



# 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 Arabian Gulf coastline. The Burj Al Arab hotel, a sail-shaped skyscraper, is the central focus, situated on an artificial island. To its right, the city's urban landscape is visible, including roads, buildings, and a beach. The water is a vibrant blue-green, and the sky is clear.

# 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 sitting on stone steps next to a small waterfall. She is wearing a white, short-sleeved, button-down shirt and a long, light-colored skirt. She is looking upwards and to the right with a serene expression. Her right hand is resting on the stone step, and her left hand is on her hip. The background is filled with lush greenery and trees, creating a peaceful, natural setting.

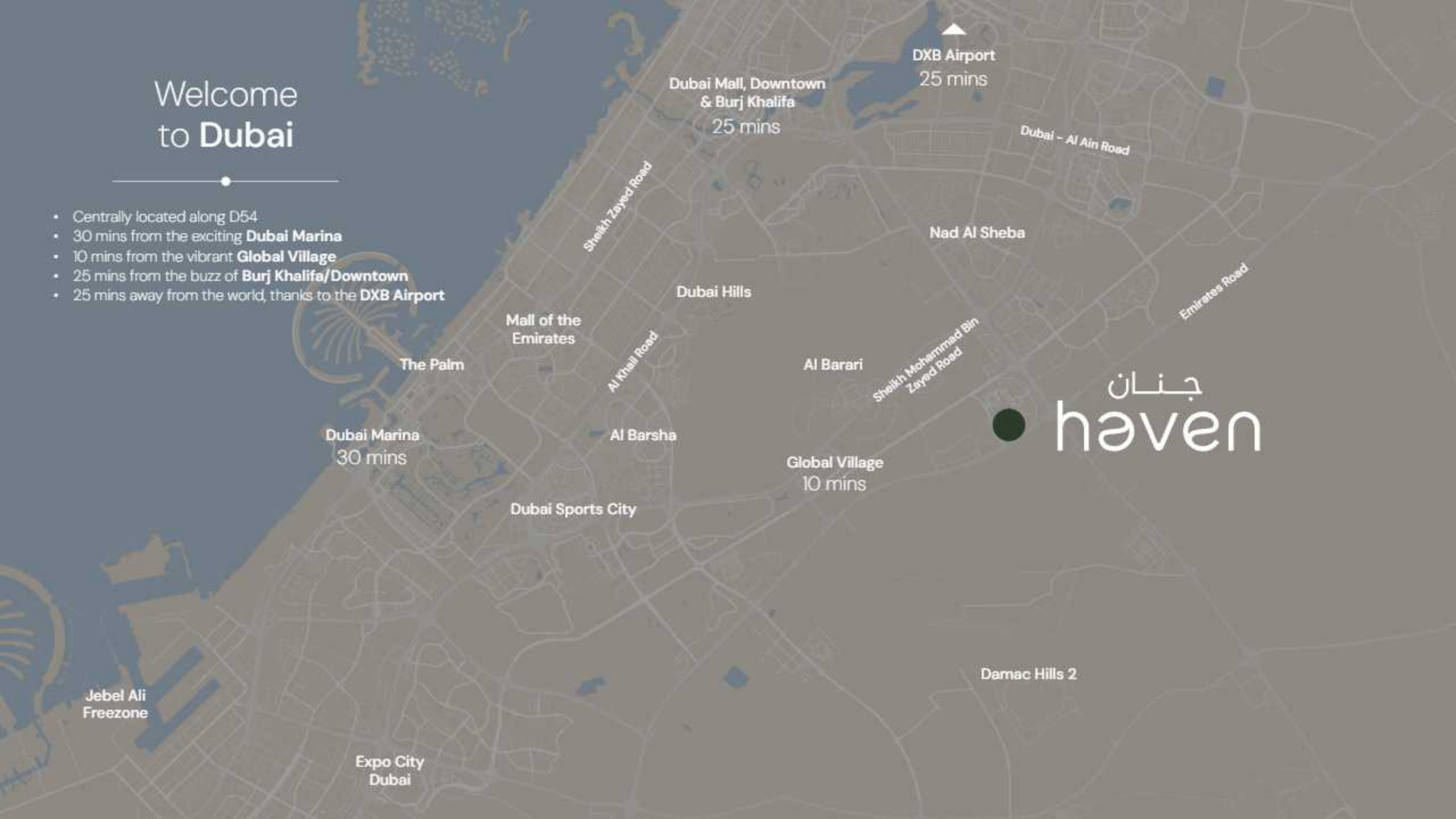
Welcome to **Haven** by **Aldar**

## 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

Al Barari

Sheikh Mohammad Bin  
Zayed Road

The Palm

Al Khail Road

Dubai Marina  
30 mins

Al Barsha

Global Village  
10 mins

Dubai Sports City

Damac Hills 2

Jebel Ali  
Freezone

Expo City  
Dubai

جان  
hàven

Nestled in  
a lush sanctuary

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Dubailand  
Silicon Oasis

D54

Sheikh Mohammed Bin  
Zayed Road

Dubailand  
residence  
complex

Emirates  
Road

The Villa

جنان  
høven

Al Habtoor  
Polo Club

Villanova

Arabian  
Ranches III





Wellness for all

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A new way of living

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Prioritising your **health**  
& **well-being**

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**Retail therapy,**  
right in the community

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

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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 pool of water. She is facing away from the camera, looking towards a lush garden with various plants and a large tree with long, drooping branches. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The pool's edge is a light-colored stone or concrete. The overall atmosphere is serene and peaceful.

