

جنان
haven

BY ALDAR

Aldar—Enriching **people's** lives

As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to nurture wellness in every home. Which is why we do more than build properties. We strive to shape communities that brim with health, happiness, and wellbeing.

AED 11.2 BN
Revenue

AED 3.1 BN
Net profit

AED 7 BN
Aldar development
revenue

AED 4.1 BN
Aldar investment
revenue

AED 14.4 BN
Development sales

AED 11.3 BN
13 Completed
acquisitions

AED 5.1 BN
Apollo transaction

AED 32 BN
Assets under
management





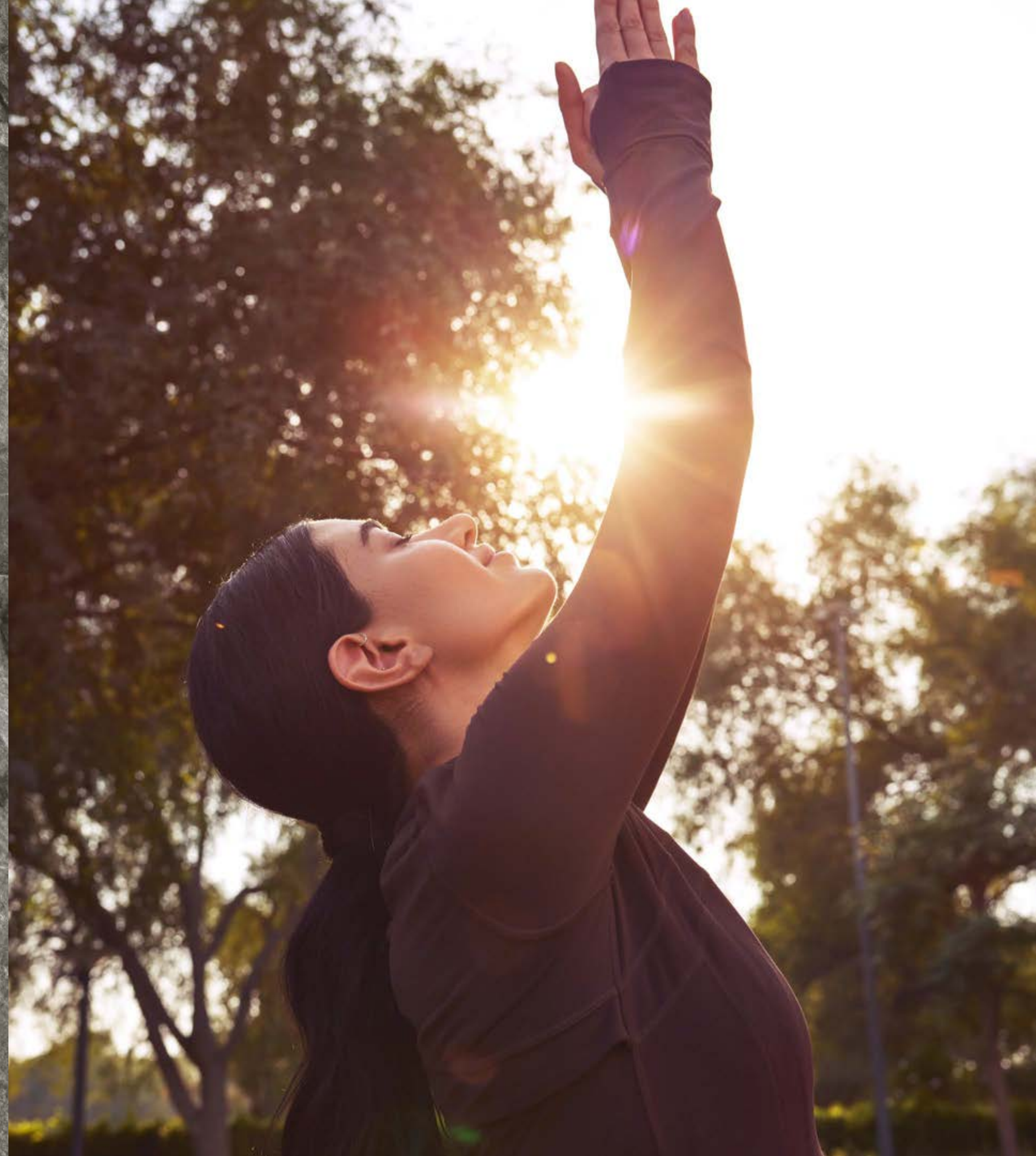
A new Dubai

Dubai is a vibrant city with a unique blend of modernity and tradition. Home to 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.



Hello neighbour

Aldar has become Abu Dhabi's most loved developer, because beyond our prime locations and exquisite architecture, our communities are planned with people at their heart. Ours are places where lives unfold; where friends meet, families grow closer and children enjoy so many firsts. Now, we are excited to bring this approach to Dubai in the city's first and only wellness-inspired residential development.







Welcome to the **neighbourhood**

Home to premium communities such as Villanova, Arabian Ranches & Al Barari, Dubailand is the preferred destination for those who enjoy the finer things, and seek sanctuary from the hustle and bustle of the nearby city. Centrally located along D54, it's about 30 mins from the exciting Dubai Marina, 10 mins from the vibrant Global Village, 25 mins from the buzz of Burj Khalifa/Downtown and 25 mins away from the world, thanks to the Dubai International Airport.

Discover Wellness Living at **Haven**

Welcome to Haven, where a treehouse community centre branches out at the entrance to this oasis of health and wellness. Make your home in a place where every moment has been curated to enhance your wellbeing; from the undulating landscape, to the community wellness centre, to the gently flowing stream, providing a rippling soundtrack to your every day.

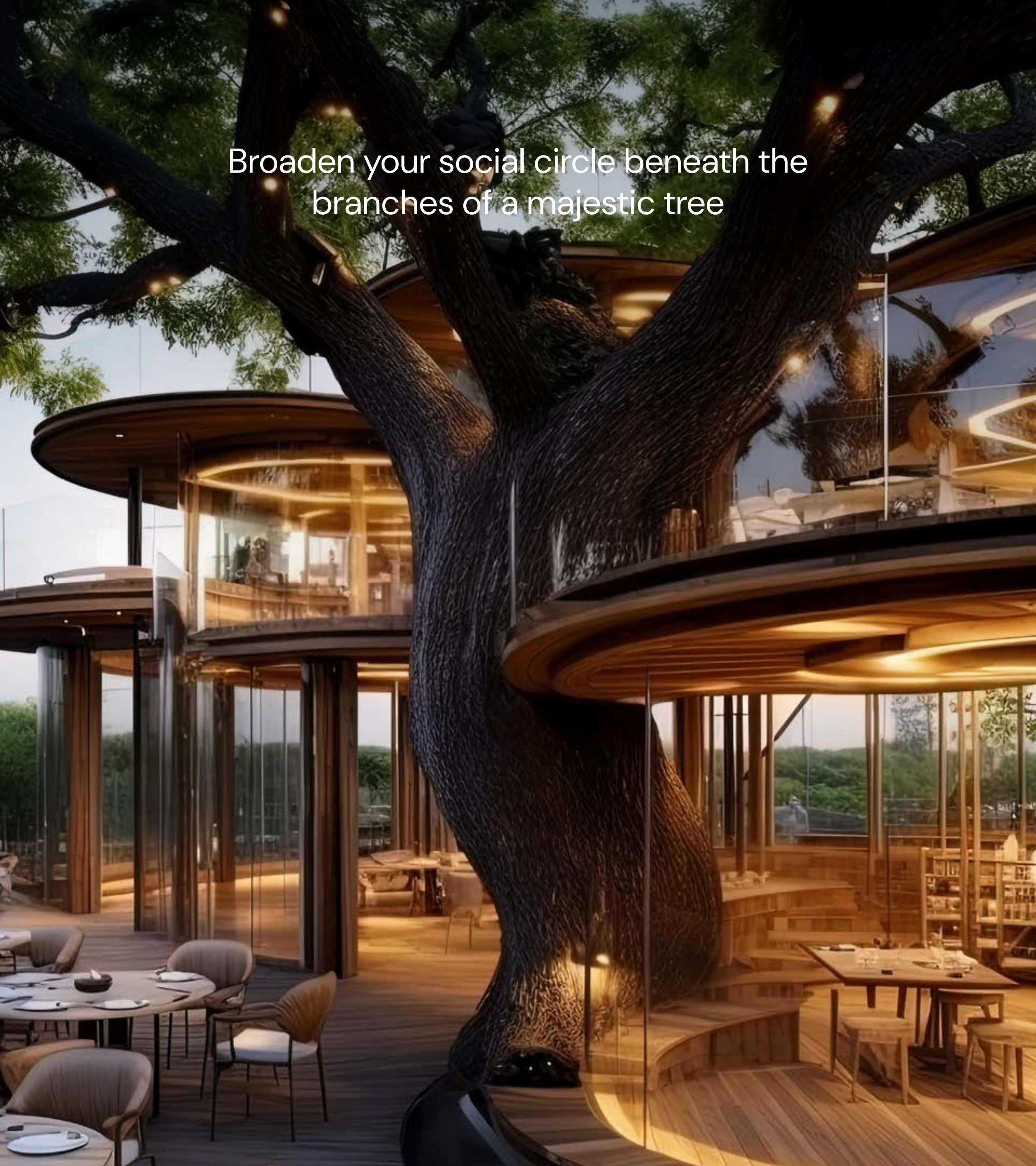





The treehouse

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.

Broaden your social circle beneath the branches of a majestic tree





A meandering **stream**

Wake up every morning to the whisper of a flowing stream that runs through the community. The little ones will find much joy splashing about in it, while the sound of its rippling waters will provide a calming, ever-present soundtrack to your every day.



A flowing landscape

Every aspect of living has been tastefully curated at Haven, including the landscaping and softscaping. Stroll over green vistas, rolling slopes, and sunken areas created to enhance your privacy and please your eyes. Native plant species, social trails and barefoot paths have been designed to bring you close to nature, and help you feel at one with your home.

Wholesome moments over healthy bites



Nature's finest, prepared with care





Schools that instill wellness in our littlest residents

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



Built for **sustainable living**

Haven looks after the wellbeing of the environment too. Carefully considered sustainability measures will help to reduce your utility bills, and contribute towards a greener, earth-friendly living experience.



Amenities

Fill your days with enriching experiences and adventures, enjoyed from the comfort of your community.

