
جنان
haven
BY ALDAR
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.





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





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**



Dubai is ready for its first **wellness-inspired community**



The **Story**

The three elements of **wellness**



Life



Mind and body



Energy

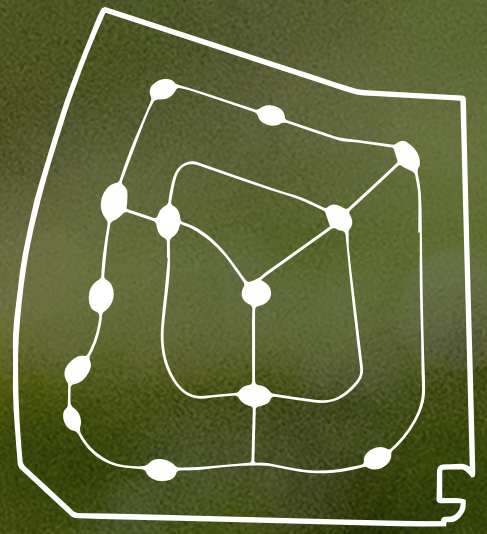
Neighbourhood Heart



Oasis Park



Connected Hubs





Development **overview**

Rendered Masterplan Key

Legend

1 The Clubhouse
2 Community Clubhouse
3 Central Park
4 Open Spaces
5 Sikkas
6 Sports Areas
7 Mosque Piazza
8 Planting Mounds
9 Main Entry/Secondary Entry
10 Lawn Area
11 BUFFER
12 Jogging Track
13 Pavilion
14 The Elite Haven
15 Serene Villas
16 Townhouses
17 Residential Apartments
18 School
19 Retail Center/Clubhouse
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

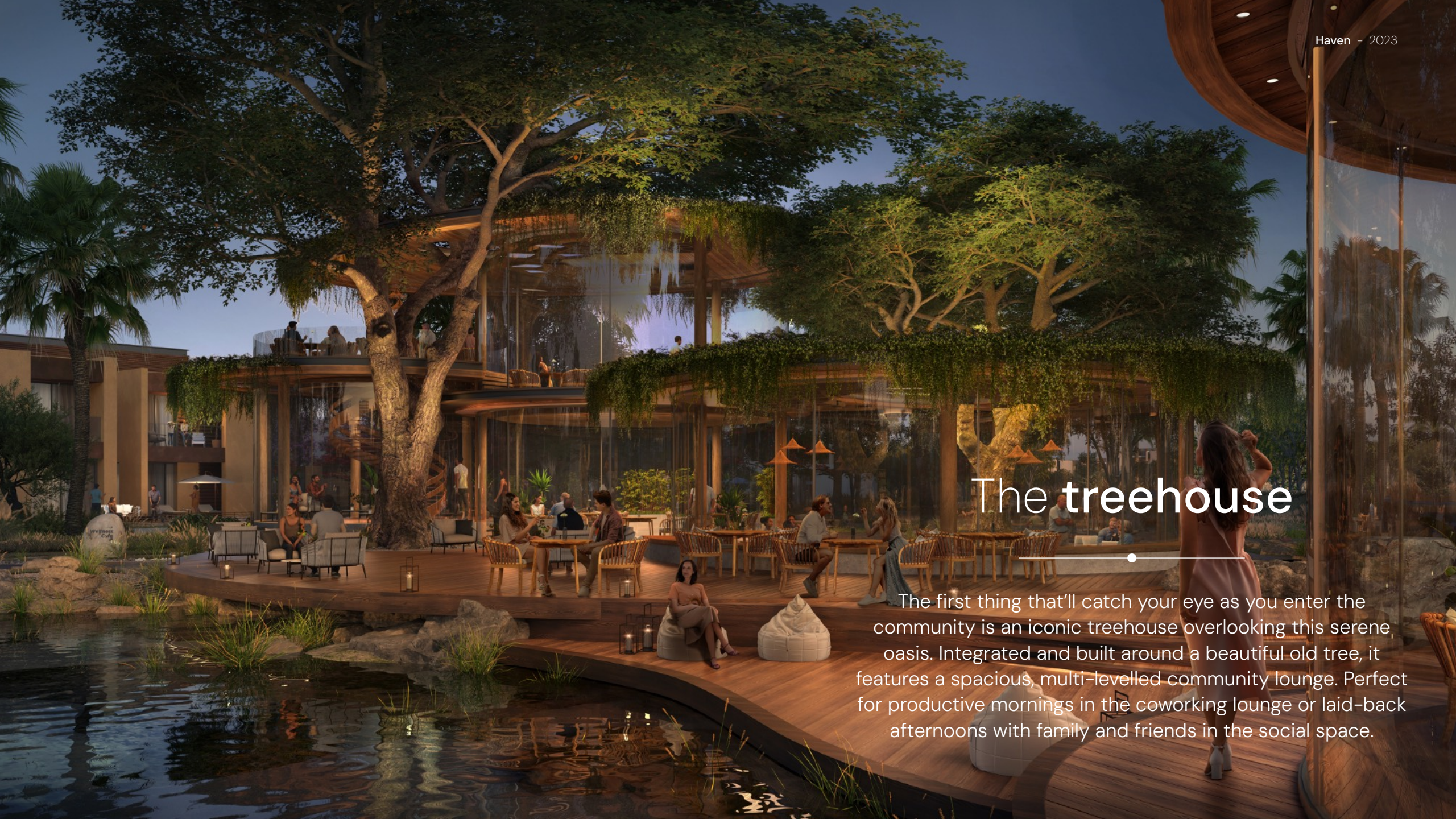
Wellness-inspired services & amenities

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

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 flowing **landscape**



Retail **plaza**



Jogging, cycling
& hiking tracks

Hiking & jogging tracks



OUTER TRAIL LOOP
(Rugged & Natural)