# The Story

# The three elements of **wellness**



Life



Mind and body



Energy



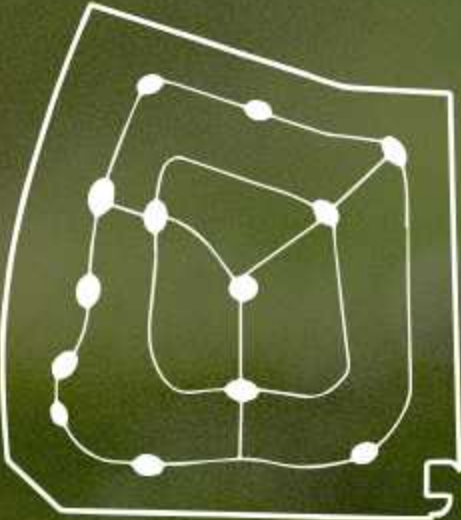
Neighbourhood Heart



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	
<span style="color: red;">■</span>	Town Center
<span style="color: yellow;">■</span>	Villas
<span style="color: teal;">■</span>	Townhouses
<span style="color: orange;">■</span>	Apartment Buildings
<span style="color: green;">■</span>	Open Spaces
<span style="color: purple;">■</span>	Primary School
<span style="color: grey;">■</span>	Utility / Services
<span style="color: green;">- - -</span>	Green Links
<span style="color: green;">●</span>	Neighborhood Parks





# Wellness-inspired services & amenities

Enjoy community-wide wellness  
with services and amenities that  
will bring you closer to serenity.

# The Wellness Hub

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## Amenity overview

The Treehouse

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The Clubhouse

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The Community Clubhouses

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The Sports Hub

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Retail Plaza

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## 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



An architectural rendering of a modern clubhouse at dusk. The scene features a large, curved swimming pool with a white edge, surrounded by a wooden deck and landscaped grounds with palm trees and other vegetation. In the background, a multi-story building with a glass facade and a rooftop terrace is visible. The sky is a mix of blue and orange, suggesting sunset. A person is sitting on a bench in the foreground, looking towards the pool. The text 'The Clubhouse' is overlaid in white on the bottom left.

# The Clubhouse



The Club House



Sports hub

Community clubhouse

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Community clubhouse

A modern architectural rendering of a landscape. In the foreground, a wide, curved, light-colored path flows like a ribbon through a lush garden. To the right of the path, a dark, calm body of water reflects the surrounding greenery and the sky. The garden is filled with various plants, including tall palm trees, dense grasses, and large green leaves in the immediate foreground. In the background, a multi-story modern building with large glass windows and balconies is visible. The scene is bathed in the warm, golden light of a sunset or sunrise, with long shadows cast across the path. Three people—a man, a woman, and a child—are walking along the path, adding a sense of scale and life to the scene.

