

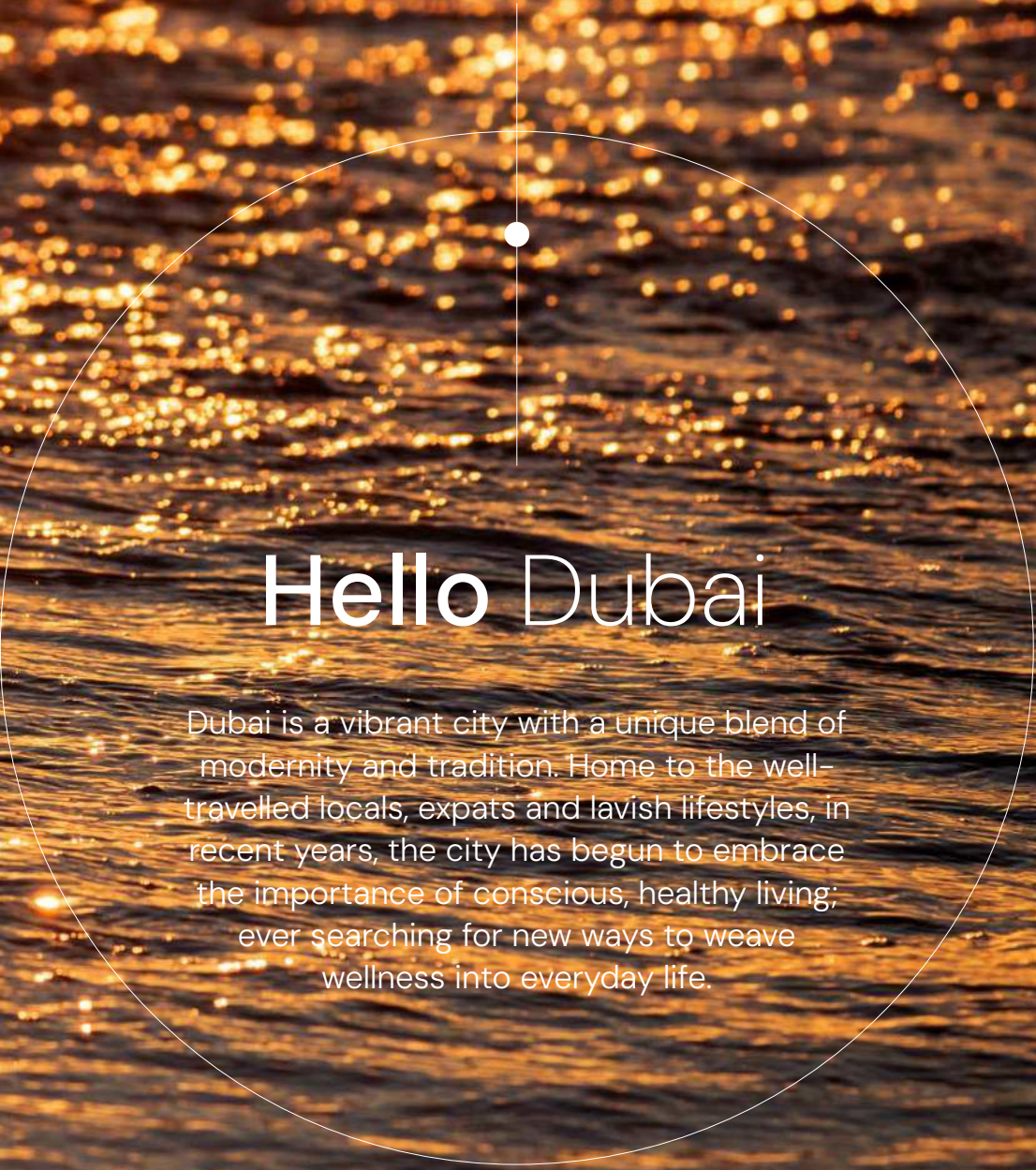
جنان haven

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.



