



جنان
haven
BY ALDAR





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



An aerial photograph of Dubai, United Arab Emirates, showing the turquoise waters of the Persian Gulf, a sandy beach, and the iconic Burj Al Arab hotel. The city's urban landscape is visible on the right side of the frame.

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 light-colored, short-sleeved dress. Her right hand is touching the water, and her left hand is on her hip. She is looking up and to the right with a serene expression. The background is filled with green foliage and trees. The overall mood is peaceful and natural.

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**



DXB Airport
25 mins

Dubai Mall, Downtown
& Burj Khalifa
25 mins

Dubai - Al Ain Road

Nad Al Sheba

Emirates Road

Dubai Hills

Mall of the
Emirates

The Palm

Al Barari

Sheikh Mohammad Bin
Zayed Road

Dubai Marina
30 mins

Al Barsha

جان
hàven

Global Village
10 mins

Dubai Sports City

Damac Hills 2

Jebel Ali
Freezone

Expo City
Dubai

Nestled in
a lush sanctuary

Dubailand
Silicon Oasis

D54

Sheikh Mohammed Bin
Zayed Road

Dubailand
residence
complex

Emirates
Road

The Villa

جان
haven

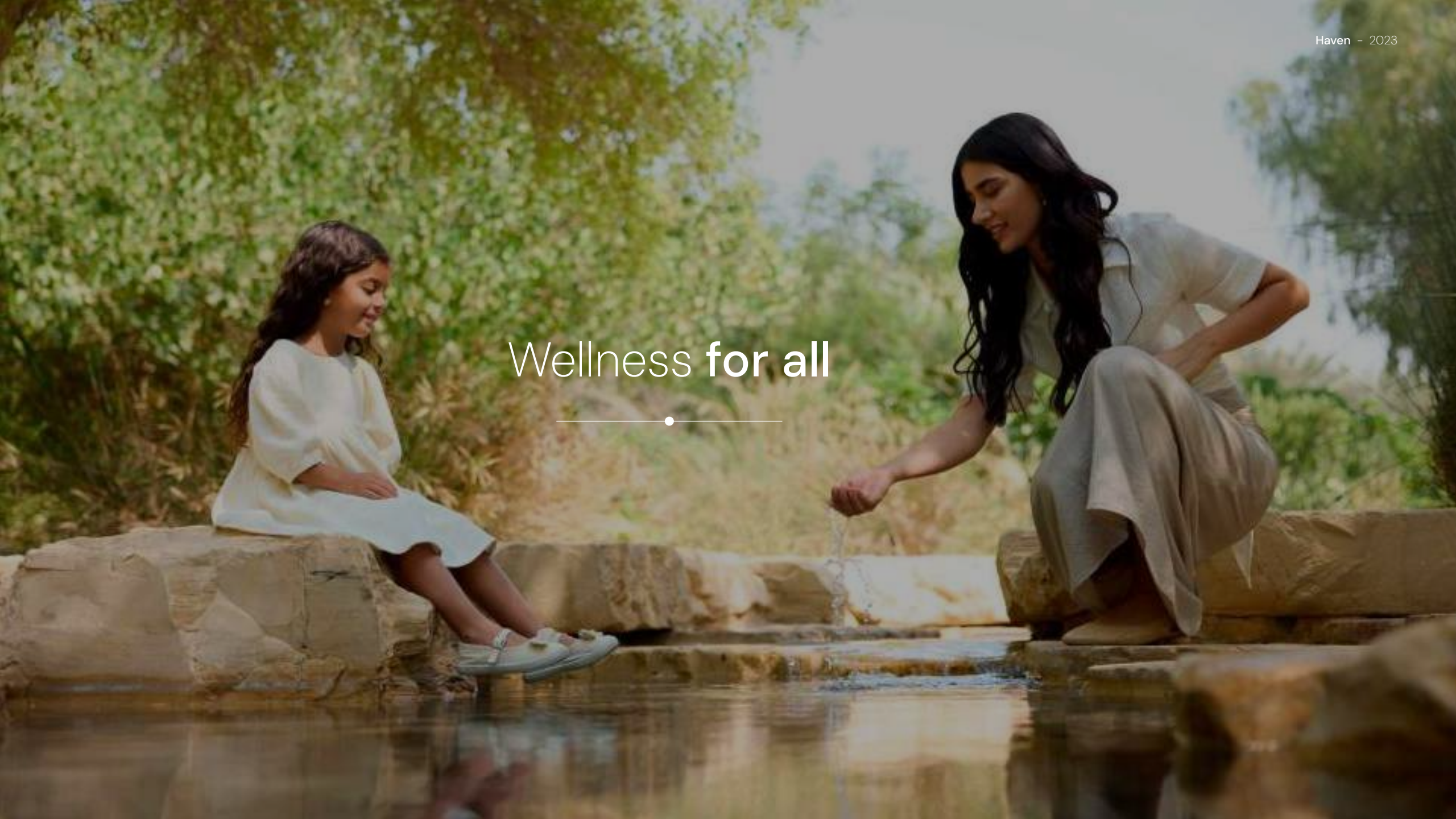
Al Habtoor
Polo Club

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 hair, wearing a white, sleeveless, knee-length dress, is walking away from the camera in a circular, shallow pool of water. The pool is surrounded by lush greenery, including a large tree with long, thin leaves on the right. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The background is a soft-focus view of a garden with various plants and trees.

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 |










A photograph of a stone path leading to a stream, overlaid with a dark green circular graphic containing text. The path is made of large, flat, rectangular stones, some of which are partially submerged in a shallow stream. The water is clear and reflects the surrounding greenery. The background shows a lush, green landscape with trees and bushes. The overall scene is peaceful and natural.

