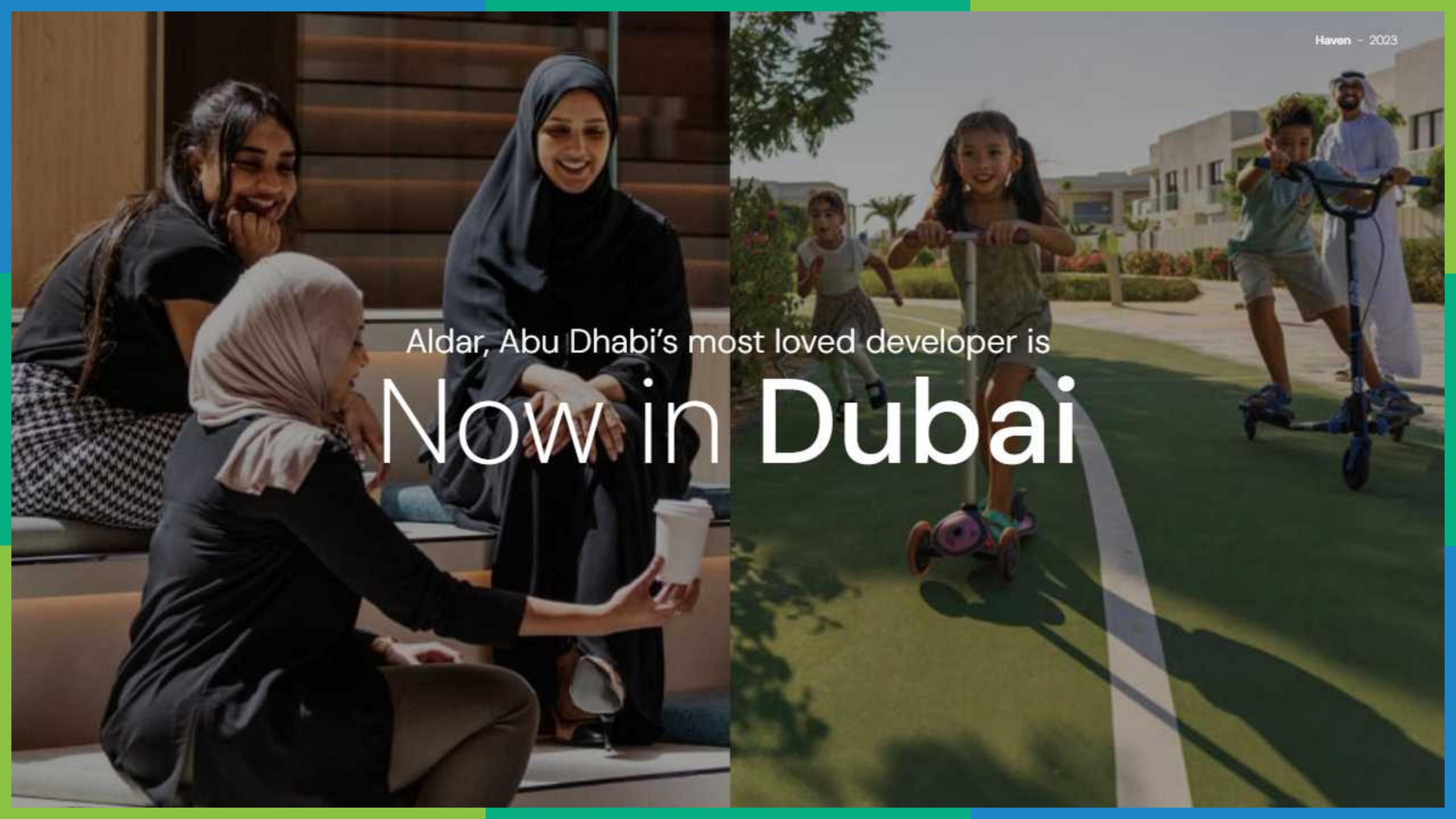




جنة
haven
BY ALDAR

AS
REAL ESTATE
STAY AHEAD, INVEST SMART

db
DUBRICKS
POSSIBILITIES ARE LIMITLESS



Aldar, Abu Dhabi's most loved developer is
Now in Dubai

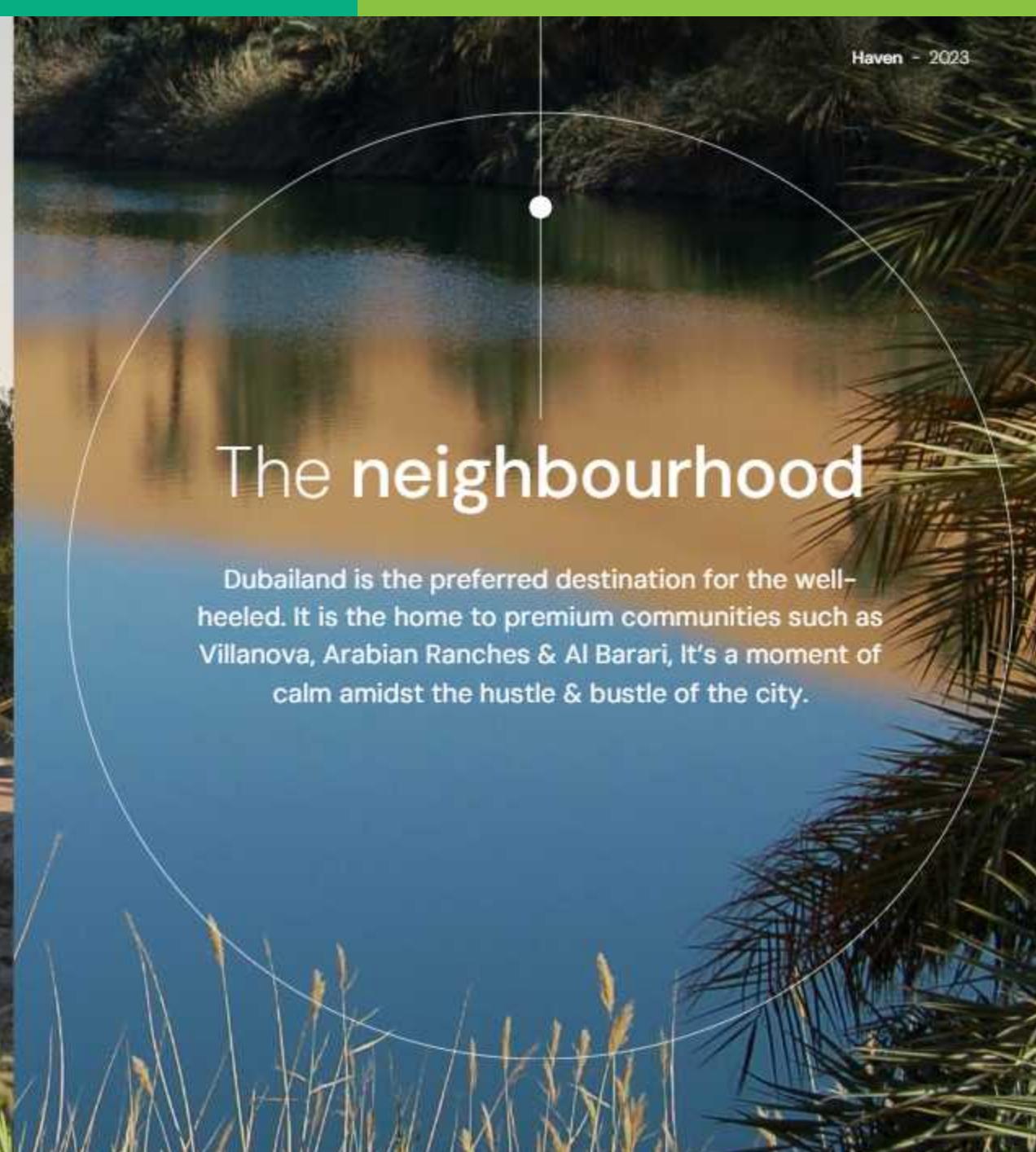
Hello Dubai

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

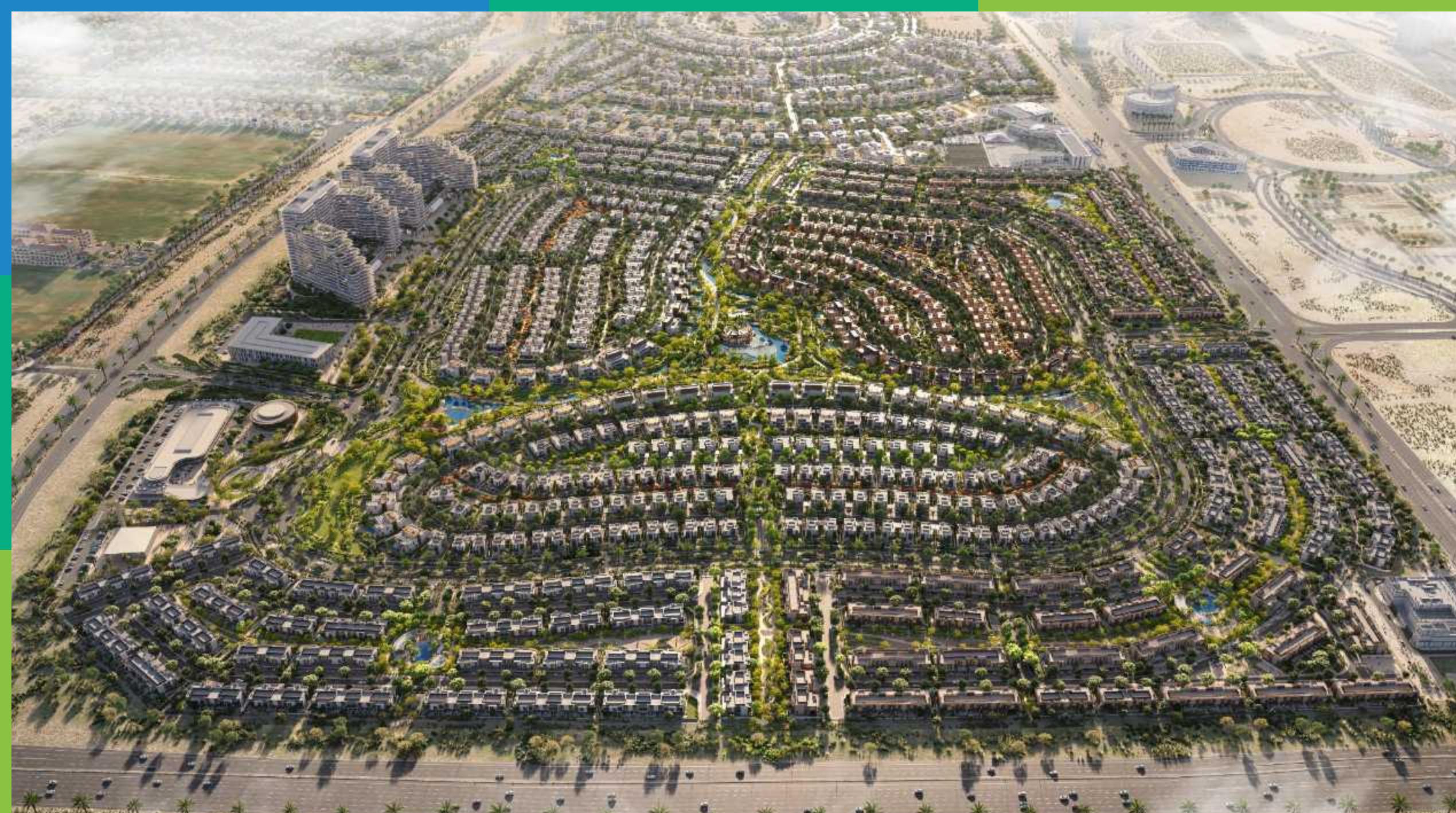
Dubailand is the preferred destination for the well-heeled. It is the home to premium communities such as Villanova, Arabian Ranches & Al Barari. It's a moment of calm amidst the hustle & bustle of the city.

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**

Nestled in
a lush sanctuary







Wellness for all

A **new way** of living

A woman with long dark hair is sitting on a large, light-colored sofa in a lush, tropical setting. She is wearing a white button-down shirt and