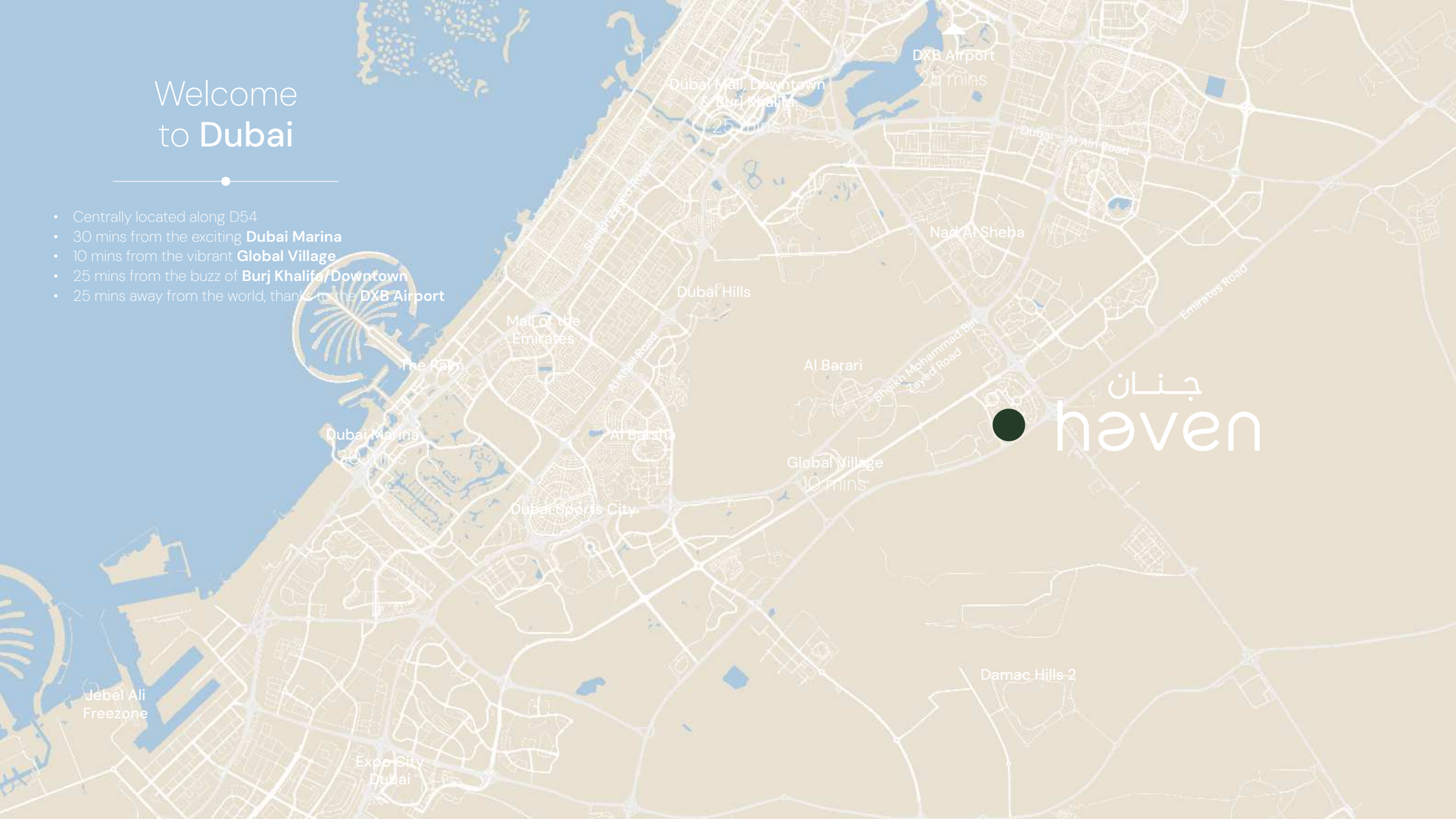
Welcome to **Haven** by **Aldar**

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**



جنان
hàven

Nestled in
a lush sanctuary





Wellness for all



A new way of living



Prioritising your **health**
& **well-being**

Retail therapy,
right in the community

A woman with long dark hair, wearing a white short-sleeved shirt, is leaning over a wooden table in a restaurant, laughing heartily. A young girl with long dark hair, wearing a light-colored patterned top, is sitting at the table and looking up at the woman, also smiling. The table has a glass of water, a folded white napkin, and some food. The background shows other diners and a restaurant interior with warm lighting and a textured ceiling.

