



# 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.



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

Global Village  
10 mins

Al Barari

DXB Airport  
25 mins

Nad Al Sheba

Damac Hills 2

جان  
høven

Sheikh Zayed Road

Al Khail Road

Sheikh Mohammad Bin  
Zayed Road

Dubai - Al Ain Road

Emirates Road

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  
haven

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 in a white dress stands in a pool, looking towards a lush garden. A large circular graphic overlay is on the right side of the image, containing the text 'The Story'.

# The Story

# The three elements of **wellness**



Life



Mind and body



Energy



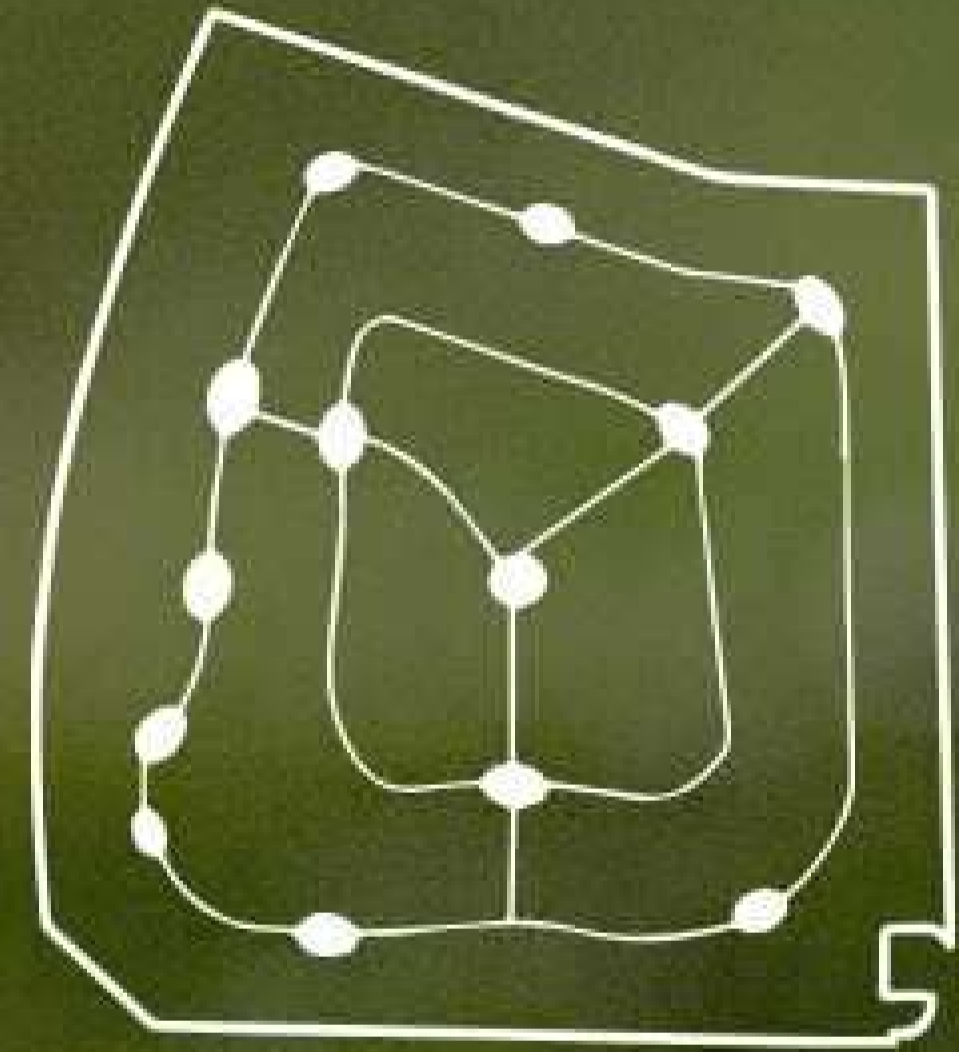
Neighbourhood Heart



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

- |   |  |
|---|--|
|  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**

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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





