

HAYAT حَيَاة

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.

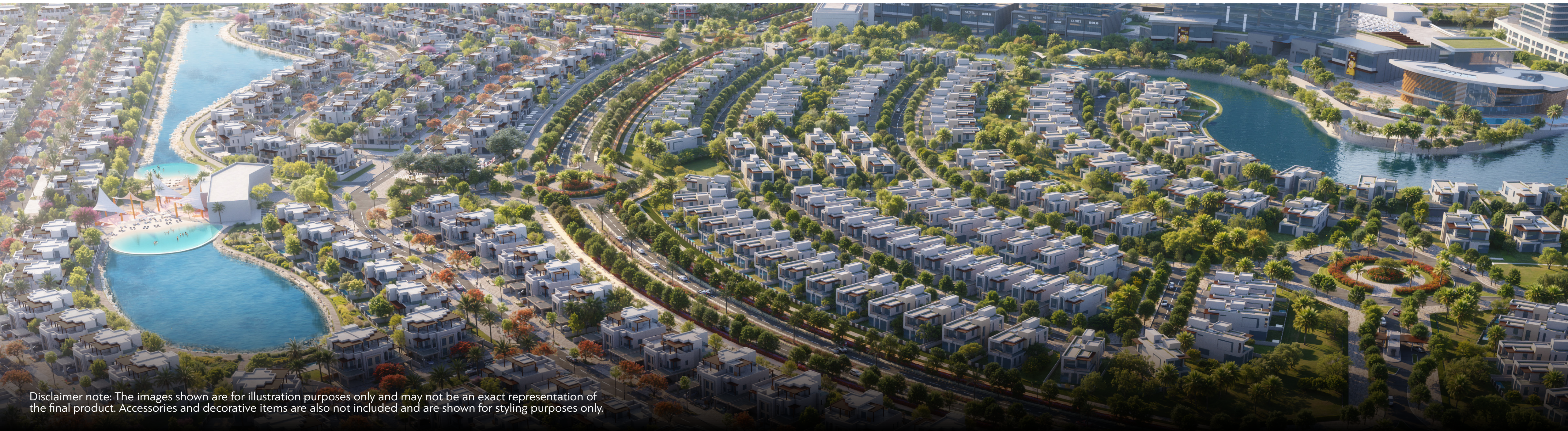


OVERVIEW

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 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

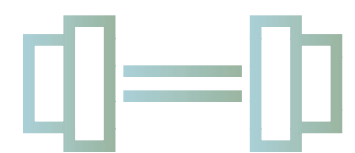
Green spaces for strolls, meetups, and quiet time in nature.



Family play areas and outdoor recreation spaces

Fun, active spaces for all ages to enjoy.

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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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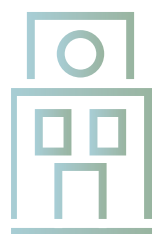
Community gathering spaces

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 6



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 |

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

HAYAT

حياء

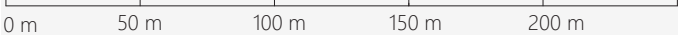
by DUBAI SOUTH

UNIT	LAND	BUA	GARDEN	UNIT	LAND	BUA	GARDEN
F001	4521	4953	2,376	F034	4498	4950	2,321
F002	4521	4915	2,409	F035	4491	4950	2,272
F003	4521	4953	2,406	F036	3864	3802	1,540
F004	4822	4915	2,678	F037	3925	3802	1,594
F005	4521	4953	2,376	F038	5160	4950	2,938
F006	3918	4915	1,810	F039	4835	4953	2,666
F007	3918	4953	1,807	F040	4436	4915	2,303
F008	5164	4915	3,041	F041	4436	4953	2,295
F009	5814	4953	3,559	F042	4184	4915	2,055
F010	6488	4915	4,246	F043	4387	4953	2,216
F011	6511	4950	4,332	F044	4894	4915	2,745
F012	3748	3802	1,579	F045	4766	4953	2,646
F013	3748	3802	1,579	F046	4131	4915	2,022
F014	4425	4950	2,263	F047	4029	4953	1,912
F015	4425	4950	2,263	F048	4073	4915	1,954
F016	3748	3802	1,579	F049	4151	4953	2,020
F017	3748	3802	1,579	F050	4167	4915	2,057
F018	4339	4950	2,208	F051	3918	4953	1,807
F019	4432	4950	2,302	F052	5151	4915	2,997
F020	3748	3802	1,579	F053	5486	4953	3,215
F021	3748	3802	1,579	F054	5613	4915	3,373
F022	4407	4950	2,275	F055	5430	4953	3,293
F023	4406	4950	2,276	F056	4011	4915	1,901
F024	3750	3802	1,584	F057	4013	4953	1,896
F025	3751	3802	1,584	F058	4020	4915	1,911
F026	4638	4950	2,473	F059	4020	4953	1,889
F027	4645	4950	2,447	F060	3917	4915	1,779
F028	3756	3802	1,530	F061	3917	4953	1,771
F029	3752	3802	1,518	F062	4023	4915	1,913
F030	4203	4950	1,981	F063	4023	4953	1,906
F031	4204	4950	1,997	F064	4023	4915	1,913
F032	3754	3802	1,602	F065	4023	4953	1,906
F033	3771	3802	1,644	F066	4023	4915	1,913

Areas presented in square feet



SCALE 1:5000



MASTERPLAN OF HAYAT 6



- 4-BR-A Townhouse Middle Unit
- 4-BR Townhouse Edge Unit
- 4-BR-B 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
F067	4023	4953	1,906	F100	3249	3801	1,131
F068	4023	4915	1,913	F101	3247	3801	1,145
F069	4023	4953	1,906	F102	3247	3801	1,145
F070	4023	4915	1,913	F103	3249	3801	1,131
F071	4023	4953	1,906	F104	4057	4132	1,709
F072	4177	4915	2,037				
F073	4211	4132	1,920				
F074	3247	3801	1,106				
F075	3247	3801	1,106				
F076	3840	4132	1,588				
F077	3841	4132	1,589				
F078	3247	3801	1,106				
F079	3248	3801	1,106				
F080	3846	4132	1,565				
F081	3844	4132	1,565				
F082	3247	3801	1,106				
F083	3247	3801	1,106				
F084	3843	4132	1,591				
F085	3843	4132	1,592				
F086	3247	3801	1,104				
F087	3247	3801	1,109				
F088	4481	4132	2,198				
F089	3653	4132	1,307				
F090	3248	3801	1,132				
F091	3247	3801	1,140				
F092	3247	3801	1,142				
F093	3249	3801	1,136				
F094	3872	4132	1,560				
F095	3870	4132	1,552				
F096	3247	3801	1,105				
F097	3249	3801	1,107				
F098	3872	4132	1,533				
F099	3879	4132	1,531				