A flowing landscape

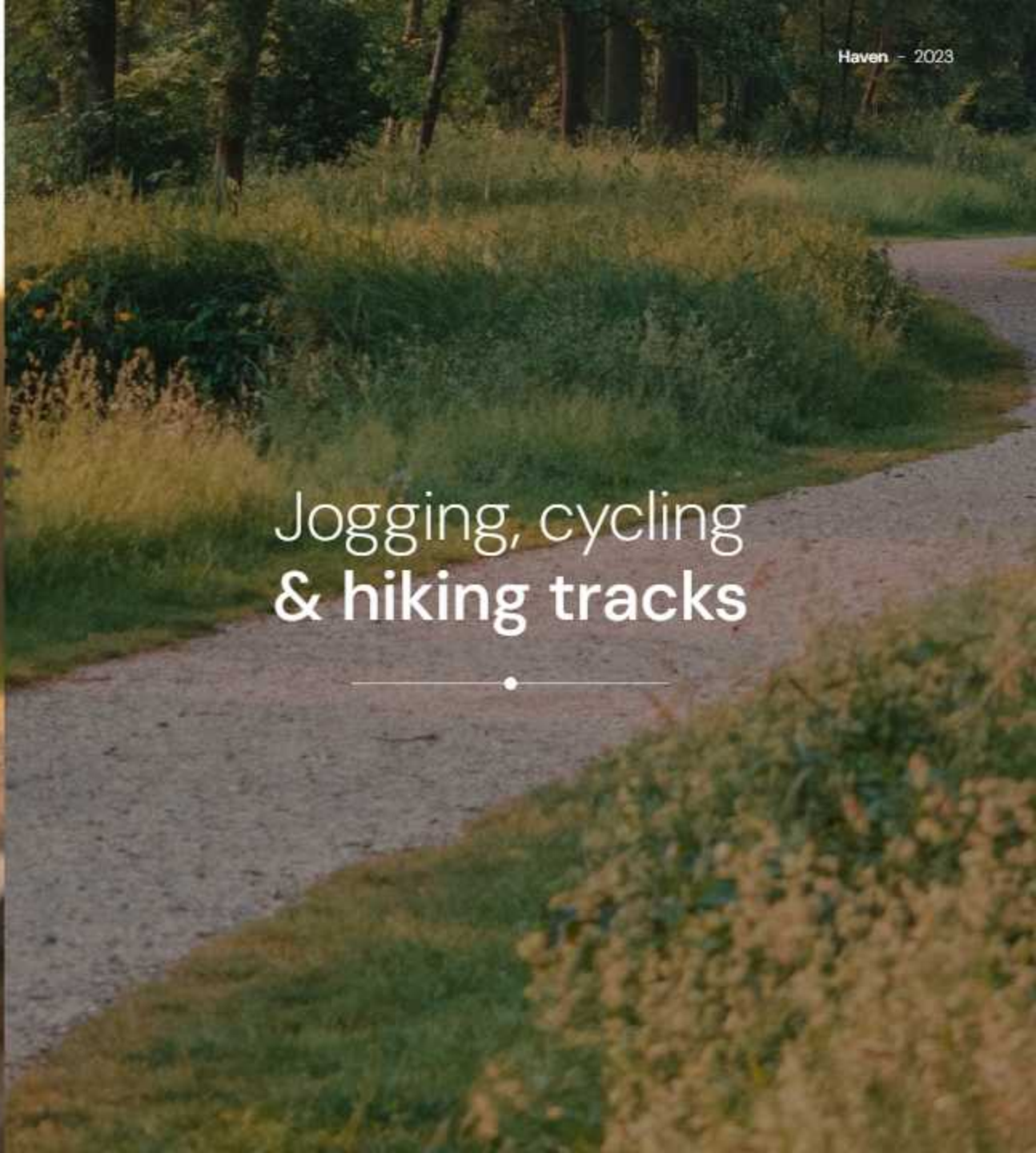


Retail plaza



## Jogging, cycling & hiking tracks

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# Hiking & jogging tracks



# Outdoor fitness zones

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# Outdoor fitness zones



A woman with her hair in a bun is sitting in a meditative pose on a wooden deck. She is wearing a black sports bra and leggings. The deck is surrounded by a pond, and the scene is set at sunset with palm trees and modern buildings in the background. Several lit candles are placed around her on the deck. The overall atmosphere is peaceful and serene.

Yoga decks  
& zen gardens

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# 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**

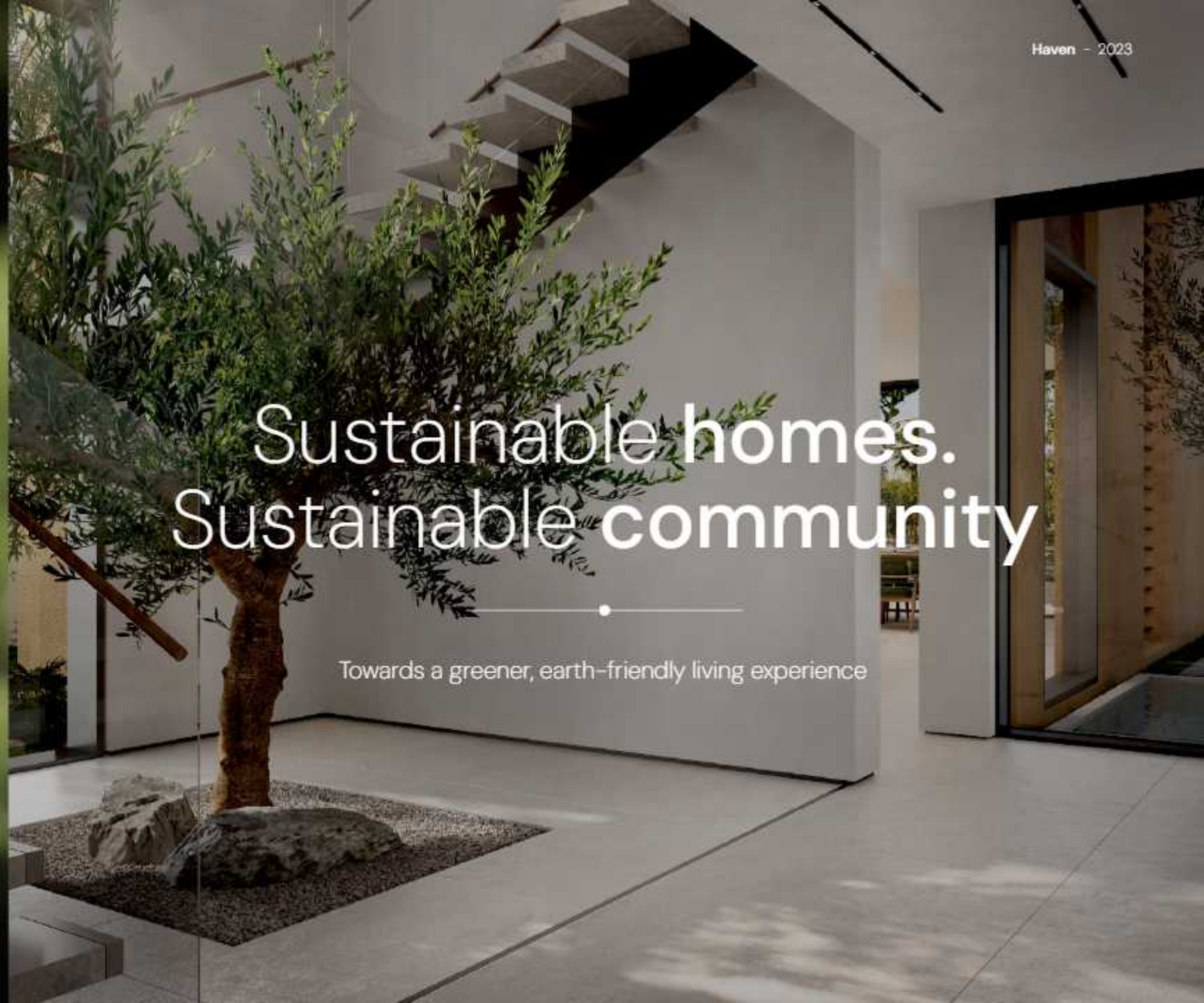
**Sustainable Construction**

**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

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Tectonic (Type 1)



