

HAYAT  حيّاة

by **DUBAI SOUTH**





# FULL OF LIFE AND IN THE HEART OF IT ALL

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.



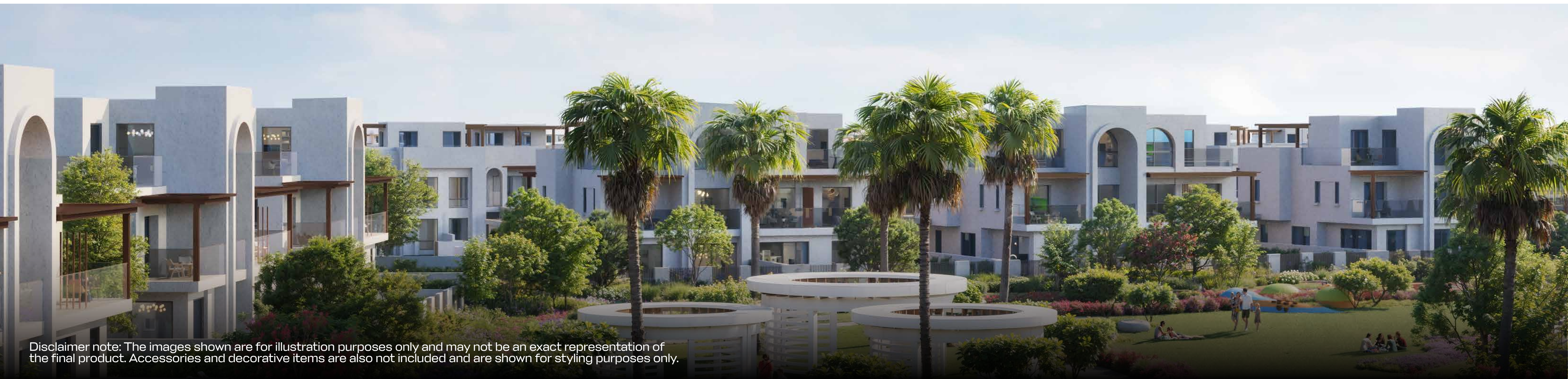




# OVERVIEW

Where scale meets soul, Dubai South Properties' newest master-planned community invites you to reimagine everyday living that is inspired by life itself. Spanning 10 million square meters, this visionary development is a fully integrated, wellness-oriented enclave where people coexist with nature in harmony. With seamless access to Emirates Road and Sheikh Mohammed bin Zayed Road, and just minutes from Al Maktoum International Airport, the community is purposefully positioned to offer both luxury and strategic connectivity. Within its gates, life unfolds with intention to become balanced, modern, and effortlessly complete.

At its heart are beautifully crafted townhouses, available in large units, offering families the ideal blend of privacy, comfort, and a close-knit neighbourhood lifestyle.



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The architecture of this new destination embraces a quiet confidence that is rooted in minimalism, guided by nature, and elevated by thoughtful design, where every element is orchestrated to reflect the beauty of its surroundings. Natural materials, soft hues, and intentional layouts echo the rhythm of the land and create a seamless visual and emotional living experience.

Each townhouse is positioned to maximise privacy while remaining part of a vibrant, walkable neighbourhood, with green views and quiet surroundings designed for rest and reflection.



# A LANDSCAPE OF RHYTHM AND RETREAT

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# CRAFTED FOR THE LIFE YOU WANT TO LIVE

Interiors are designed to enhance the everyday, filled with natural light, shaped by functionality, and infused with subtle elegance. Each spacious townhouse is a canvas for personal comfort and contemporary living, with spaces that speak softly but clearly, that life here is both considered and inspired. Available in 3-, 4-, AND 5-Bedrooms layouts, these homes offer the flexibility to suit a variety of lifestyles.

With open-plan layouts, private gardens, and versatile rooms that grow with your needs, each residence supports everything from peaceful mornings to lively family evenings.











# WHERE ACCESS IS REDEFINED AND ELEVATED

The master community offers effortless connectivity to the city's most vital arteries. Its strategic location is adjacent to the Golf District of Dubai South and minutes from the world's largest airport; this positions residents at the crossroads of convenience and opportunity. With direct access to Emirates Road and Sheikh Mohammed bin Zayed Road, and in proximity to economic hubs like the Jebel Ali Free Zone, and Dubai South Free Zone, every journey becomes a seamless extension of home.

Whether commuting for work, school, or leisure, townhouse residents enjoy quick access without sacrificing peace and quiet at home.