Areas presented in square feet



SCALE 1:5000

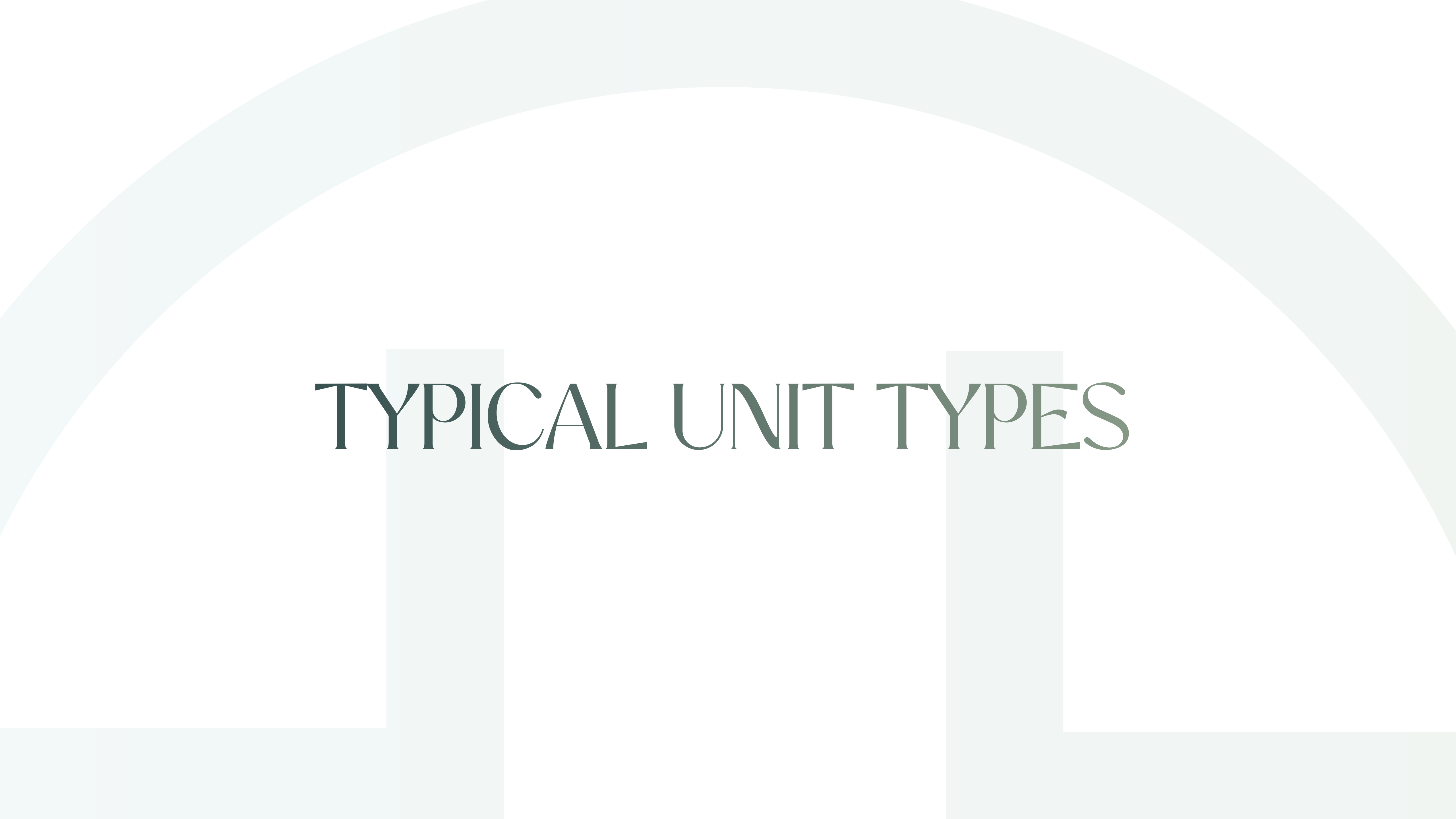


MASTERPLAN OF HAYAT 6



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



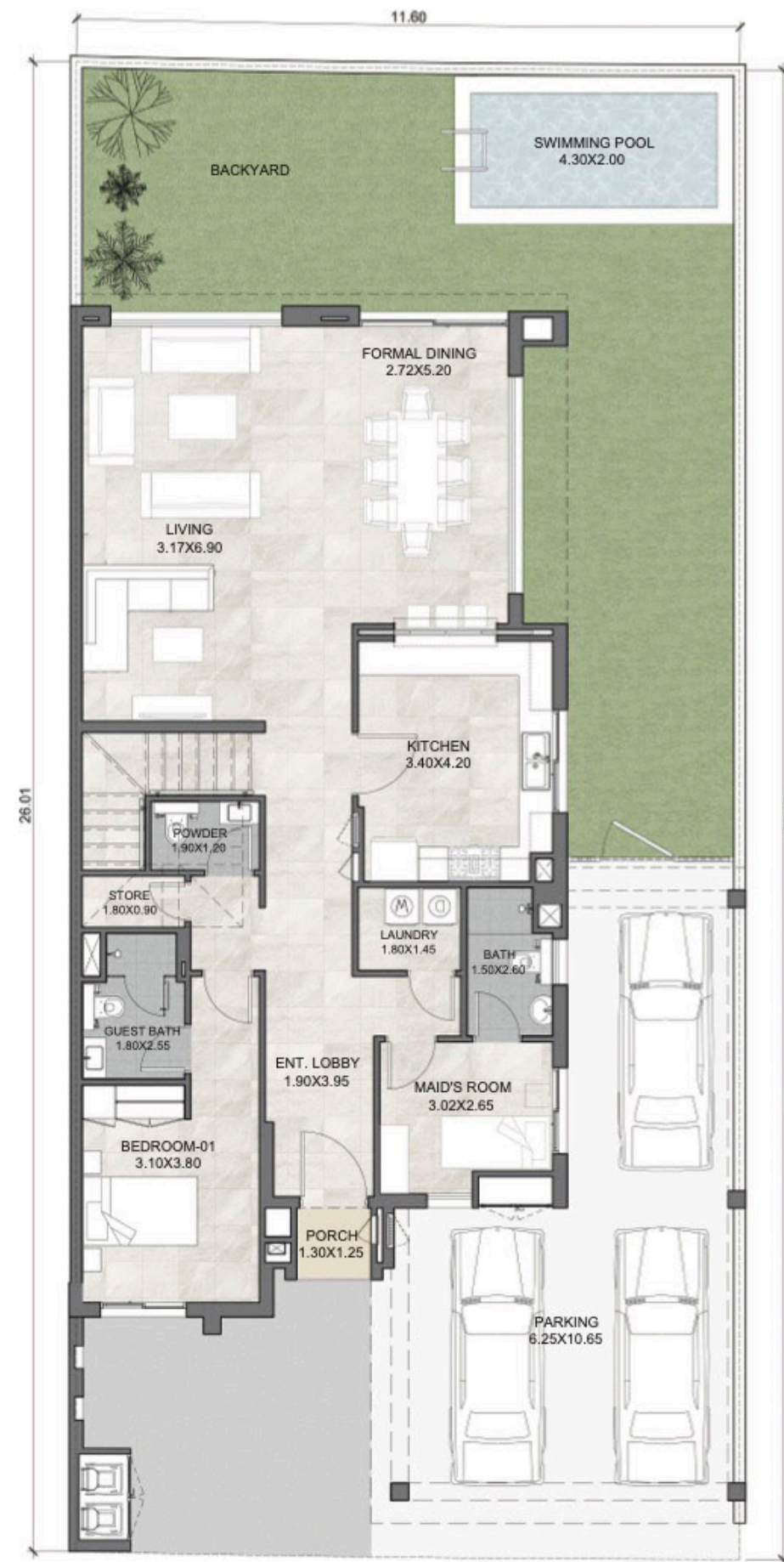


TYPICAL UNIT TYPES

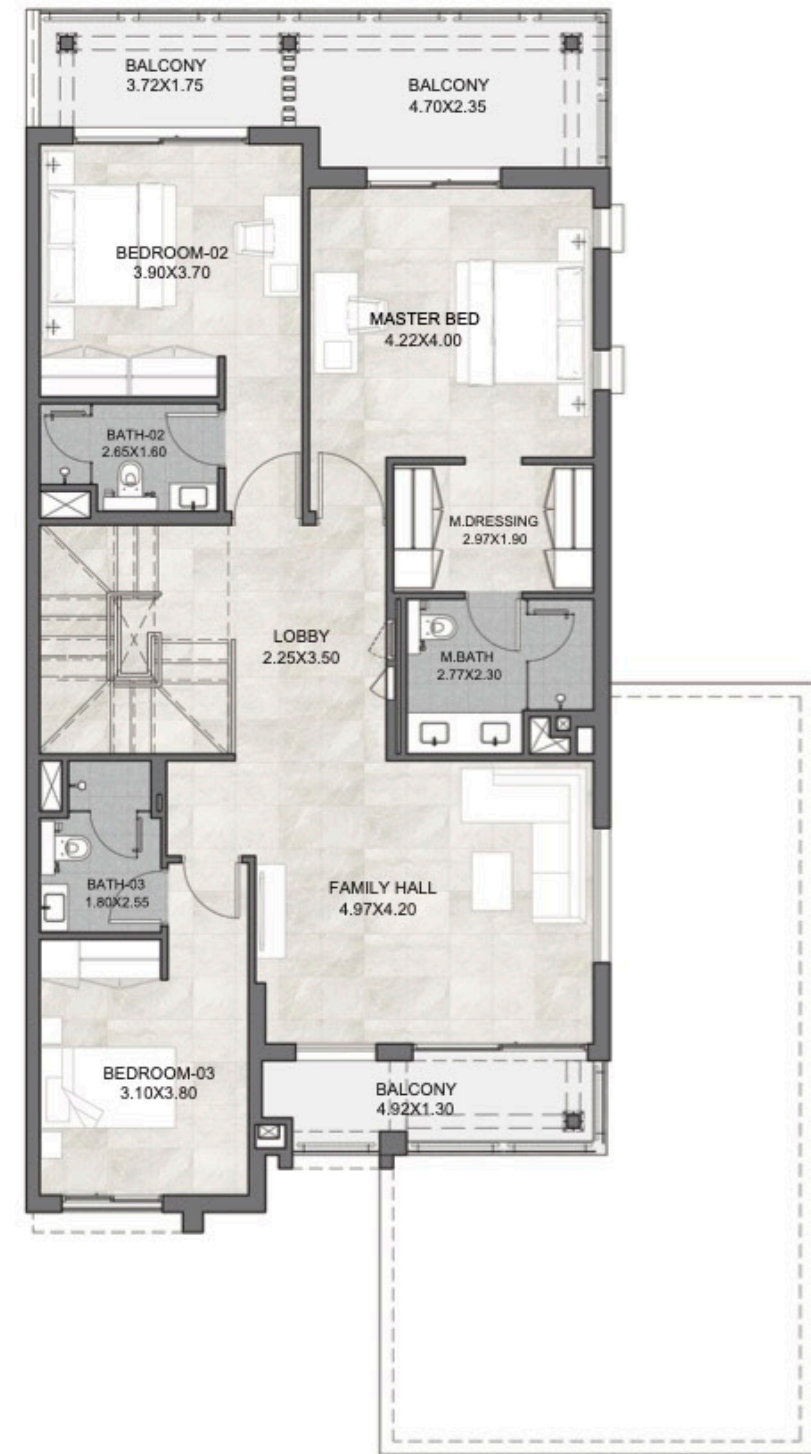
FOUR BEDROOM

MIDDLE UNIT

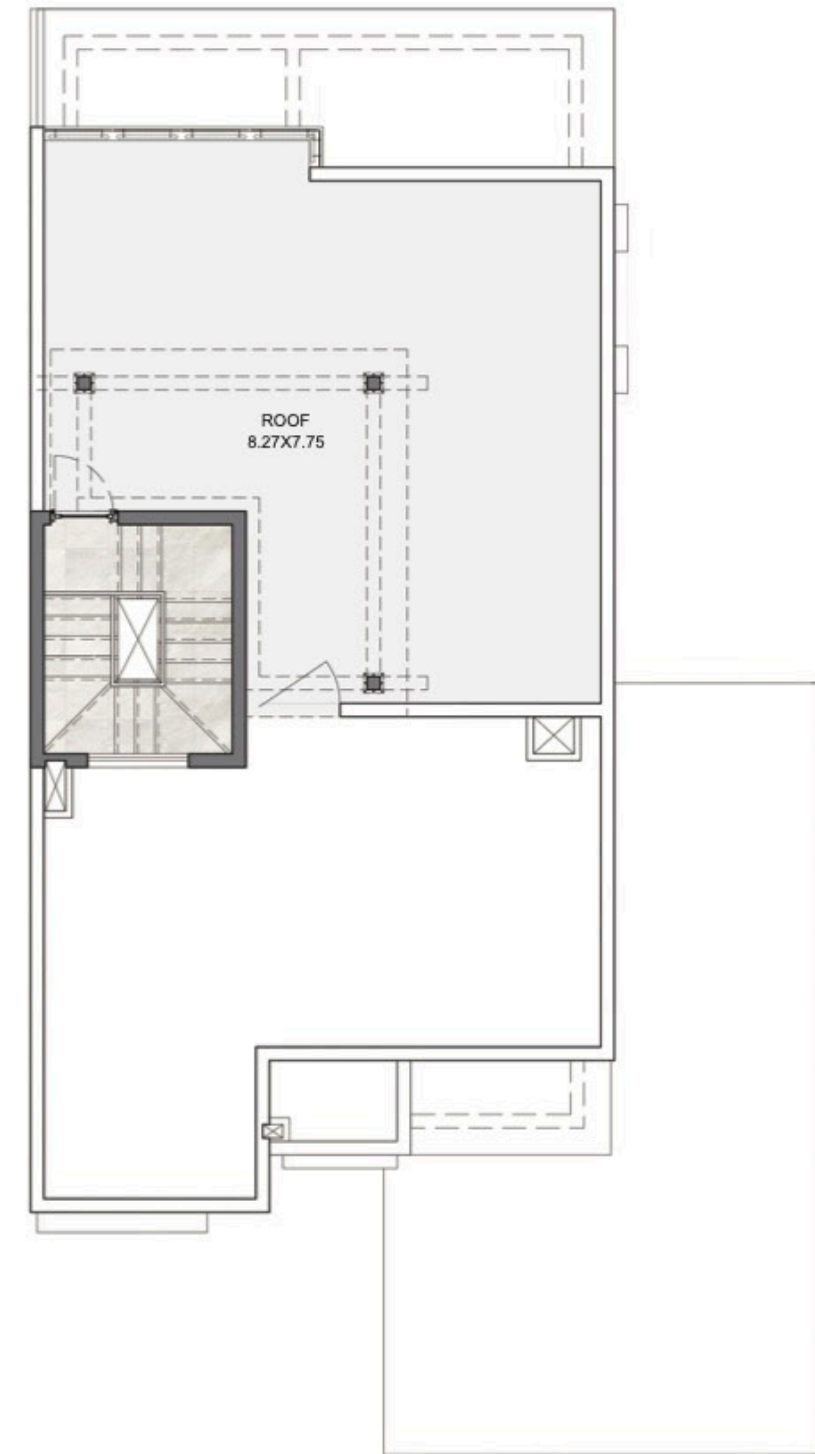
UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,247
BUA	3,801
GARDEN	1,109
ROOF TERRACE	624
Areas presented in square feet	



GROUND LEVEL PLAN



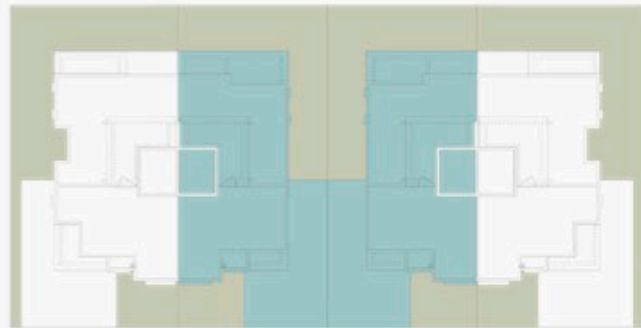
FIRST LEVEL PLAN



ROOF LEVEL PLAN



FOUR BEDROOM
MIDDLE UNIT



UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,247
BUA	3,801
GARDEN	1,109
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

