HAYAT حياة

by **DUBAI SOUTH**

WHERE STANDALONE LUXURIOUS VILLAS MEET NATURE

OVERVIEW

Where scale meets soul, **HAYAT** by **Dubai South Properties**' newest master-planned community invites you to reimagine everyday living that is inspired by life itself. Spanning **10 million square feet**, 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 HAYAT'S gates, life unfolds with intention to become balanced, modern, and effortlessly complete.



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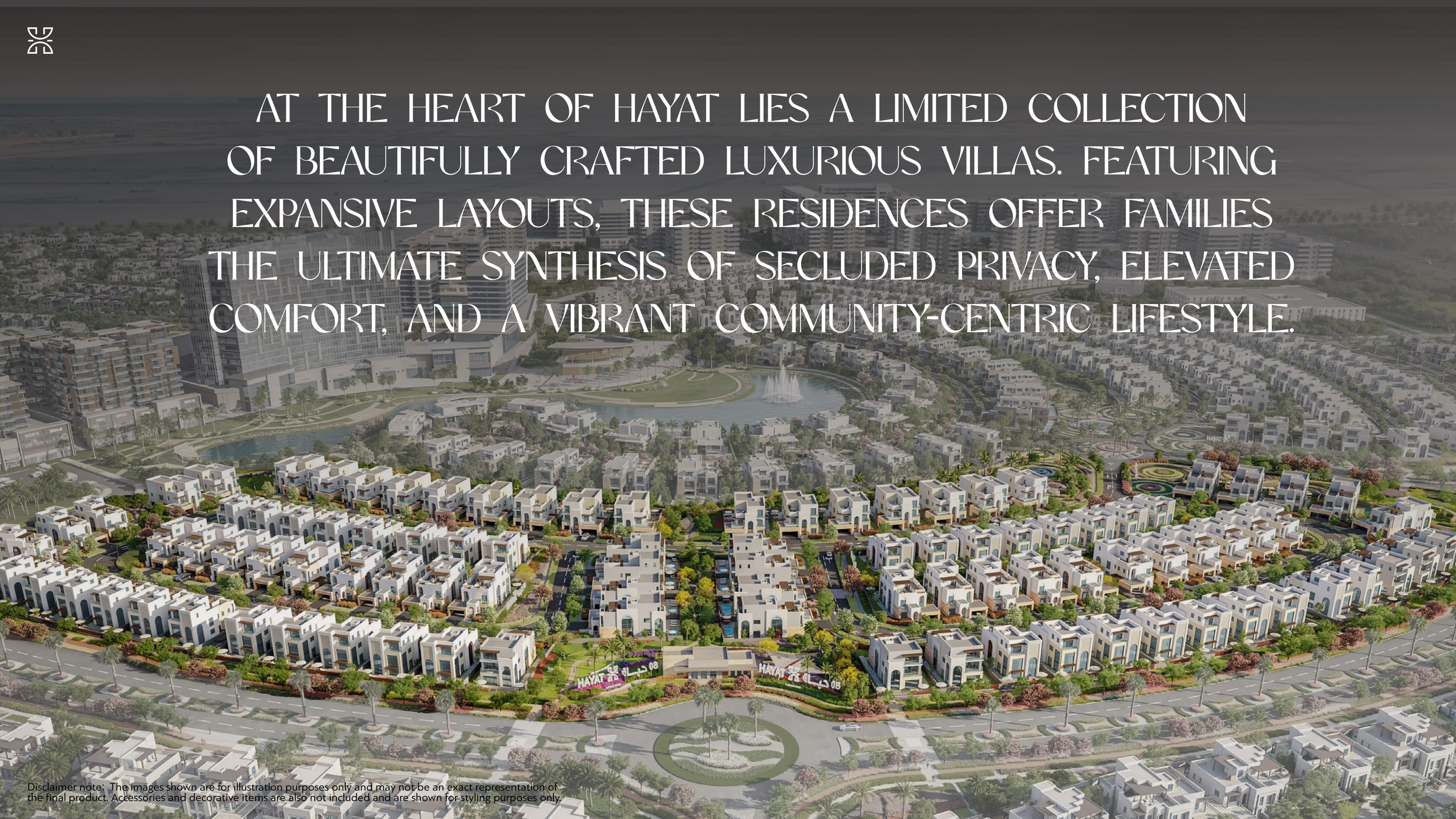
AT THE HEART OF HAYAT LIES A LIMITED COLLECTION OF BEAUTIFULLY CRAFTED LUXURIOUS VILLAS. FEATURING EXPANSIVE LAYOUTS, THESE RESIDENCES OFFER FAMILIES THE ULTIMATE SYNTHESIS OF SECLUDED PRIVACY, ELEVATED COMFORT, AND A VIBRANT COMMUNITY-CENTRIC LIFESTYLE.