SOCIAL LOOP
Active & Fun



EARTH LOOP
Barefoot & Spiritual



INNER PARK TRAILS
Reconnect & Nourish



PHYSICAL

MINDFULNESS

SOCIAL

BALANCE

Outdoor
fitness zones



Outdoor **fitness zones**





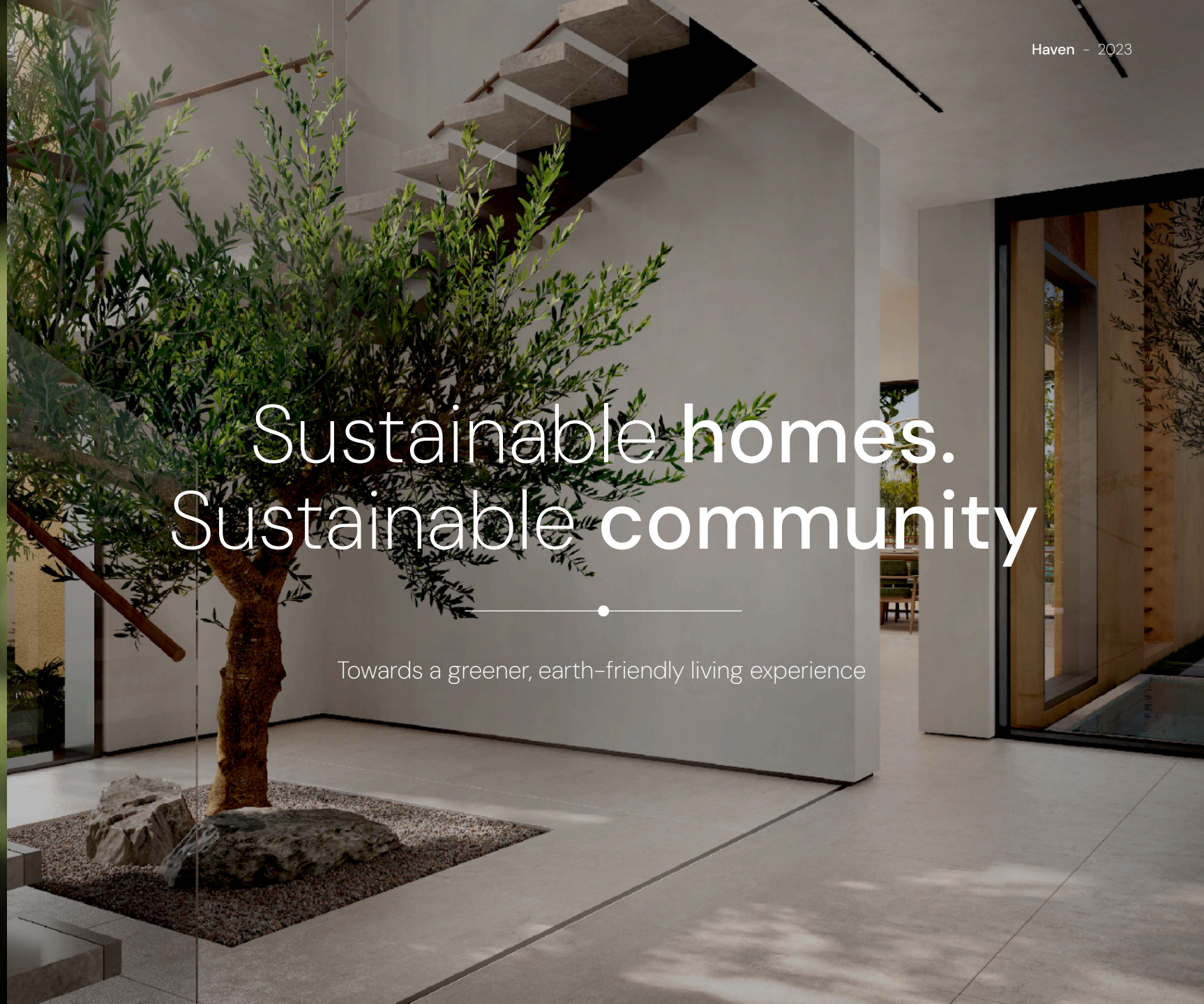
Yoga decks
& zen gardens

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	**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)