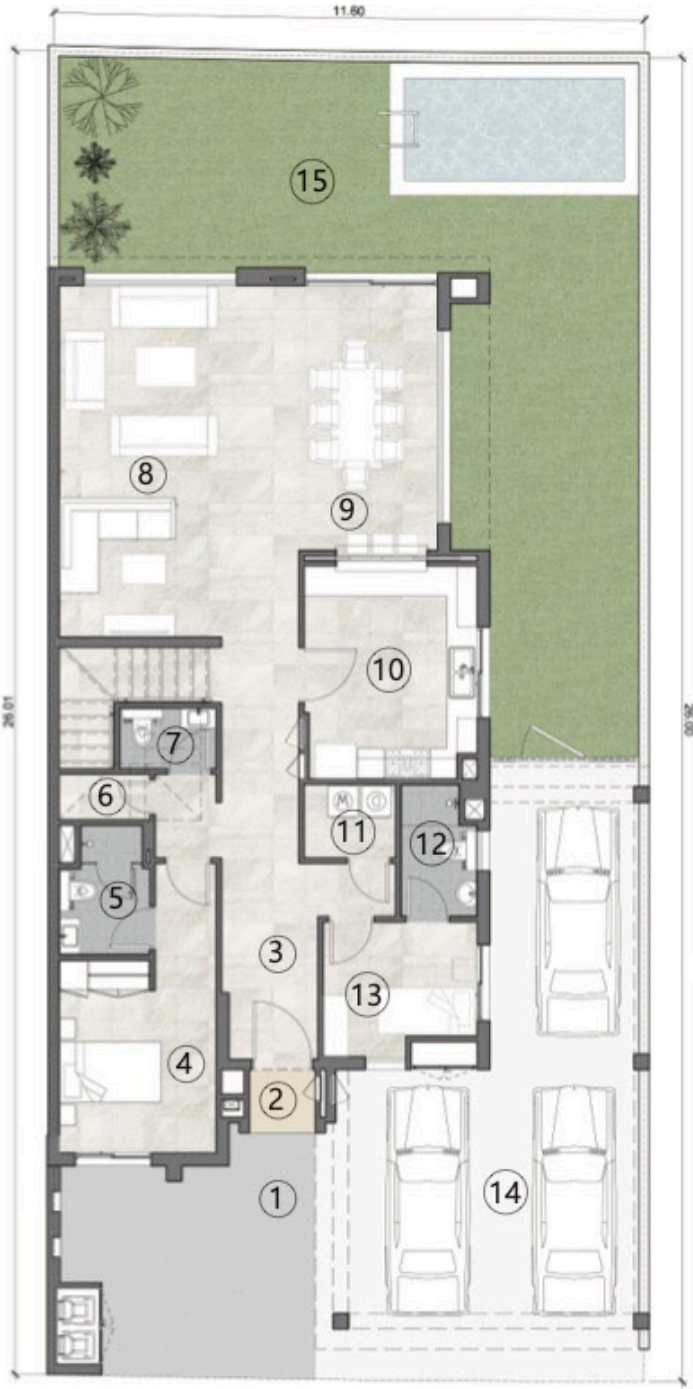
20 Family Living

21 Master Bathroom

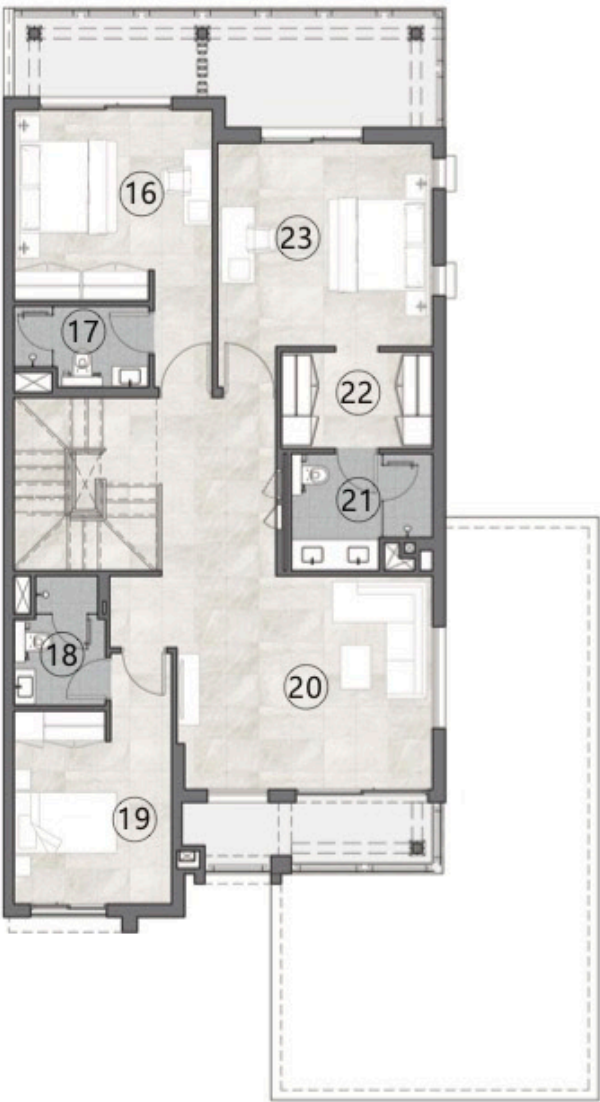
22 Master Dressing

23 Master Bedroom

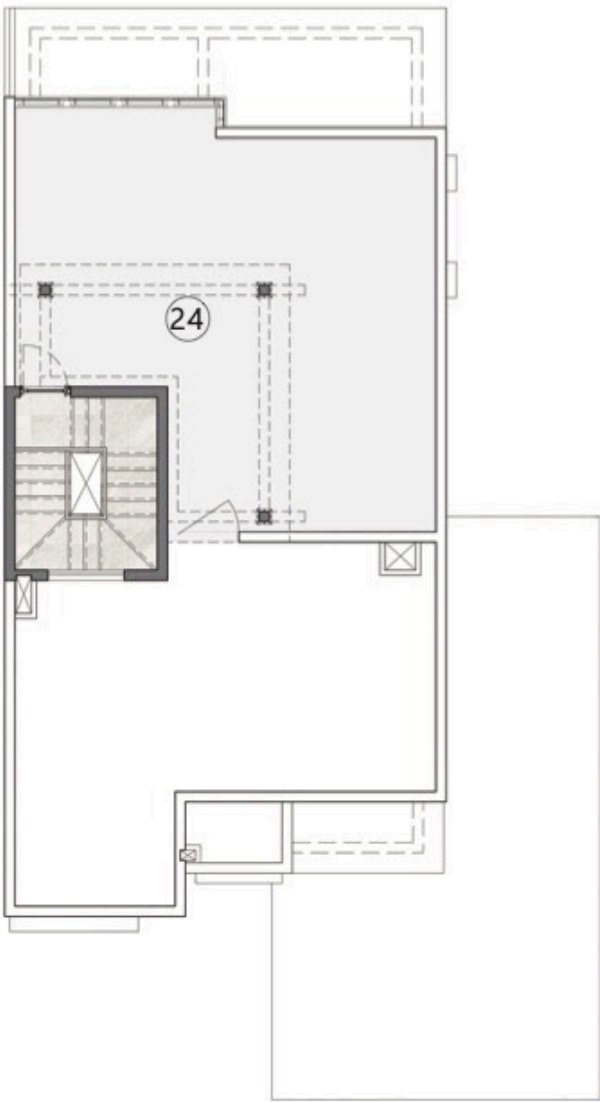
24 Roof Terrace



GROUND LEVEL PLAN



FIRST LEVEL PLAN



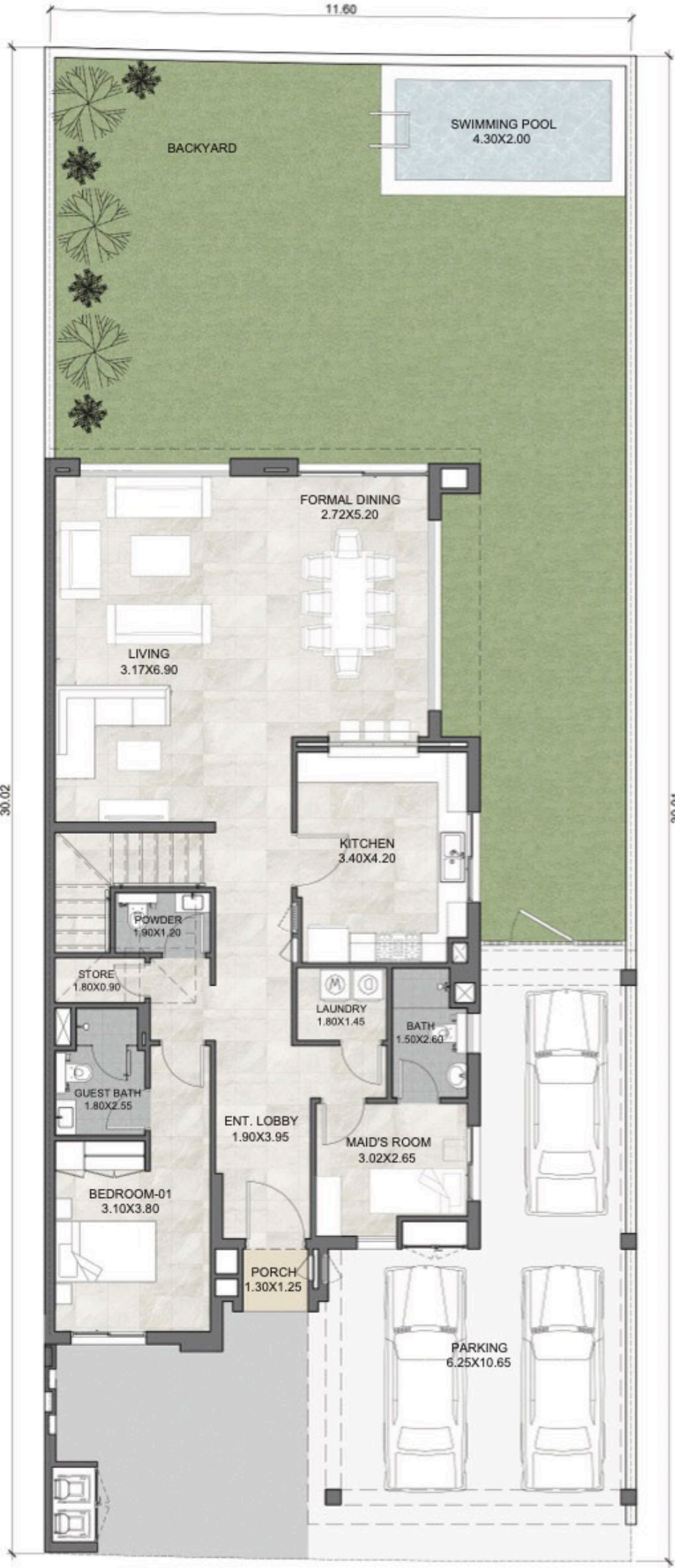
ROOF LEVEL PLAN

FOUR BEDROOM

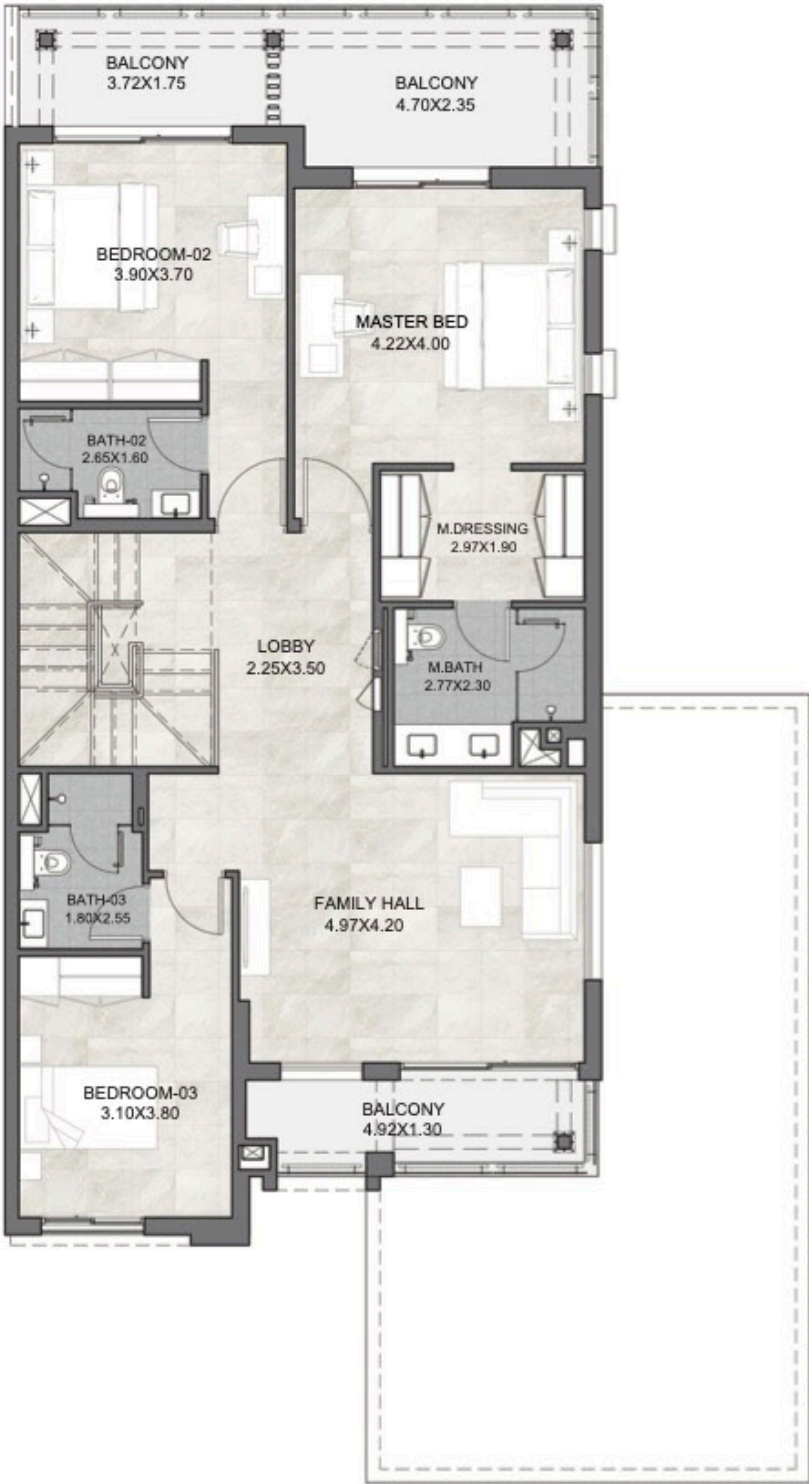
MIDDLE UNIT

UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,748
BUA	3,802
GARDEN	1,579
ROOF TERRACE	624

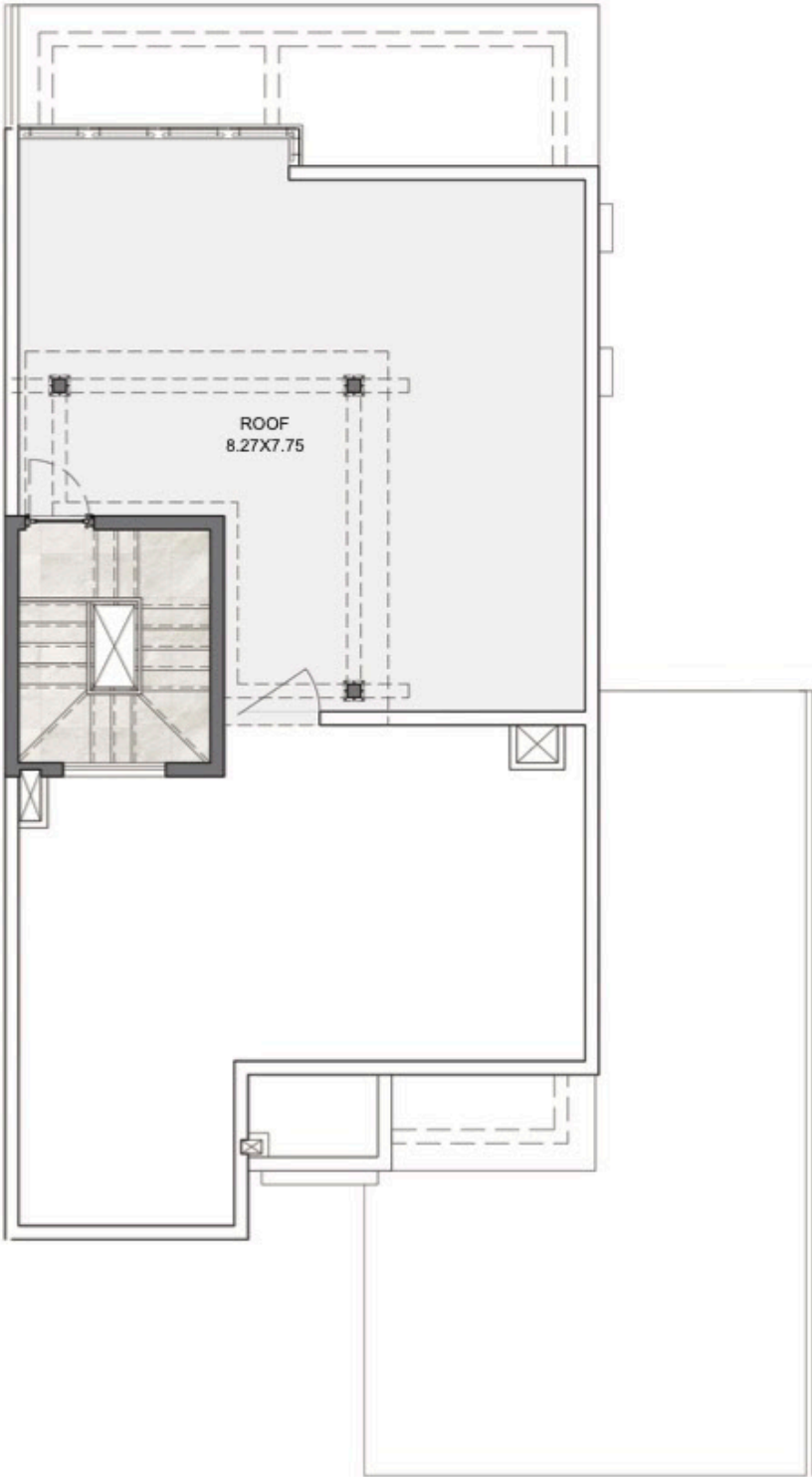
Areas presented in square feet



GROUND LEVEL PLAN



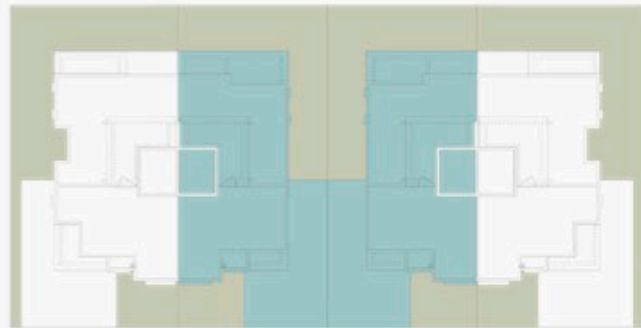
FIRST LEVEL PLAN



ROOF LEVEL PLAN



FOUR BEDROOM
MIDDLE UNIT



UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,748
BUA	3,802
GARDEN	1,579
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