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



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 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

Villas

Townhouses

Apartment Buildings

Open Spaces

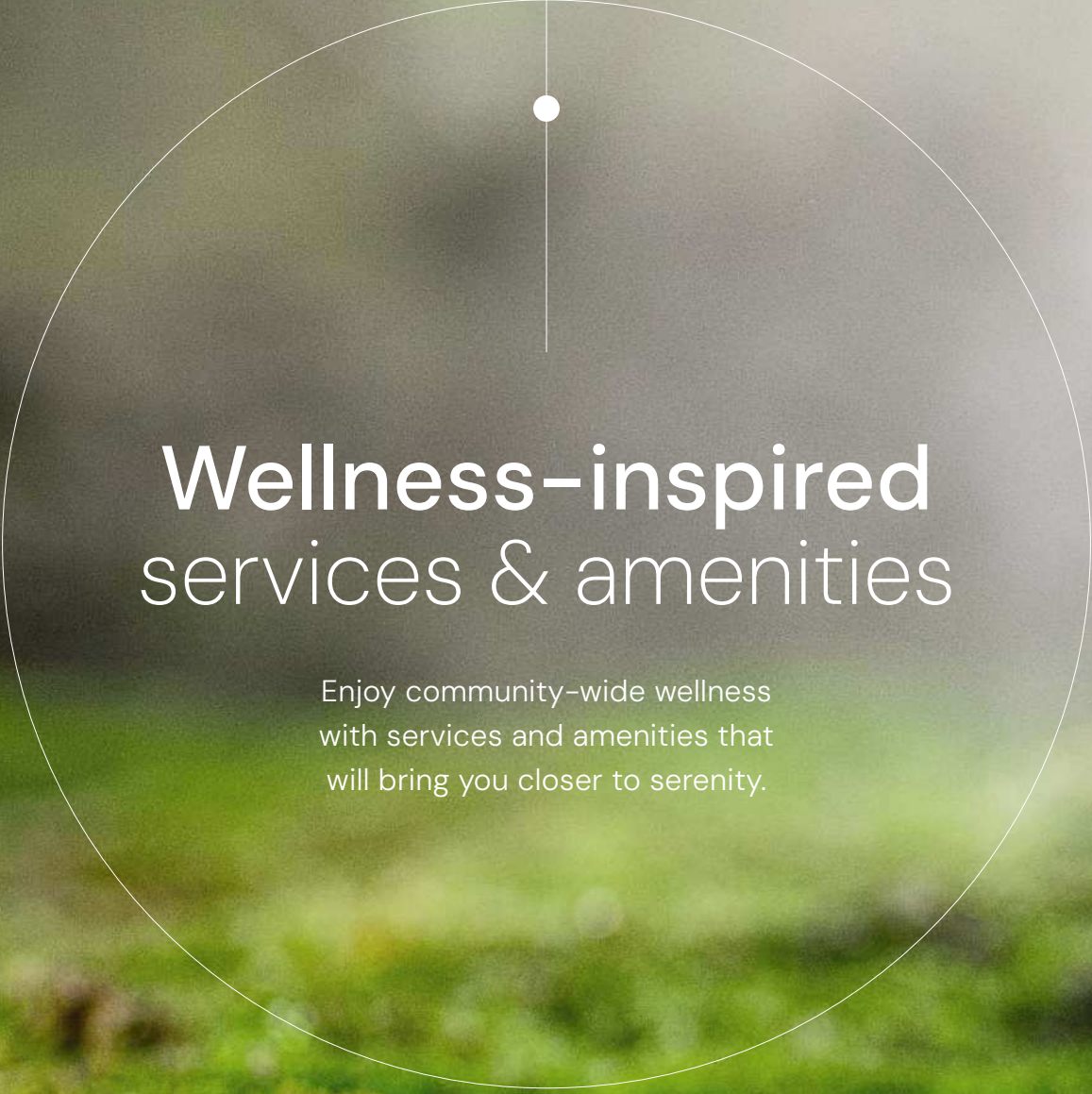
Primary School

Utility / Services

Green Links

Neighborhood Parks

