



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

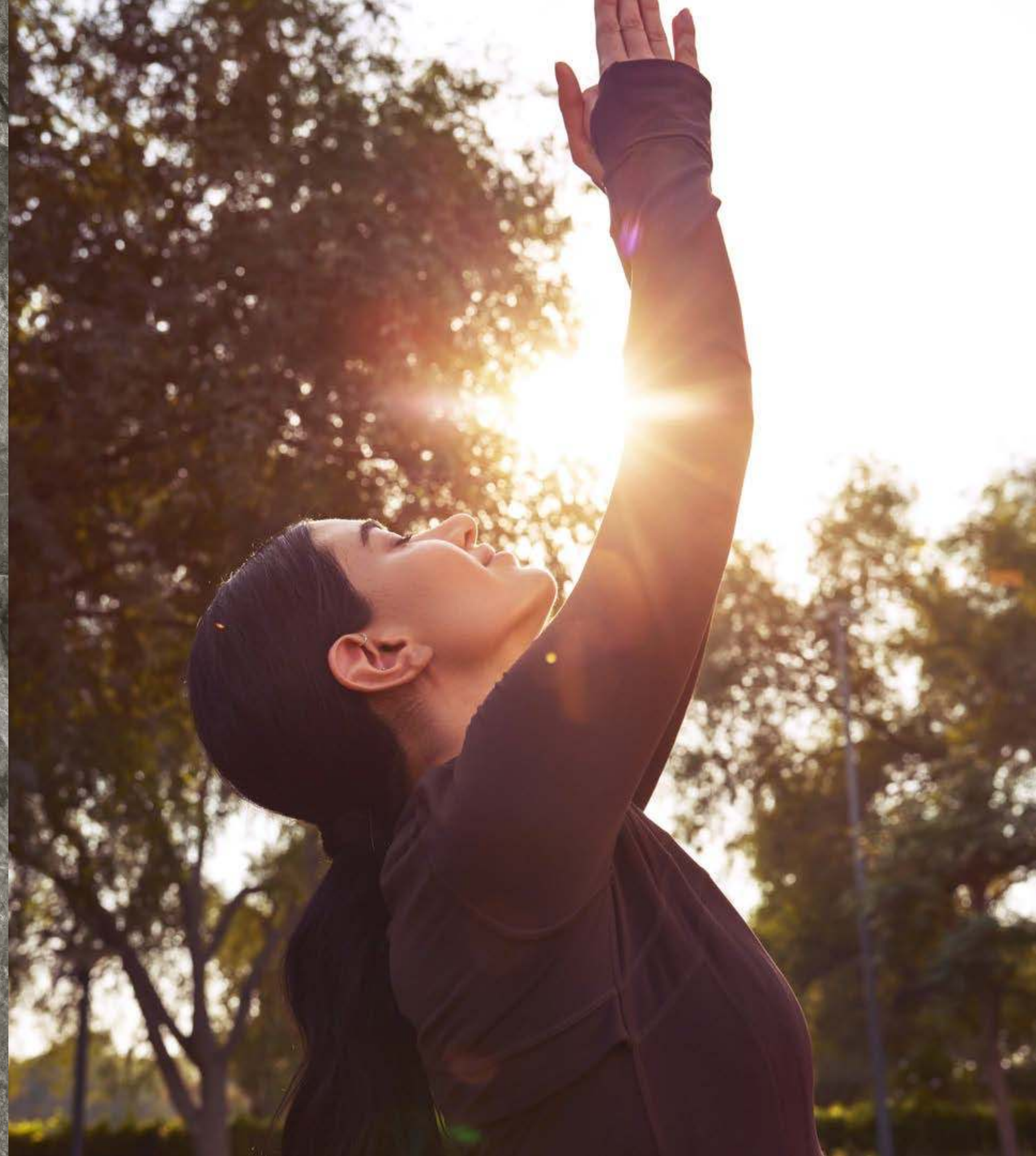
Dubai is a vibrant city with a unique blend of modernity and tradition. Home to well-travelled locals, expats and lavish lifestyles, in recent years, the city has begun to embrace the importance of conscious, healthy living; ever searching for new ways to weave wellness into everyday life.