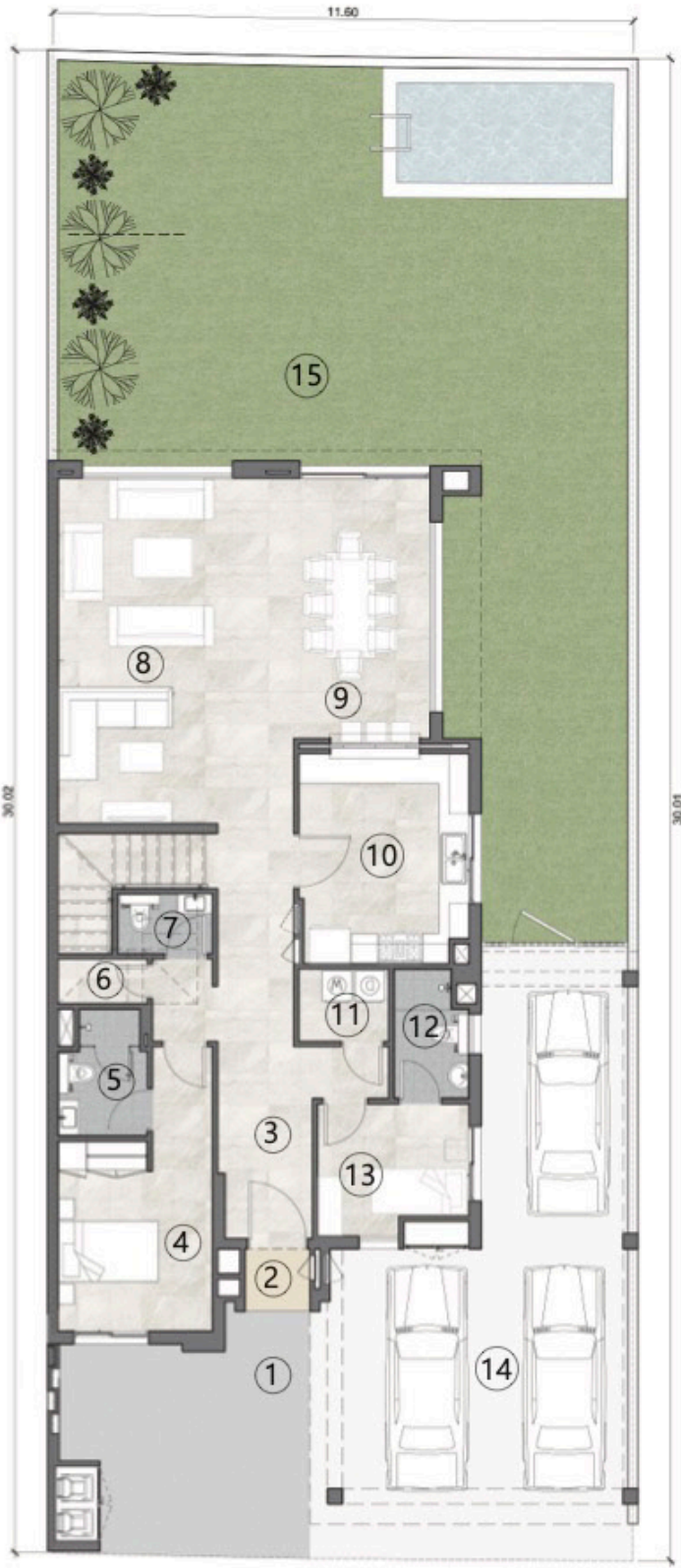
20 Family Living

21 Master Bathroom

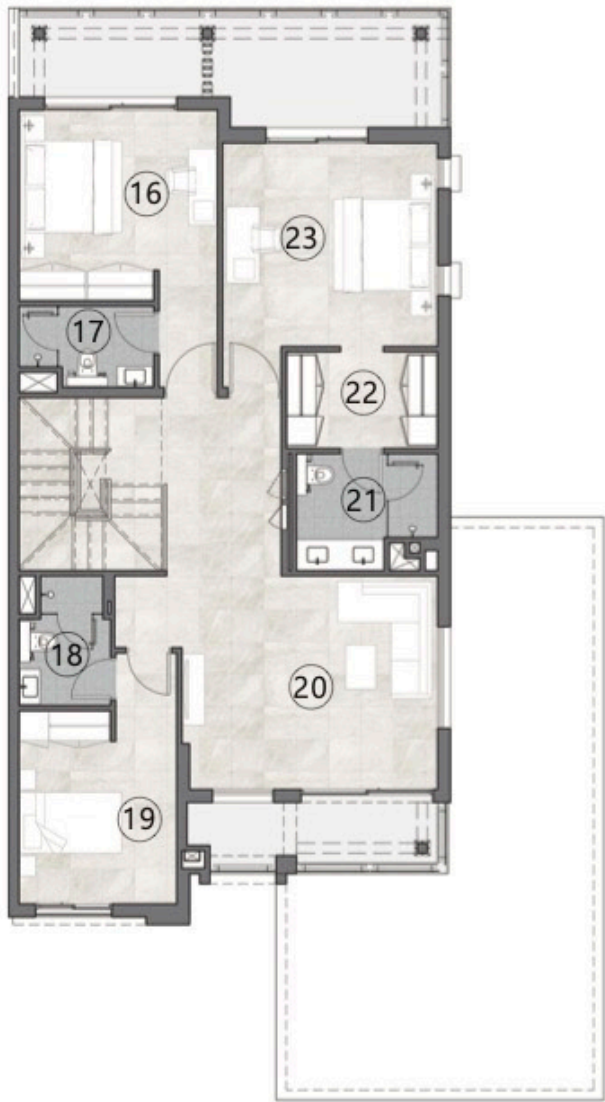
22 Master Dressing

23 Master Bedroom

24 Roof Terrace



GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN

FOUR BEDROOM

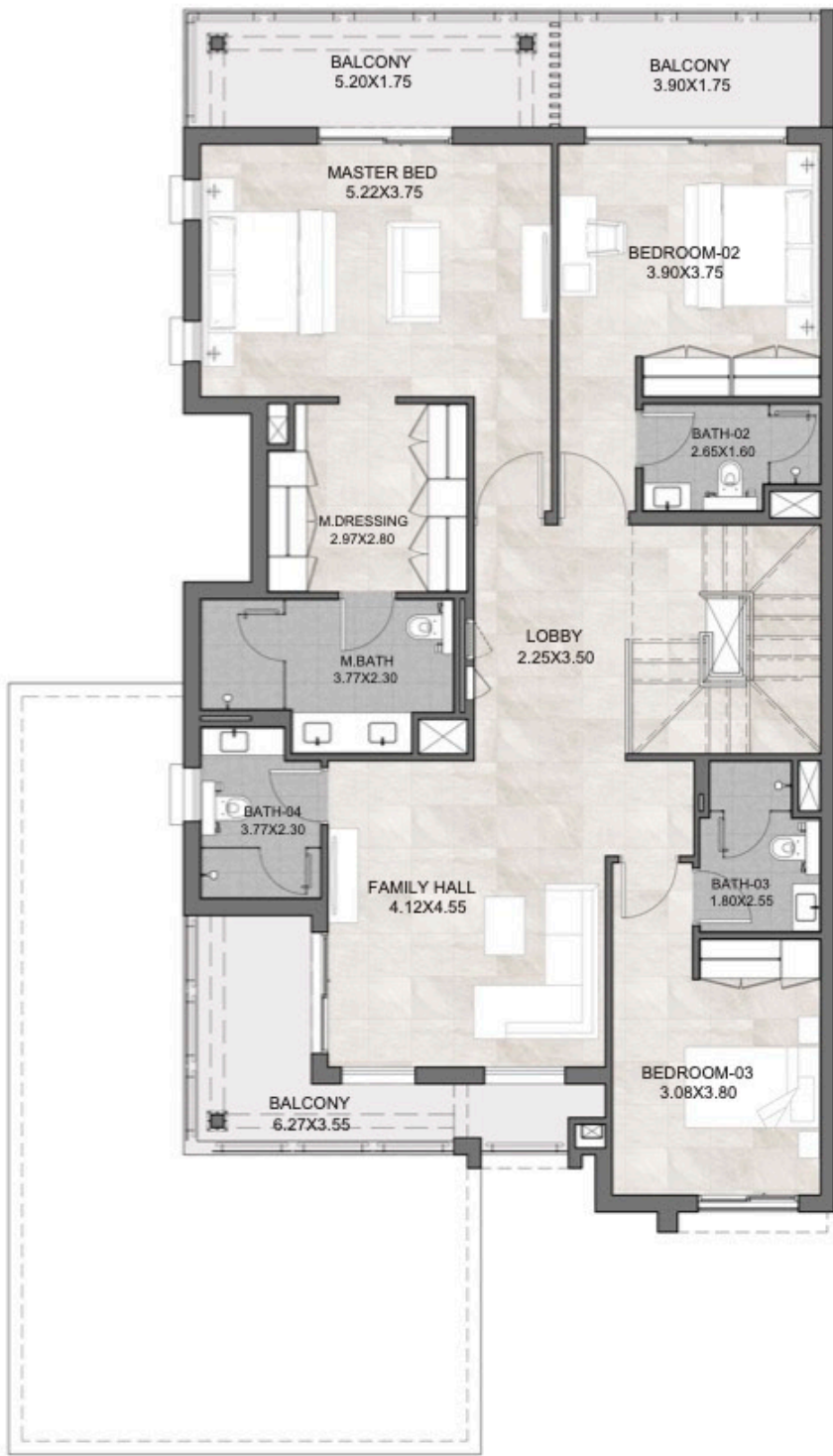
EDGE UNIT

UNIT	FOUR BEDROOM UNIT
PLOT AREA	4,481
BUA	4,132
GARDEN	2,198
ROOF TERRACE	710

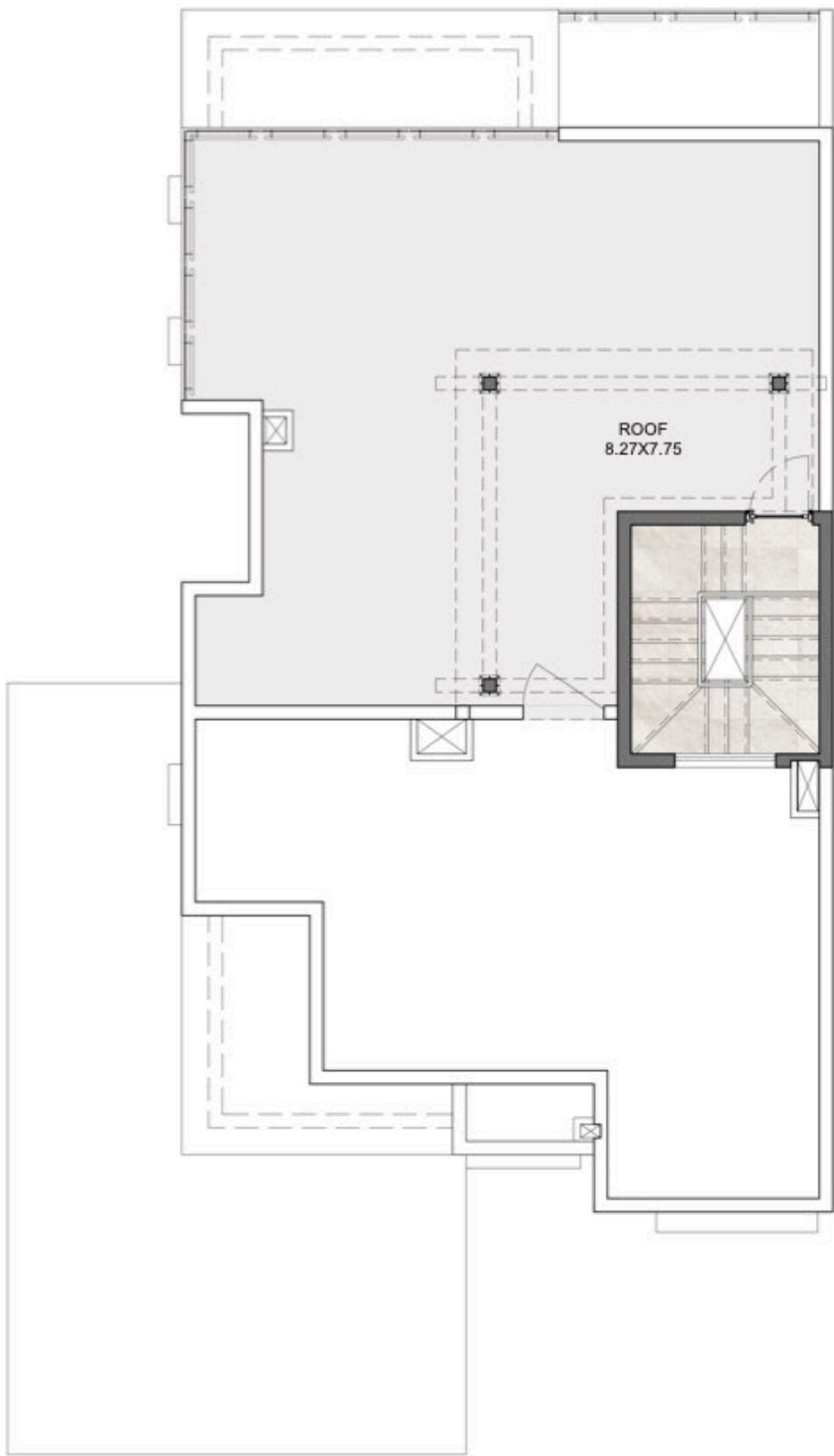
Areas presented in square feet



GROUND LEVEL PLAN



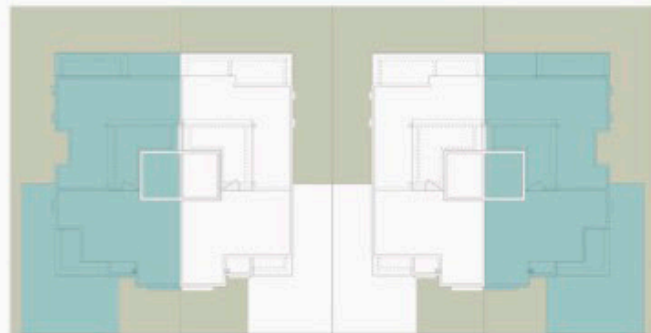
FIRST LEVEL PLAN



ROOF LEVEL PLAN