Connectivity, Loops & Nodes

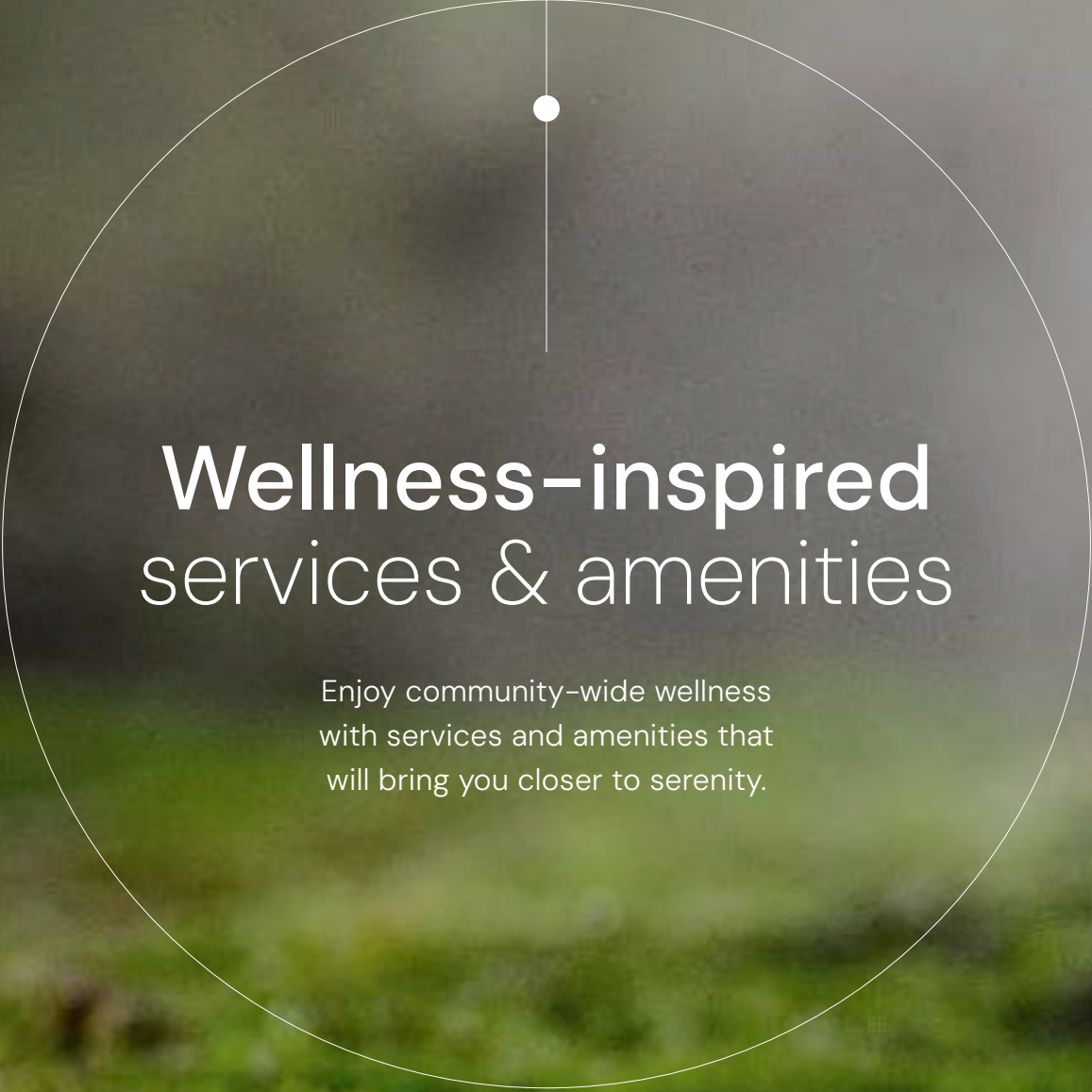
Master plan framework

- 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



Community clubhouse



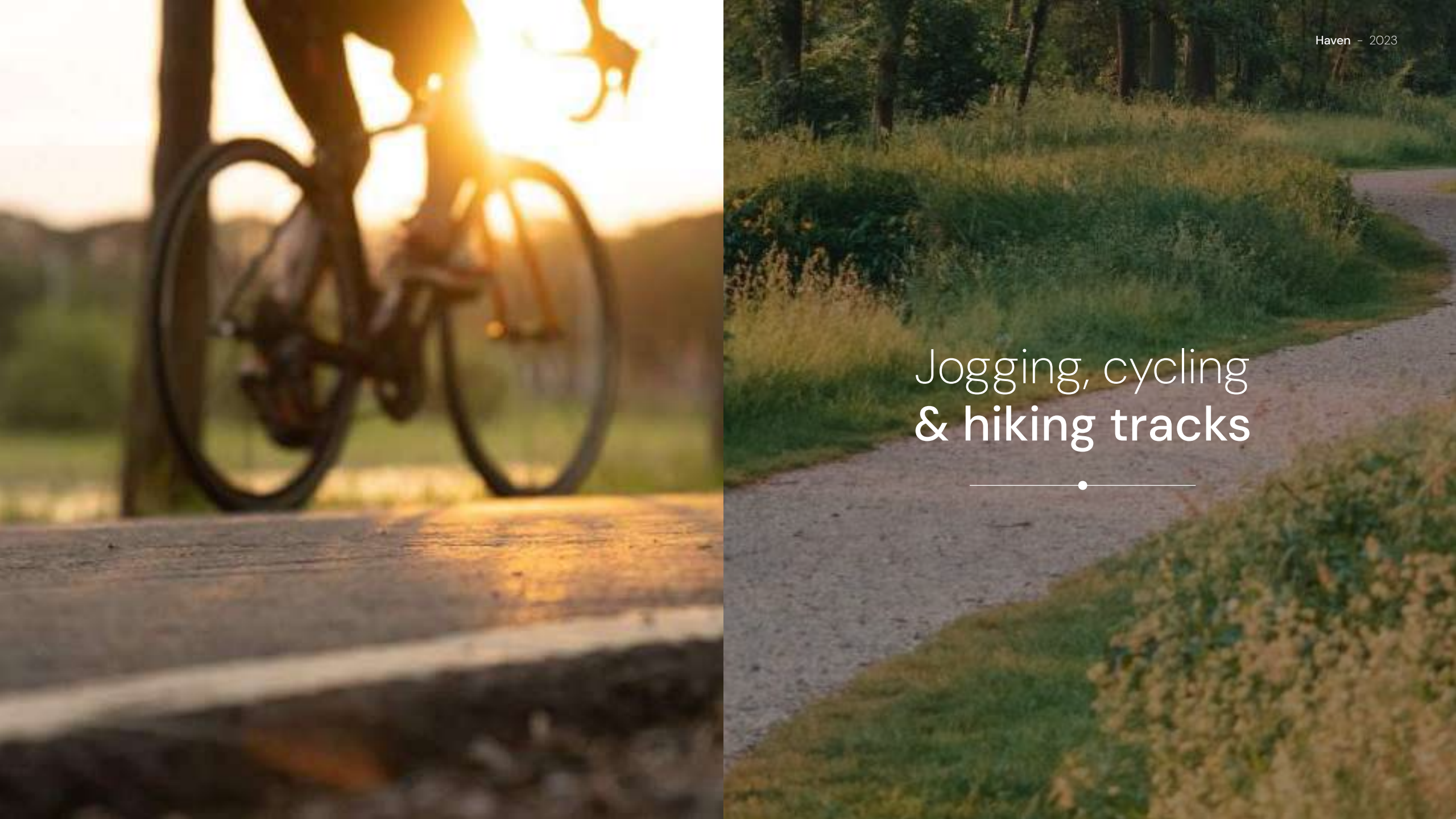
Community clubhouse

A modern architectural rendering of a landscape. In the foreground, a wide, curved, light-colored path flows like a ribbon, bordered on the right by a shallow, dark water feature. A family of three—a man, a woman, and a child—are walking along the path. The background features a multi-story, modern building with large windows and balconies, surrounded by lush tropical vegetation, including numerous tall palm trees. The scene is bathed in the warm, golden light of a sunset or sunrise, with long shadows cast across the path. The overall atmosphere is serene and contemporary.

A flowing landscape



Retail plaza



Jogging, cycling
& hiking tracks

Hiking & jogging tracks



Outdoor fitness zones



Outdoor fitness zones



A woman in a black athletic top and leggings is sitting in a meditative pose on a wooden deck. The deck is surrounded by a pond, and the scene is illuminated by the warm glow of a sunset. Several lit candles are placed around the woman on the deck. In the background, there are palm trees and modern 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

