



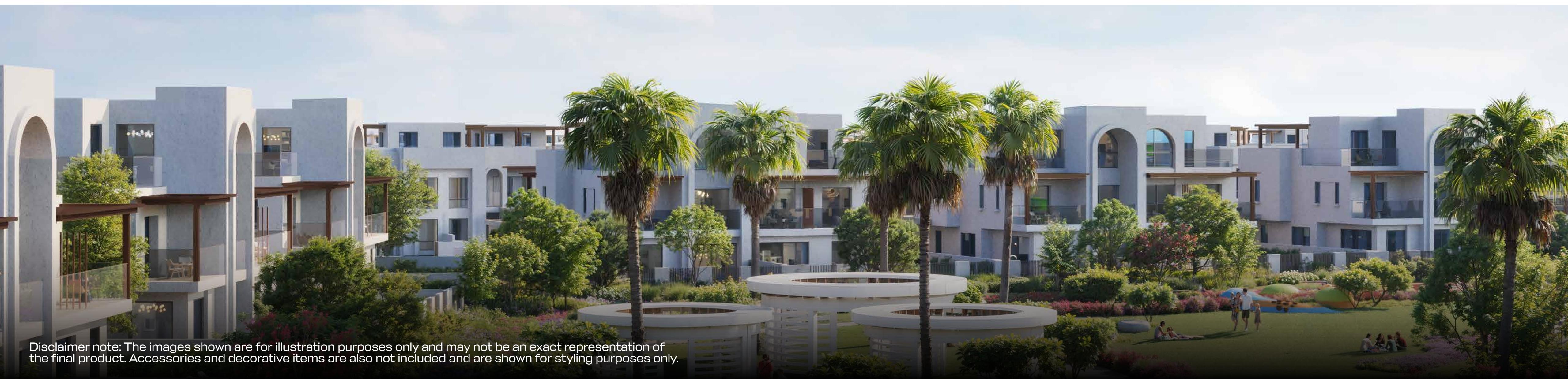
by **DUBAI SOUTH**

FULL OF
LIFE AND IN
THE HEART
OF IT ALL

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.





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.



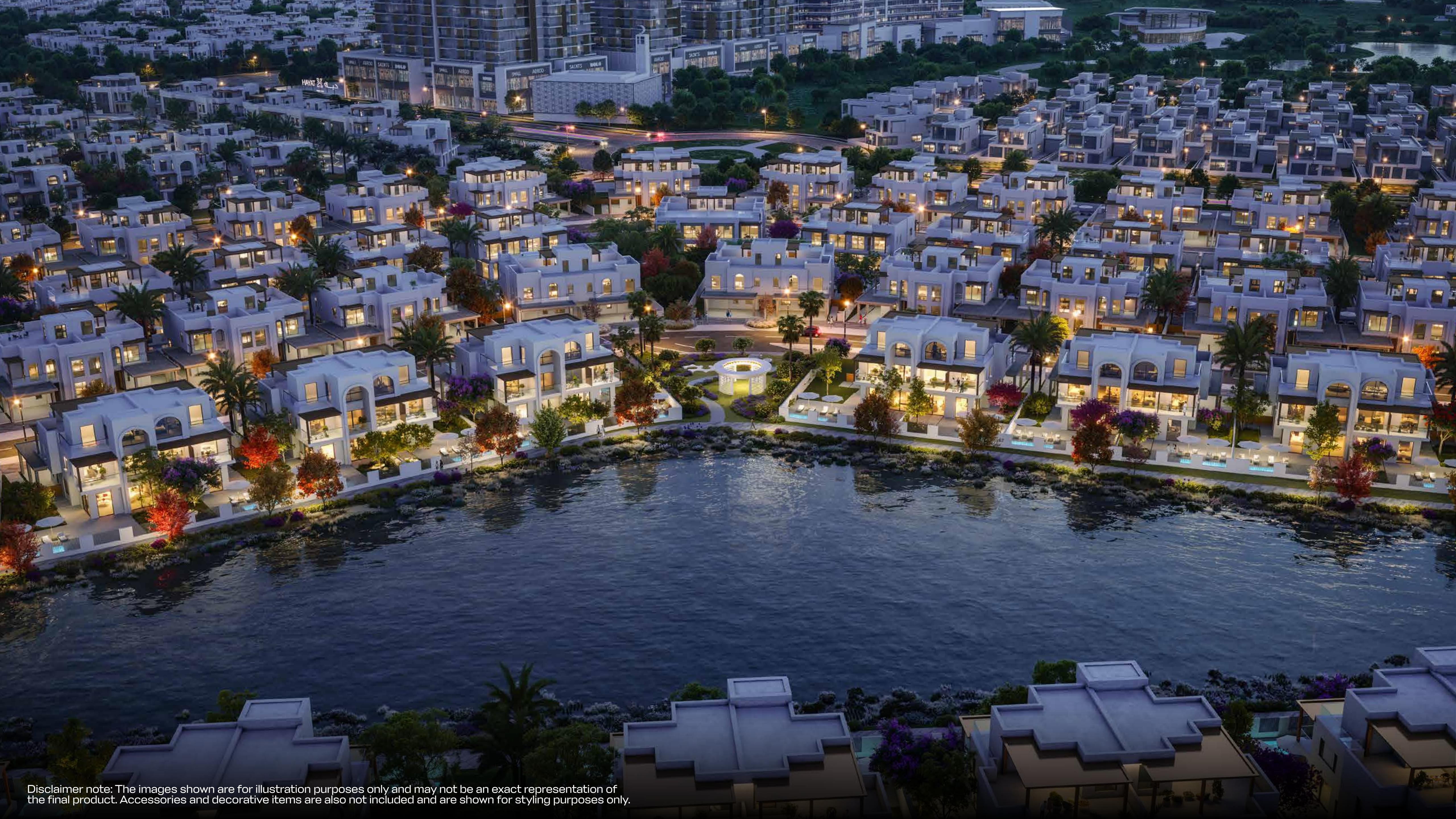


WHERE ACCESS IS REDEFINED AND ELEVATED

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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LOCATION MAP



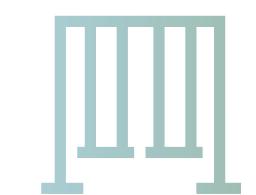
AMENITIES

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.



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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HAYAT



WHEN LIFE IS ELEVATED BY BELONGING



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.





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.

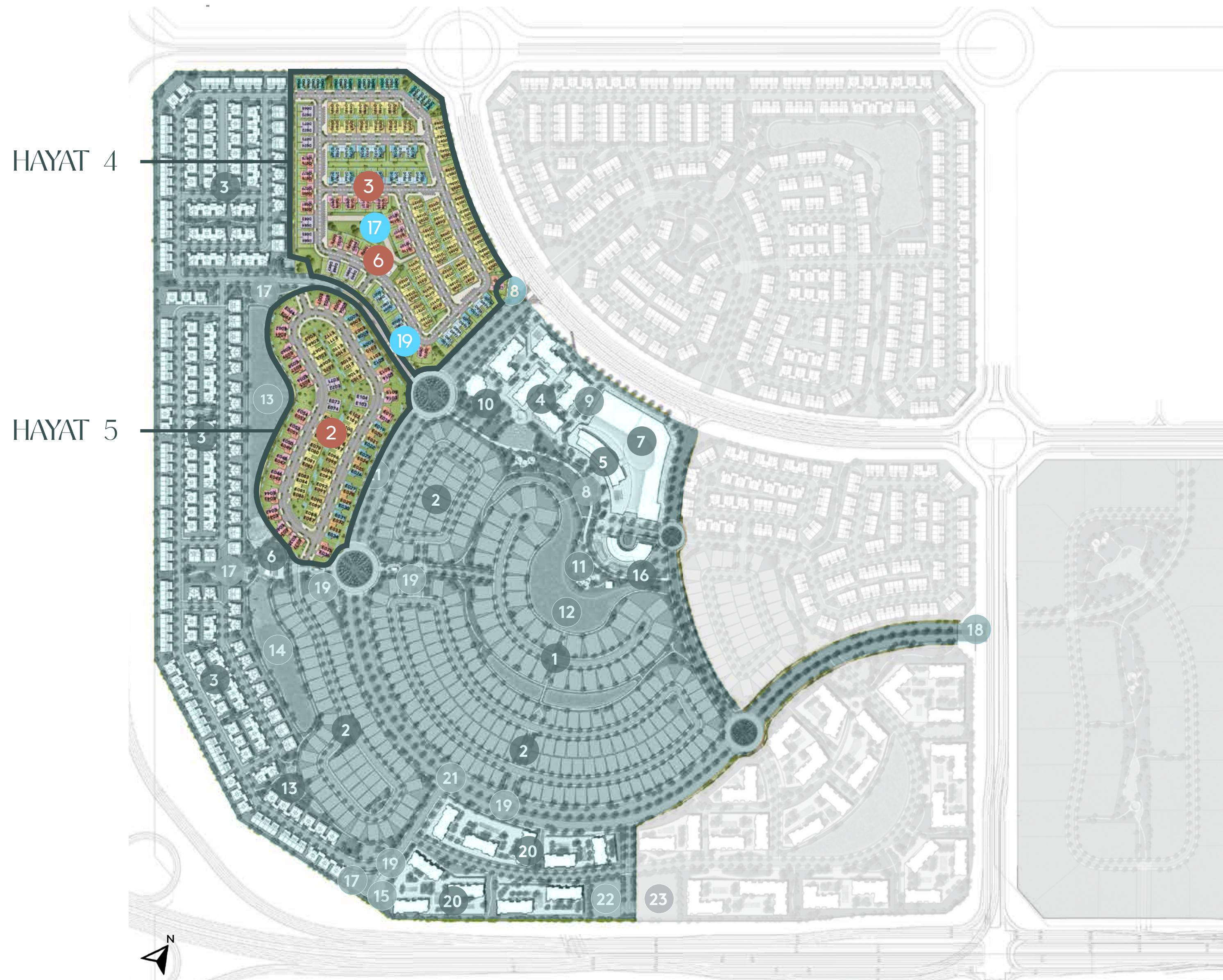
Hayat, a vibrant community perfectly placed at the center of everything.