FOUR BEDROOM
EDGE UNIT



UNIT	FOUR BEDROOM UNIT
PLOT AREA	4,481
BUA	4,132
GARDEN	2,198
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

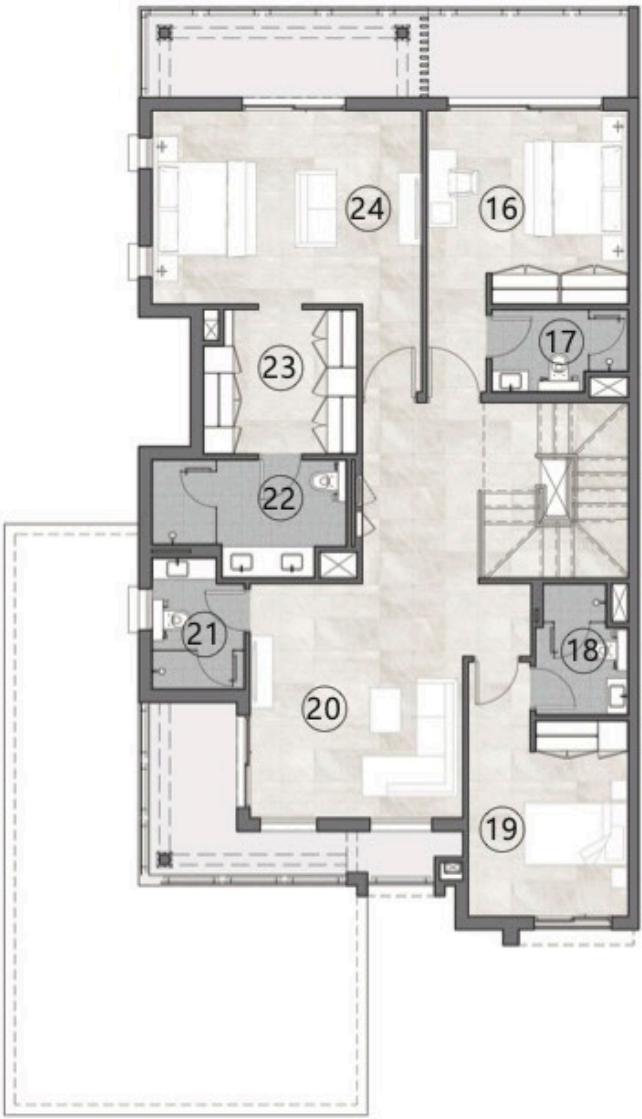
23 Master Dressing

24 Master Bedroom

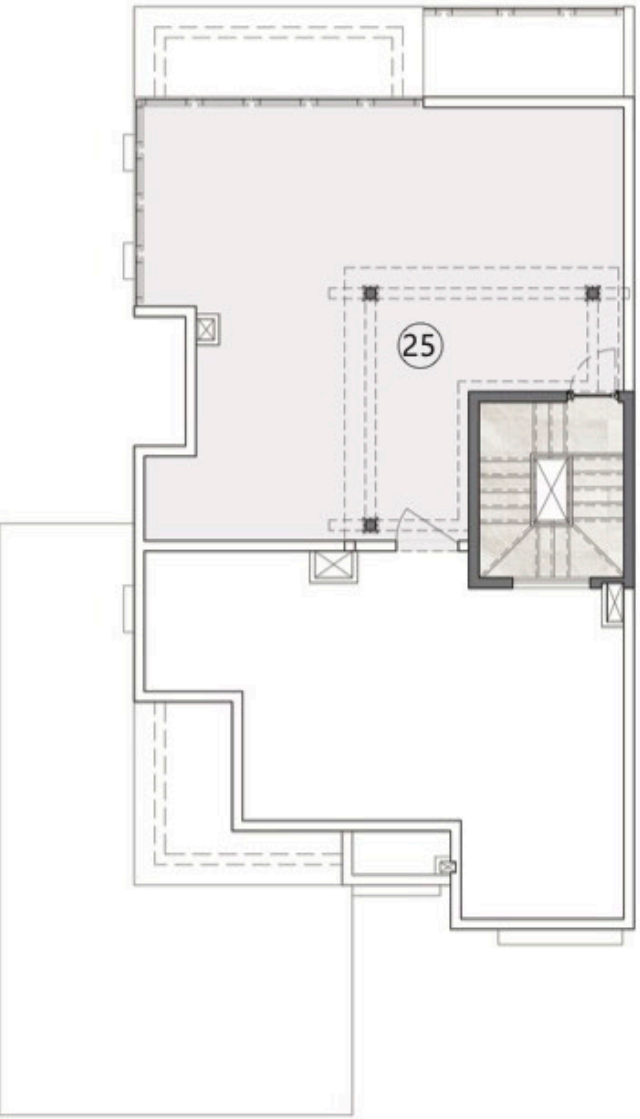
25 Roof Terrace



GROUND LEVEL PLAN



FIRST LEVEL PLAN

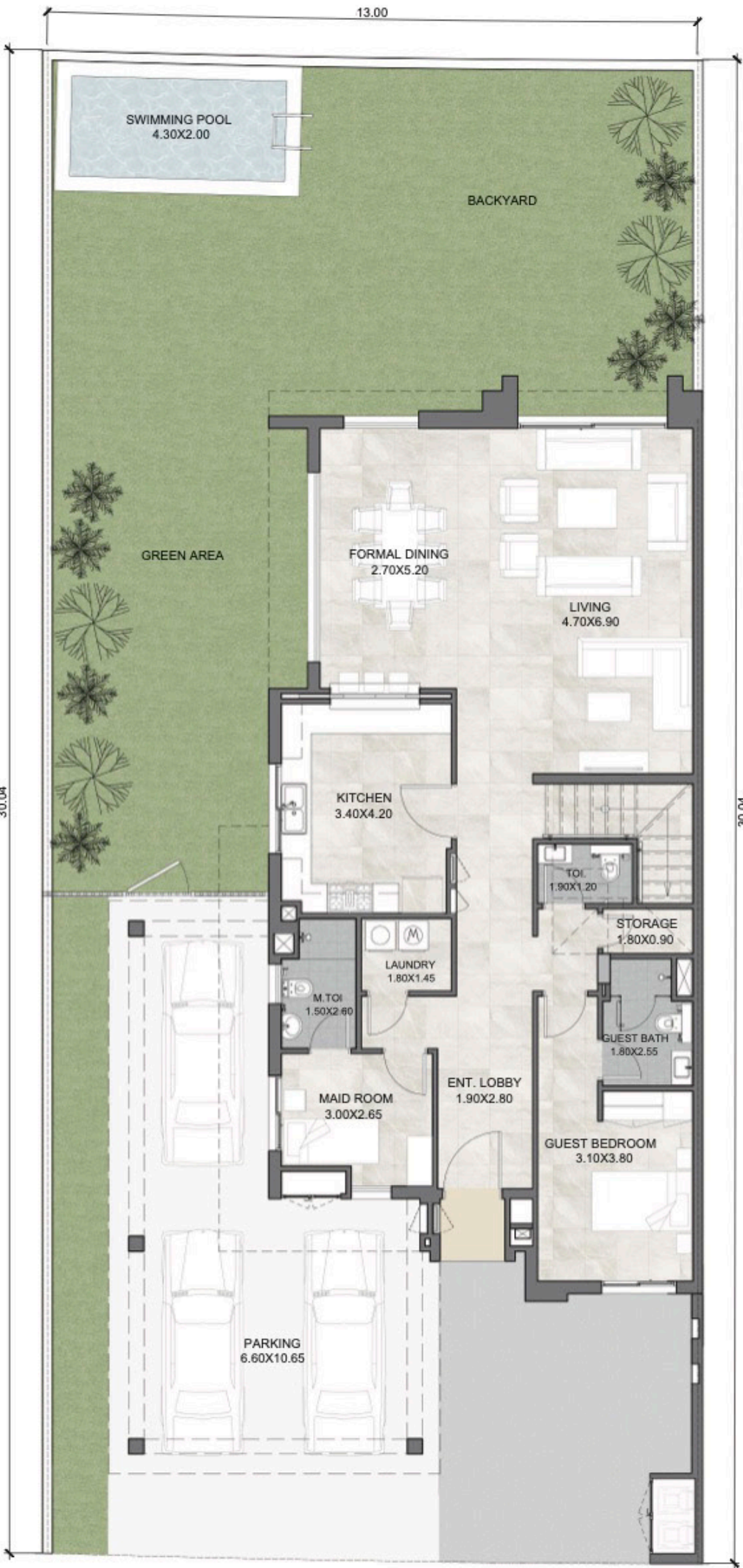


ROOF LEVEL PLAN

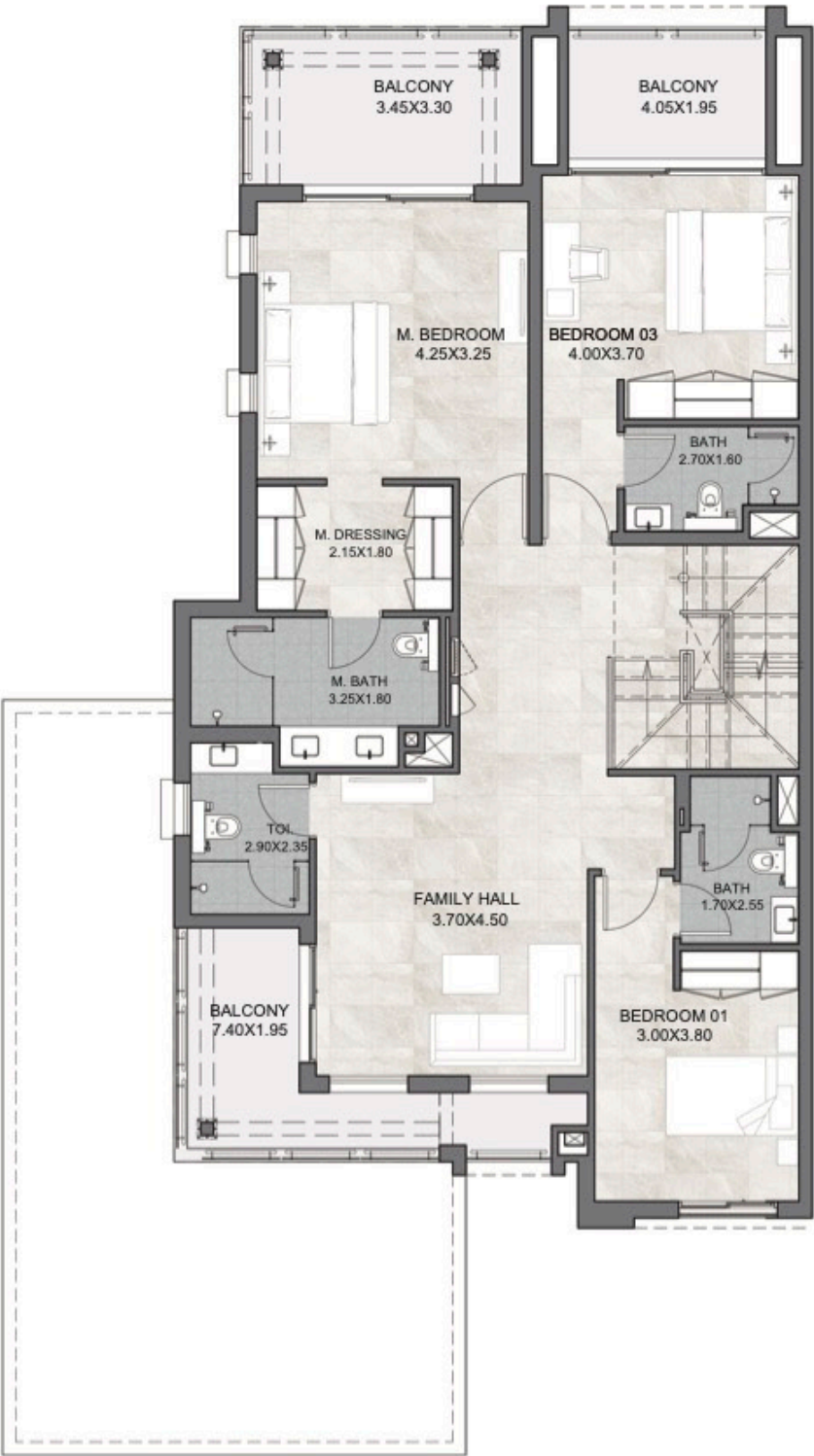
FIVE BEDROOM

EDGE UNIT

UNIT	FIVE BEDROOM UNIT
PLOT AREA	4,203
BUA	4,950
GARDEN	1,981
ROOF TERRACE	470
Areas presented in square feet	



