



# 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.



A woman with long, dark, wavy hair is leaning over a stone waterfall in a lush garden. She is wearing a white, short-sleeved, button-down shirt and a long, light-colored skirt. Her right hand is touching the water, and her left hand is resting on her hip. She is looking up and to the right with a serene expression. The background is filled with green foliage and trees, creating a peaceful and natural setting. The text "Welcome to Haven by Aldar" is overlaid in the center of the image.

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**



جنان  
hàven

Nestled in  
a lush sanctuary

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Dubailand  
Silicon Oasis

D54

Dubailand  
residence  
complex

Emirates  
Road

The Villa

جنان  
haven

Al Habtoor  
Polo Club

Villanova

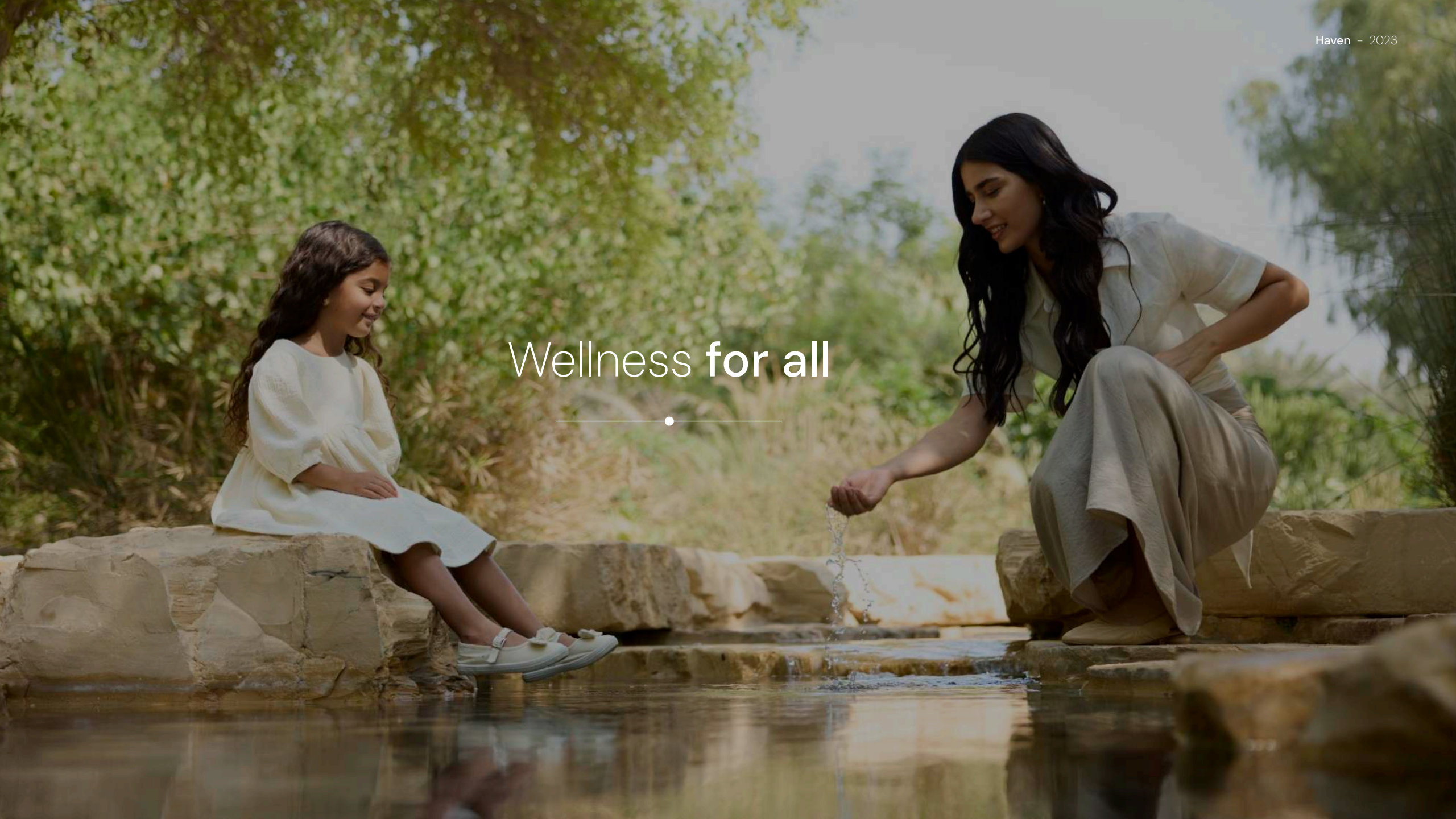
Arabian  
Ranches III

Sheikh Mohammed Bin  
Zayed Road



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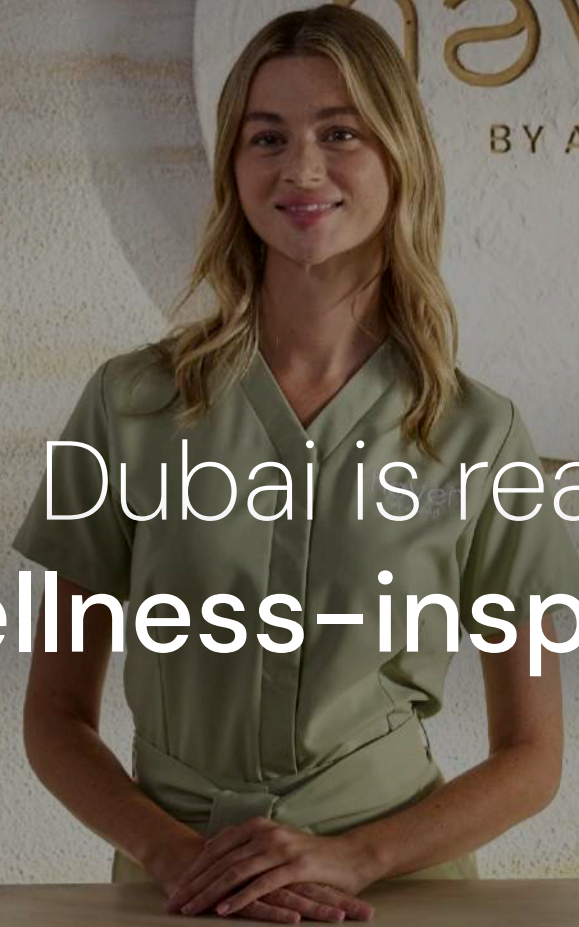
Nursery, kindergarten and  
primary school on site.  
Ensuring the **well-being**  
**of our little residents**

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haven  
BY ALDAR

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



A woman with long blonde hair, wearing a white sleeveless dress, stands in a circular swimming pool. She is facing away from the camera, looking towards a lush garden with a large weeping tree and a stone path. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. A large, semi-transparent brown circle is overlaid on the right side of the image, containing the title text.