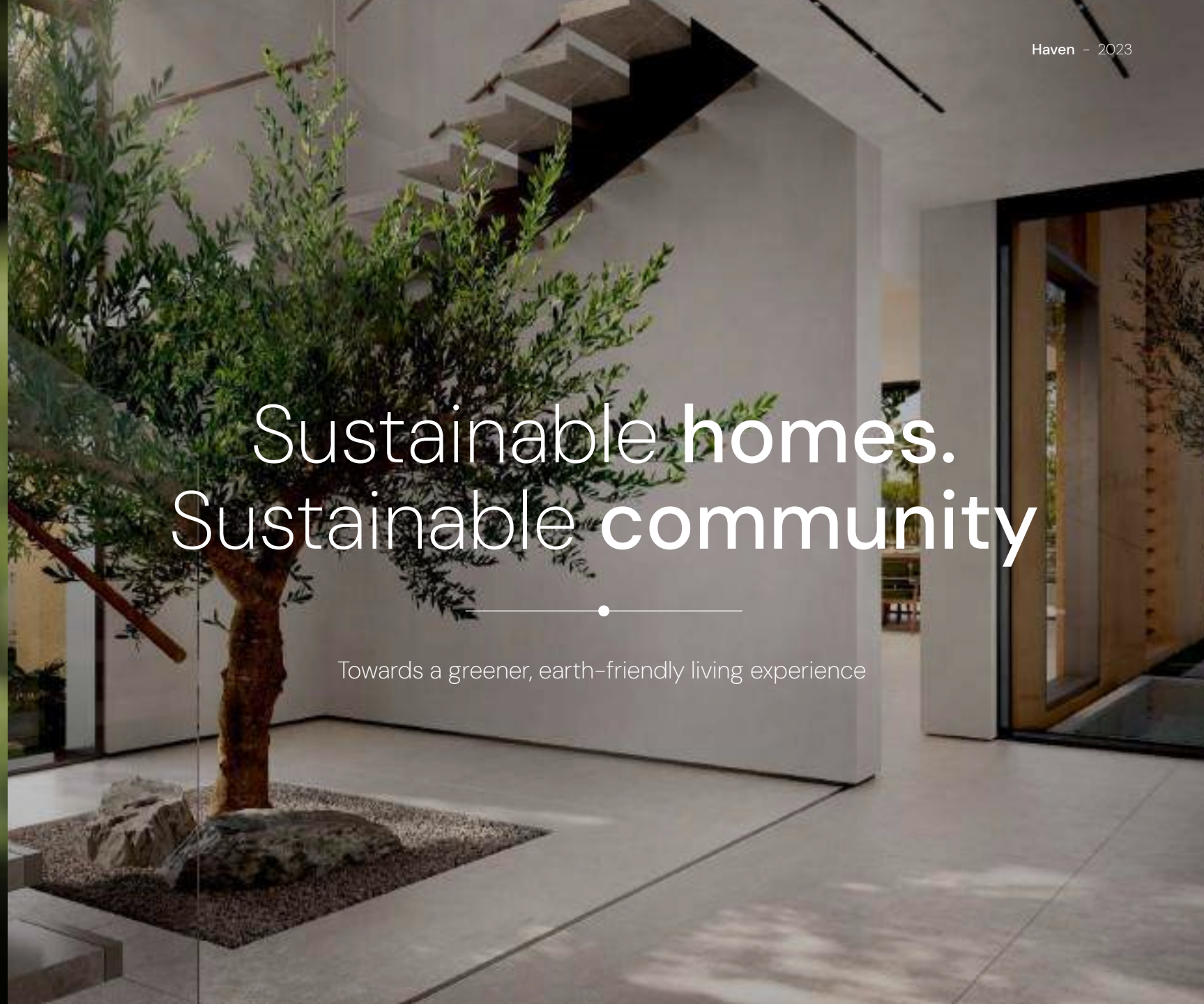
Sustainable Construction

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.



Villa Offerings

Masterplan typologies

TOTAL NO. OF UNITS: 2,489

Premium Villas			
4 BR. Villa-A 20X30	31	21%	
5 BR. Villa-B 23X30	34	27%	
6 BR. Villa-C 28x30	23	52%	
Typical Villas			
3 BR. Villa-D 14X23	86	38%	
4 BR. Villa-E 16X23	122	38%	
5 BR. Villa-F 19X23	96	24%	
Townhouses			
3 BR. TH 8 X 23	464	58%	
4 BR. TH 12 X 23	330	42%	
Apartments			
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)



