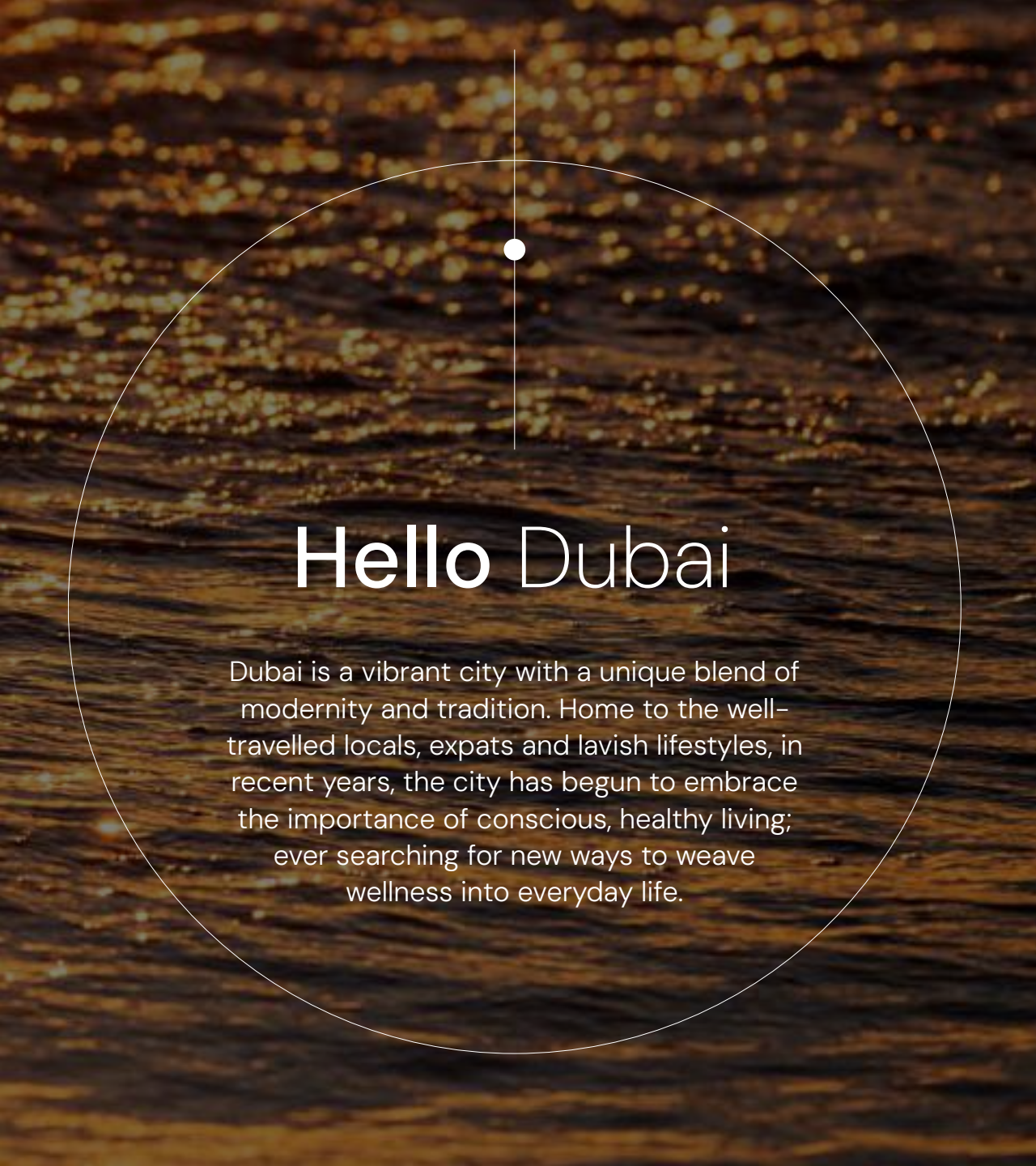


جنان haven

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 leaning over a stone waterfall in a lush garden. She is wearing a white, short-sleeved, button-down shirt and a long, light-colored skirt. Her right hand is touching 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 filled with green foliage and trees, creating a peaceful and natural setting. 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**