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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

HAYAT 4

HAYAT



by DUBAI SOUTH

UNIT	LAND	BUA	GARDEN	UNIT	LAND	BUA	GARDEN
D001	5,289	4,953	3,171	D034	3,792	4,132	1,569
D002	3,374	3,851	1,370	D035	3,790	4,132	1,568
D003	3,374	3,851	1,261	D036	3,247	3,801	1,161
D004	5,349	4,953	3,226	D037	3,247	3,801	1,160
D005	5,322	4,953	3,202	D038	3,639	4,132	1,388
D006	3,371	3,851	1,362	D039	3,986	4,132	1,734
D007	3,371	3,851	1,362	D040	3,247	3,801	1,162
D008	6,706	4,953	4,533	D041	3,247	3,801	1,161
D009	5,649	4,953	3,505	D042	3,247	3,801	1,161
D010	5,650	4,915	3,510	D043	3,247	3,801	1,161
D011	5,993	4,953	3,824	D044	4,763	4,132	2,509
D012	3,488	3,851	1,454	D045	3,825	3,384	2,092
D013	3,488	3,851	1,452	D046	2,153	3,215	567
D014	3,488	3,851	1,451	D047	2,153	3,215	567
D015	3,488	3,851	1,454	D048	2,153	3,215	567
D016	4,587	4,953	2,464	D049	2,153	3,215	567
D017	4,586	4,953	2,466	D050	3,825	3,384	2,092
D018	3,488	3,851	1,465	D051	3,833	3,384	2,073
D019	3,488	3,851	1,465	D052	2,157	3,215	577
D020	5,558	4,953	3,393	D053	2,157	3,215	577
D021	5,321	4,953	3,180	D054	3,013	3,384	1,290
D022	5,293	4,915	3,161	D055	3,013	3,384	1,290
D023	4,564	4,132	2,293	D056	2,156	3,215	577
D024	3,247	3,801	1,162	D057	2,156	3,215	576
D025	3,247	3,801	1,161	D058	3,012	3,384	1,289
D026	3,247	3,801	1,161	D059	3,012	3,384	1,289
D027	3,247	3,801	1,162	D060	2,156	3,215	576
D028	3,821	4,132	1,598	D061	2,156	3,215	576
D029	3,821	4,132	1,597	D062	3,012	3,384	1,268
D030	3,247	3,801	1,162	D063	3,011	3,384	1,268
D031	3,247	3,801	1,162	D064	2,155	3,215	575
D032	3,247	3,801	1,161	D065	2,155	3,215	575
D033	3,247	3,801	1,162	D066	2,155	3,215	575

Areas presented in square feet

MASTERPLAN OF HAYAT 4



3-BR Townhouse Middle Unit 4-BR Townhouse Middle Unit 5-BR Townhouse Middle Unit 5-BR Semi Detached Type A 5-BR Semi Detached Type B
 3-BR Townhouse Edge Unit 4-BR Townhouse Edge Unit 5-BR Townhouse Edge Unit 5-BR Semi Detached Type A1