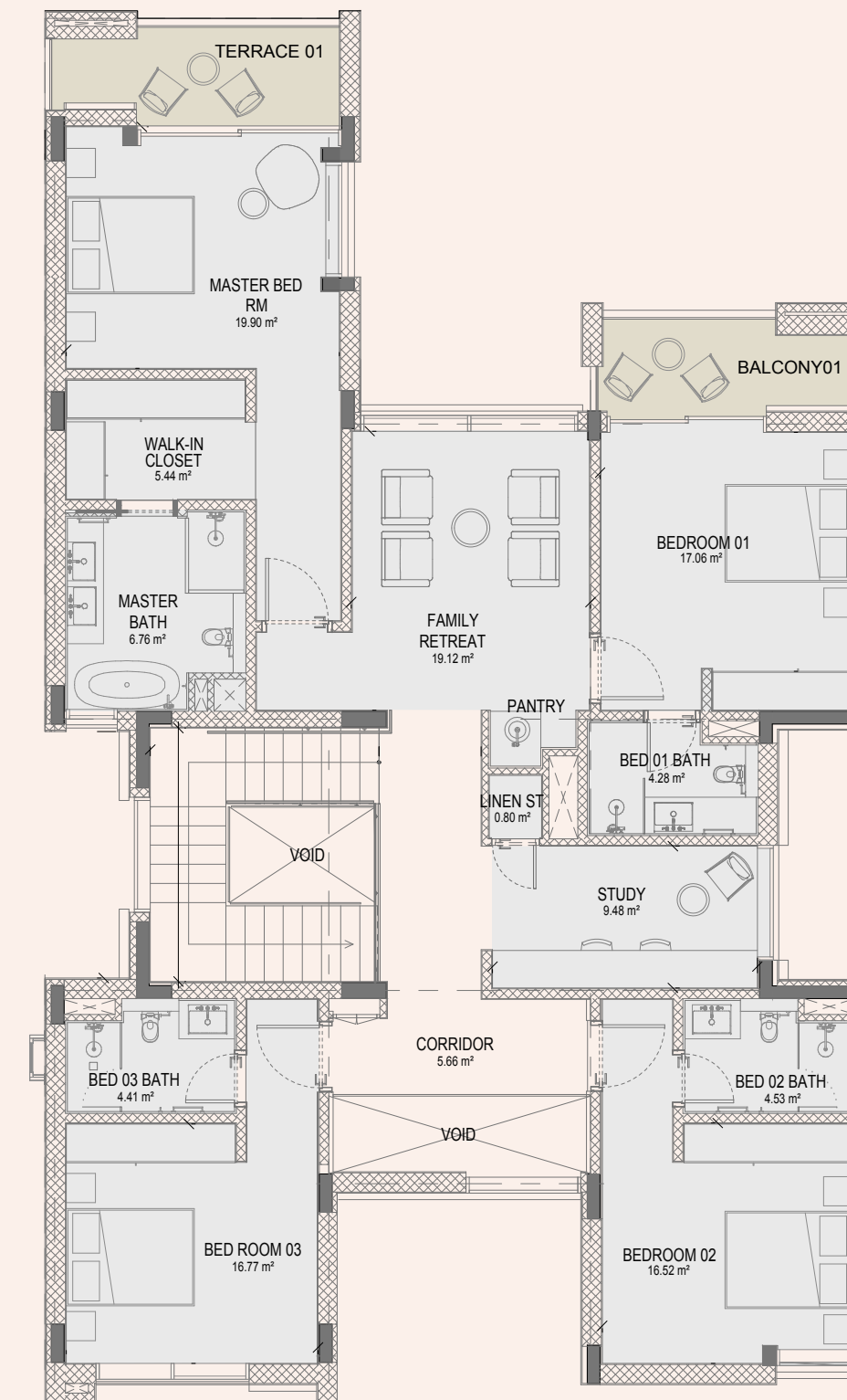








Ground floor



First floor

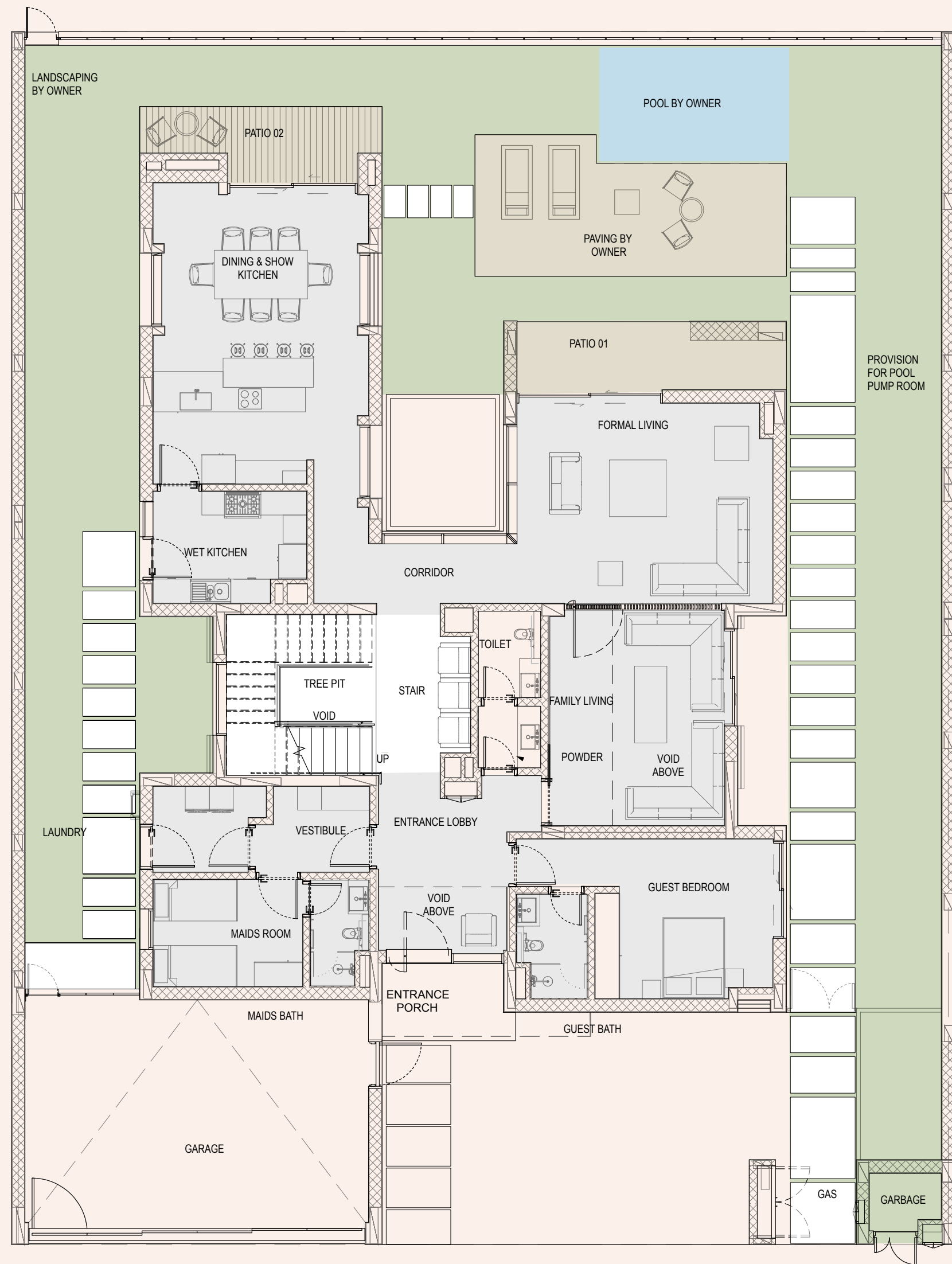
Area: 6,456 sqft











Ground floor



First floor

Area: 7,424 sqft







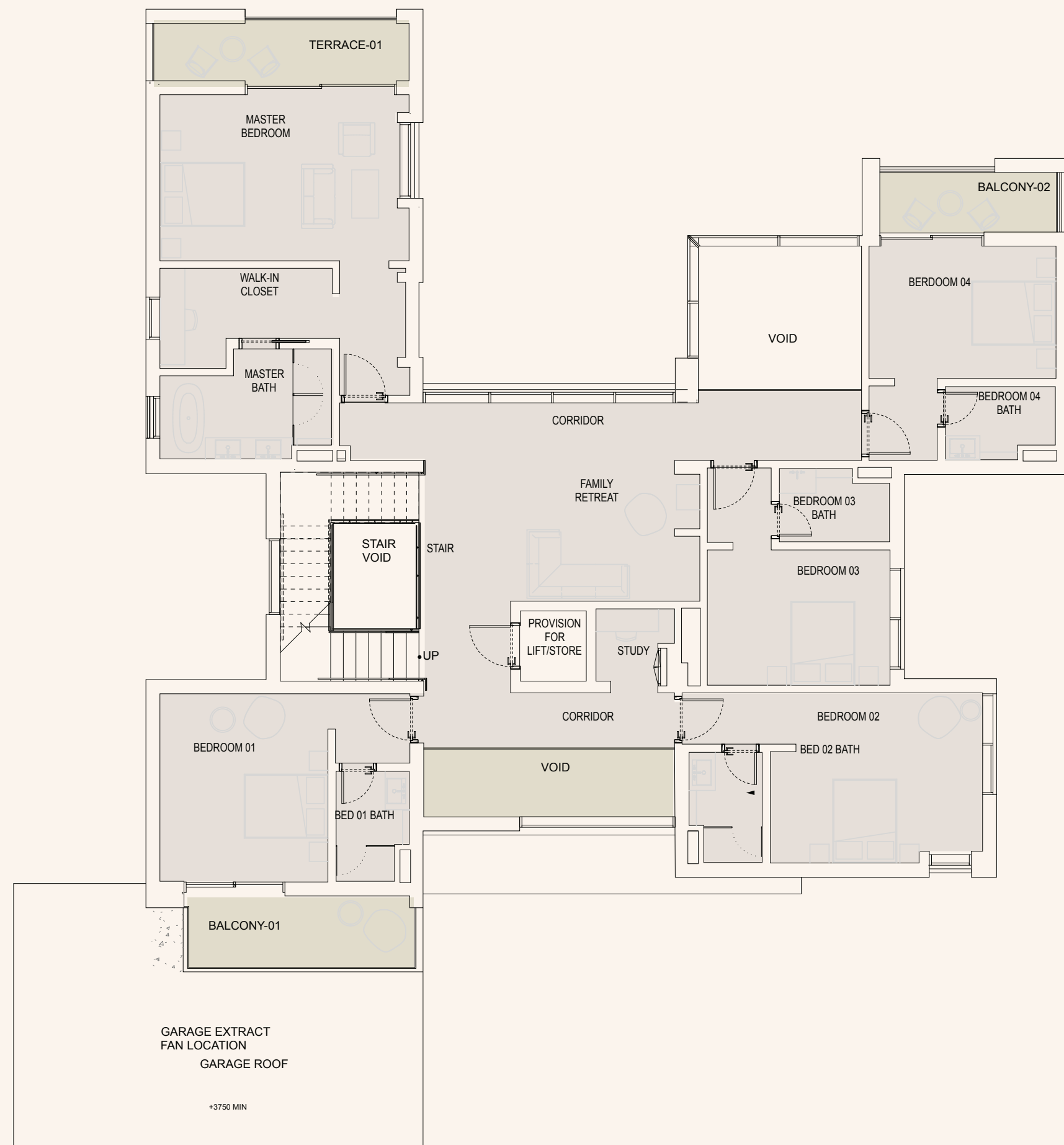




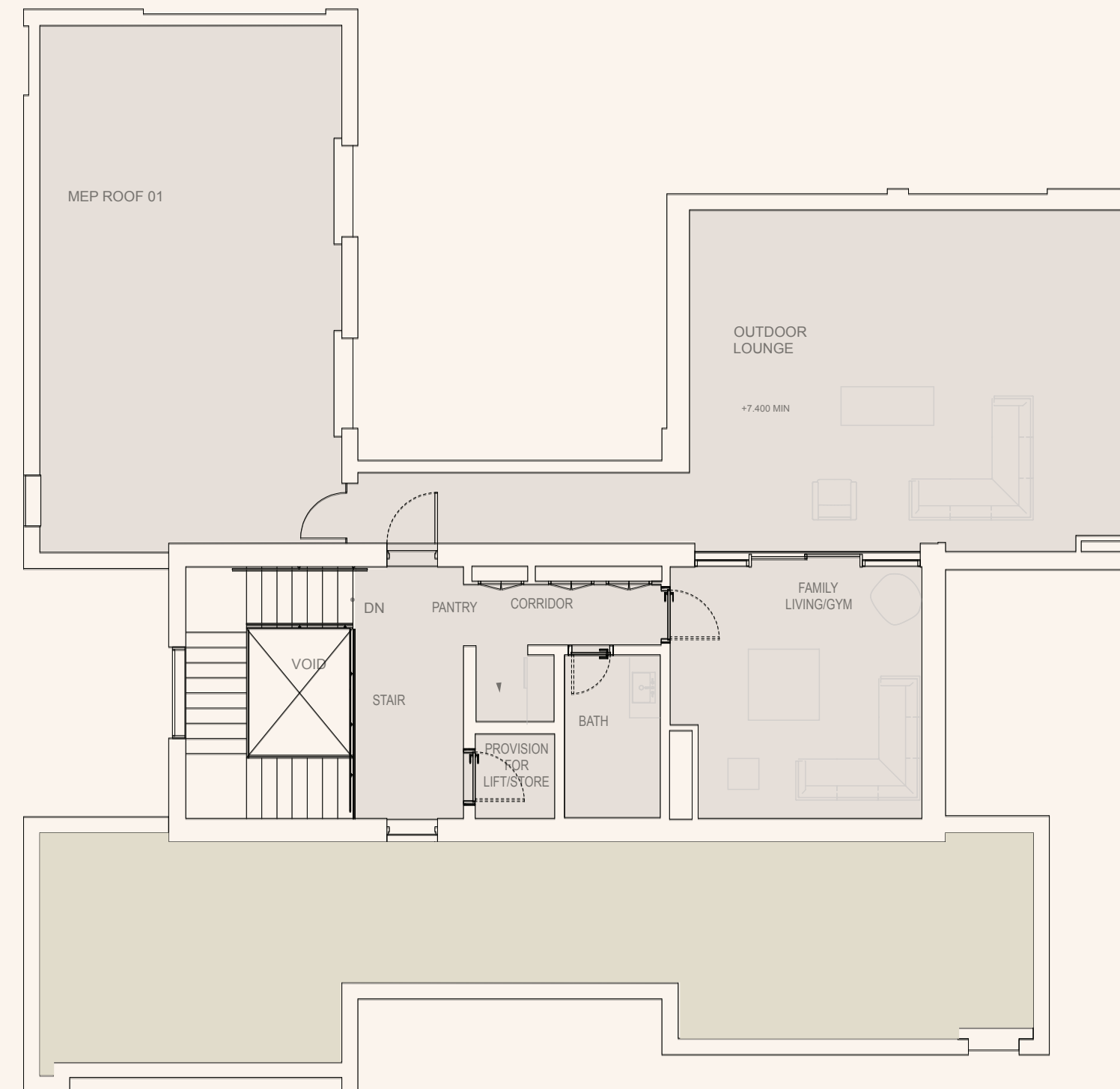