# The Story

# The three elements of **wellness**



Life



Mind and body



Energy

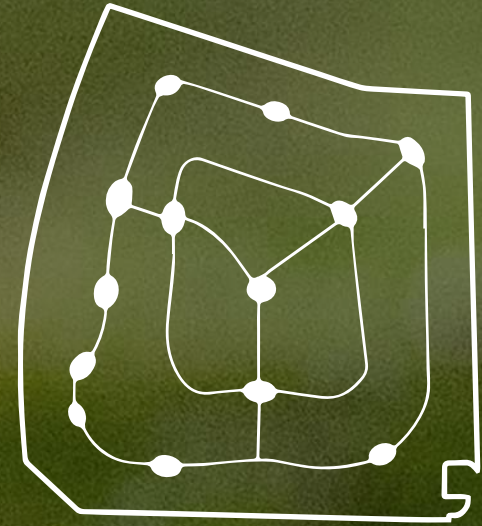
Neighbourhood Heart



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

Villas

Townhouses

Apartment Buildings

Open Spaces

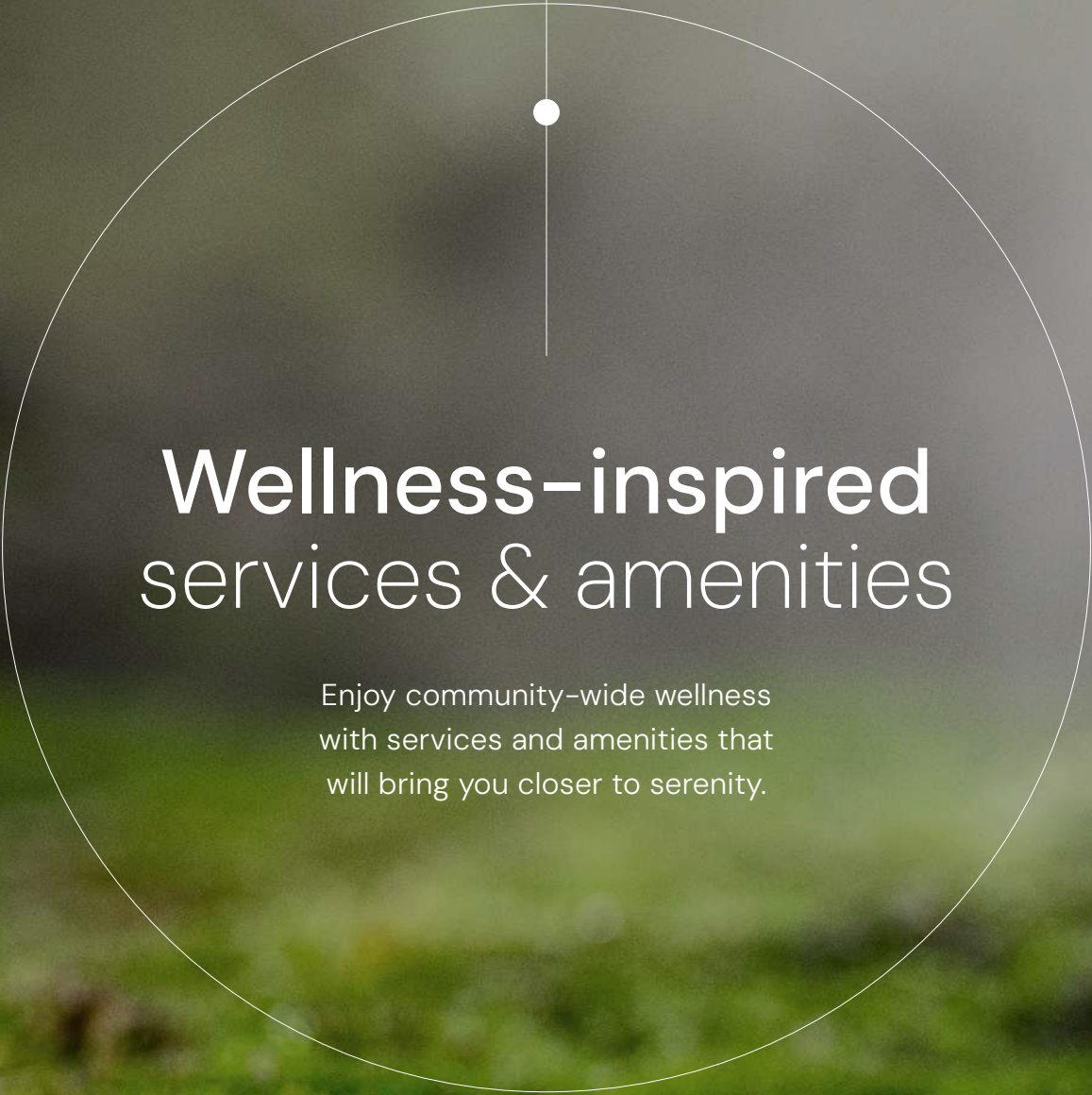
Primary School

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

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## 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