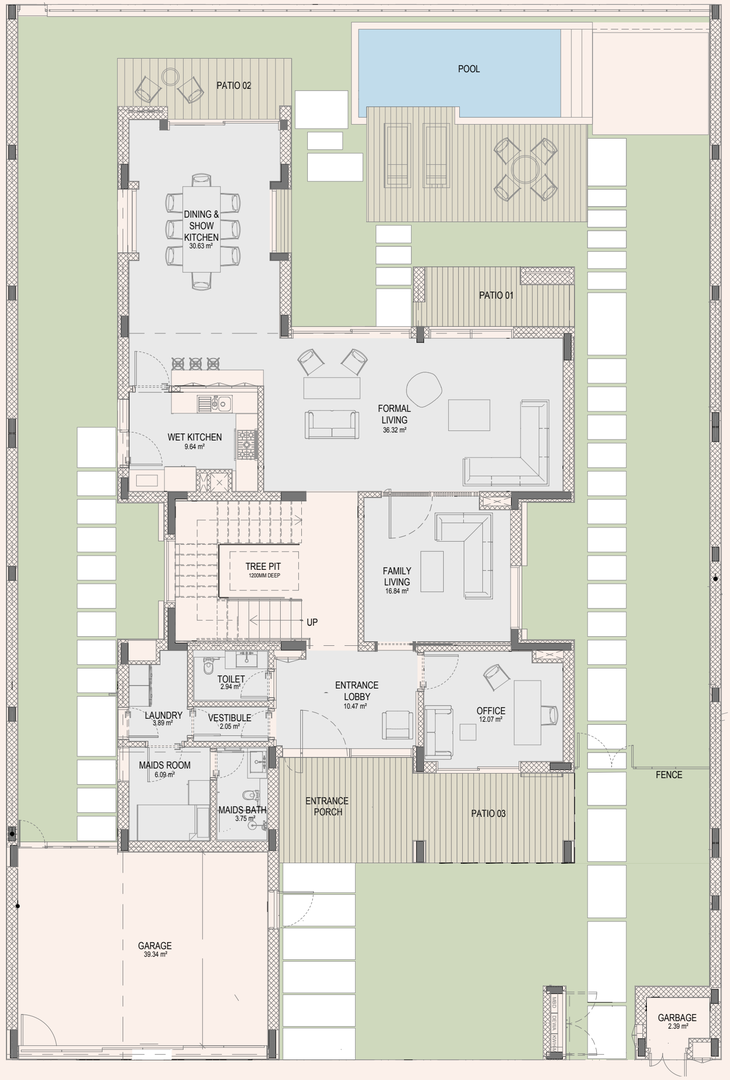

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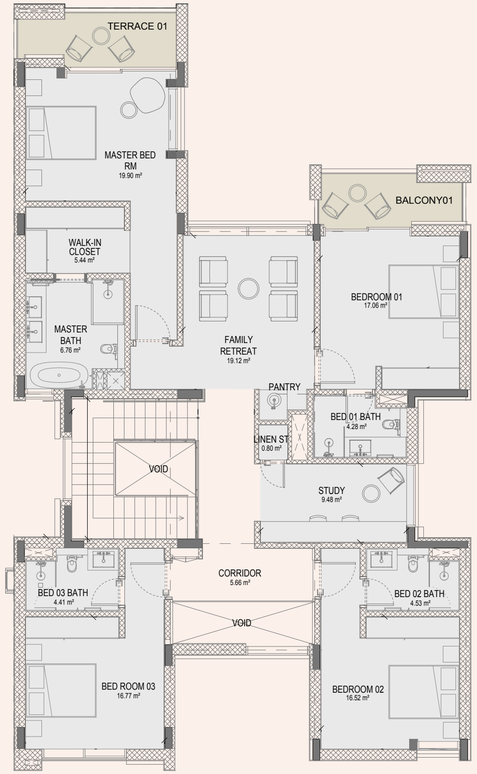




The Elite Haven – **4 bed villa Type 2**



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.


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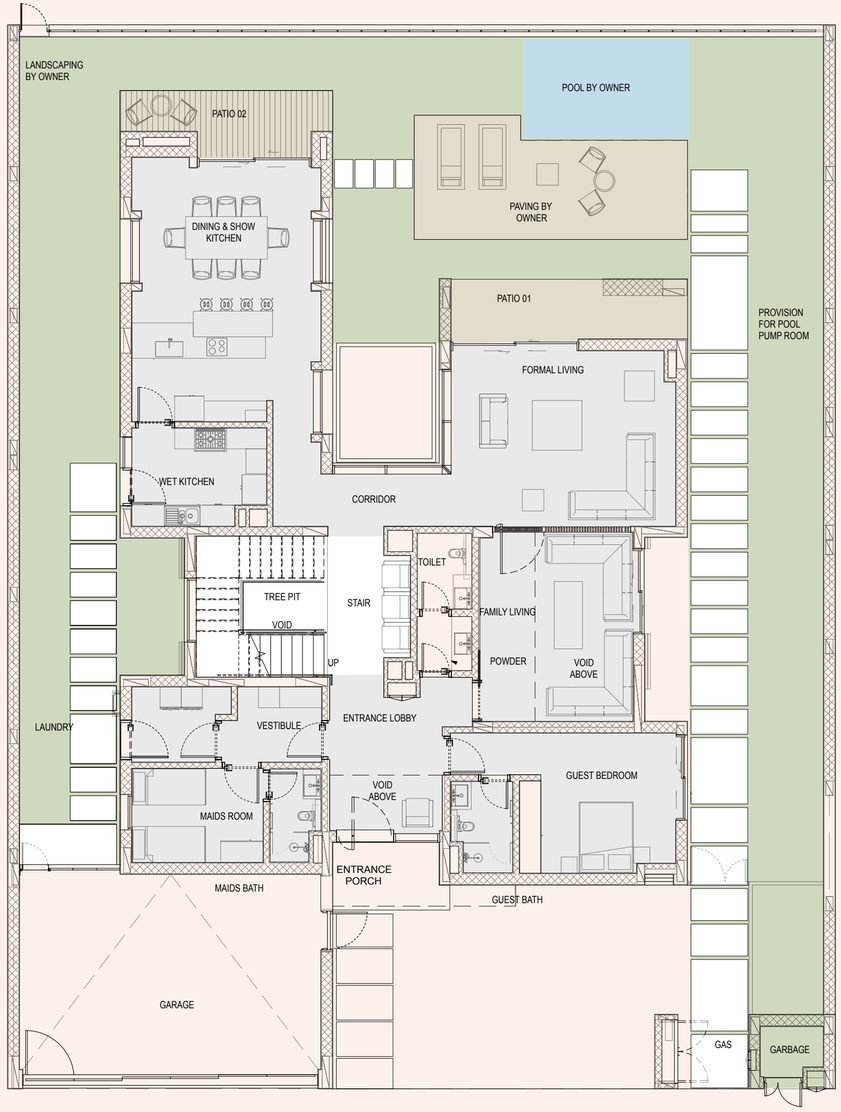
The Elite Haven - 5 bed villa Type 1