## 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.





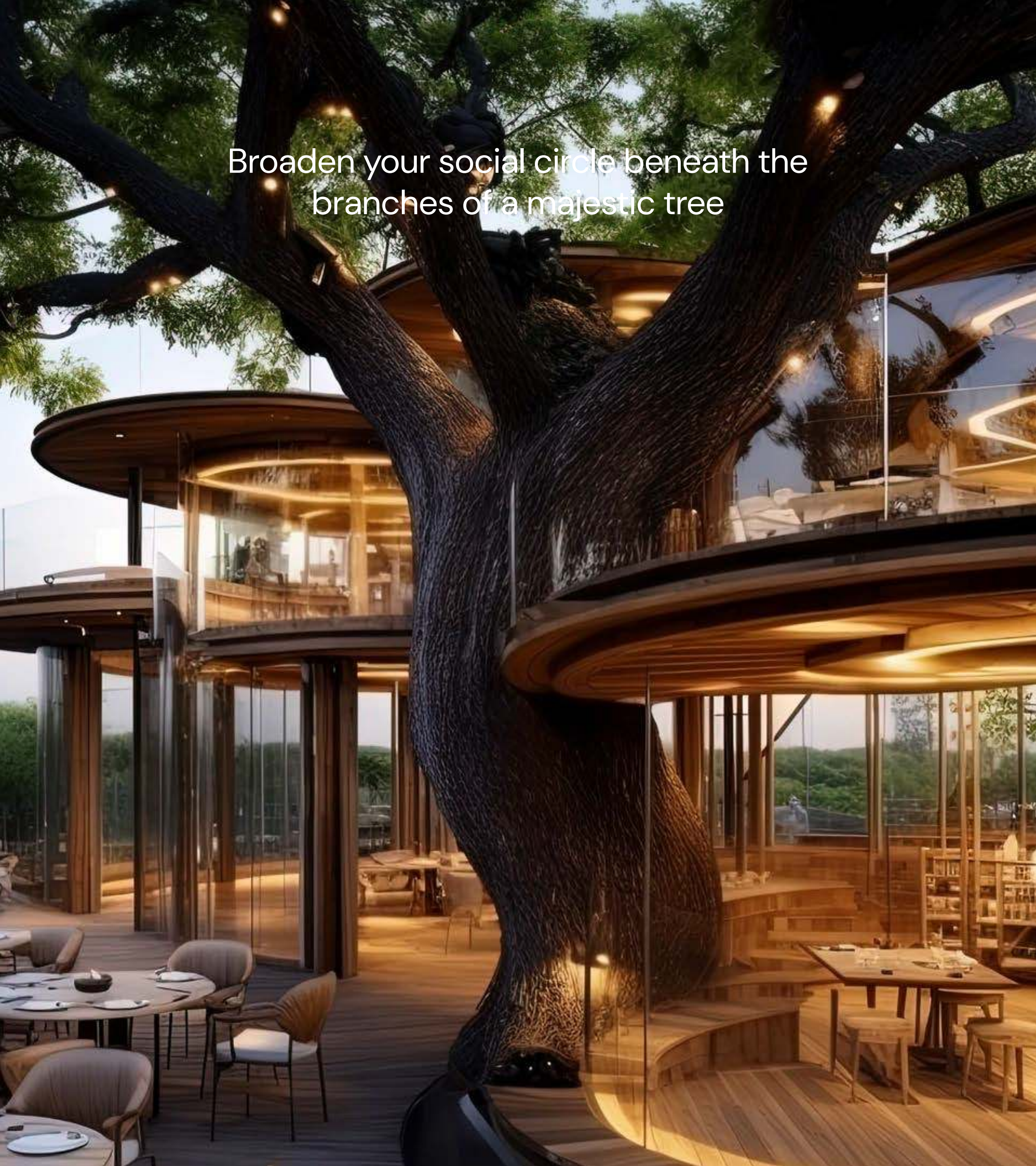


## The treehouse

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





A photograph of a teacher and four young students in a school garden. The teacher, a woman with long dark hair, is kneeling on the right, holding a small green seedling in a black nursery pot. She is looking down at the plant. Four young boys, wearing bright green t-shirts and tan baseball caps, are standing in a line on the left, looking at the teacher and the plant. The boy in the foreground is holding a blue watering can. They are in a garden bed with other small plants. In the background, there are modern buildings and a clear sky. The image is framed by large, out-of-focus green leaves in the foreground.