Wellness Centre

Shaded Play Zone

Haven Central Park

Reflexology Paths

Air Fitness

Sculpt Sessions

Mosque

Sculpt Studio/Body Sculpt

The Green

The Health Room/Sculpt Sauna

Run & Ride Tracks

Padel Haven

Meditation Pavilion

Play Haven

Little Haven (Nursery+Kindergarten)

Basketball Court

Retail Therapy

Zen Gardens

Plunge Pool (Adults)

Nature Trail

Splash Pool (Kids)

Picnic Patch

A wellness sanctuary..



جنان
haven

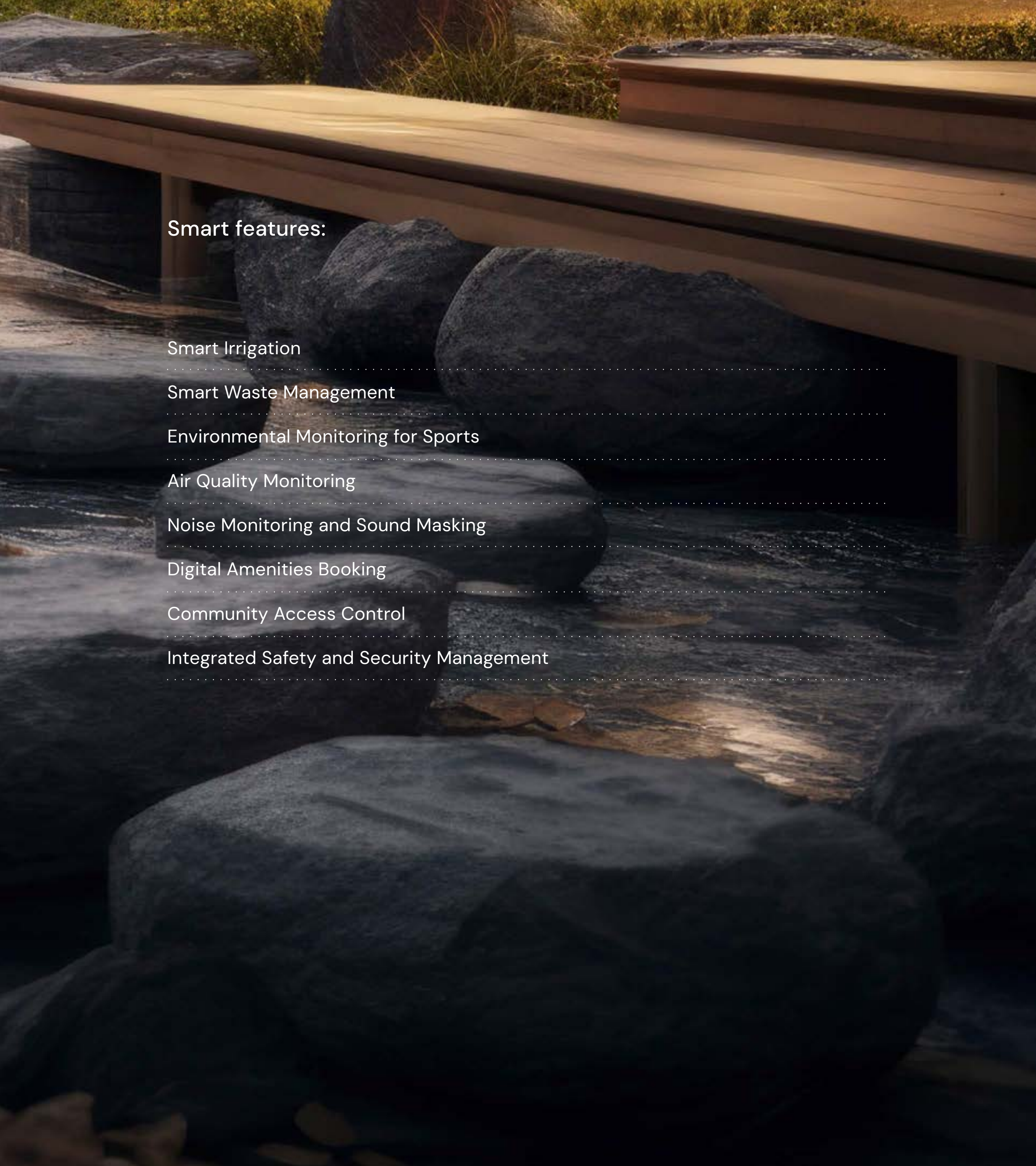


Serviced by serenity



A smart community

Advanced technology and systems,
prioritising your wellness.