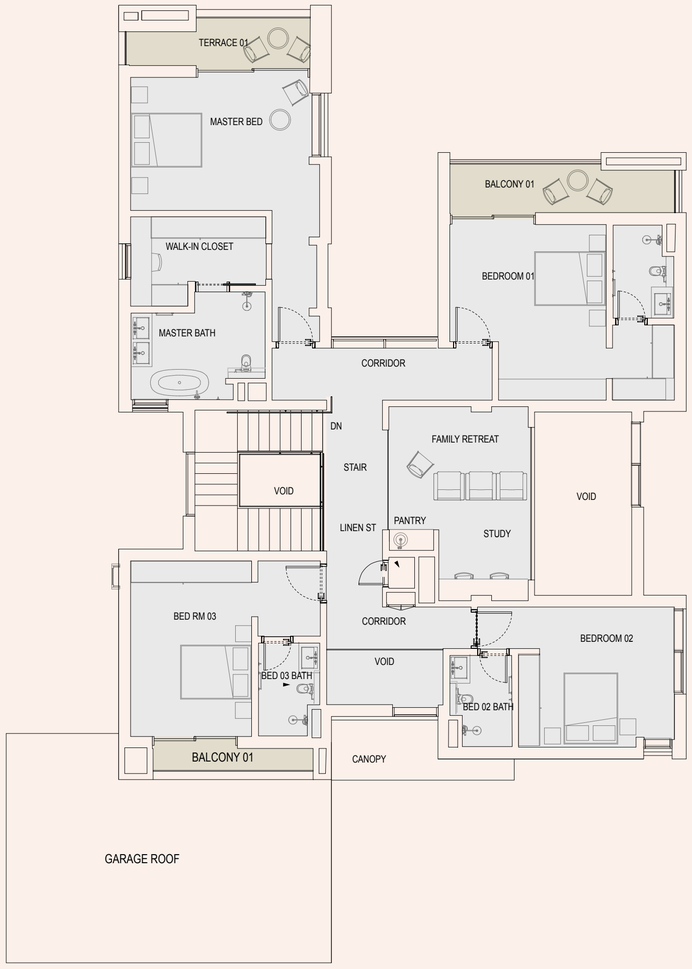

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The Elite Haven – **5 bed villa Type 2**