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

Al Barari

Global Village
10 mins

DXB Airport
25 mins

Damac Hills 2

Nad Al Sheba

جنان
hàven

Dubai - Al Ain Road

Emirates Road

Sheikh Mohammad Bin
Zayed Road

Al Khail Road

Sheikh Zayed Road

Nestled in
a lush sanctuary



Dubailand
Silicon Oasis

D54

Dubailand
residence
complex

Emirates
Road

The Villa

جنان
haven

Al Habtoor
Polo Club

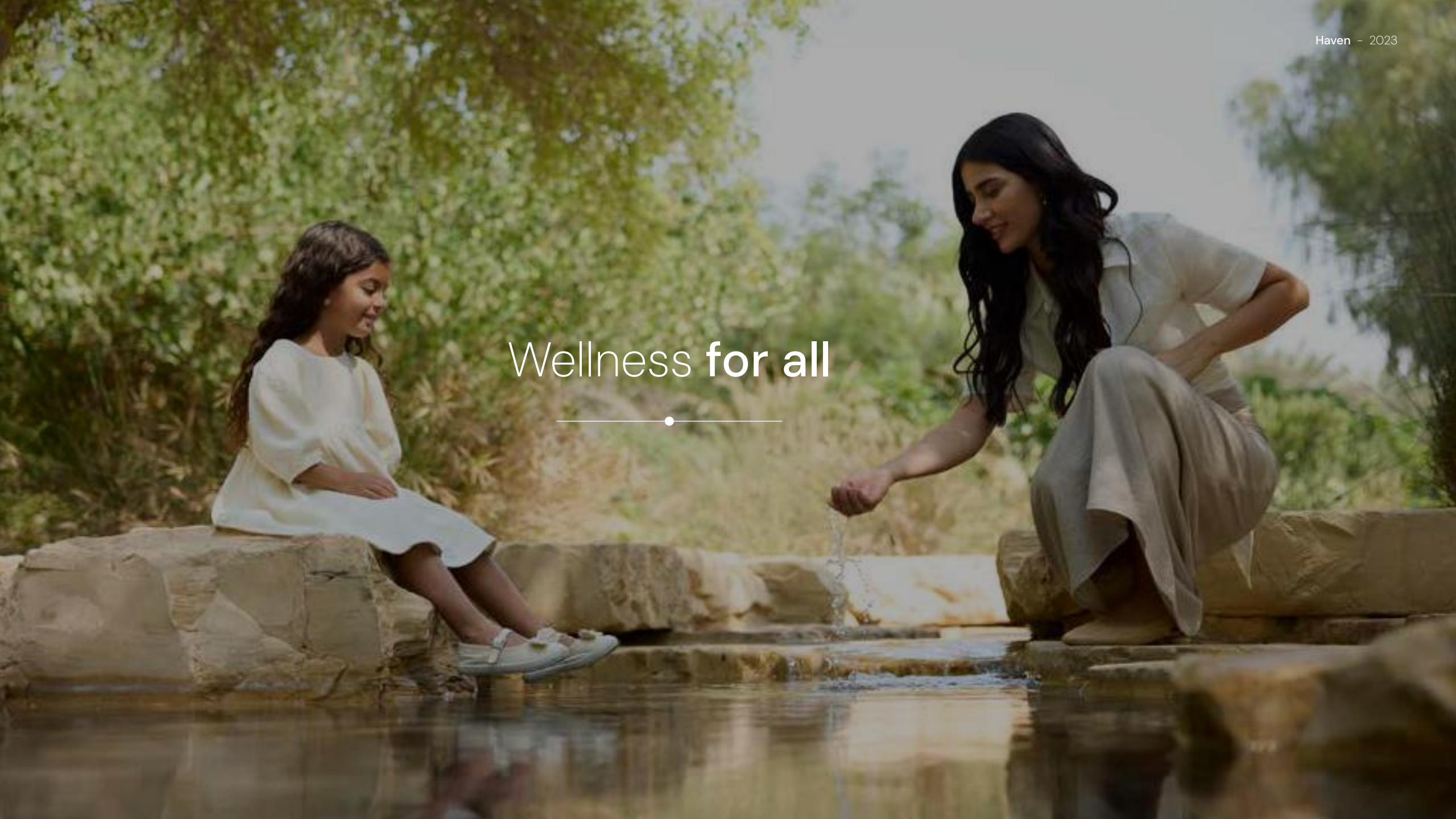
Villanova

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

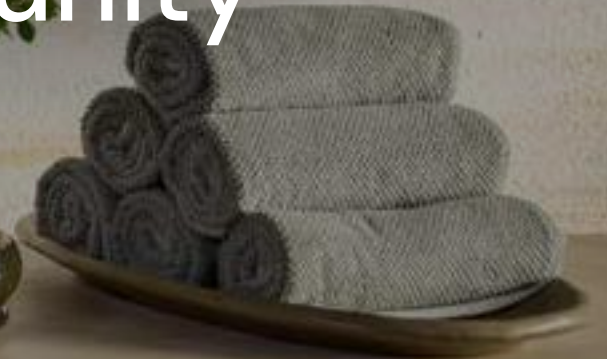
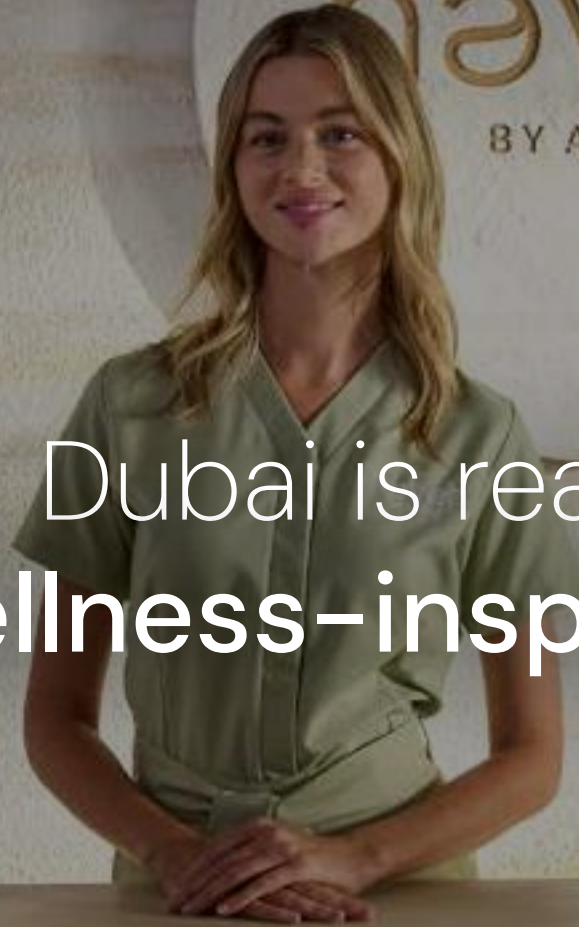


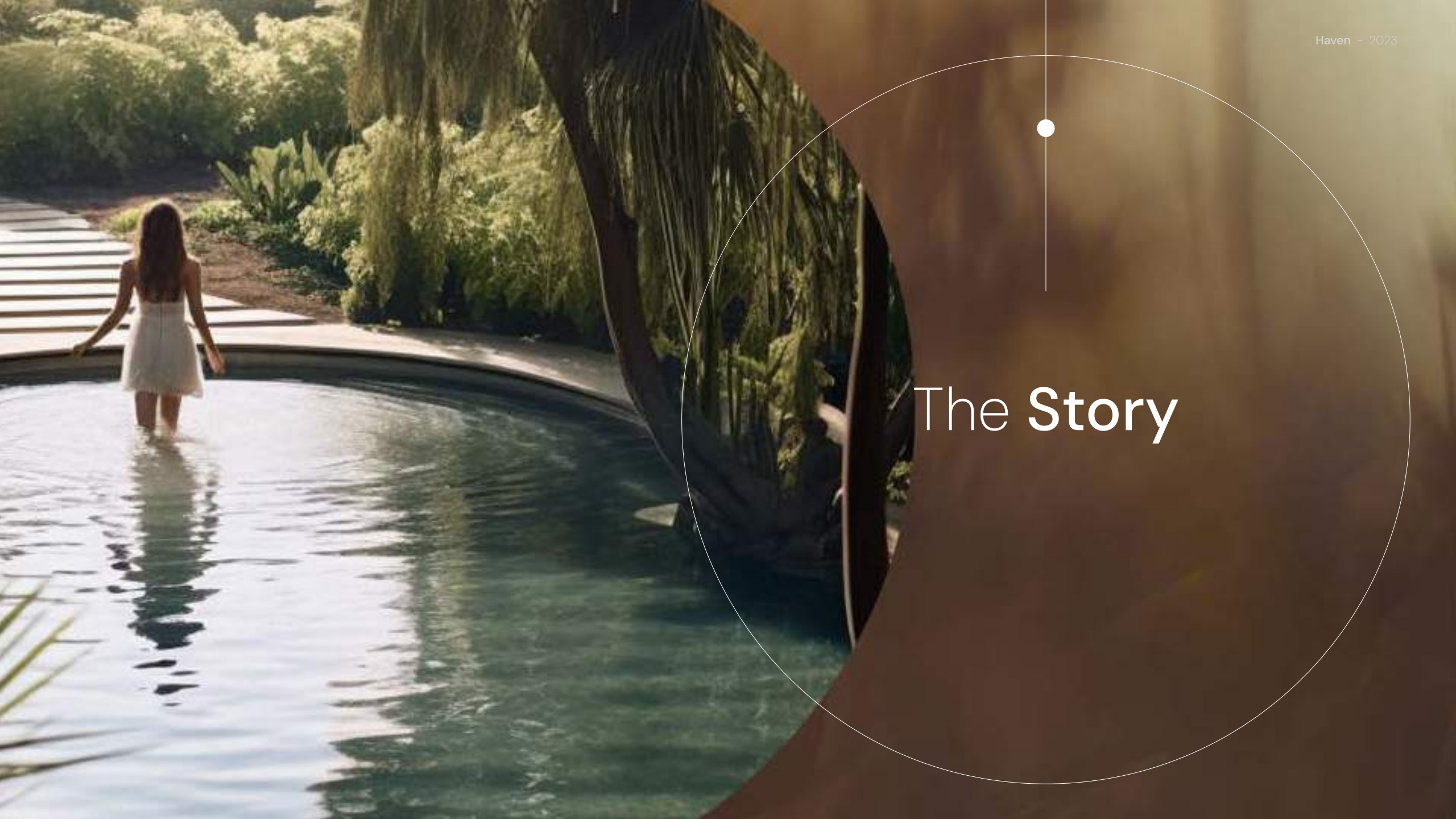
Nursery, kindergarten and
primary school on site.
Ensuring the **well-being**
of our little residents



