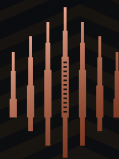


# Al Haseen-3 *Residences*

Step into a  
**Modern Sanctuary**



**DUGASTA**  
PROPERTIES

[www.dugasta.com](http://www.dugasta.com)

# Al Haseen-3

*Residences*





## Dubai offers a number of reasons that favour long-term investments:



Robust Tourism Industry



Booming Economy



Tax-Free Environment



Strong Return on Investment



Robust Tourism Industry



Safe and Stable

Step into an  
**exceptional destination**

Dubai has earned the status of being a city of superlatives. As one of the key Emirates of the UAE, it is a much sought-after destination, steadily attracting investors and potential home-buyers from around the world.

With a stable economy, exceptional infrastructure, and vibrant lifestyle, the UAE offers numerous advantages, including eligibility for the Golden Visa program, which grants long-term residency to investors and their families, and a tax-friendly environment that enhances investment returns. Dubai's strategic location as a global business centre also plays a key role in ensuring strong growth potential. In recent years, Dubai has witnessed a significant rise in property investments and residential rents, underscoring its reputation as a hub for lucrative investment opportunities in the real estate sector.





# Al Haseen-3 *Residences*

## Step into a Modern sanctuary

Discover a new level of luxury living at Al Haseen 3 by Dugasta Properties. Where sophistication meets serenity. Exquisitely designed apartments that offer spacious, refined interiors perfect for cherishing the finer things in life.

Nestled within Dubai Industrial City, a thriving hub of leading businesses, you'll enjoy the convenience of living close to work while retreating to an oasis of tranquility. Be surrounded by nature every moment, with a seamless blend of urban vibrance and serene opulence. This is your world – a perfect escape into luxury, crafted to elevate your lifestyle.





## Step into the harmony of work and life

Dubai Industrial City offers a unique combination of work-life balance, natural beauty, and luxurious living. It's an ideal choice for those seeking a sophisticated and convenient lifestyle in Dubai.

- **Proximity to Work:** Located in the heart of Dubai's industrial hub, offering easy access to leading offices and businesses.
- **Serene Environment:** Thoughtfully designed with green spaces to give residents peaceful walks, outdoor activities, and stunning views.
- **Luxurious Lifestyle:** Many high-quality residential developments for a sophisticated lifestyle with access to world-class facilities.
- **Strong Infrastructure:** Well-maintained roads, transportation options, and essential services for a comfortable and convenient living experience.
- **Growth Potential:** Poised for significant growth so residents can benefit from increased property values and investment opportunities in the future.



**EXPO City**



**Palm Jebel Ali**



**DIP**



**AI Maktoum Airport**



**Jebel Ali Industrial Area**



**Dubai South Office HQ**



**Ethihad Rail on E611**



## Step into urban luxury

At Al Haseen 3, you'll find the perfect blend of fitness, relaxation, and family-friendly amenities to suit your lifestyle. Whether you're eager to meet your fitness goals, in the serene swimming pool after a demanding week, or give your kids the activity they deserve, Al Haseen 3 has it all. With the convenience of basement parking, every aspect of your day is made easier. Live a life that reflects your state of mind, where comfort, health, and happiness come together seamlessly.



### **Modern Gymnasium**

Space for inspiring an active lifestyle

### **Swimming Pool**

Ideal for unwinding and rejuvenation

### **Kids' Play Area**

Dedicated to fun and play

### **Basement Parking**

Convenience and better planned space



## STUDIO



Step into  
extravagant spaces



# STUDIO Type 01

Suite Area : 294.07 sqft  
 Balcony Area : 72.87 sqft  
 Total Area : 366.94 sqft  
 Total Units : 144



APARTMENT LAYOUT    **KEY PLAN**

**\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.**



# STUDIO Type 02

Suite Area : 361.67 sqft  
 Balcony Area : 102.69 sqft  
 Total Area : 464.36 sqft  
 Total Units : 06