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



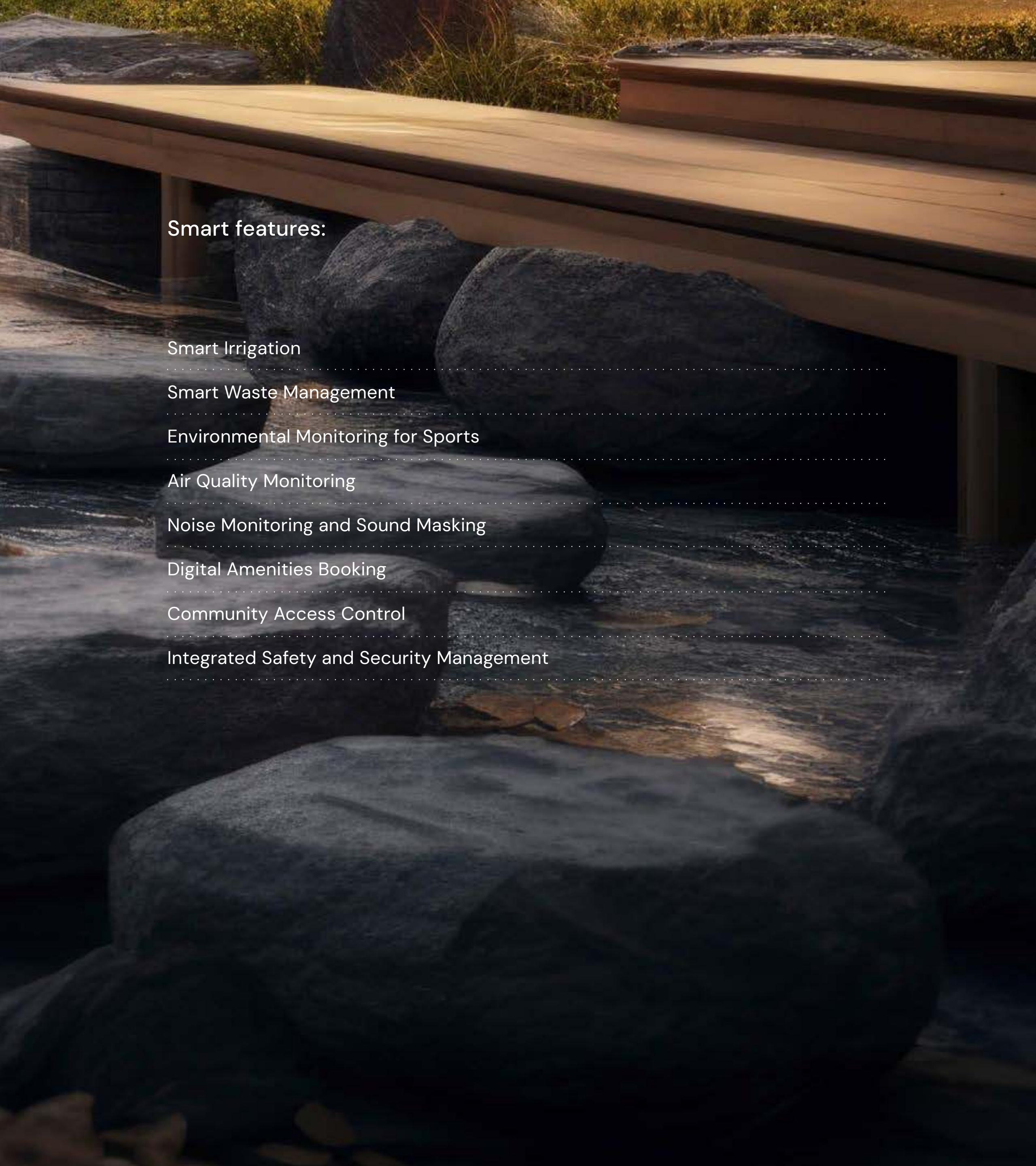
Serviced by serenity





## 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

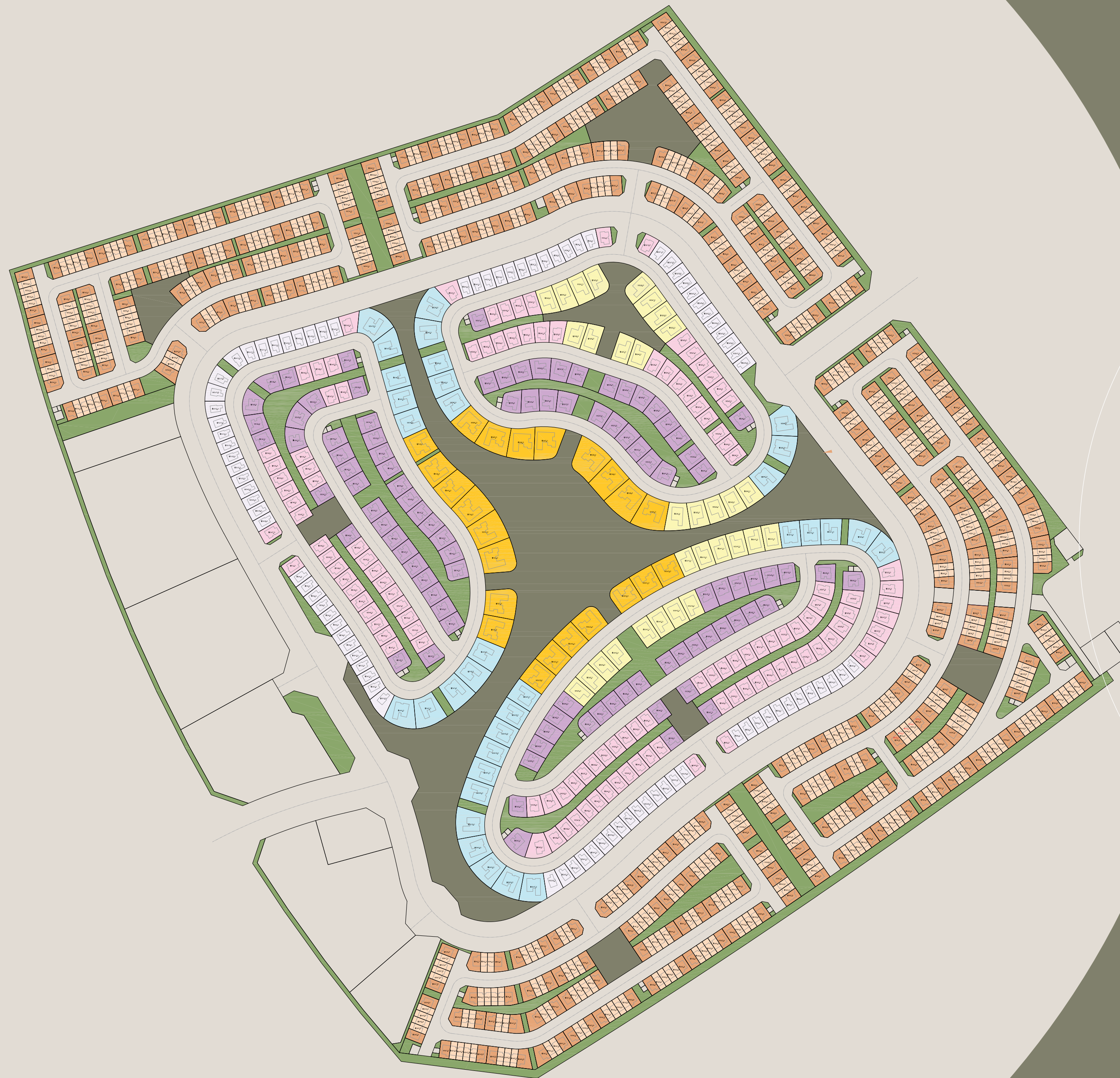


A woman in athletic wear (white leggings, white top, black jacket) is walking towards the camera on a paved path. She is holding a rolled-up orange mat. In the background, another person is walking away on the same path. The setting is a modern building complex with large glass windows and balconies, surrounded by lush landscaping including palm trees and tall grasses. The scene is illuminated by warm, golden light, suggesting sunset or sunrise.