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



Inviting walkways suspended over flowing water



A new way to live

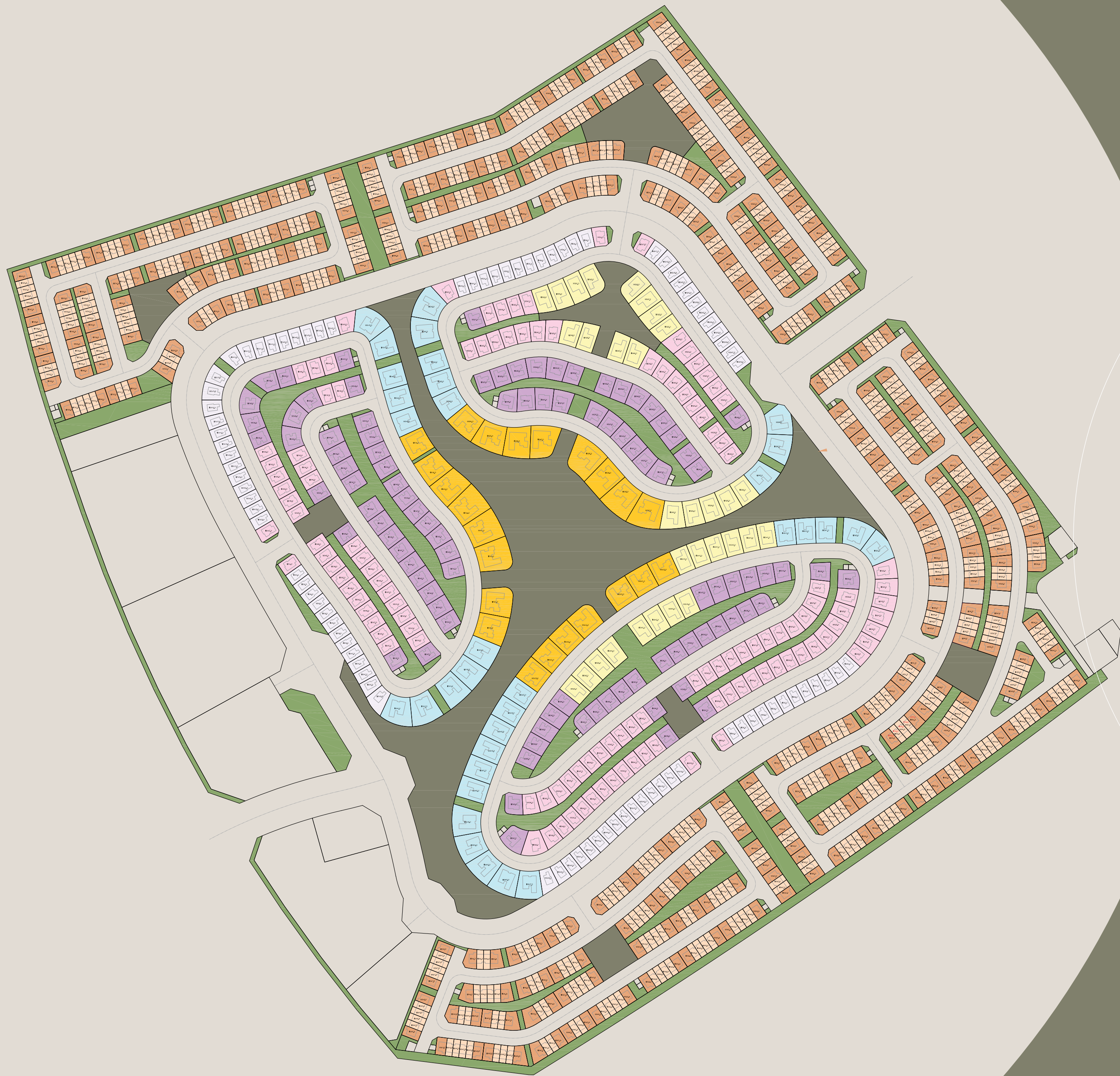


Find stillness at the water's edge



Take a leisurely 2 minute stroll to **world-class amenities**





Master Plan

Elite Haven villas

- 4 bed
- 5 bed
- 6 bed

Serene villas

- 3 bed
- 4 bed
- 5 bed

Townhouses

- 3 bed
- 4 bed



The park is your backyard

Premium **Haven Living**
Elite Haven villas



Elite Haven villas – 4 bed Type 1



Elite Haven villas – 4 bed Type 1

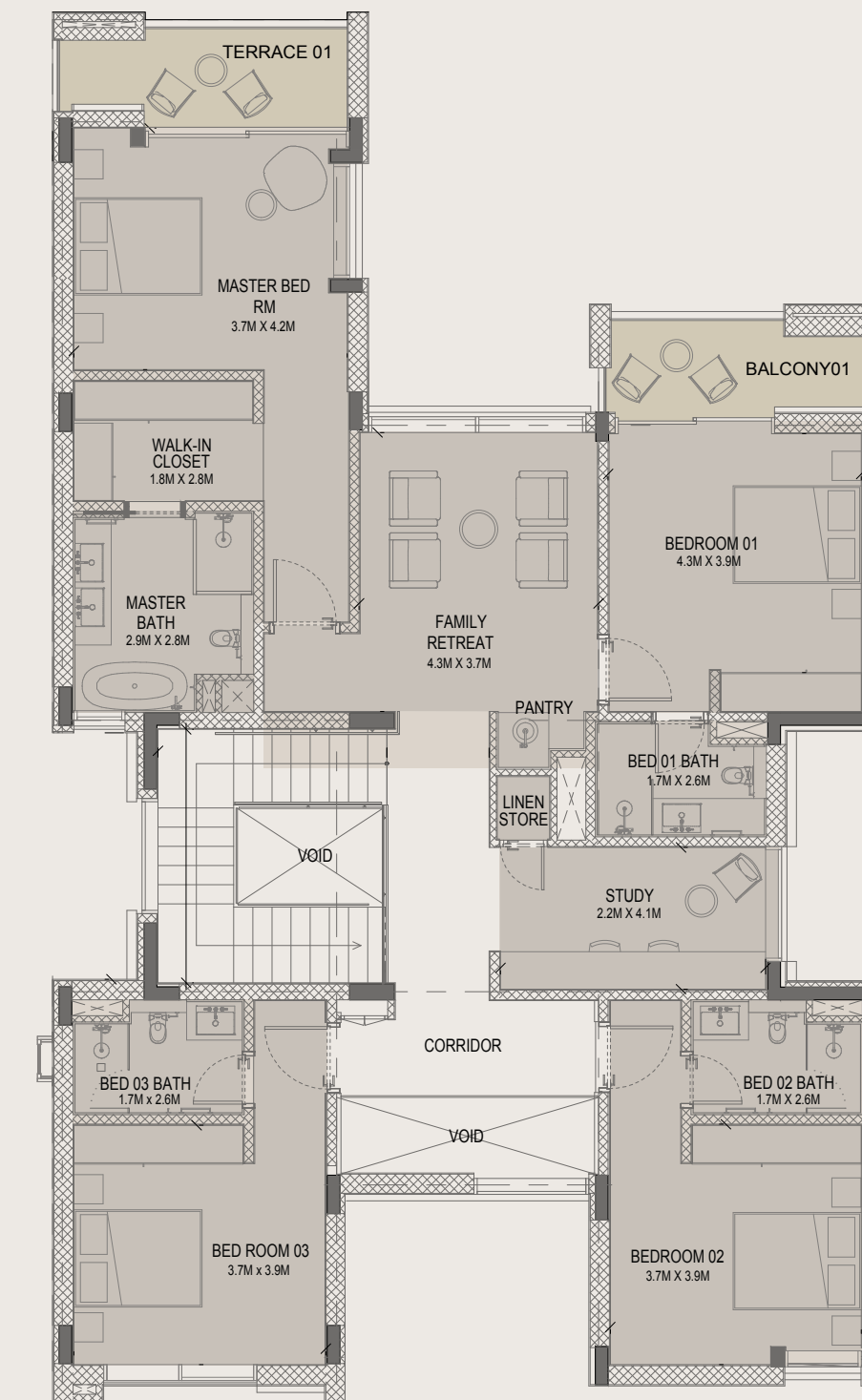


Elite Haven villas – 4 bed Type 1

Area: 6,456 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.

Elite Haven villas – 4 bed Type 2



Elite Haven villas – 4 bed Type 2

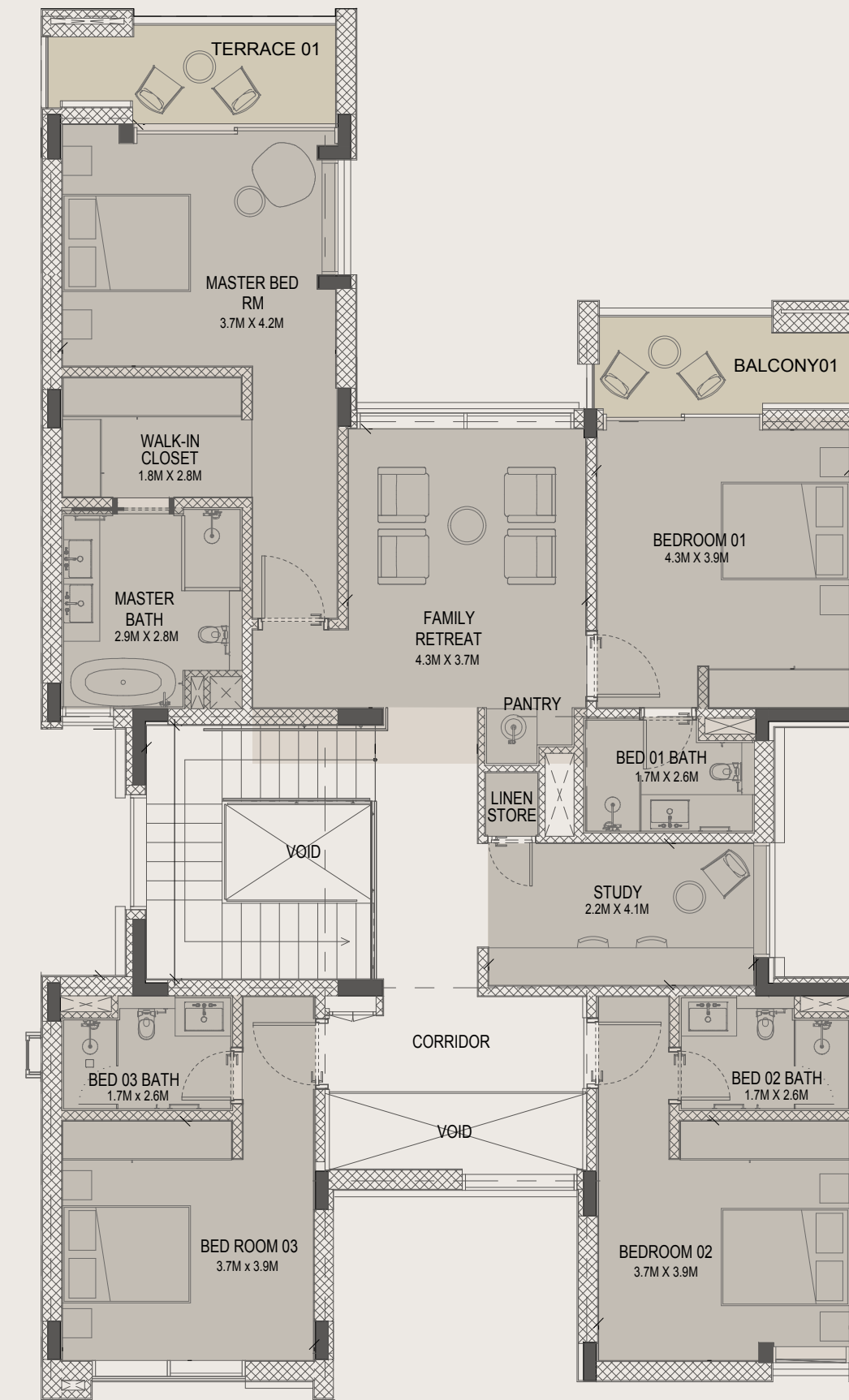


Elite Haven villas – 4 bed Type 2

Area: 6,456 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.

Elite Haven villas – 5 bed Type 1



Elite Haven villas – 5 bed Type 1



Elite Haven villas – 5 bed Type 1

Area: 7,424 sqft



Ground floor



First floor

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Elite Haven villas – 5 bed Type 2

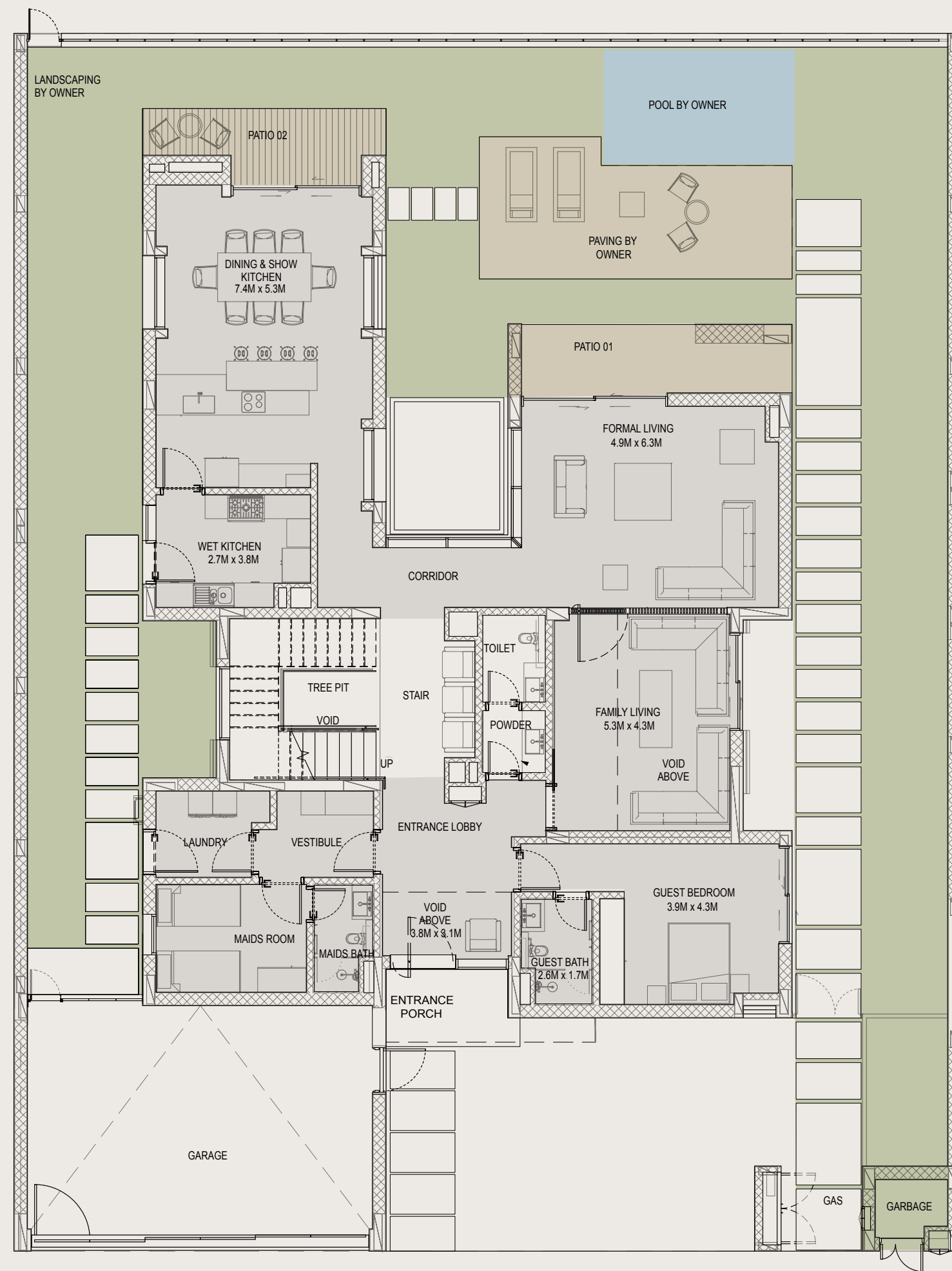


Elite Haven villas – 5 bed Type 2



Elite Haven villas – 5 bed Type 2

Area: 7,424 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.