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A LANDSCAPE OF RHYTHM AND RETREAT

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



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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 villa 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 4-, 5-, 6- bedroom layouts. These villas offer the flexibility to suit a variety of lifestyles.



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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.



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LOCATION MAP

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





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AMENITIES

AMENITIES DESIGNED FOR WELLNES & LEISURE





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.

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FITNESS AND WELLNESS FACILITIES

Everything you need, just moments away.

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.

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A COMMUNITY MALL AND RETAIL BOULEVARD WITHIN HAYAT

Shops, cafés, and essentials all within walking distance.

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



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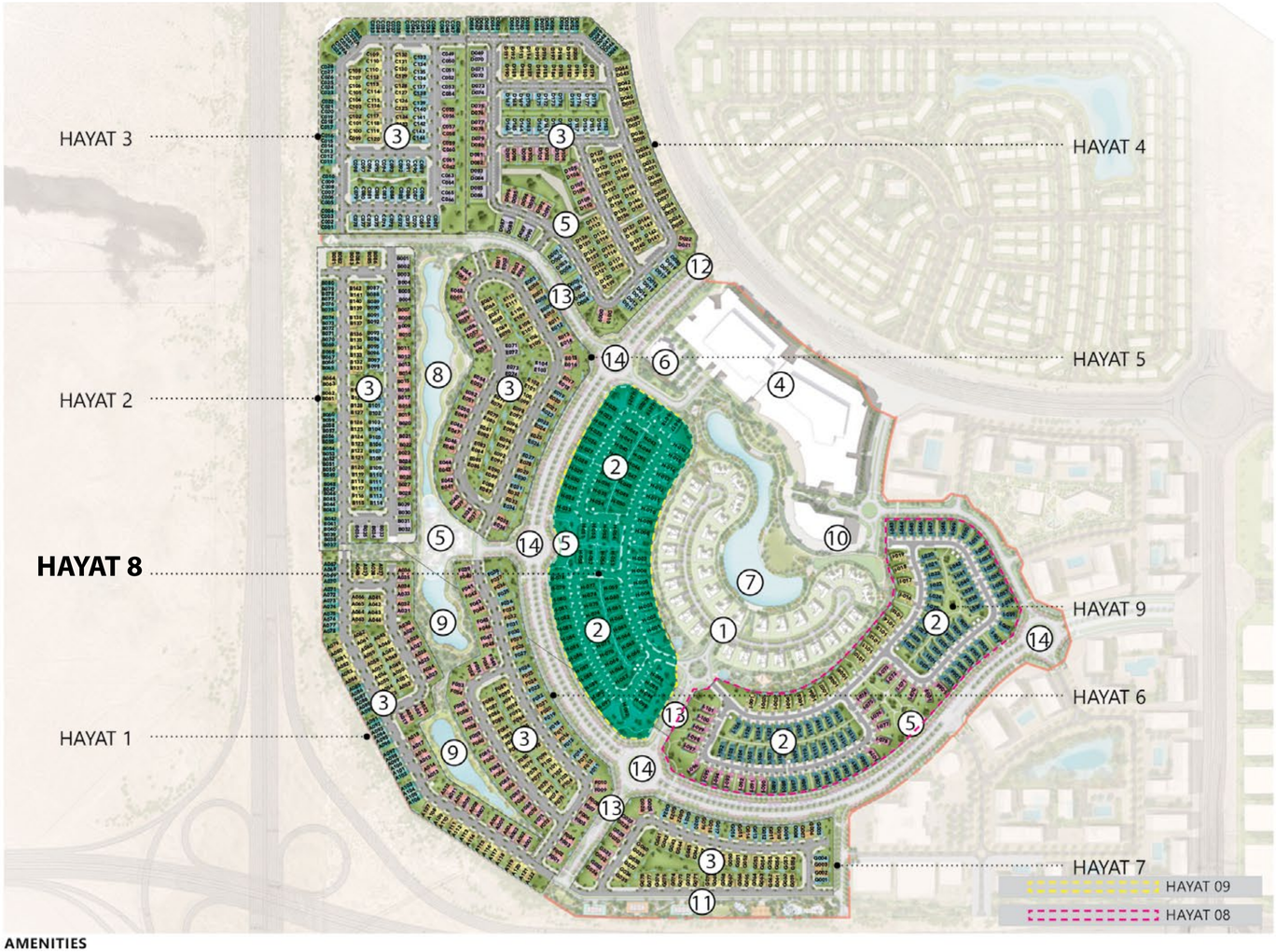
MASTERPLAN OF HAYAT 8