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

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



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

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



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



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Ground floor

First floor







Elite Haven villas – 5 bed Type 2





# Elite Haven villas – 5 bed Type 2

Area: 7,424 sqft

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Ground floor

First floor



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

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Ground floor



Elite Haven villas – 6 bed Type 1

Area: 9,038 sqft

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First floor

Second floor & Rooftop



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

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



# Elite Haven villas – 6 bed Type 2

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



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

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

GARBAGE



First floor



Serene villas – 3 bed Type 2





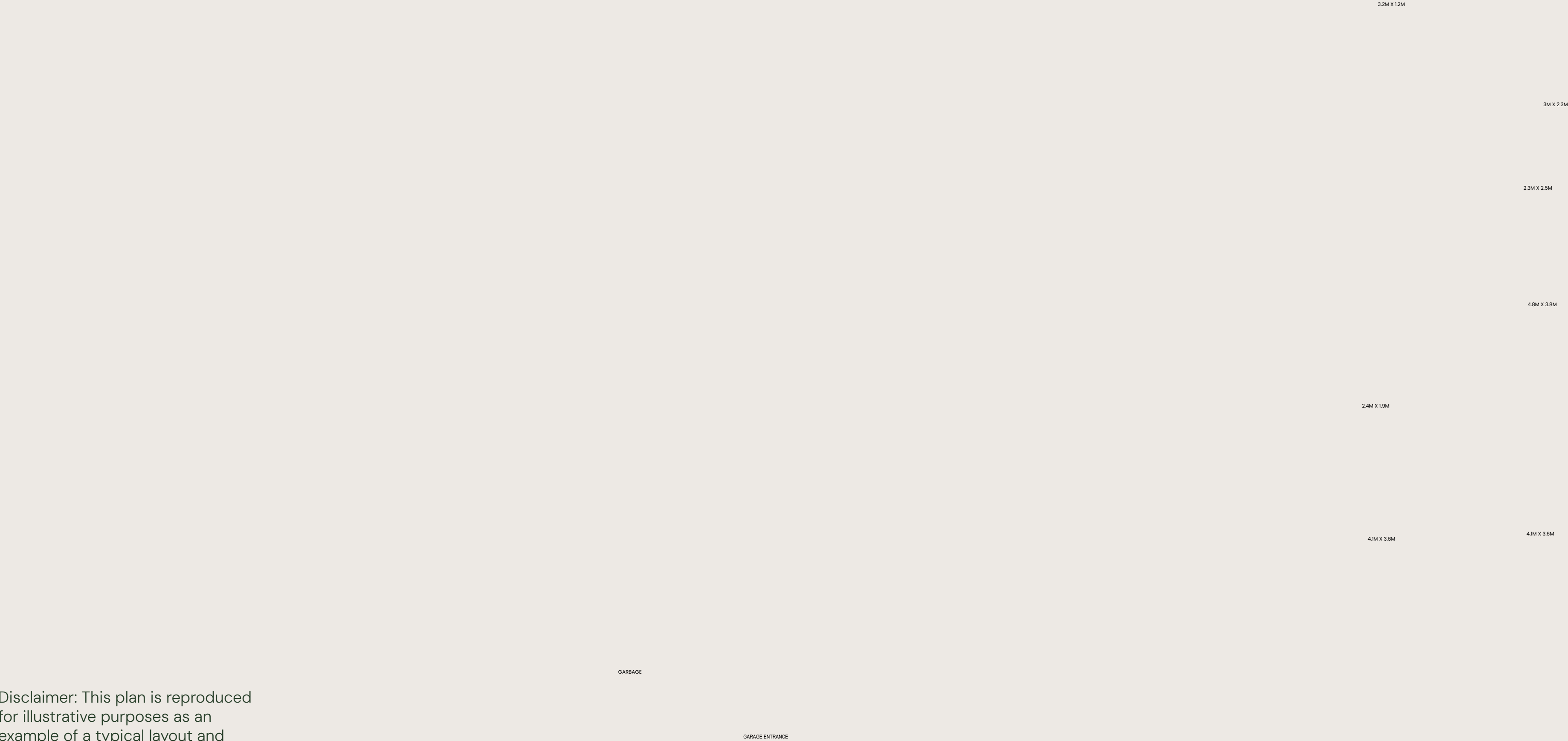
Serene villas – 3 bed Type 2





# Serene villas – 3 bed Type 2

Area: 3,465 sqft



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Ground floor

First floor



Serene villas – 4 bed Type 1





Serene villas – 4 bed Type 1





# Serene villas – 4 bed Type 1

Area: 3,960 sqft