Elite Haven villas – 6 bed Type 1



Elite Haven villas – 6 bed Type 1



Elite Haven villas – 6 bed Type 1

Area: 9,038 sqft



Ground floor

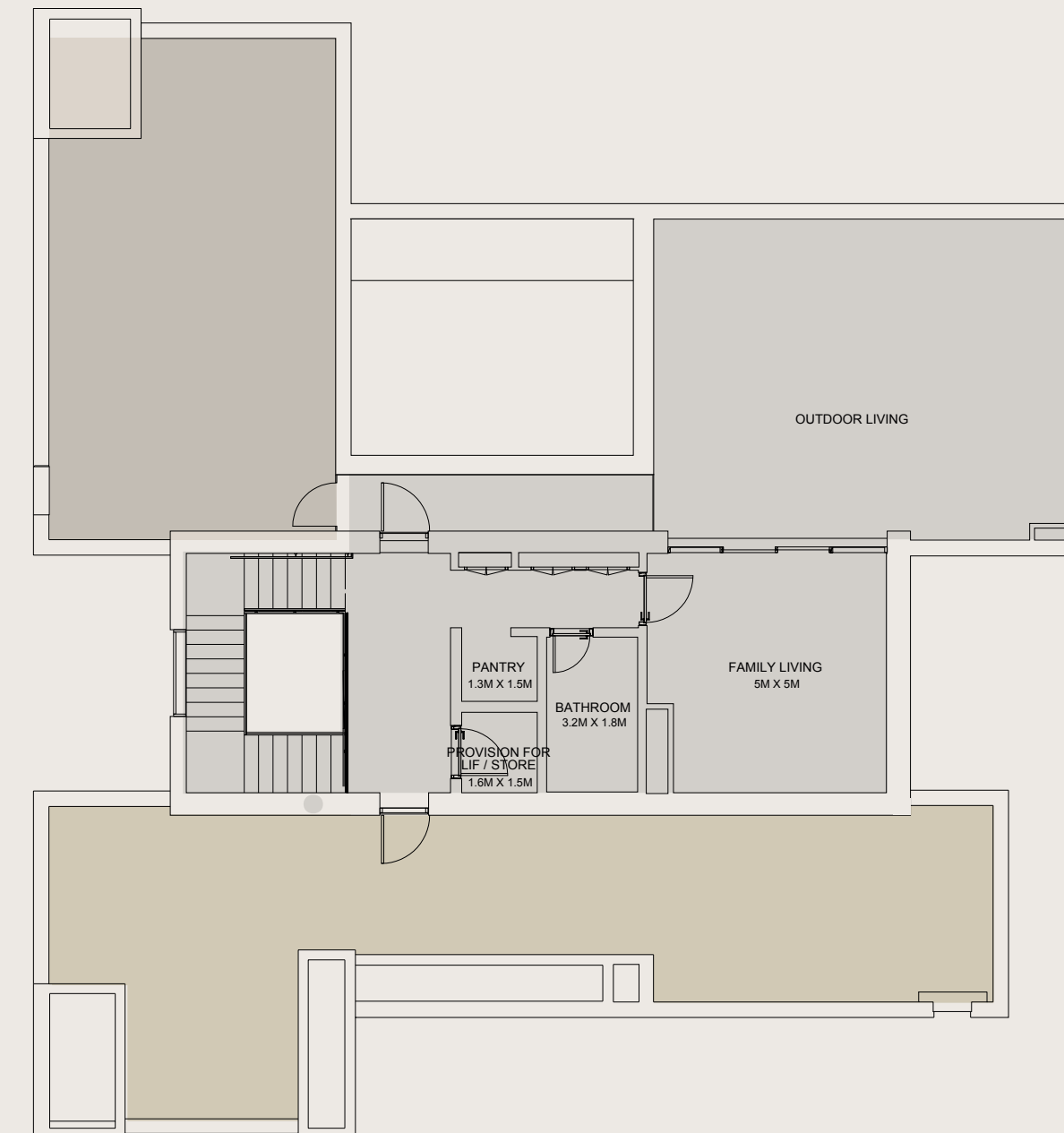
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Elite Haven villas – 6 bed Type 1

Area: 9,038 sqft



First floor



Second floor & Rooftop

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Elite Haven villas – 6 bed Type 2



Elite Haven villas – 6 bed Type 2



Elite Haven villas – 6 bed Type 2

Area: 9,038 sqft

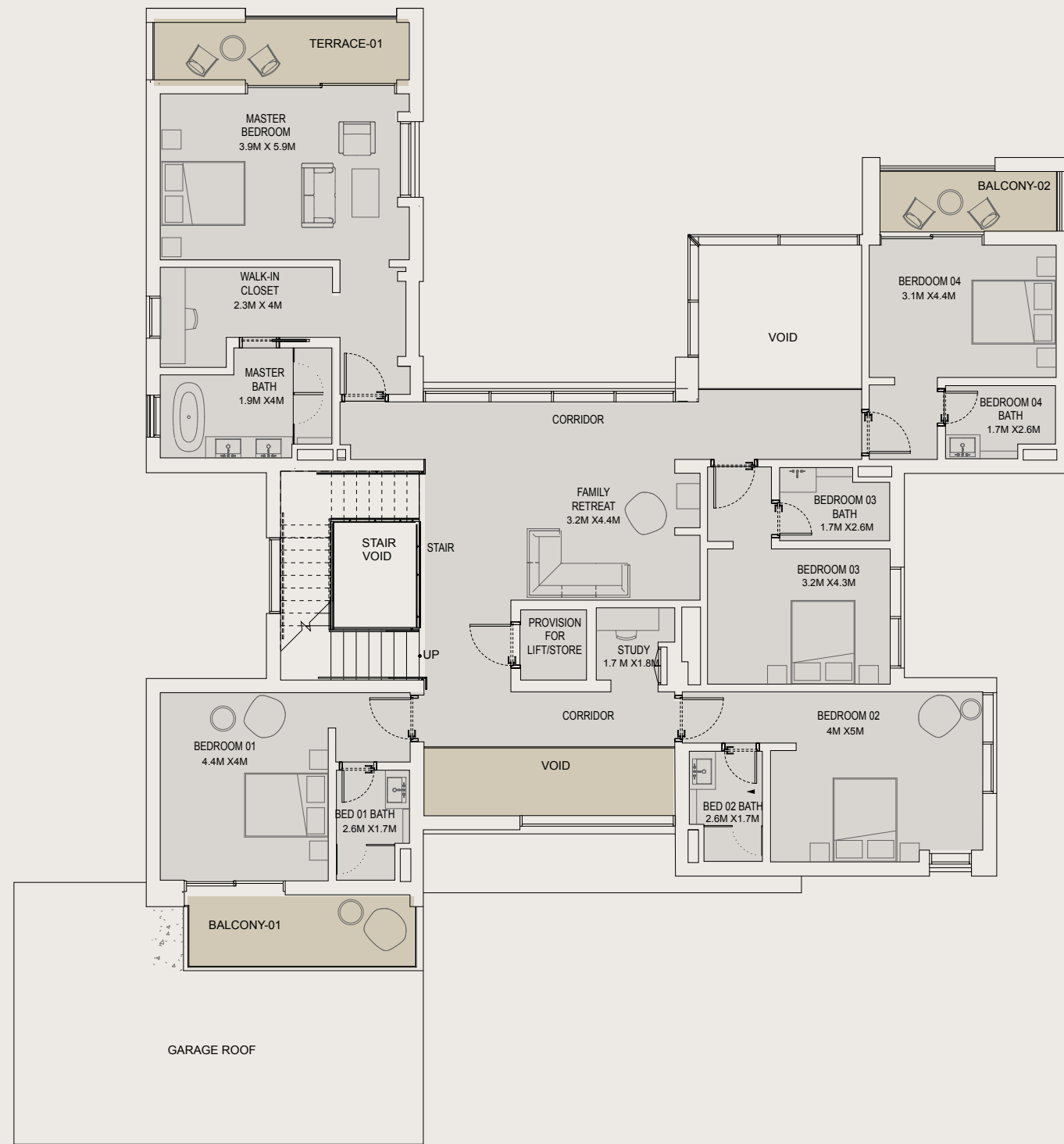


Ground floor

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Elite Haven villas – 6 bed Type 2

Area: 9,038 sqft



First floor



Second floor & Rooftop

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Exclusive **Haven Living**
Serene villas