light-colored trousers. She is looking thoughtfully upwards and to the side. The background is filled with large, green tropical plants and trees, creating a serene and natural atmosphere. The lighting is soft and warm, suggesting a peaceful afternoon or evening.

Prioritising your **health**
& well-being

Retail therapy,
right in the community

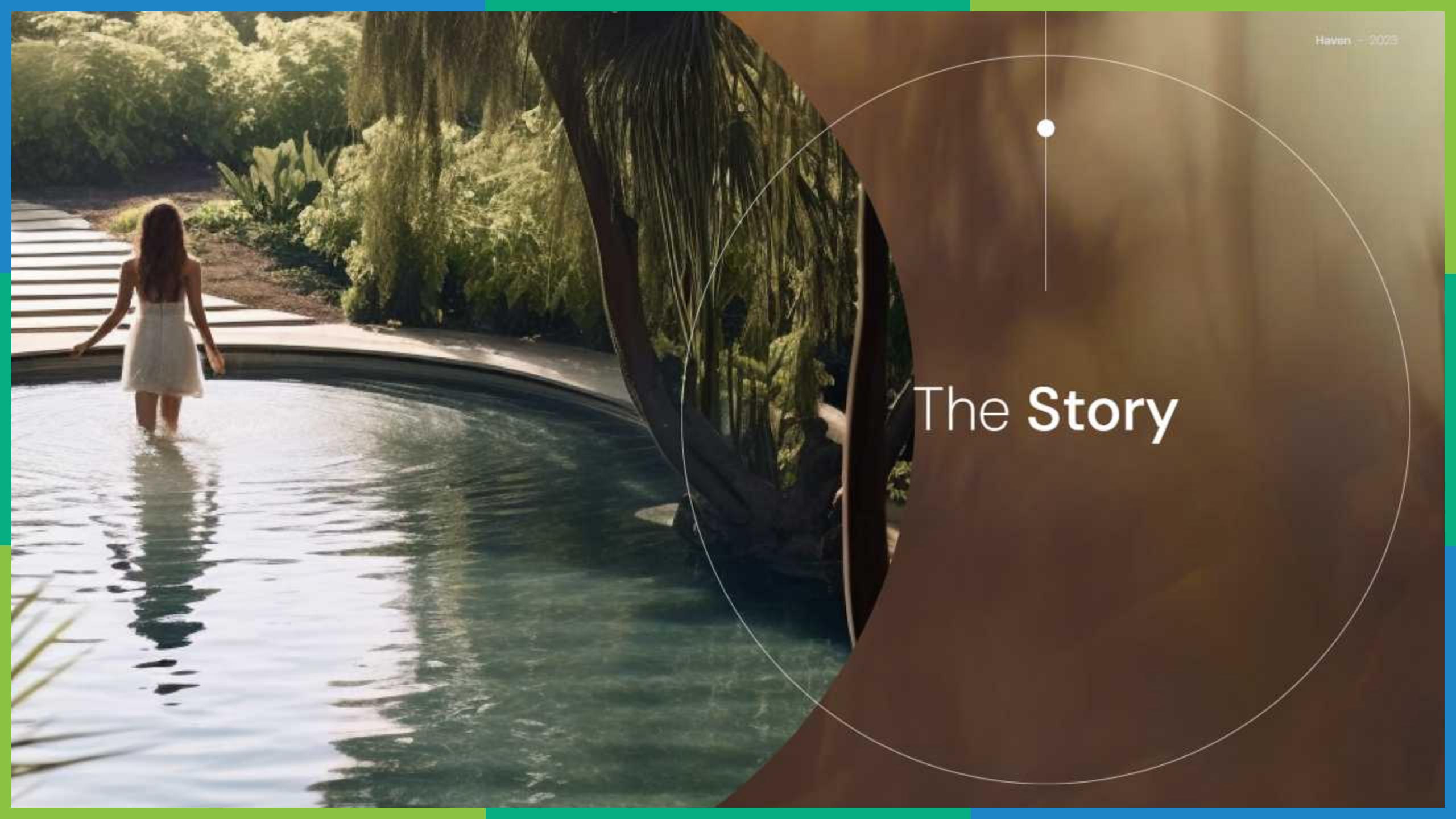
A photograph of two women in a bar or lounge setting. The woman on the left, with curly brown hair, is laughing heartily with her mouth wide open. The woman on the right, with long dark hair, is smiling broadly. They are leaning over a dark wooden bar counter. On the counter, there is a glass of water, a small white napkin, and a lit cigarette in an ashtray. In the background, there are hanging lanterns and a window showing a night view of a city skyline.