HAYAT

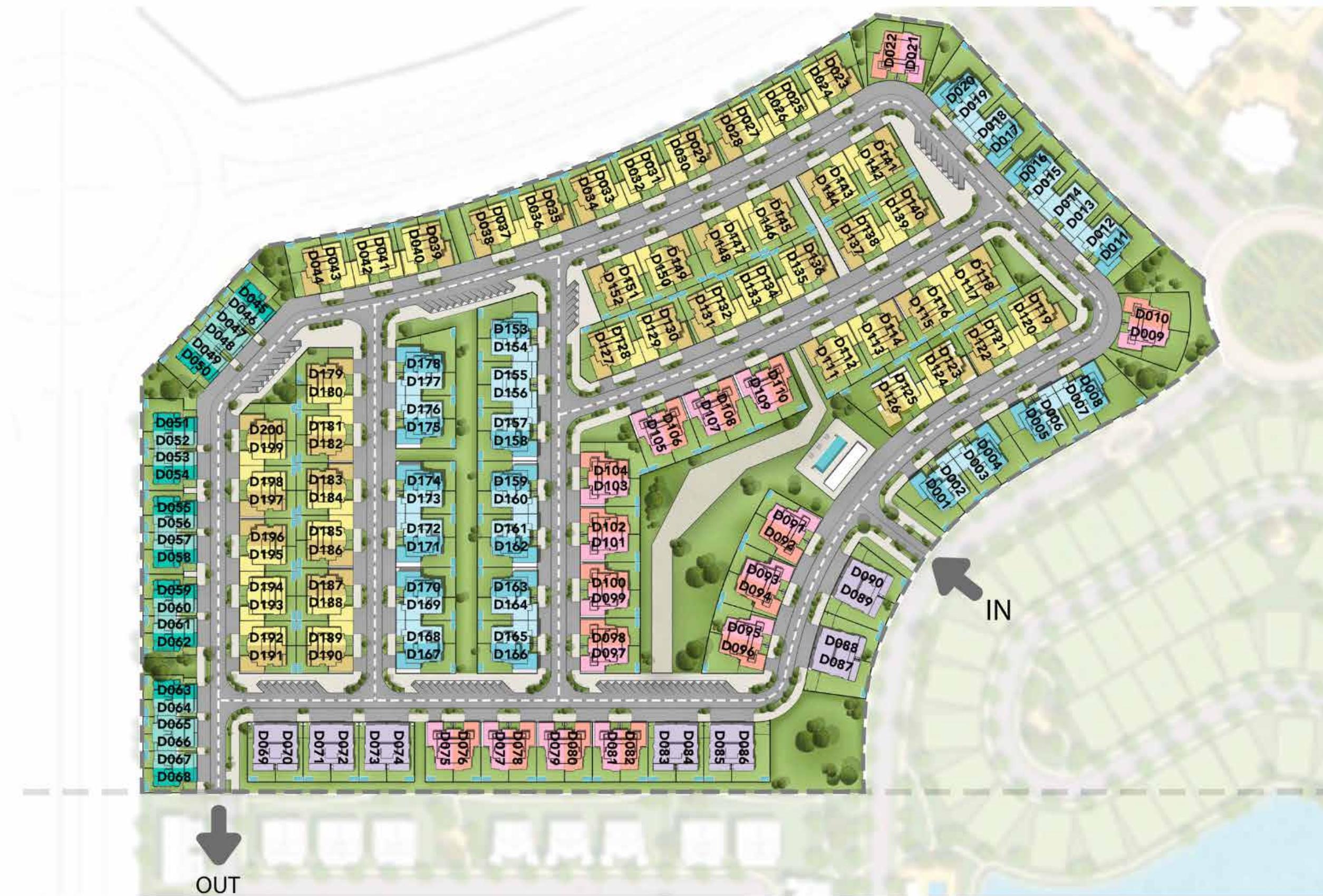


by DUBAI SOUTH

MASTERPLAN OF HAYAT 4

UNIT	LAND	BUA	GARDEN	UNIT	LAND	BUA	GARDEN
D067	2,155	3,215	575	D100	3,918	4,915	1,811
D068	3,011	3,384	1,268	D101	3,918	4,953	1,807
D069	3,918	4,556	1,509	D102	3,918	4,915	1,811
D070	3,918	4,556	1,509	D103	3,918	4,953	1,807
D071	3,918	4,556	1,509	D104	5,420	4,915	3,284
D072	3,918	4,556	1,509	D105	3,974	4,953	1,844
D073	3,918	4,556	1,509	D106	4,031	4,915	1,918
D074	3,918	4,556	1,509	D107	4,031	4,953	1,914
D075	3,918	4,953	1,807	D108	4,030	4,915	1,917
D076	3,918	4,915	1,811	D109	4,030	4,953	1,913
D077	3,918	4,953	1,807	D110	3,960	4,915	1,818
D078	3,918	4,915	1,562	D111	3,898	4,132	1,591
D079	3,918	4,953	1,807	D112	3,370	3,801	1,264
D080	3,918	4,915	1,811	D113	3,295	3,801	1,190
D081	3,918	4,953	1,807	D114	3,737	4,132	1,474
D082	3,918	4,915	1,811	D115	3,695	4,132	1,488
D083	3,918	4,556	1,509	D116	3,194	3,801	1,091
D084	3,918	4,556	1,509	D117	3,209	3,801	1,108
D085	3,918	4,556	1,509	D118	4,547	4,132	2,311
D086	5,447	4,556	2,994	D119	4,595	4,132	2,318
D087	5,869	4,556	3,504	D120	3,293	3,801	1,192
D088	5,076	4,556	2,750	D121	3,286	3,801	1,185
D089	5,076	4,556	2,751	D122	3,674	4,132	1,437
D090	4,889	4,556	2,538	D123	3,665	4,132	1,428
D091	3,991	4,953	1,823	D124	3,302	3,801	1,213
D092	4,284	4,915	2,148	D125	3,419	3,801	1,318
D093	4,281	4,953	2,148	D126	6,030	4,132	3,762
D094	4,288	4,915	2,154	D127	4,329	4,132	2,078
D095	4,261	4,953	2,125	D128	3,184	3,801	1,109
D096	5,096	4,915	2,921	D129	3,184	3,801	1,111
D097	3,918	4,953	1,778	D130	3,688	4,132	1,479
D098	3,918	4,915	1,811	D131	3,690	4,132	1,420
D099	3,918	4,953	1,807	D132	3,185	3,801	1,006

Areas presented in square feet



3-BR Townhouse Middle Unit 4-BR Townhouse Middle Unit 5-BR Townhouse Middle Unit 5-BR Semi Detached Type A 5-BR Semi Detached Type B
 3-BR Townhouse Edge Unit 4-BR Townhouse Edge Unit 5-BR Townhouse Edge Unit 5-BR Semi Detached Type A1

HAYAT

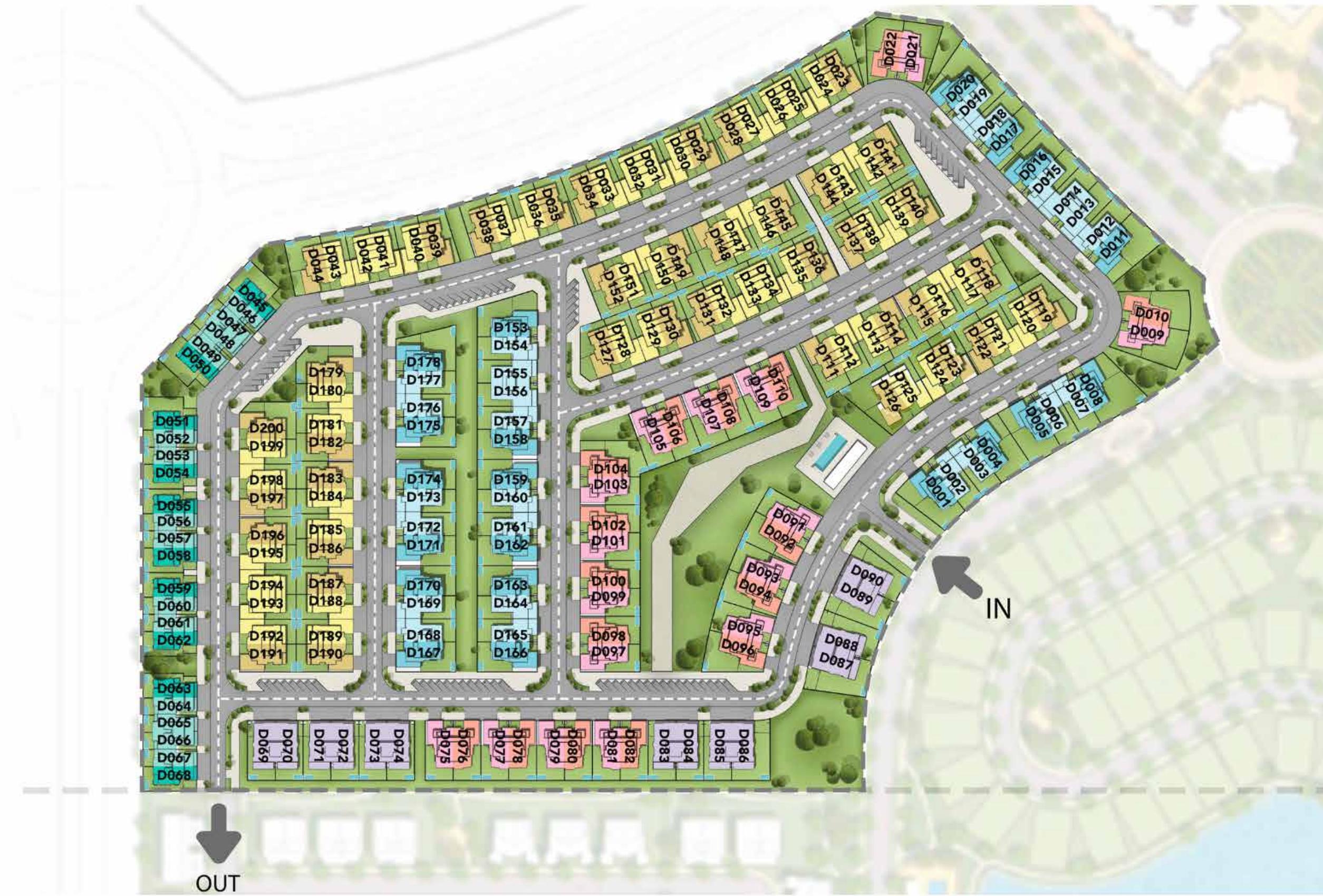


by DUBAI SOUTH

MASTERPLAN OF HAYAT 4

UNIT	LAND	BUA	GARDEN	UNIT	LAND	BUA	GARDEN
D133	3,184	3,801	984	D166	4,219	4,953	2,077
D134	3,184	3,801	984	D167	4,219	4,953	2,077
D135	3,185	3,801	1,006	D168	3,255	3,851	1,249
D136	3,571	4,132	1,274	D169	3,255	3,851	1,249
D137	3,567	4,132	1,330	D170	4,219	4,953	2,107
D138	3,184	3,801	1,060	D171	4,219	4,953	2,107
D139	3,184	3,801	1,060	D172	3,255	3,851	1,249
D140	3,984	4,132	1,743	D173	3,255	3,851	1,249
D141	3,981	4,132	1,748	D174	4,219	4,953	2,107
D142	3,184	3,801	1,083	D175	4,219	4,953	2,107
D143	3,184	3,801	1,081	D176	3,255	3,851	1,249
D144	3,569	4,132	1,334	D177	3,255	3,851	1,249
D145	4,455	4,132	2,214	D178	5,455	4,953	3,323
D146	3,184	3,801	1,081	D179	4,810	4,132	2,525
D147	3,184	3,801	1,081	D180	3,318	3,801	1,207
D148	4,111	4,132	1,897	D181	3,309	3,801	1,207
D149	4,110	4,132	1,897	D182	3,708	4,132	1,476
D150	3,184	3,801	1,081	D183	3,708	4,132	1,476
D151	3,184	3,801	1,081	D184	3,309	3,801	1,207
D152	3,981	4,132	1,741	D185	3,309	3,801	1,207
D153	5,427	4,953	3,304	D186	3,708	4,132	1,476
D154	3,255	3,851	1,249	D187	3,708	4,132	1,476
D155	3,255	3,851	1,249	D188	3,309	3,801	1,207
D156	3,255	3,851	1,249	D189	3,309	3,801	1,207
D157	3,255	3,851	1,249	D190	3,708	4,132	1,441
D158	4,219	4,953	2,107	D191	3,708	4,132	1,443
D159	4,219	4,953	2,107	D192	3,309	3,801	1,207
D160	3,255	3,851	1,249	D193	3,309	3,801	1,207
D161	3,255	3,851	1,249	D194	3,309	3,801	1,207
D162	4,219	4,953	2,107	D195	3,309	3,801	1,207
D163	4,219	4,953	2,107	D196	3,708	4,132	1,476
D164	3,255	3,851	1,249	D197	3,708	4,132	1,476
D165	3,255	3,851	1,249	D198	3,309	3,801	1,207