haven
BY ALDAR

Dubai is ready for its first
wellness-inspired community





The Story

The three elements of **wellness**



Life



Mind and body



Energy

Neighbourhood Heart



Oasis Park



Connected Hubs



Phase 2

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

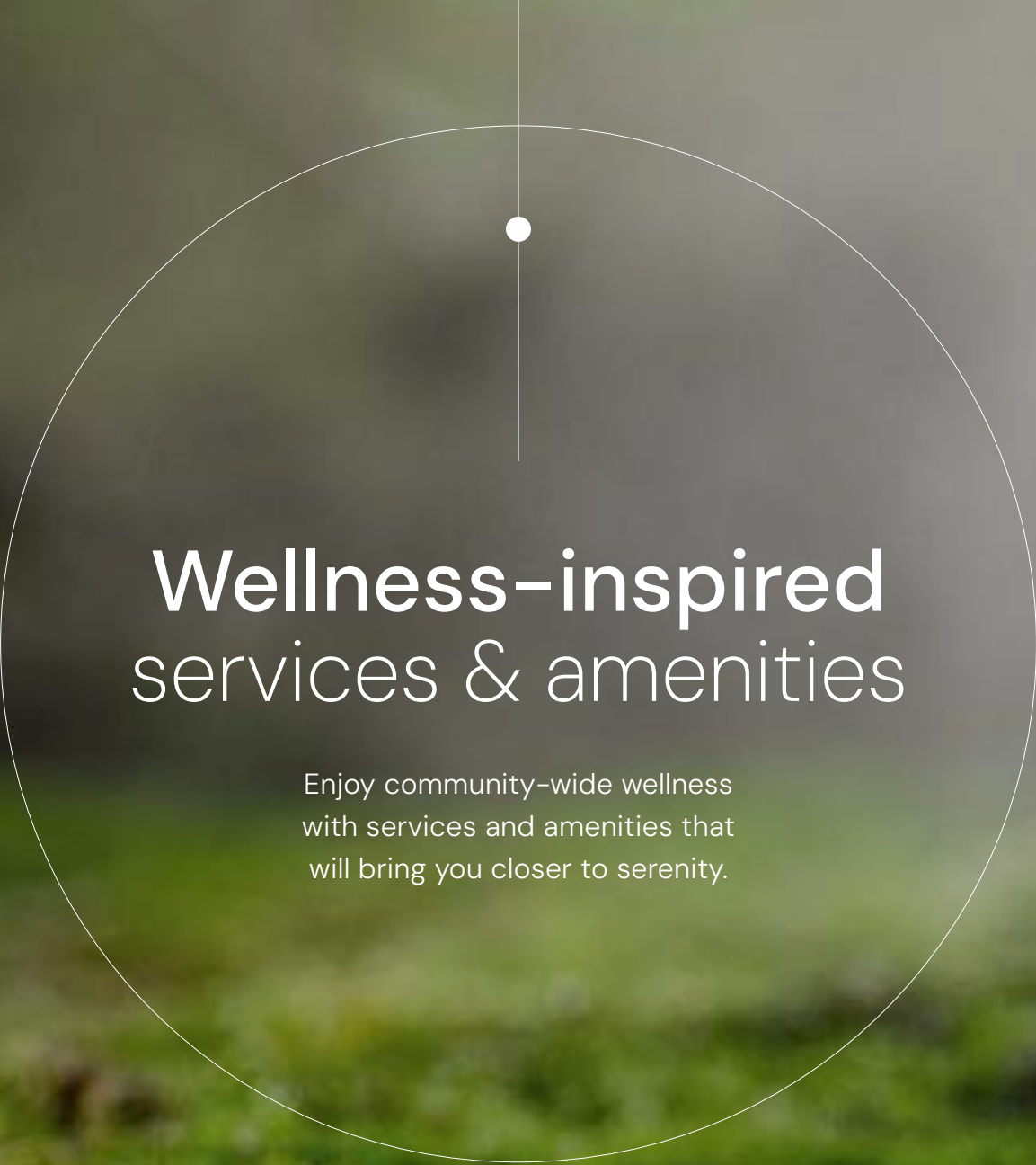
Primary School

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.

A photograph of a Zen garden featuring a large, smooth, light-colored stone resting on a bed of sand. The sand is raked into concentric, wavy patterns around the stone. The background is a soft, out-of-focus landscape.

The Wellness Hub

A photograph of lush green foliage, possibly a garden or forest, with sunlight filtering through the leaves, creating a dappled light effect.

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

Community clubhouse





Community clubhouse

A conceptual architectural rendering of a landscape. In the foreground, a wide, curved, light-colored path flows from the left towards the center. To the right of the path, a dark, calm body of water reflects the surrounding environment. A family consisting of a man, a woman, and a small child are walking away from the viewer along the path. The landscape is lush with tropical vegetation, including numerous tall palm trees and dense clusters of tall, feathery grasses. In the background, a modern, multi-story building with large glass windows and balconies is visible, partially obscured by the trees. The scene is bathed in the warm, golden light of a low sun, creating long shadows and a soft, hazy atmosphere. The overall design suggests a seamless integration of natural elements and modern architecture.

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 water reflects the sunset and the buildings. 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

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 dark shirt and light pants, sitting on a wooden chair with a light-colored cushion. The woman is on the right, wearing a green dress and sunglasses, sitting on a similar chair. Between them is a square fire pit with a fire burning. A large, light-colored patio umbrella is open over them. The background shows a modern house with large windows and some greenery.

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)







