HAUS 99

COLLECTION OF PRIVATE RESIDENCES


HAUS 99



A Collection Apart

A private collection of just 99 distinguished residences, HAUS 99 introduces a refined expression of contemporary living to Jumeirah Village Triangle. Shaped by sweeping glass facades, generous natural light, and an intimate architectural character, the design gracefully bridges interior spaces with the surrounding green landscape, establishing an address of quiet elegance and enduring style.

The portfolio is exceptionally versatile, ranging from meticulously crafted studios and flexible one- and two-bedroom apartments to exclusive three- and four-bedroom duplexes and townhouses.

Across two dedicated levels, an elite suite of amenities completes an environment built for effortless, elevated living.

Location

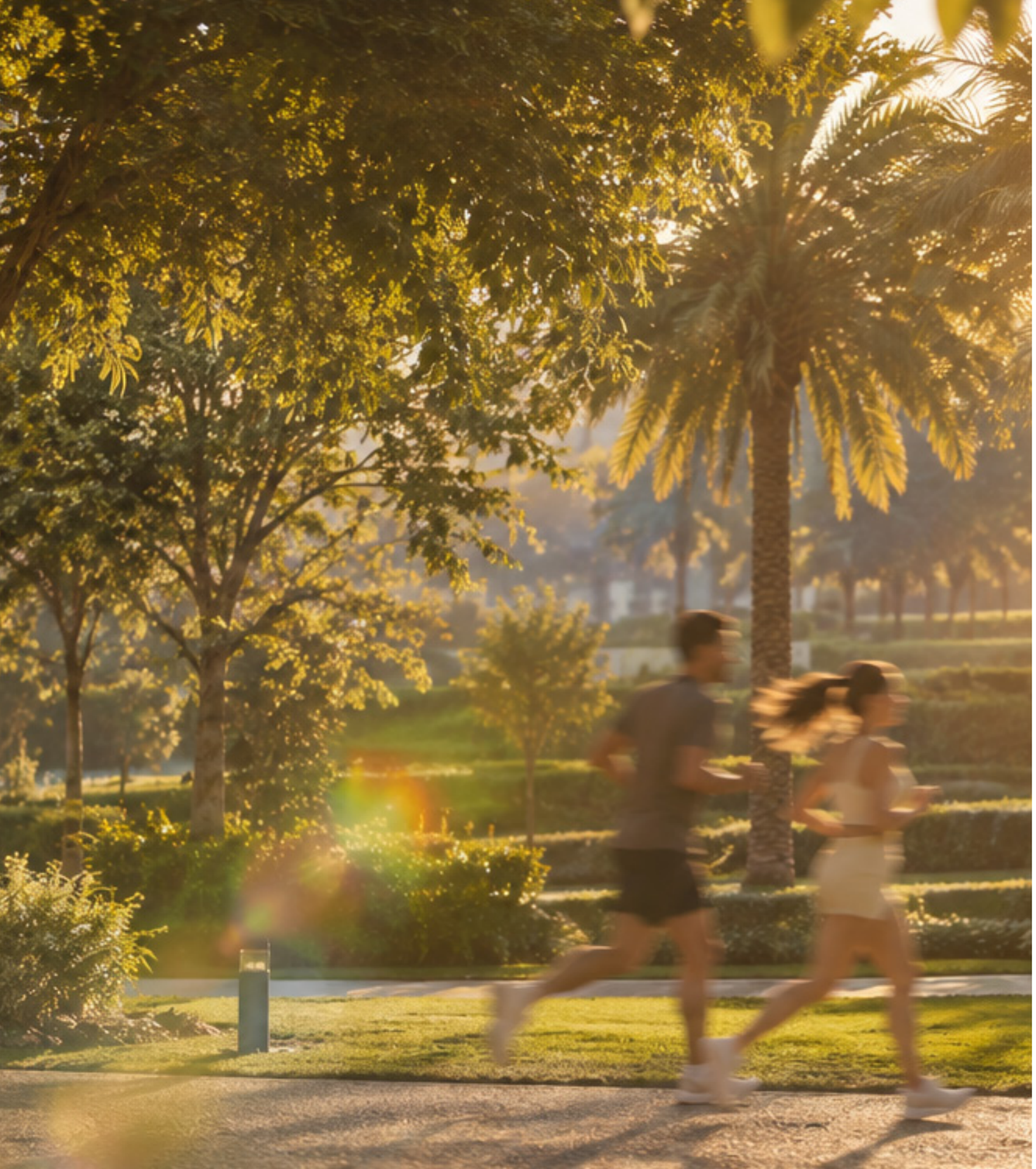
An Established Address
An Evolving Destination

Set within Jumeirah Village Triangle, HAUS 99 enjoys the rare character of an established, low-density neighbourhood defined by leafy streets and an intimate scale of living.