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



The Story

The three elements of **wellness**



Life



Mind and body



Energy

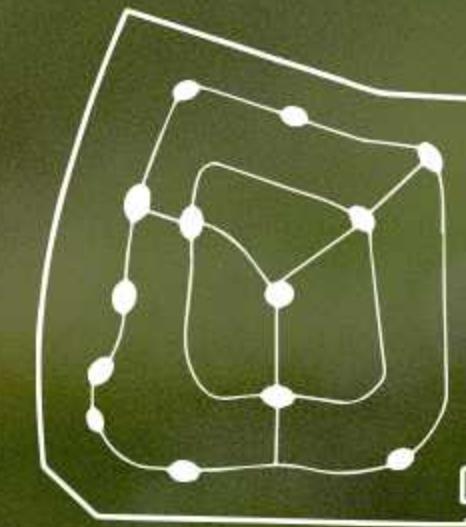
Neighbourhood Heart



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



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](#)

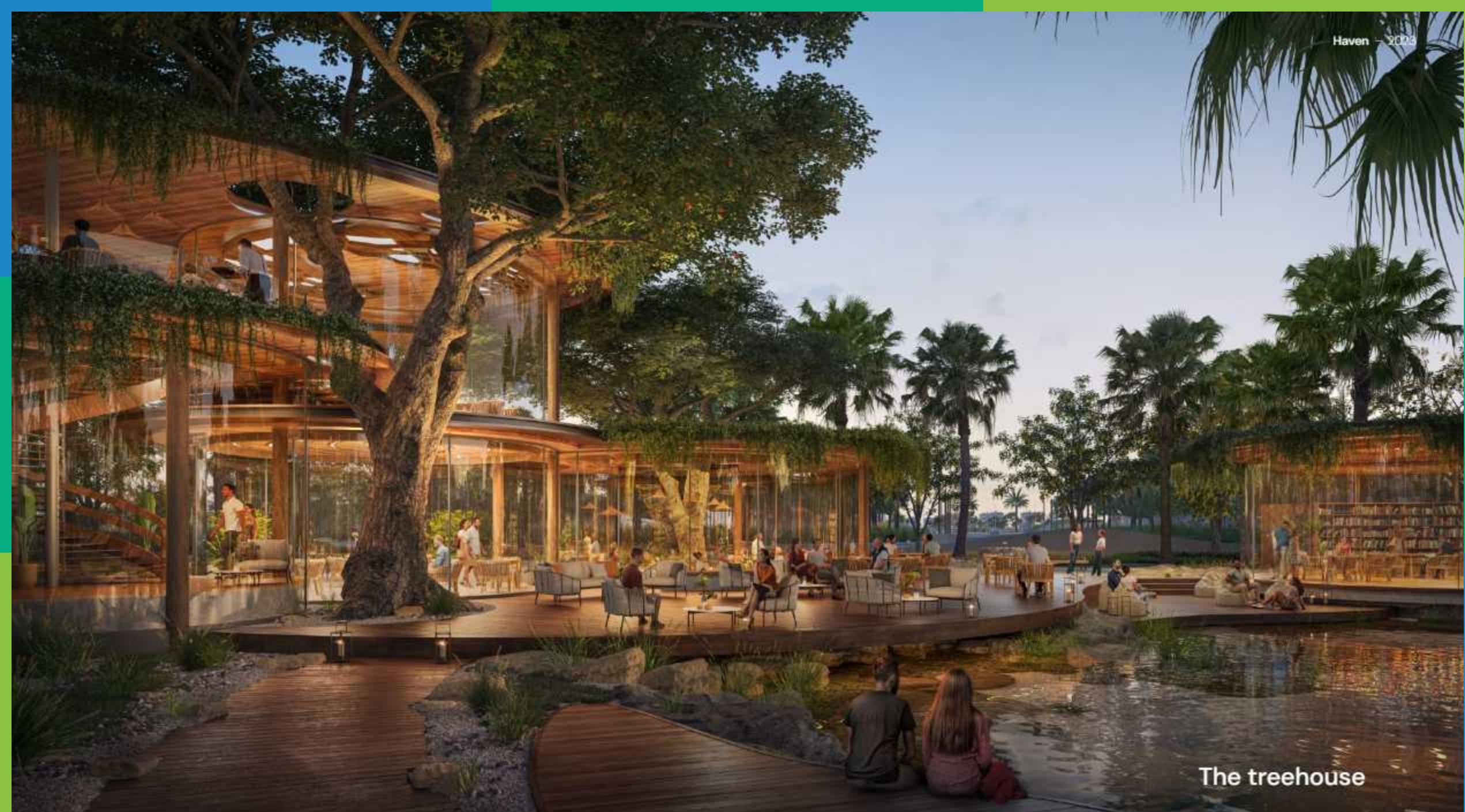
[The Community Clubhouses](#)

[The Sports Hub](#)

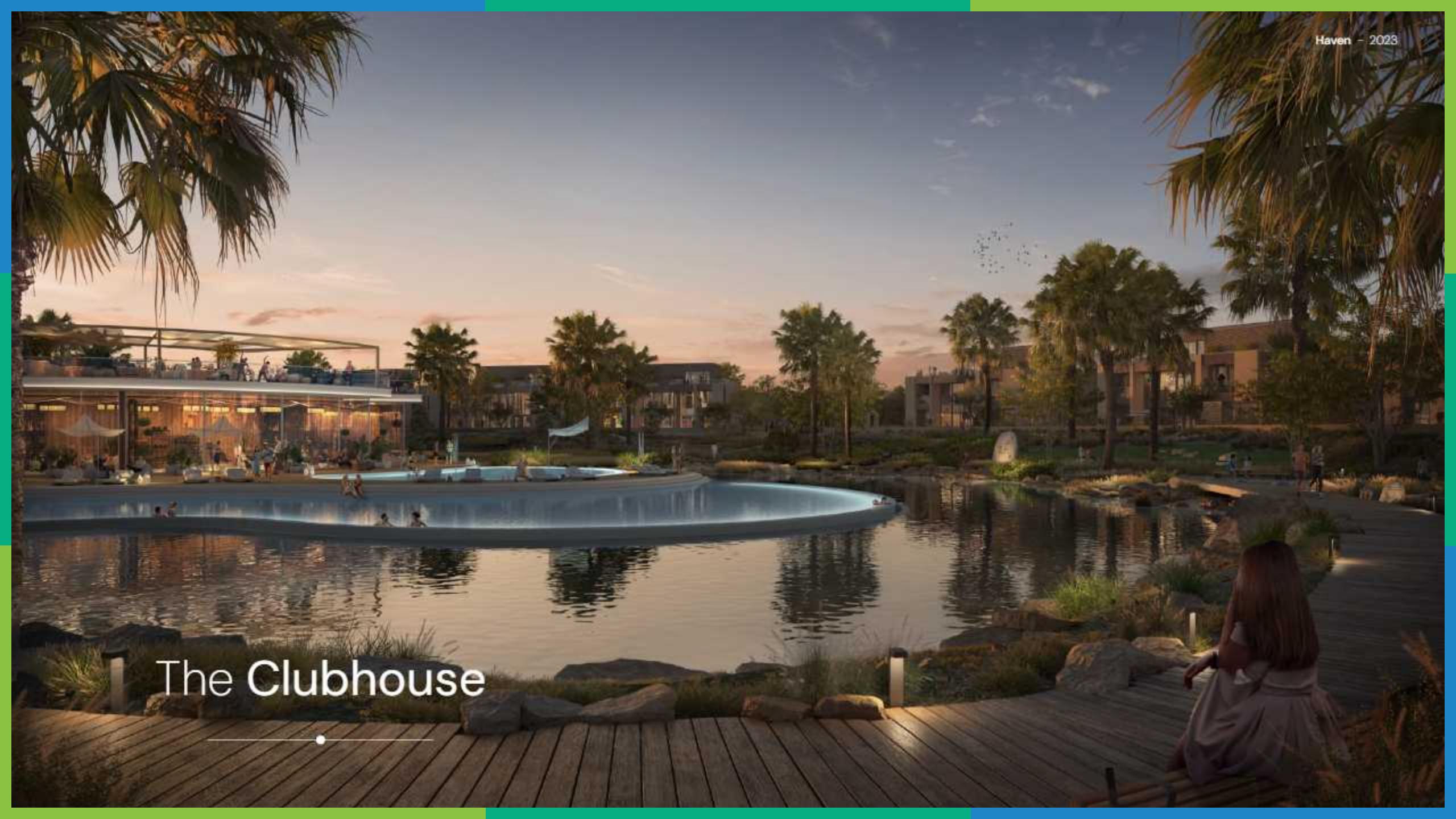
[Retail Plaza](#)

