



# verdes

BY HAVEN





Discover a place where wellness breathes in every corner, and modern comforts blend seamlessly with timeless tranquility. Here, every sunrise brings a **promise of serenity.**



An aerial architectural rendering of a modern residential development. The complex features several multi-story buildings with distinctive, layered, white facades. A central courtyard contains a large, rectangular swimming pool with a light blue hue, surrounded by lush greenery, trees, and a paved walkway. To the left, a smaller, irregularly shaped pool is visible. The surrounding area is filled with various types of trees, manicured lawns, and pedestrian paths. At the bottom of the image, a road with a few cars is visible, indicating the complex's integration with the surrounding urban environment. The overall atmosphere is one of a well-planned, green, and modern living space.

Discover Wellness Living



## 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.







## Welcome to the **neighbourhood**

Home to well-established, premium 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

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Apartment living in Dubai's first  
**wellness-inspired community**







Your serene haven—a mere 25 minutes from Downtown Dubai





## Luxury apartment living

The apartments at Verdes by Haven offer unparalleled comfort and sophistication. Featuring state-of-the-art amenities, elegant interiors, and breathtaking views, these apartments provide an oasis of comfort and style.







Imagine living this close to nature





## The Treehouse

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

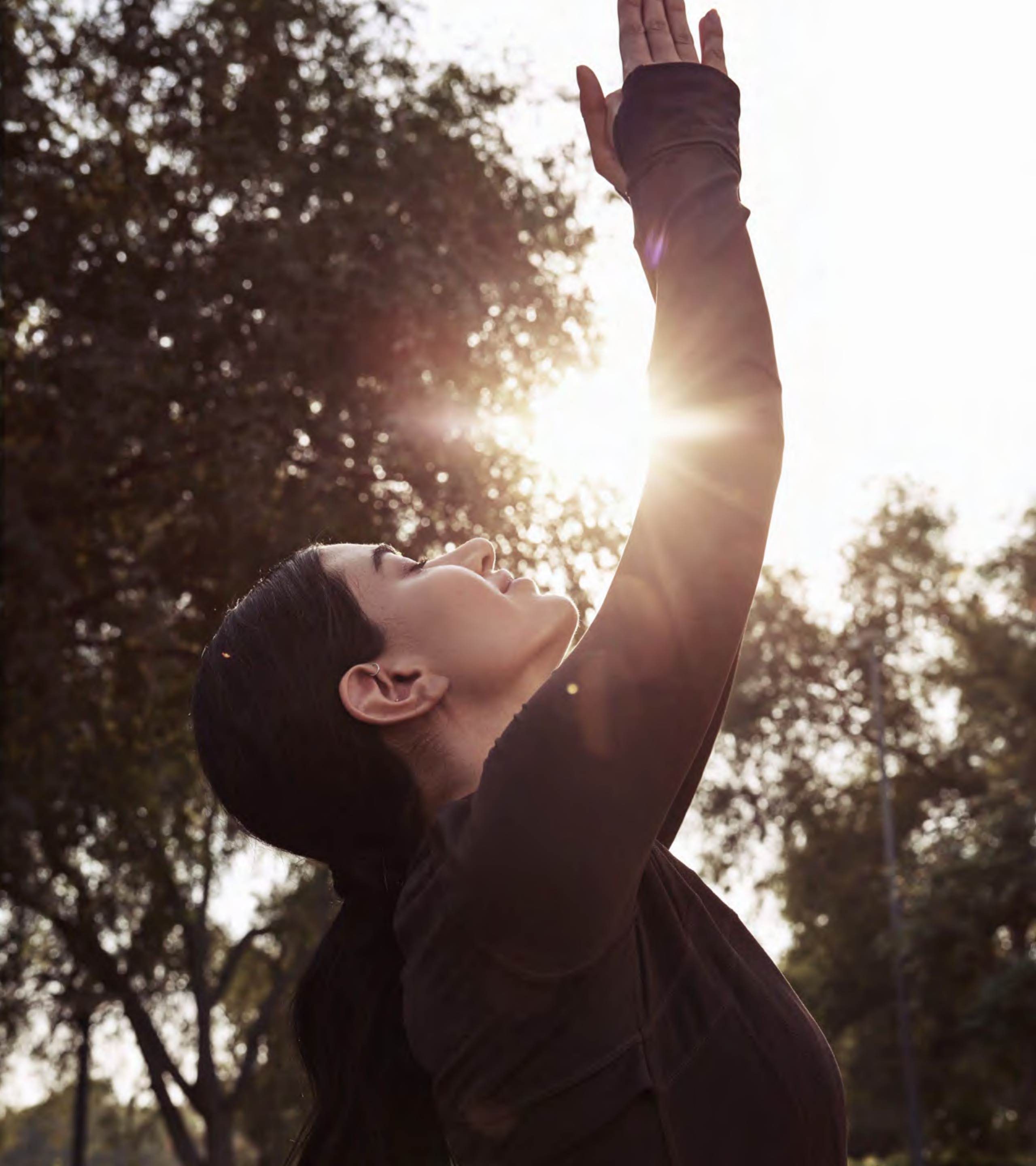






Expand your social circle under the embrace of a majestic tree





## Your curated lifestyle **awaits**

At Verdes by Haven, every aspect of living has been tastefully designed to enhance your wellbeing. Make your home in a place where each moment is crafted for comfort and luxury. Enjoy a host of amenities, from an infinity swimming pool to lush coworking spaces and state-of-the-art gyms.



See yourself in **harmony** with nature

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,  
enjoyed from the comfort of your community.

