

HAYAT  حيّاة

by **DUBAI SOUTH**



LIFE AT THE HEART OF DUBAI SOUTH



Disclaimer note: The images shown are for illustration purposes only and may not be an exact representation of the final product. Accessories and decorative items are also not included and are shown for styling purposes only.



OVERVIEW

HAYAT by Dubai South is a project by Dubai South Properties. The master-planned community is designed to offer a balanced and connected lifestyle. Set within a thoughtfully planned environment, the development brings together contemporary homes, green spaces, and everyday conveniences across one integrated neighbourhood.

Spanning 10 million square meters and strategically located with direct access to Emirates Road and Sheikh Mohammed bin Zayed Road, within minutes from Al Maktoum International Airport, the community offers excellent connectivity while maintaining a calm residential setting.

At its centre are well-designed townhouses that combine privacy, comfort, and a welcoming neighbourhood atmosphere. Available in spacious layouts, these homes are created to support modern family living.



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The architecture reflects a refined and contemporary aesthetic inspired by nature. Clean lines, natural materials, and soft tones create a calm visual identity that blends seamlessly with the surrounding green spaces.

Each townhouse is carefully positioned to provide privacy while remaining connected to the wider community. Tree-lined pathways, landscaped areas, and open spaces create an environment that encourages outdoor living and daily interaction.

A LANDSCAPE SHAPED BY NATURE

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DESIGNED FOR EVERYDAY LIVING

Interiors are thoughtfully planned to maximise natural light, functionality, and comfort. Open layouts create flexible living spaces that adapt easily to the needs of modern families.

Available in 3-, 4-, and 5- bedroom configurations, each home features open-plan living areas, private gardens, and versatile rooms that support both quiet moments and family gatherings.

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WELL CONNECTED, YET PEACEFUL

The community enjoys a prime location within Dubai South, adjacent to the Golf District and close to key economic and logistics hubs.

Residents benefit from direct access to Emirates Road and Sheikh Mohammed bin Zayed Road, with convenient connectivity to areas such as Jebel Ali Free Zone, Dubai South Free Zone, and Al Maktoum International Airport.

This location ensures easy commuting while preserving the peaceful character of the neighbourhood.



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LOCATION MAP



AMENITIES

Amenities designed for wellbeing and leisure



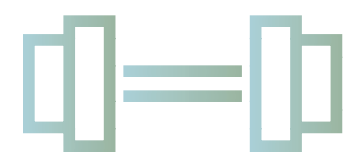
Landscaped parks and shaded walking trails

Green spaces for strolls, meetups, and quiet time in nature.



Family play areas and outdoor recreation spaces

Fun, active spaces for all ages to enjoy.



Fitness and wellness facilities

Stay healthy and active with amenities close to home.



Convenient access to retail and dining options

Everything you need, just moments away.

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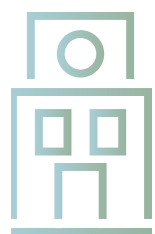
Community gathering spaces

Welcoming spaces to unwind and connect with neighbours.



Shared swimming pools and landscaped gardens

Peaceful settings designed for relaxation and leisure just steps from your door.



A neighbourhood mall and retail boulevard within HAYAT by Dubai South

Shops, cafés, and essentials all within walking distance.

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More than a residential address, the community is designed to bring people together through thoughtfully planned streets, shared spaces, and welcoming public areas.

Residents enjoy a neighbourhood that encourages connection, relaxation, and a sense of belonging while remaining closely linked to the wider city.

A COMMUNITY BUILT AROUND BELONGING

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A NEW CHAPTER IN MASTER-PLANNED LIVING

Developed by Dubai South Properties, this gated residential community reflects a contemporary approach to neighbourhood living, combining green surroundings, quality homes, and everyday convenience.

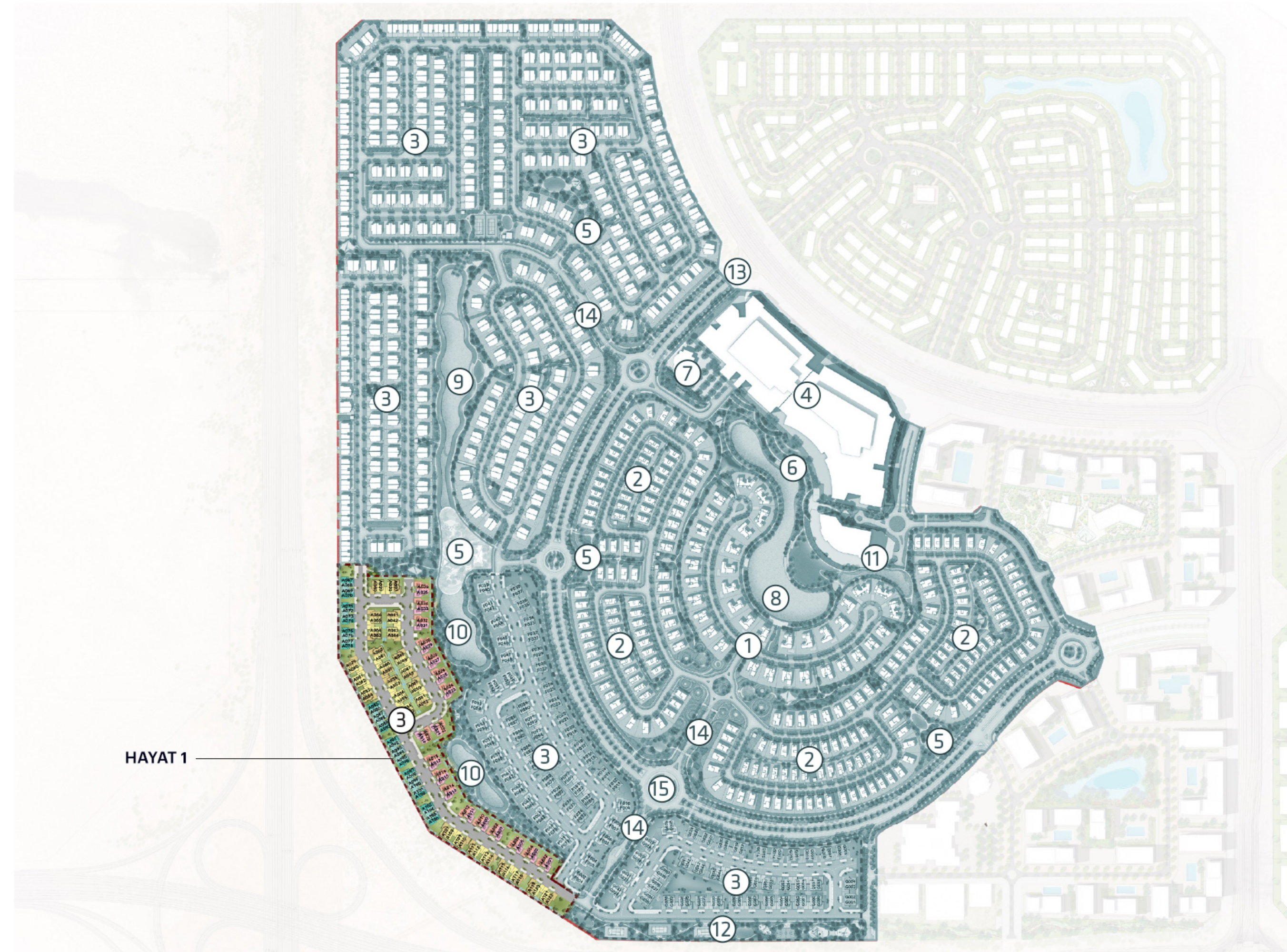
HAYAT by Dubai South offers a vibrant and well-connected environment where residents can enjoy a balanced lifestyle at the heart of Dubai South.

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MASTERPLAN OF HAYAT 1, 6 & 7



AMENITIES

- | | | | | |
|------------------|------------------------|------------------------------|--------------------|-------------------------------|
| ① Premium Villas | ④ Town Center | ⑦ Mosque | ⑩ Hayat South Lake | ⑬ Project Entry Monumentation |
| ② Villas | ⑤ Community Recreation | ⑧ Hayat lake at Central Park | ⑪ Club House | ⑭ Gatehouse |
| ③ Townhouses | ⑥ Retail Plaza | ⑨ Hayat North Lake | ⑫ Sports Zone | ⑮ Hayat Boulevard |

- | | | |
|----------------------------|----------------------------|----------------------------|
| 3-BR Townhouse Middle Unit | 4-BR Townhouse Middle Unit | 5-BR Semi Detached Type A |
| 3-BR Townhouse Edge Unit | 4-BR Townhouse Edge Unit | 5-BR Semi Detached Type A1 |



HAYAT

حياء

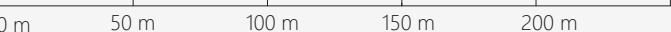
by DUBAI SOUTH

UNIT	LAND	BUA	GARDEN	UNIT	LAND	BUA	GARDEN
A001	4,822	4,953	2,675	A034	3,918	4,915	1,811
A002	3,918	4,915	1,811	A035	3,918	4,953	1,807
A003	3,918	4,953	1,807	A036	4,822	4,915	2,682
A004	3,918	4,915	1,811	A037	3,918	4,132	1,632
A005	3,918	4,953	1,807	A038	3,496	3,801	1,379
A006	4,822	4,915	2,682	A039	3,496	3,801	1,379
A007	4,822	4,953	2,675	A040	3,915	4,132	1,630
A008	3,918	4,915	1,811	A041	3,966	4,132	1,699
A009	3,918	4,953	1,807	A042	3,246	3,801	1,146
A010	3,918	4,915	1,811	A043	3,246	3,801	1,146
A011	3,918	4,953	1,807	A044	3,641	4,132	1,370
A012	4,822	4,915	2,682	A045	4,758	4,132	2,485
A013	4,822	4,953	2,675	A046	3,246	3,801	1,146
A014	3,918	4,915	1,811	A047	3,246	3,801	1,146
A015	3,918	4,953	1,807	A048	3,638	4,132	1,397
A016	3,918	4,915	1,811	A049	3,638	4,132	1,397
A017	3,918	4,953	1,807	A050	3,246	3,801	1,146
A018	4,822	4,915	2,682	A051	3,246	3,801	1,146
A019	4,272	4,953	2,131	A052	4,719	4,132	2,454
A020	3,918	4,915	1,811	A053	3,966	4,132	1,699
A021	3,918	4,953	1,807	A054	3,246	3,801	1,146
A022	5,187	4,915	2,962	A055	3,246	3,801	1,146
A023	4,812	4,953	2,660	A056	3,246	3,801	1,146
A024	3,918	4,915	1,811	A057	3,246	3,801	1,146
A025	3,918	4,953	1,807	A058	3,667	4,132	1,427
A026	3,918	4,915	1,811	A059	3,668	4,132	1,427
A027	3,918	4,953	1,807	A060	3,247	3,801	1,120
A028	3,918	4,915	1,811	A061	3,251	3,801	1,110
A029	3,918	4,953	1,807	A062	3,622	4,132	1,269
A030	3,905	4,915	1,772	A063	3,638	4,132	1,370
A031	3,918	4,953	1,807	A064	3,246	3,801	1,146
A032	3,918	4,915	1,811	A065	3,246	3,801	1,146
A033	3,918	4,953	1,807	A066	3,966	4,132	1,699

Areas presented in square feet



SCALE 1:5000



MASTERPLAN OF HAYAT 1



- 3-BR Townhouse Middle Unit

3-BR Townhouse Edge Unit
- 4-BR Townhouse Middle Unit

4-BR Townhouse Edge Unit
- 5-BR Townhouse Middle Unit

5-BR Townhouse Edge Unit
- 5-BR Semi Detached Type A

5-BR Semi Detached Type A1



HAYAT

حياء

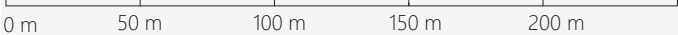
by DUBAI SOUTH

UNIT	LAND	BUA	GARDEN	UNIT	LAND	BUA	GARDEN
A067	3,621	3,384	1,865	A100	2,153	3,215	543
A068	2,153	3,215	543	A101	2,153	3,215	543
A069	2,153	3,215	543	A102	3,007	3,384	1,265
A070	3,007	3,384	1,284	A103	3,007	3,384	1,265
A071	3,007	3,384	1,284	A104	2,153	3,215	543
A072	2,153	3,215	543	A105	2,155	3,215	543
A073	2,153	3,215	543	A106	4,331	3,384	2,561
A074	3,007	3,384	1,284	A107	4,922	4,132	2,443
A075	3,007	3,384	1,284	A108	3,122	3,801	1,011
A076	2,153	3,215	543	A109	3,122	3,801	1,011
A077	2,153	3,215	543	A110	3,498	4,132	1,249
A078	4,024	3,384	2,259	A111	3,498	4,132	1,249
A079	4,351	4,132	2,054	A112	3,122	3,801	1,011
A080	3,122	3,801	1,011	A113	3,122	3,801	1,011
A081	3,122	3,801	1,011	A114	3,498	4,132	1,223
A082	3,122	3,801	1,011	A115	4,306	4,132	1,817
A083	3,122	3,801	1,011	A116	3,122	3,801	1,011
A084	3,498	4,132	1,249	A117	3,122	3,801	1,011
A085	3,095	3,384	1,356	A118	3,902	4,132	1,650
A086	2,153	3,215	543	A119	3,902	4,132	1,650
A087	2,153	3,215	543	A120	3,122	3,801	1,011
A088	2,153	3,215	543	A121	3,122	3,801	1,011
A089	2,153	3,215	543	A122	4,306	4,132	1,817
A090	3,007	3,384	1,265				
A091	3,007	3,384	1,265				
A092	2,153	3,215	543				
A093	2,153	3,215	543				
A094	2,153	3,215	543				
A095	2,153	3,215	543				
A096	3,007	3,384	1,284				
A097	3,007	3,384	1,284				
A098	2,153	3,215	543				
A099	2,153	3,215	543				

Areas presented in square feet



SCALE 1:5000



MASTERPLAN OF HAYAT 1



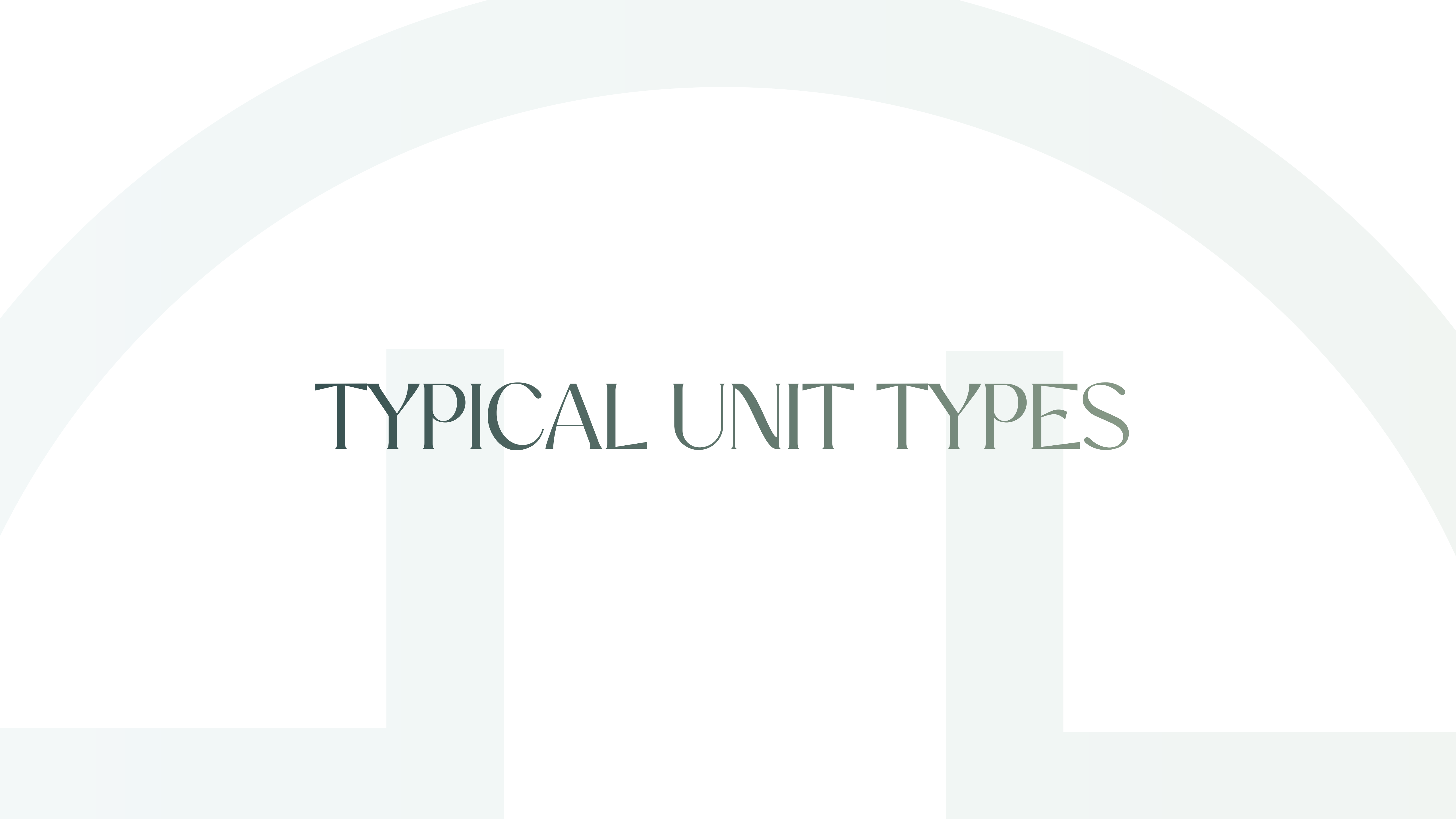
- 3-BR Townhouse Middle Unit
- 3-BR Townhouse Edge Unit