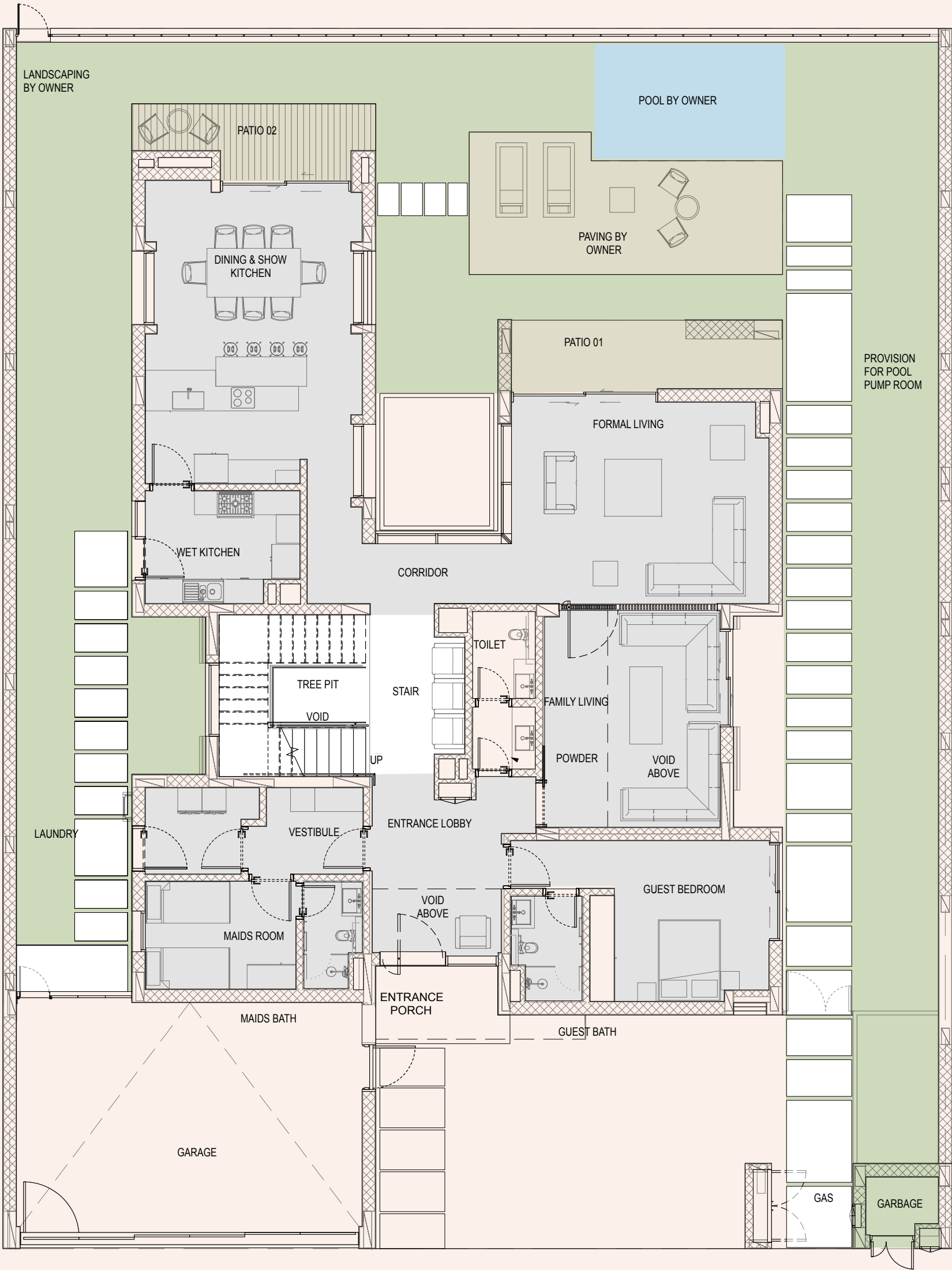




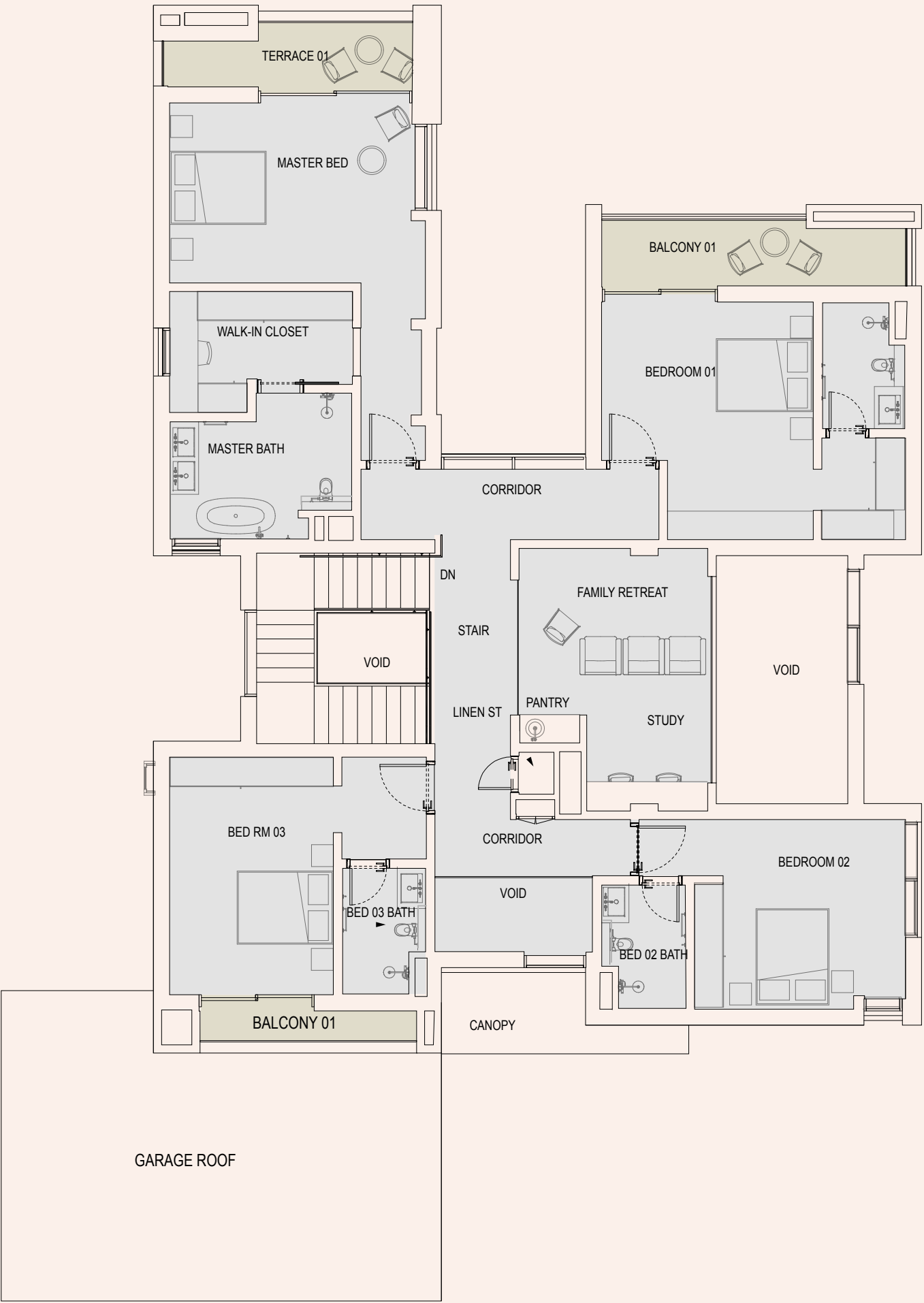








Ground floor



First floor

Area: 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.









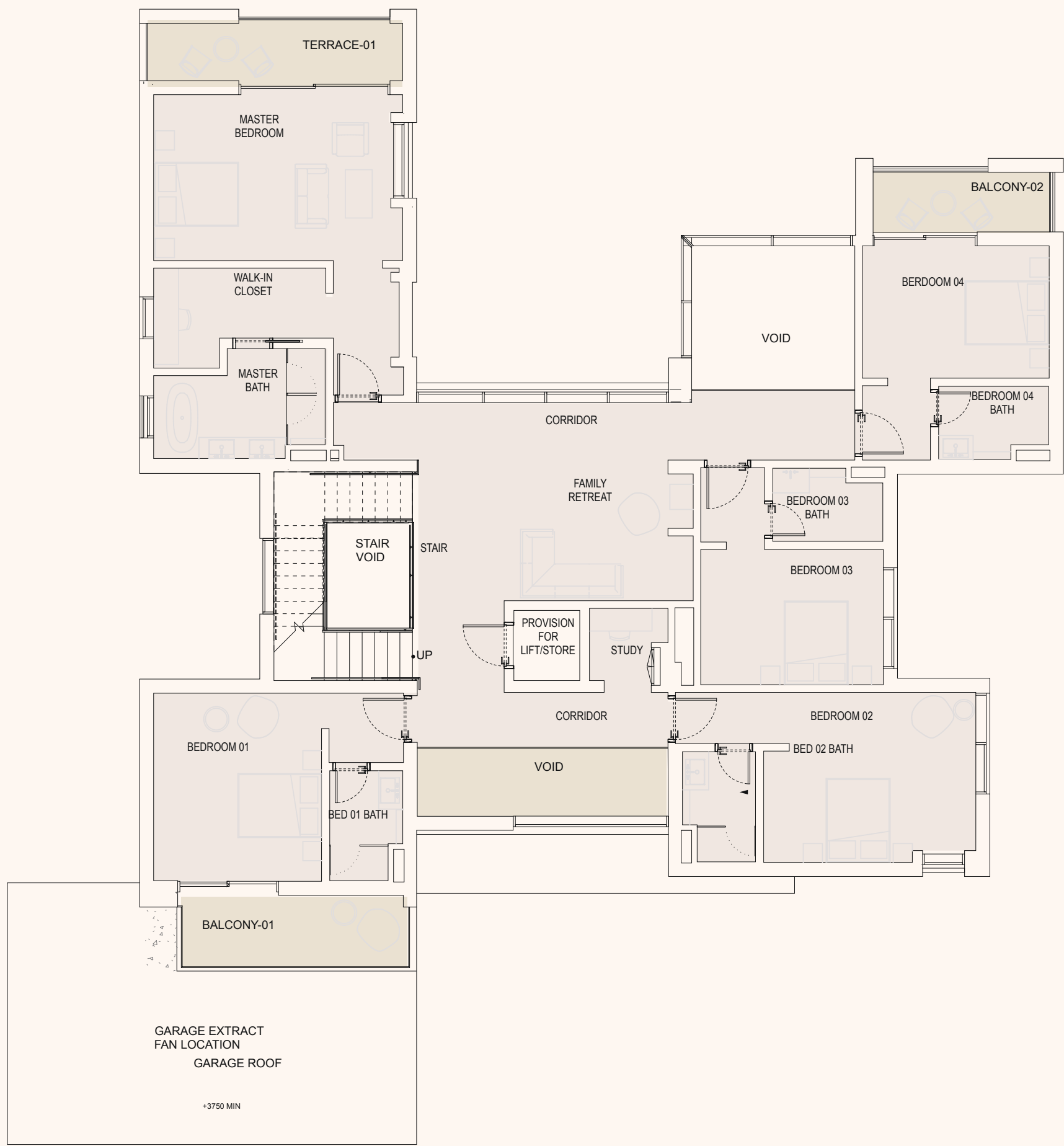




Ground floor

Area: 9,038 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.