Areas presented in square feet



3-BR Townhouse Middle Unit 4-BR Townhouse Middle Unit 5-BR Townhouse Middle Unit 5-BR Semi Detached Type A
 3-BR Townhouse Edge Unit 4-BR Townhouse Edge Unit 5-BR Townhouse Edge Unit 5-BR Semi Detached Type B

HAYAT



by DUBAI SOUTH

UNIT	LAND	BUA	GARDEN
D199	3,309	3,801	1,207
D200	4,850	4,132	2,574

MASTERPLAN OF HAYAT 4



3-BR Townhouse Middle Unit	4-BR Townhouse Middle Unit	5-BR Townhouse Middle Unit	5-BR Semi Detached Type A	5-BR Semi Detached Type B
3-BR Townhouse Edge Unit	4-BR Townhouse Edge Unit	5-BR Townhouse Edge Unit	5-BR Semi Detached Type A1	

Areas presented in square feet



HAYAT 5

HAYAT



by DUBAI SOUTH

UNIT	LAND	BUA	GARDEN	UNIT	LAND	BUA	GARDEN
E001	5,506	4,915	3,367	E034	5,217	4,950	3,120
E002	4,667	4,953	2,568	E035	4,822	4,915	2,729
E003	4,599	4,915	2,504	E036	4,469	4,953	2,354
E004	4,930	4,953	2,826	E037	4,683	4,915	2,559
E005	4,615	4,950	2,517	E038	4,704	4,953	2,608
E006	3,123	3,802	1,012	E039	4,705	4,915	2,612
E007	3,122	3,802	1,010	E040	5,315	4,953	3,207
E008	3,493	4,950	1,389	E041	5,315	4,915	3,240
E009	3,493	4,950	1,388	E042	4,705	4,953	2,539
E010	3,122	3,802	1,006	E043	4,705	4,915	2,578
E011	3,122	3,802	1,004	E044	5,488	4,953	3,348
E012	3,868	4,950	1,754	E045	4,621	4,915	2,465
E013	3,884	4,915	1,773	E046	4,286	4,953	2,163
E014	5,585	4,953	3,683	E047	4,286	4,915	2,170
E015	6,454	4,915	4,343	E048	4,297	4,953	2,176
E016	5,932	4,953	3,819	E049	4,297	4,915	2,177
E017	6,401	4,915	4,295	E050	4,286	4,953	2,164
E018	4,205	4,953	2,090	E051	4,286	4,915	2,167
E019	4,220	4,950	2,095	E052	4,297	4,953	2,173
E020	3,715	3,802	1,561	E053	4,297	4,915	2,178
E021	3,727	3,802	1,572	E054	5,672	4,953	3,512
E022	4,319	4,950	2,194	E055	5,297	4,915	3,109
E023	4,327	4,950	2,202	E056	4,299	4,953	2,171
E024	3,746	3,802	1,593	E057	4,294	4,915	2,183
E025	3,746	3,802	1,593	E058	4,198	4,953	2,083
E026	4,160	4,950	2,003	E059	4,198	4,915	2,087
E027	4,149	4,950	1,995	E060	5,182	4,953	3,018
E028	3,723	3,802	1,593	E061	5,847	4,915	3,702
E029	3,726	3,802	1,600	E062	5,531	4,953	3,420
E030	4,256	4,950	2,165	E063	5,529	4,915	3,421
E031	4,381	4,950	2,290	E064	5,573	4,953	3,428
E032	4,036	3,802	1,936	E065	4,648	4,132	2,365
E033	3,977	3,802	1,878	E066	3,371	3,801	1,269

Areas presented in square feet



HAYAT



by DUBAI SOUTH

MASTERPLAN OF HAYAT 5

UNIT	LAND	BUA	GARDEN	UNIT	LAND	BUA	GARDEN
E067	3,371	3,801	1,268	E100	3,431	3,801	1,329
E068	3,371	3,801	1,268	E101	3,448	3,801	1,340
E069	3,371	3,801	1,268	E102	4,177	4,132	1,890
E070	4,751	4,132	2,497	E103	4,948	4,556	2,629
E071	5,297	4,556	2,923	E104	5,368	4,556	3,012
E072	3,960	4,556	1,606	E105	4,863	4,132	2,565
E073	4,017	4,556	1,676	E106	3,487	3,801	1,374
E074	4,658	4,556	2,281	E107	3,496	3,801	1,383
E075	4,589	4,132	2,321	E108	3,877	4,132	1,610
E076	3,558	3,801	1,433	E109	3,879	4,132	1,615
E077	3,557	3,801	1,430	E110	3,498	3,801	1,420
E078	4,105	4,132	1,855	E111	3,498	3,801	1,421
E079	4,101	4,132	1,851	E112	4,689	4,132	2,448
E080	3,547	3,801	1,415				
E081	3,546	3,801	1,411				
E082	4,116	4,132	1,846				
E083	4,135	4,132	1,872				
E084	3,560	3,801	1,481				
E085	3,522	3,801	1,446				
E086	4,586	4,132	2,550				
E087	3,681	4,132	1,412				
E088	3,370	3,801	1,235				
E089	3,402	3,801	1,279				
E090	3,902	4,132	1,655				
E091	3,910	4,132	1,666				
E092	3,429	3,801	1,325				
E093	3,435	3,801	1,328				
E094	4,060	4,132	1,842				
E095	4,062	4,132	1,851				
E096	3,440	3,801	1,334				
E097	3,431	3,801	1,330				
E098	3,980	4,132	1,728				
E099	3,980	4,132	1,728				

Areas presented in square feet



 4-BR-A Townhouse Middle Unit	 4-BR-B Townhouse Middle Unit	 5-BR Semi Detached Type A	 5-BR Semi Detached Type B
 4-BR Townhouse Edge Unit	 5-BR Townhouse Edge Unit	 5-BR Semi Detached Type A1	

