



HADLEY HEIGHTS 2

OLYMPIC CHAMPION  
EDITION

THE WORLD'S FIRST BRANDED RESIDENCE  
BY AN OLYMPIC CHAMPION



LEOS

# TOM DEAN

# X

# HADLEY HEIGHTS 2

**OLYMPIC CHAMPION. LIVING FOR PERFORMANCE.**

Hadley Heights 2 is co-branded with Tom Dean, record-holding triple Olympic gold medalist and one of Britain's most celebrated swimmers. His Olympic success is a testament to dedication, precision, and the pursuit of peak performance.

This partnership reflects the heart of Hadley Heights 2, a next-generation community in Dubai Sports City, designed for those who live to move. From AI-powered gyms to rooftop tracks, every feature mirrors the drive and discipline of Olympic-level sport.

Built for champions. Backed by one.





HADLEY HEIGHTS 2

OLYMPIC CHAMPION  
EDITION



**ARRIVE IN STYLE**

Modern Elegance , Warm Welcome

# YOUR HOME IN DUBAI SPORTS CITY

Located in one of Dubai's most premium and connected communities, Dubai Sports City offers seamless access to both of the city's airports, E311, Hessa Street, and key destinations like Dubai Marina and Palm Jumeirah, all within a 20-minute drive.

The upcoming Dubai Metro Line will further enhance connectivity, placing the city's business and leisure hubs even closer to home.

Surrounded by elite schools, championship golf courses, and world-class sports academies, Dubai Sports City is a vibrant hub for families, professionals, and investors, where lifestyle, convenience, and long-term growth potential converge.