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Ground floor

First floor



Serene villas – 4 bed Type 2





Serene villas – 4 bed Type 2





# Serene villas – 4 bed Type 2

Area: 3,960 sqft

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Ground floor

First floor



Serene villas – 5 bed Type 1





Serene villas – 5 bed Type 1





# Serene villas – 5 bed Type 1

Area: 4,702 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



Serene villas – 5 bed Type 2





Serene villas – 5 bed Type 2





# Serene villas – 5 bed Type 2

Area: 4,702 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



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

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



# Park Haven townhouses – 4 bed

Area: 2,712 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



Interiors





# The Elite Haven



## Finishes: Light Scheme



WASH BASIN COUNTER-TOP &  
SHOWER CUBICLE WALL  
ENGINEERED STONE



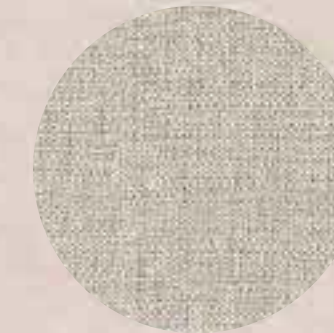
KITCHEN CABINET  
LAMINATE-PLAIN



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



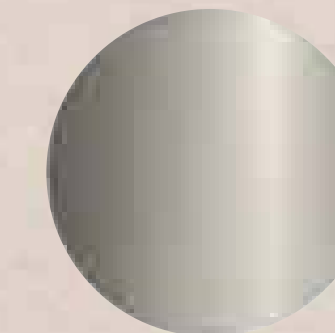
SHOW KITCHEN ISLAND FASCIA. SHOW  
KITCHEN BACKSPLASH & BATHROOM  
ACCENT WALL LIMESTONE



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  
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



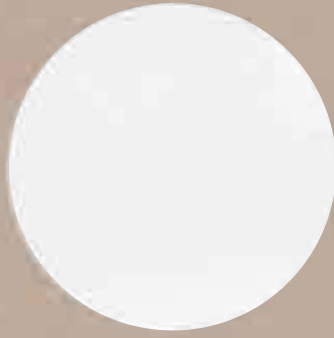
VILLA FLOOR-GROUND FLOOR  
BATHROOM FLOOR AND WALL FINISH  
STONE EFFECT-PORCELAIN TILE