TYPICAL UNIT TYPES

THREE BEDROOM

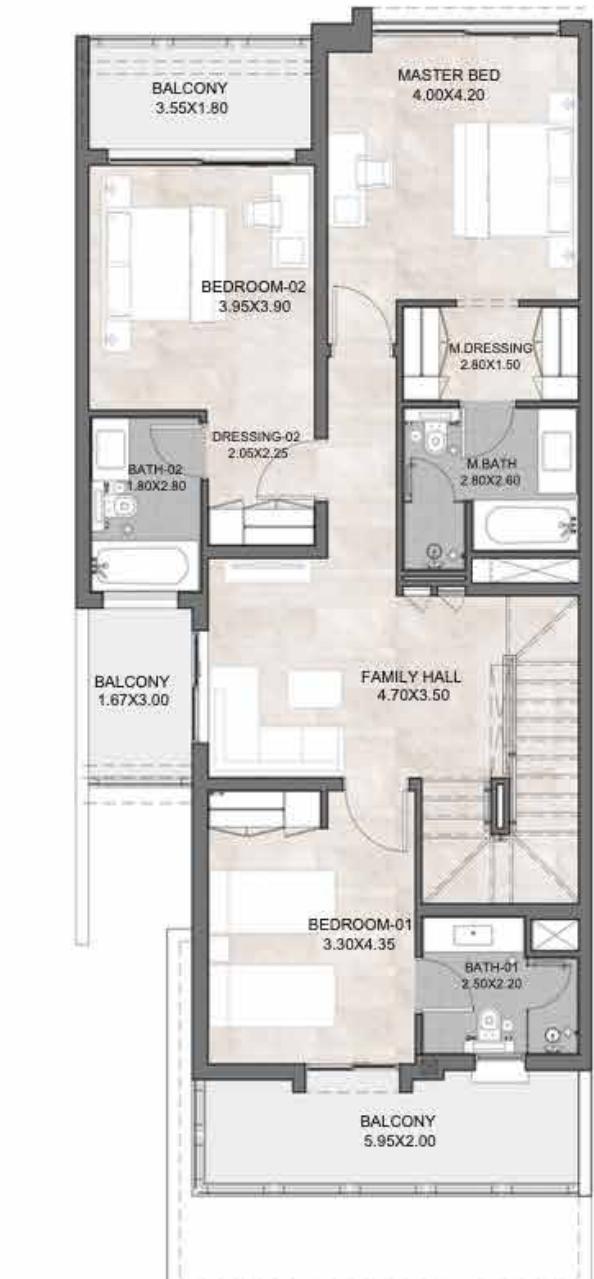
MIDDLE UNIT PREMIUM

UNIT	THREE BEDROOM UNIT
PLOT AREA	2,153
BUA	3,215
GARDEN	567
ROOF TERRACE	651

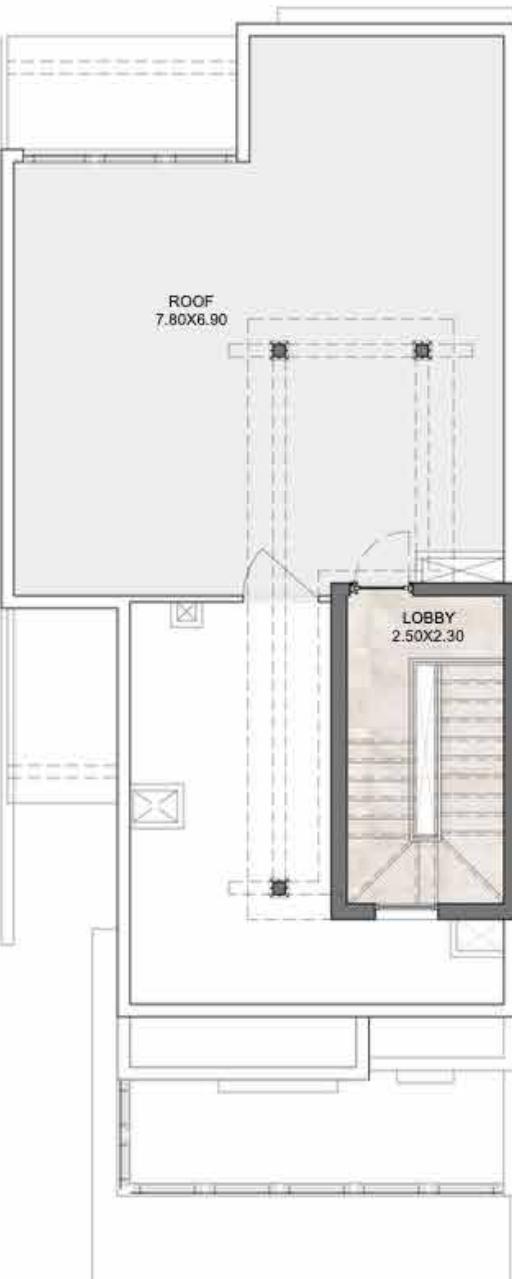
Areas presented in square feet



GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN

THREE BEDROOM

EDGE UNIT PREMIUM

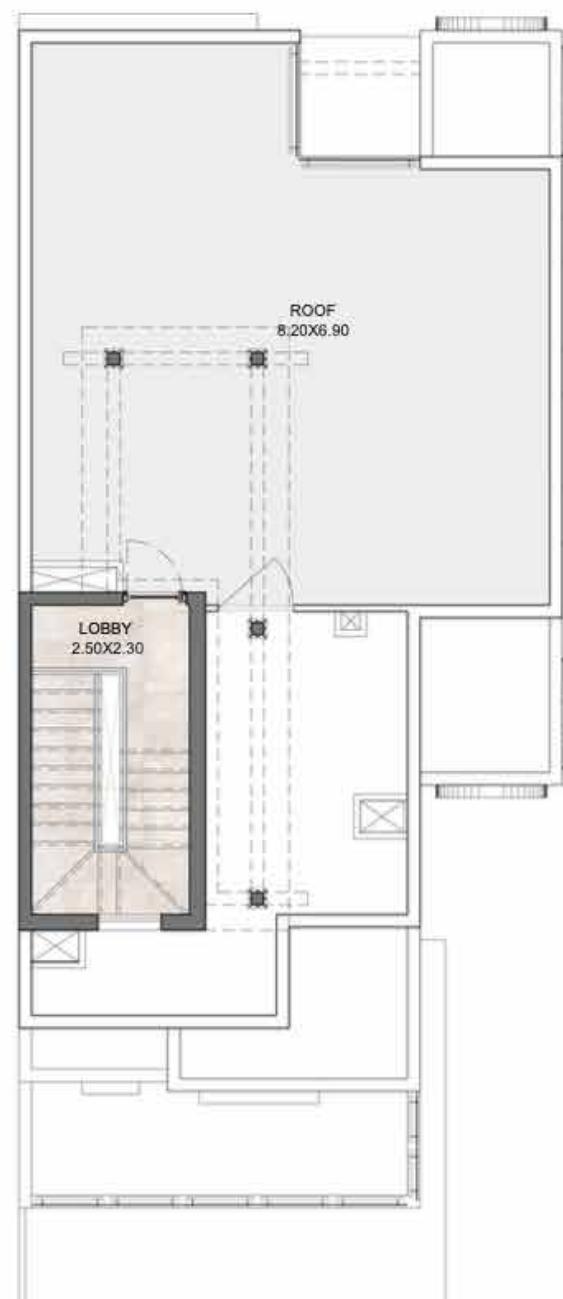
UNIT	THREE BEDROOM UNIT
PLOT AREA	3,825
BUA	3,384
GARDEN	2,092
ROOF TERRACE	691
Areas presented in square feet	



GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN

FOUR BEDROOM
MIDDLE UNIT
PREMIUM

UNIT FOUR BEDROOM UNIT

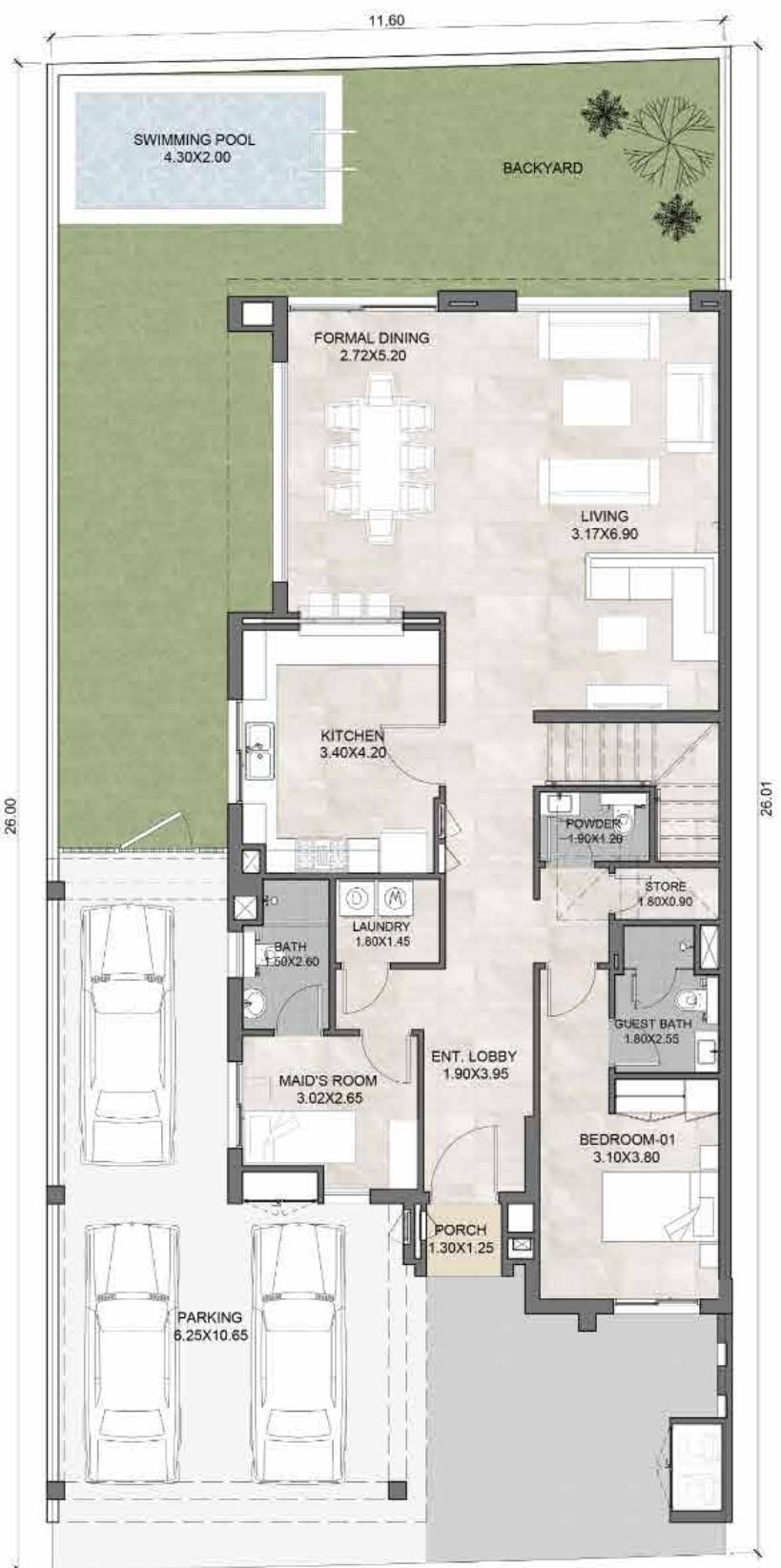
PLOT AREA 3,247

BUA 3,801

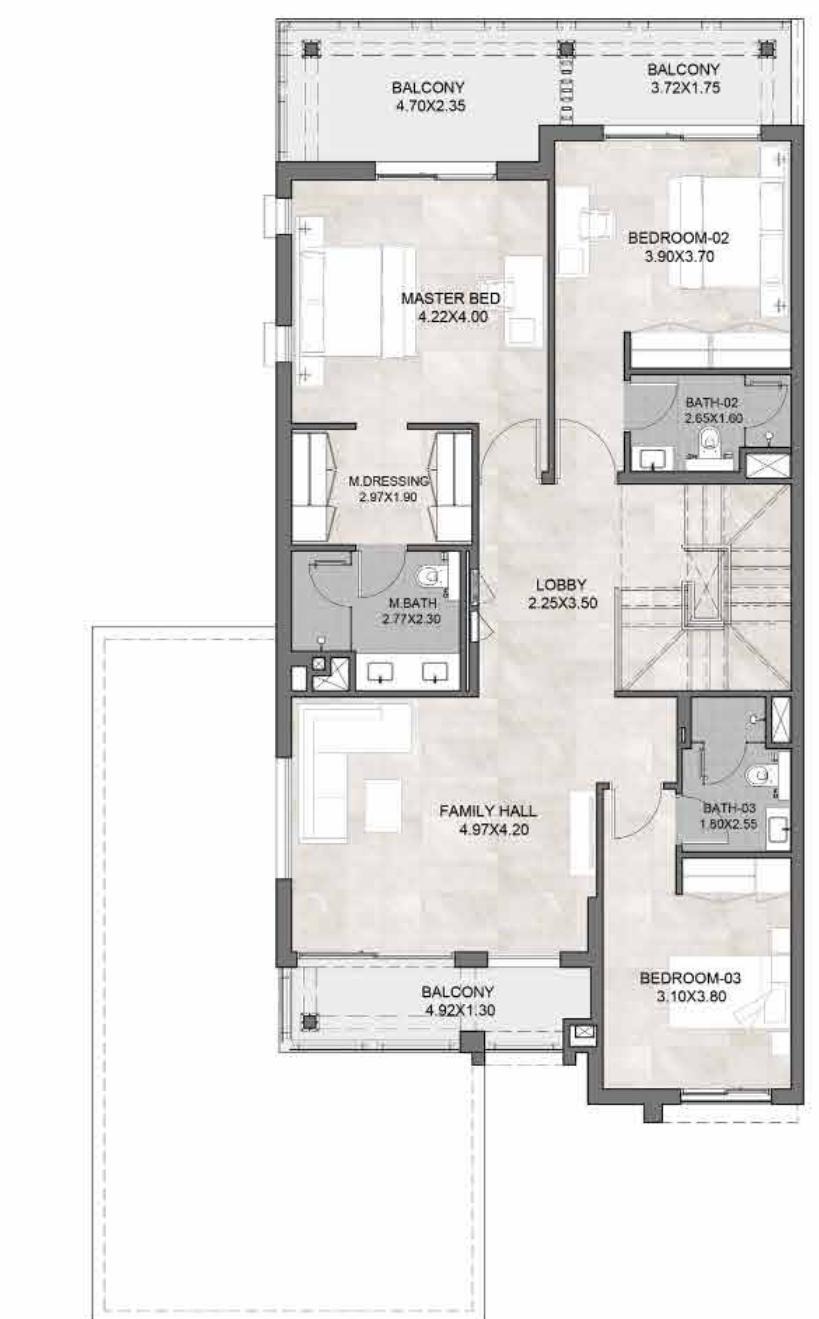
GARDEN 1,162

ROOF TERRACE 624

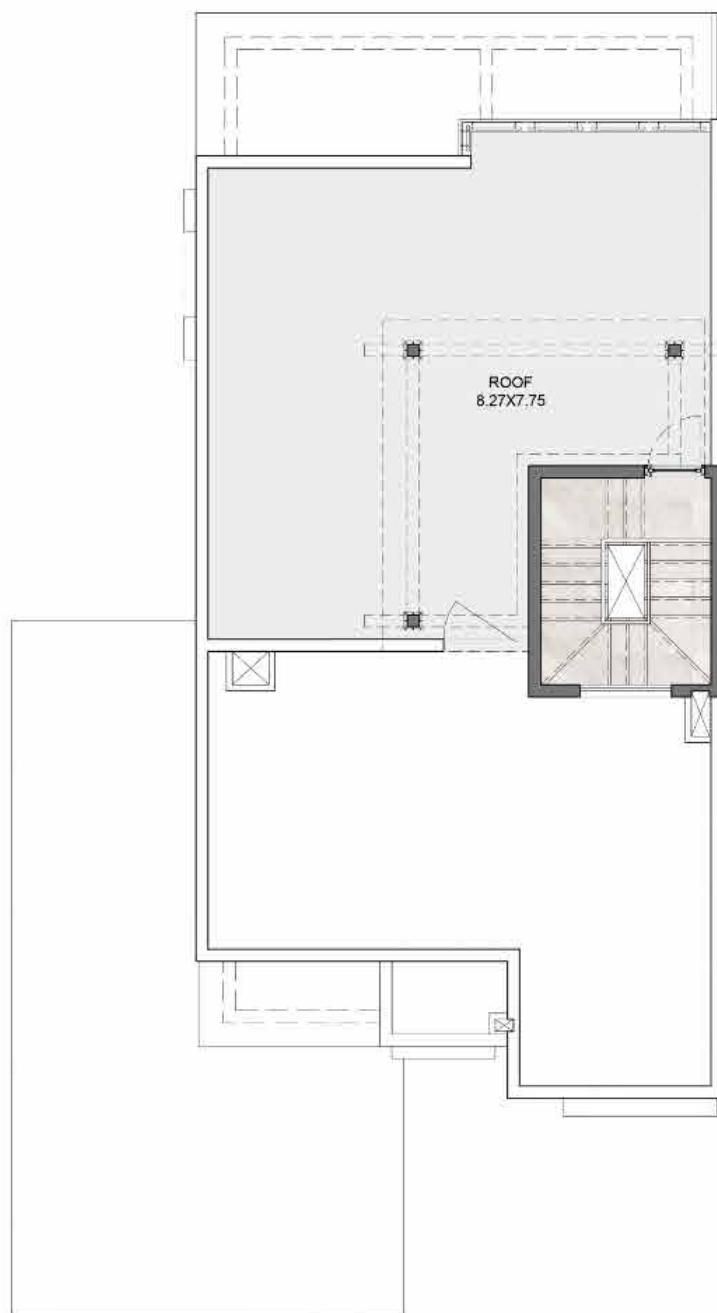