Ground floor

Area: 9,038 sqft



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

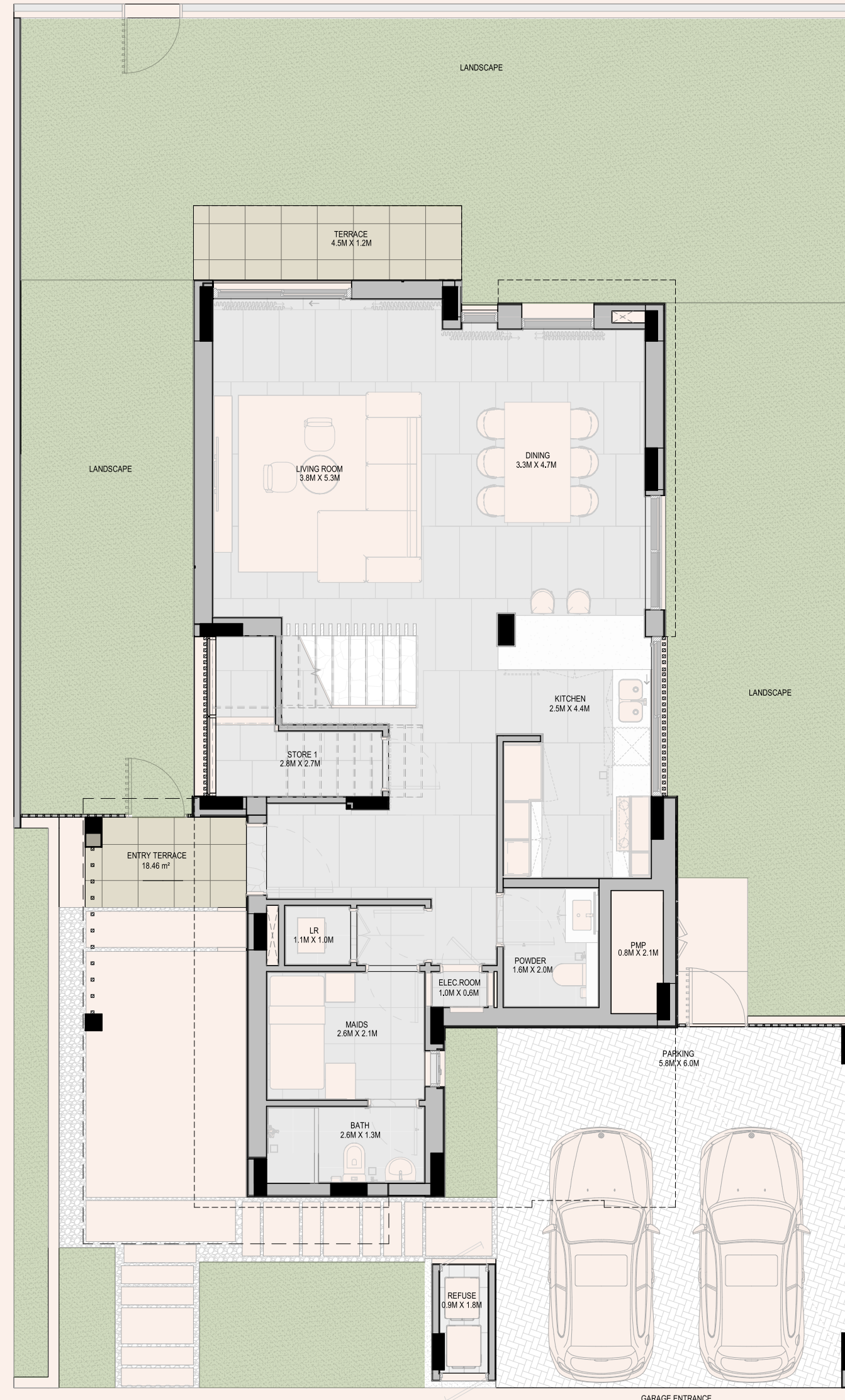




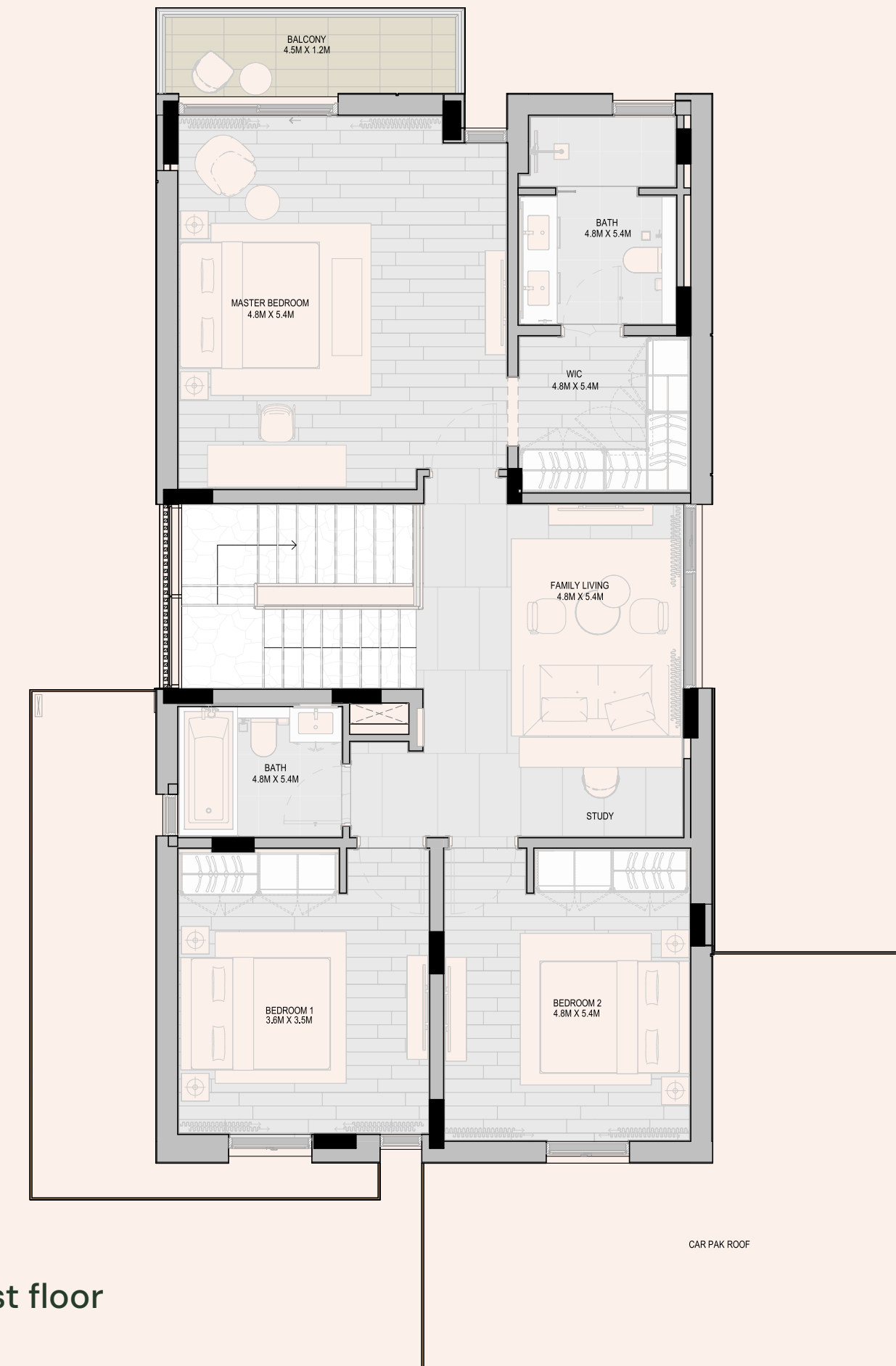




Ground floor



First floor

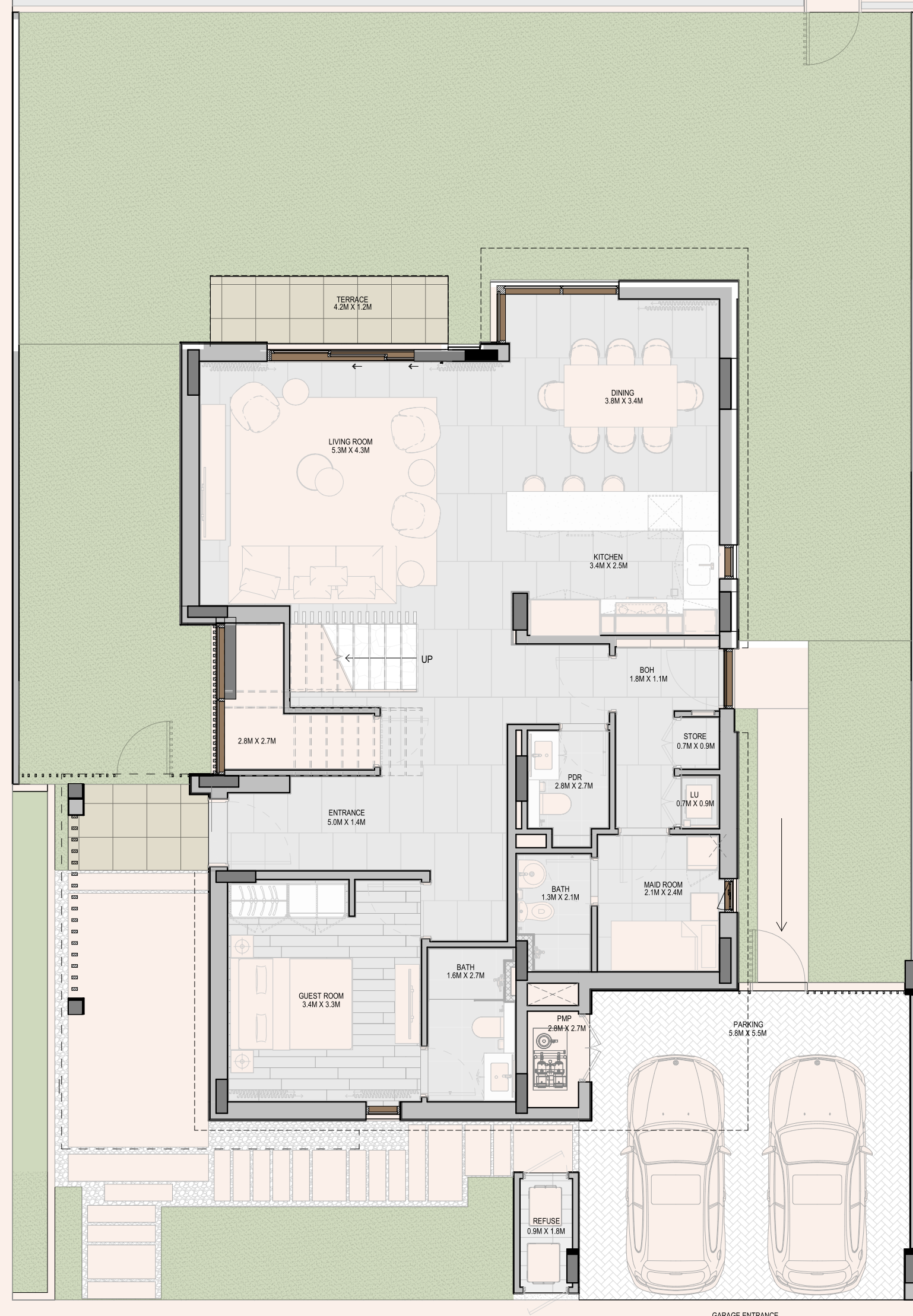