GROUND LEVEL PLAN



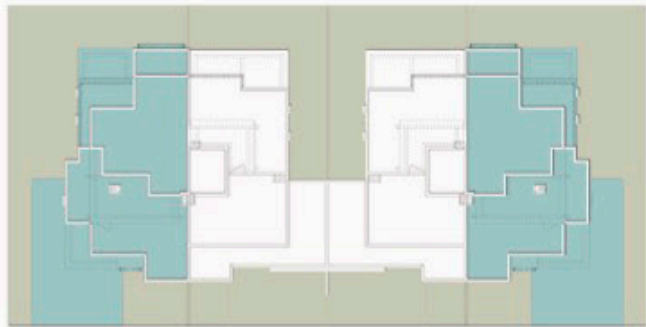
FIRST LEVEL PLAN



SECOND LEVEL PLAN



FIVE BEDROOM
EDGE UNIT



UNIT	FIVE BEDROOM UNIT
PLOT AREA	4,203
BUA	4,950
GARDEN	1,981
ROOF TERRACE	470

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

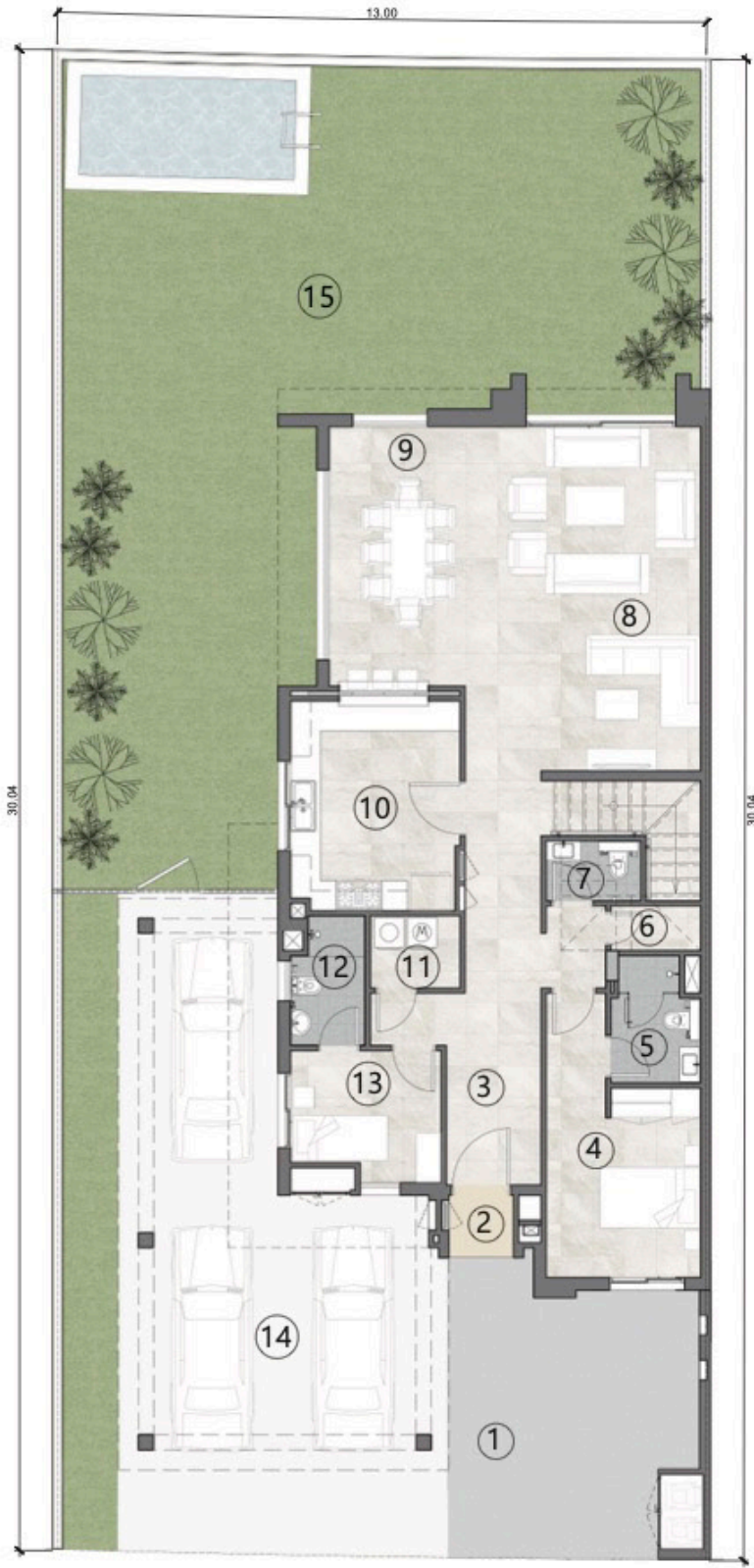
24 Master Bedroom

25 Bedroom 4

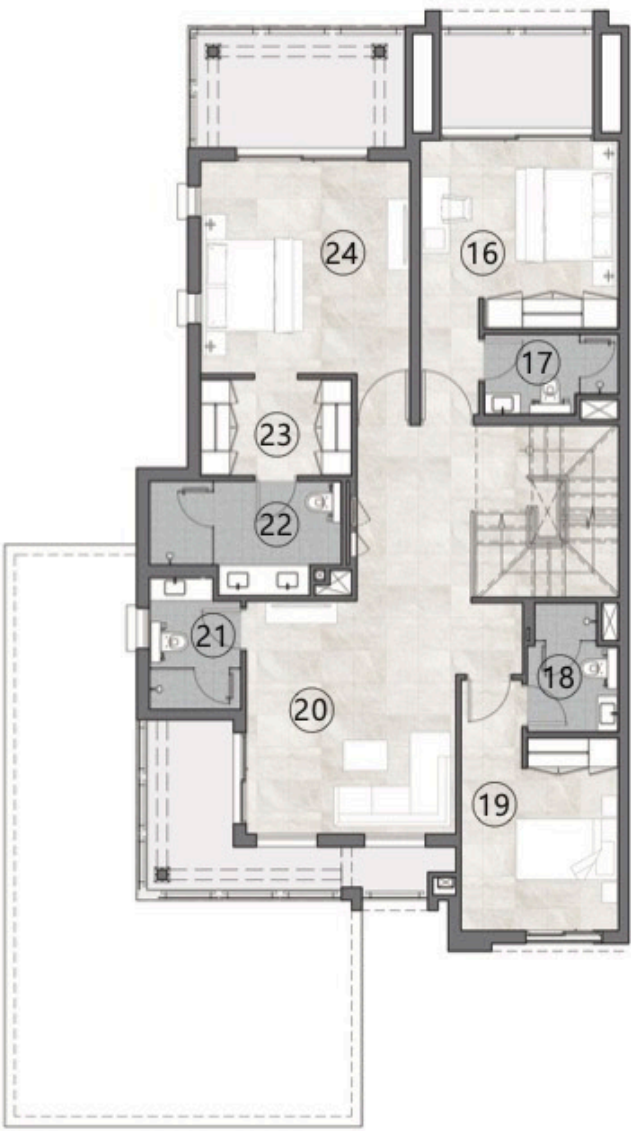
26 Bathroom 4

27 Corridor

28 Lounge



GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN

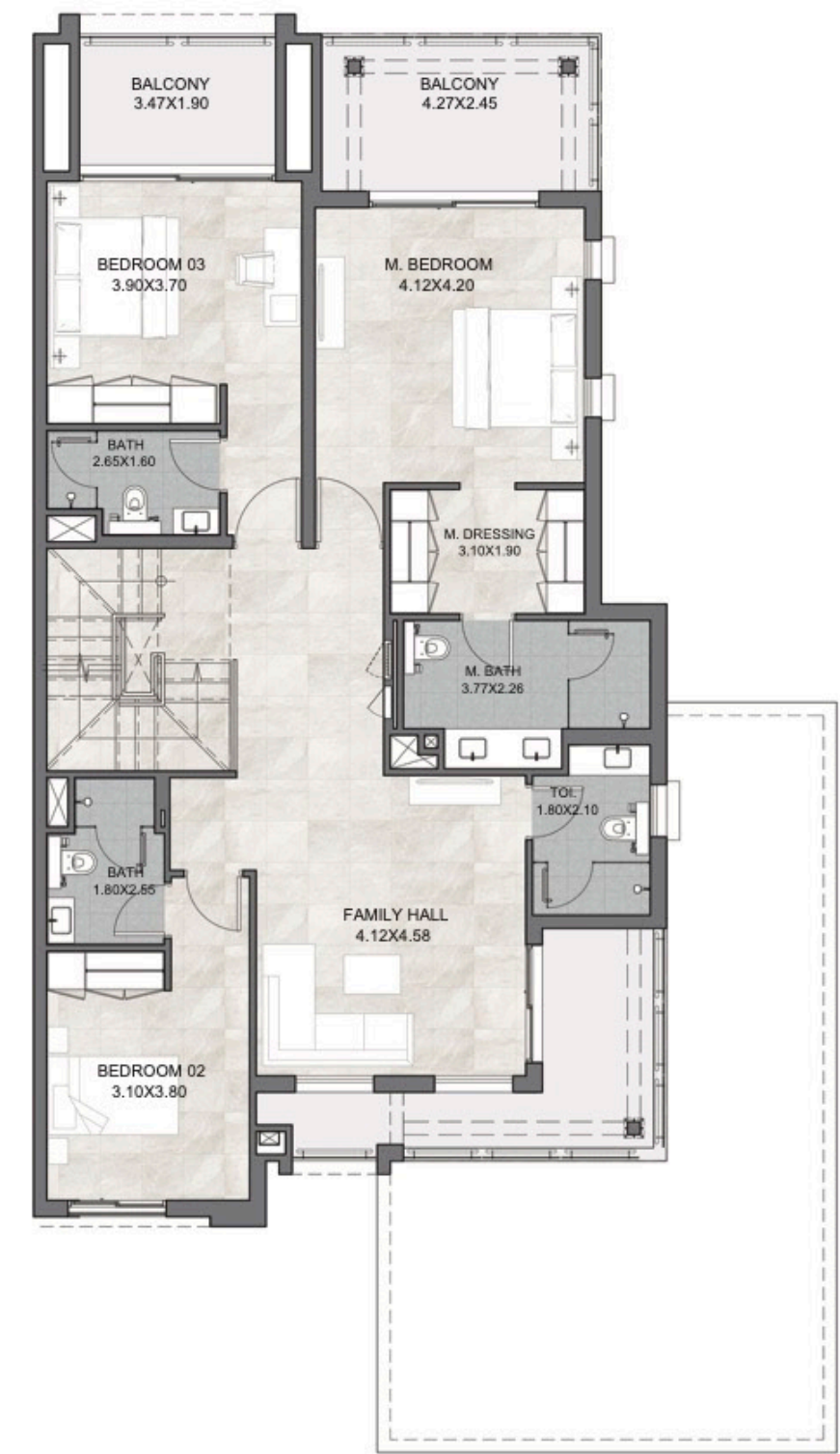
FIVE BEDROOM

SEMI DETACHED A

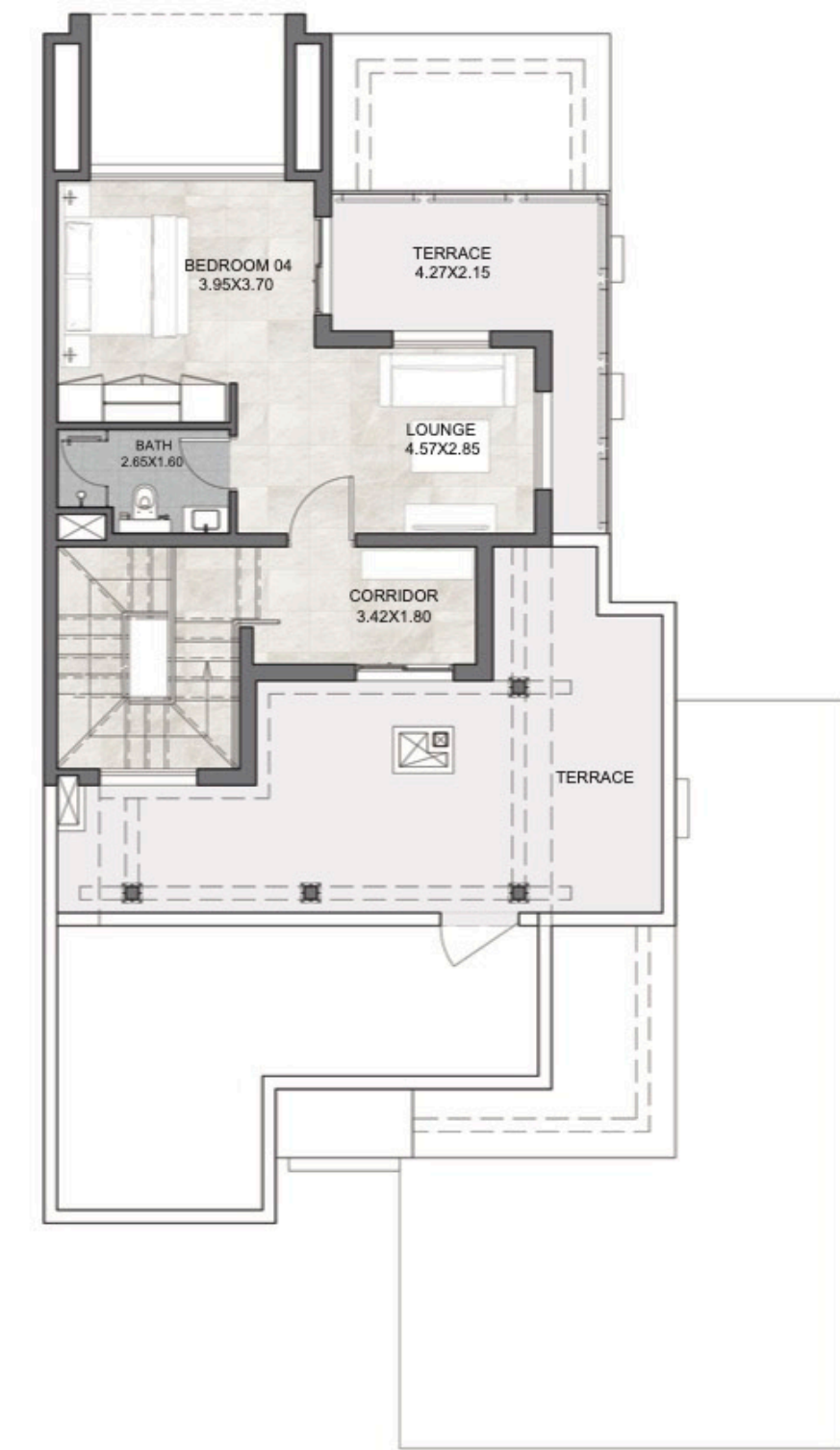
UNIT	FIVE BEDROOM UNIT
PLOT AREA	3,918
BUA	4,953
GARDEN	1,807
ROOF TERRACE	474
Areas presented in square feet	