Coworking spaces

Jogging & cycling tracks

Community centre

Yoga pavilion

24/7 Gym

Meditation pavilion

Swimming pool

Primary school

Kids' pool

Kindergarten

Spin room

Nursery

Central park

Multi-purpose room

Water streams

Shaded play areas

Outdoor fitness areas

Multi-sports court

Mosque

Treehouse café

### Nearby amenities:

Clinic

Retail centre

Al Habtoor Polo Club



Sparkling swimming pool





Meditation pavilion





The Verdes Entrance





Yoga pavilion





Spin room



WE RIDE  
AS ONE



Kids' play area





Spa treatment room





## Services

Spa room facilities

Free Yoga & Pilates

Cooking classes

Home maintenance

24/7 Housekeeping

Lifestyle concierge

Travel concierge

Car wash

Car rental bookings

Car mechanic transportation

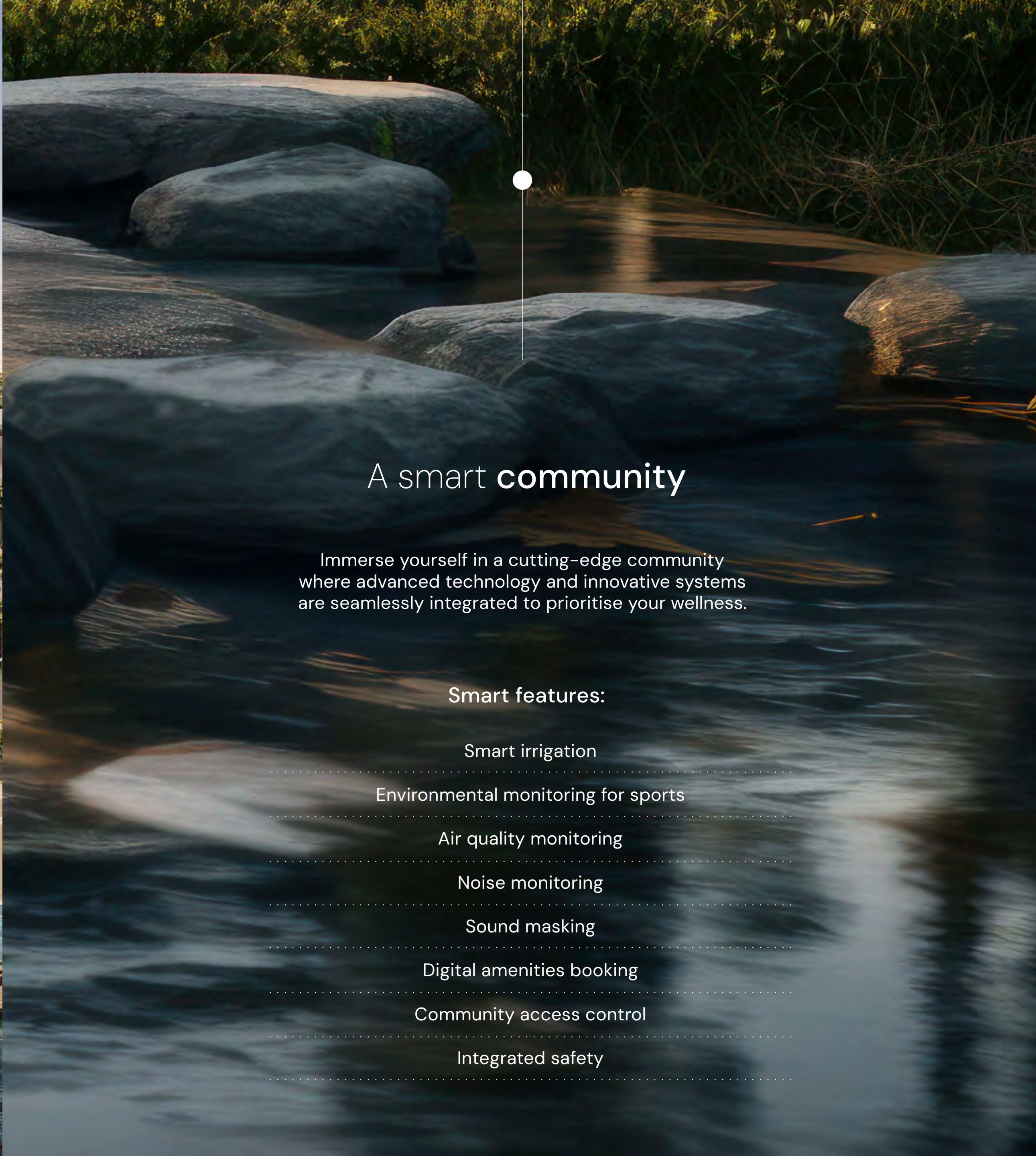
Move-in assistance

Babysitting service

Nursing care







# 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





A magnificent invitation to embrace wellness living





Become part of a wellness-inspired community



Blue waters below and green balconies above











Curated to the last detail





Every space exudes effortless luxury





Redefining elegance and sophistication



# 1-BEDROOM

Average GFA (excluding balcony) 730sqft / 67sqm



Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical layout and Aldar makes no representation of warranty in relation to any of the information shown.



## 2 BEDROOM (MIDDLE UNIT)

Average GFA (excluding balcony) 1,259sqft / 117sqm



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## 2-BEDROOM (CORNER UNIT)

Average GFA (excluding balcony) 1,485sqft / 138sqm



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## 2 BEDROOM DUPLEX TYPE 1

Average GFA (excluding balcony) 1,485sqft / 138sqm



LOWER LEVEL



UPPER LEVEL

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## 2 BEDROOM DUPLEX TYPE 2

Average GFA (excluding balcony) 1,582sqft / 147sqm



LOWER LEVEL



UPPER LEVEL

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## 2 BEDROOM DUPLEX TYPE 3

Average GFA (excluding balcony) 1,690sqft / 157sqm



LOWER LEVEL



UPPER LEVEL

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### 3 BEDROOM WITH KIDS PLAY AREA

Average GFA (excluding balcony) 1,625sqft / 151sqm



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### 3-BEDROOM + MAID

Average GFA (excluding balcony) 1,625sqft / 151sqm



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## Finishes: **light scheme**