# The Clubhouse

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The Club House



# Sports hub

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# Community clubhouse

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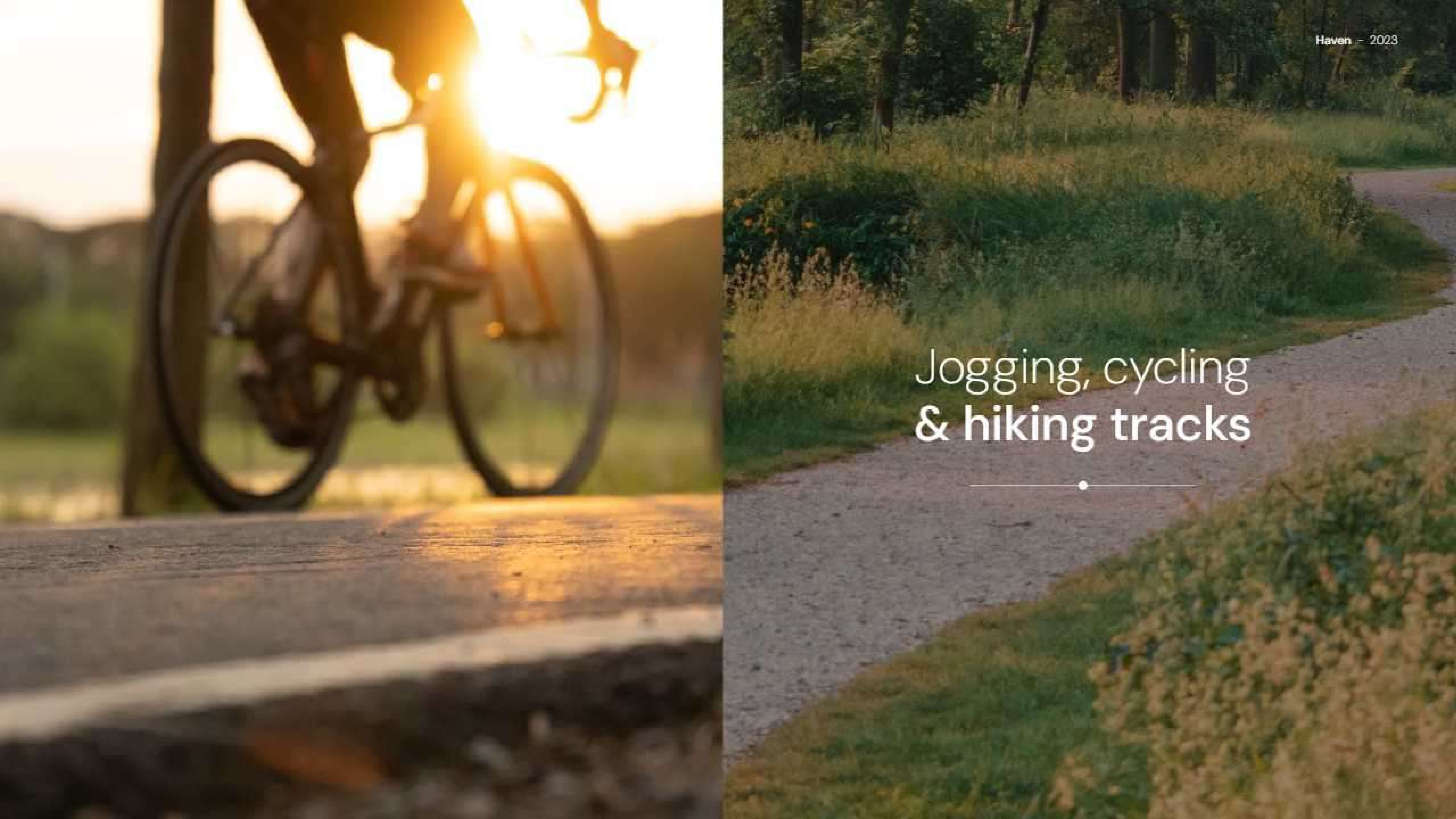
Community clubhouse

A digital rendering of a modern architectural landscape at sunset. A wide, curved, light-colored path flows through a lush garden of palm trees and other tropical plants. In the background, a multi-story modern building with large windows and balconies is visible. In the foreground, a man and a woman are walking together, and a child is walking ahead of them. The scene is bathed in the warm, golden light of the setting sun, creating long shadows and a serene atmosphere. The text "A flowing landscape" is overlaid in white on the right side of the image.

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 in a black sports bra and leggings is sitting in a meditative pose on a wooden deck. The deck is surrounded by a pond and lush greenery. In the background, there are modern buildings and palm trees under a sunset sky. The scene is illuminated by warm, golden light from the setting sun and several lit candles on the deck.