Strategically positioned near Al Khail Road and Sheikh Mohammed Bin Zayed Road, the location balances peaceful seclusion with effortless connectivity to Dubai's principal destinations.

As JVT enters an exciting new chapter with the upcoming arrival of Skylight Mall, bringing 1.3 million square feet of curated retail, dining, wellness, and entertainment right to the neighbourhood, this mature address continues to flourish into an increasingly vibrant, future-ready lifestyle destination.





COMMUNITY LIFESTYLE

A Neighbourhood of Its Own

Beyond your front door, Jumeirah Village Triangle unfolds as an expansive residential sanctuary defined by a tranquil, nature-led rhythm.

Shaped by over thirty manicured parks, tree-lined avenues, and pet-friendly green spaces, the community cultivates an unhurried lifestyle built for quiet morning jogs, neighbourhood tennis and padel courts, and sunlit afternoons spent outdoors.

Supported by esteemed schools, everyday conveniences, and thoughtful recreational facilities, it fosters a warm, familiar character. Rooted in a quiet, low-rise scale yet deeply connected to Dubai's vibrant pulse, JVT delivers an authentic sense of home without ever losing touch with the city.

The City Within Reach

Strategically positioned near Al Khail Road and Sheikh Mohammed Bin Zayed Road, HAUS 99 places Dubai's principal destinations effortlessly within reach. While the upcoming Skylight Mall, esteemed schools, healthcare, and vibrant leisure attractions are close at hand, the city's landmark addresses – including Dubai Marina, Palm Jumeirah, the Mall of the Emirates, and Downtown Dubai – remain just a seamless drive away.

Key Destinations

1	Al Khail Road	2 min
2	Sheikh Mohammed Bin Zayed Road	3 min
3	Skylight Mall	5 min
4	Sunmarke School	8 min
5	Mediclinic Springs	9 min
6	Dubai Marina	15 min
7	Palm Jumeirah	15 min
8	Mall of the Emirates	18 min
9	Burj Al Arab	18 min
10	Burj Khalifa	22 min
11	Al Maktoum International Airport	25 min
12	Dubai International Airport	29 min



Amenities



LOBBY

AMENITIES

An Invitation to Enjoy More

Spanning two thoughtfully curated levels, the resort-inspired amenity collection at HAUS 99 extends your living space into an effortless world of leisure, wellness, and quiet connection.

Designed around the rhythm of everyday life, the amenities provide a harmonious balance of open-air spaces and relaxed social retreats, all beautifully framed by lush green gardens.

Whether you are catching a movie under the stars, finding focus with a morning yoga session, or unwinding by the infinity pool, the collection creates a seamless balance between activity and peaceful calm, bringing a complete range of lifestyle experiences right to your doorstep.





INFINITY POOL

An Elevated Retreat



Elevated above the surrounding parks, the amenity deck is designed as an open-air retreat with panoramic horizon views.

At its centre, a sweeping infinity pool extends into a splash zone for children, while a dedicated running track rings the perimeter for elevated workouts.

Complete with a shaded BBQ lounge just steps away, the entire level brings together active routines, family play, and effortless outdoor hosting in one seamless setting.