Serene villas – 3 bed Type 1

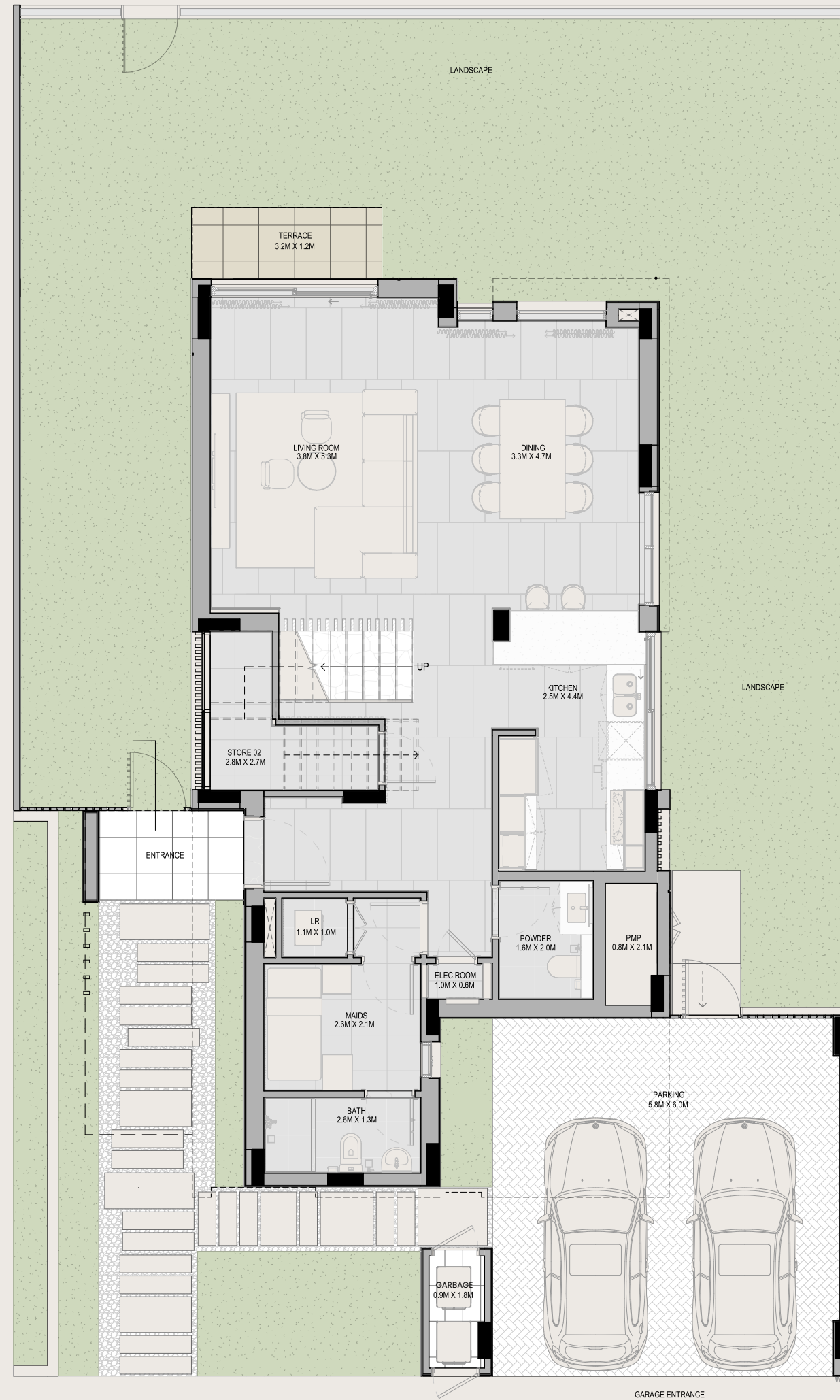


Serene villas – 3 bed Type 1



Serene villas – 3 bed Type 1

Area: 3,465 Sqft



Ground floor

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First floor

Serene villas – 3 bed Type 2



Serene villas – 3 bed Type 2

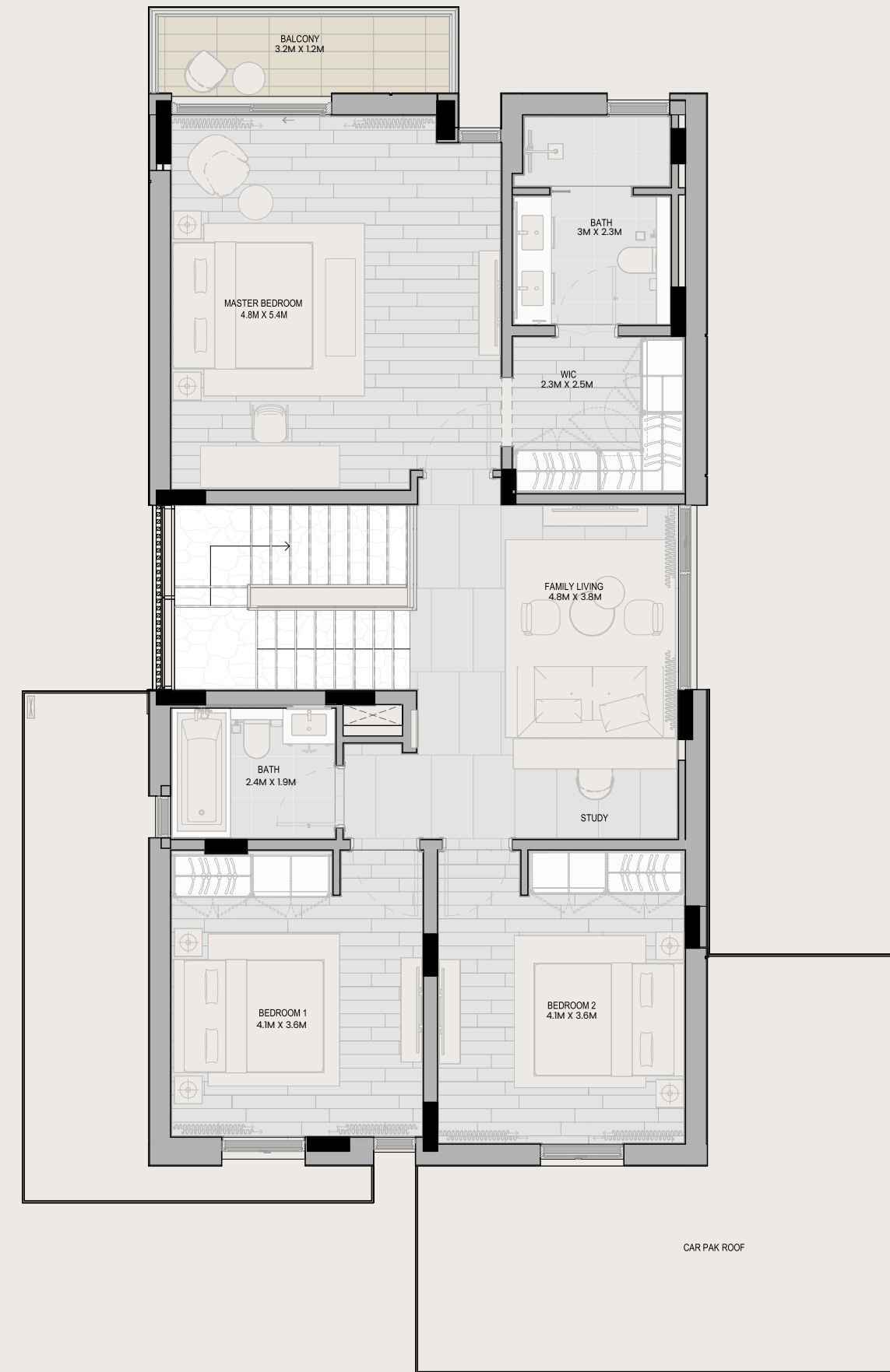


Serene villas – 3 bed Type 2

Area: 3,465 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.