- 4-BR Townhouse Middle Unit
- 4-BR Townhouse Edge Unit

- 5-BR Townhouse Middle Unit
- 5-BR Townhouse Edge Unit

- 5-BR Semi Detached Type A
- 5-BR Semi Detached Type A1





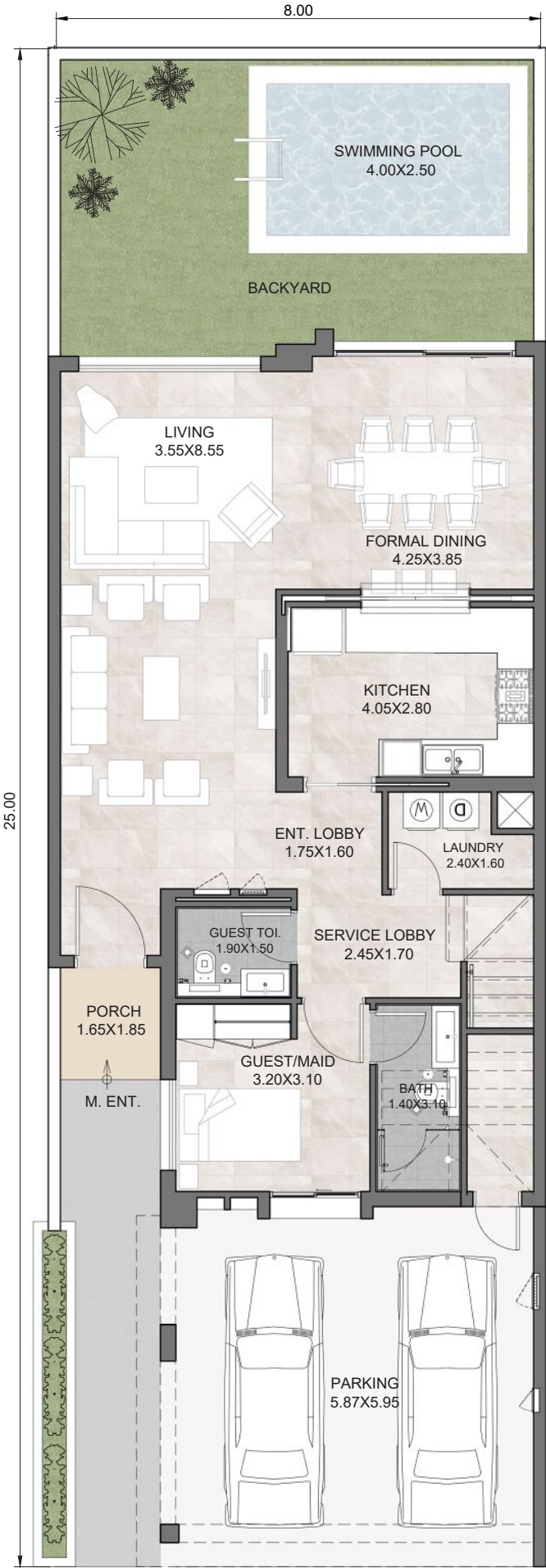
TYPICAL UNIT TYPES

THREE BEDROOM

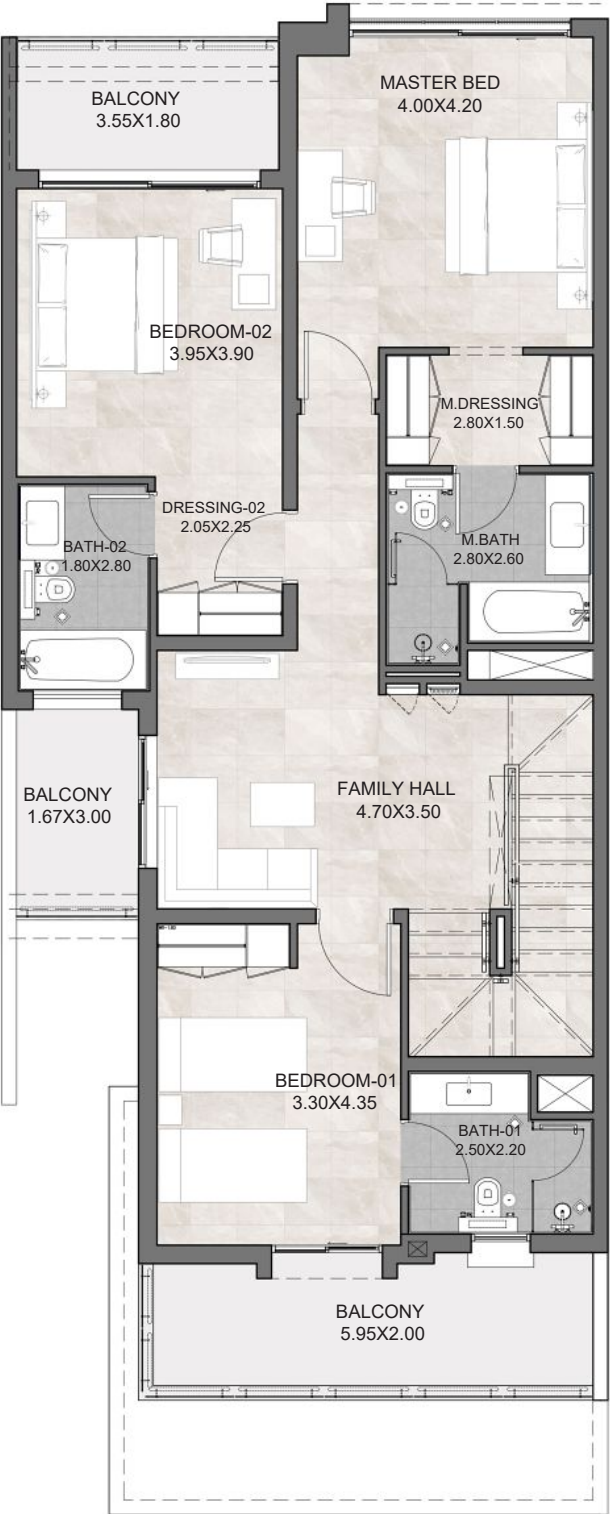
MIDDLE UNIT

UNIT	THREE BEDROOM UNIT
PLOT AREA	2,153
BUA	3,215
GARDEN	543
ROOF TERRACE	651

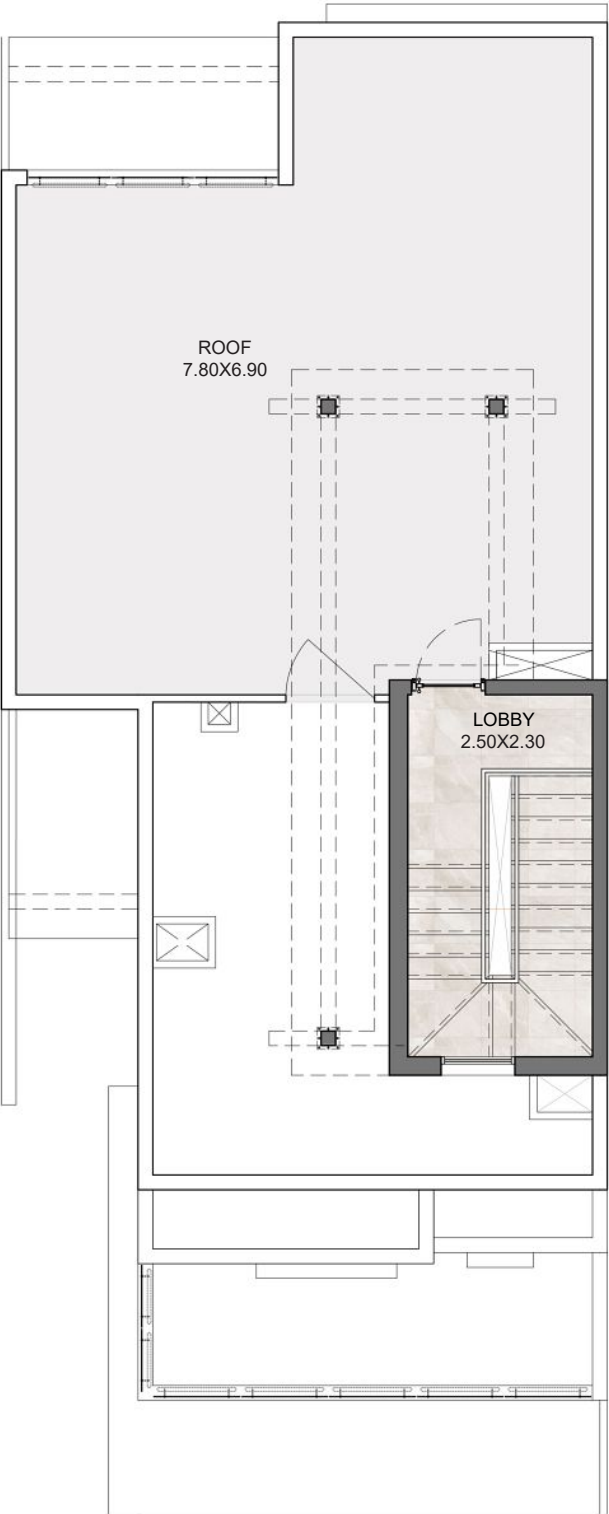
Areas presented in square feet



GROUND LEVEL PLAN



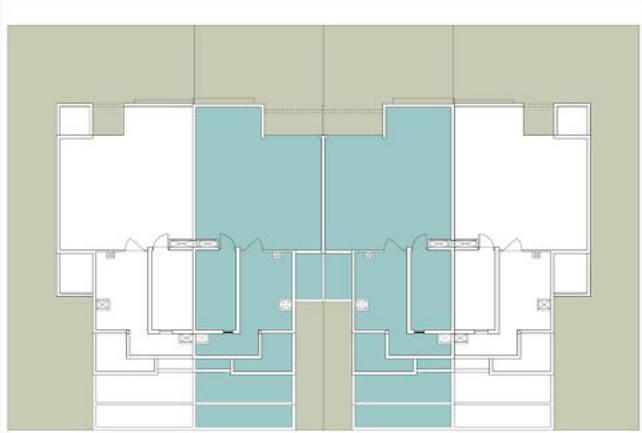
FIRST LEVEL PLAN



ROOF LEVEL PLAN



THREE BEDROOM
MIDDLE UNIT



UNIT	THREE BEDROOM UNIT
PLOT AREA	2,153
BUA	3,215
GARDEN	543
ROOF TERRACE	651
Areas presented in square feet	