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



An aerial view of a modern urban park. The park features several basketball courts with vibrant green and yellow markings. People are seen playing basketball and walking around. The park is surrounded by lush greenery, including palm trees and various shrubs. In the background, there are several buildings, including a large apartment complex on the left and a mix of residential and commercial buildings in the distance. The sky is clear and blue.

Sports hub

Community clubhouse



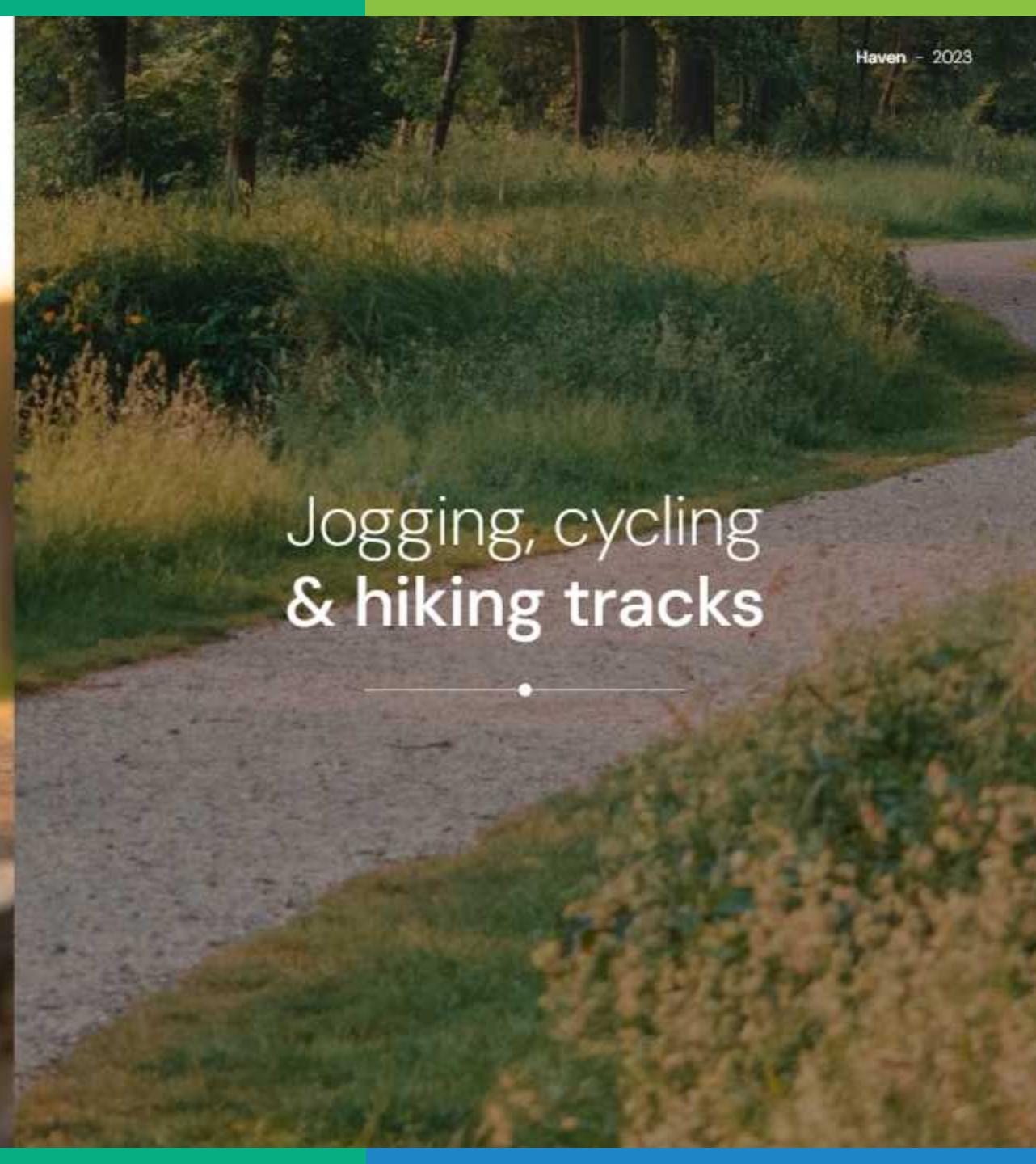


Community clubhouse

A flowing **landscape**



Retail plaza



Jogging, cycling
& hiking tracks

Hiking & jogging tracks



Outdoor **fitness zones**

A woman with dark hair tied back is exercising on a rowing machine. She is wearing a brown long-sleeved top and light-colored leggings. The rowing machine is positioned on a light-colored wooden deck. The background shows a grassy area and a clear sky. The text 'Outdoor fitness zones' is overlaid on the image.