INFINITY POOL

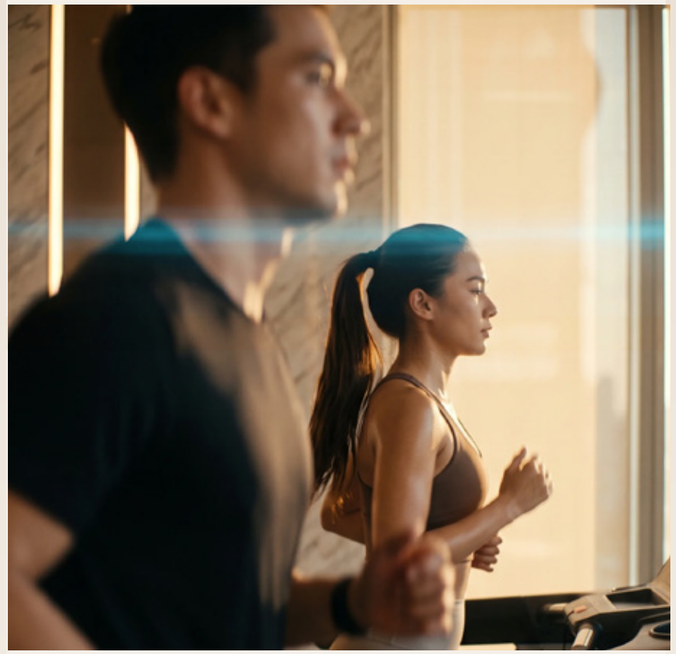
Evenings Beneath the Stars



Open-air cinema transforms evenings at home into an intimate setting for films, conversation, and connection.

OPEN-AIR CINEMA

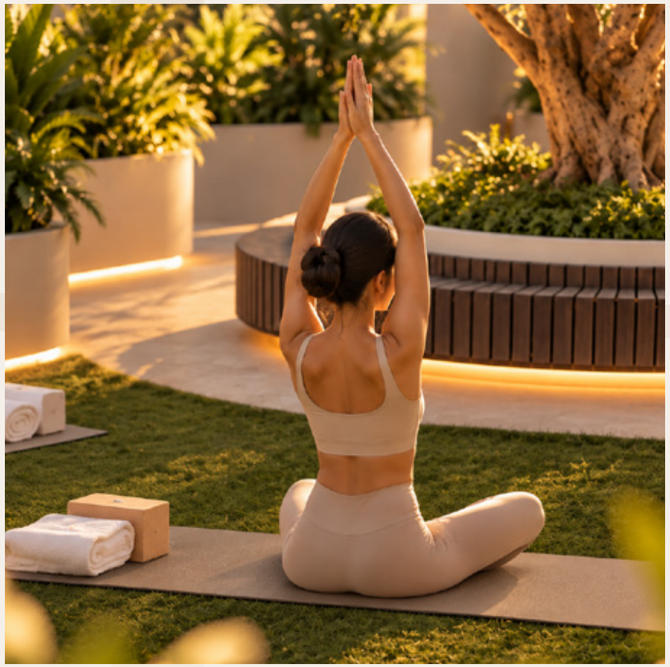
A Rhythm of Movement



Framed by full-height glass and warm wood finishes, the indoor gym provides a bright, welcoming space for your daily workout. Whether you are focusing on cardio or strength training, every session unfolds in a calm and inspiring atmosphere.

LANDSCAPED PODIUM

A Sense of Balance



Set against the quiet of the garden, the open-air yoga lawn offers a calm space for daily stretching and mindful movement.

A Place for Curious Minds



Framed by greenery, the dedicated play area gives children a safe and imaginative space to climb, explore, and enjoy the outdoors right at home.

Moments of Stillness



Tucked away among the garden planters, comfortable outdoor seating offers a private nook to curl up with a book or simply unwind in the fresh air.



The Art of Gathering



As day turns to dusk, the sunken fire pit lounge becomes a natural gathering point for unwinding with friends and family beneath the open sky.

LANDSCAPED PODIUM

A World Within the Premises

ROOF TOP

Infinity Pool

Open-Air Cinema

BBQ Area

Running Track

Kids Splash Area

PODIUM

Landscaped Spaces

Indoor Gymnasium

Outdoor Gym

Children's Play Area

Double-Height Lobby

The Yoga Deck

Sunken Fire Pit Lounge

BASEMENT 1 & 2

Basement Parking



Residences

An Expression of Modern Architecture

A private collection of just 99 distinguished residences, HAUS 99 brings a striking modern silhouette to Jumeirah Village Triangle.

Defined by sleek contemporary proportions, soft curved lines, and sweeping glass facades, the architecture draws rich natural light deep into every interior while framing unobstructed, dual-aspect views, stretching across JVT's neighbourhood parklands and open sky views.

Spanning from 318 to 3,263 sq. ft., the residential portfolio offers exceptional versatility tailored to every dynamic of living. The collection features meticulously proportioned studios, flexible one- and two-bedroom apartments, some with adaptable sunrooms, and exclusive multi-bedroom duplexes and townhouses.