- 1 Villa Entrance

2 Porch

3 Lobby

4 Living

5 Formal Dining

6 Kitchen

7 Laundry

8 Service Lobby

9 Guest Toilet
- 10 Maid's /Guest Room

11 Maid's Bathroom

12 Covered Parking

13 Garden

14 Bedroom 1

15 Dressing 1

16 Bathroom 1

17 Family Hall

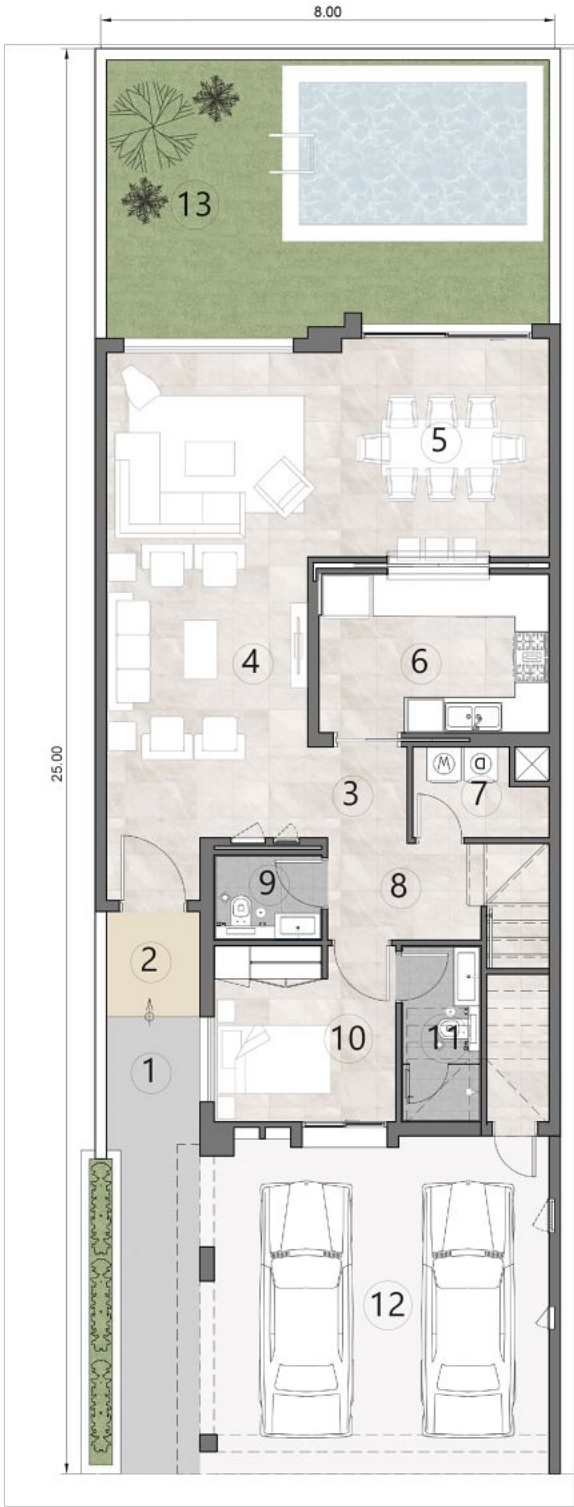
18 Bedroom 2
- 19 Bathroom 2

20 Master Bathroom

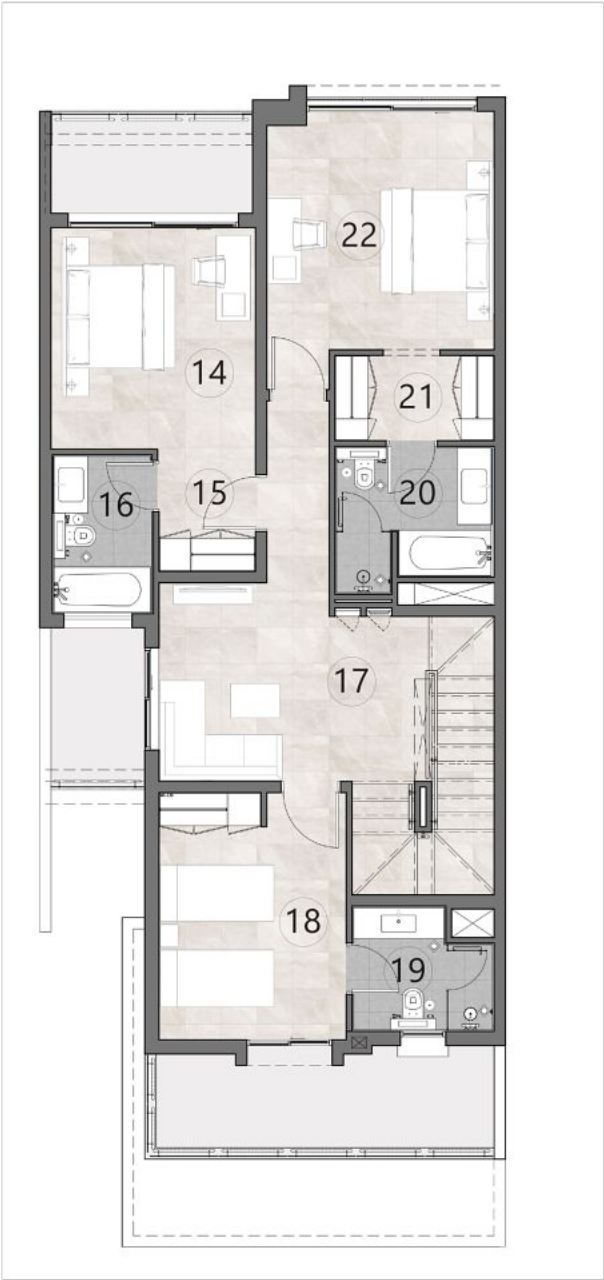
21 Master Dressing

22 Master Bedroom

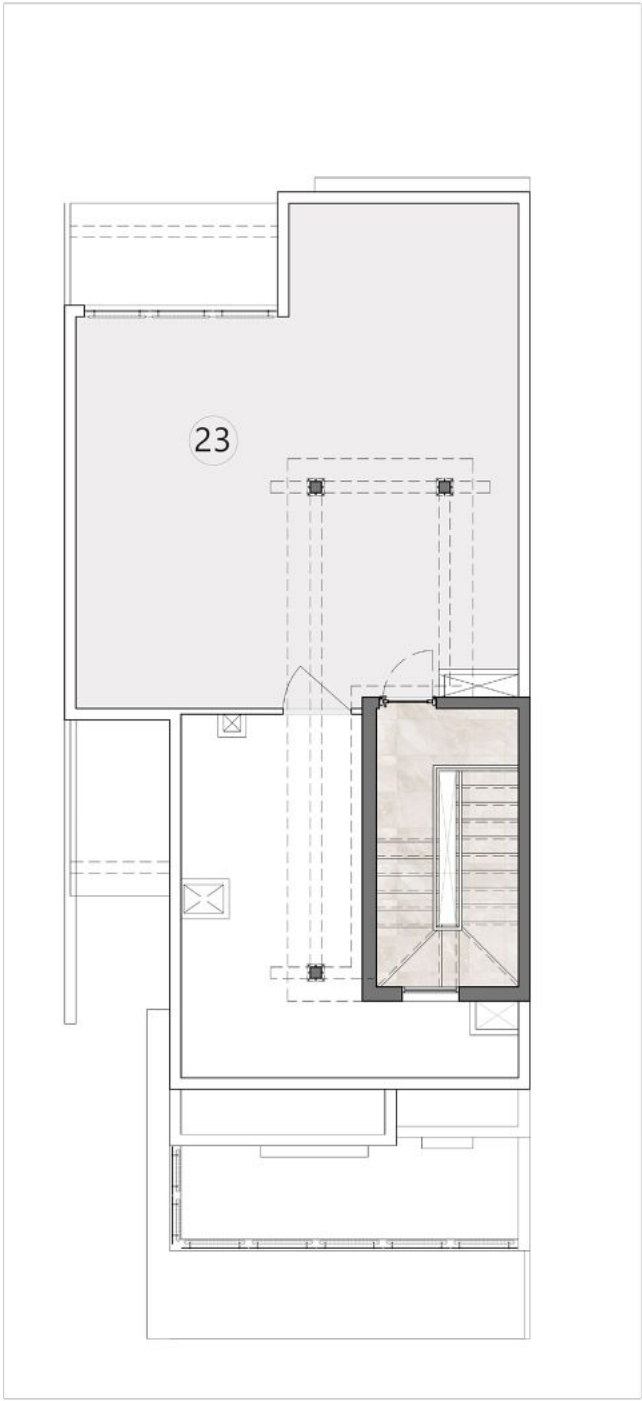
23 Roof Terrace



GROUND LEVEL PLAN



FIRST LEVEL PLAN



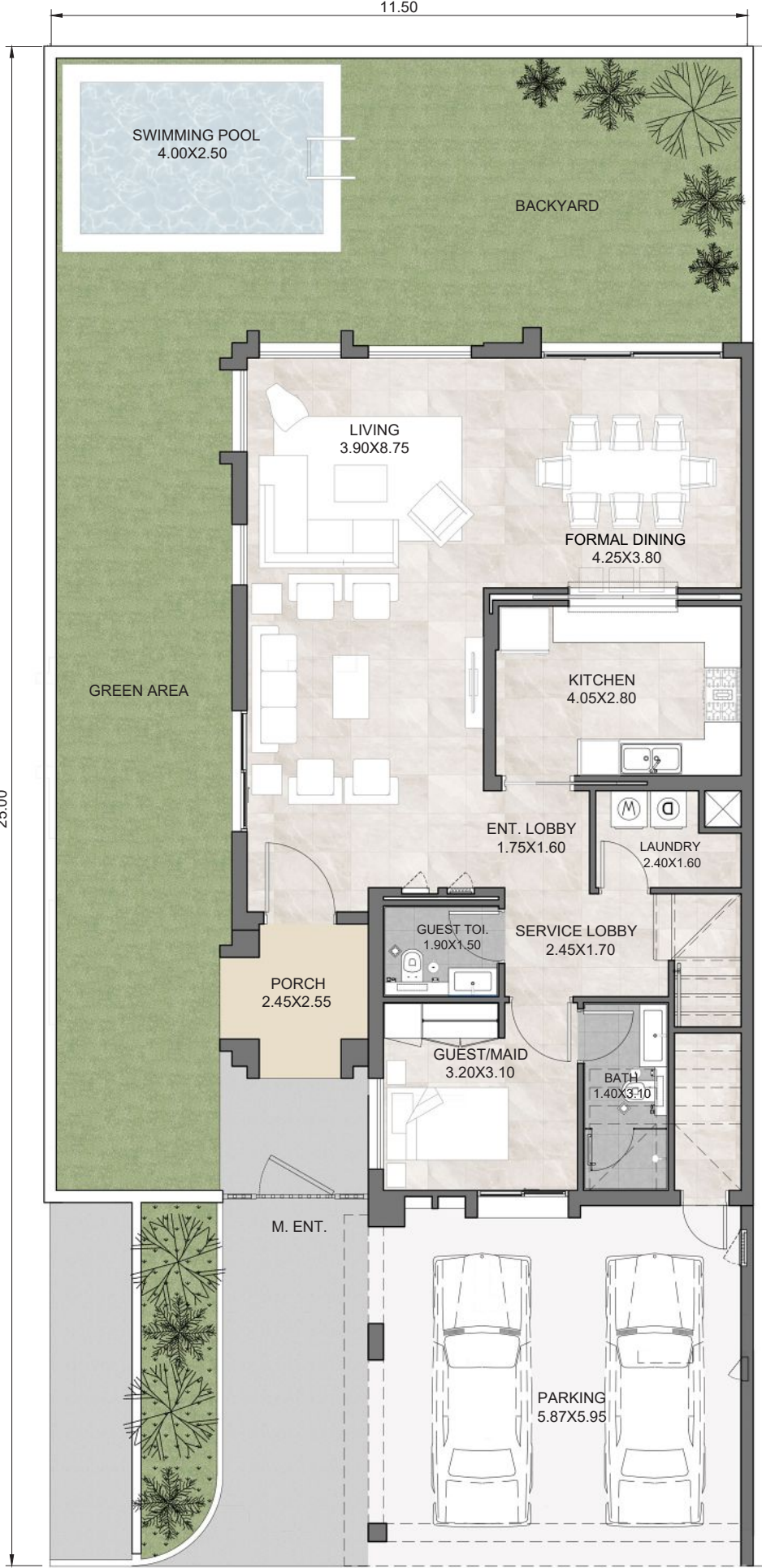
ROOF LEVEL PLAN

THREE BEDROOM

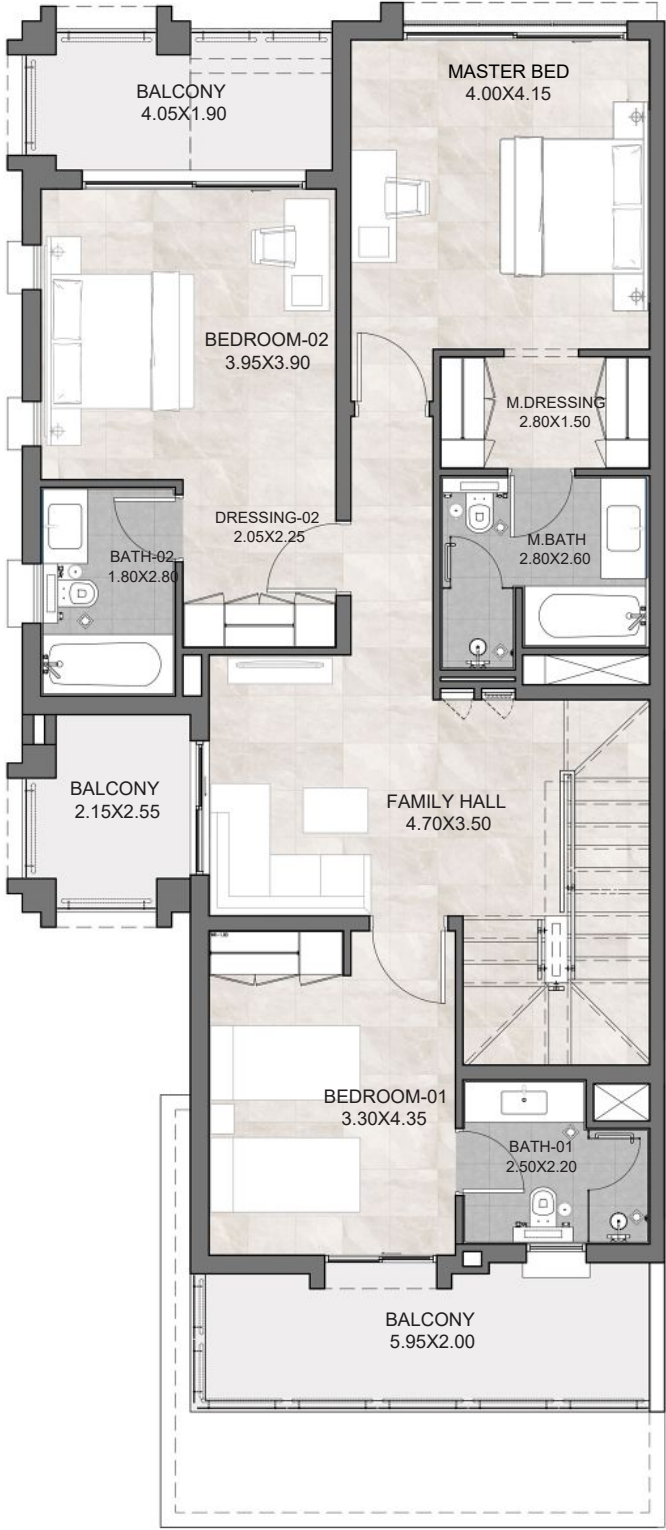
EDGE UNIT

UNIT	THREE BEDROOM UNIT
PLOT AREA	3,007
BUA	3,384
GARDEN	1,284
ROOF TERRACE	691

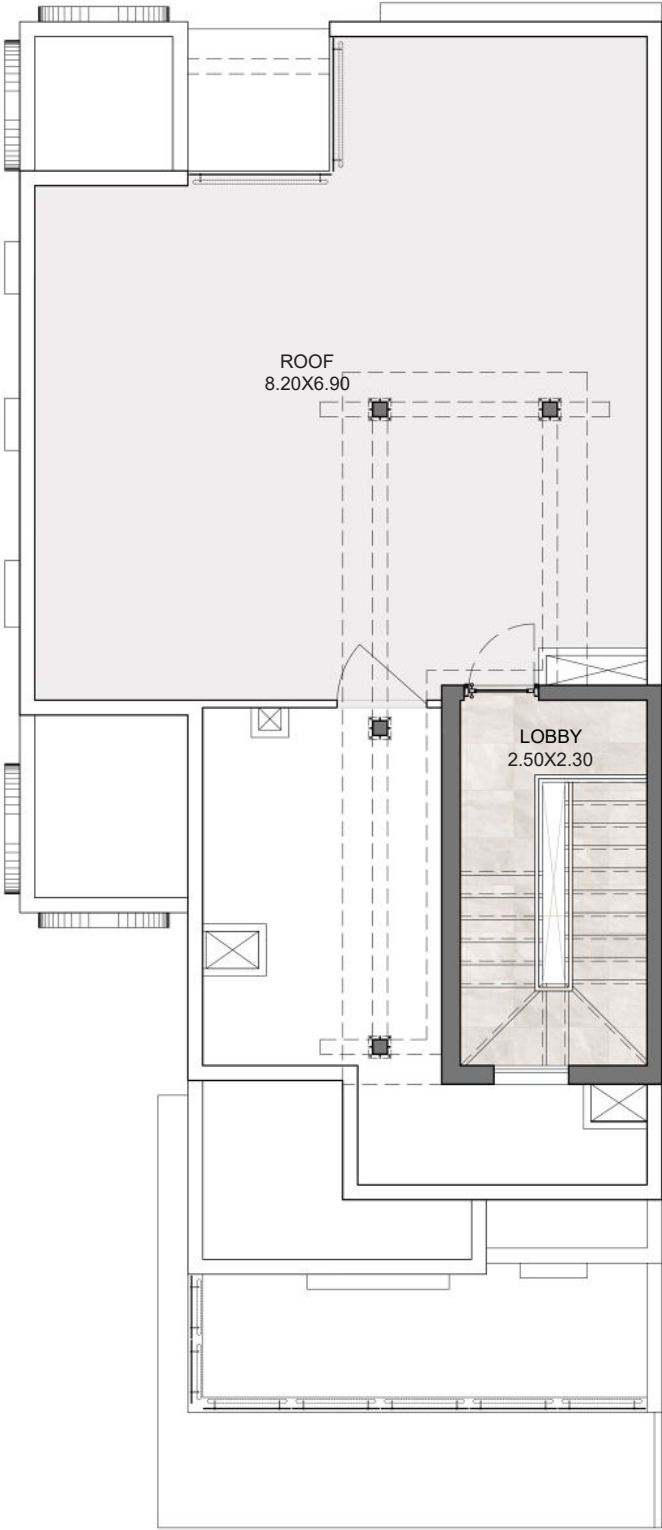
Areas presented in square feet



GROUND LEVEL PLAN



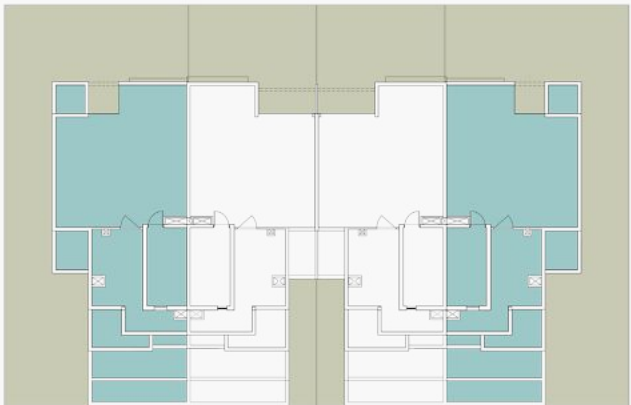
FIRST LEVEL PLAN



ROOF LEVEL PLAN



THREE BEDROOM
EDGE UNIT



UNIT	THREE BEDROOM UNIT
PLOT AREA	3,007
BUA	3,384
GARDEN	1,284
ROOF TERRACE	691
Areas presented in square feet	