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Sports hub

# Community clubhouse

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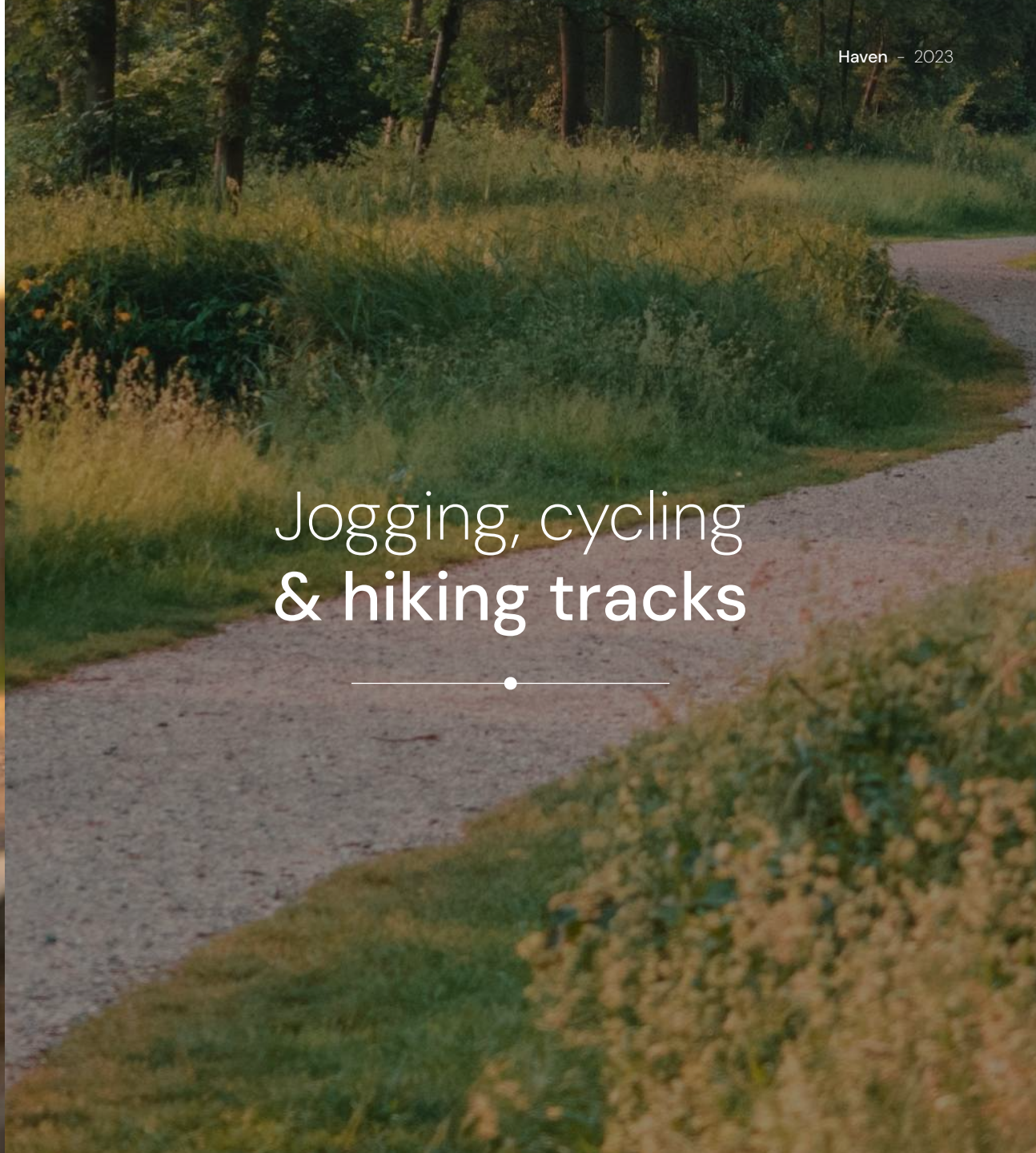
Community clubhouse

A digital rendering of a modern landscape at sunset. A wide, curved, metallic-looking path leads from the foreground towards a modern building in the background. On the left side of the path, a man and a woman are walking away from the viewer, and a small child is further ahead. To the right of the path is a body of water, possibly a pond or a slow-moving stream, bordered by dark rocks. The scene is filled with lush tropical vegetation, including tall palm trees and various shrubs. The sun is low on the horizon, creating a warm, golden glow and long shadows. The overall atmosphere is serene and contemporary.

