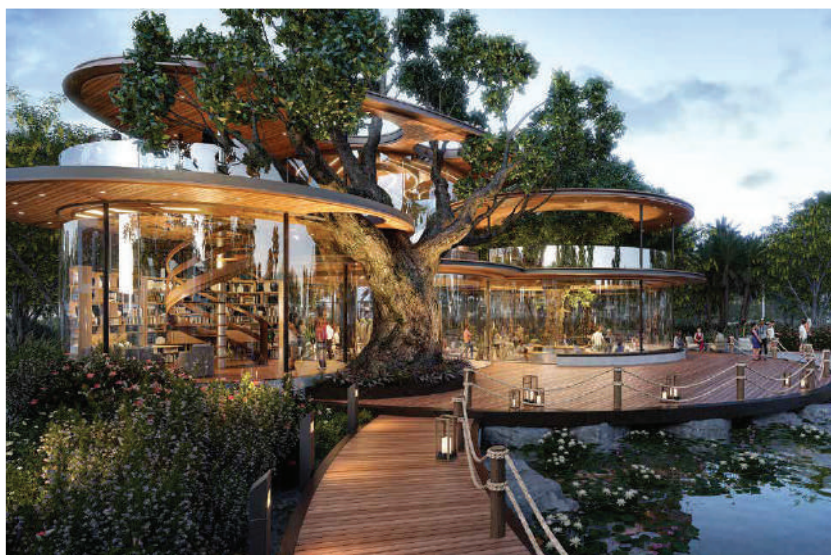




## HAVEN BY ALDAR

Introducing Aldar's first residential development in Dubai, that brings community-wide wellness to the region. Nestled under a treehouse, every moment at Haven has been curated to enhance your wellbeing, while the gently flowing stream provides a rippling soundtrack to your every day.



### Property Type

- ◆ 3 & 6 Bedroom Villas & TH

### Size Range

- ◆ 2280 to 3200 sq. ft.





All Villas & Townhouses will be single-row, the community will have school, community centers, swimming pools in each cluster, running and cycling tracks. All Amenities will be sunken by 4 meters to ensure privacy for the surrounding villas.

## FEATURES:

- Dining Outlets
- Green Area
- Retail Area
- Haven Spa
- Swimming Pool
- Kids Play Area
- Schools
- Native Landscaping
- Retail Area
- Fitness Club
- Mosque
- Mosque



Payment Plan: 5% down payment / 55% during construction / 40% upon completion

Estimated Completion Date: Q3 2027

Developer: ALDAR

## 3-6 BR Villas & Townhouses

Starting from

**AED 2.5MILLION**



# PAYMENT PLAN

15%

On Booking  
+4% DLD & Admin Fees

5%

November 2023

5%

February 2024

5%

May 2024

5%

August 2024

5%

November 2024

60%

On Completion

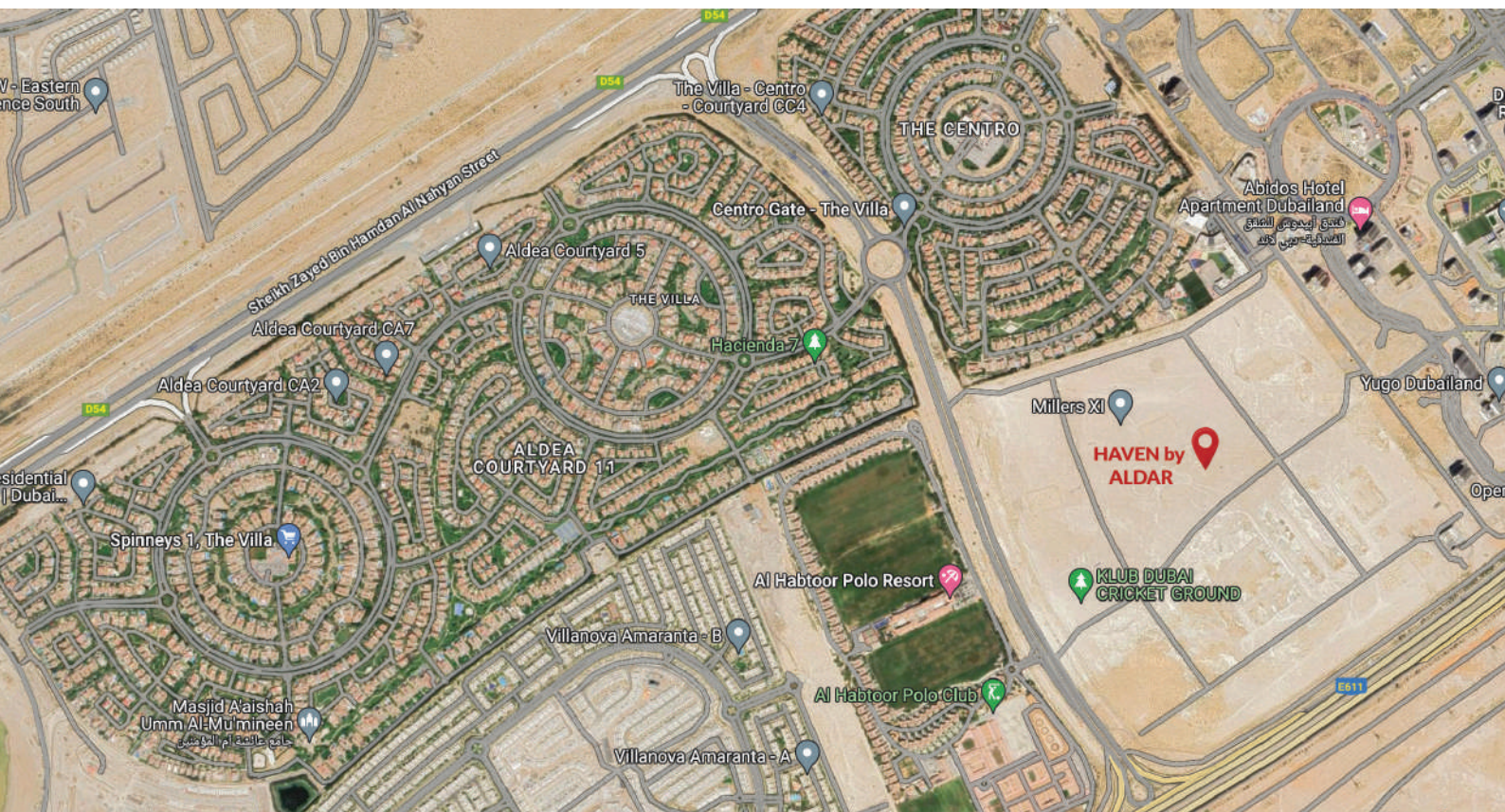
Expected Completion Date  
**January 2025**