- 1 Villa Entrance

2 Porch

3 Lobby

4 Living

5 Formal Dining

6 Kitchen

7 Laundry

8 Service Lobby

9 Guest Toilet
- 10 Maid's /Guest Room

11 Maid's Bathroom

12 Covered Parking

13 Garden

14 Bedroom 1

15 Dressing 1

16 Bathroom 1

17 Family Hall

18 Bedroom 2

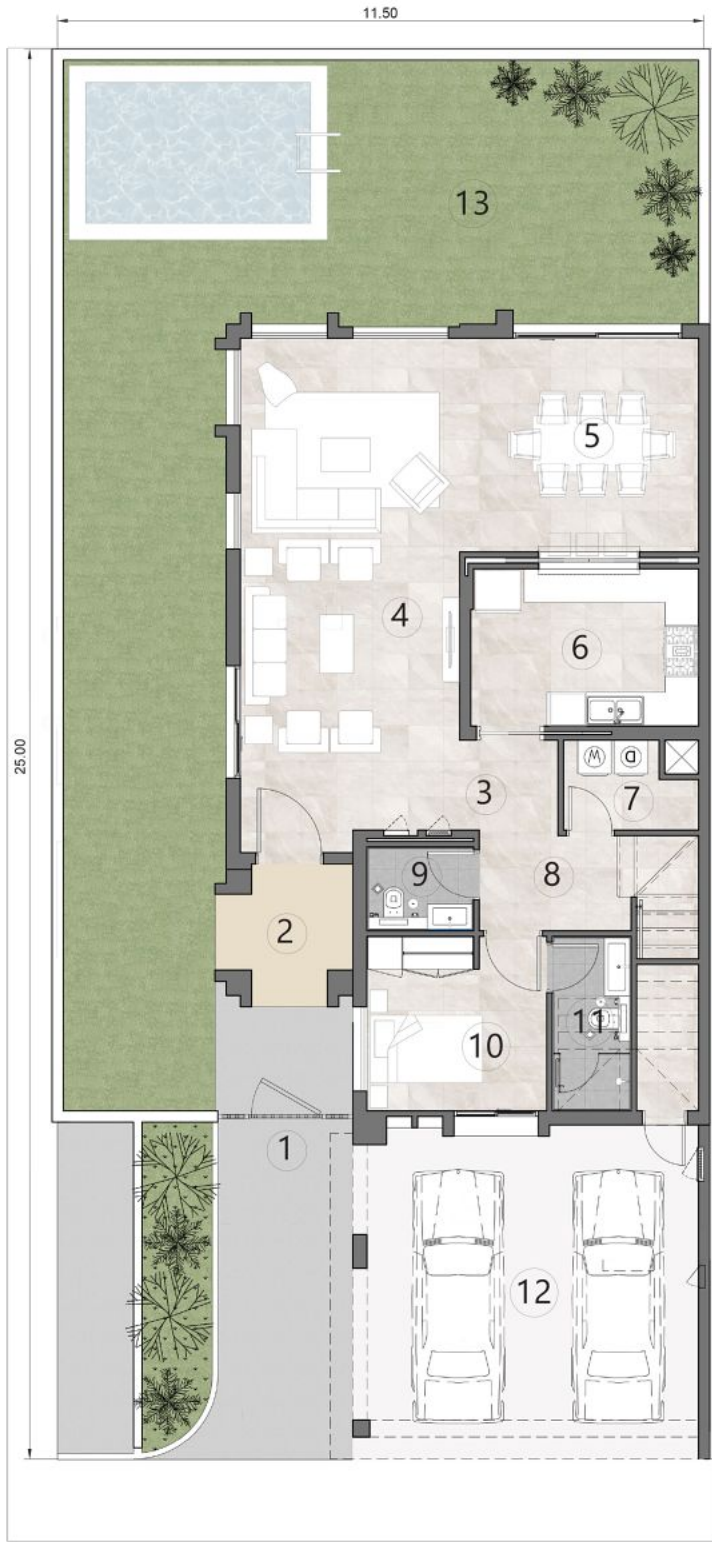
- 19 Bathroom 2

20 Master Bathroom

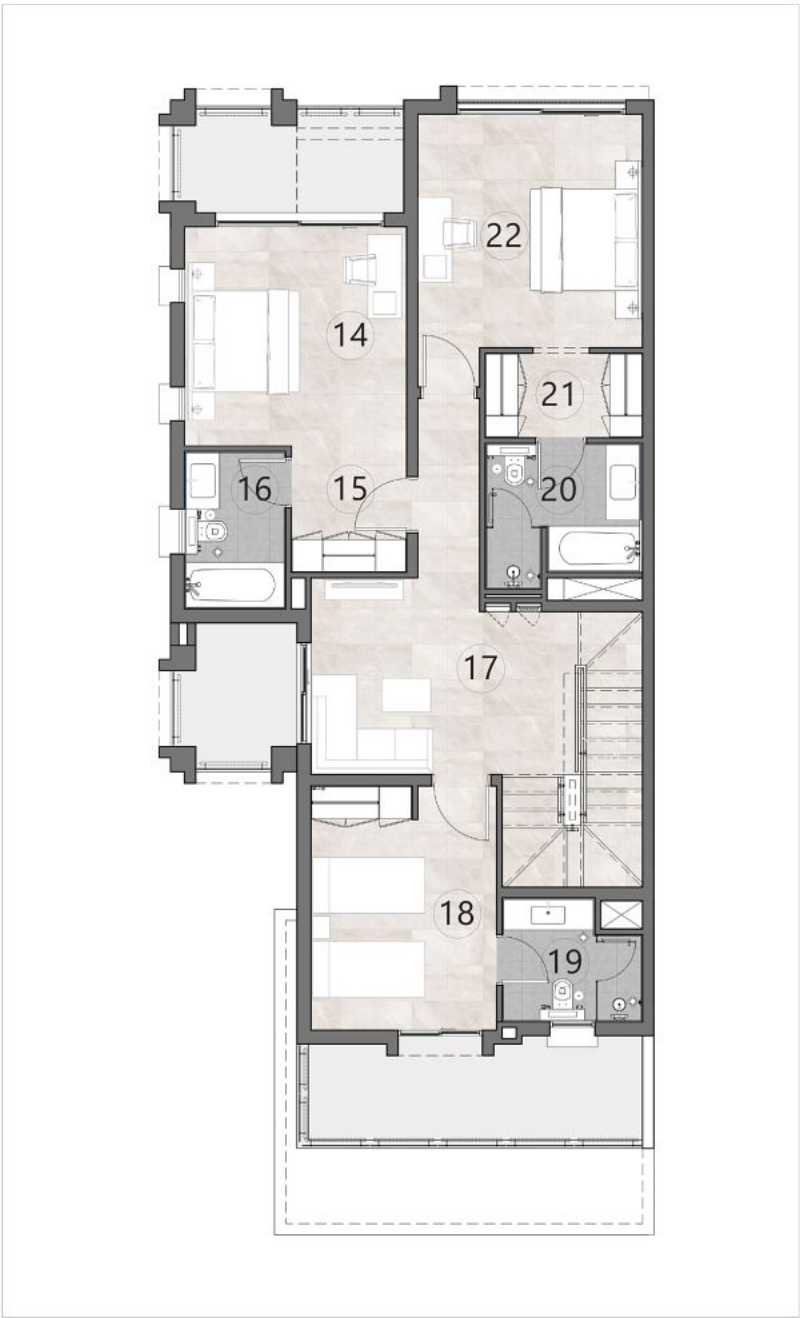
21 Master Dressing

22 Master Bedroom

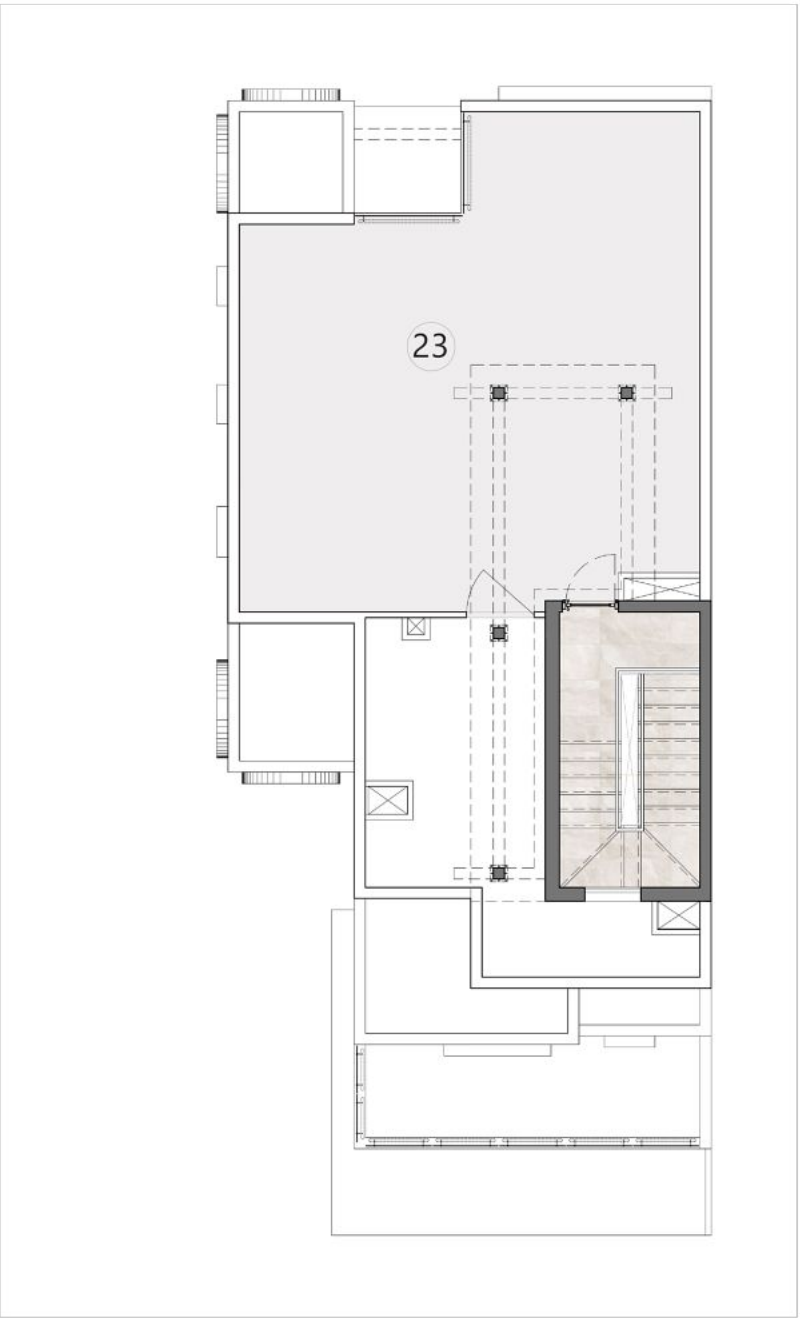
23 Roof Terrace



GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN

FOUR BEDROOM

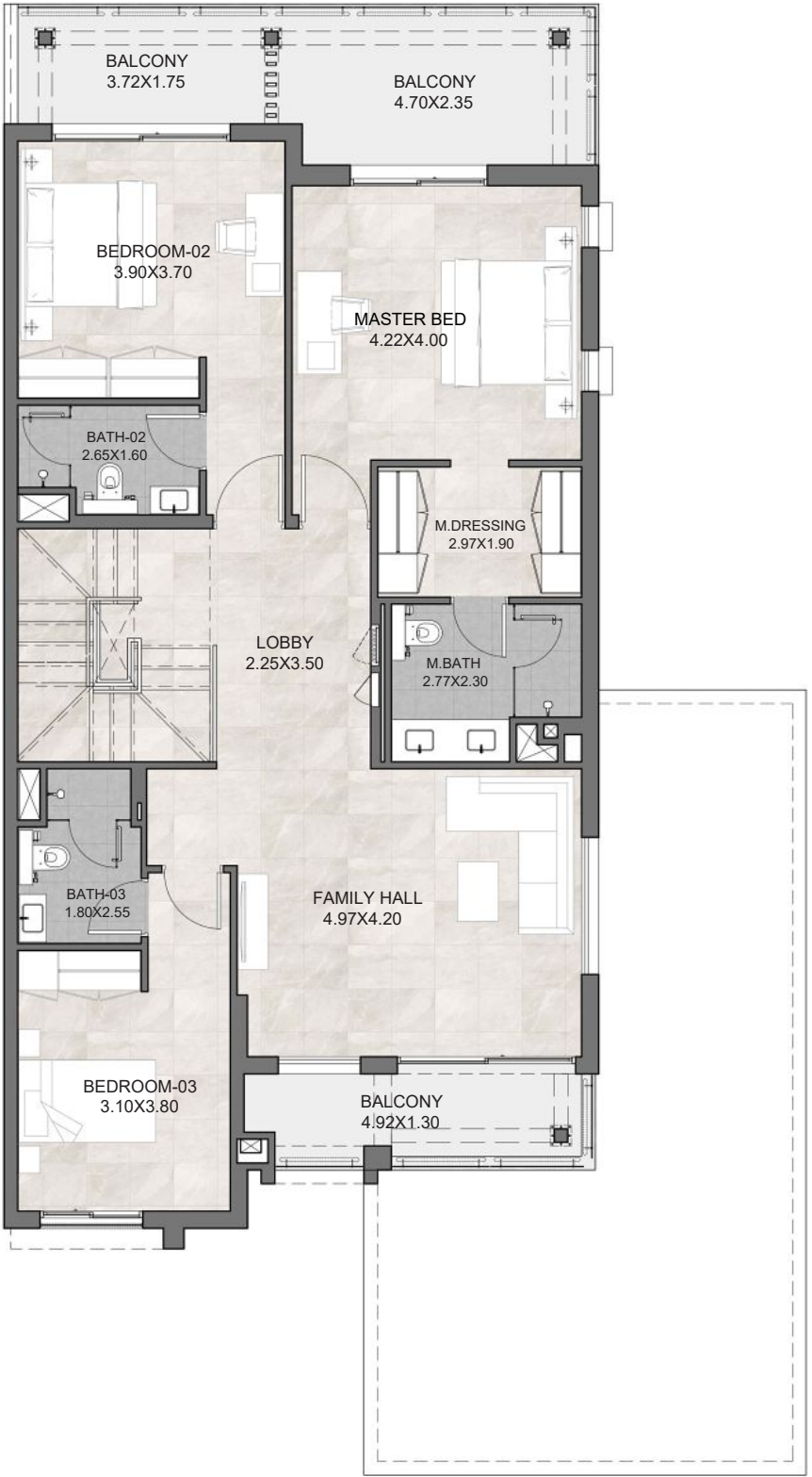
MIDDLE UNIT

UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,496
BUA	3,801
GARDEN	1,379
ROOF TERRACE	624

