



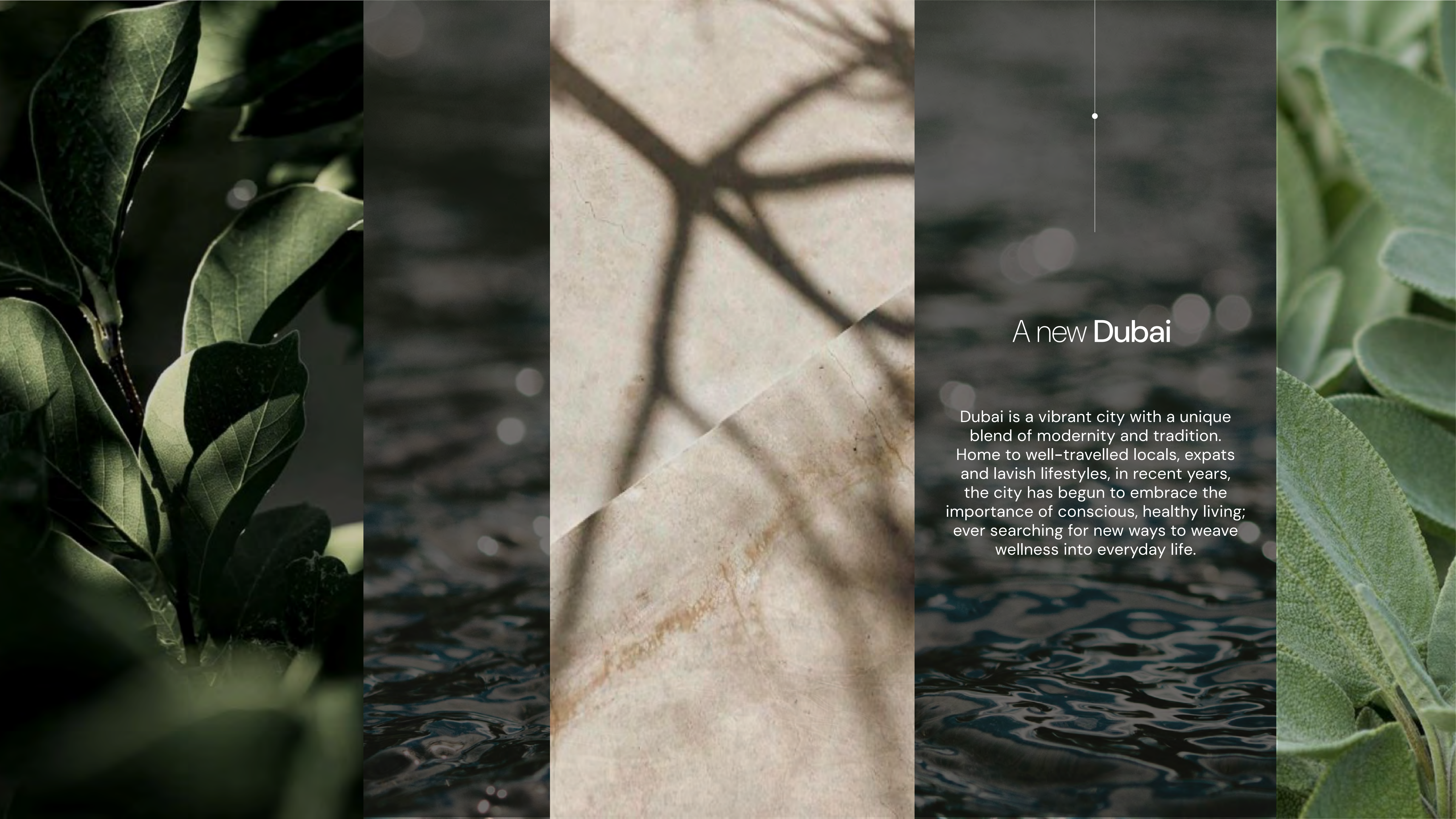
verdes

BY HAVEN

Aldar—Enriching **people's** lives

As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to nurture wellness in every home. Which is why we do more than build properties. We strive to shape communities that brim with health, happiness, and wellbeing.