Ground floor



First floor

Area: 7,424 sqft

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Haven ~ 2023

The Elite Haven – **6 bed villa Type 2**

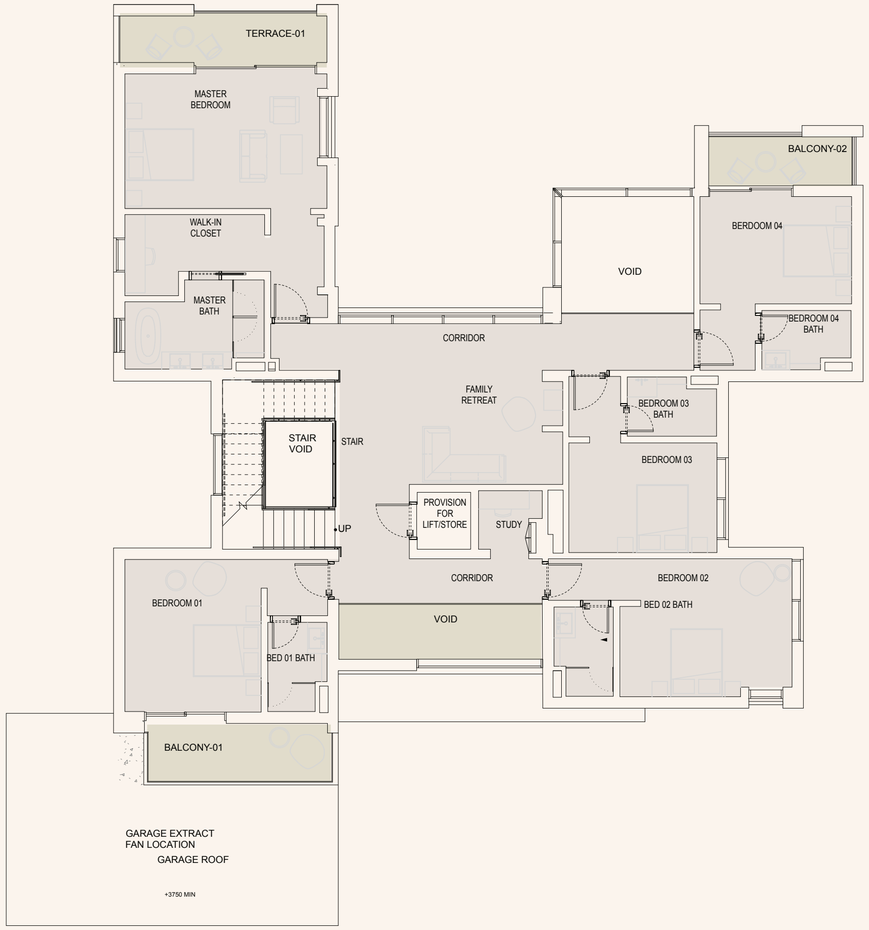


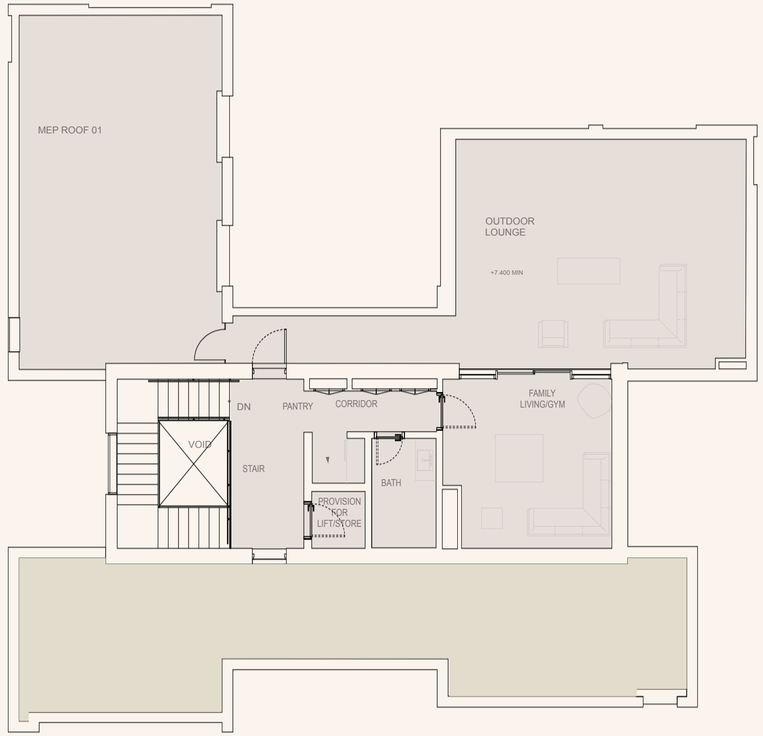
Ground floor

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.

The Elite Haven – **6 bed villa Type 2**





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First floor

Second floor & Rooftop

Area: 9,038 sqft

The Serene Haven

Exclusive Living



Villa **Facade Themes**



Type 1



Type 2

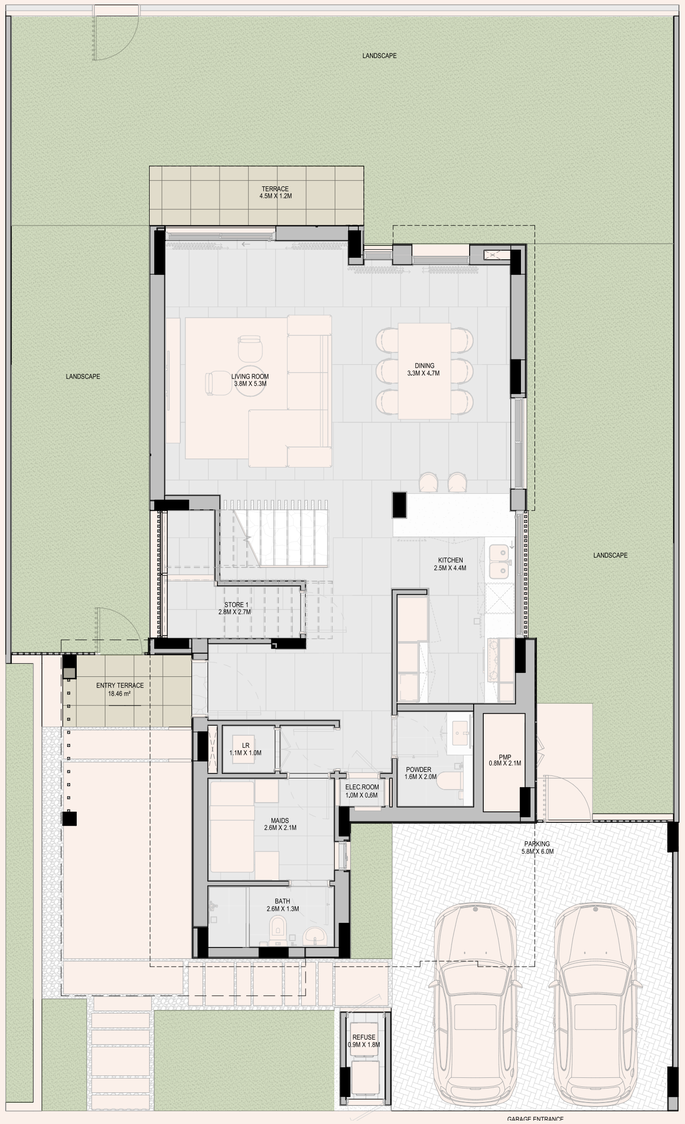

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The Serene Haven – **3 bed villa Type 2**