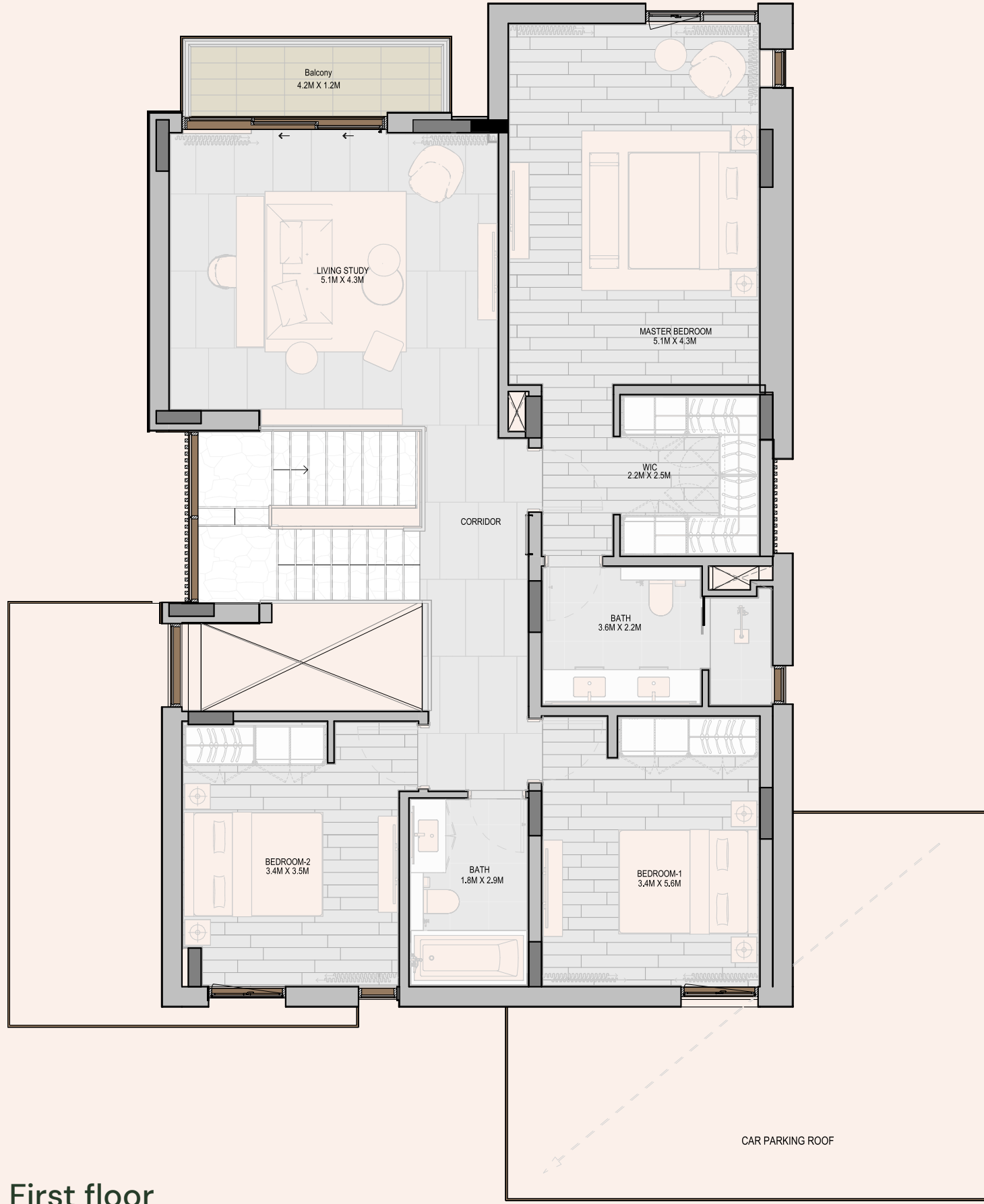








Ground floor



First floor

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Area: 3,960 sqft



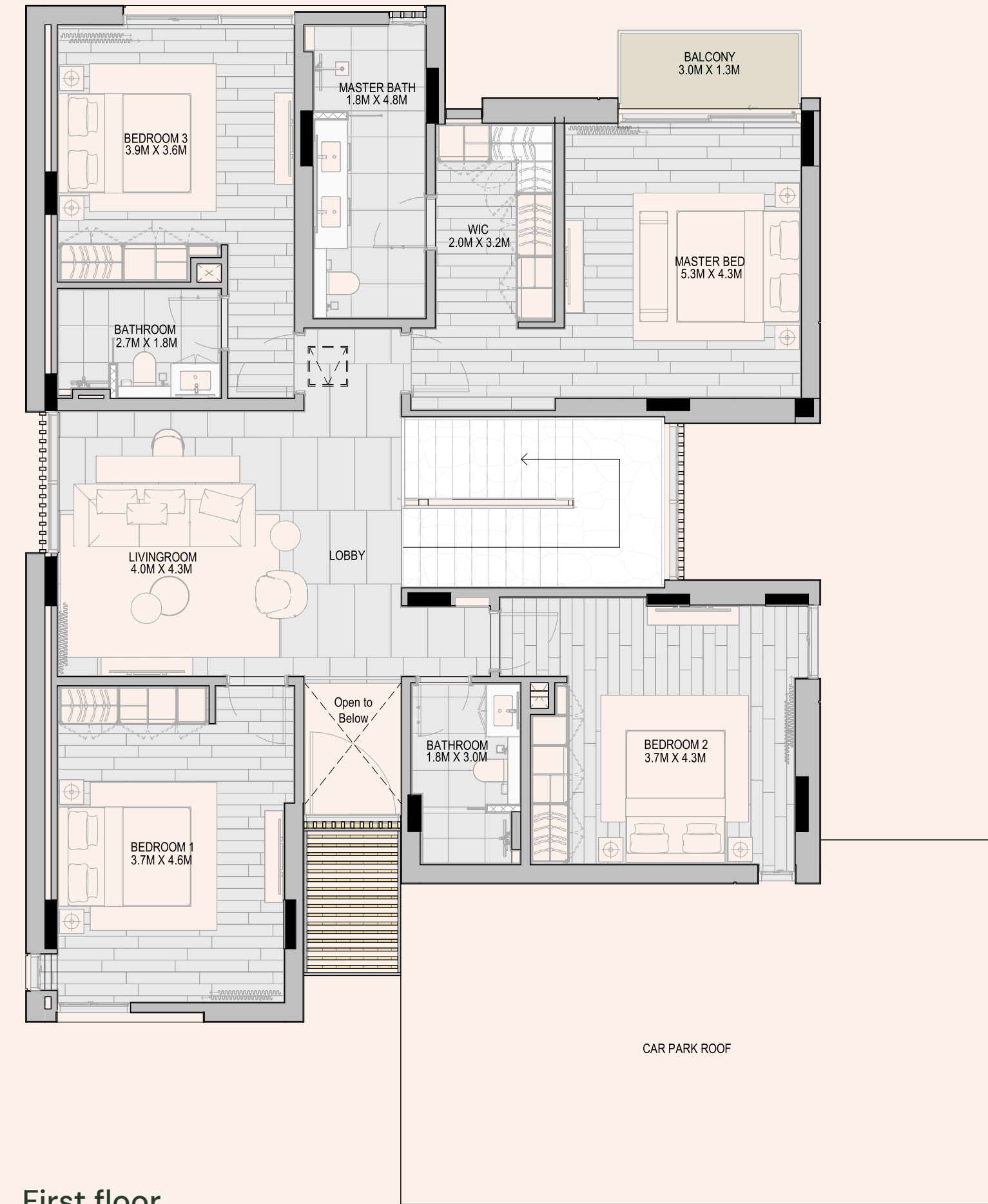








Ground floor



First floor

A woman with long dark hair, wearing a white short-sleeved shirt and a long, light-colored skirt, is sitting on stone steps next to a small pond. She is looking upwards and to the right. The background is a lush green park with various trees and plants. The scene is captured in a cinematic style with soft lighting.