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

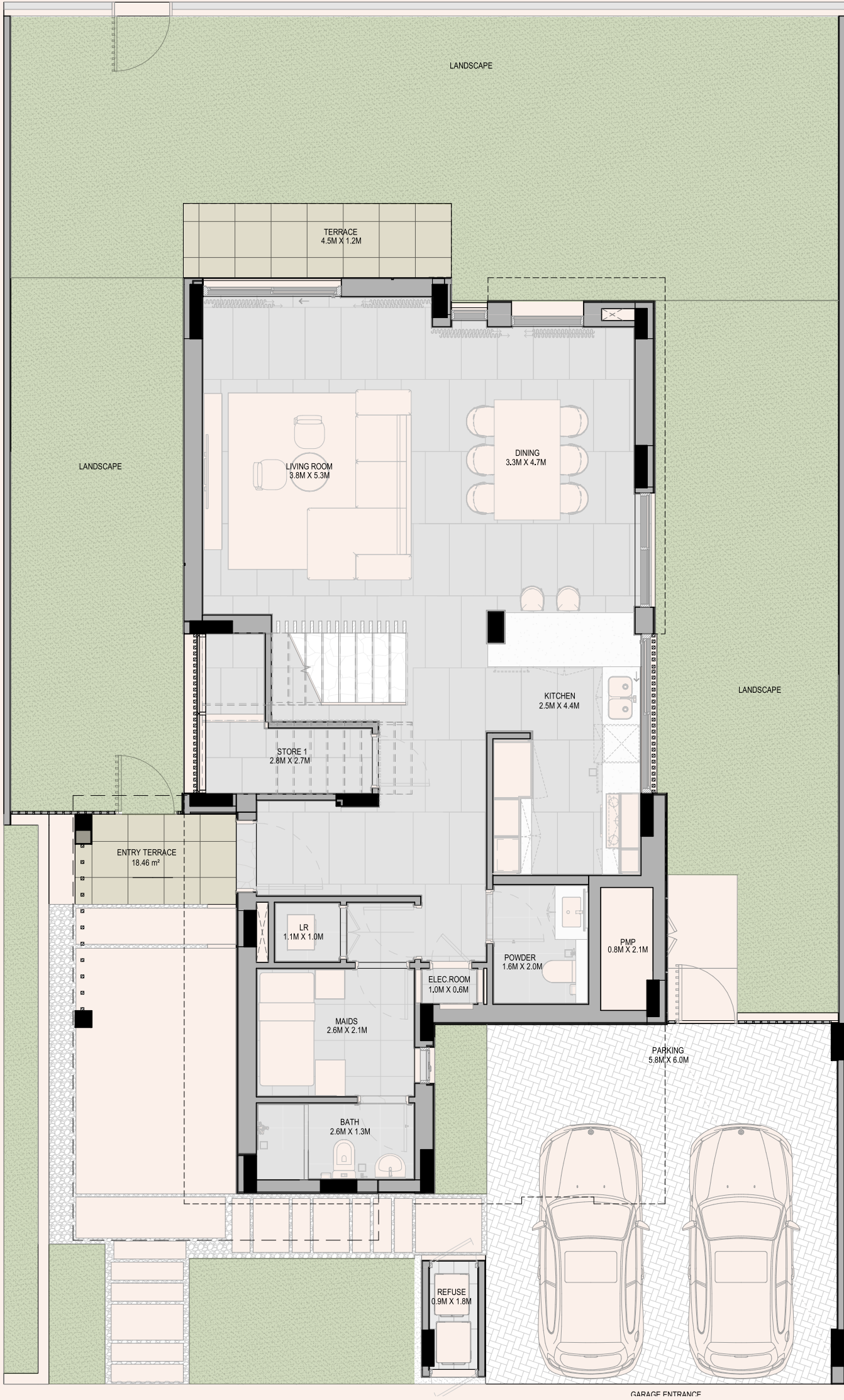








Ground floor



First floor



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.