Ground floor



First floor

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Area: 3,465 sqft

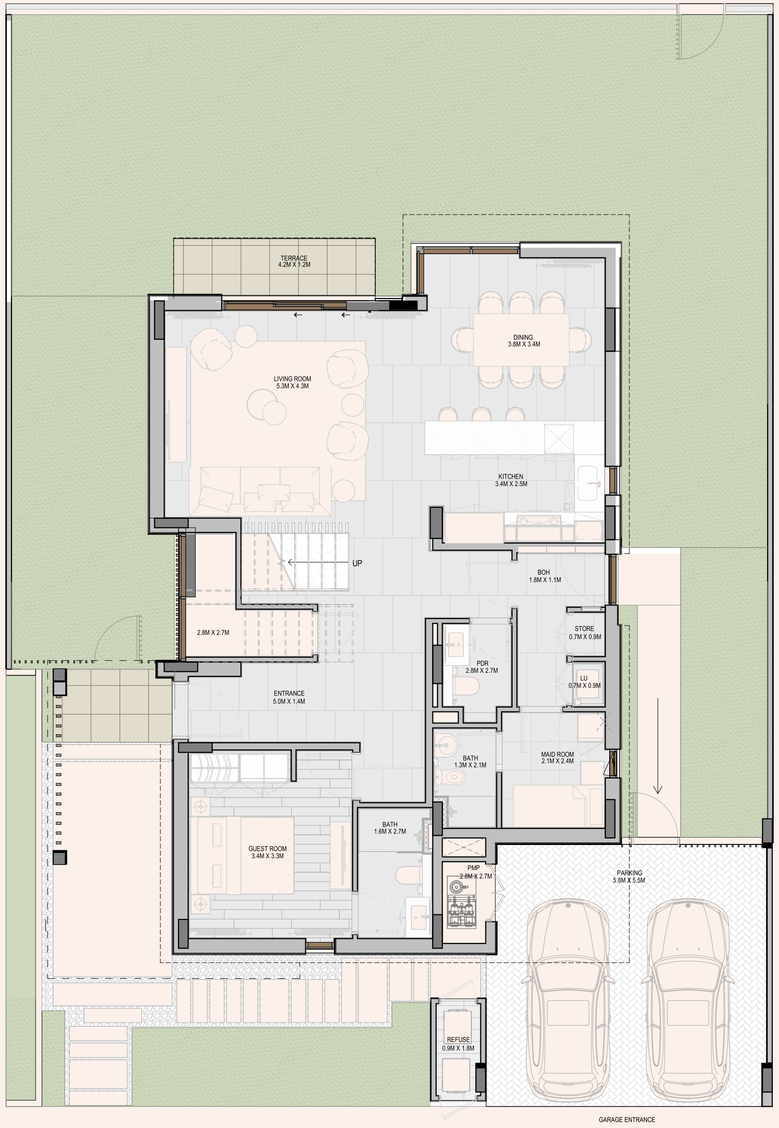

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The Serene Haven – **4 bed villa Type 2**



Ground floor



First floor

Area: 3,960 sqft

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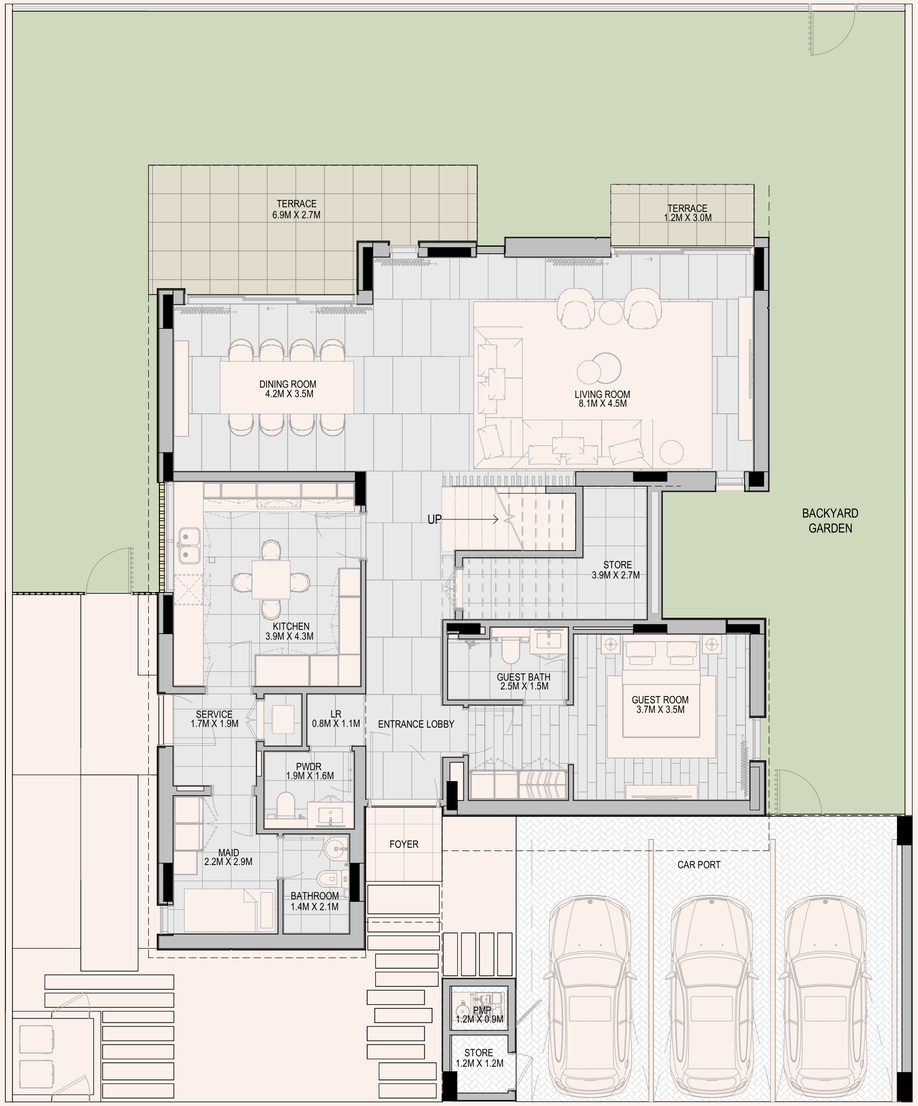