GENERAL WALLS  
Paint



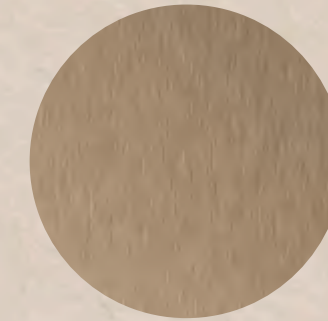
GENERAL CEILING  
Paint



KITCHEN/BATHROOM JOINERY,  
LIVING ROOM SLATS AND MAIN DOOR  
Laminate



INTERIOR DOORS AND  
WARDROBE  
Lacquer



SANITARYWARE,  
IRONMONGERY AND JOINERY  
Metal



SANITARY WARE  
MATT WHITE



GENERAL FLOOR  
Porcelain Tile



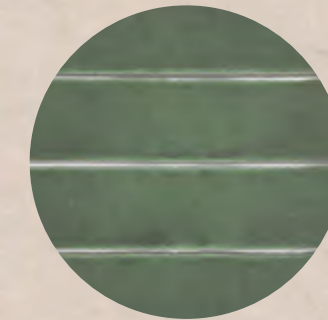
SOLID LAMINATE



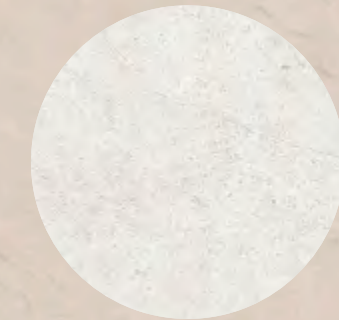
BATHROOM FLOOR AND WALLS  
Porcelain Tile



SHOWER ACCENT WALL  
Porcelain Tile



KITCHEN BACKSPLASH



KITCHEN COUNTERTOP,  
BACKSPLASH AND BATHROOM VANITY  
Reconstituted Stone



## Finishes: **dark scheme**



GENERAL WALLS  
Paint



GENERAL CEILING  
Paint



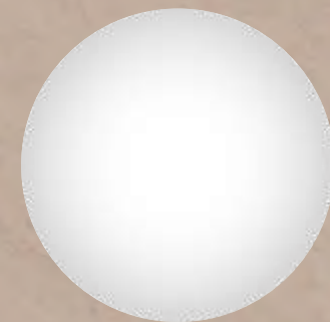
KITCHEN/BATHROOM JOINERY,  
LIVING ROOM SLATS AND MAIN DOOR  
Laminate



INTERIOR DOORS AND  
WARDROBE  
Lacquer



SANITARYWARE,  
IRONMONGERY AND JOINERY  
Metal



SANITARY WARE  
MATT WHITE



GENERAL FLOOR  
Porcelain Tile



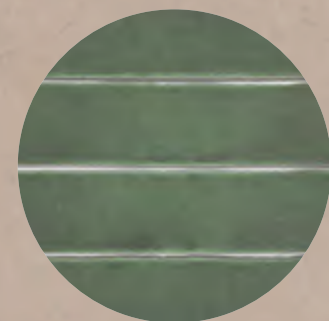
SOLID LAMINATE



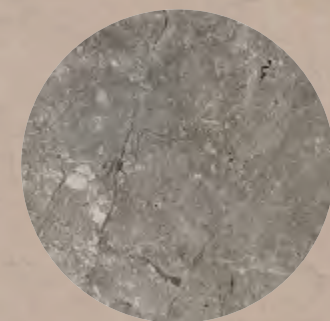
BATHROOM FLOOR AND WALLS  
Porcelain Tile



SHOWER ACCENT WALL  
Porcelain Tile



KITCHEN BACKSPLASH



KITCHEN COUNTERTOP,  
BACKSPLASH AND BATHROOM VANITY  
Reconstituted Stone







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Coming to Dubai

\*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.