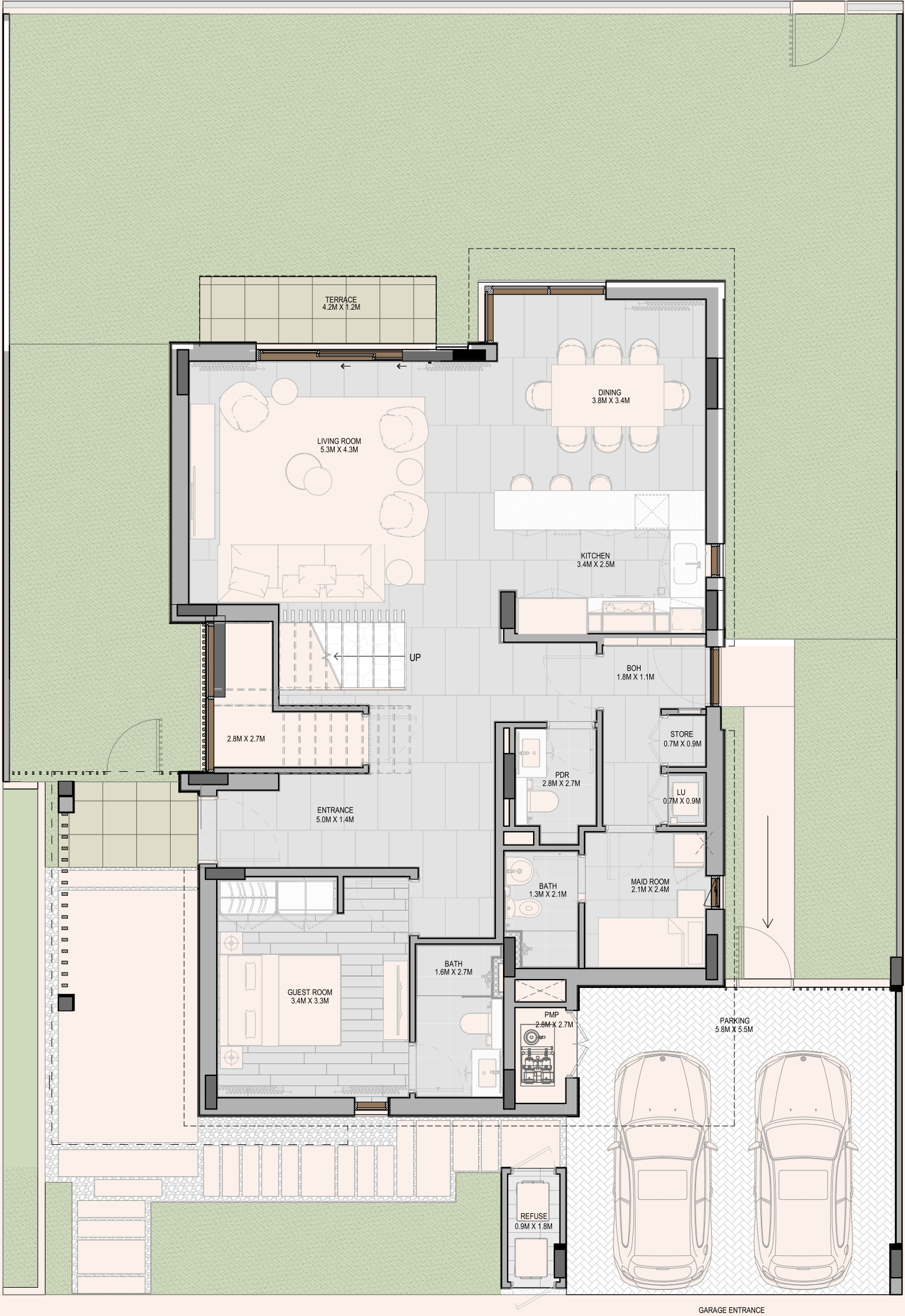




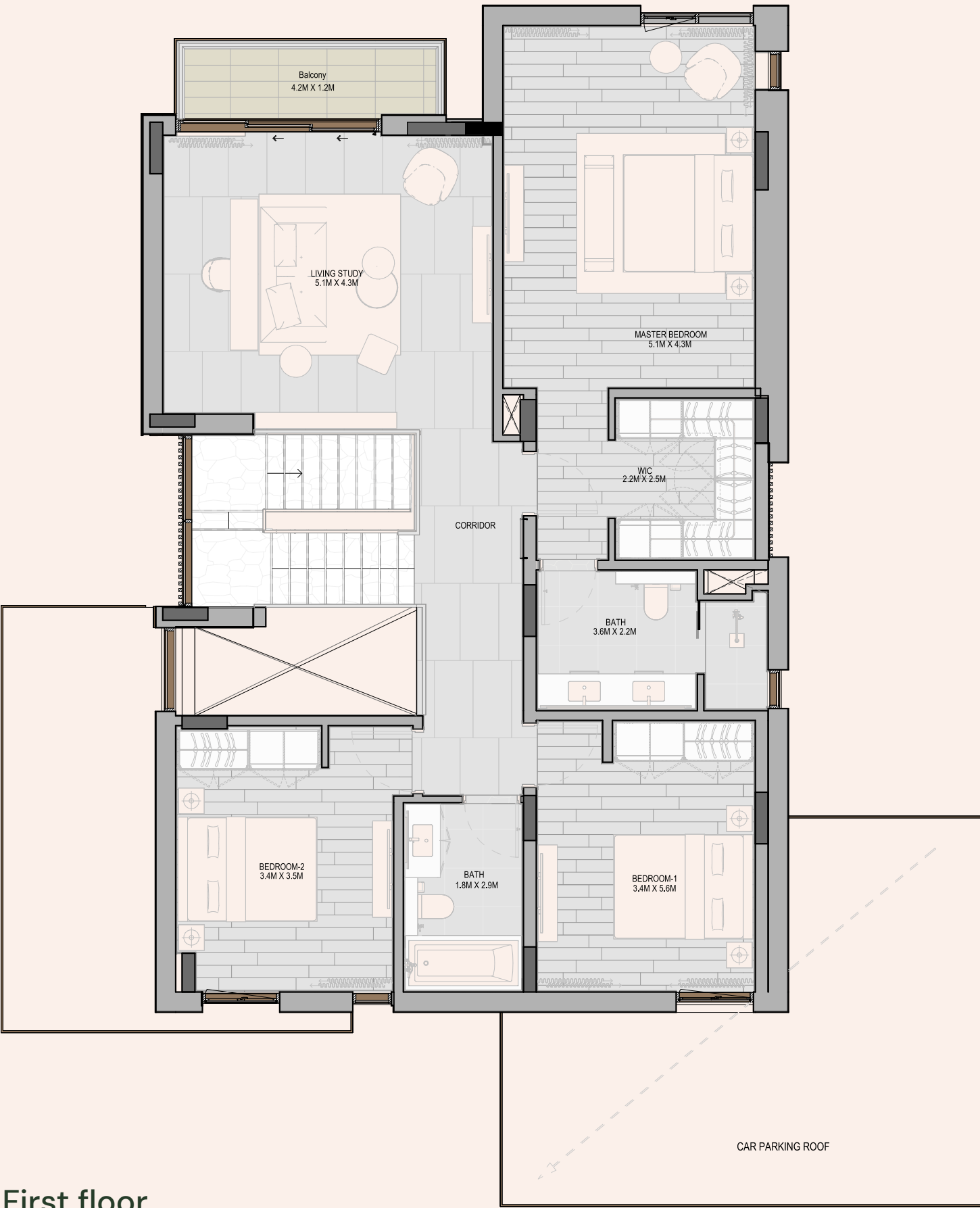




Ground floor



First floor



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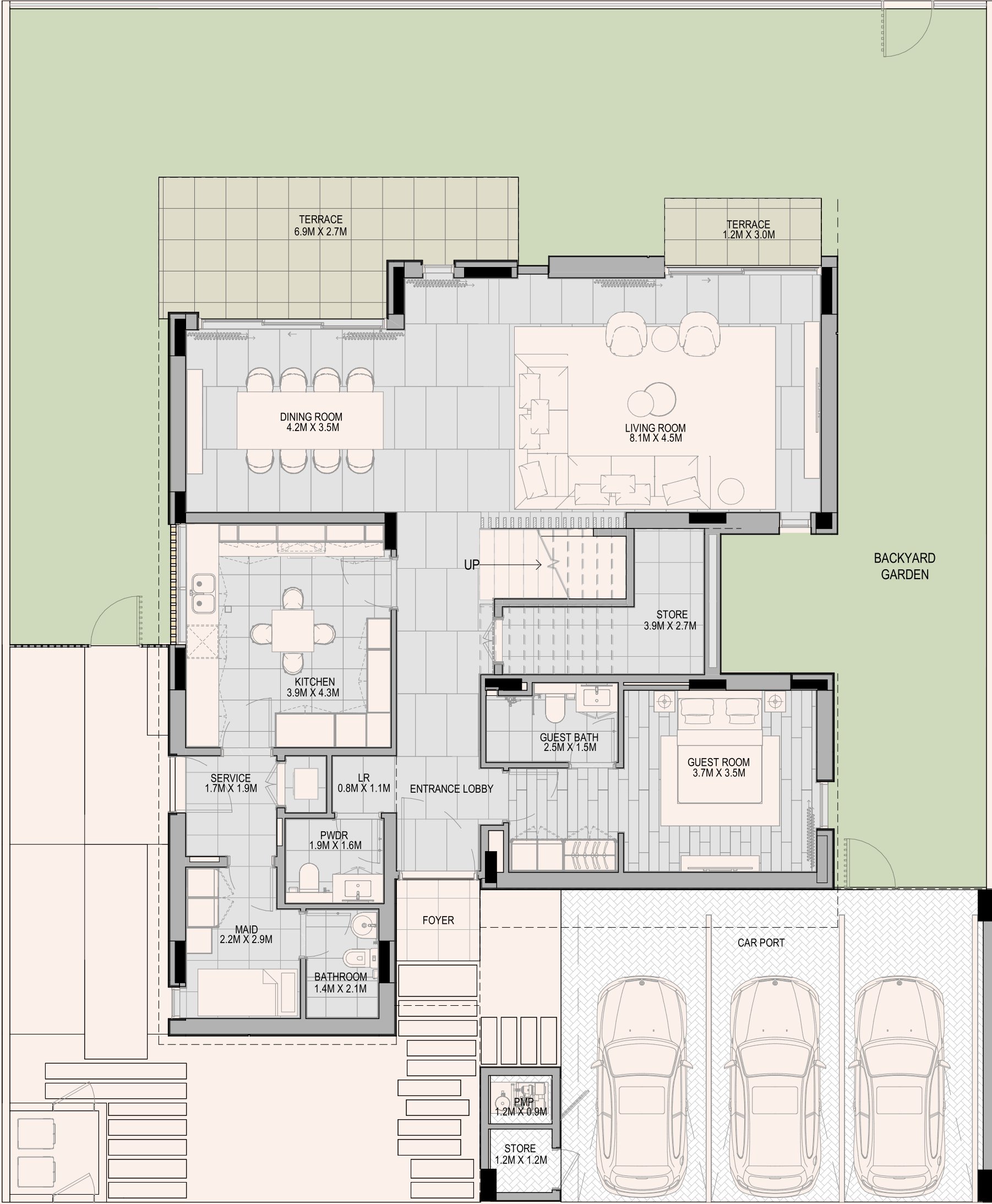