Outdoor fitness zones



Yoga decks
& zen gardens

Yoga experiences



THE
WATER
EXPERIENCE



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

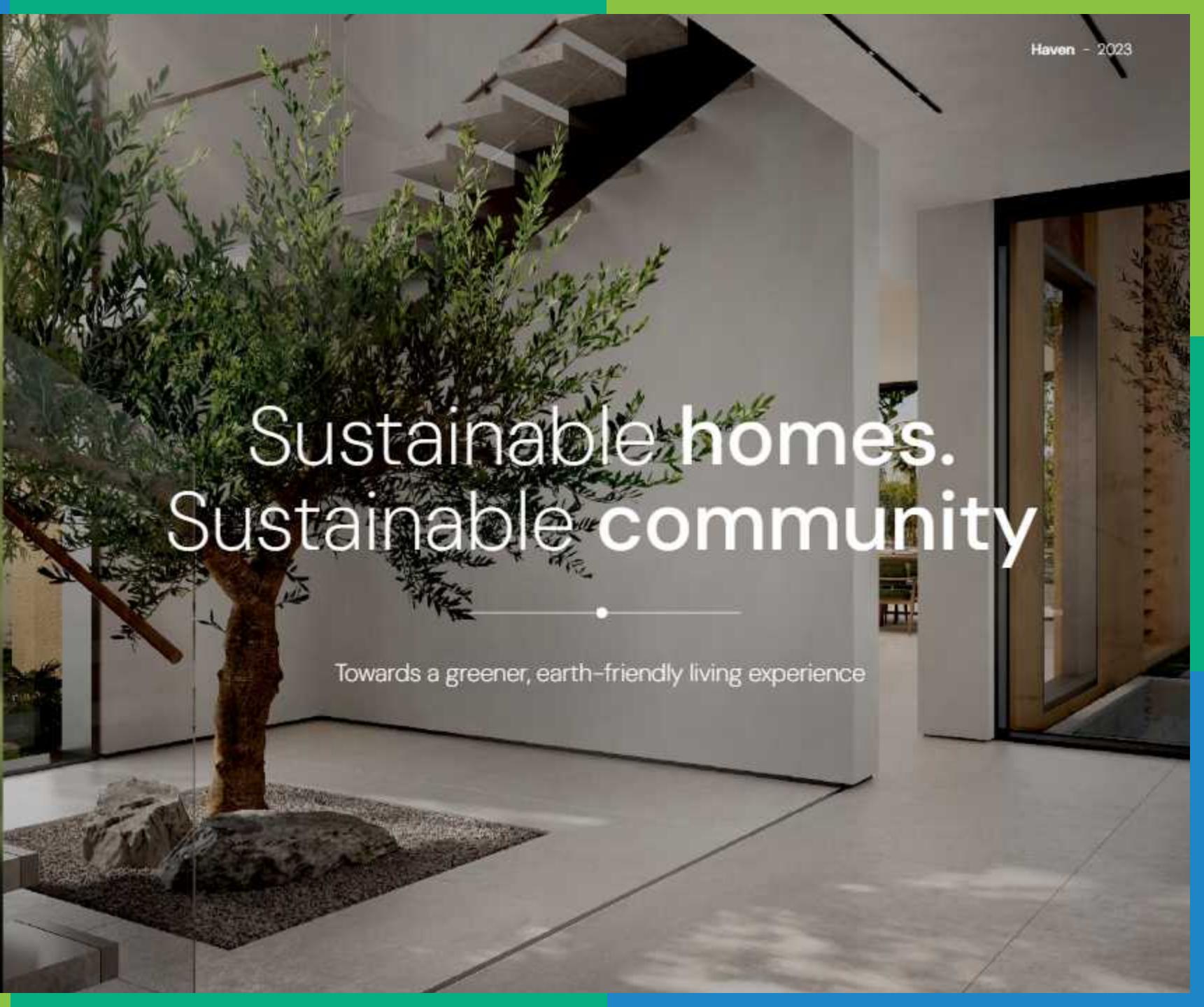
Sustainable Construction

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

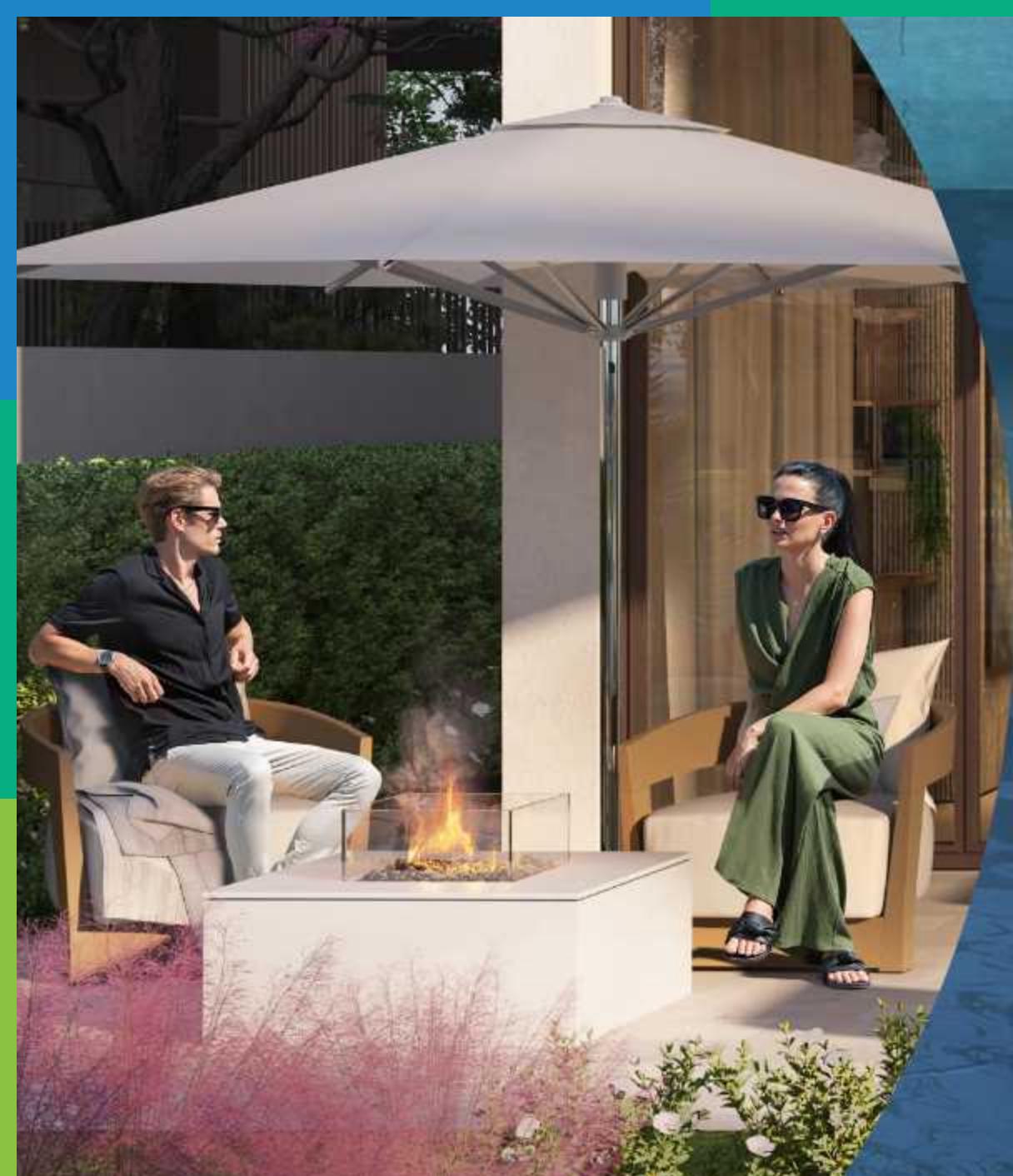
Noise Monitoring and Sound Masking

Digital Amenities Booking

Community Access Control

Integrated Safety and Security Management





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%





Interiors



The Elite Haven



Finishes: Light Scheme











Finishes: Dark Scheme



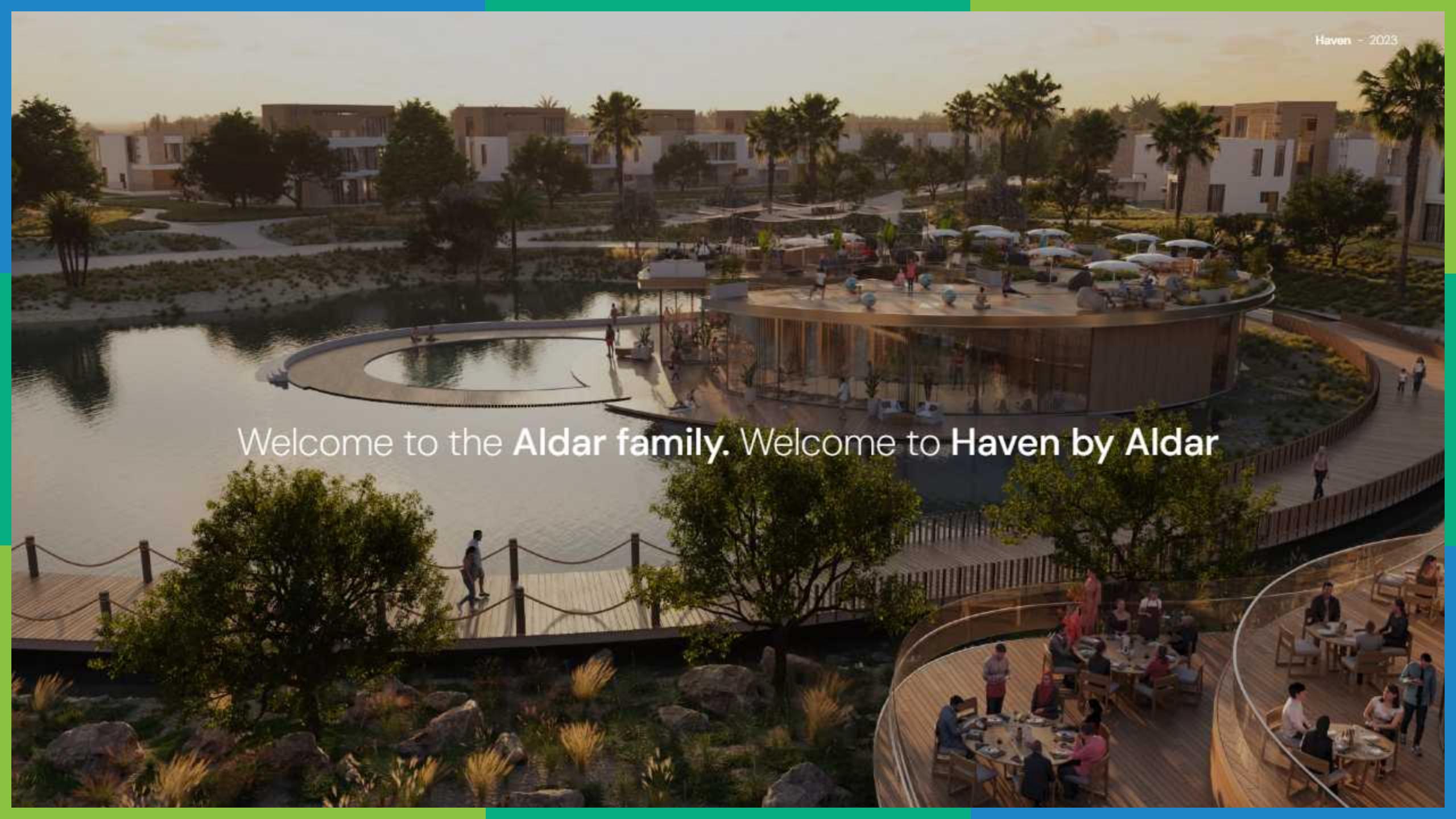
The Elite Haven