Blades (Type 2)











Ground floor



First floor

Area: 6,456 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.

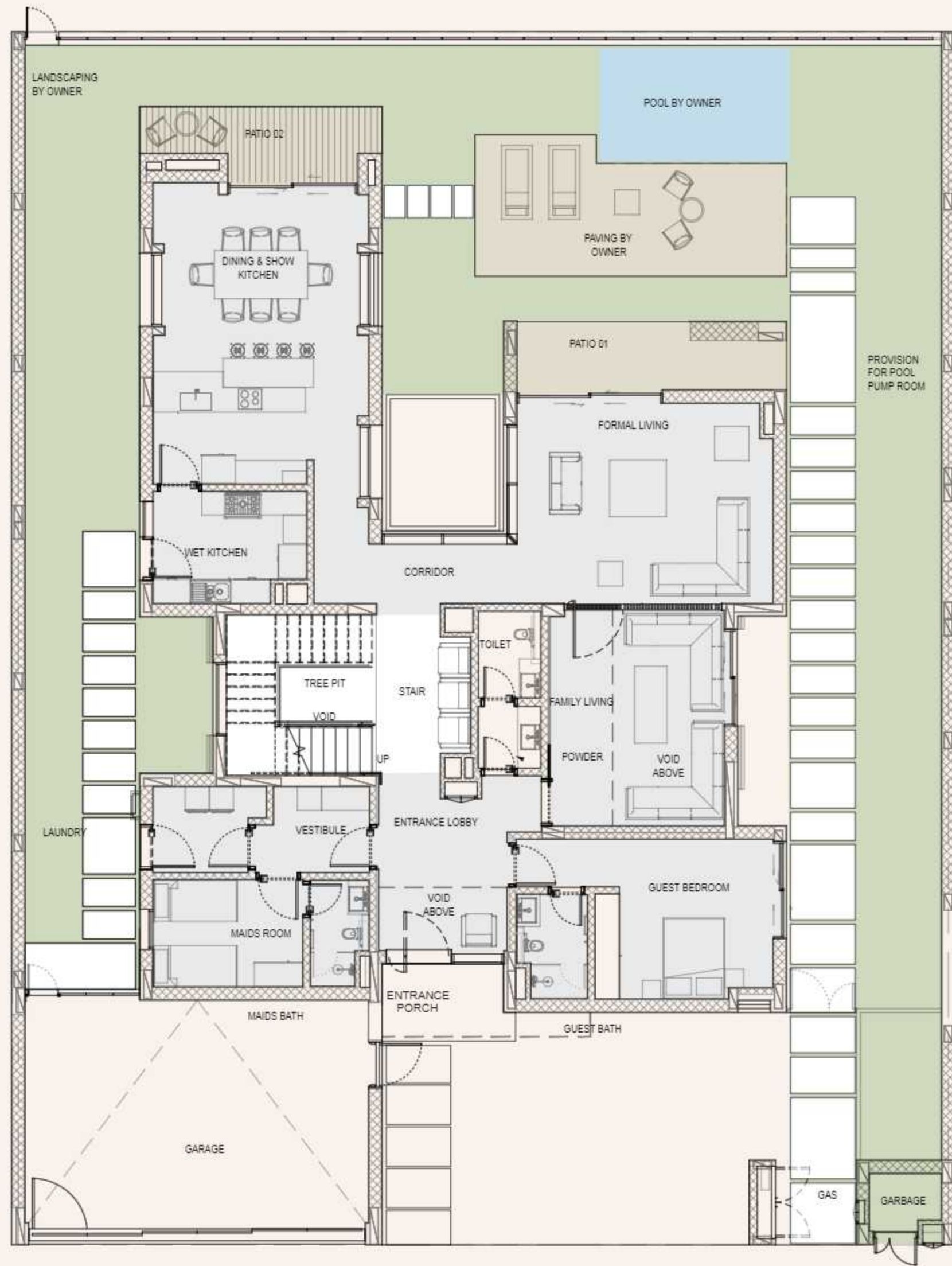