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The Serene Haven – **5 bed villa Type 1**



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: 4,702 sqft

Haven
Park Living

The Park Haven







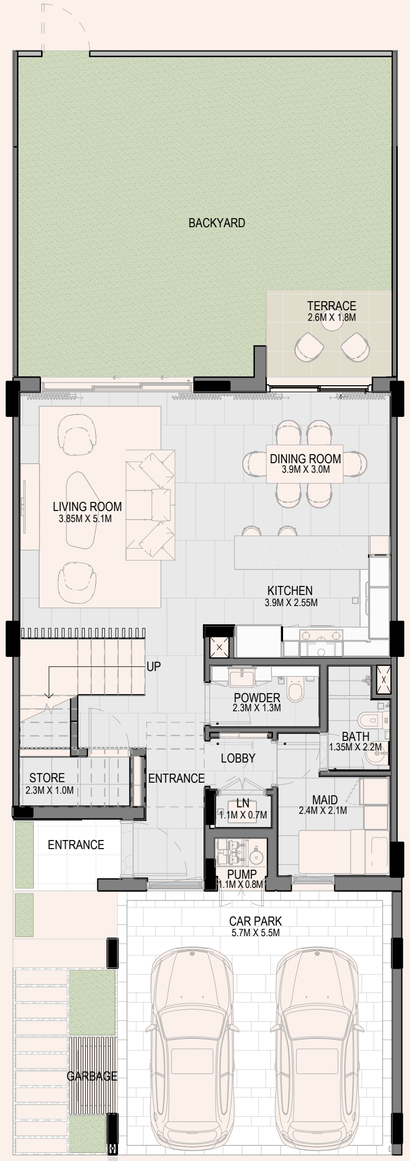


The Park Haven – 4 Plex Type 2

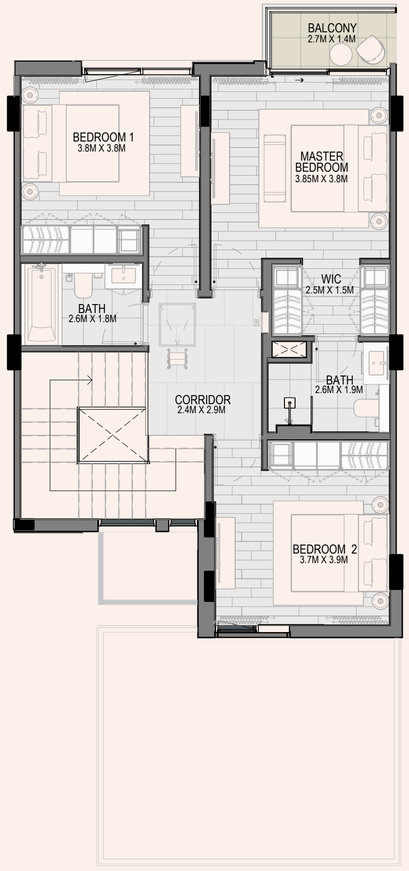



The Park Haven – 4 Plex Type 2
Haven – 2023

The Park Haven – 3 bed townhouse



Ground floor



First floor

Area: 1,808 sqft

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The Park Haven – **4 bed townhouse**