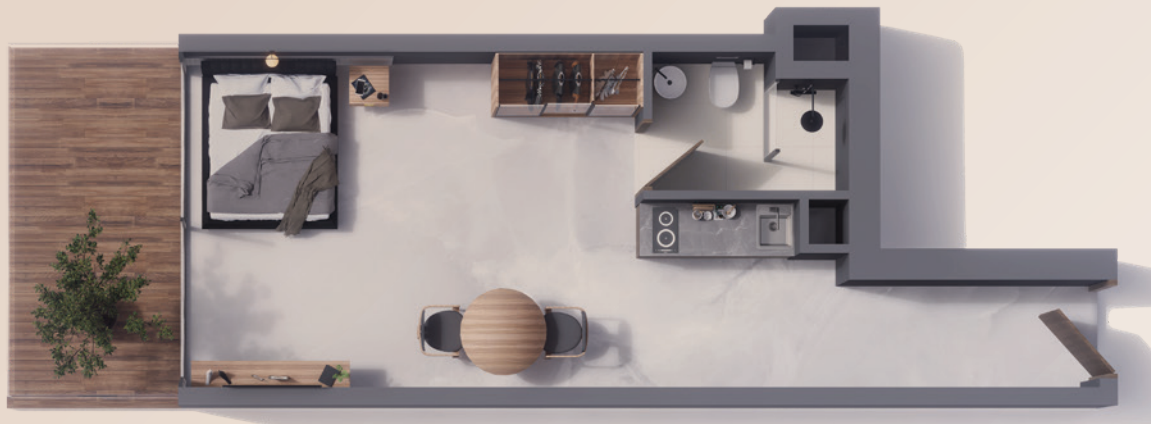


APARTMENT LAYOUT    **KEY PLAN**

**\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.**

# STUDIO Type 03

Suite Area : 336.80 sqft  
Balcony Area : 102.26 sqft  
Total Area : 439.06 sqft  
Total Units : 06



APARTMENT LAYOUT    **KEY PLAN**

**\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.**

# STUDIO Type 04

Suite Area : 294.07 sqft  
Balcony Area : 72.87 sqft  
Total Area : 366.94 sqft  
Total Units : 144



APARTMENT LAYOUT    **KEY PLAN**

**\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.**

1BHK



Step into  
extravagant spaces



# 1 BHK Type 01

Suite Area : 652.40 sqft  
 Balcony Area : 518.82 sqft  
 Total Area : 1171.22 sqft  
 Total Units : 06



APARTMENT LAYOUT    **KEY PLAN**

**\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.**

# 1 BHK Type 02

Suite Area : 708.59 sqft  
 Balcony Area : 142.62 sqft  
 Total Area : 851.21 sqft  
 Total Units : 06



APARTMENT LAYOUT    **KEY PLAN**

**\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.**

Step into  
extravagant spaces

2BHK



## 2 BHK Type 01

Suite Area : 832.70 sqft  
Balcony Area : 262.62 sqft  
Total Area :1099.32 sqft  
Total Units : 06



APARTMENT LAYOUT KEY PLAN

\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



# 10 on 10

## Step into **high potential investments**

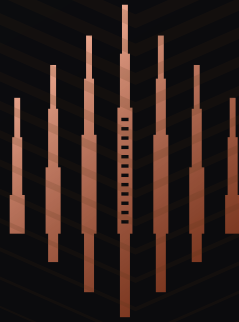
Secure your future with the high-potential Al Haseen 3 project, strategically located in the fast-growing Dubai Industrial City. Offering outstanding growth potential and strong returns on investment, this is an opportunity you don't want to miss. Plus, with our exclusive 10-on-10 offer, you'll benefit from guaranteed returns, zero service charges on rentals, and a convenient buy-back option, making it an unmatched deal in the industry.

**10%**  
NET  
GUARANTEED  
ROI FOR  
10 YEARS\*

**100%**  
BUYBACK  
OPTION\*

**0**  
SERVICE  
CHARGES  
FOR 10 YEARS\*





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