# STRATEGIC LOCATION



Dubai Sports City



# LOCATION MAP

## 5 MINUTES

1. ELS GOLF CLUB DUBAI

4 mins

2. INTERNATIONAL CRICKET STADIUM

5 mins

3. ISD MULTI-SPORTS STADIUM

6 mins

## 15 MINUTES

4. MALL OF THE EMIRATES

12 mins

5. IMG WORLDS DUBAI

14 mins

6. DUBAI MARINA

14 mins

7. PALM JUMEIRAH

14 mins

8. GLOBAL VILLAGE

16 mins

9. BURJ AL ARAB / JUMEIRAH

16 mins

10. AL HABTOOR POLO RESORT

18 mins

## 20 MINUTES

11. DUBAI MALL

18 mins

12. DOWNTOWN / BURJ KHALIFA

20 mins

13. DIFC

20 mins

14. DUBAI FRAME

22 mins

15. DUBAI WORLD CENTRAL

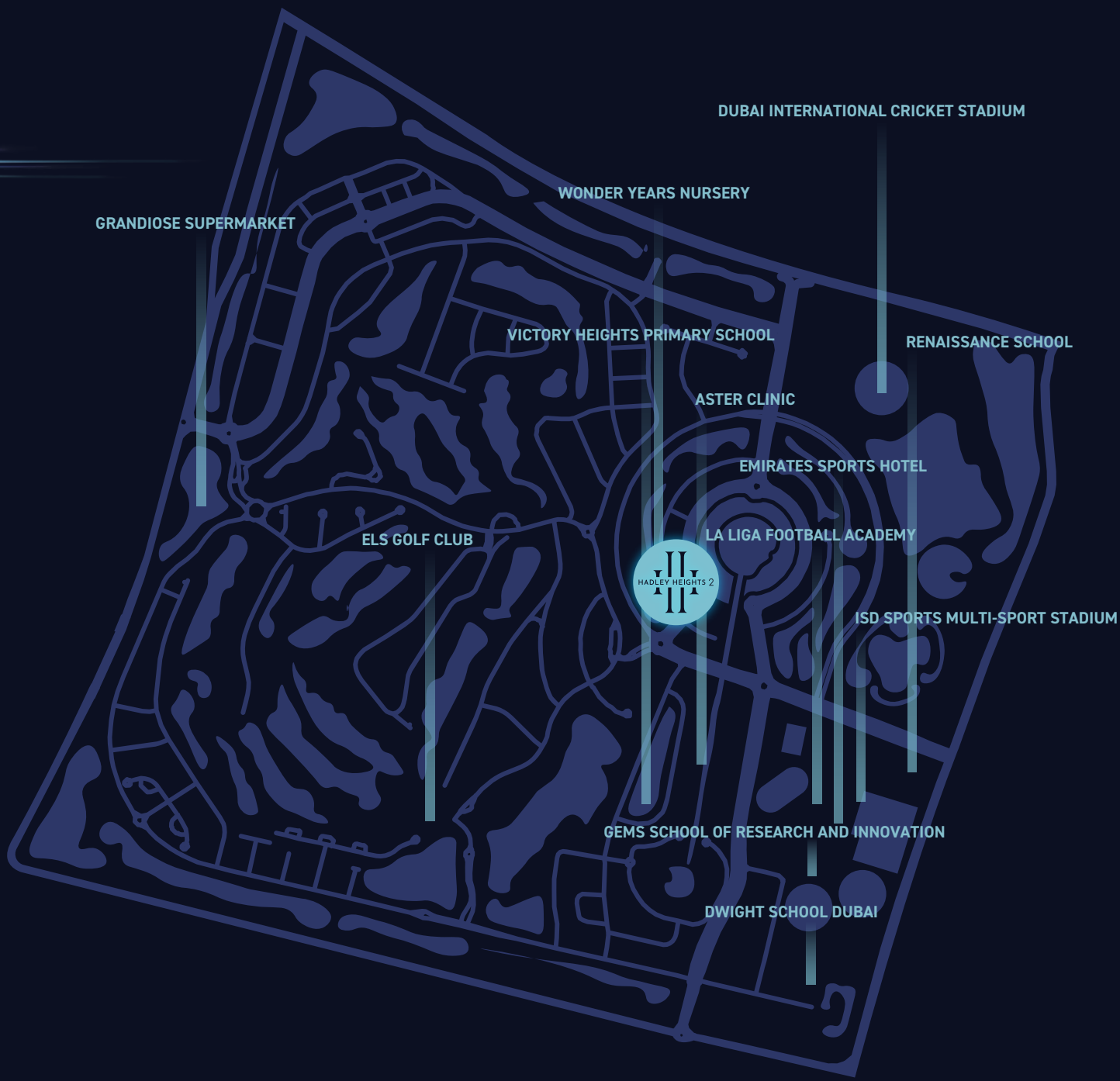
22 mins

16. DUBAI INTERNATIONAL AIRPORT

24 mins



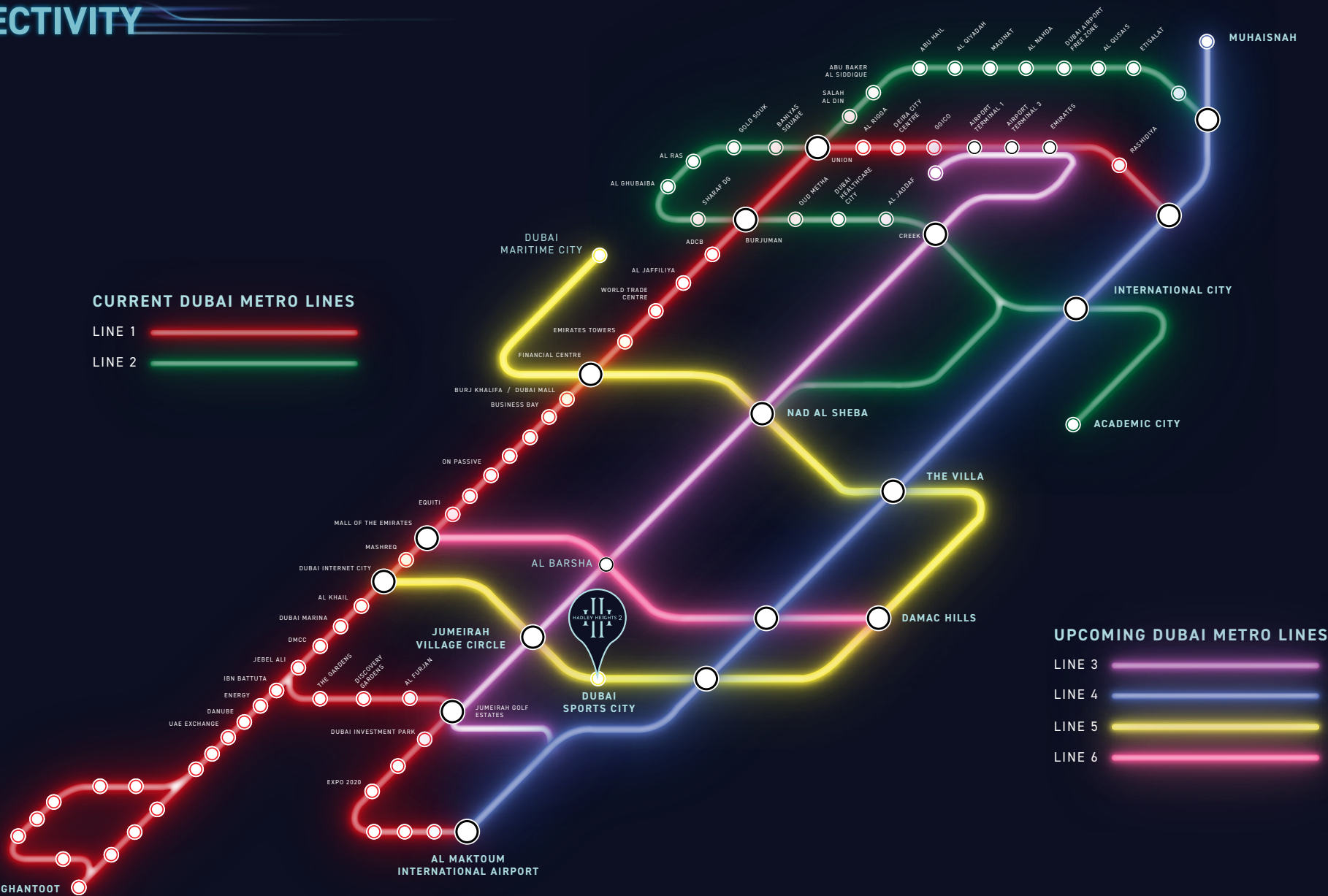
# DUBAI SPORTS CITY MASTER PLAN





**HADLEY HEIGHTS 2**  
Endless Views

# CONNECTIVITY



A high-rise balcony featuring a large, curved, infinity-style swimming pool with a mosaic tile border. The pool overlooks a cityscape at sunset, with a large stadium and several skyscrapers visible in the distance. The balcony has a glass railing, modern lighting, and some potted plants.

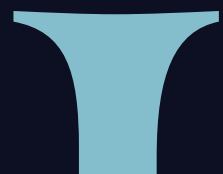
**PRIVATE POOL**  
with Panoramic Vistas



## **SKYLINE VIEWS. WATERFRONT CALM. EVERYDAY ESCAPE**

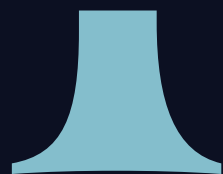
The Skyline Beach Infinity Pool is a standout architectural and lifestyle statement that redefines the essence of elevated living.

Located above the vibrant water canal, it delivers a daily resort-style escape, where soft white-sand edges blend seamlessly with crystal-clear waters and uninterrupted panoramic views.



# FUTURISTIC INTERIORS

Intelligent & Expressive Spaces





**WARM AND INVITING**  
Grandeur Lobby



Sophisticated Design with  
**BESPOKE DETAILS**



## CONTEMPORARY

Elegance with Timeless Appeal



KITCHEN




REFINED INTERIORS

Fresh and Calming  
**BATHROOMS**





TOM DEAN x  LEOS



SKY VITALITY DECK

An architectural rendering of a modern, sky-level beach pool. The pool is a long, narrow body of clear blue water with white, wavy sand edges. It is situated on a rooftop or elevated platform, with a large, curved building structure above it. The building has a textured, metallic-looking ceiling with recessed lighting. Several people are shown relaxing in the pool, including a couple lying on a white lounge chair and others standing or swimming. In the background, a city skyline with various high-rise buildings is visible under a clear blue sky. The overall atmosphere is one of a luxurious, urban oasis.