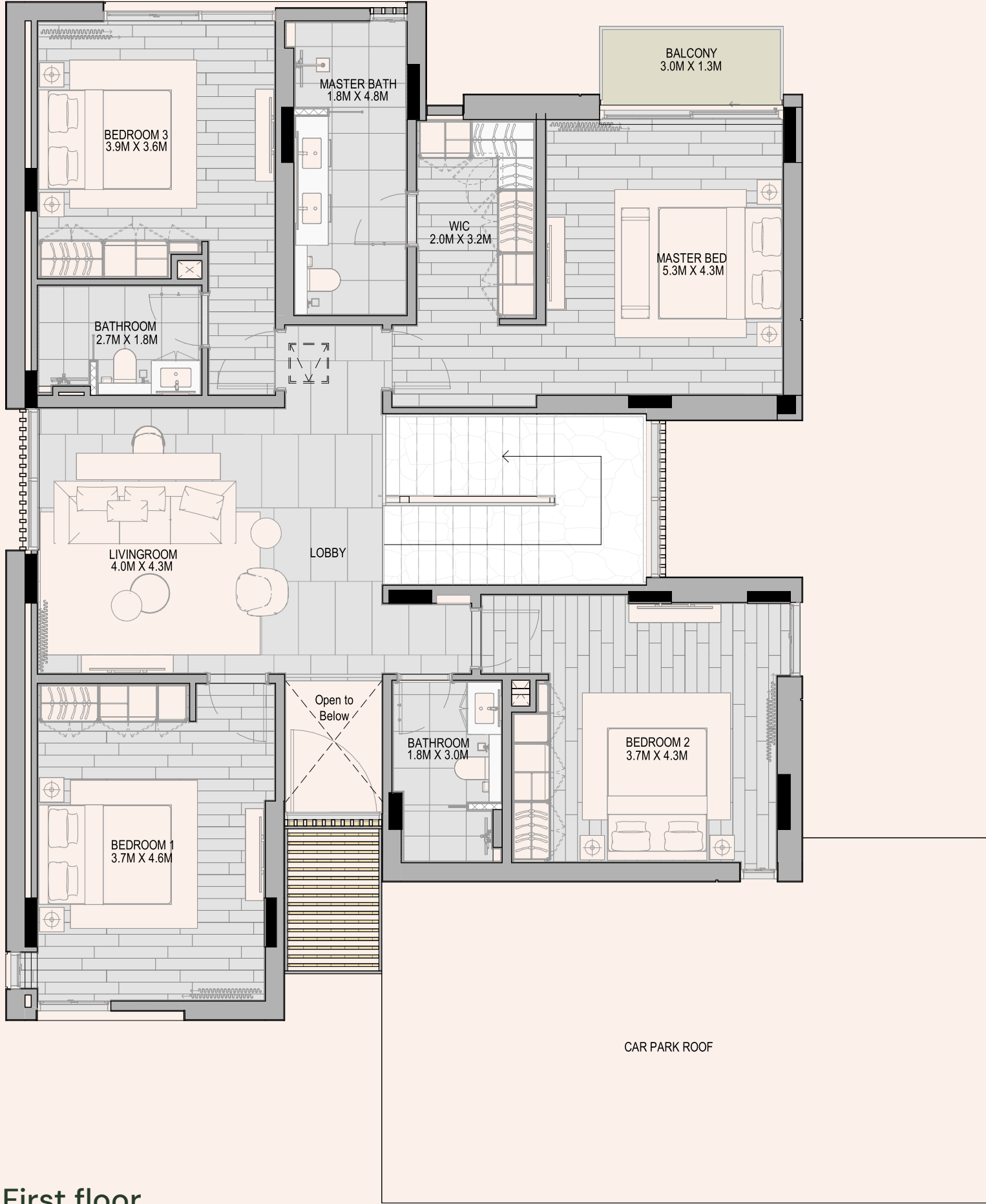




Ground floor



First floor



Haven Park Living

The Park Haven







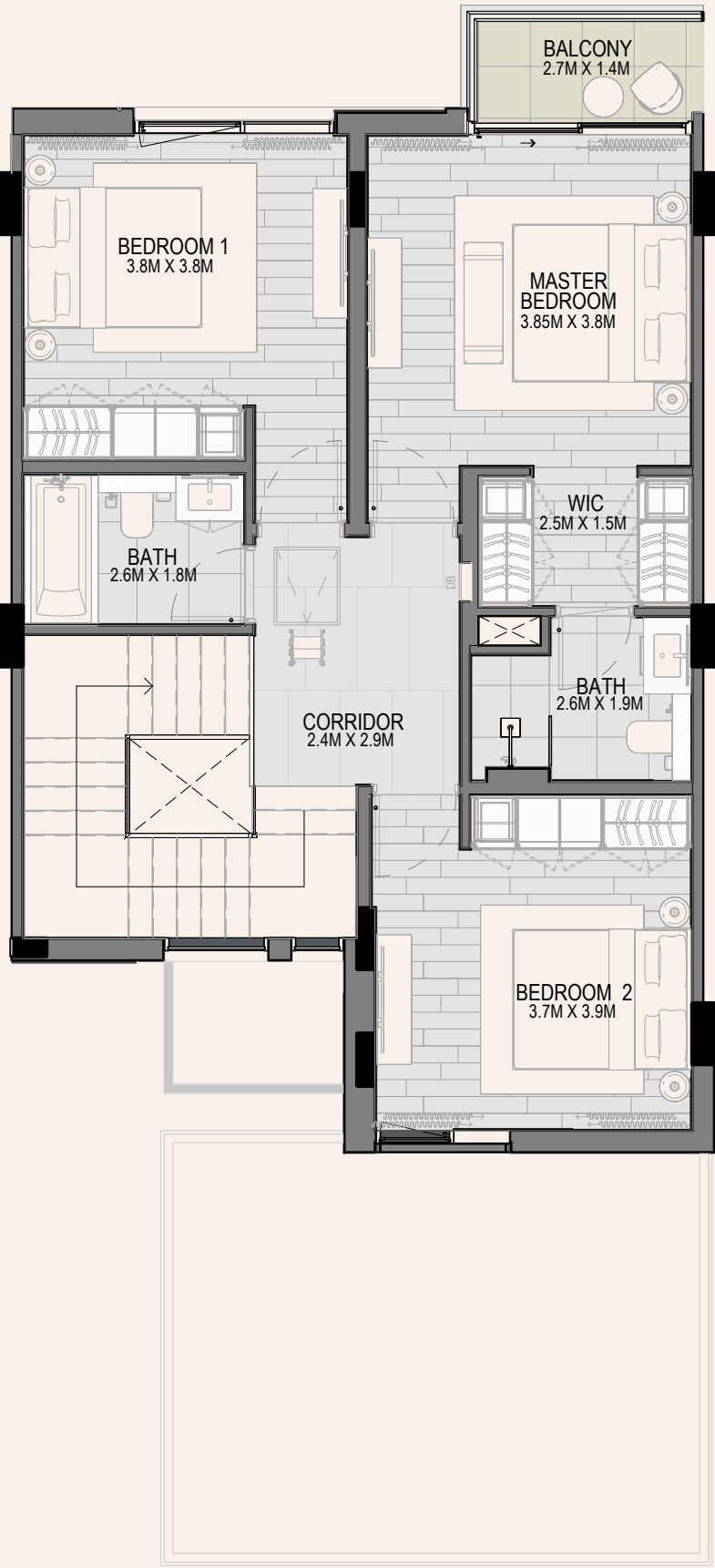








Ground floor



First floor

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.

Area:1,808 sqft



Ground floor



First floor

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.

Park Haven - Type 1

Park Haven - Type 2

Elite Blades Style
Serene - Type 2

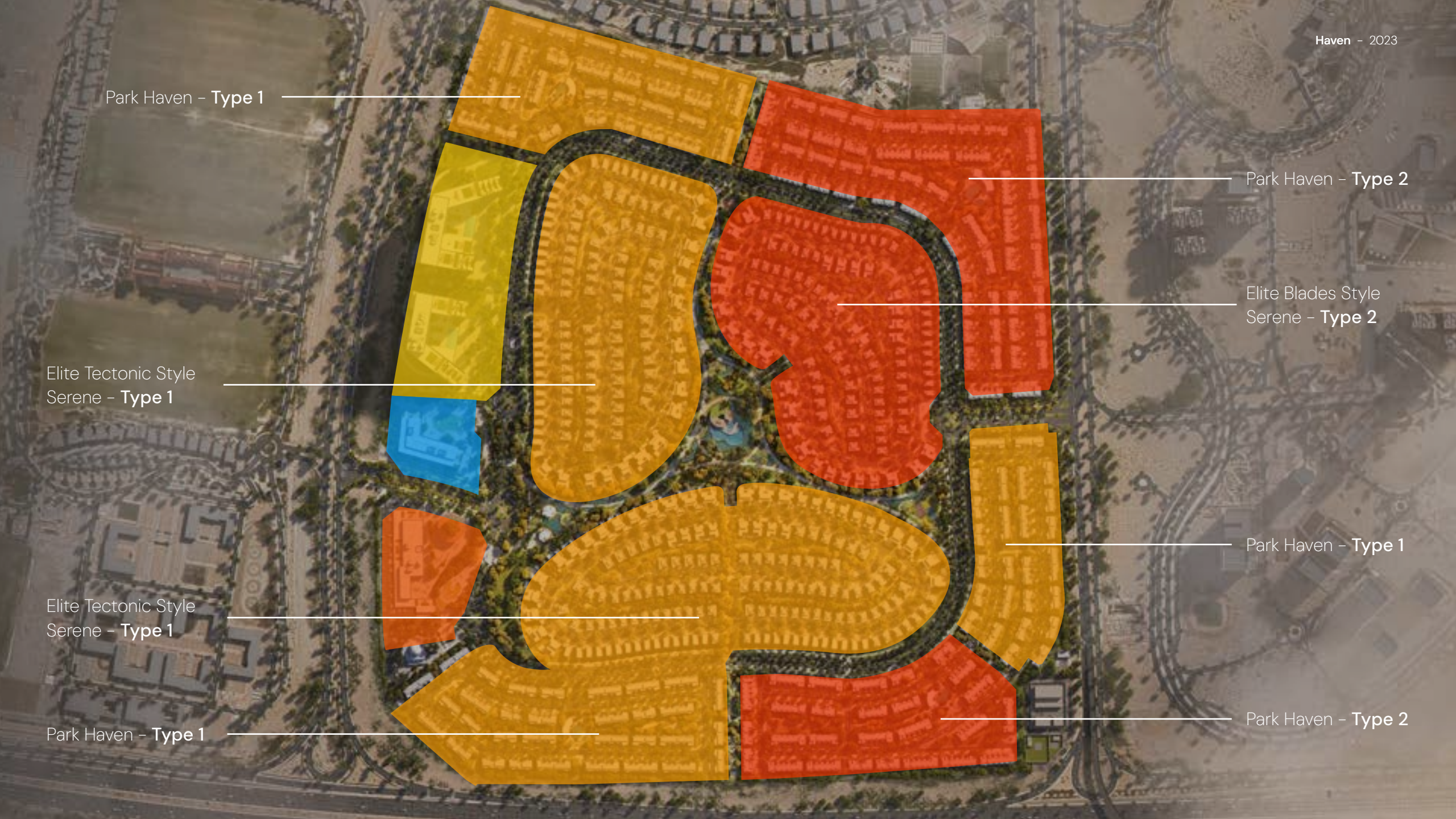
Elite Tectonic Style
Serene - Type 1

Park Haven - Type 1

Elite Tectonic Style
Serene - Type 1

Park Haven - Type 1

Park Haven - Type 2



Interiors



The Elite Haven



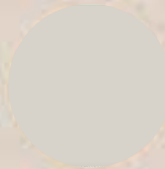
Finishes: Light Scheme



WASH BASIN COUNTER-TOP & SHOWER CUBICLE WALL
ENGINEERED STONE



KITCHEN CABINET
LAMINATE-PLAIN



WALK-IN CLOSET FINISH
EXTERNAL & INTERNAL
BLAMINATIE-PLAIN



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 FASCIA. SHOW
KITCHEN BACKSPLASH & BATHROOM
ACCENT WALL LIMESTONE



KITCHEN COUNTER-TOPS
ENGINEERED STONE



SANITARY WARE (WC & BASIN)
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
BLAMINATIE-PLAIN