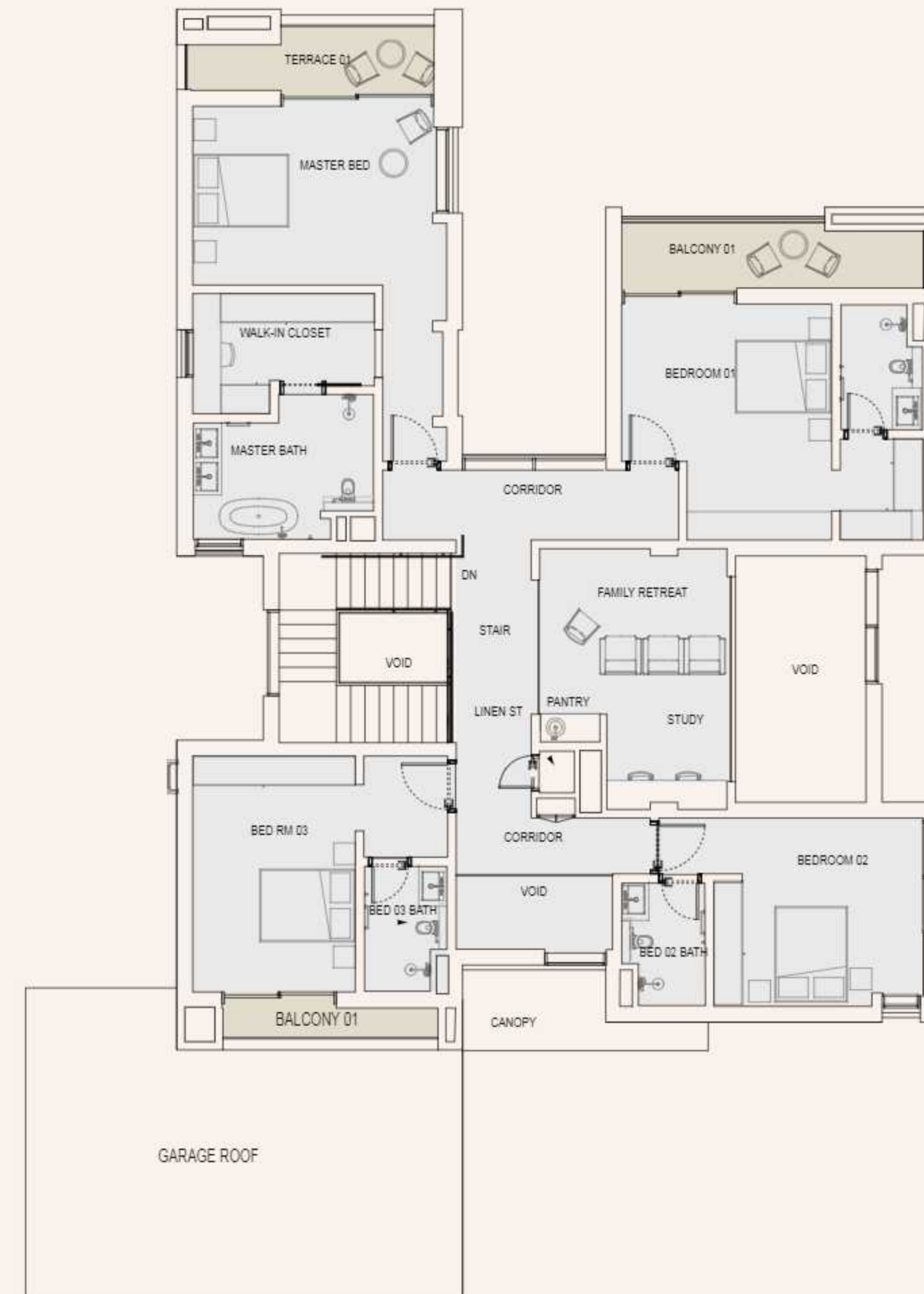








Ground floor



First floor

Area: 7,424 sqft















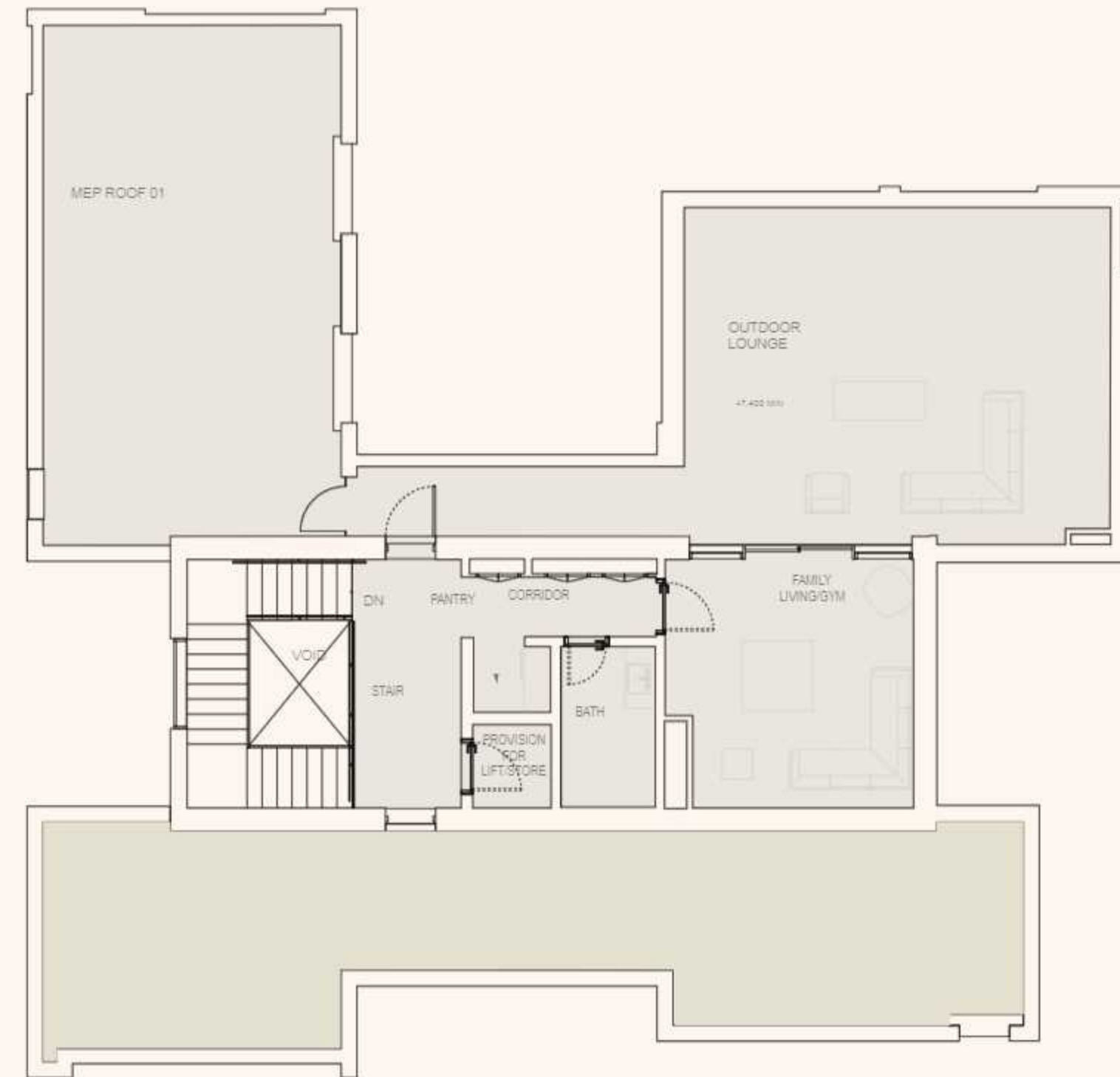
Ground floor