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

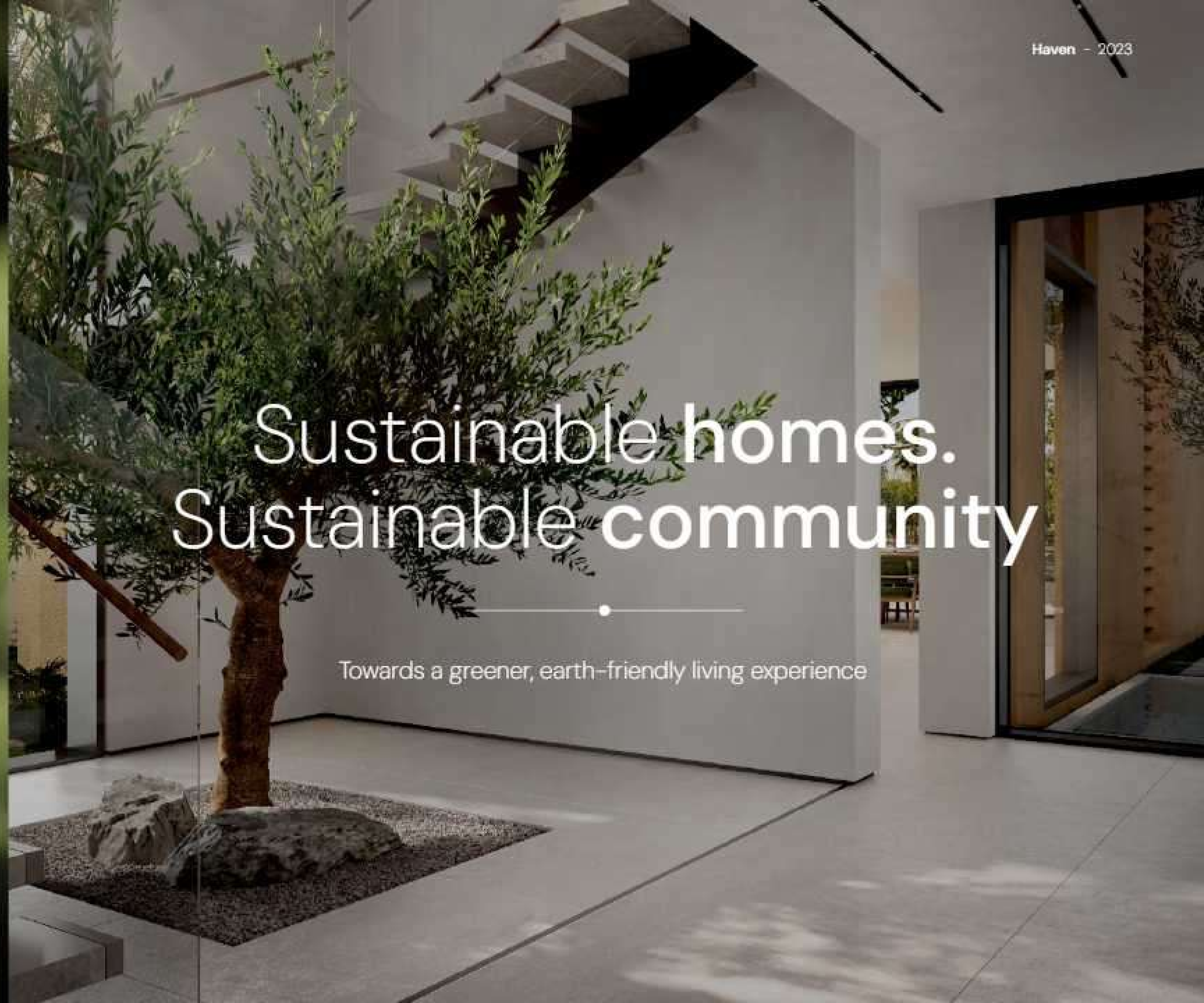
Sustainable Construction

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













Ground floor



First floor

Area: 7,424 sqft















Ground floor

Area: 9,038 sqft



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





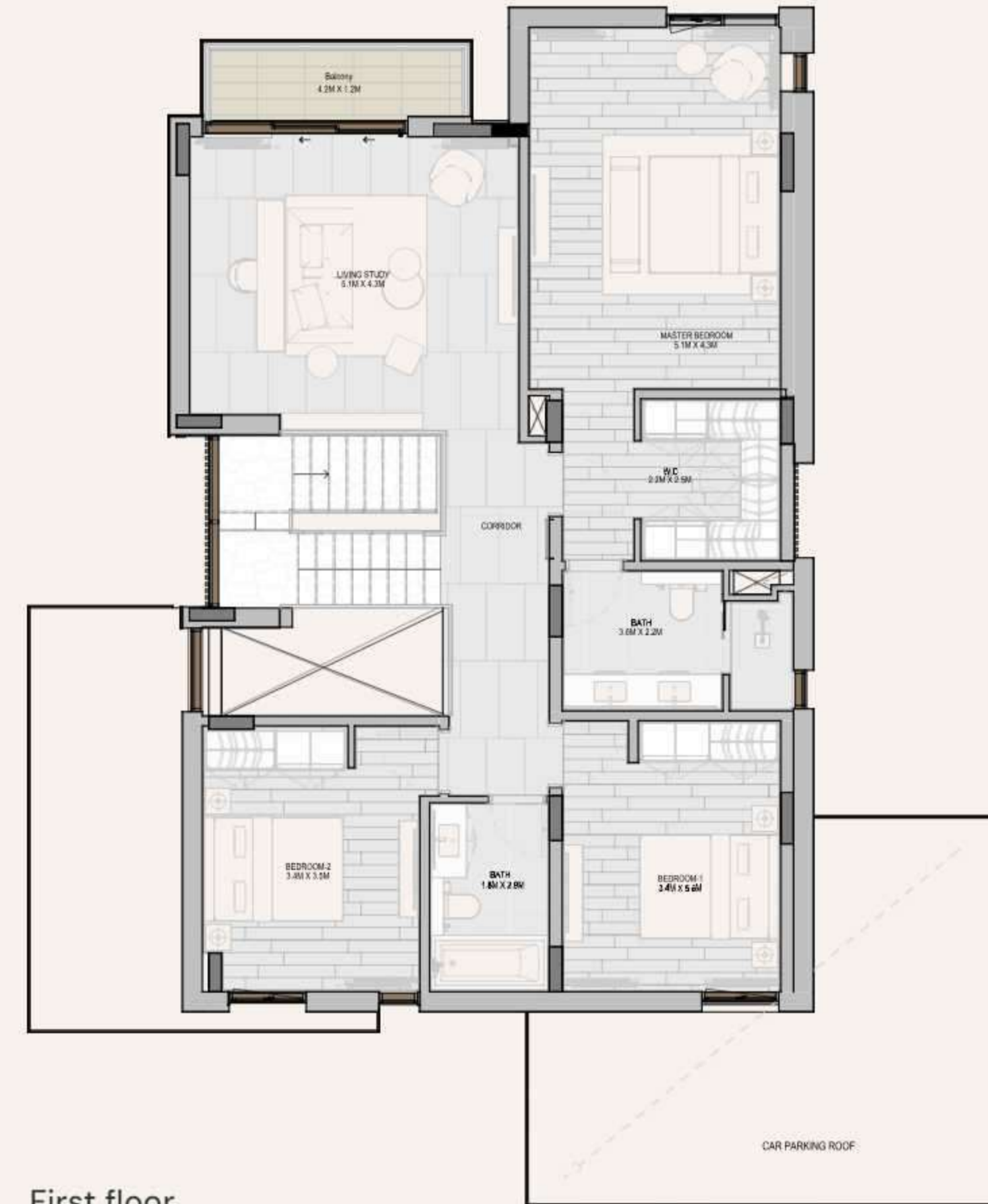




Ground floor



First floor















Ground floor



First floor

# Haven Park Living

The Park Haven

















Ground floor



First floor

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 CURBIE WALL ENGINEERED STONE



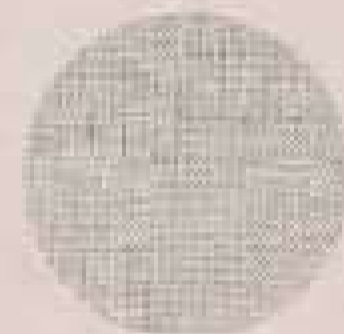
KITCHEN CABINET LAMINATE - FLAT



WALK-IN CLOSET FINISH EXTERNAL & INTERNAL BLANKETIE - FLAT



SHOW KITCHEN CABINET VILLA INTERNAL DOORS LAMINATE - Oak



WALK-IN CLOSET FINISH EXTERNAL LAMINATE TEXTURED



WALL & CEILING PAINT



VILLA FLOOR - FIRST FLOOR THREE 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 COUNTER-TOP & SHOWER CURBIE WALL ENGINEERED STONE