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)





The Elite Haven - 4 bed villa Type 2

Haven - 2023



The Elite Haven - 4 bed villa Type 2

Haven - 2023





Ground floor

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical layout and Aldar makes no representation or warranty in relation to any of the information shown.



First floor

Area: 6,456 sqft



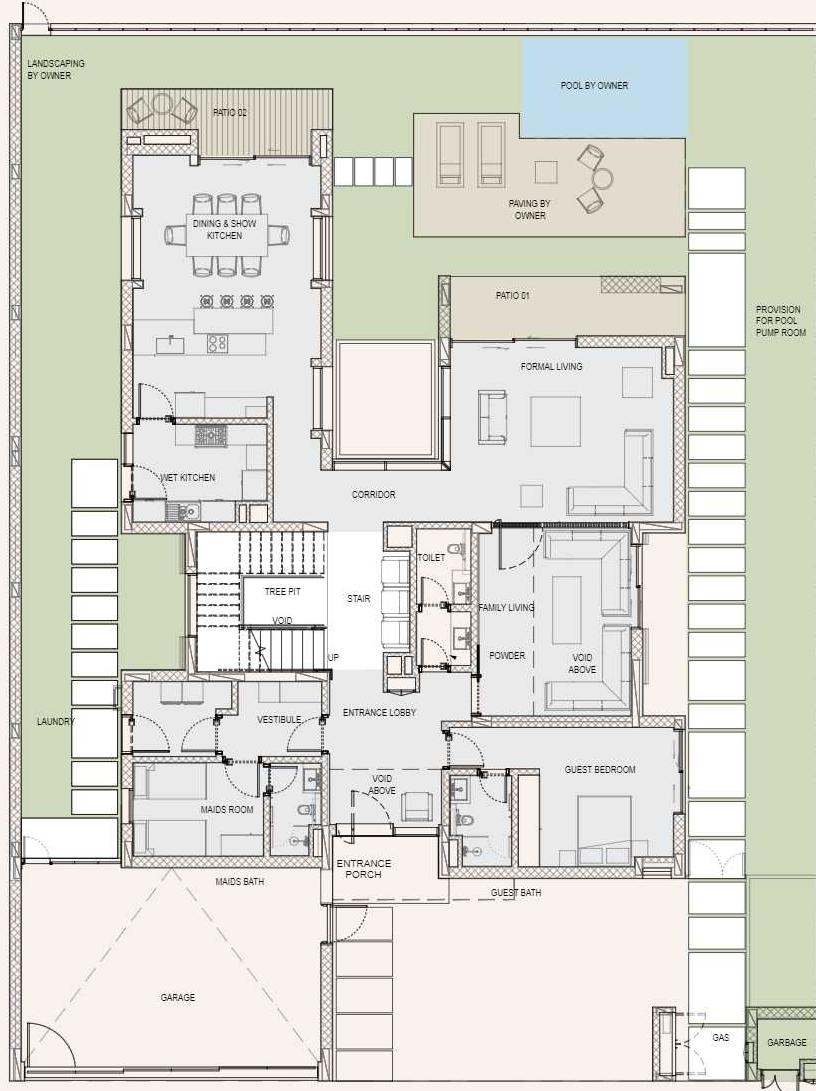




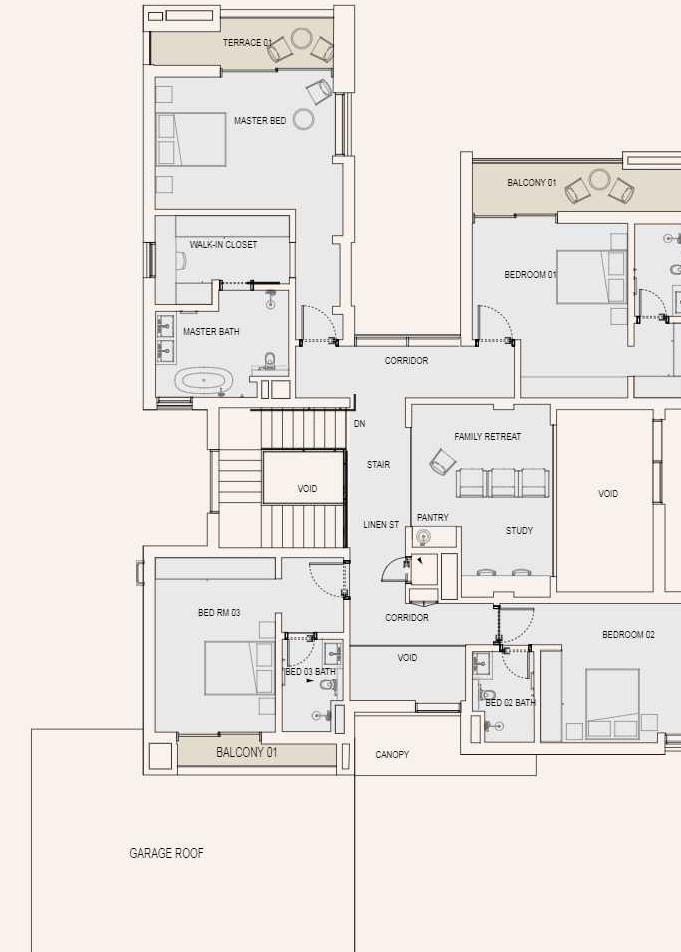
The Elite Haven – 5 bed villa Type 2

Haven – 2023





Ground floor



First floor

Area: 7,424 sqft

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The Elite Haven – 6 bed villa Type 1