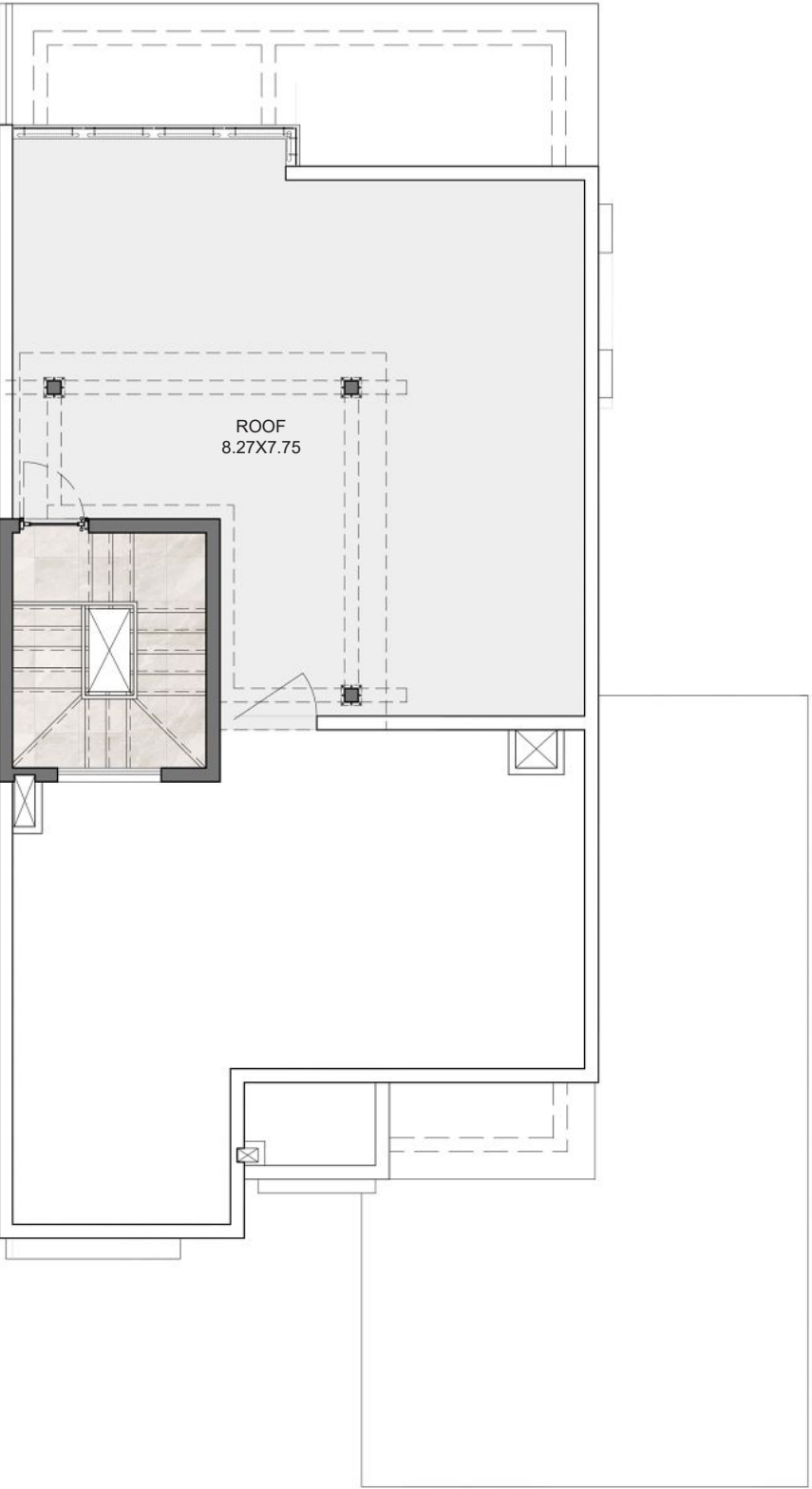
Areas presented in square feet



GROUND LEVEL PLAN



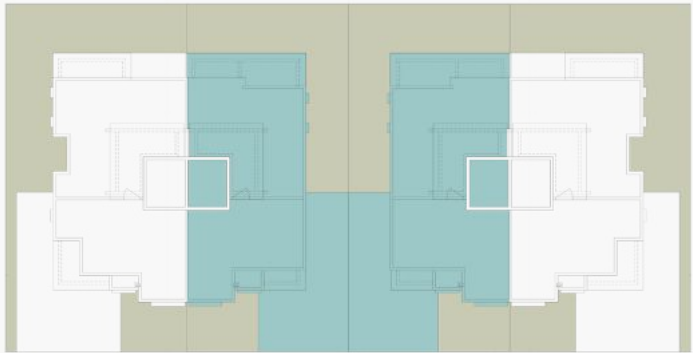
FIRST LEVEL PLAN



ROOF LEVEL PLAN



FOUR BEDROOM
MIDDLE UNIT



UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,496
BUA	3,801
GARDEN	1,379
ROOF TERRACE	624
Areas presented in square feet	

- 1 Villa Entrance

2 Porch

3 Lobby

4 Bedroom 1

5 Bathroom 1

6 Store

7 Guest Bath

8 Living

9 Formal Dining
- 10 Kitchen

11 Laundry

12 Maid's Bathroom

13 Maid's Room

14 Covered Parking

15 Garden

16 Bedroom 2

17 Bathroom 2

18 Bathroom 3
- 19 Bedroom 3

20 Family Living

21 Master Bathroom

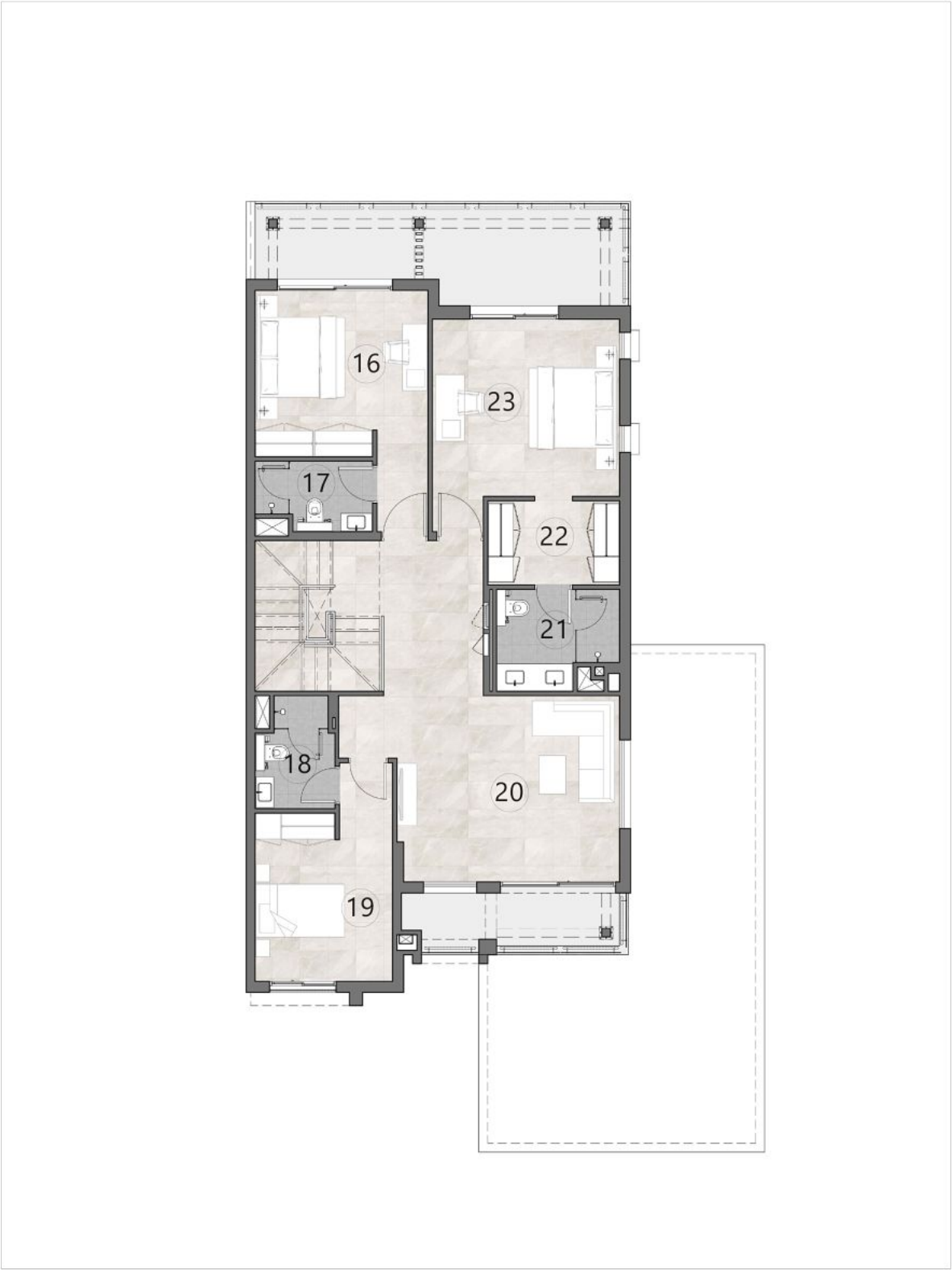
22 Master Dressing

23 Master Bedroom

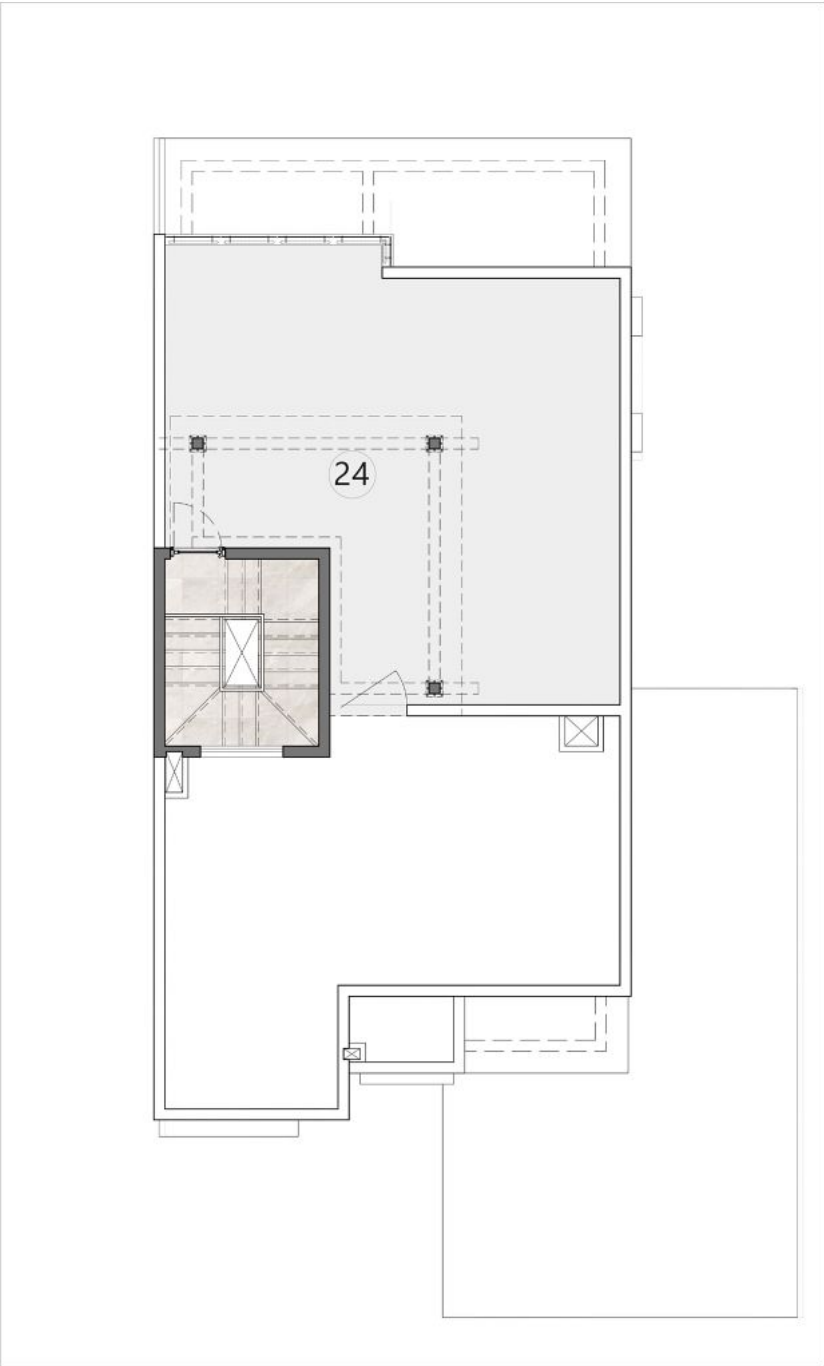
24 Roof Terrace



GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN

FOUR BEDROOM

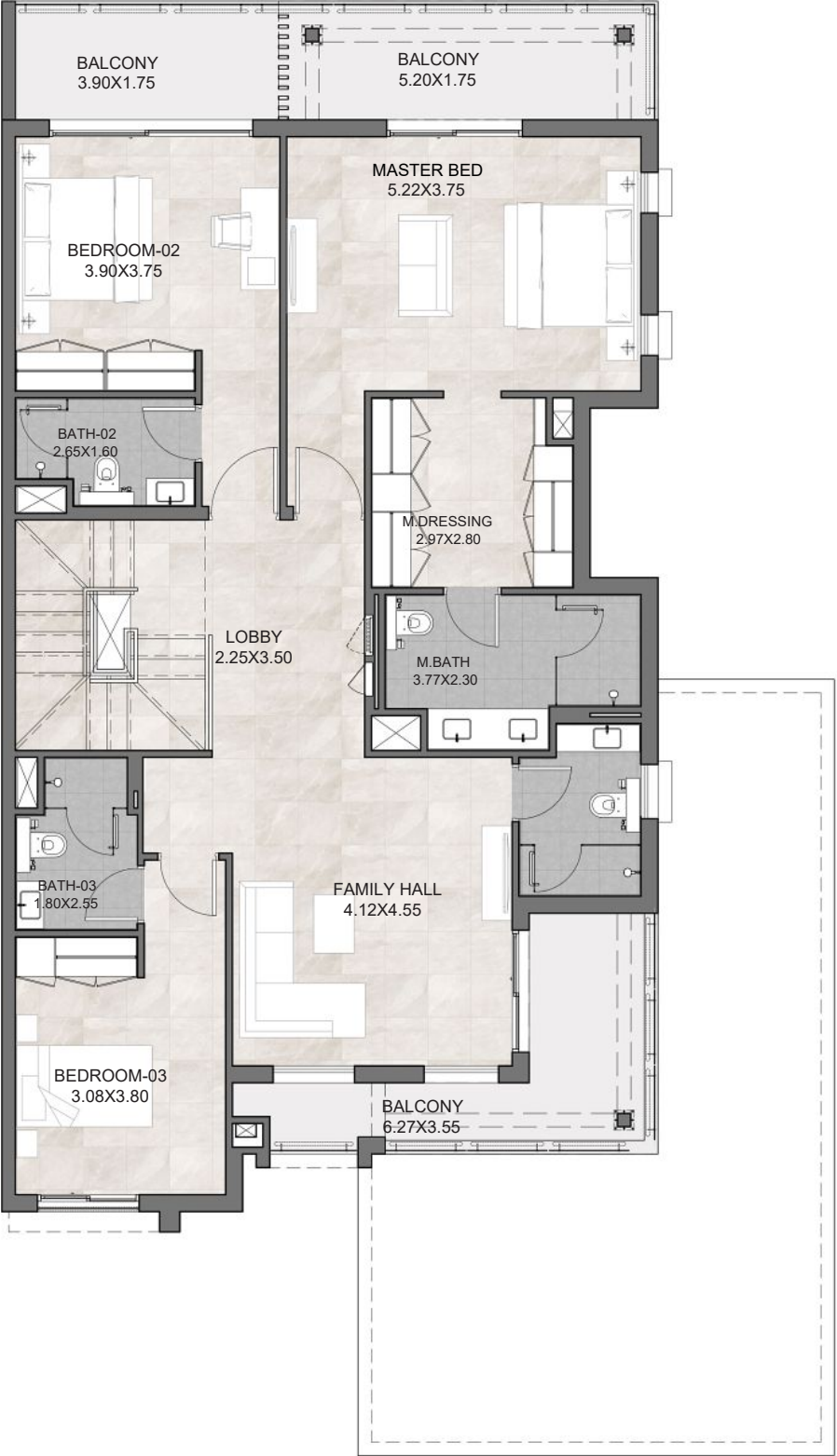
EDGE UNIT

UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,918
BUA	4,132
GARDEN	1,632
ROOF TERRACE	710