A flowing landscape



Retail plaza



Jogging, cycling  
& hiking tracks



# Hiking & jogging tracks



# Outdoor fitness zones

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# Outdoor fitness zones

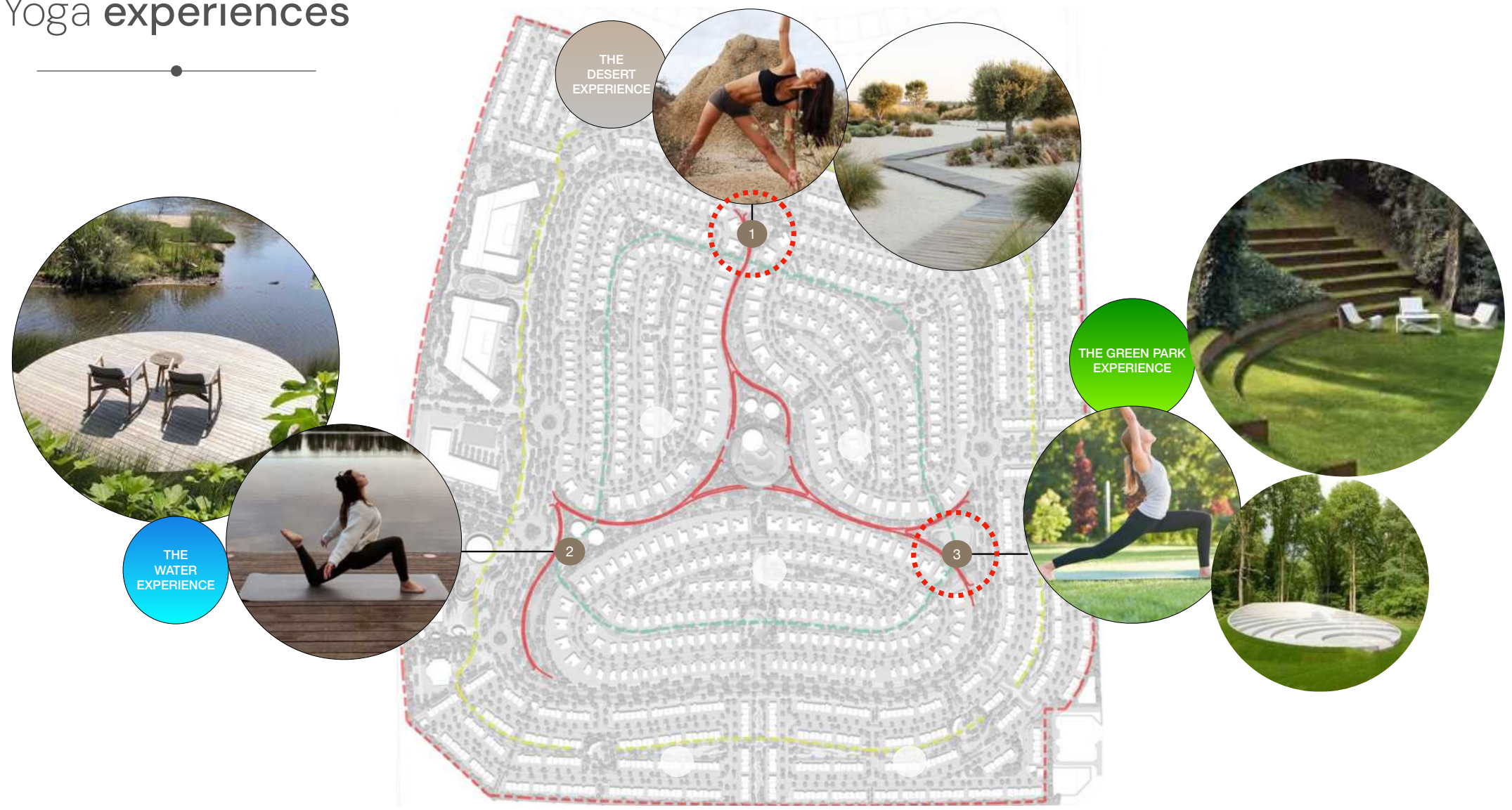


# Yoga decks & zen gardens

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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.