Every home is crafted to feel bright, airy, and inherently expansive, effortlessly balancing a bold modern aesthetic with private, relaxed comfort.





LIVING ROOM



LIVING ROOM / MULTI-PURPOSE ROOM

MASTER BEDROOM

SECONDARY BEDROOM



BATHROOM






CEREAL
INTERIOR ARCHITECTURE & DESIGN MAGAZINE

A Space for Every Possibility

Inspired by the evolving nature of contemporary living, HAUS 99 introduces a thoughtful approach to residential design, where spaces are created to accommodate different lifestyles and everyday needs.

Within the one-bedroom residences featuring a dedicated sunroom, an additional versatile space offers the freedom to shape the home around individual preferences. Whether arranged as a private workspace, a quiet reading retreat, a creative studio, or a nursery, the sunroom lends itself to a variety of purposes.

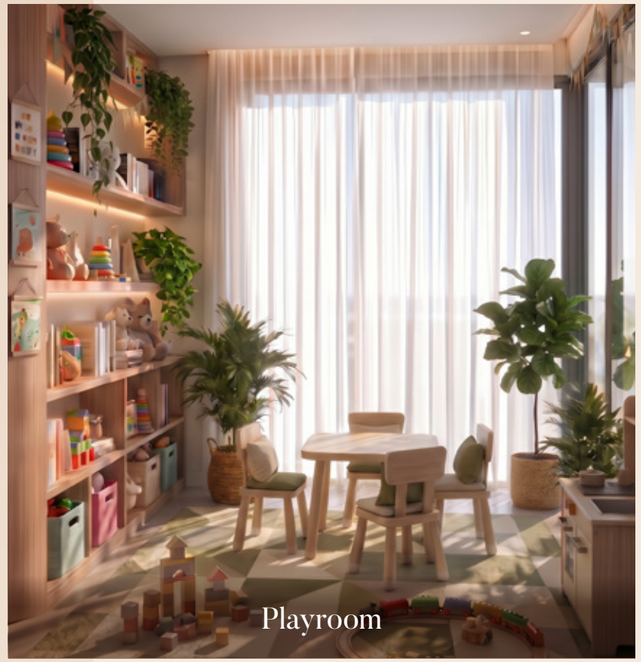
Considered as an extension of the living environment, this versatile addition brings greater flexibility to the residence, allowing its purpose to change naturally over time.

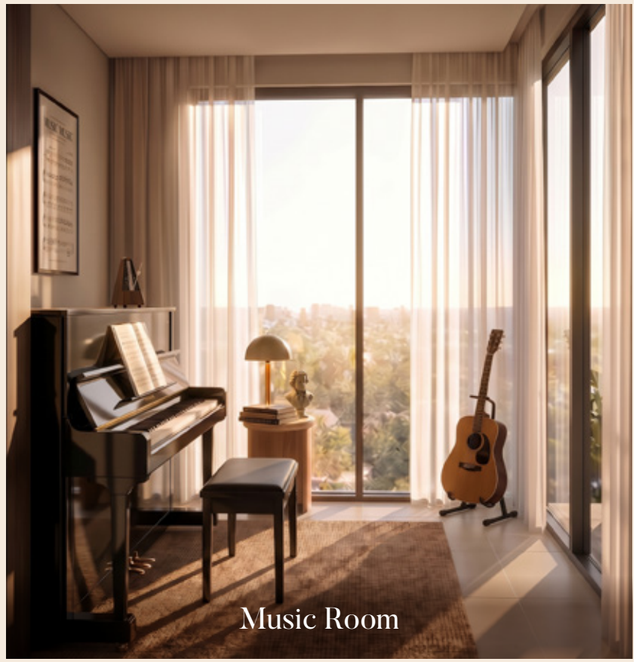
An expression of thoughtful design, where every space has the potential to become something more.



A New Perspective on Living


Reading Retreat


Playroom


Music Room


Guest Bedroom


Podcast Room


Nursery

BALCONY

A More Private Expression of Home

A collection of just nine three- and four-bedroom duplexes and townhouses brings the luxury of villa living into a managed residential setting - a true rarity within Jumeirah Village Triangle.