Haven 2023





The Elite Haven – 6 bed villa Type 2

Haven – 2023

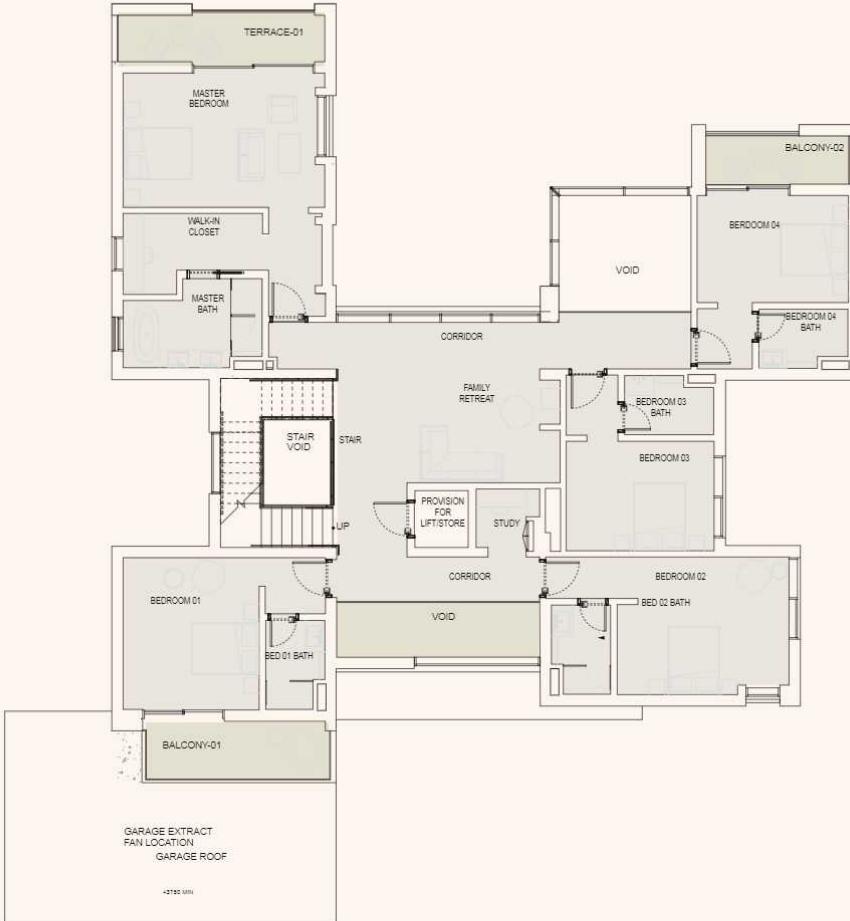






Ground floor

Area: 9,038 sqft



First floor



Second floor & Rooftop

Area: 9,038 sqft

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical layout and Aldar makes no representation or warranty in relation to any of the information shown.

The Serene Haven

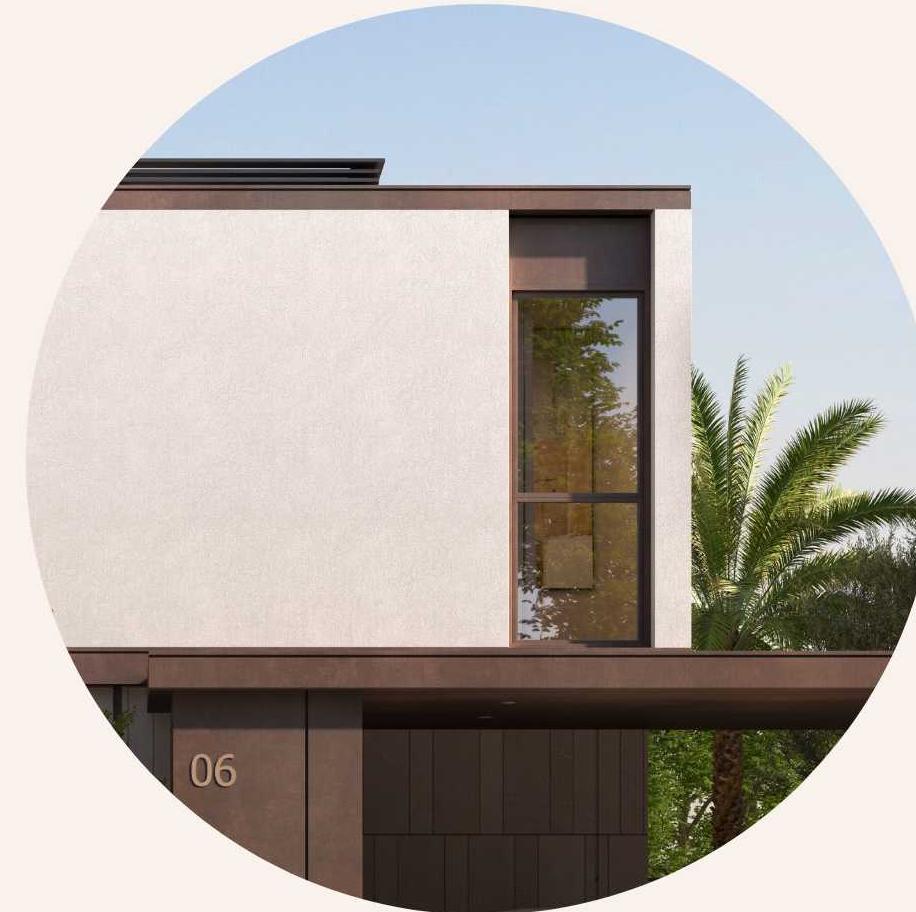
Exclusive Living



Villa Facade Themes



Type 1



Type 2



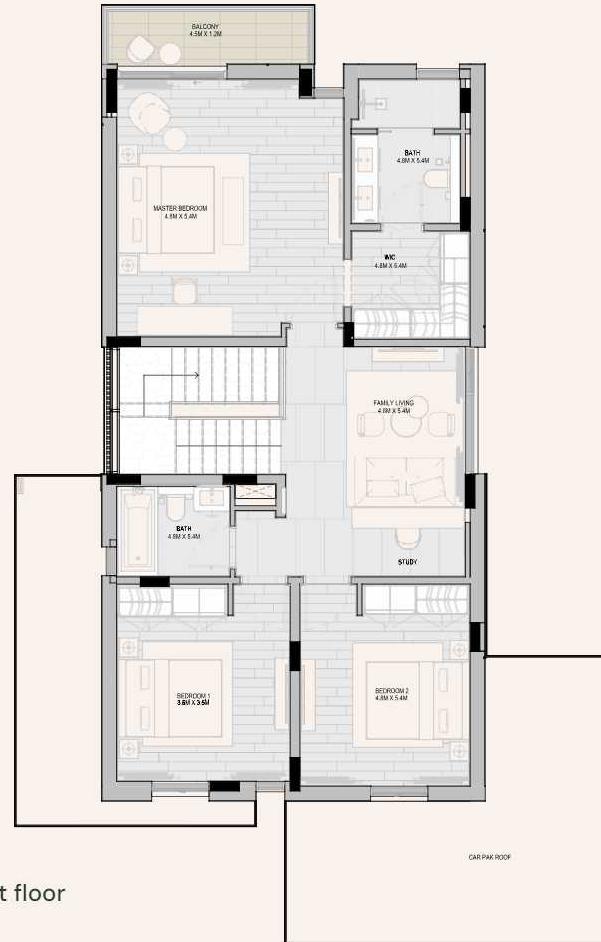








Ground floor



First floor

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical layout and Aldar makes no representation or warranty in relation to any of the information shown.