Areas presented in square feet



GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN

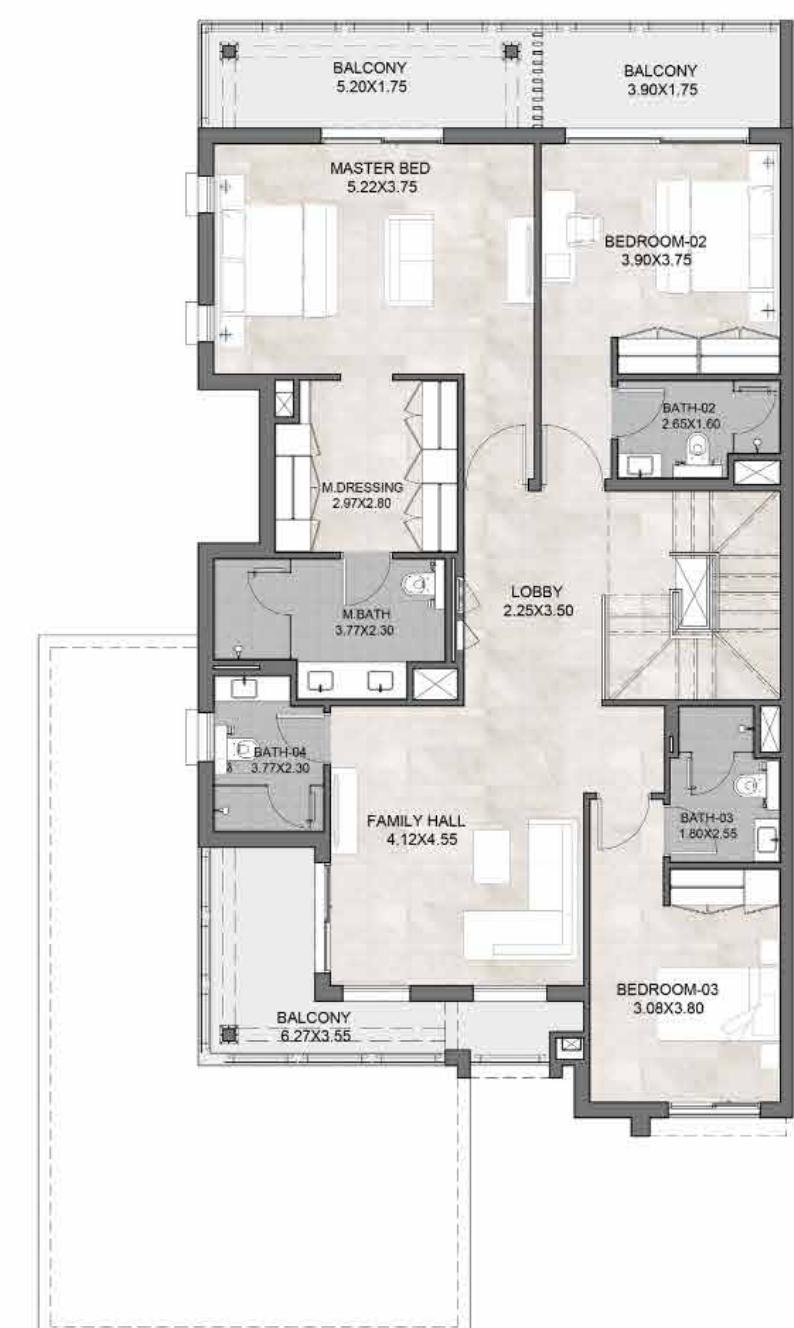
FOUR BEDROOM
EDGE UNIT
PREMIUM

UNIT	FOUR BEDROOM UNIT
PLOT AREA	4,547
BUA	4,132
GARDEN	2,311
ROOF TERRACE	710

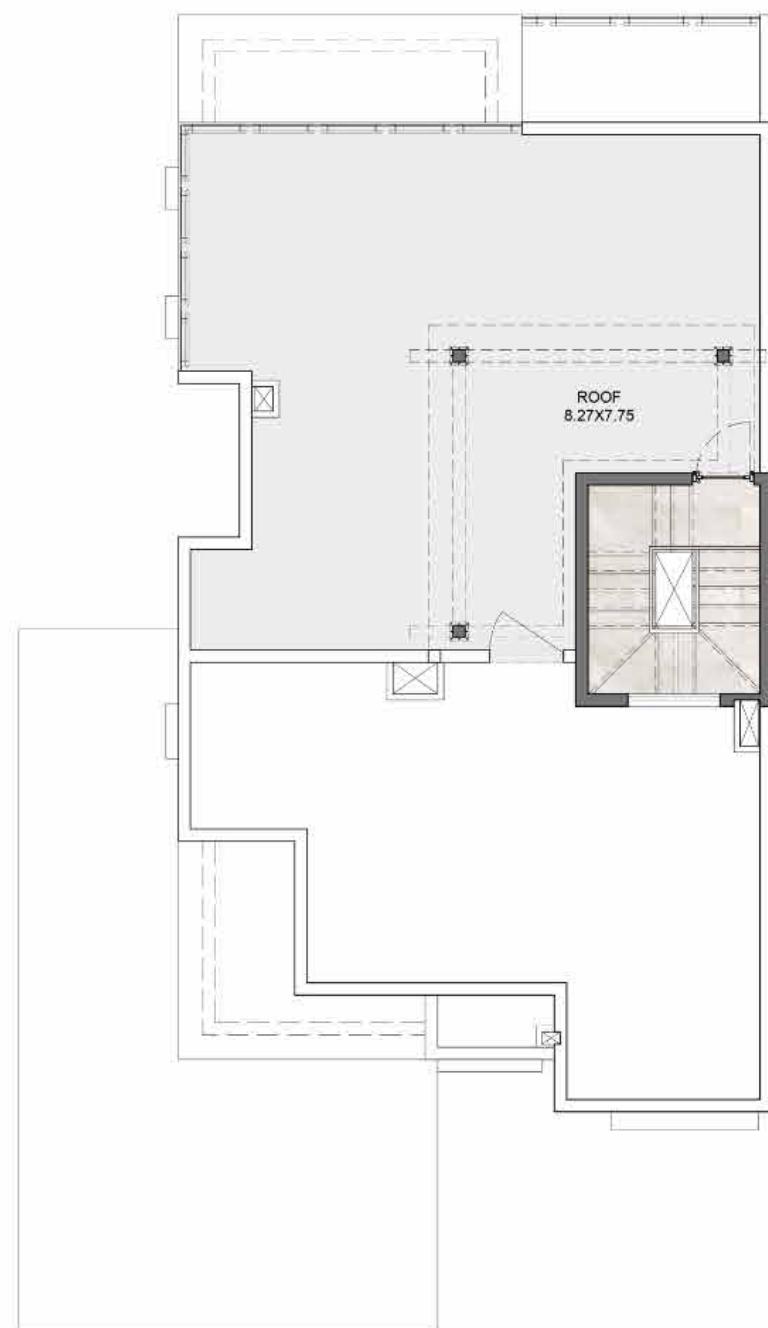
Areas presented in square feet.



GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



FIVE BEDROOM EDGE UNIT PREMIUM

UNIT	FIVE BEDROOM UNIT
PLOT AREA	4,220
BUA	4,950
GARDEN	2,095
ROOF TERRACE	470



GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN

FIVE BEDROOM
EDGE UNIT
PREMIUM

UNIT	FIVE BEDROOM UNIT
PLOT AREA	4,219
BUA	4,953
GARDEN	2,107
ROOF TERRACE	470

Areas presented in square feet



GROUND LEVEL PLAN

FIRST LEVEL PLAN

SECOND LEVEL PLAN

FIVE BEDROOM

SDA1 - SEMI DETACHED TYPE A1 PREMIUM

UNIT	FIVE BEDROOM UNIT
PLOT AREA	3,918
BUA	4,915
GARDEN	1,811
ROOF TERRACE	474

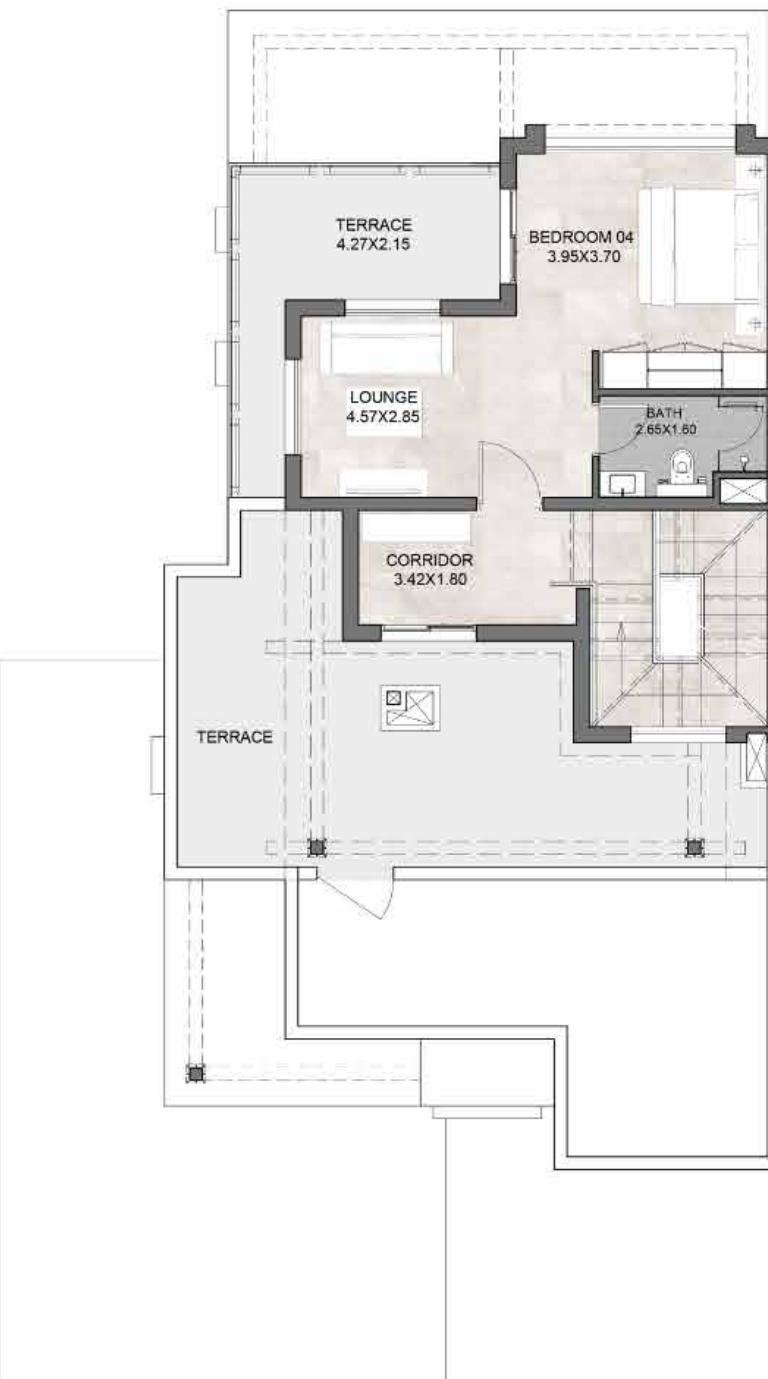
Areas presented in square feet



GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN

FIVE BEDROOM

SAB - SEMI DETACHED TYPE B
PREMIUM

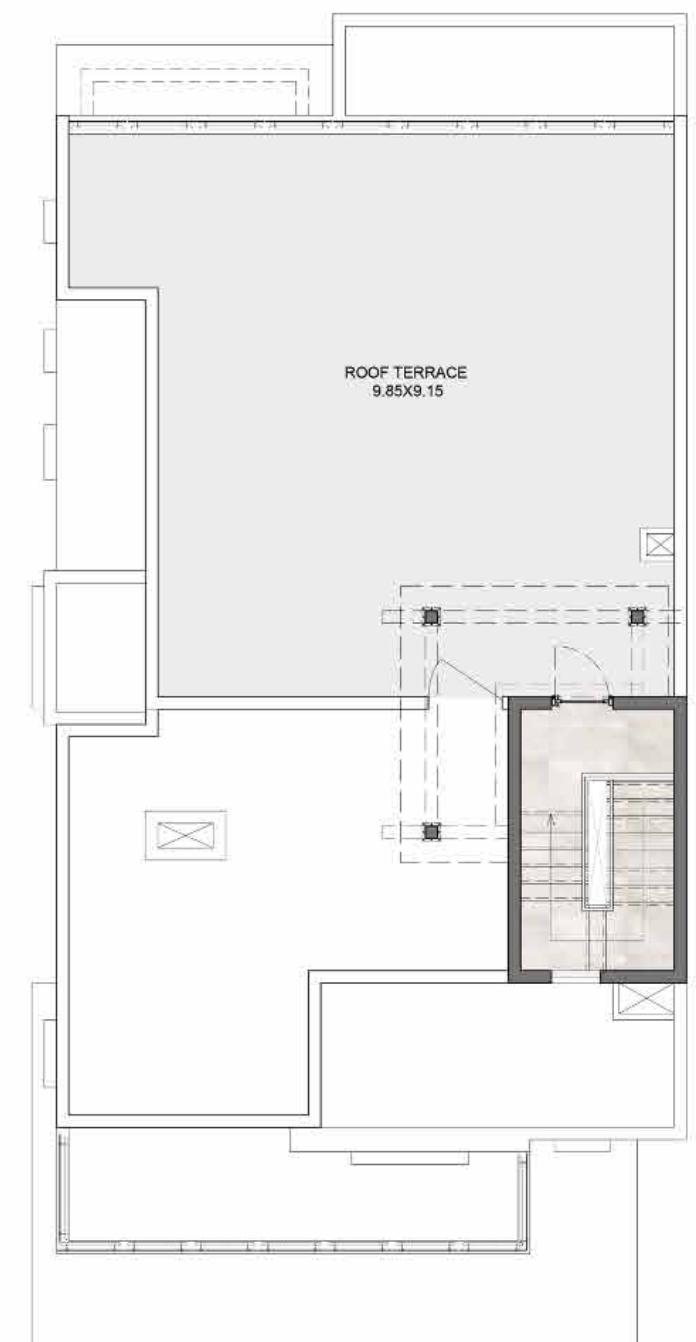
UNIT	FIVE BEDROOM UNIT
PLOT AREA	5,447
BUA	4,556
GARDEN	2,994
ROOF TERRACE	873
Areas presented in square feet	



GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN

FIVE BEDROOM

SDA - SEMI DETACHED TYPE A

PREMIUM

UNIT	FIVE BEDROOM UNIT
PLOT AREA	4,030
BUA	4,953
GARDEN	1,913
ROOF TERRACE	474

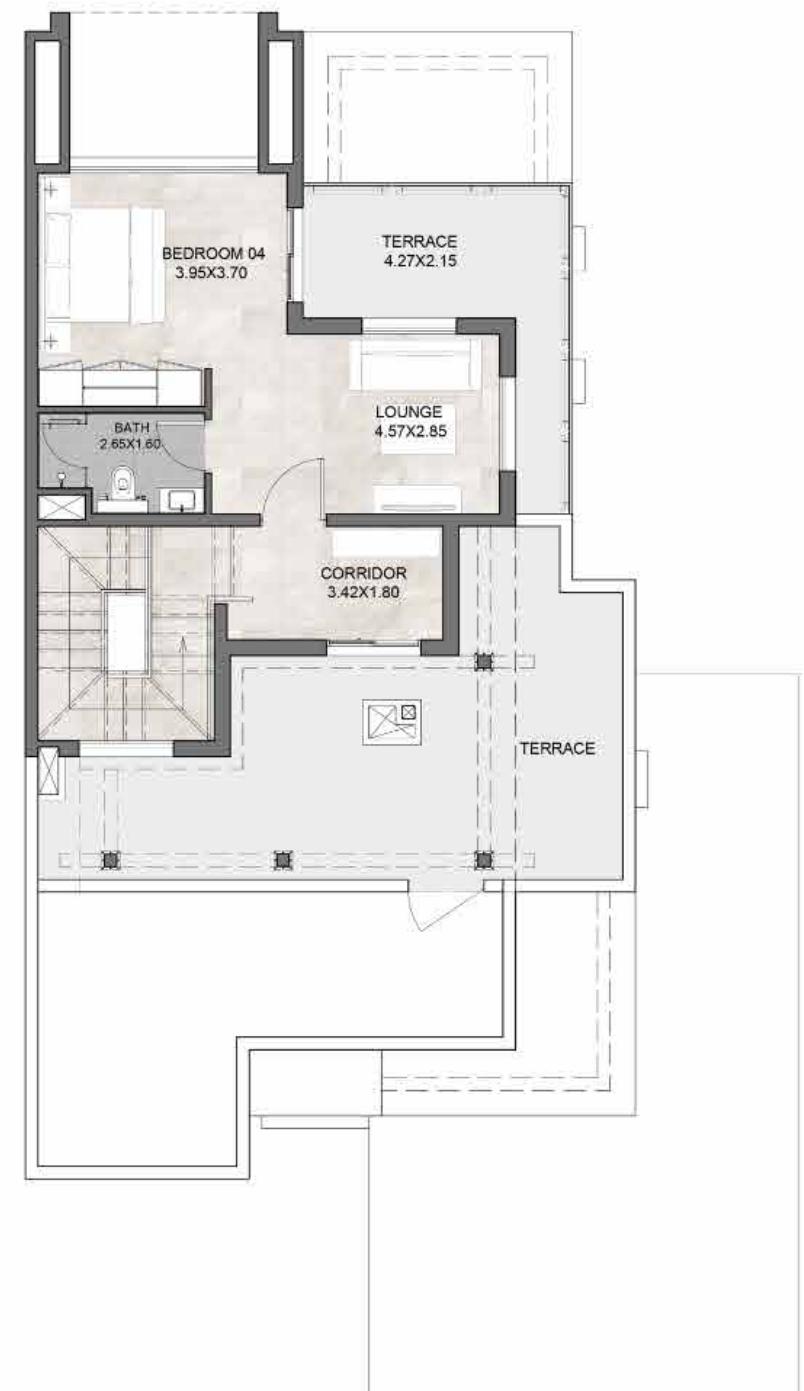
Areas presented in square feet



GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN



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