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

# The Serene Haven

Exclusive Living



# Villa Facade Themes



Type 1



Type 2





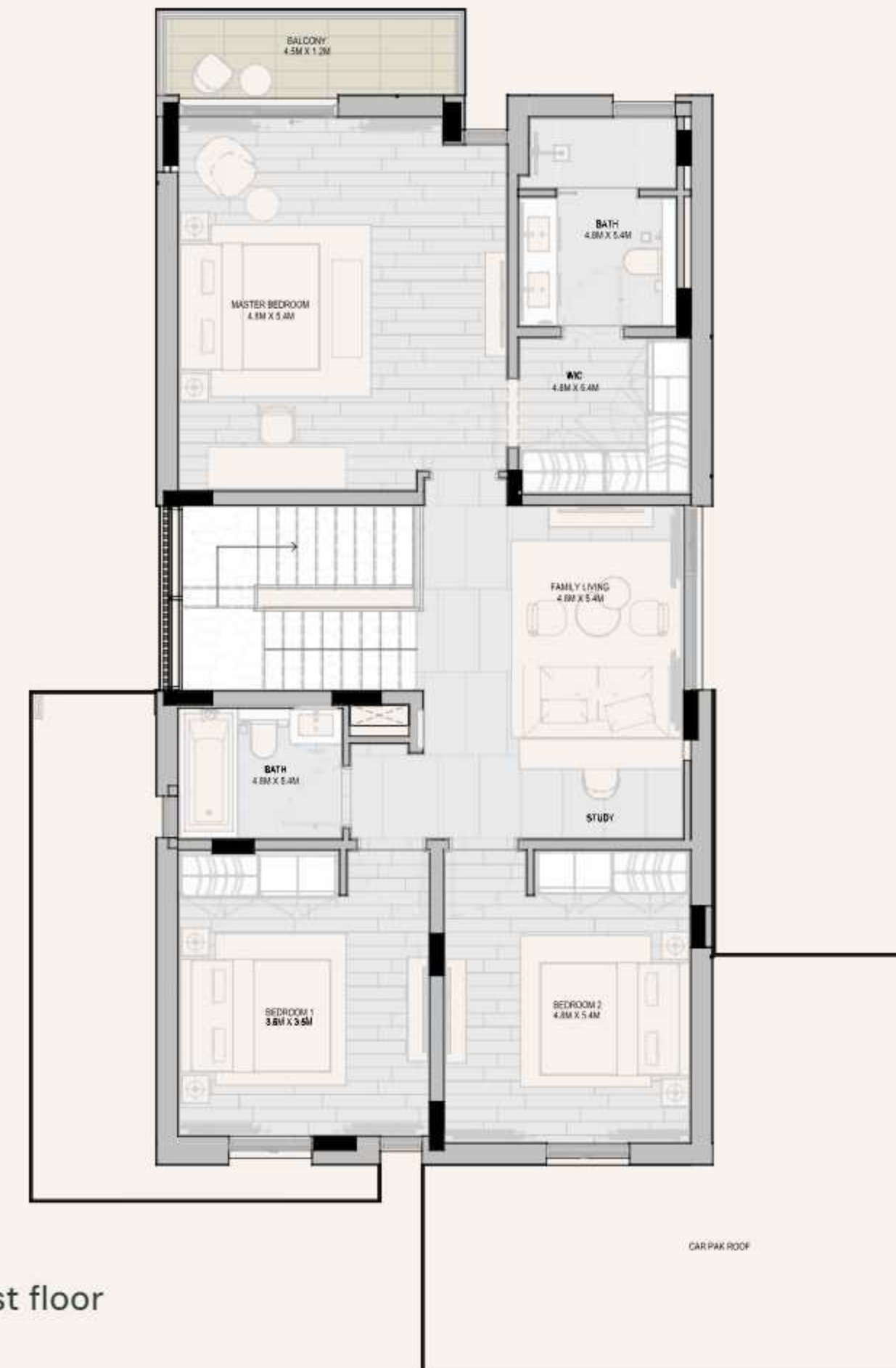








