



جَنَان hæven

BY ALDAR



Alder, Abu Dhabi's most loved developer is

Now in Dubai

Hello Dubai

Dubai is a vibrant city with a rich blend of modernity and tradition. Home to the world-famous Burj Khalifa, upscale shopping malls, and iconic landmarks, it offers a unique experience. The city has emerged as a hub for business, tourism, and innovation, making it an exciting place to visit and live. Discover the wonders of Dubai and everything it has to offer.



A woman with long dark hair, wearing a white short-sleeved dress, stands in a shallow stone pool. She is looking upwards and to the right, with her right hand on her hip and her left hand touching the water. The background is a lush garden with green trees and foliage. The text "Welcome to Haven by Aldar" is overlaid in the center of the image.

Welcome to **Haven** by **Aldar**



The neighbourhood

Subdivided is the preferred destination for the well-to-do. It is the home to private institutions, including libraries, art galleries, and a museum. It is a mixture of urban and suburban life, a blend of the old and the new.

Welcome to Dubai

- Recently launched digital first
- Attracting international investment
- Attracting tourism and leisure
- Attracting investment in infrastructure
- Attracting investment in infrastructure

جبل
høven

Founded in
a lush sanctuary

1000
1000
1000

1000
1000
1000

1000
haven

1000
1000
1000

1000
1000
1000

1000
1000
1000

1000
1000
1000



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 JALANA

Dubai is ready for its first
wellness-inspired community

by JALANA





The Story

The three elements of wellness



Life



Mind and Body



Spirit

Highway Road Flow



Quasi-Flow



Connected Flows





Development overview

Development Overview
Development Overview

Legend

- | | |
|--------------------|-----------------------|
| 1. Main Entrance | 11. Access |
| 2. Community Drive | 12. Access |
| 3. Access Road | 13. Access |
| 4. Access Road | 14. The Little Street |
| 5. Access | 15. Access |
| 6. Access | 16. Access |
| 7. Access | 17. Access |
| 8. Access | 18. Access |
| 9. Access | 19. Access |
| 10. Access | 20. Access |

Connectivity,
Loops & Nodes

Wellness-inspired services & amenities

Enjoy community with wellness
services and amenities that
will help you thrive in everyday

A photograph of a zen garden with a smooth, light-colored stone in the center, surrounded by concentric ripples in the sand. The text 'The Wellness Hub' is overlaid in white.

The Wellness Hub

A photograph of a dense forest with green foliage and trees. The text 'Amenity overview' is overlaid in white.

Amenity overview

The Wellness

The Wellness

The Wellness

The Wellness

The Wellness

The treehouse

The *Midwest South* casts new eyes on the entire the community in an ironic historical perspective that makes sense. Vignettes of wealth, especially beautiful homes, I remember a growing sense of middle-class community through the generation over time, by the surviving houses in both South communities and today, and through the new public space.





The Clubhouse



The CAH House



Sports hub



Community clubhouse





A flowing **landscape**



Retail plaza



Jogging, cycling
& hiking tracks

Hiking & jogging tracks

Legend



Running track



Walking track



Walking track



Walking track



Running track



Walking track



Walking track



Walking track



Outdoor fitness zones



Outdoor fitness zones

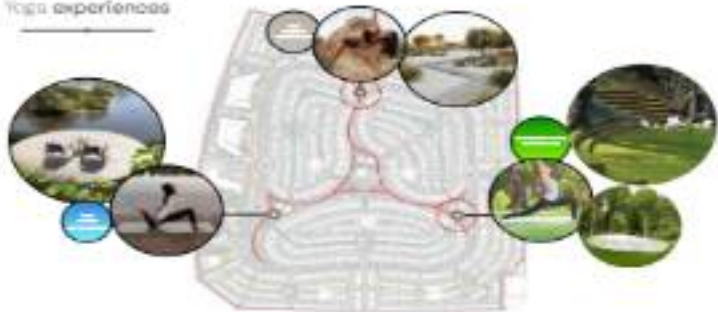
—————>—————



Yoga decks
& zen gardens



Yoga experiences



Sustainability
Section

Green-Certified Community Design

Energy and Water Efficiency

Greenhouse Gas Emissions

Building Envelope

Green Building Materials

Green Building Practices

Energy Efficiency & Renewables

Water Efficiency

Green Building & Materials

Green Building Practices

Green Building Practices

Green Building Practices

Green Building Practices

Green Building Practices

Green Building Practices

Green Building Practices

Green Building Practices

Green Building Practices & Materials

Green Building Practices

Sustainable homes. Sustainable community

Green a green, with a healthy living experience

Smart
Cities 2016

Smart Ingalls

Smart Waste Management
Infrastructure Monitoring & Control
Air Quality Monitoring
Water Monitoring and Management
Water Resource Quality
Community Mobile Center
Integrated Safety and Security Management

A smart community

Advanced technology and systems
improving daily operations



Villa Offerings

Masterplan: Pologne

TOTAL AREA: 100,000 m²		
Green Space	25%	25,000 m²
Water	10%	10,000 m²
Buildings	40%	40,000 m²
Infrastructure	15%	15,000 m²
Public Space	10%	10,000 m²
Landscaping	10%	10,000 m²
Other	10%	10,000 m²



The
Elite Haven

Premium Living

Villa Facade Themes



Section (Topic 1)



Section (Topic 2)











Figure 11.11.1



Figure 11.11.2

Figure 11.11.3











Ground Floor



First Floor















The
Serene Haven

Exclusive Living

Villa Facade Themes



Typo 1



Typo 2









Figure 10-1



Figure 10-2



Figure 10-3





















Haven
Park Living

The Park Haven













2nd floor



2nd floor



Section - Type 1

Section - Type 2

Section - Type 3

Section - Type 4

Section - Type 5

Section - Type 6

Section - Type 7

Section - Type 8



Interiors



The Elite Haven



Harmonized Light Scheme











Woodwork Color Scheme



Light Gray-Blue



Light Gray



Medium Gray



Dark Gray



Dark Gray



White



Dark Brown



Light Gray



White



White



White



Black

The Elite Haven



Property details

Total number of units	3000 residential plus commercial and apartments
Type of units	2-3 bedrooms The One House studio including 2-3 bedrooms Townhouse (long term lease) 3-4 bed The One House (short term lease)
Location	405, 100th
Price	From \$495,000
Payment plans	\$2200 for The Park House in Townhouse \$2500 for The One House This is a deposit



Availability

		Max (sq ft)	Starting Price (sq. ft.)
Townhouse	\$44.3	3,000	3.00
	\$44.4	3,000	3.00
Townhome	\$44.3	3,007	3.00
	\$44.4	3,000	4.00
	\$44.5	3,000	5.00
Townhome - 1000	\$44.4	3,007	
	\$44.5	3,000	3.00
	\$44.6	3,000	



An aerial view of a modern park at dusk. A winding waterway flows through the center, bordered by a low stone wall. On the left, a paved walkway with a rope railing runs along the water. In the foreground, a curved concrete path curves around a landscaped area with trees and shrubs. Several people are visible: some walking on the path, others sitting on a bench or on the ground. In the background, a row of modern, multi-story residential buildings is visible under a soft, orange-hued sky.

Welcome to the Aldar family. Welcome to Haven by Aldar

A dark, textured sphere, possibly a planet or a large rock, is the central focus of the image. It is resting on a bed of green moss. The background is a soft-focus view of a forest floor covered in similar moss and foliage.

Thank you