AMENITIES

1. Premium Villas
2. Standalone Villas
3. Townhouses
4. Retail Plaza
5. Community Recreation
6. Mosque
7. Hayat lake at Central Park
8. Hayat North Lake
9. Hayat South Lake
10. Club House
11. Sports Zone
12. Project Entrance
13. Community Entrance
14. Hayat Boulevard

- 3-BR Townhouse Edge Unit
- 3-BR Townhouse Middle Unit
- 4-BR Townhouse Middle Unit
- 4-BR Townhouse Edge Unit
- 4-BR Standalone Villa
- 5-BR Townhouse Middle Unit
- 5-BR Townhouse Edge Unit
- 5-BR Semi Detatched Type A
- 5-BR Semi Detatched Type A1
- 5-BR Semi Detatched Type B
- 5-BR Standalone Villa
- 6-BR Standalone Villa

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UNIT	LAND	BUA	BACKYARD	UNIT	LAND	BUA	BACKYARD
H001	5,939	6,305	2,832	H034	4,541	4,835	1,915
H002	6,034	6,305	2,944	H035	4,541	4,835	1,947
H003	6,034	6,305	2,944	H036	4,541	4,835	1,947
H004	6,034	6,305	2,944	H037	4,541	4,842	1,915
H005	6,034	6,305	2,944	H038	4,508	4,842	1,886
H006	6,034	6,305	2,944	H039	4,508	4,835	1,916
H007	6,034	6,312	2,922	H040	4,469	4,835	1,879
H008	6,034	6,312	2,922	H041	4,488	4,835	1,896
H009	5,917	6,305	2,829	H042	5,829	4,835	3,175
H010	5,958	6,305	2,876	H043	4,582	4,835	1,959
H011	5,958	6,305	2,876	H044	4,651	4,835	2,059
H012	5,899	6,305	2,820	H045	4,651	4,835	2,059
H013	5,846	6,305	2,766	H046	4,651	4,835	2,059
H014	5,939	6,305	2,832	H047	4,683	4,842	2,058
H015	5,745	6,305	2,669	H048	4,715	4,842	2,088
H016	9,611	6,305	6,384	H049	4,715	4,835	2,118
H017	8,748	6,305	5,603	H050	4,715	4,835	2,088
H018	5,683	6,312	2,583	H051	5,543	5,672	2,559
H019	4,844	4,842	2,218	H052	5,044	5,678	2,168
H020	6,285	4,835	3,671	H053	5,044	5,678	2,168
H021	8,689	4,835	5,967	H054	5,332	5,672	2,455
H022	7,386	4,835	4,736	H055	5,374	5,672	2,503
H023	4,860	4,835	2,259	H056	5,036	5,678	2,168
H024	4,836	4,835	2,234	H057	5,036	5,678	2,168
H025	4,738	4,835	2,143	H058	5,349	5,672	2,389
H026	4,756	4,835	2,160	H059	5,848	4,835	3,208
H027	4,799	4,842	2,168	H060	4,754	4,835	2,156
H028	4,660	4,842	2,040	H061	4,754	4,835	2,156
H029	4,637	4,835	2,049	H062	4,754	4,835	2,156
H030	4,634	4,835	2,043	H063	4,754	4,835	2,156
H031	4,649	4,835	2,052	H064	4,754	4,835	2,156
H032	4,734	4,835	2,132	H065	4,754	4,835	2,156
H033	5,470	5,672	2,528	H066	4,861	4,842	2,210