Area: 3,465 sqft



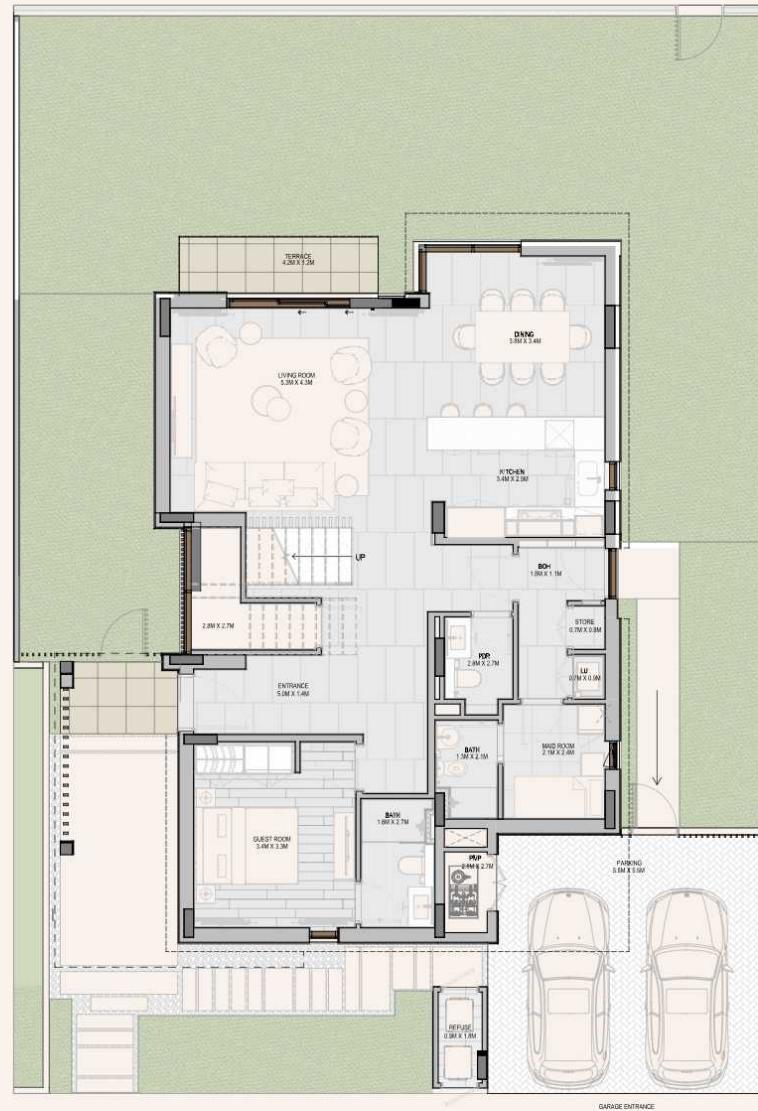




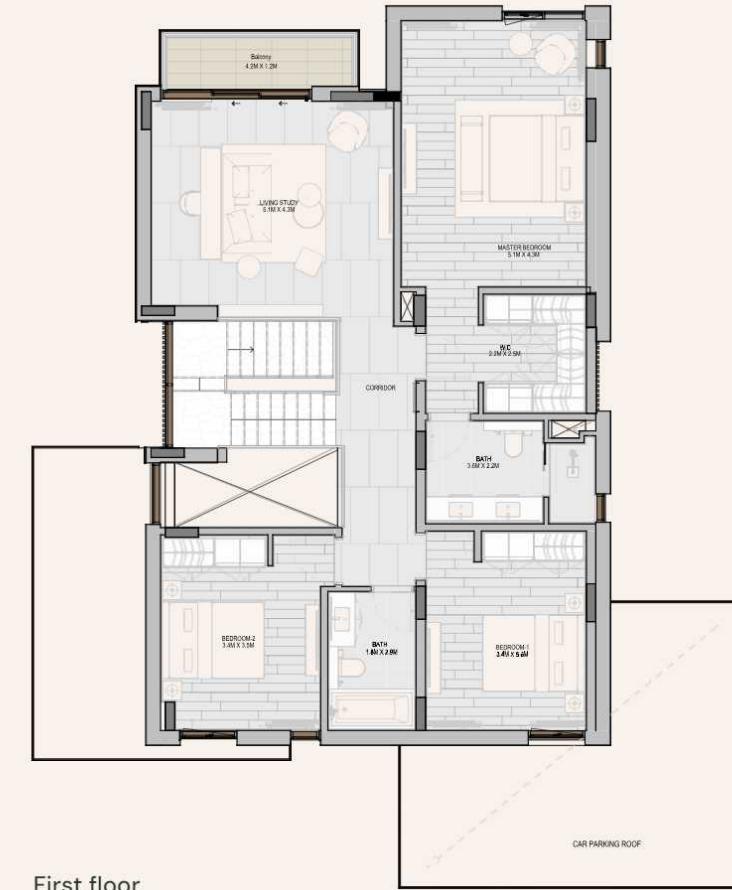
The Serene Haven – 4 bed villa Type 2

Haven – 2023





Ground floor



First floo

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical layout and Aldar makes no representation or warranty in relation to any of the information shown.

Area: 3,960 sqft

The Serene Haven – 5 bed villa Type 1

Haven 2023





The Serene Haven - 5 bed villa Type 2

Haven - 2023

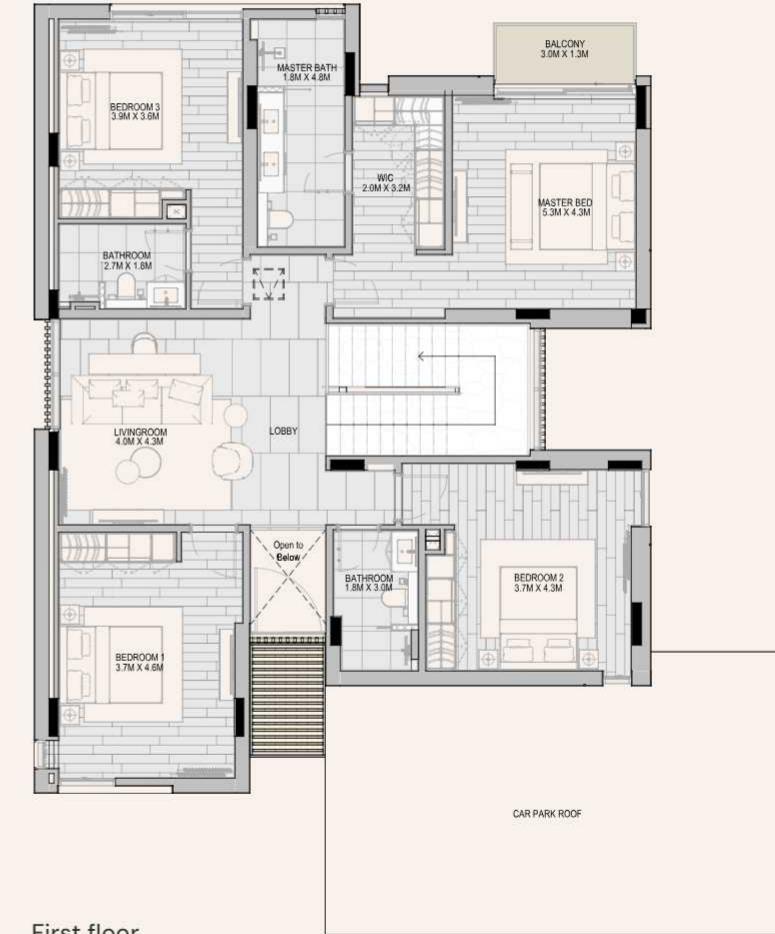




Ground floor



First floor



Haven Park Living

The Park Haven







The Park Haven - 4 Plex Type 1

Haven - 2023









Ground floor



First floor

Area: 1,808 sqft



Ground floor

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical layout and Aldar makes no representation or warranty in relation to any of the information shown.



First floor

Area: 2,712 sqft

Finishes: Dark Scheme



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