Serene villas – 4 bed Type 1

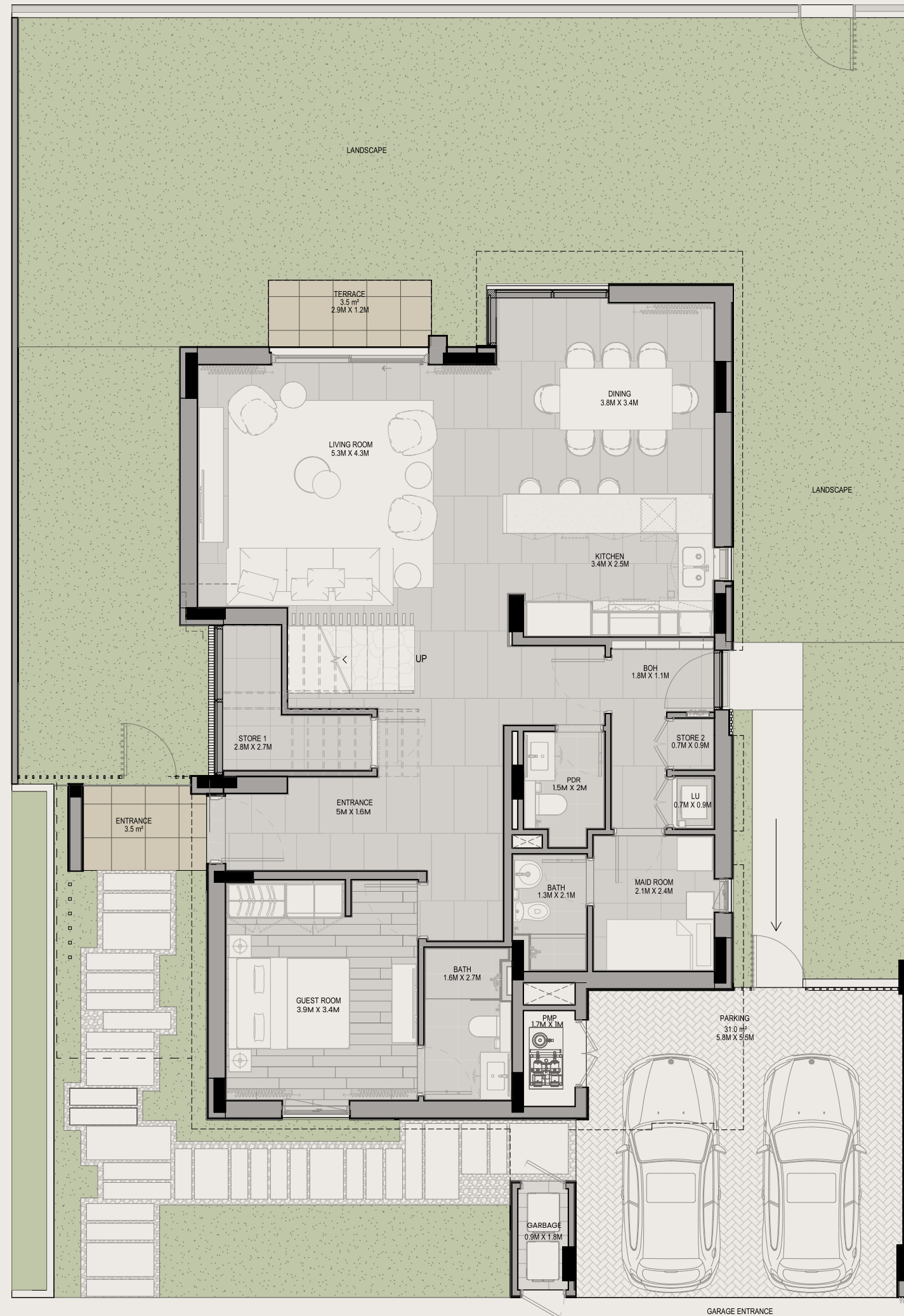


Serene villas – 4 bed Type 1

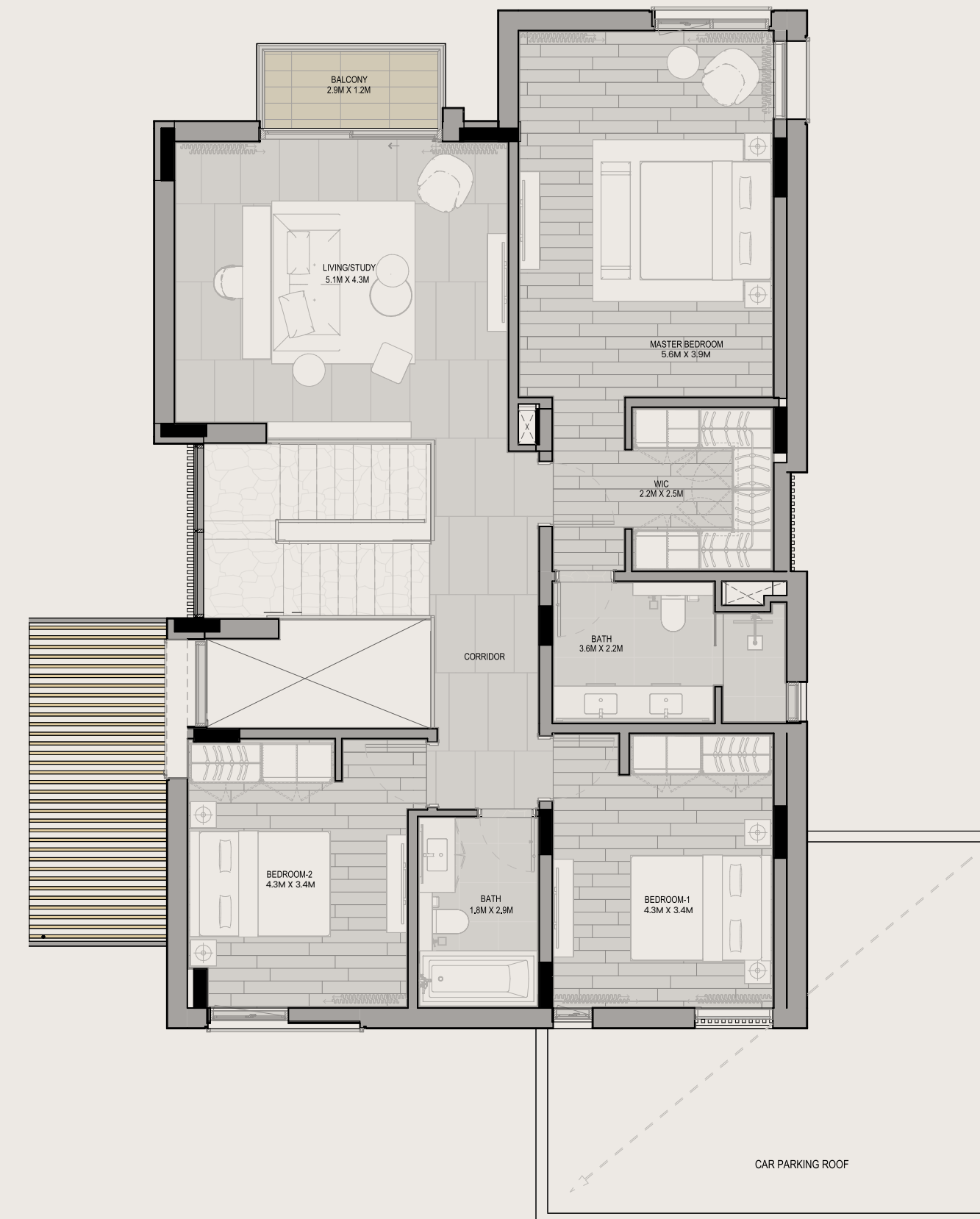


Serene villas – 4 bed Type 1

Area: 3,960 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.

Serene villas – 4 bed Type 2

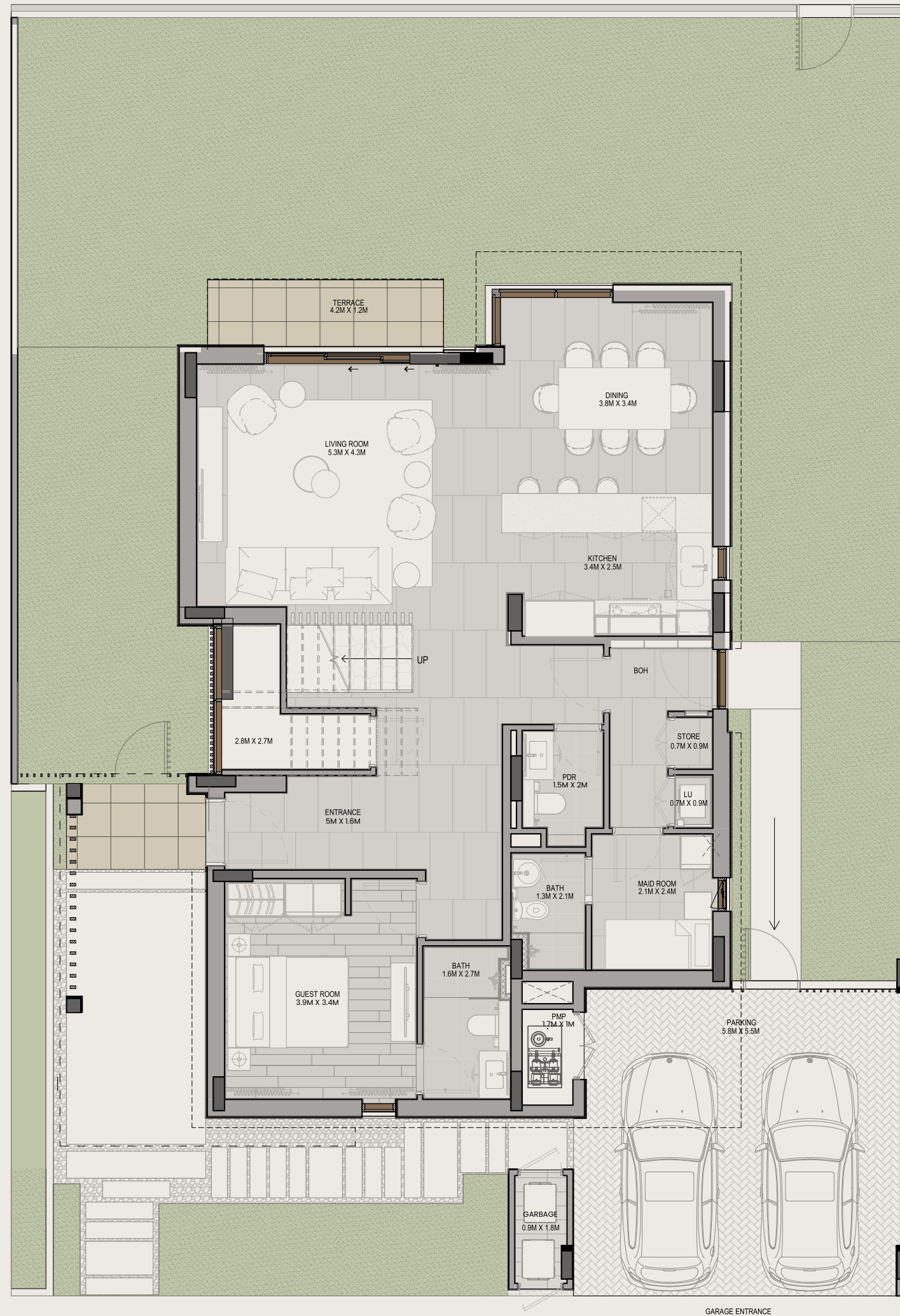


Serene villas – 4 bed Type 2

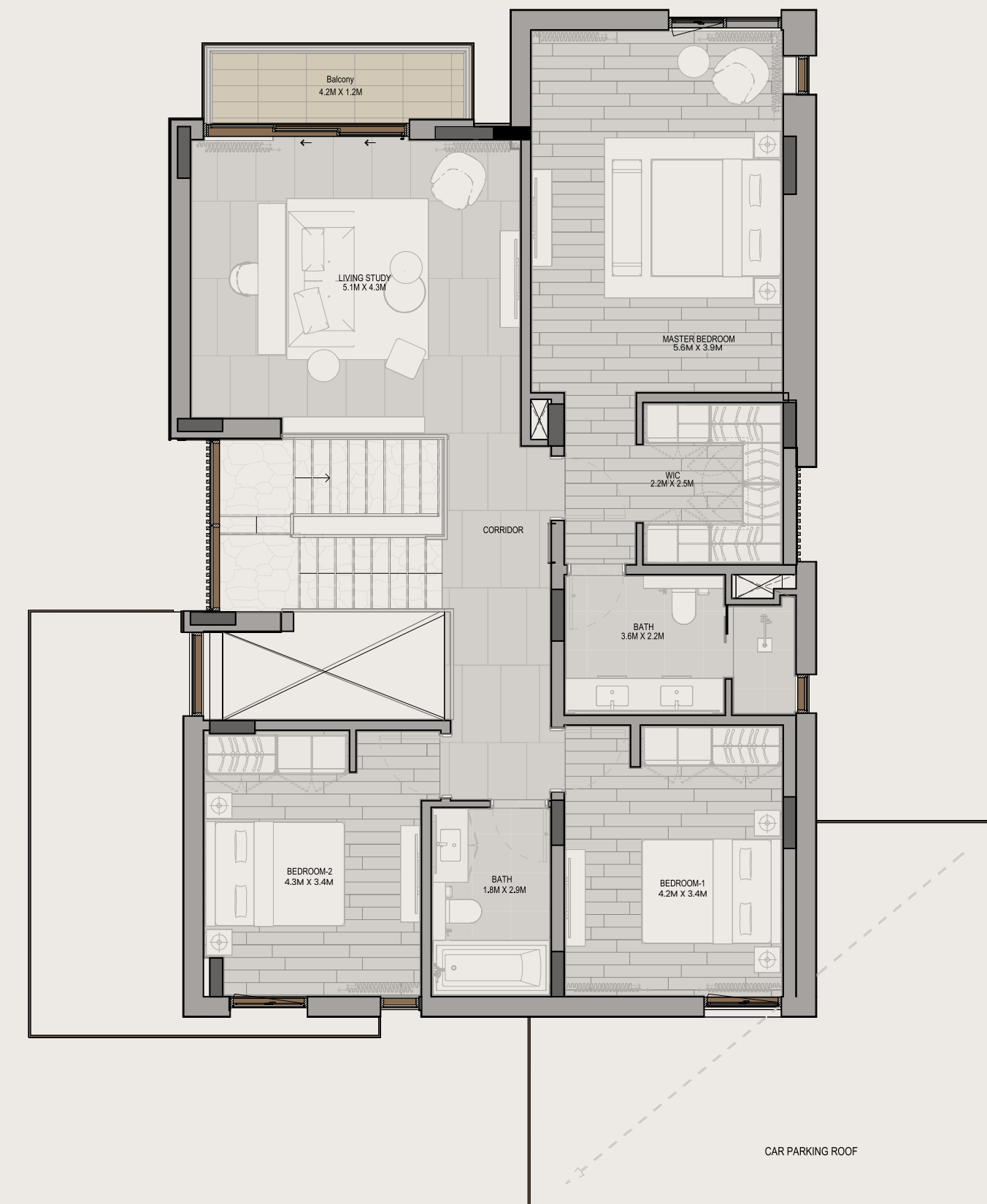


Serene villas – 4 bed Type 2

Area: 3,960 sqft



Ground floor



First floor

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Serene villas – 5 bed Type 1



Serene villas – 5 bed Type 1



Serene villas – 5 bed Type 1

Area: 4,702 sqft



Ground floor



First floor

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Serene villas – 5 bed Type 2



Serene villas – 5 bed Type 2



Serene villas – 5 bed Type 2

Area: 4,702 sqft



Ground floor



First floor

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Haven Park Living
Park Haven townhouses