Ground floor



First floor



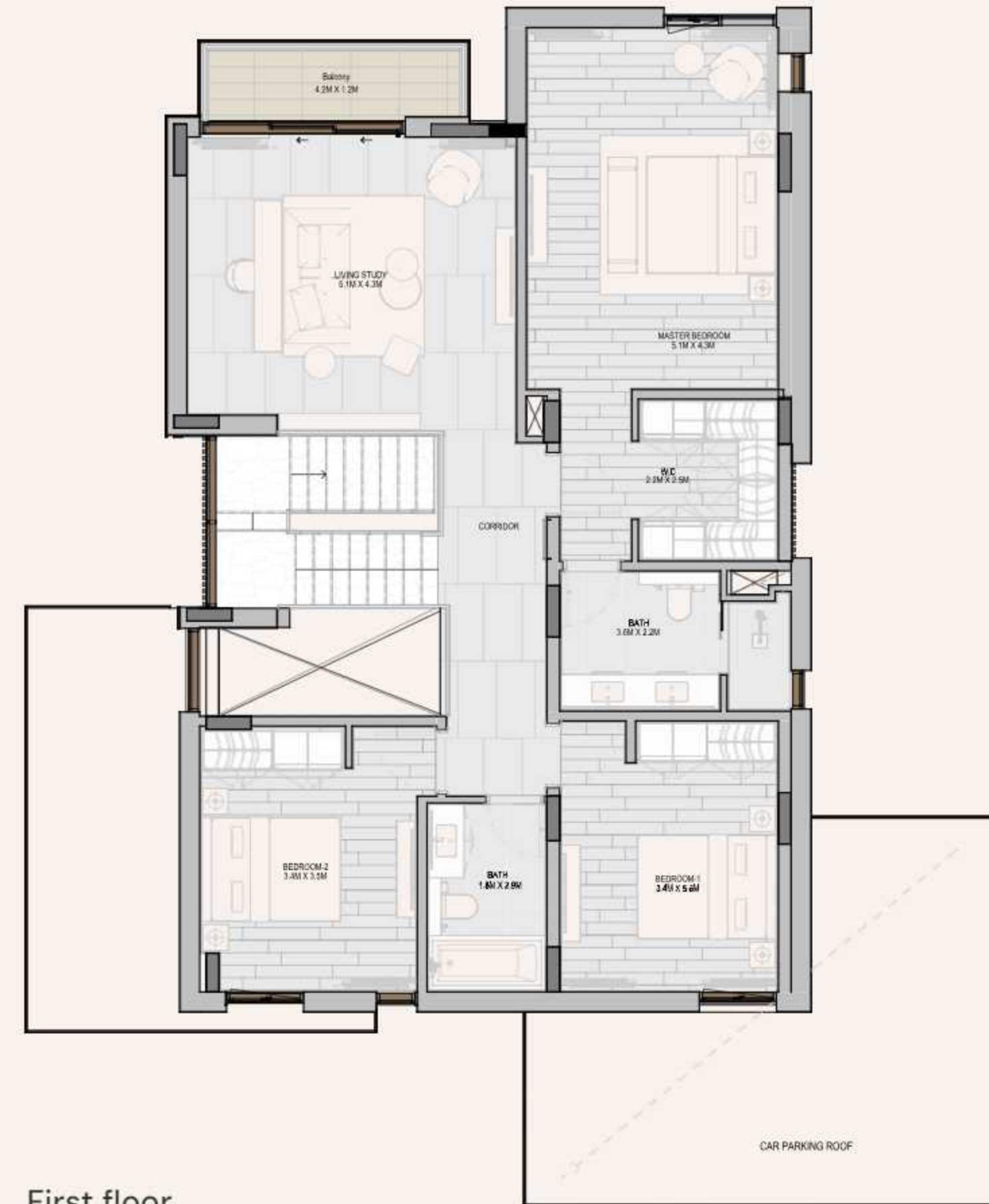








Ground floor



First floor













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.