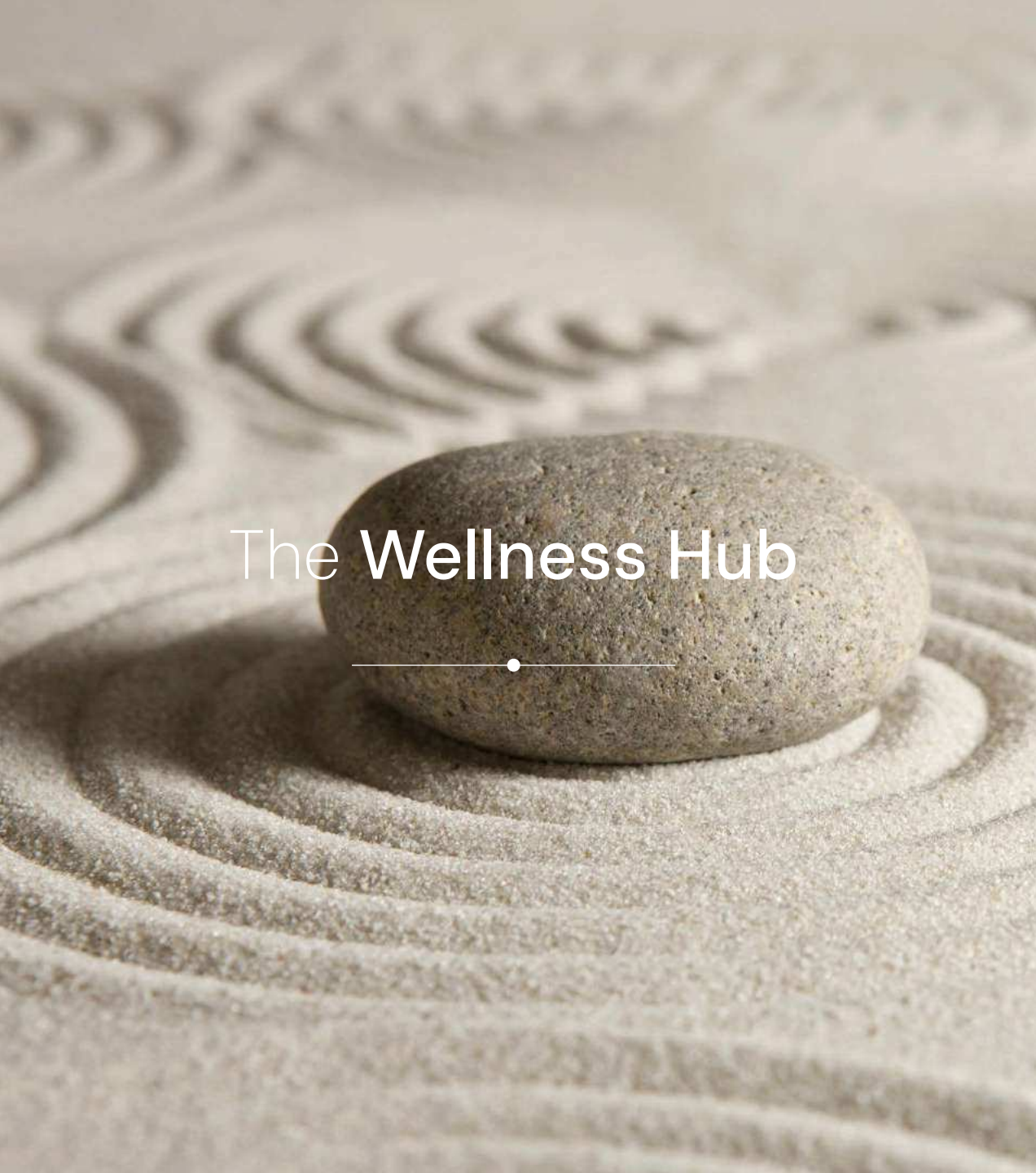




Wellness-inspired services & amenities

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







Sports hub



Community clubhouse



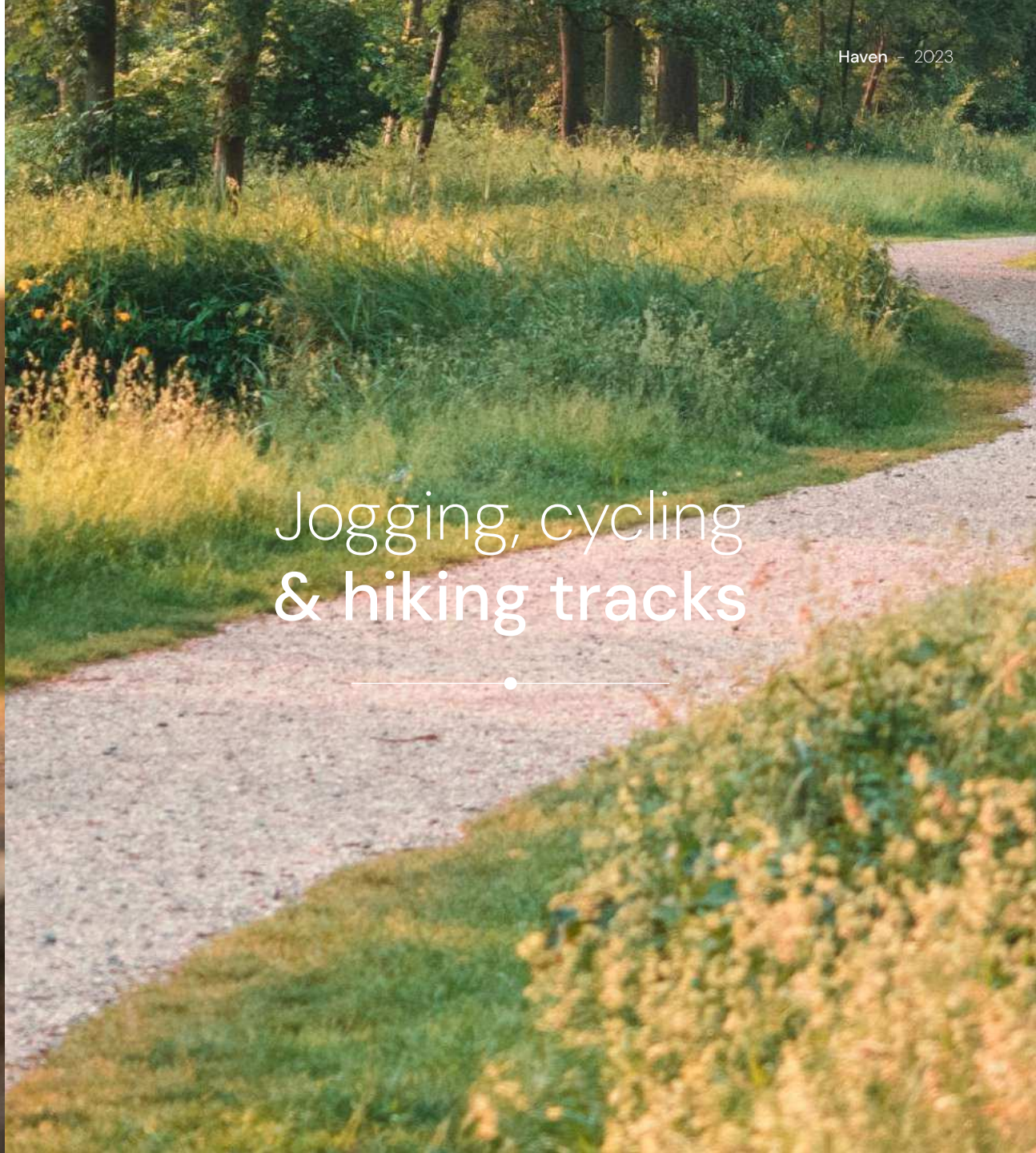
Community clubhouse

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, there are tall, feathery grasses and palm trees. On the right side, there is a body of water with dark rocks and more palm trees. A man and a woman are walking away from the viewer on the path, and a small child is standing further ahead. The sun is low on the horizon, creating a warm, golden glow and long shadows. The building in the background has large glass windows and a flat roof.