Park Haven townhouses - Type 1



Park Haven townhouses - Type 1



Park Haven townhouses – Type 2

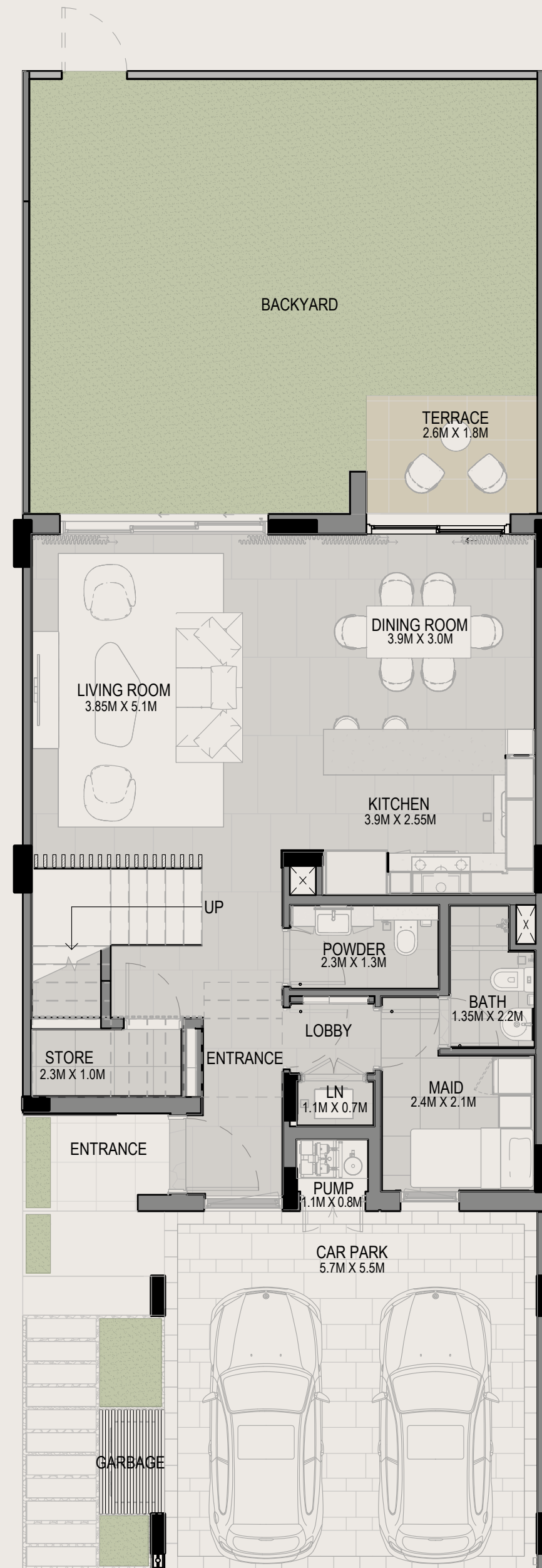


Park Haven townhouses – Type 2

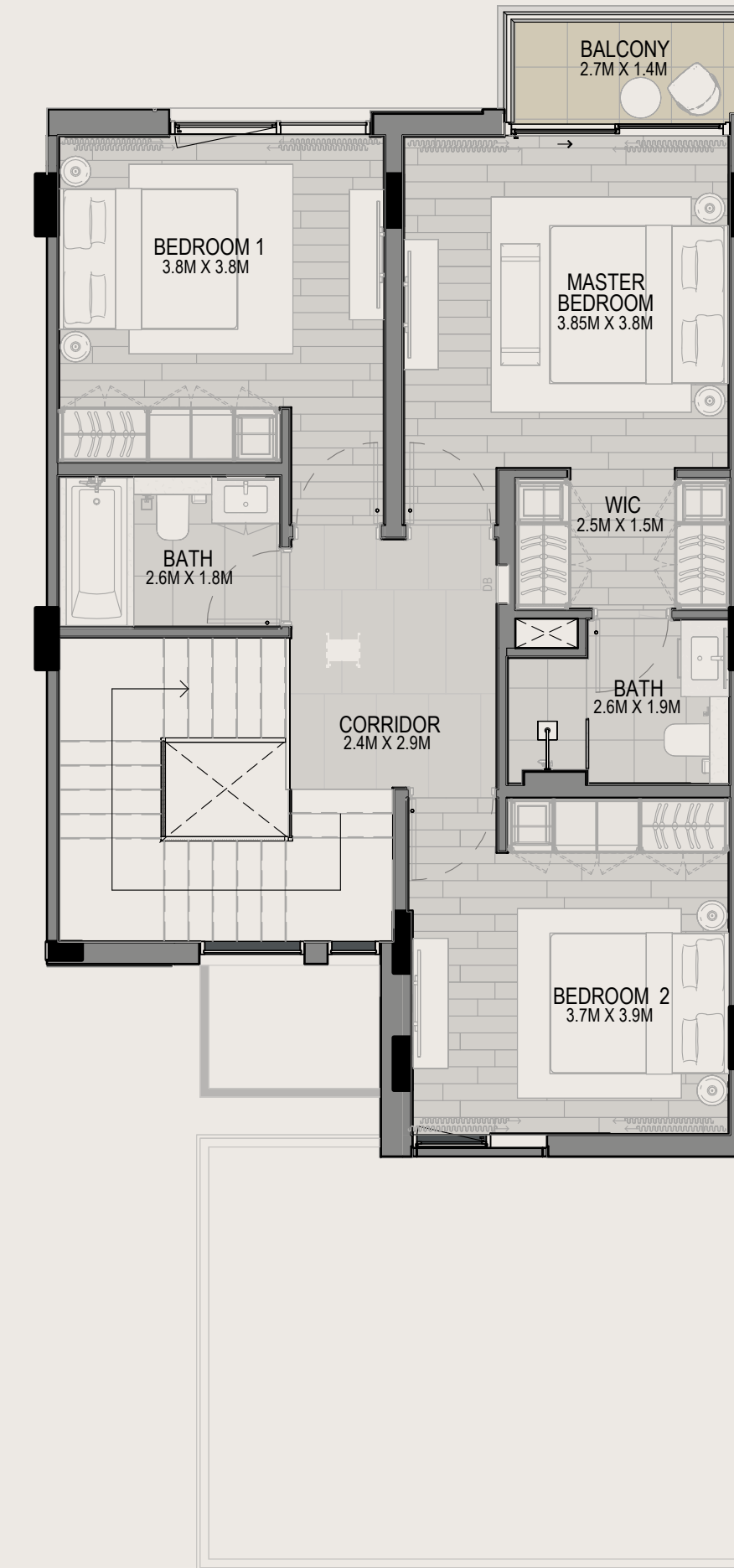


Park Haven townhouses – 3 bed

Area: 1,808 sqft



Ground floor



First floor

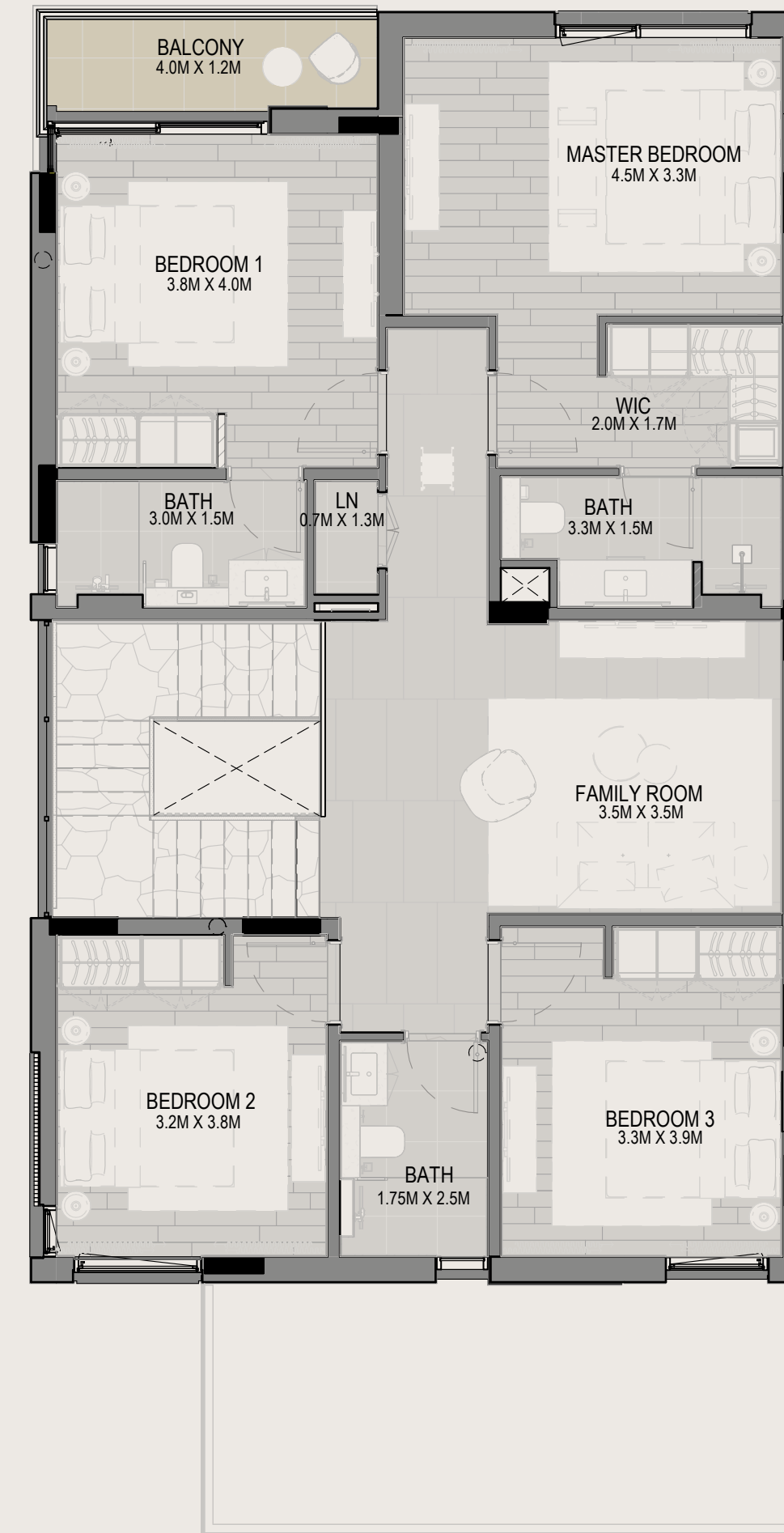
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Park Haven townhouses – 4 bed

Area: 2,712 sqft



Ground floor



First floor

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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



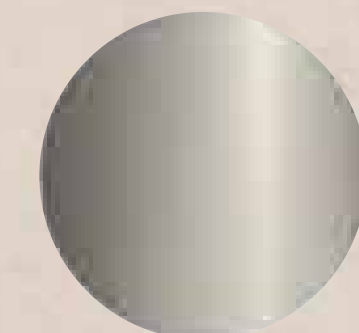
SHOW KITCHEN ISLAND FASCIA. SHOW
KITCHEN BACKSPLASH & BATHROOM
ACCENT WALL LIMESTONE