## SKYLINE BEACH POOL

A sky-level oasis with white sand edges and skyline views — where you float, reset, and breathe above the world.



## KIDS SPLASH POOL ZONE

A fun and safe aquatic play area designed for young adventurers to laugh, learn, and splash freely.



## SKY YOGA DECK

A tranquil platform for yoga, stretching, and meditation under the open sky — sunrise to starlight.




## FUTURE FIELD (YOUTH FOOTBALL CORNER)

A mini pitch designed with pro-youth programming for early skills training, team play, and physical confidence.



## STREET BASKETBALL

Stylish, well-lit sport courts for energetic play, community challenges, and social movement.



PADEL COURT



PARTY DECK & DJ STATION




SMART PERFORMANCE GYM



## SPA

Experience ultimate relaxation in a resort-style spa designed for complete wellness. From calming treatments to serene spaces, every detail is crafted to rejuvenate the mind, body, and soul offering a daily escape into tranquility and balance.

A luxurious spa interior featuring a circular hot tub with a starry ceiling above it. The hot tub is surrounded by a curved wall with a large arched doorway. To the right, a large waterfall shower is set into a curved wall. The ceiling is a large dome with a starry pattern. The walls are made of light-colored stone or concrete. There are some plants visible on the left and right sides of the image.

## MOON WALK SPA

Wellness retreat at your doorstep



**COMMUNITY  
ATTRACTIONS**

- 1. ELS GOLF CLUB**  
4 MINUTES AWAY
- 2. TRUMP INTERNATIONAL  
GOLF CLUB**  
9 MINUTES AWAY
- 3. TOP GOLF**  
16 MINUTES AWAY



**1. DUBAI MIRACLE GARDEN**  
9 MINUTES AWAY

**2. DUBAI AUTODROME**  
10 MINUTES AWAY

**3. GLOBAL VILLAGE**  
16 MINUTES AWAY





# **SPORTS FACILITIES AND SCHOOLS**

**1. LA LIGA FOOTBALL  
ACADEMY**  
4 MINUTES AWAY

**2. DUBAI INTERNATIONAL  
CRICKET STADIUM**  
5 MINUTES AWAY

**3. ISD MULTI-SPORT  
STADIUM**  
6 MINUTES AWAY



**1. RENAISSANCE  
SCHOOL DUBAI**

4 MINUTES AWAY



1.

**2. DWIGHT SCHOOL DUBAI**

5 MINUTES AWAY



2.

**3. GEMS SCHOOL  
OF RESEARCH  
AND INNOVATION**

5 MINUTES AWAY



3.

**4. VICTORY HEIGHTS  
PRIMARY SCHOOL**

5 MINUTES AWAY



4.