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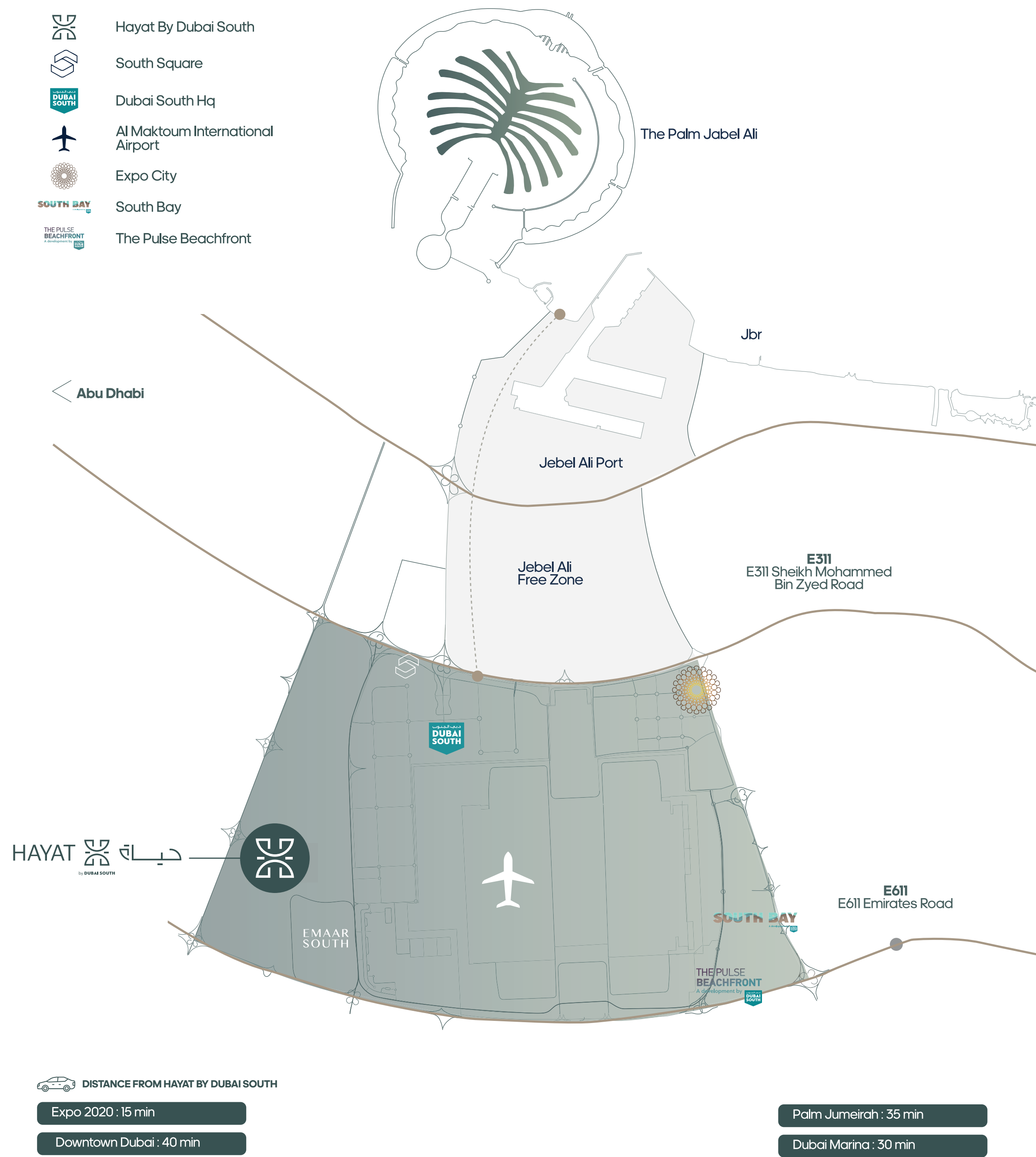




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# LOCATION MAP





# AMENITIES

Amenities designed for wellness, leisure, and connection





### Lush community parks and shaded walking trails

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



### Family-friendly play zones and outdoor recreation areas

Fun, active spaces for all ages to enjoy.





### Fitness and wellness facilities

Stay healthy and active with amenities close to home.



### Proximity to retail, dining, and essential services

Everything you need, just moments away.

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### Dedicated zones for relaxation and gathering

Welcoming spaces to unwind and connect with neighbours.



### Shared pools and landscaped gardens for every townhouse enclave

Peaceful settings designed for relaxation and leisure just steps from your door.





A community mall and retail boulevard within HAYAT

Shops, cafés, and essentials all within walking distance.

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This isn't just a residential address but a fully formed ecosystem. This is a place where streetscapes invite connection, where every corner feels considered, and where the built environment embraces a sense of pride and peace. The best part of it all is that it gets to be called home, because here, the future is not only imagined, but lived, shared, and shaped every day.

The townhouse community fosters a strong sense of belonging, connecting residents with neighbours, nature, and a shared vision for the future.

# WHEN LIFE IS ELEVATED BY BELONGING

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# A NEW CHAPTER IN MASTER- PLANNED LIVING

This pioneering community by Dubai South Properties reflects a bold yet balanced vision for what modern living should have always been. Gated, green, and grounded in purpose, it's more than a development, but a destination where lifestyle and legacy converge.

Hayat, a vibrant community perfectly placed at the center of everything.

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HAYAT BY DUBAI SOUTH - PROJECT LAYOUT

HAYAT 4

HAYAT 5



LEGEND

- 1 Premium Villas
- 2 Townhouses - HAYAT 5
- 3 Townhouses - HAYAT 4
- 4 Town Center Apartments - 11 Storeys (average)
- 5 Hotel/ Serviced Apartments - 20 Storeys
- 6 Community Center
- 7 Retail Mall
- 8 Retail Plaza
- 9 Mixed Use Zone Arrival Experience
- 10 Mosque
- 11 Central Park
- 12 Lake at Central Park
- 13 West Lake a (with swimmable lagoon)
- 14 West Lake b (with water activities)
- 15 South Lake and Dog Park
- 16 Club House
- 17 Open Space - Tot Lots and Playground
- 18 Project Entry Monumentation
- 19 Gatehouse
- 20 Apartments - 18 Storeys (average)
- 21 South Grove Boulevard
- 22 Sub-station - DEWA
- 23 District Cooling Plant



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