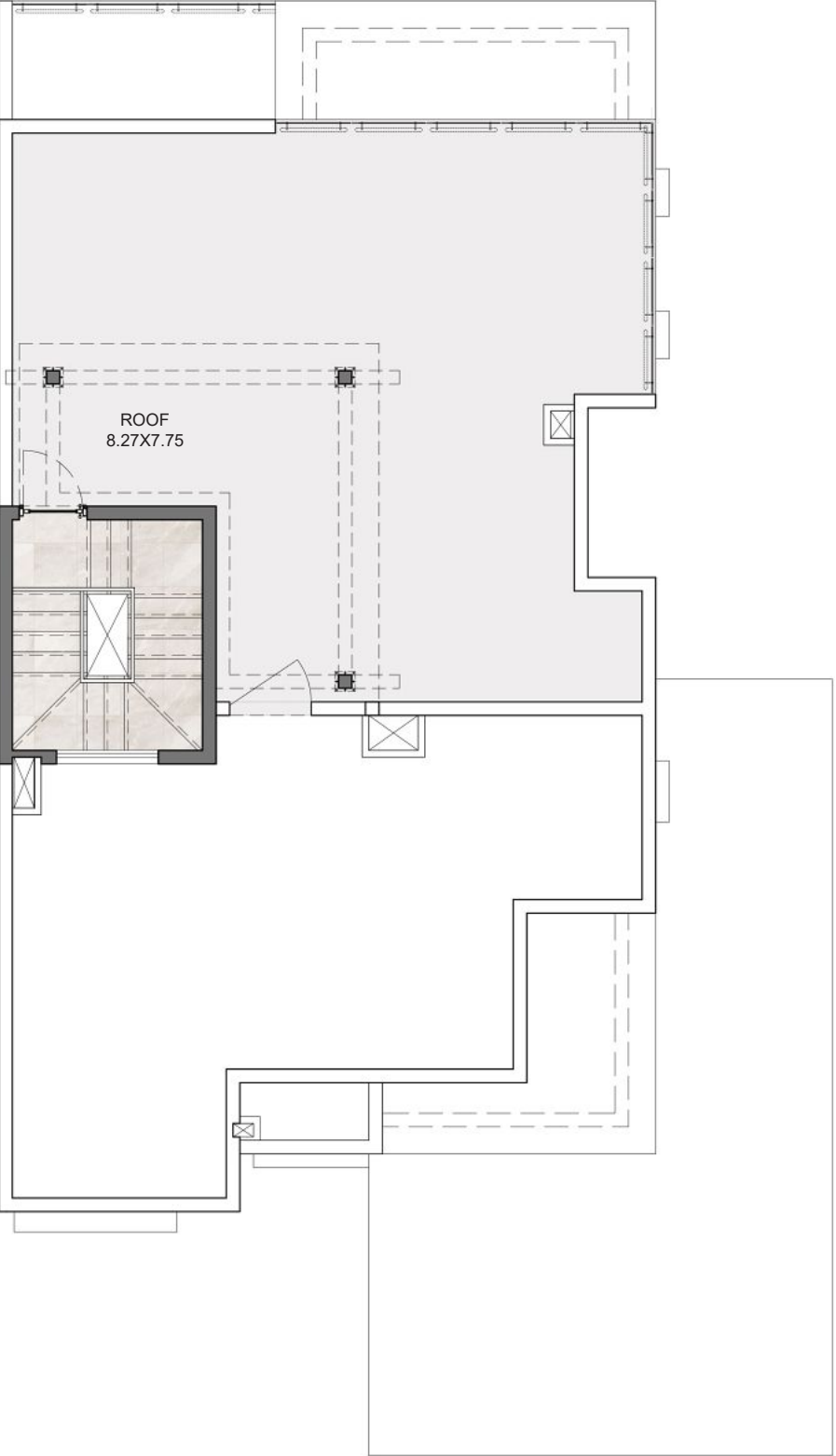
Areas presented in square feet



GROUND LEVEL PLAN



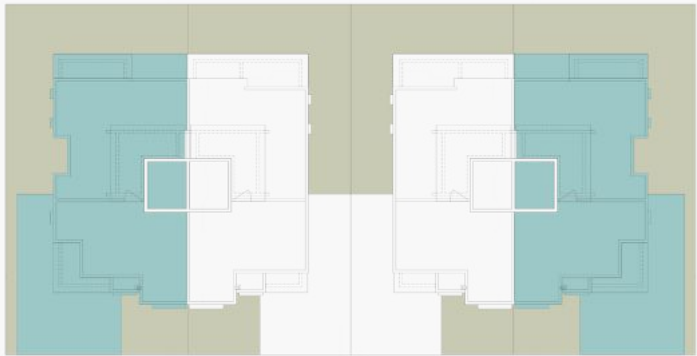
FIRST LEVEL PLAN



ROOF LEVEL PLAN



FOUR BEDROOM
EDGE UNIT



UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,918
BUA	4,132
GARDEN	1,632
ROOF TERRACE	710
Areas presented in square feet	