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 FASCIA. SHOW
KITCHEN BACKSPLASH & BATHROOM
ACCENT WALL LIMESTONE



KITCHEN COUNTER-TOPS
ENGINEERED STONE



SANITARY WARE (WC & BASIN)
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**

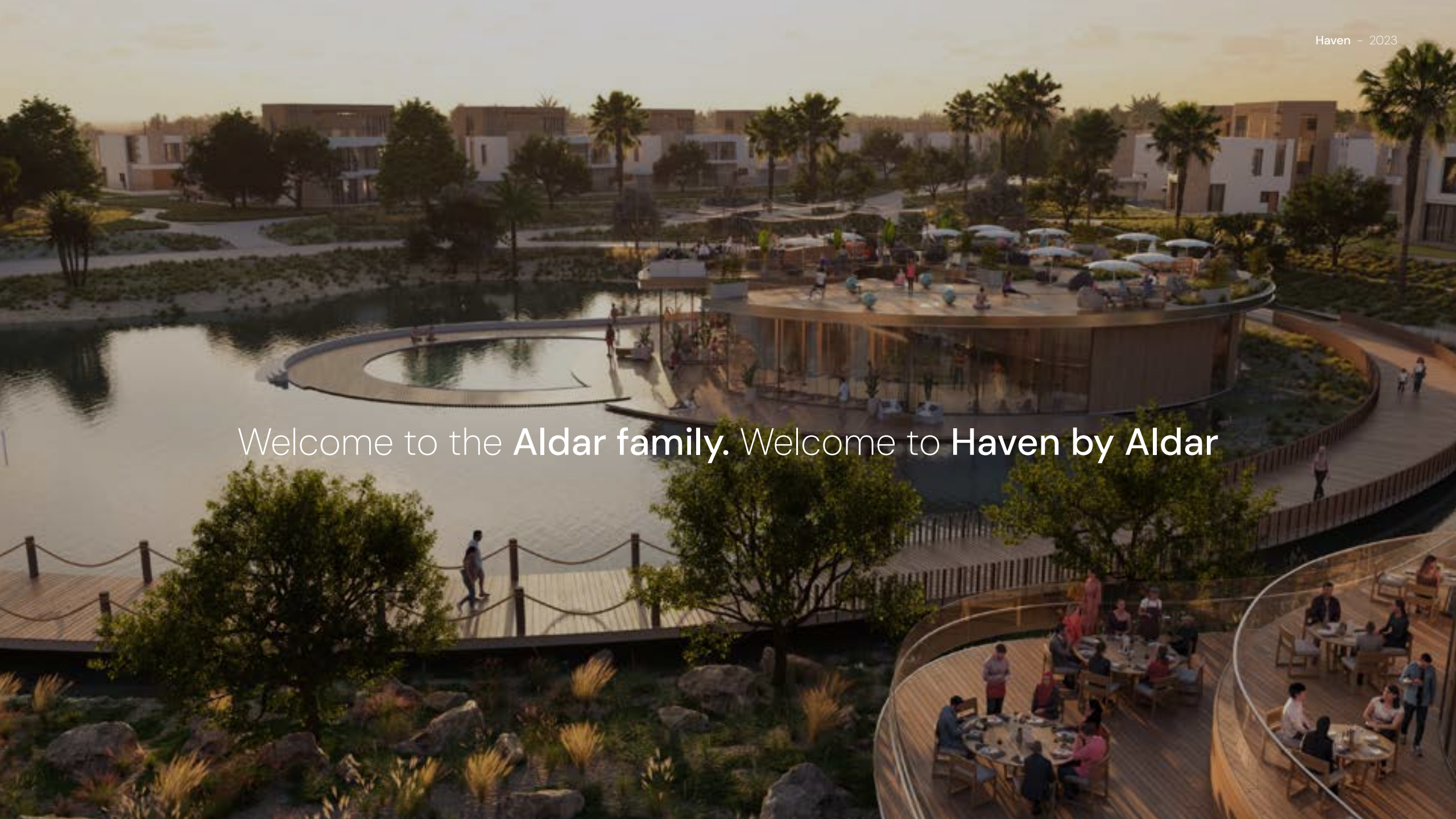
Payment plans 60/40 for The Park Haven & Serene villas
70/30 for The Elite Haven villas
5% down payment



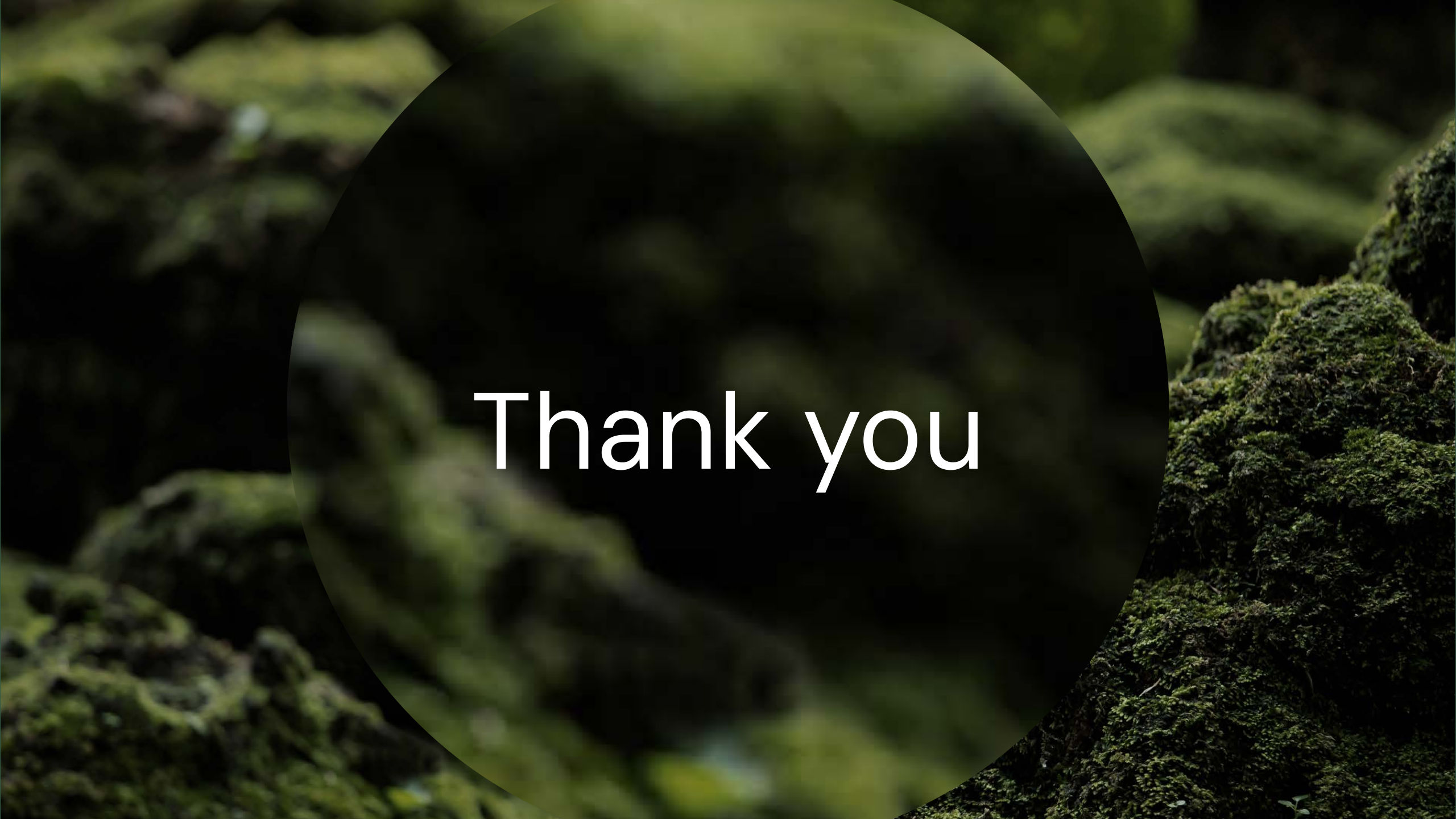
Availability

		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	7.90
	BHK 5	6,102	
	BHK 6	9,190	





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, semi-transparent black circle is centered over the image, creating a focal point for the text.

Thank you