Areas presented in square feet

MASTERPLAN OF HAYAT 8



4BR STANDALONE VILLA | 5-BR STANDALONE VILLA | 6-BR STANDALONE VILLA

DUBAI SOUTH PROPERTIES

SCALE 1:5000

0 m 50 m 100 m 150 m 200 m

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UNIT	LAND	BUA	BACKYARD
H067	4,603	4,835	1,981
H068	4,573	4,835	1,975
H069	4,573	4,835	1,975
H070	4,573	4,835	1,975
H071	4,573	4,835	1,975
H072	4,573	4,842	1,946
H073	4,573	4,842	1,946
H074	4,573	4,835	1,975
H075	4,573	4,835	1,975
H076	4,573	4,835	1,975
H077	5,006	4,835	2,385
H078	5,569	5,672	2,564
H079	5,144	5,672	2,298
H080	4,673	4,835	2,080
H081	4,673	4,835	2,078
H082	4,676	4,835	2,084
H083	4,683	4,835	2,090
H084	4,691	4,835	2,096
H085	4,703	4,835	2,109
H086	4,718	4,842	2,098
H087	4,744	4,842	2,115
H088	4,802	4,835	2,200
H089	5,268	5,672	2,434
H090	5,248	5,672	2,401
H091	7,666	5,672	4,726
H092	7,674	5,672	4,729
H093	7,674	5,672	4,729
H094	5,279	5,672	2,437
H095	4,973	5,672	2,136
H096	4,973	5,678	2,106

Areas presented in square feet

MASTERPLAN OF HAYAT 8



4BR STANDALONE VILLA | 5-BR STANDALONE VILLA | 6-BR STANDALONE VILLA

DUBAI SOUTH PROPERTIES

SCALE 1:5000

0 m 50 m 100 m 150 m 200 m

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VILLA TYPES

FOUR BEDROOM VILLAS | FIVE BEDROOM VILLAS | SIX BEDROOM VILLAS





4 BEDROOM VILLAS

A REFINED EXPRESSION OF SPACIOUS LIVING, THOUGHTFULLY DESIGNED FOR THE ART OF TOGETHERNESS.

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FOUR BEDROOM
VILLAS



UNIT	FOUR BEDROOM UNIT
PLOT AREA	4,844
BUA	4,842
BACKYARD	2,218
ROOF TERRACE	366

Areas presented in square feet



GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN





5 BEDROOM VILLAS

WHERE GENEROUS SPACES AND TIMELESS ELEGANCE COME TOGETHER TO ELEVATE EVERYDAY LIVING.

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FIVE BEDROOM
VILLAS



UNIT	FIVE BEDROOM UNIT
PLOT AREA	5,036
BUA	5,678
BACKYARD	2,168
ROOF TERRACE	349

Areas presented in square feet



GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN





6 BEDROOM VILLAS

AN EXPANSIVE SANCTUARY OF SOPHISTICATION, CRAFTED FOR A LIFE WITHOUT COMPROMISE.

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SIX BEDROOM
VILLAS



UNIT	SIX BEDROOM UNIT
PLOT AREA	5,846
BUA	6,305
BACKYARD	2,766
ROOF TERRACE	363

Areas presented in square feet



GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN



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