KITCHEN CABINET LAMINATE-PLAIN



WALK-IN CLOSET FINISH EXTERNAL & INTERNAL LAMINATE-PLAIN



SHOW KITCHEN CABINET VILS INTERNAL DOORS LAMINATE-OAK



WALK-IN CLOSET FINISH EXTERNAL LAMINATE-TEXTURED



WALL & CEILING PAINT



VILLA FLOOR-BED FLOOR THREE EFFECT PORCELAIN TILE



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



SHOW KITCHEN ISLAND FINISH, SHOW KITCHEN BACKSPLASH & BATHROOM ACCENT WALL LIMESTONE



KITCHEN COUNTER-TOPS ENGINEERED STONE



SANITARY WARE (WC & BATH) 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**

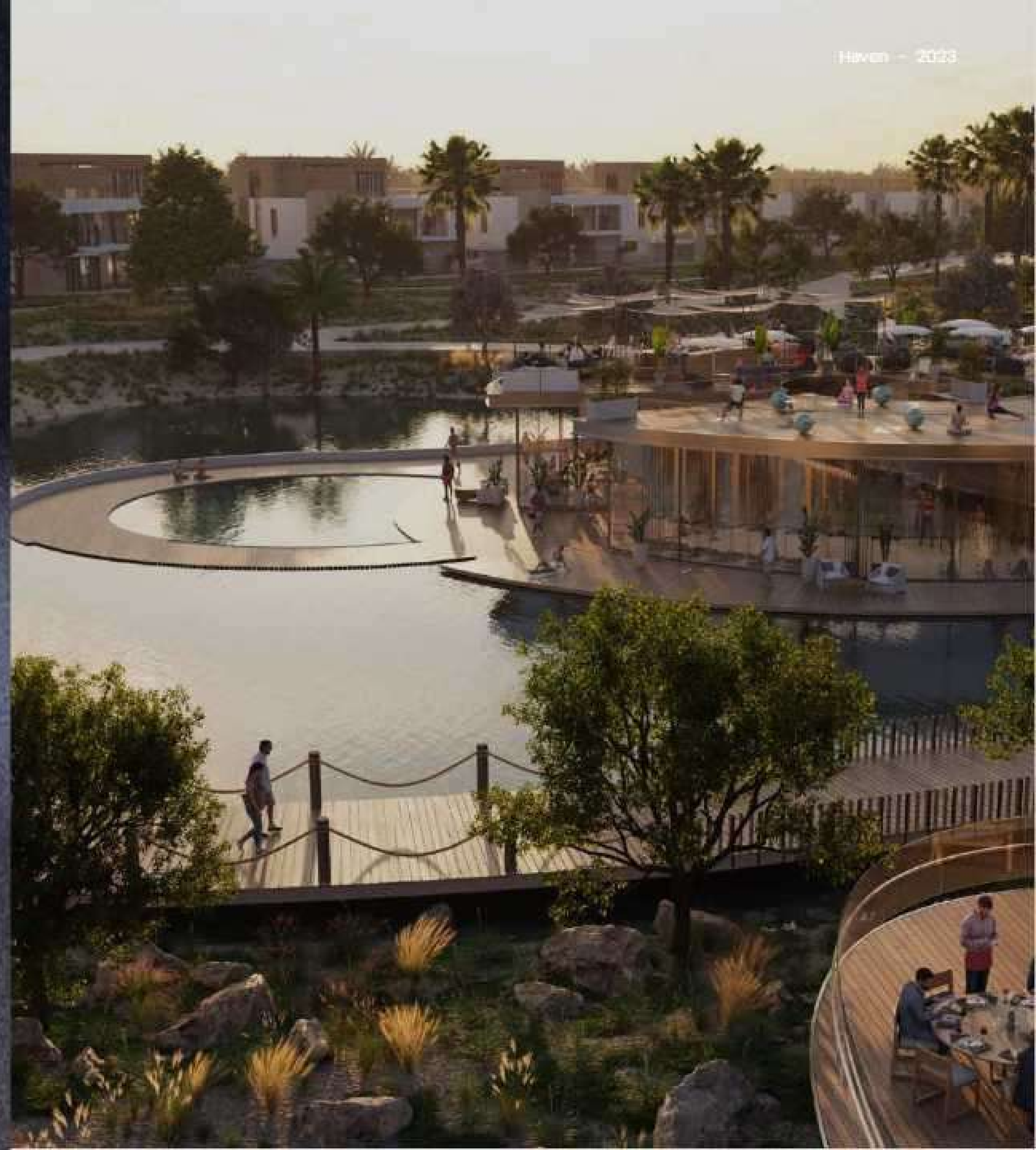
**Payment plans**

- 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**





# TOTALLY HOME

REAL ESTATE



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