GROUND LEVEL PLAN



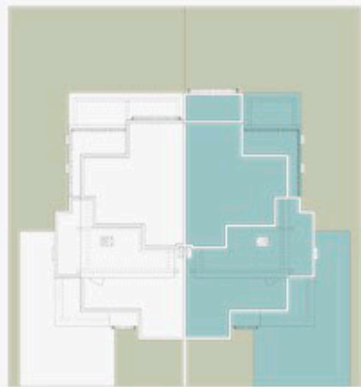
FIRST LEVEL PLAN



SECOND LEVEL PLAN



FIVE BEDROOM
SEMI DETACHED 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

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7 Guest Toilet

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16 Bedroom 2

17 Bathroom 2

18 Bathroom 3
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20 Family Hall

21 Toilet

22 Master Bathroom

23 Master Dressing

24 Master Bedroom

25 Bedroom 4

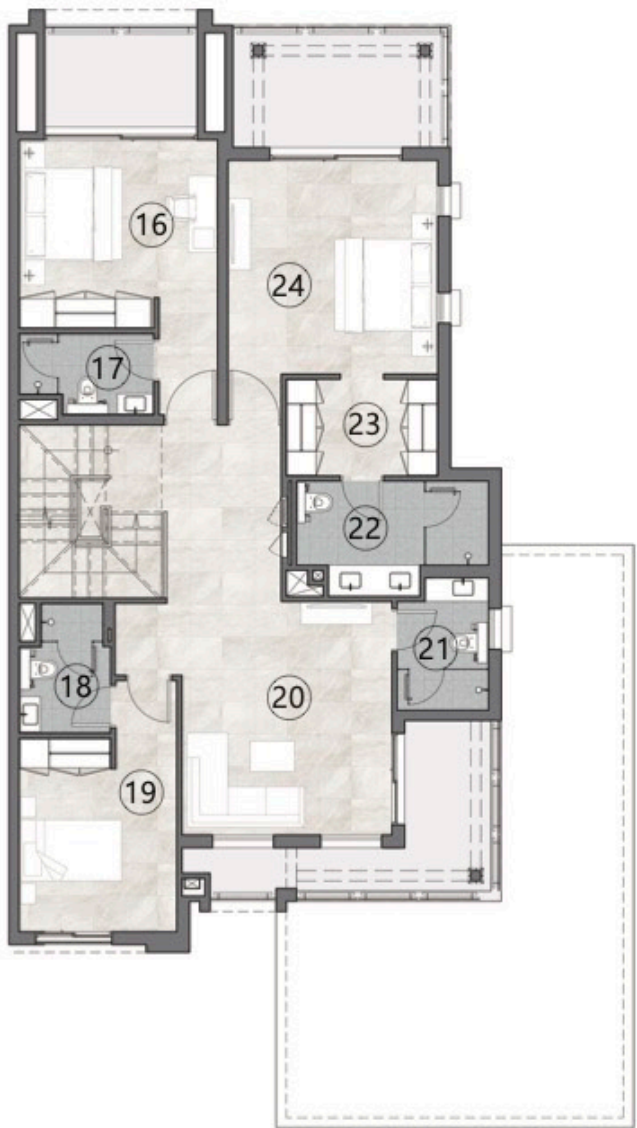
26 Bathroom 4

27 Corridor

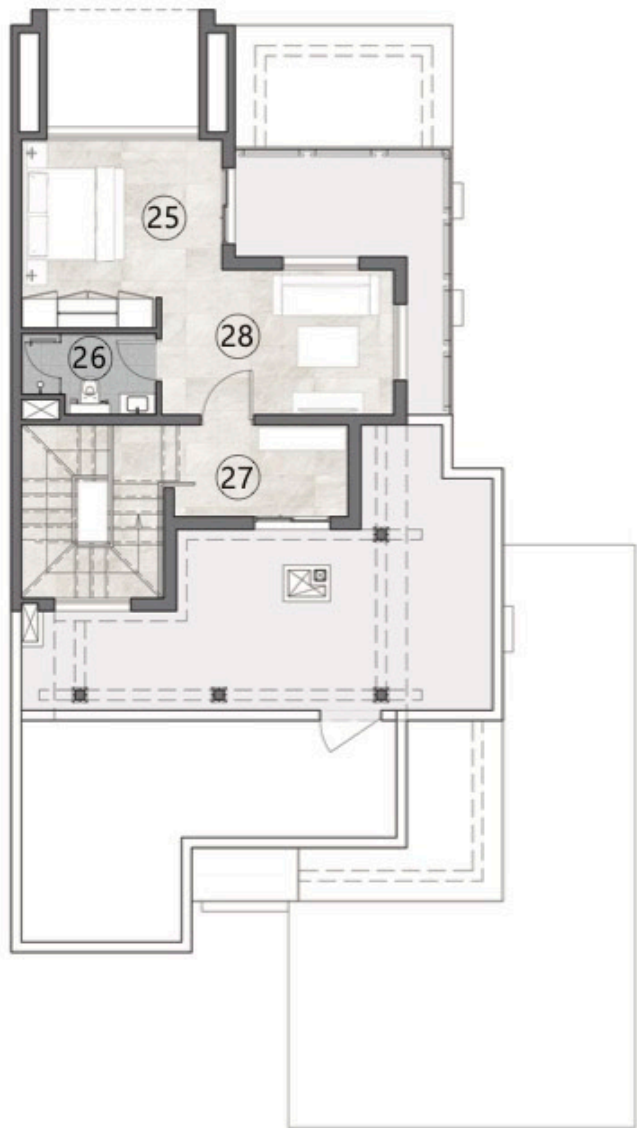
28 Lounge



GROUND LEVEL PLAN



FIRST LEVEL PLAN

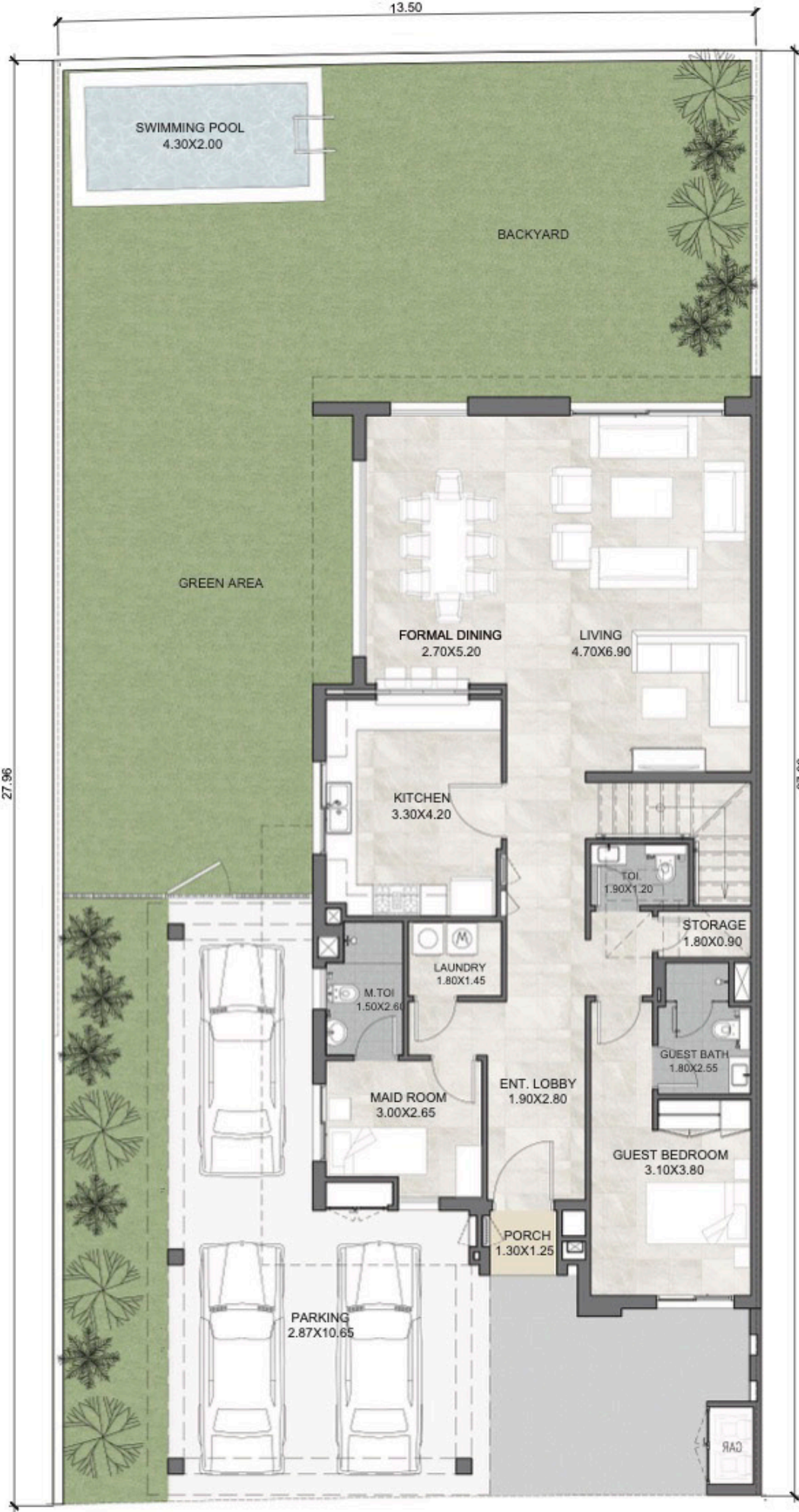


SECOND LEVEL PLAN