## LOCATION:

The gated community of Town Square Dubai features several parks, landscaped gardens and shaded walkways. Town Square Dubai is a master-planned residential development located along Al Qudra Road (D63). Developed by Nshama Group, the community spans 154,000 sq m, housing 16 gardens and an extensive network of cycling, walking and jogging trails.



Contact us today for more information





# جنان haven

## Discover Wellness Living



Introducing Aldar's first residential development in Dubai, that brings community-wide wellness to the region. Nestled under a treehouse, every moment at Haven has been curated to enhance your wellbeing, while the gently flowing stream provides a rippling soundtrack to your every day.

Property Details	Total no. of units: 2428 residential villas, townhouses and apartments	Prices start from: AED 2.5M
	Type of units: 4-6 bed Elite Haven villas 3-5 bed Serene villas 3-4 bed Park Haven townhouses	Payment plan: 60/40 for Serene villas & Park Haven townhouses 70/30 for Elite Haven villas 5% down payment
	Handover date: Q3, 2027	

## Location

- E611/D54 in Dubailand
- 25 mins from the iconic Burj Khalifa
- 25 mins from Dubai Marina

## Amenities

- Wellness Centre
- Run & Ride Tracks
- Shaded Play Zone
- Haven Central Park
- Meditation Pavilion
- The Streams
- Air Fitness
- Little Haven (Nursery+Kindergarten)
- Reflexology Paths
- Mosque
- Retail Therapy
- Play Haven
- The Green
- Tranquility Pool (Adults)
- Nature Trail
- Plunge pool
- Splash Pool (Kids)
- Picnic Patch
- Basketball Court
- Padel Haven
- Zen Gardens

## Services

- Wellness Concierge
- Haven Spa
- Social Space
- Fitness Haven
- Green Carpet Events

## À La Carte

- Clean Cooking Support
- Housecare
- Housekeeping
- Gardening Design
- Personalised Concierge
- Childcare
- Private Car Wash
- Move-in Manager

## Sustainability Features

- fitwel World-leading Fitwel (3 Star) Certification
- LEED Gold Level
- Energy and Water Efficiency
- Generous Green Spaces
- Public Transport
- Optimised HVAC System
- Native Landscaping
- Shaded Walkways & Bikeways
- EV Charging Facilities
- Enhanced Air Quality
- Photovoltaic Systems
- Water Conservation Systems
- Smart Waste Systems
- Local Materials
- Sustainable Construction
- Natural Lighting
- Easy Access to Services

## Smart Community

- Smart Irrigation
- Air Quality Monitoring
- Community Access Control
- Smart Waste Management
- Noise Monitoring and Sound Masking
- Integrated Safety and Security Management
- Environmental Monitoring for Sports
- Digital Amenities Booking



\*Price, payment, views and availability are indicative; they are subject to change.  
\*\*The above subject to be changed as per the master development approvals.

Terms & Conditions apply.

800 ALDAR | ALDAR.COM