Dual-aspect design connects every residence to open parkland views on one side, and private, direct access to the podium gardens and amenities on the other.

It is a refined expression of modern living: the space and intimacy of a traditional home, enhanced by the effortless privileges of a luxury residential community lifestyle.



99 and Not One More

LANDSCAPED PODIUM


HAUS 99

HAUSEN
DEVELOPMENTS

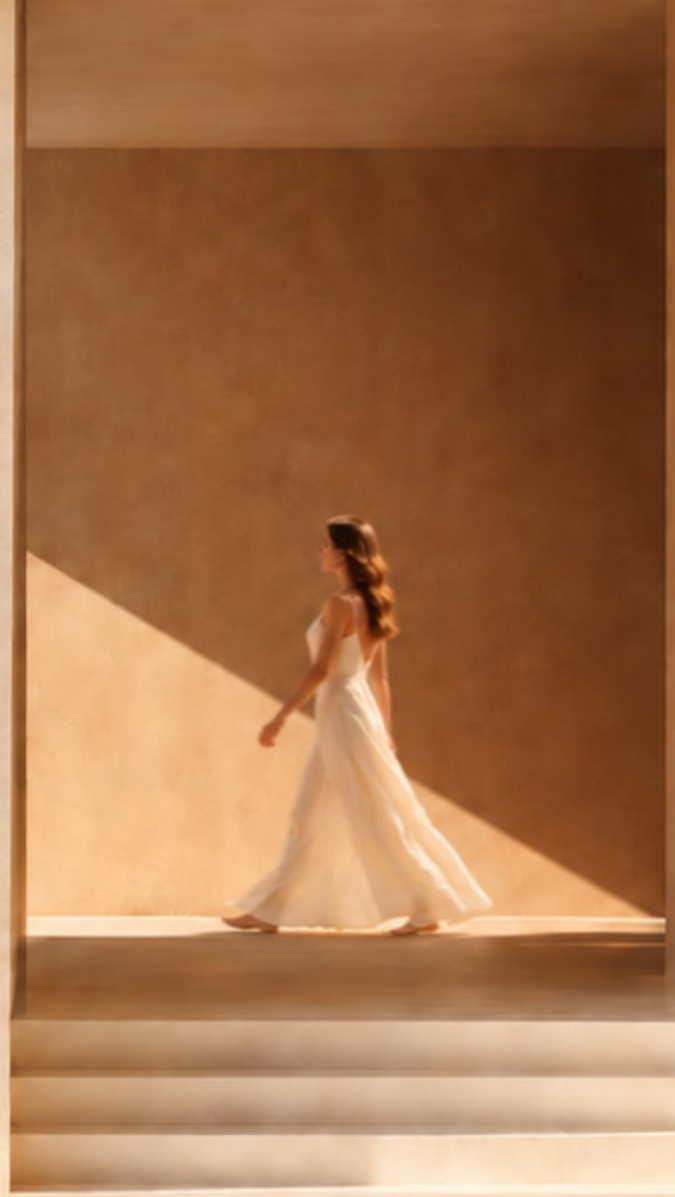
Hausen Developments is a boutique real estate development company focused on delivering high-quality residential and commercial addresses defined by architectural integrity and timeless design. Established in 2009 and backed by an alliance of seven private companies operating across Georgia, Romania, and Dubai, Hausen combines dedicated property development with deep-rooted capabilities in construction, engineering, and logistics.

Adopting a rigorous, hands-on approach throughout every stage of the journey, Hausen prioritises structural precision, thoughtful planning, and lasting value over sheer volume.

By uniting real estate vision with proven execution discipline, the company shapes enduring spaces that stand the test of time - bringing an uncompromising standard of boutique living to Dubai through HAUS 99.

[REFINE]
FROM VISION TO DELIVERY

Delivered as Refine's turnkey project, HAUS 99 reflects a total commitment to execution excellence under a single dedicated platform. Founded by property experts, Refine is a UAE-based development management company overseeing the entire real estate lifecycle across a growing portfolio of branded developments. From land acquisition, feasibility, and meticulous space planning to construction oversight, marketing, sales, and post-handover administration, Refine unites design precision with complete operational control to transform visionary concepts into enduring living spaces.



HAUS 99

DEVELOPED BY

HAUSEN
DEVELOPMENTS

POWERED BY

[Refine
FROM VISION TO DELIVERY]