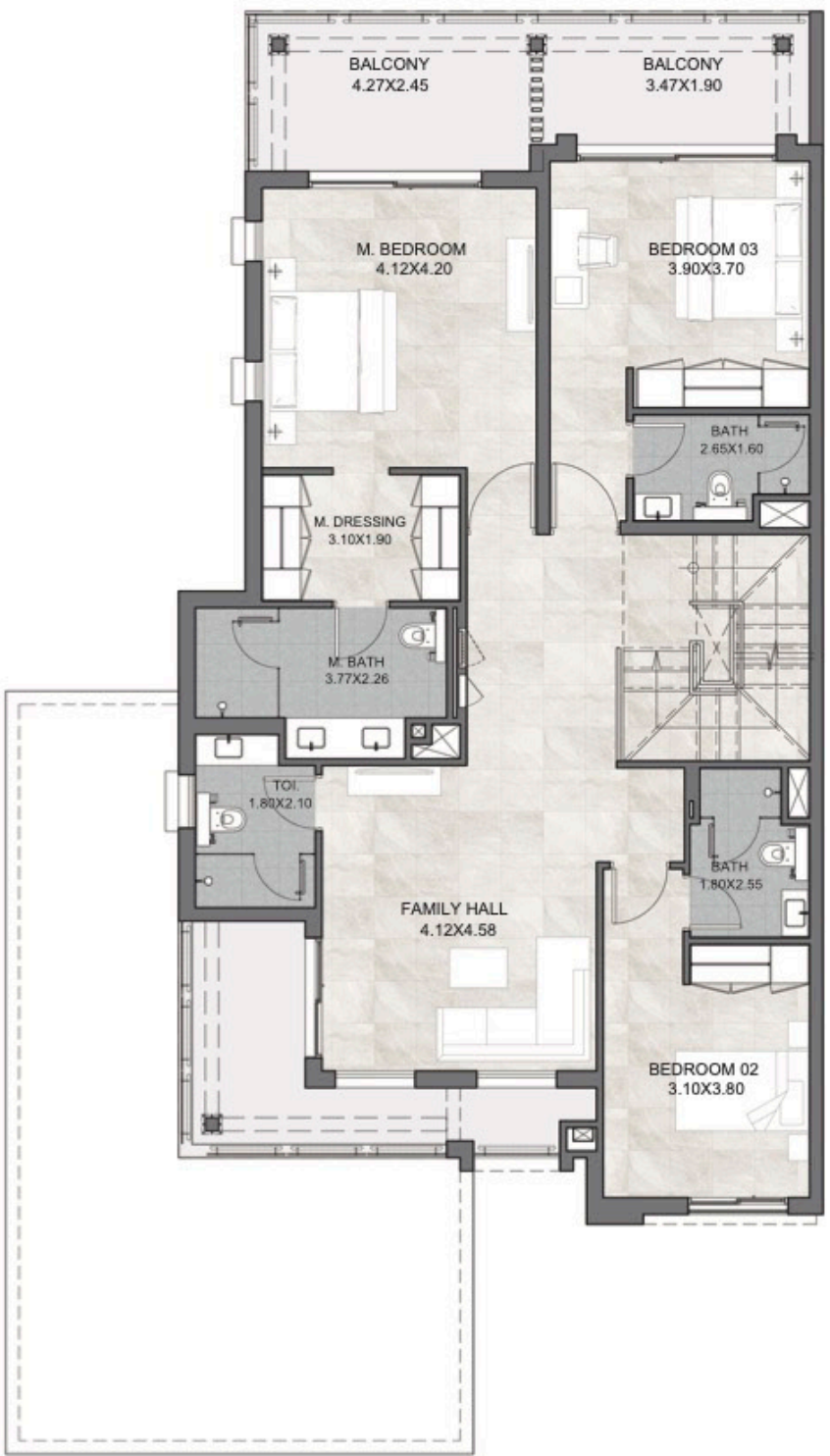
FIVE BEDROOM

SEMI DETACHED A1

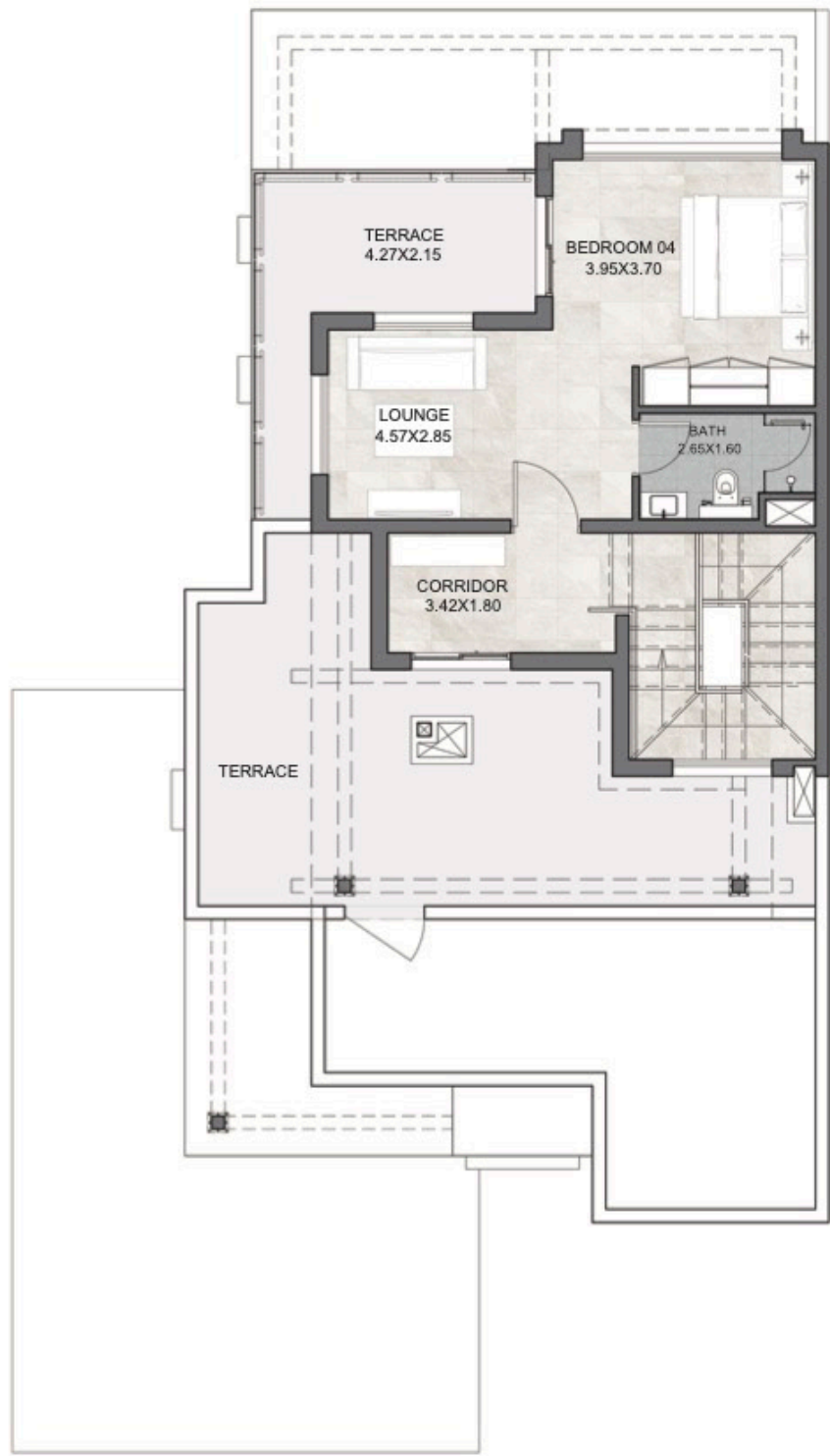
UNIT	FIVE BEDROOM UNIT
PLOT AREA	4,073
BUA	4,915
GARDEN	1,954
ROOF TERRACE	474
Areas presented in square feet	



GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN



FIVE BEDROOM
SEMI DETACHED A1



UNIT	FIVE BEDROOM UNIT
PLOT AREA	4,073
BUA	4,915
GARDEN	1,954
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

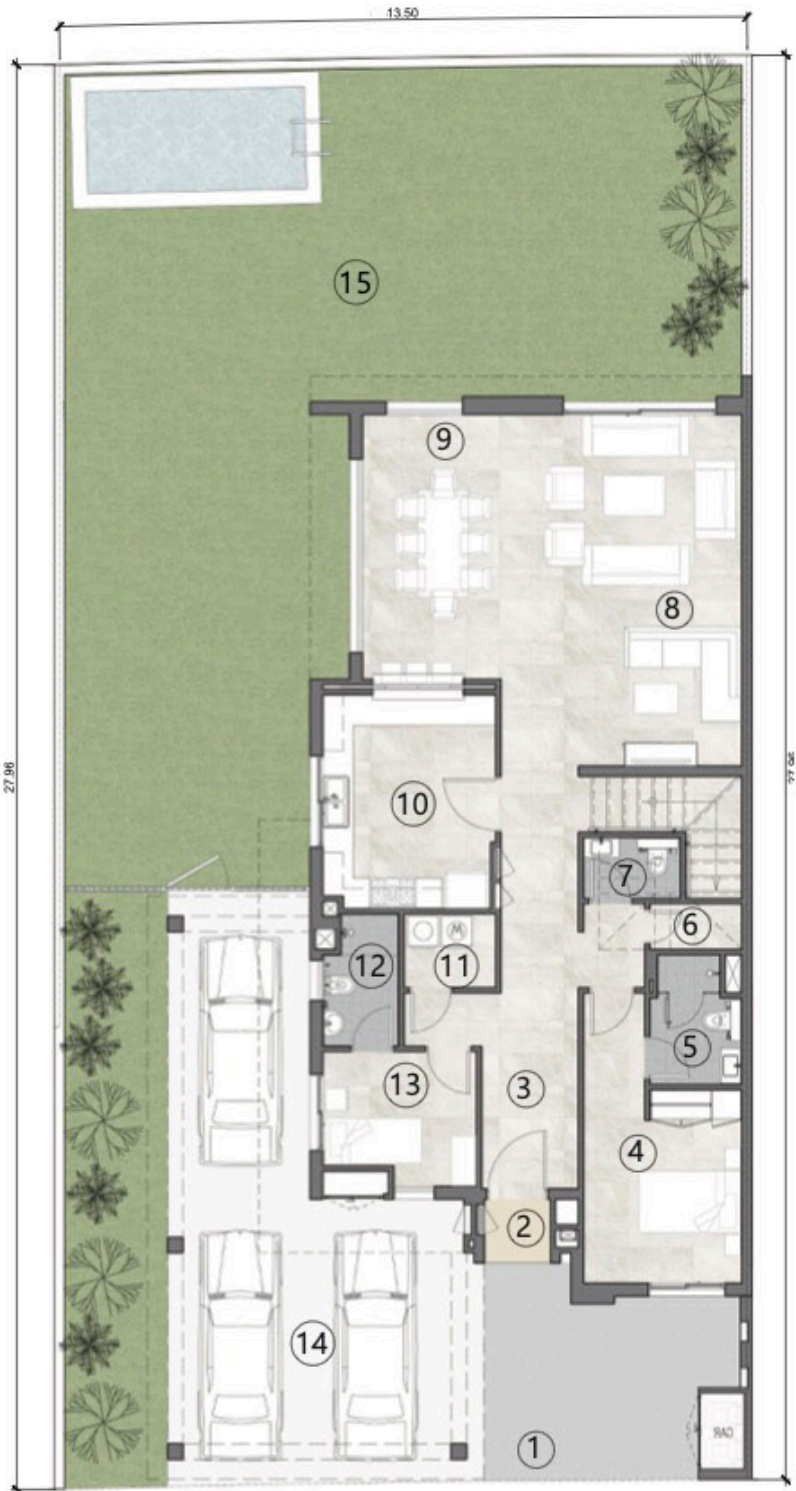
24 Master Bedroom

25 Bedroom 4

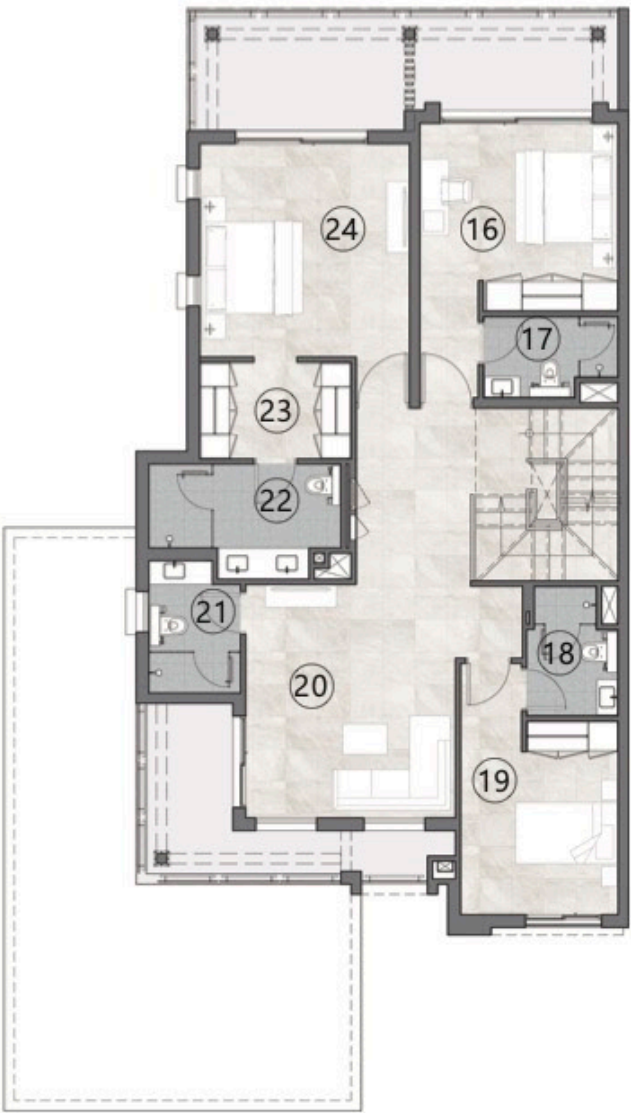
26 Bathroom 4

27 Corridor

28 Lounge



GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN

HAYAT حَيَاة

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