Haven Park Living

The Park Haven

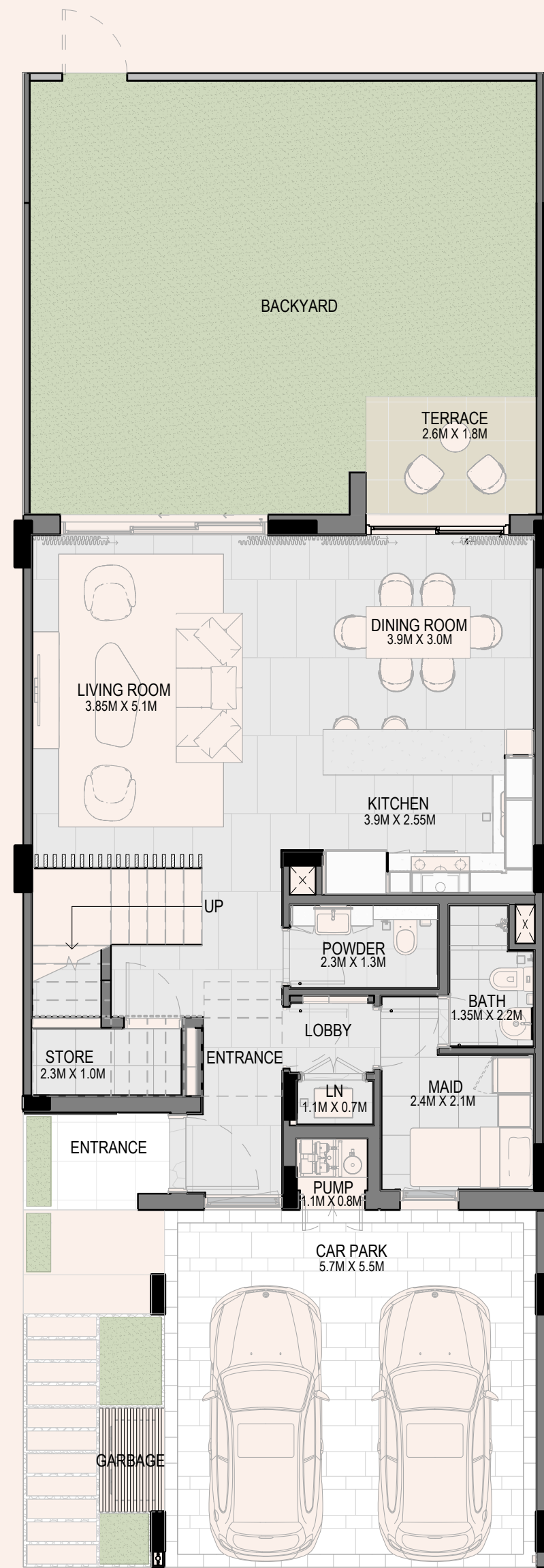




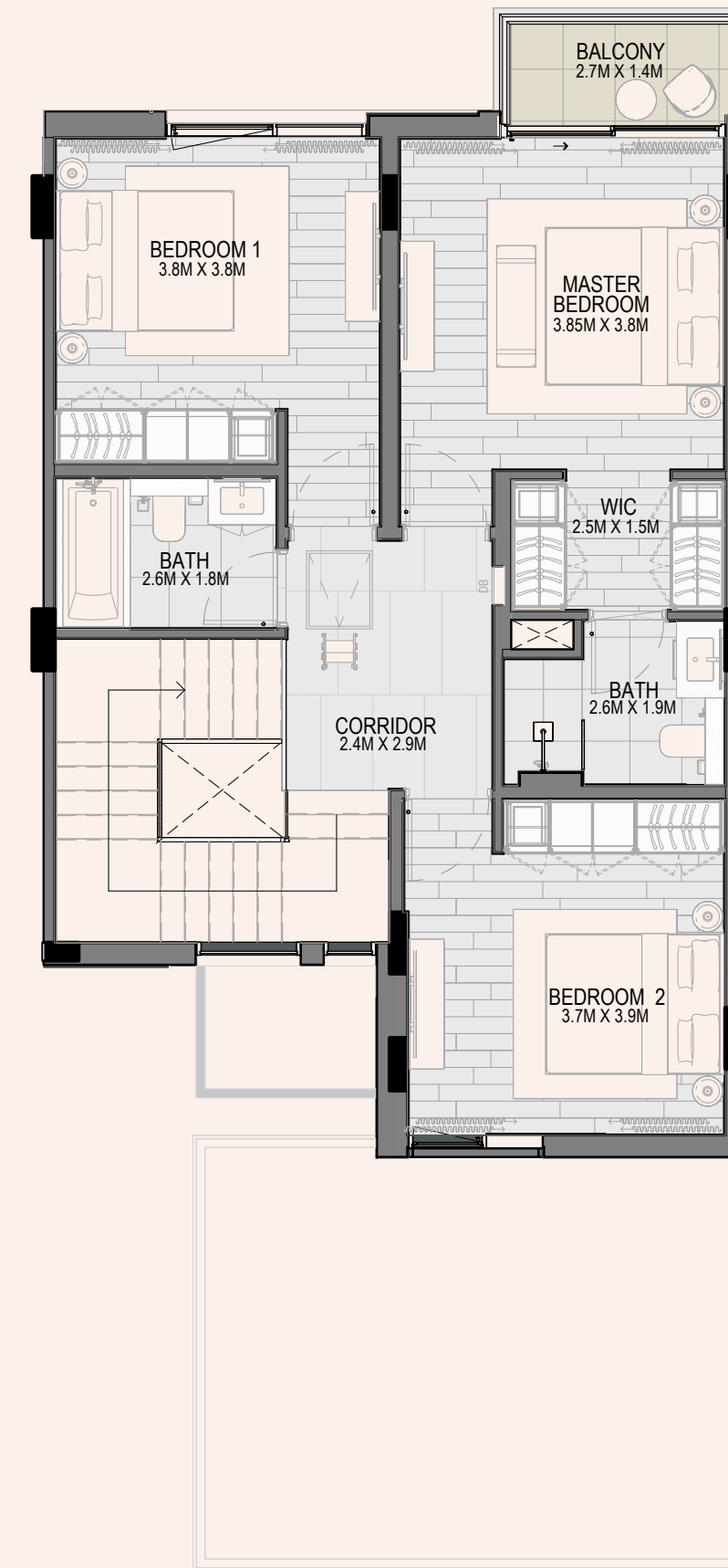








Ground floor



First floor

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Area: 1,808 sqft



Ground floor



First floor

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Area: 2,712 sqft

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
LAMINATE-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	
	BHK 5	6,102	7.90
	BHK 6	9,190	





Welcome to the **Aldar family**. Welcome to **Haven by Aldar**



Thank you