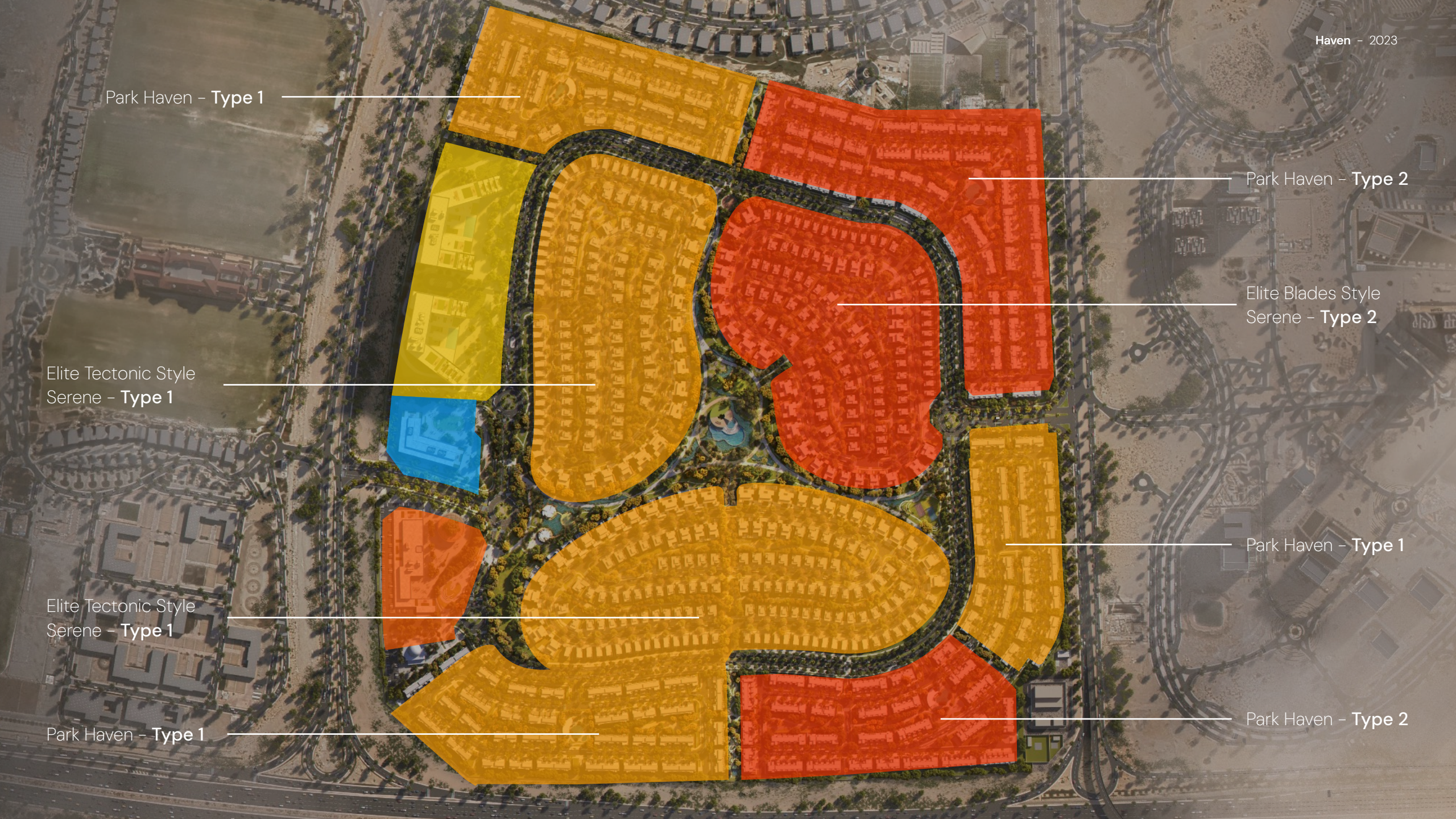
Ground floor



First floor

Area: 2,712 sqft

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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 2**
Park Haven – **Type 1**

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-PIAIN



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-PIAIN



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

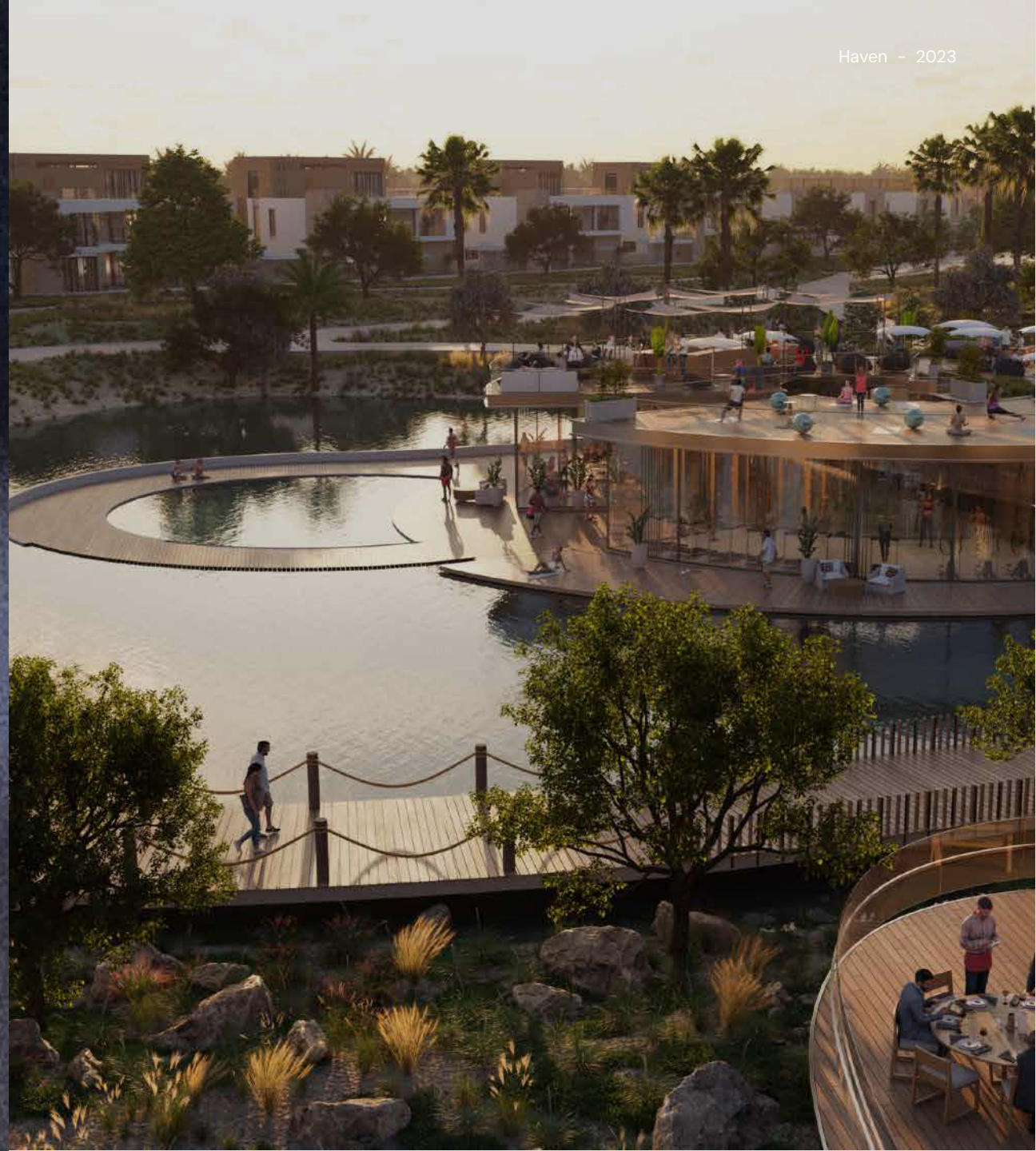
Property **details**

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**


Thank you