**1. AMERICAN UNIVERSITY  
IN DUBAI**

10 MINUTES AWAY



**3. MIDDLESEX UNIVERSITY**

12 MINUTES AWAY





**RETAIL, LIVING  
AND HEALTHCARE**

**1. FIT REPUBLIK**

4 MINUTES AWAY



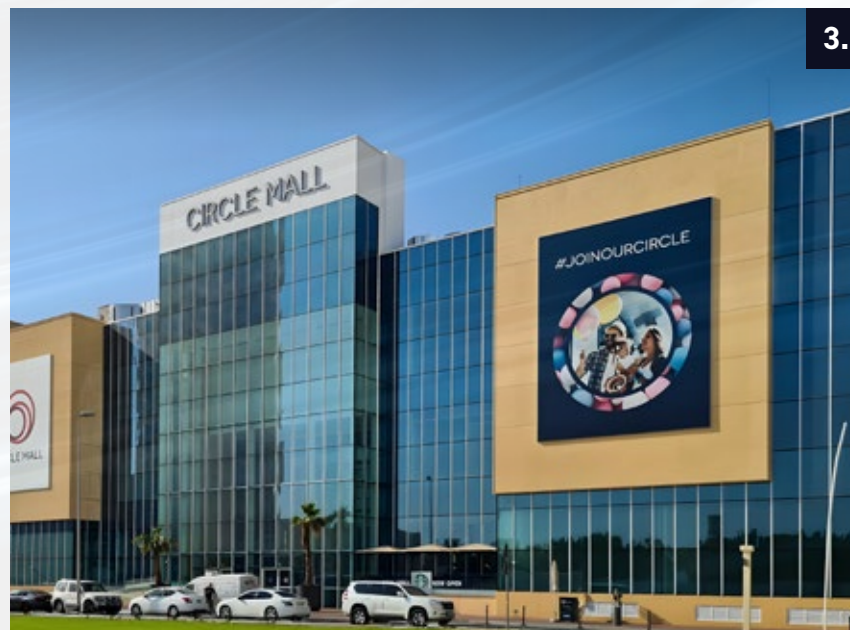
**2. CITY CENTRE ME'AISEM**

6 MINUTES AWAY



**3. CIRCLE MALL**

6 MINUTES AWAY



**4. DUBAI HILLS MALL**

12 MINUTES AWAY



**1. WAITROSE  
SUPERMARKET**  
4 MINUTES AWAY

**2. SPINNEY'S  
SUPERMARKET**  
5 MINUTES AWAY

**3. GRANDIOSE  
SUPERMARKET**  
7 MINUTES AWAY

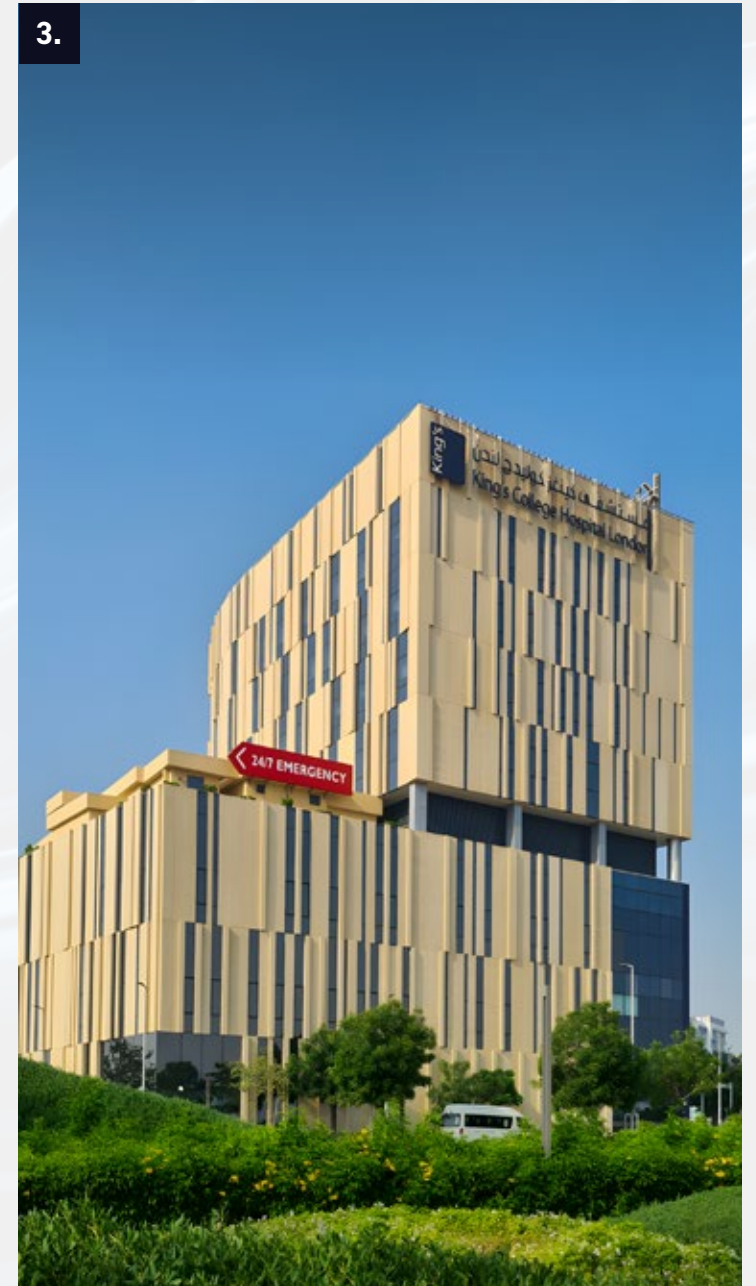




1.



2.



3.

### 1. ASTER CLINIC

3 MINUTES AWAY

### 2. AMERICAN HOSPITAL

12 MINUTES AWAY

### 3. KING'S COLLEGE HOSPITAL LONDON

12 MINUTES AWAY



**PUBLIC BEACHES**

**1. PALM WEST BEACH**  
14 MINUTES AWAY

**2. JUMEIRAH BEACH  
RESIDENCE**  
16 MINUTES AWAY

**3. KITE BEACH**  
18 MINUTES AWAY



**BEACH CLUBS**



**1. DRIFT BEACH**

12 MINUTES AWAY

**2. COVE BEACH**

16 MINUTES AWAY

**3. WHITE BEACH**

18 MINUTES AWAY

**4. NAMMOS DUBAI**

20 MINUTES AWAY



# WHY INVEST IN DUBAI?



## TAX-FREE INVESTMENT

There are no property taxes, capital gains taxes, or income taxes on real estate.



## GOLDEN VISA ELIGIBILITY

Investing in real estate can make you eligible for a UAE Golden Visa, starting from AED 750K.



## SAFE AND HAPPY CITY

Dubai has a secure environment and a vibrant, thriving lifestyle for residents and visitors alike.



## INVESTOR FRIENDLY MARKET

Dubai's real estate is regulated by RERA, ensuring transparency and security for investors.



## STABLE ECONOMY, STRONG GOVERNANCE

Dubai provides a politically stable, safe environment with a visionary long-term growth plan.



## OFFICIAL PARTNER OF **AFC BOURNEMOUTH** PREMIER LEAGUE

At LEOS Developments, sport is more than a lifestyle it's part of our DNA.