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

























# 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 & Serenè villas











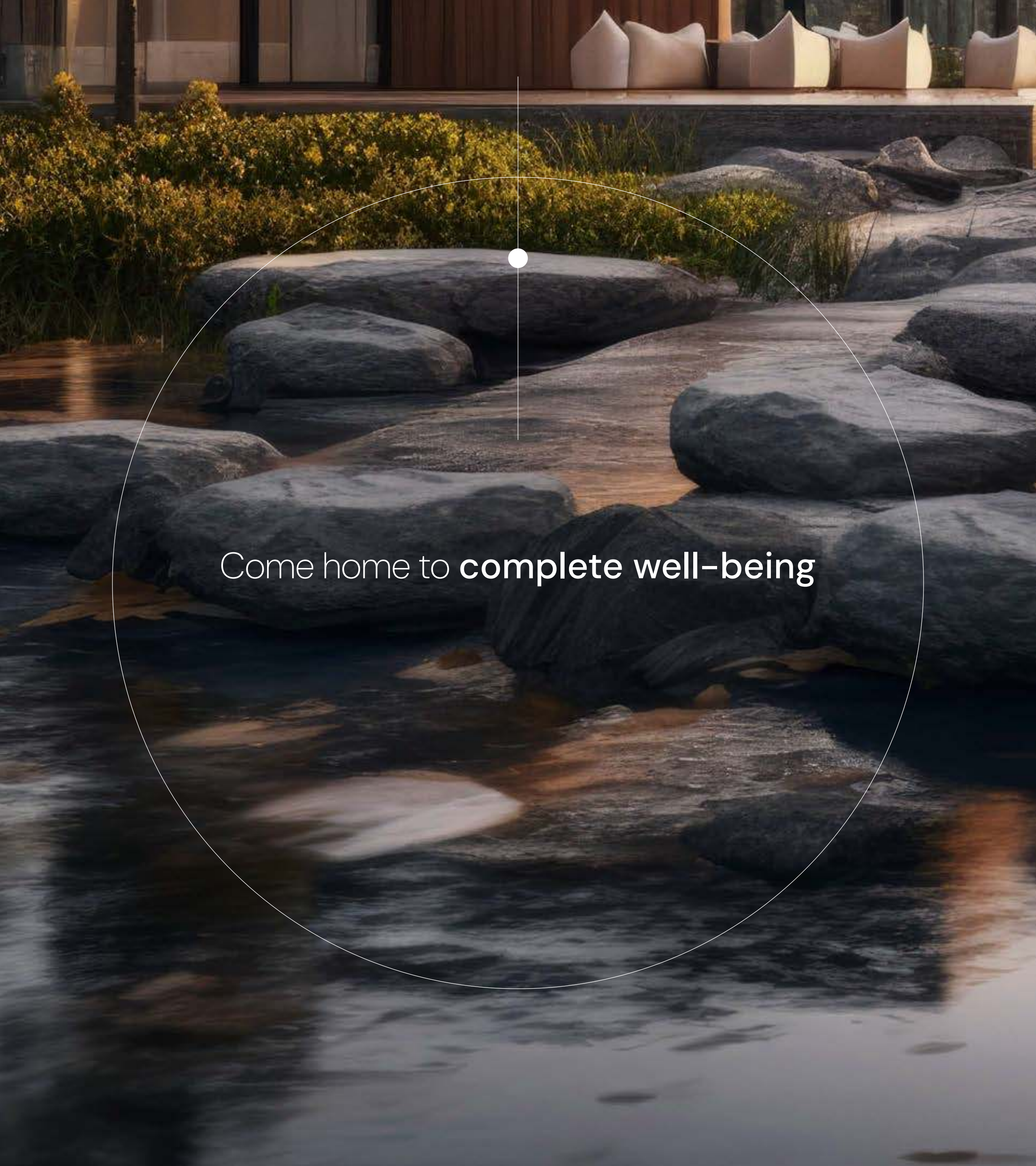












Come home to **complete well-being**