KITCHEN COUNTER-TOPS
ENGINEERED STONE



SANITARY WARE (WC & BASIN)
CERAMIC



SANITARY WARE (SHOWERS & MIXERS)
BRUSHED NICKEL











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



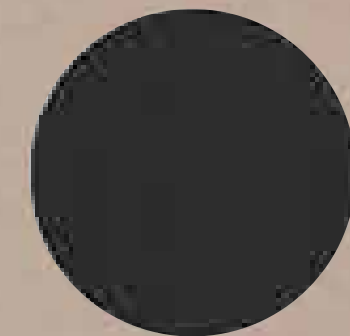
SHOW KITCHEN ISLAND FASCIA. SHOW
KITCHEN BACKSPLASH & BATHROOM
ACCENT WALL LIMESTONE



KITCHEN COUNTER-TOPS
ENGINEERED STONE



SANITARY WARE (WC & BASIN)
CERAMIC



SANITARY WARE
(SHOWERS & MIXERS)
BRUSHED NICKEL

The Elite Haven













The Park Haven & Serene villas



Finishes: Light Scheme



GENERAL WALLS
Paint



GENERAL CEILING
Paint



KITCHEN/BATHROOM JOINERY,
LIVING ROOM SLATS AND MAIN DOOR
Laminate



INTERIOR DOORS AND
WARDROBE
Lacquer



SANITARYWARE,
IRONMONGERY AND JOINERY
Metal



SANITARYWARE FINISH
Ceramic



GENERAL FLOOR
Porcelain Tile



BEDROOM FLOOR
Porcelain Tile



BATHROOM FLOOR AND WALLS
Porcelain Tile



SHOWER ACCENT WALL
Porcelain Tile



STAIRCASE AND THRESHOLD
Reconstituted Stone



KITCHEN COUNTERTOP,
BACKSPLASH AND BATHROOM VANITY
Reconstituted Stone











Finishes: Dark Scheme



GENERAL WALLS
Paint



GENERAL CEILING
Paint



KITCHEN/BATHROOM JOINERY,
LIVING ROOM SLATS AND MAIN DOOR
Laminate



INTERIOR DOORS AND
WARDROBE
Lacquer



SANITARYWARE,
IRONMONGERY AND JOINERY
Metal



SANITARYWARE FINISH
Ceramic



GENERAL FLOOR
Porcelain Tile



BEDROOM FLOOR
Porcelain Tile



BATHROOM FLOOR AND WALLS
Porcelain Tile



SHOWER-ACCENT WALL
Porcelain Tile



STAIRCASE AND THRESHOLD
Reconstituted Stone



KITCHEN COUNTERTOP,
BACKSPLASH AND BATHROOM VANITY
Reconstituted Stone

The Park Haven & Serenie villas

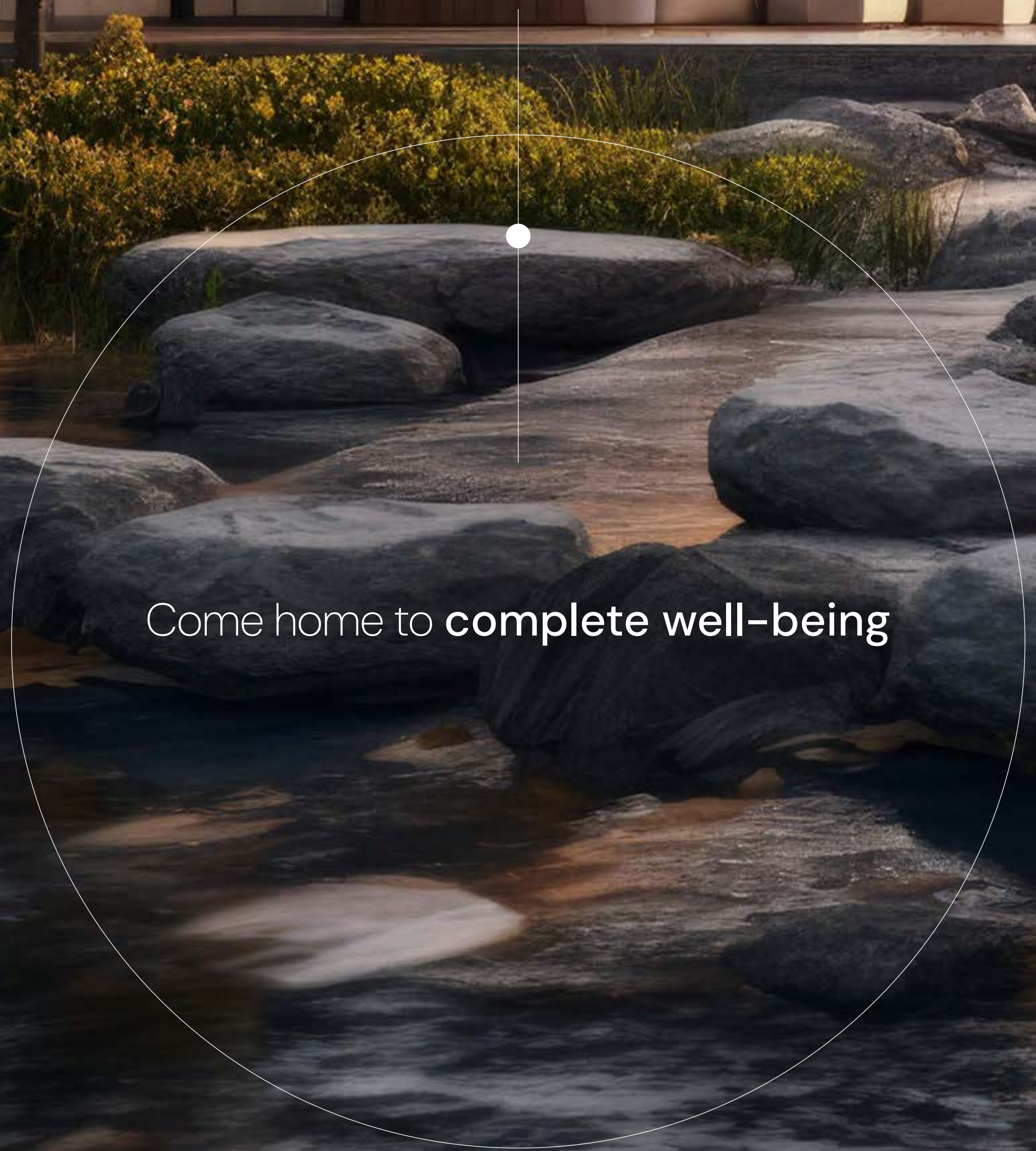
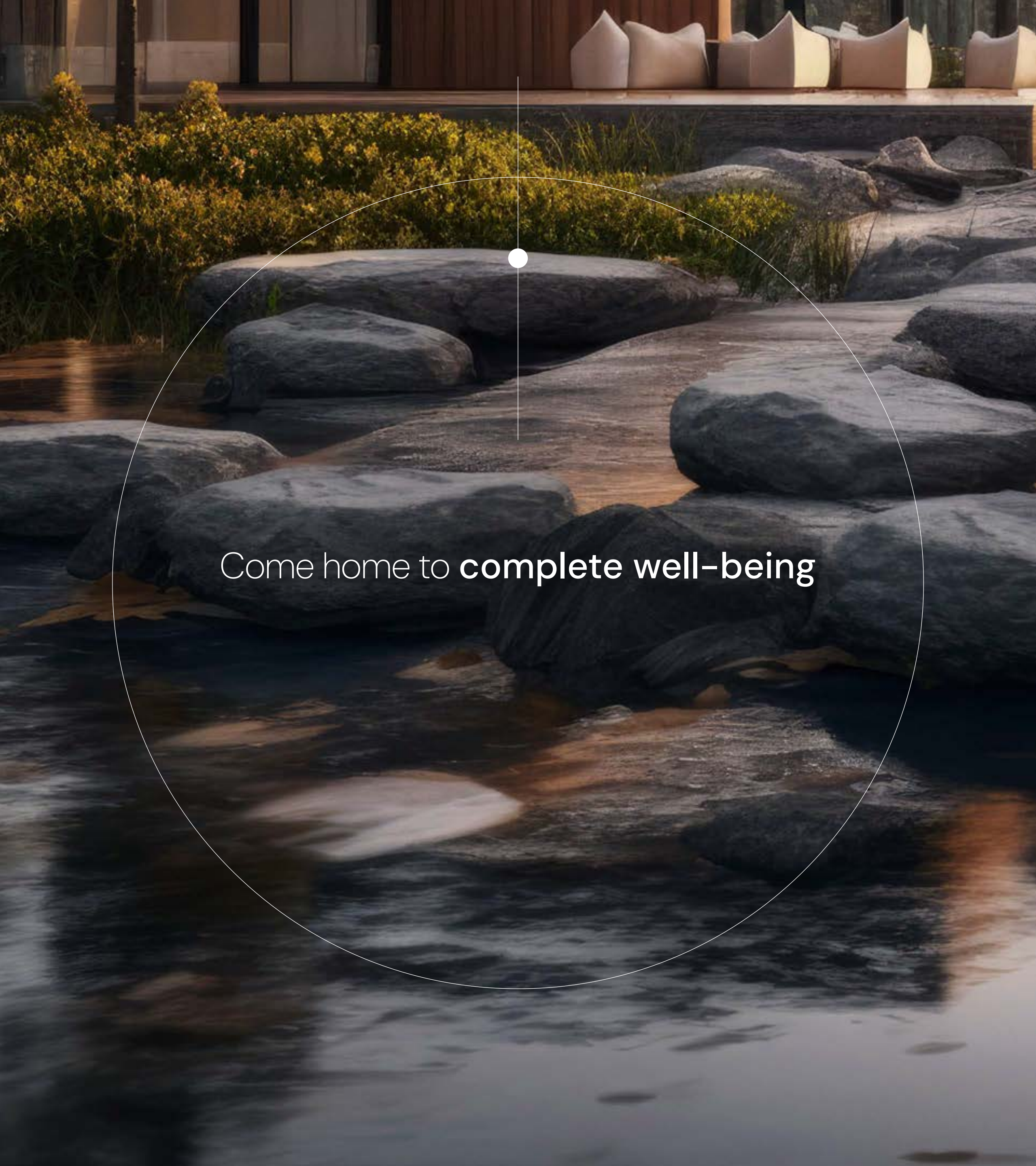












Come home to **complete well-being**



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