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 - PEARL



WALK-IN CLOSET FRESH  
EXTERNAL & INTERNAL  
LAMINATE - PEARL



SHOW KITCHEN CABINET  
VILLA INTERNAL DOORS  
LAMINATE - OAK



WALK-IN CLOSET FRESH 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 & BATH)  
CERAMIC



SANITARY WARE  
(SHOWERS & MIXERS)  
BRUSHED NICKEL











# The Elite Haven

## Finishes: Dark Scheme



WASH BASIN COUNTERTOP & SHOWER CURB/WALL  
ENGINEERED STONE



KITCHEN CABINET  
LAMINATE - PLAIN



WALK-IN CLOSET FINISH  
EXTERNAL & INTERNAL  
LAMINATE - PLAIN



SHOW KITCHEN CABINET  
WALK-IN INTERNAL DOORS  
LAMINATE - OAK



WALK-IN CLOSET FINISH EXTERNAL  
LAMINATE - TEXTURED



WALL & CEILING PAINT



VILLA FLOOR - FIRST FLOOR  
TEAK EFFECT PORCELAIN TILE



VILLA FLOOR - GROUND FLOOR  
BATHROOM FLOOR AND WALL FINISH  
STONE EFFECT - PORCELAIN TILE



SHOW KITCHEN ISLAND FACIAL SHOW  
KITCHEN BACKSPLASH & BATHROOM  
ACCENT WALL LIMESTONE



KITCHEN COUNTERTOP  
ENGINEERED STONE



SANITARY WARE (WIC & BATH)  
CERAMIC



SANITARY WARE  
(SHOWERS & MIRRORS)  
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**

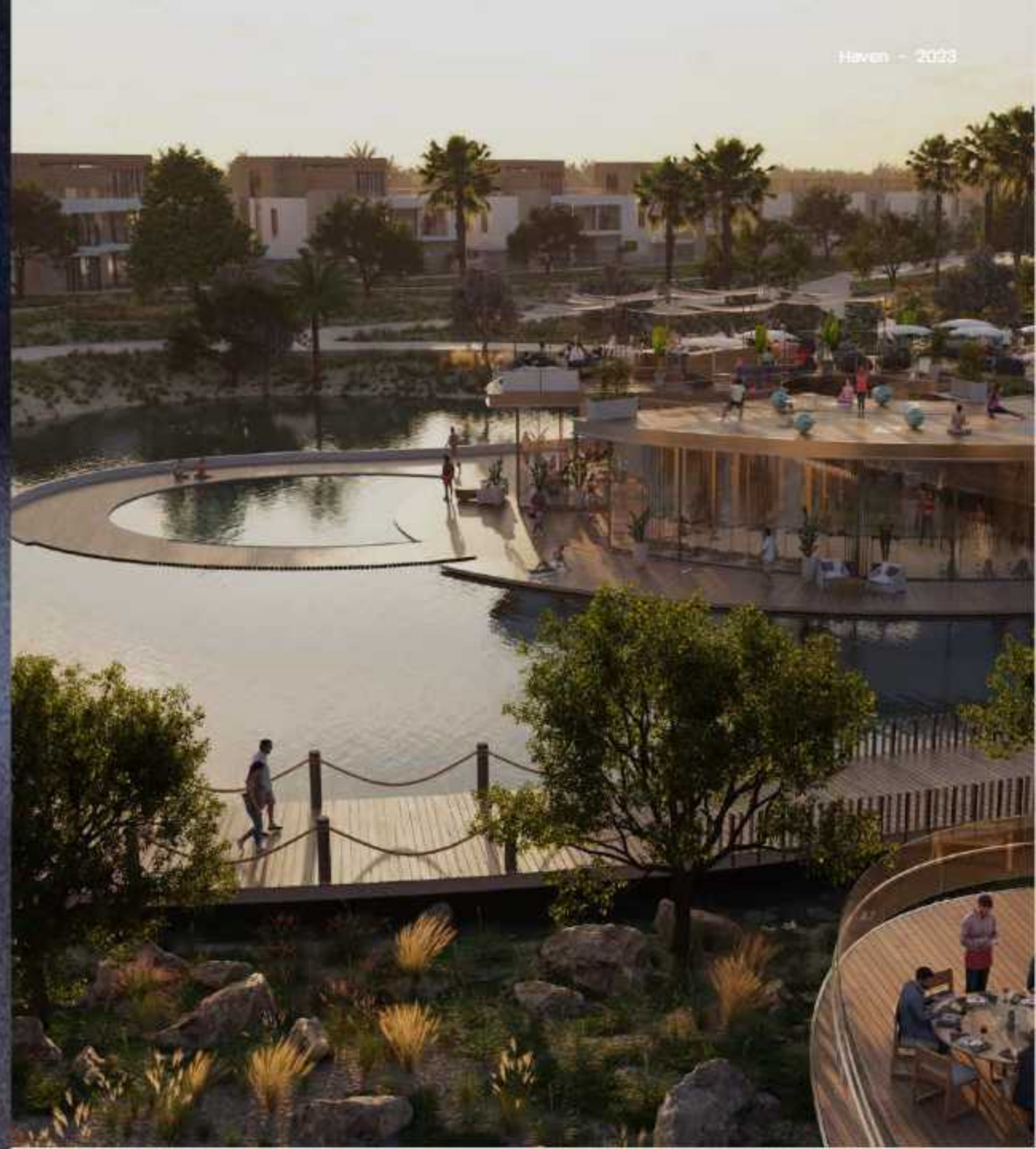
**Payment plans**

- 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	



An aerial view of a modern residential development at dusk. The central focus is a large, circular building with a glass facade and a flat roof, surrounded by a paved plaza. To the left, a calm lake reflects the sky. In the foreground, a wooden walkway with a rope railing leads to a landscaped area with trees and rocks. In the background, several modern residential buildings are visible, interspersed with palm trees and other vegetation. The overall atmosphere is serene and contemporary.

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