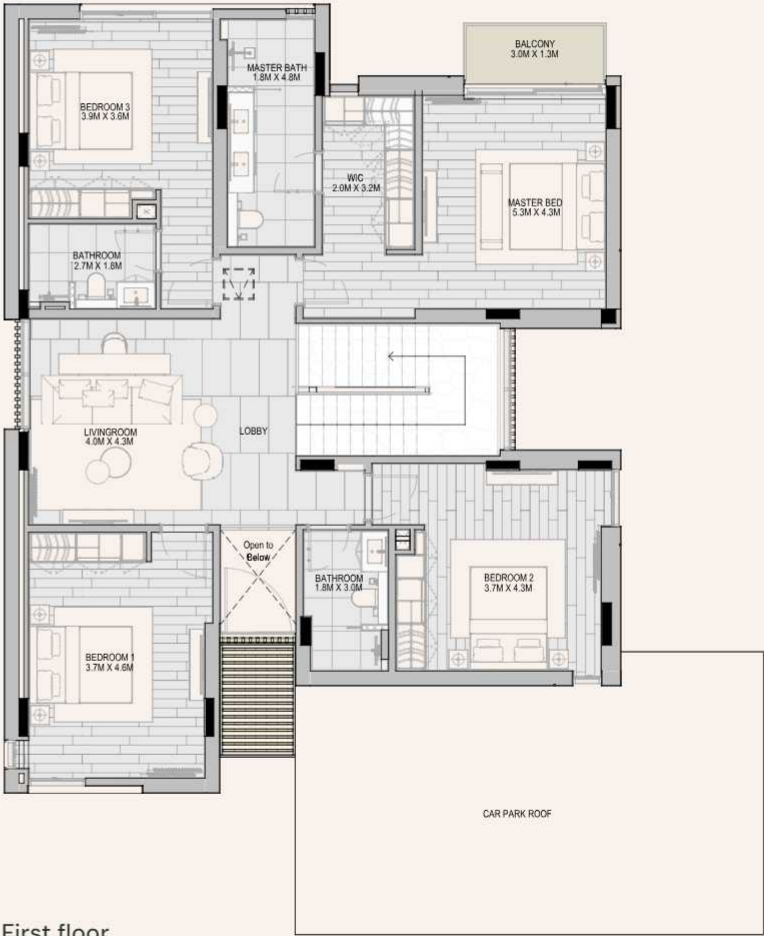




Ground floor



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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The Elite Haven

Finishes: Dark Scheme



WASH BASIN COUNTER-TOP &
SHOWER CUBICLE WALL
ENGINEERED STONE



KITCHEN CABINET
LAMINATE-PLAIN



WALK-IN CLOSET FINISH
EXTERNAL & INTERNAL
SEAMINATE-PUSH



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-FRONTAL SHOWER
KITCHEN BACKSPLASH & BATHROOM
ACCENT WALL LIMESTONE



KITCHEN COUNTER-TOPS
ENGINEERED STONE



SANITARY WARE (WIC & BATH)
CERAMIC



SANITARY WARE
(SHOWERS & MIXERS)
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