- 1 Villa Entrance

2 Porch

3 Lobby

4 Bedroom 1

5 Bathroom 1

6 Store

7 Guest Bath

8 Living

9 Formal Dining
- 10 Kitchen

11 Laundry

12 Maid's Bathroom

13 Maid's Room

14 Covered Parking

15 Garden

16 Bedroom 2

17 Bathroom 2

18 Bathroom 3
- 19 Bedroom 3

20 Family Living

21 Bathroom 4

22 Master Bathroom

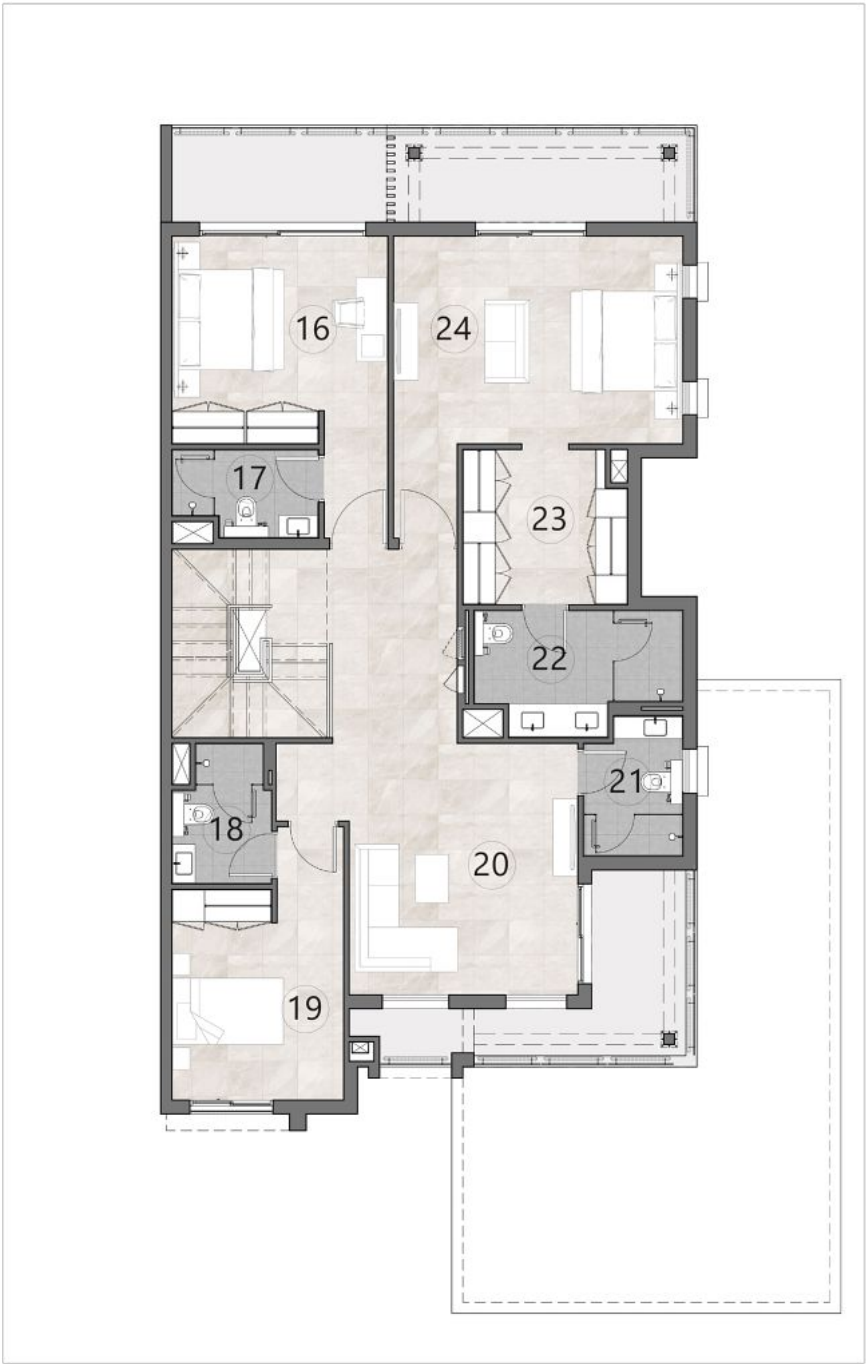
23 Master Dressing

24 Master Bedroom

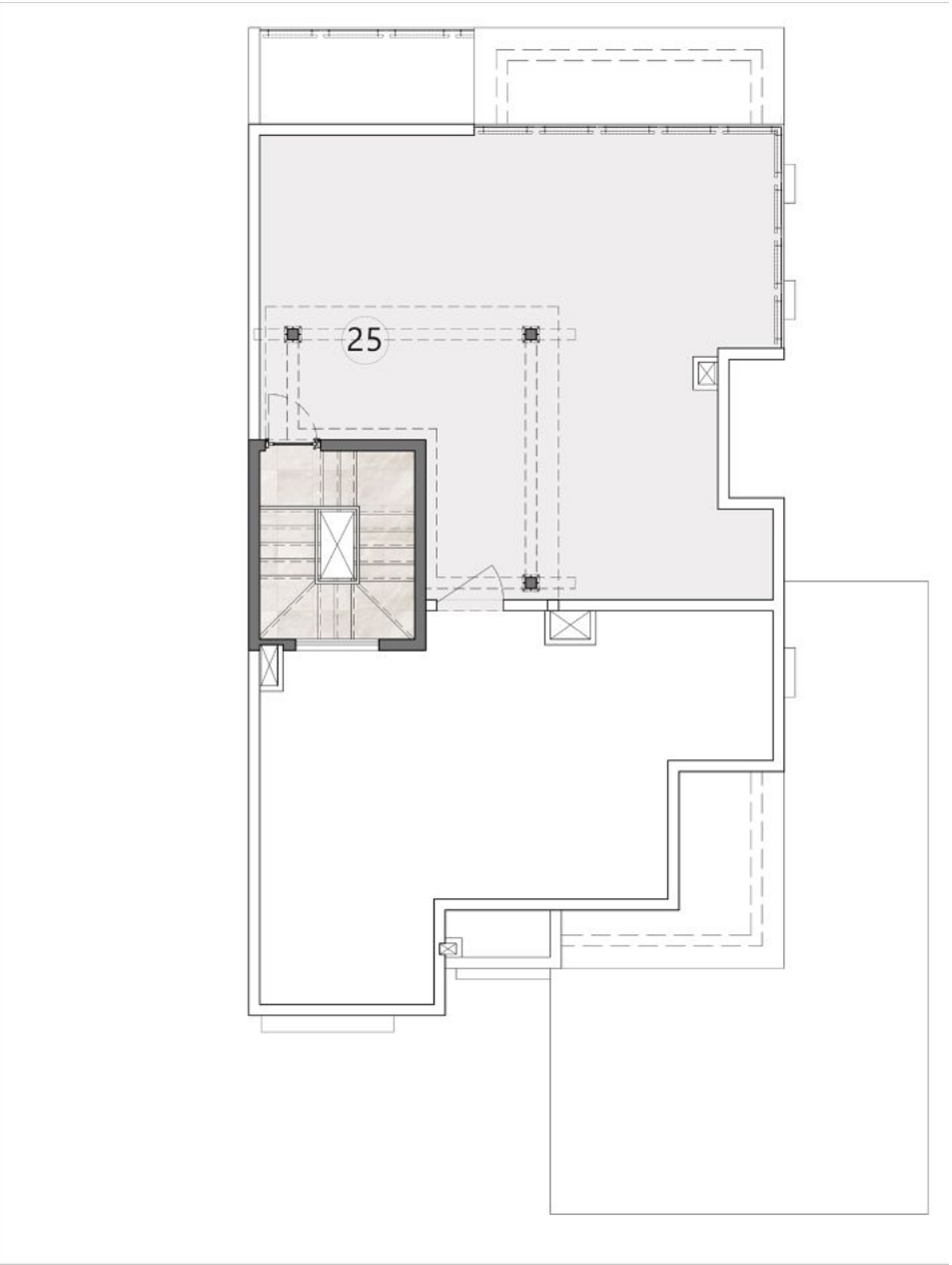
25 Roof Terrace



GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN

FIVE BEDROOM

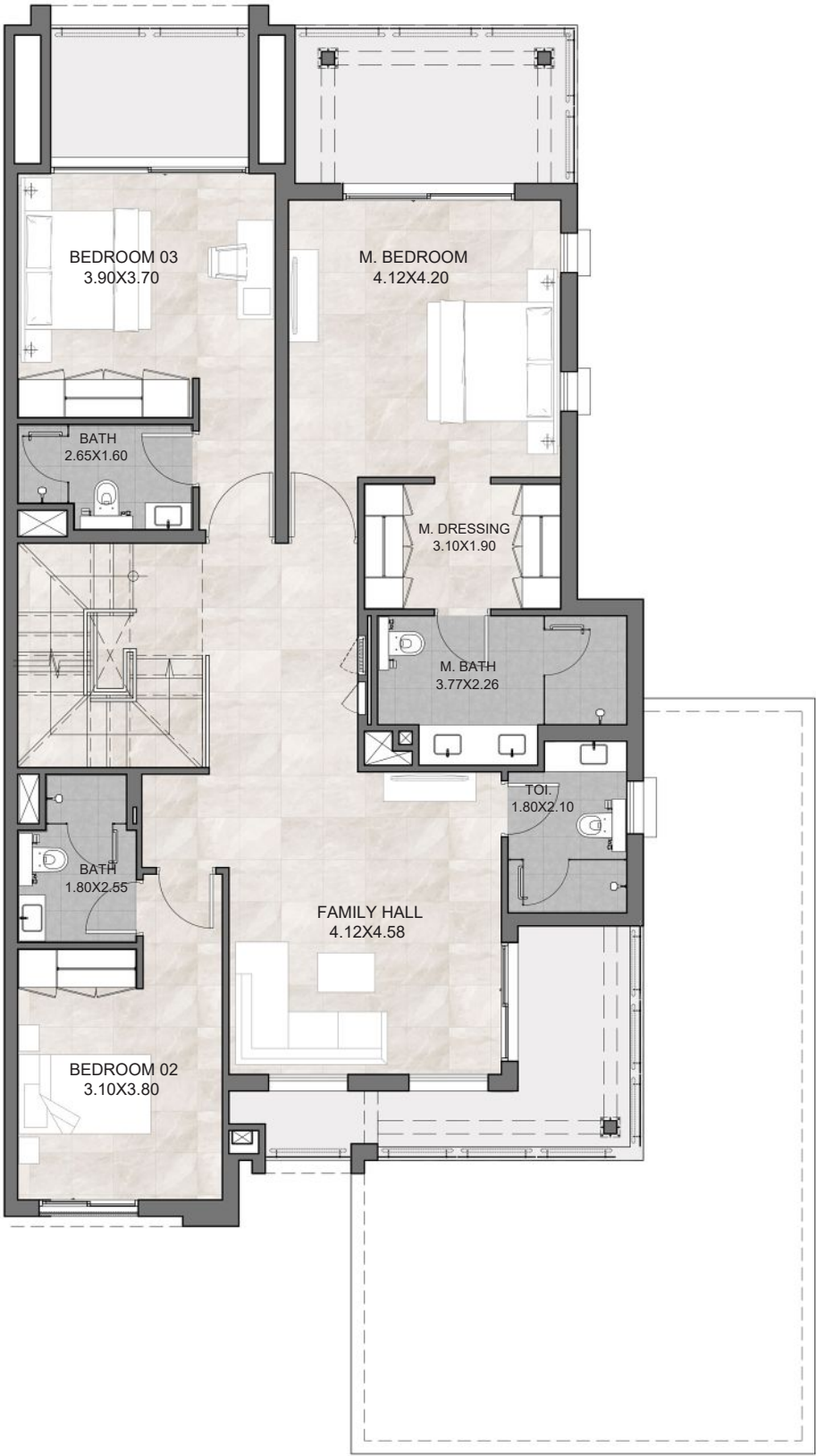
TYPE A

UNIT	FIVE BEDROOM UNIT
PLOT AREA	3,918
BUA	4,953
GARDEN	1,807
ROOF TERRACE	474

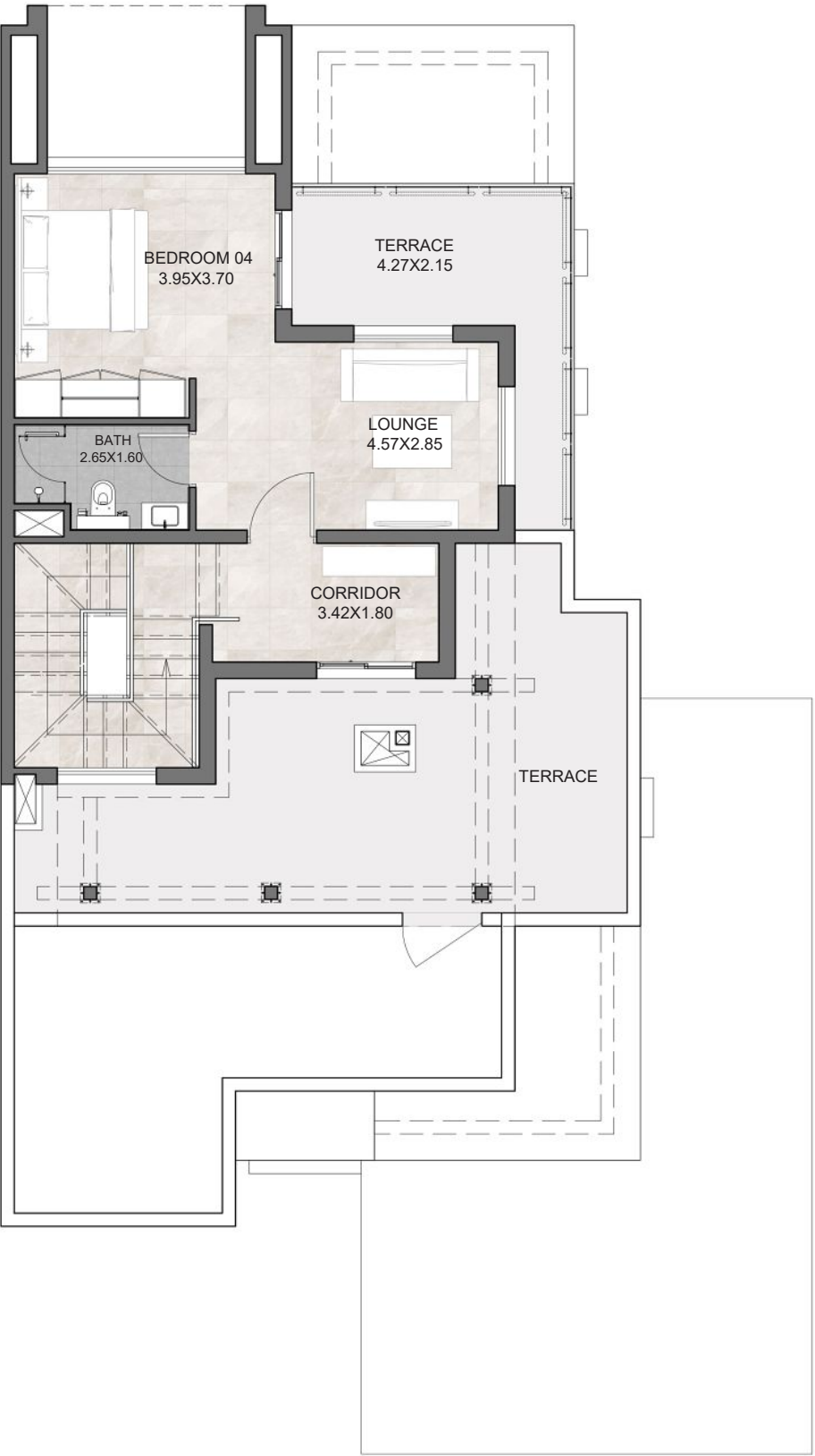
Areas presented in square feet



GROUND LEVEL PLAN



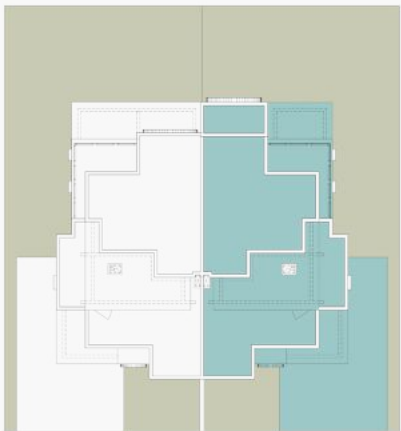
FIRST LEVEL PLAN



SECOND LEVEL PLAN



FIVE BEDROOM
TYPE A



UNIT	FIVE BEDROOM UNIT
PLOT AREA	3,918
BUA	4,953
GARDEN	1,807
ROOF TERRACE	474

Areas presented in square feet

- 1 Villa Entrance

2 Porch

3 Lobby

4 Bedroom 1

5 Bathroom 1

6 Storage

7 Guest Toilet

8 Living

9 Formal Dining
- 10 Kitchen

11 Laundry

12 Maid’s Bathroom

13 Maid’s Room

14 Covered Parking

15 Garden

16 Bedroom 2

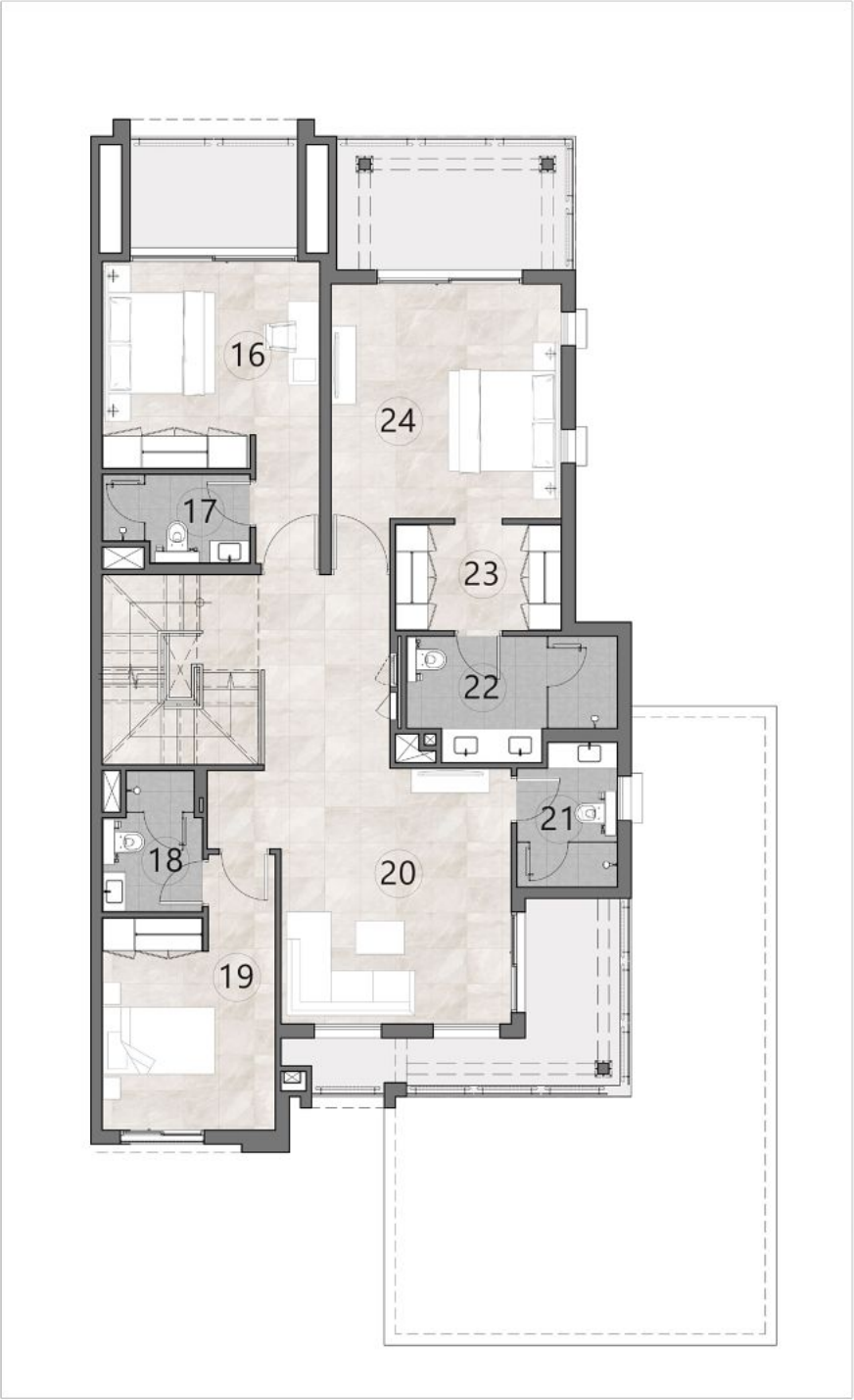
17 Bathroom 2

18 Bathroom 3

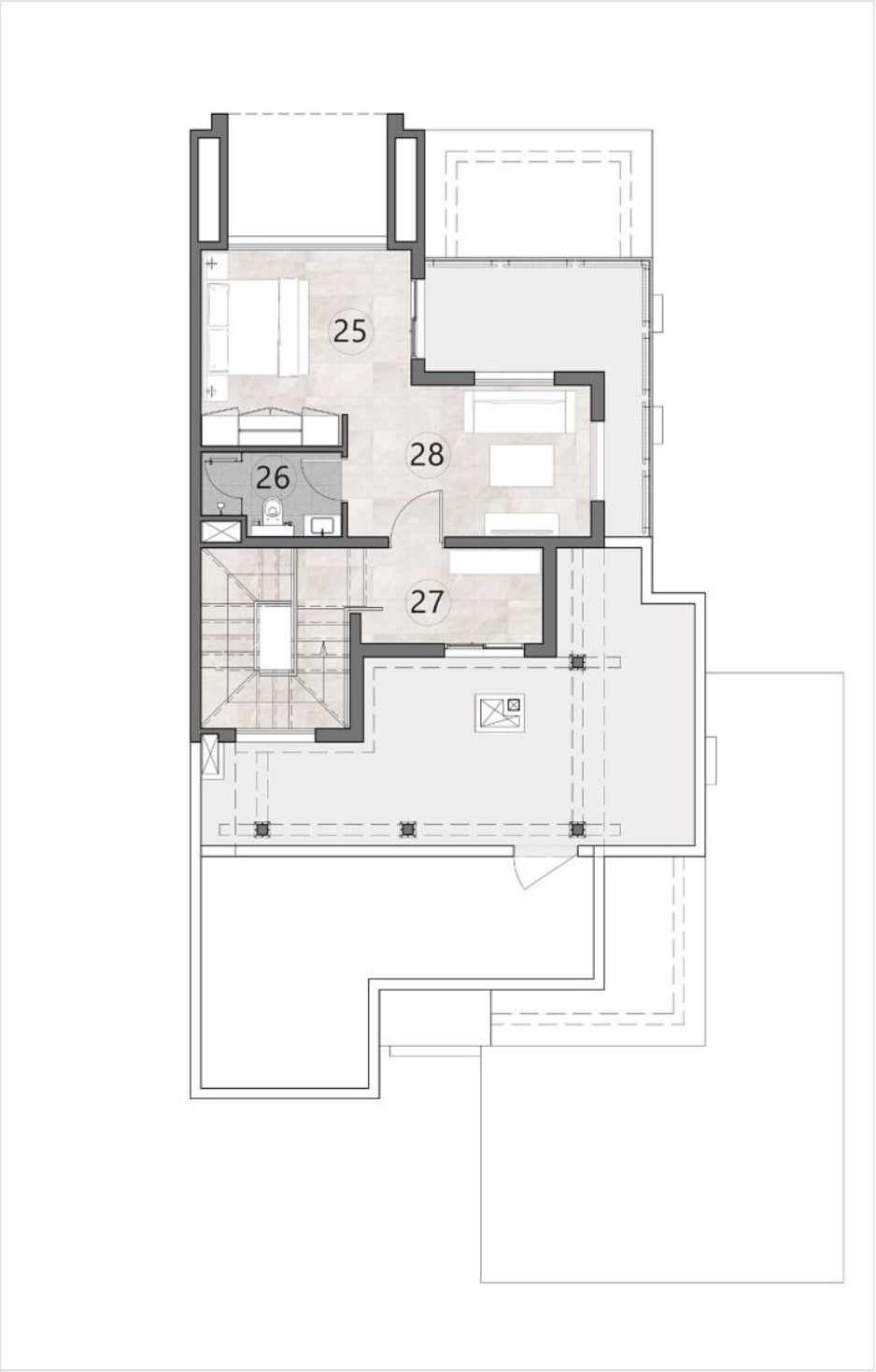
- 19 Bedroom 3
- 20 Family Hall
- 21 Toilet
- 22 Master Bathroom
- 23 Master Dressing
- 24 Master Bedroom
- 25 Bedroom 4
- 26 Bathroom 4
- 27 Corridor
- 28 Lounge