A new Dubai

Dubai is a vibrant city with a unique blend of modernity and tradition. Home to 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.



Hello neighbour

Aldar has become Abu Dhabi's most loved developer, because beyond our prime locations and exquisite architecture, our communities are planned with people at their heart. Ours are places where lives unfold; where friends meet, families grow closer and children enjoy so many firsts. Now, we are excited to bring this approach to Dubai in the city's first and only wellness-inspired residential development.



Welcome to the **neighbourhood**

Home to premium established communities such as Villanova, Arabian Ranches & Al Barari, Dubailand is the preferred destination for those who enjoy the finer things, and seek sanctuary from the hustle and bustle of the nearby city. Centrally located along D54, it's about 30 mins from the exciting Dubai Marina, 10 mins from the vibrant Global Village, 25 mins from the buzz of Burj Khalifa/Downtown and 25 mins away from the world, thanks to the Dubai International Airport.



Introducing

verdes

BY HAVEN

Apartment living in Dubai's first wellness-inspired community

Luxury apartment living

After the record-breaking sales of Haven, Aldar proudly presents the final phase of the development—only 25 minutes from Downtown Dubai.





An aerial perspective of a modern residential development. The complex features several high-rise buildings with distinctive, layered, and undulating facades. A large, rectangular swimming pool is centrally located, surrounded by a paved deck and lush greenery. The grounds are filled with various trees, shrubs, and landscaped walkways. In the foreground, a road with a few cars is visible. The overall atmosphere is one of a well-planned, green, and modern living environment.

Discover Wellness Living



The treehouse

The first thing that'll catch your eye as you enter the community is an iconic treehouse. Integrated and built around 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.

Broaden your social circle beneath the branches of a majestic tree.



Your curated lifestyle **awaits**

At Verdes by Haven, every aspect of living has been tastefully curated. Make your home in a place where every moment has been curated to enhance your wellbeing. Enjoy a host of amenities from sparkling swimming pools to lush co-working spaces to state-of-the-art gyms.



Built for **sustainable living**

Verdes by Haven looks after the wellbeing of the environment too. Carefully considered sustainability measures will help to reduce your utility bills, and contribute towards a greener, earth-friendly living experience.

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

3-star WELL certification

Gold LEED certification





Amenities

Fill your days with enriching experiences and adventures, enjoyed from the comfort of your community.

Coworking spaces

Yoga pavillions

Community centre

Meditation pavillions

24/7 gym

Primary school

Swimming pool

Kindergarten

Kids’ pool

Nursery

Spin room

Multi- purpose room

Central park

Shaded play areas

Water streams

Multi-sports court

Outdoor fitness areas

Treehouse cafe

Mosque

Jogging & cycling tracks



WE RIDE
AS ONE









A smart community

Immerse yourself in a cutting-edge community where advanced technology and innovative systems are seamlessly integrated to prioritise your wellness.

Smart features:

Smart irrigation

Environmental monitoring for sports

Air quality monitoring

Noise monitoring

Sound masking

Digital amenities booking

Community access control

Integrated safety

Homes made for **wellness**

Make your home in a place where every moment
has been curated to enhance your wellbeing.

1 to 3-Bed apartments
Starting from **AED 990K**

Starting price:
1 bed **AED 990K**
2 Beds **AED 1.6M**
3 Beds **AED 2.5M**
2 Bed duplexes **AED 2.8M**

60/40 Payment Plan
10% Down Payment









1-BEDROOM



2-BEDROOM



2-BEDROOM (CORNER UNIT)



2-BEDROOM DUPLEX (LOWER LEVEL)



2-BEDROOM DUPLEX (UPPER LEVEL)



3-BEDROOM



An architectural rendering of a modern residential complex in Dubai. The image shows three multi-story buildings with curved facades and balconies. The balconies are furnished with plants and outdoor furniture. In the foreground, there is a large, winding swimming pool with a lounge area featuring sun umbrellas and lounge chairs. The pool is surrounded by lush greenery, including palm trees and other tropical plants. A paved walkway runs alongside the pool, and a road with cars is visible on the right side of the image. The sky is clear and blue, suggesting a sunny day.

Coming to Dubai

*4% Broker Commission





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