A flowing landscape



Retail plaza



Jogging, cycling
& hiking tracks

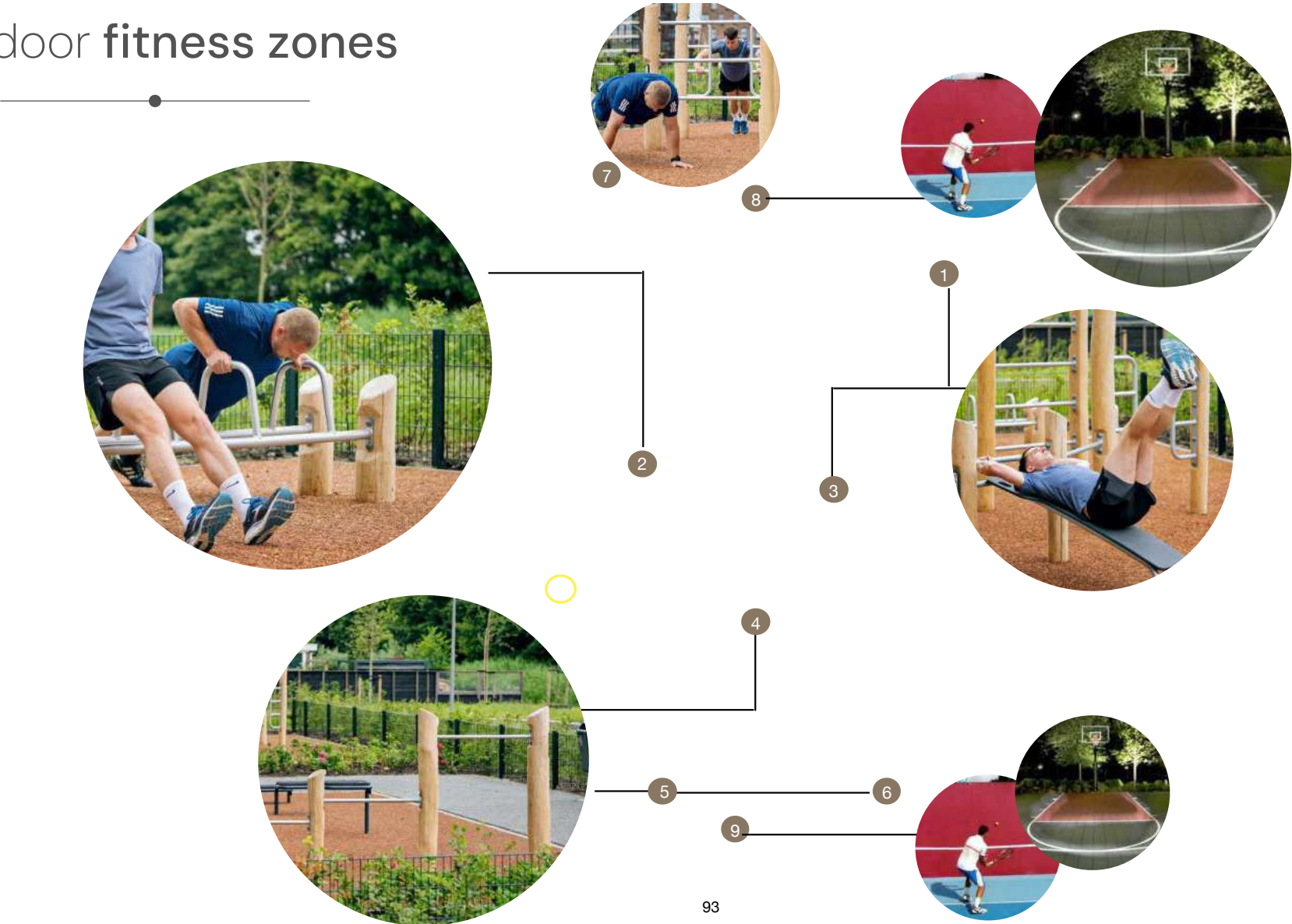
Hiking & jogging tracks



Outdoor fitness zones



Outdoor fitness zones



A woman with blonde hair in a bun, wearing a black sports bra and leggings, is sitting in a meditative lotus position on a patterned rug. She is on a curved wooden deck that extends into a calm pond. The pond reflects the warm orange and yellow light of the setting sun, which is visible on the horizon. In the background, there are modern buildings with large windows, some of which are lit up. Several palm trees and other tropical plants are scattered throughout the scene. The deck is decorated with several lit candles, a small bowl, and some incense burners. The overall atmosphere is peaceful and serene.

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





Welcome to the **Aldar family**. Welcome to **Haven by Aldar**

The background of the image shows a close-up of moss-covered rocks. The moss is a vibrant green, and the rocks are dark and textured. A large, dark, semi-transparent circle is centered over the image, creating a focal point for the text.

Thank you