GROUND LEVEL PLAN



FIRST LEVEL PLAN

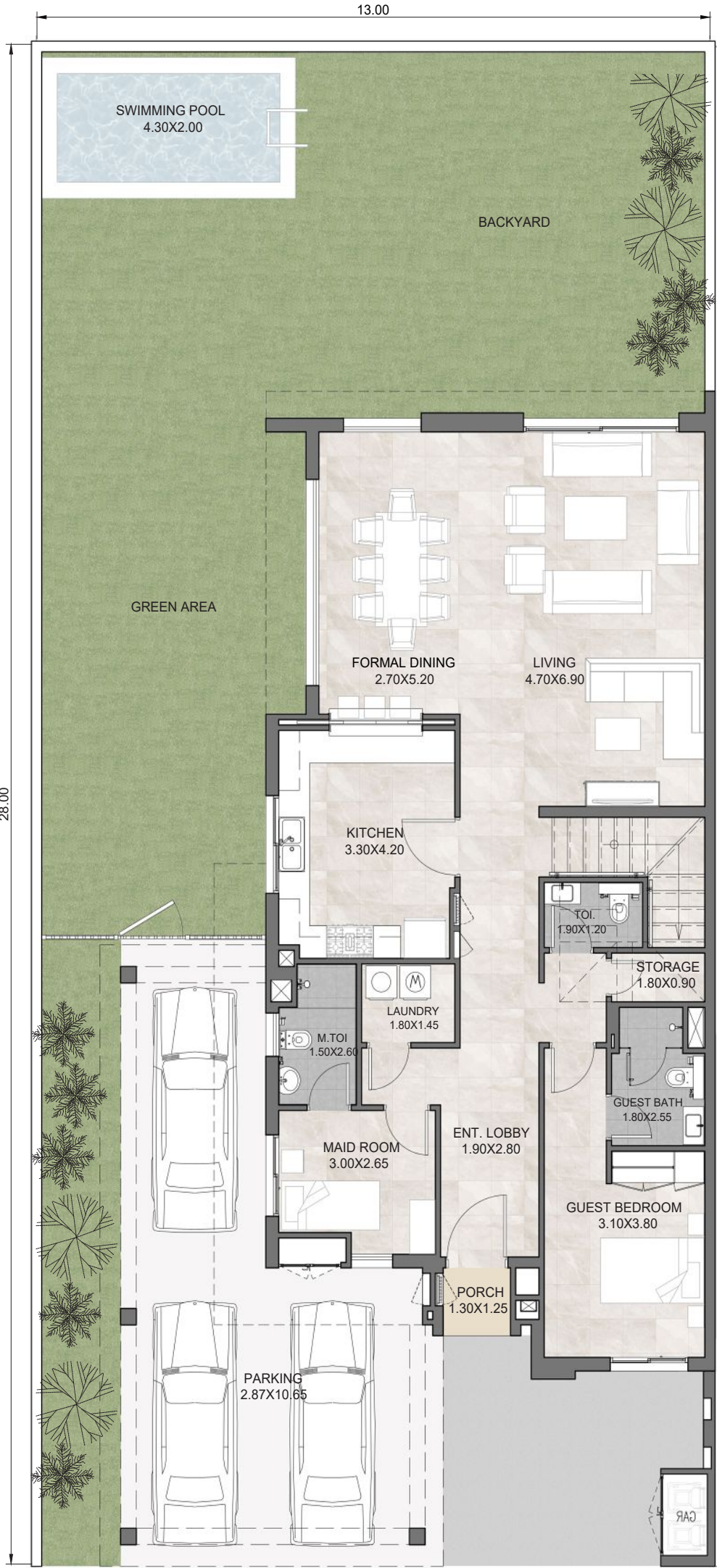


SECOND LEVEL PLAN

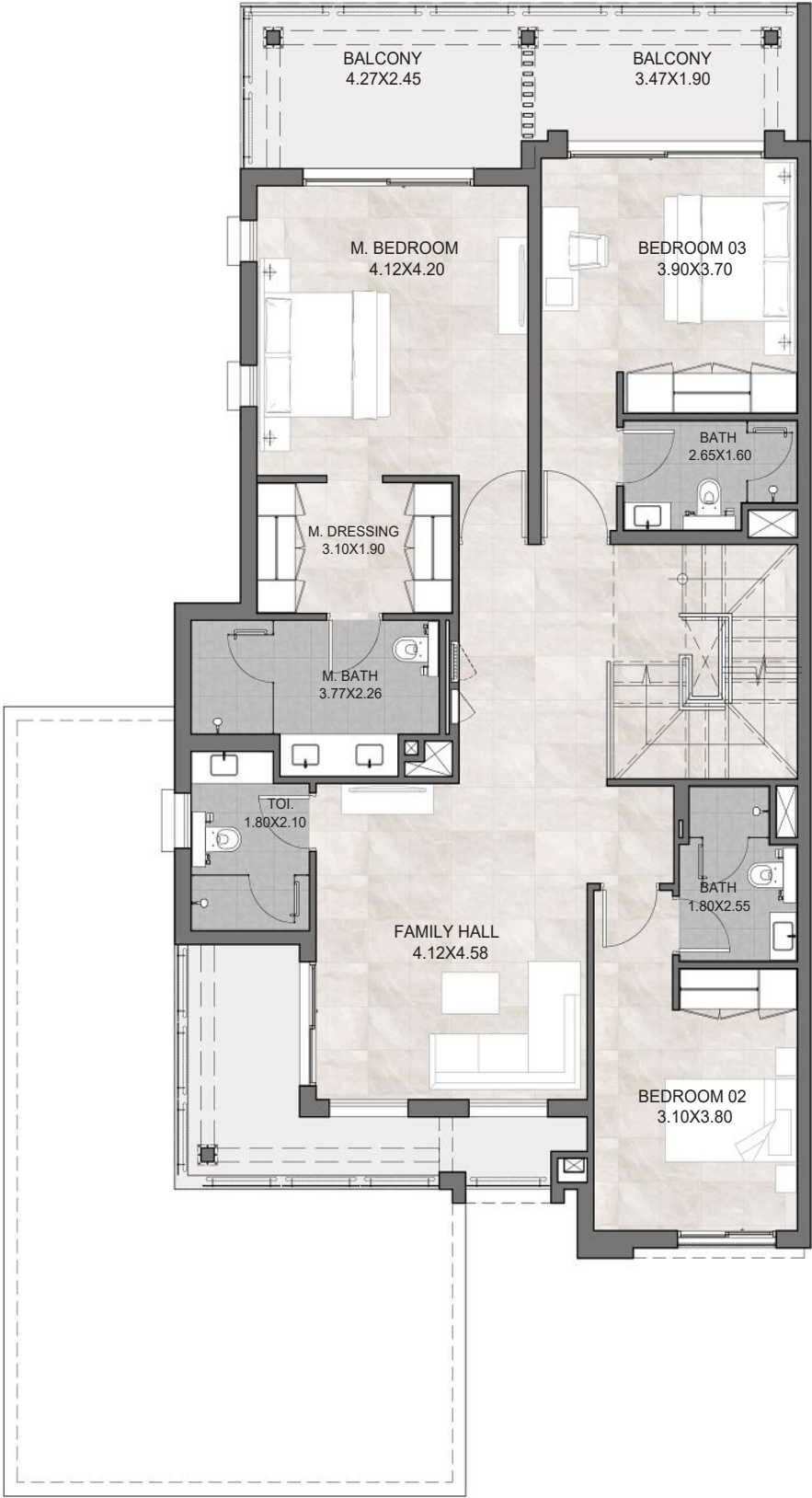
FIVE BEDROOM

TYPE A1

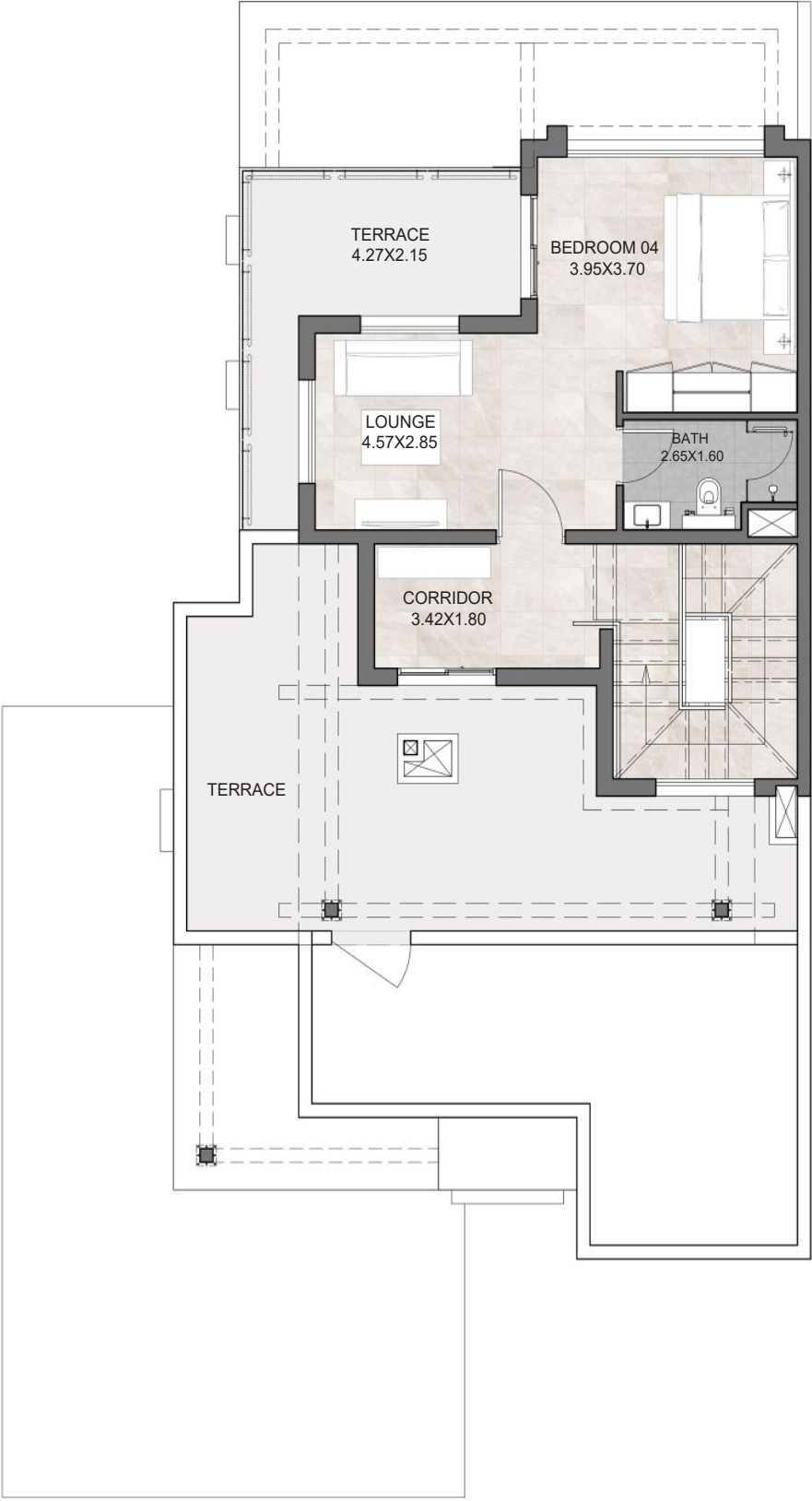
UNIT	FIVE BEDROOM UNIT
PLOT AREA	3,918
BUA	4,915
GARDEN	1,811
ROOF TERRACE	474
Areas presented in square feet	



GROUND LEVEL PLAN



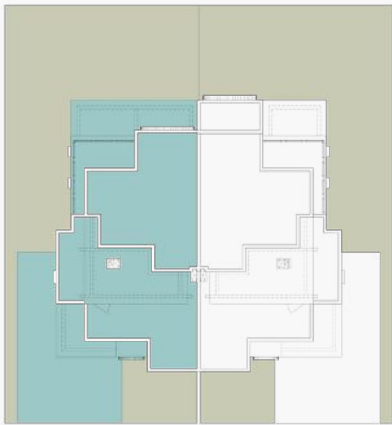
FIRST LEVEL PLAN



SECOND LEVEL PLAN



FIVE BEDROOM
TYPE A1



UNIT	FIVE BEDROOM UNIT
PLOT AREA	3,918
BUA	4,915
GARDEN	1,811
ROOF TERRACE	474
Areas presented in square feet	

- 1 Villa Entrance

2 Porch

3 Lobby

4 Bedroom 1

5 Bathroom 1

6 Storage

7 Guest Toilet

8 Living

9 Formal Dining
- 10 Kitchen

11 Laundry

12 Maid's Bathroom

13 Maid's Room

14 Covered Parking

15 Garden

16 Bedroom 2

17 Bathroom 2

18 Bathroom 3
- 19 Bedroom 3

20 Family Hall

21 Toilet

22 Master Bathroom

23 Master Dressing

24 Master Bedroom

25 Bedroom 4

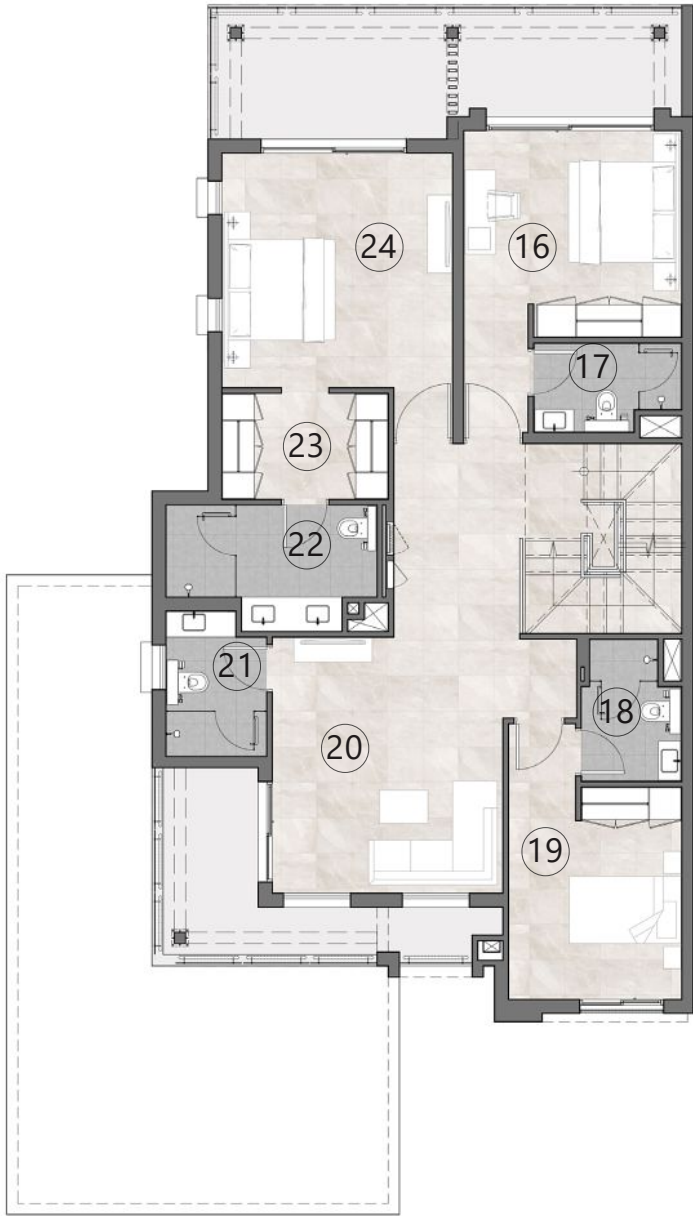
26 Bathroom 4

27 Corridor

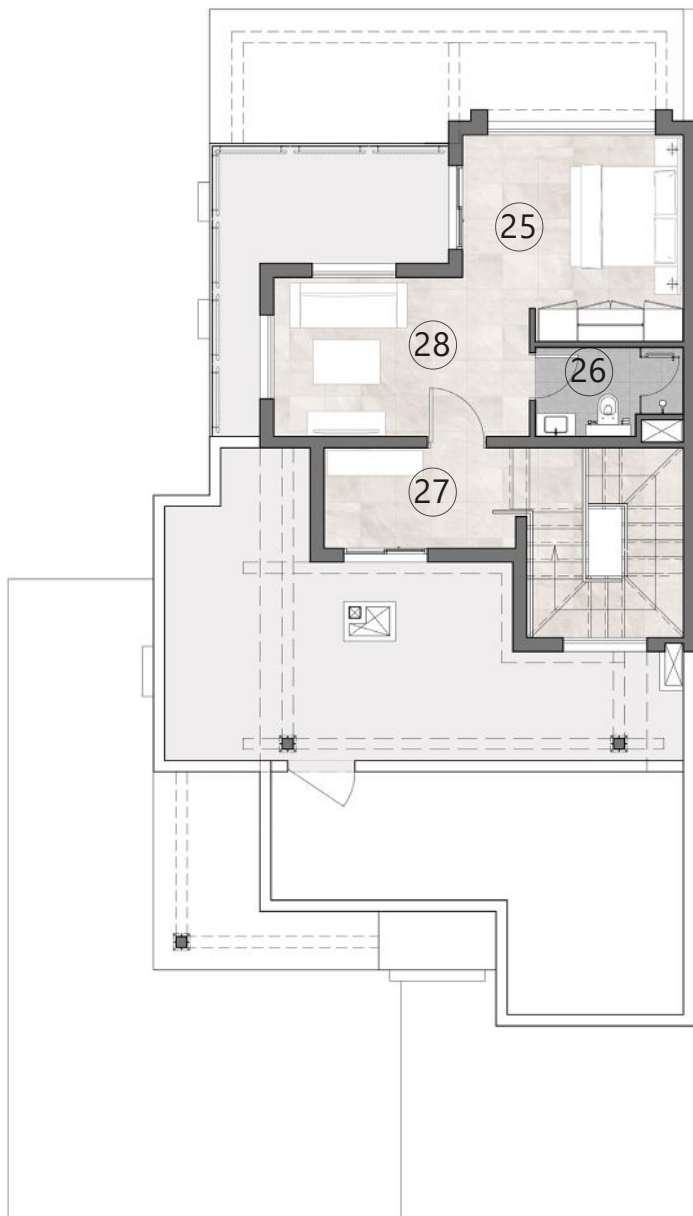
28 Lounge



GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN



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