From the design of our communities to the partnerships we build, we believe in the values sport instills: performance, passion, and purpose. That's why our partnership with AFC Bournemouth isn't just a sponsorship, it's a strategic alignment with a club that shares our spirit of ambition and growth.

This same philosophy has inspired the development of Hadley Heights 2 in Dubai Sports City, a destination that celebrates athletic excellence and active living. As we expand across the UAE, we continue to shape environments that energize, connect, and inspire just like the game itself.





# LEOS

## INTERNATIONAL AWARDS



Established in 2013, LEOS is a renowned luxury property developer with a strong presence in the UK, the UAE and internationally. LEOS is committed to defining the art of living through high-level and innovative design, architecture and development. Experts in residential, commercial and mixed-use real estate, LEOS' professional scope spans land sourcing and analysis, funding, development management, construction, sales and asset management.

Our well-versed and adept team are passionate about quality and on-time delivery and are on hand to deliver best in class projects both locally and internationally. LEOS prides itself on being highly collaborative in building transparent and trustworthy relationships with individuals and businesses to deliver its shared vision and unlock social, economic and commercial value for our stakeholders and clients.





DESIGNED BY  
**LUD STUDIOS**

Hadley Heights 2, has been meticulously designed and created by British born design and engineering consultancy, LUD Studios.

LUD Studios is dedicated to creating innovative buildings which are contextually inspired, environmentally sustainable and enhance the quality of life for residents.

With a strong focus on design and sustainability, LUD Studios embraces new challenges and the opportunity to re-define design and construction methodologies to create award-winning architectural design and innovative living spaces.

