



Havencia

by ALA DEVELOPMENTS

THERE ARE ADDRESSES.
AND THEN THERE ARE
PLACES, THAT HOLD YOU.

Havencia was born from a simple question,

What does it feel like to arrive somewhere and instantly know you belong?

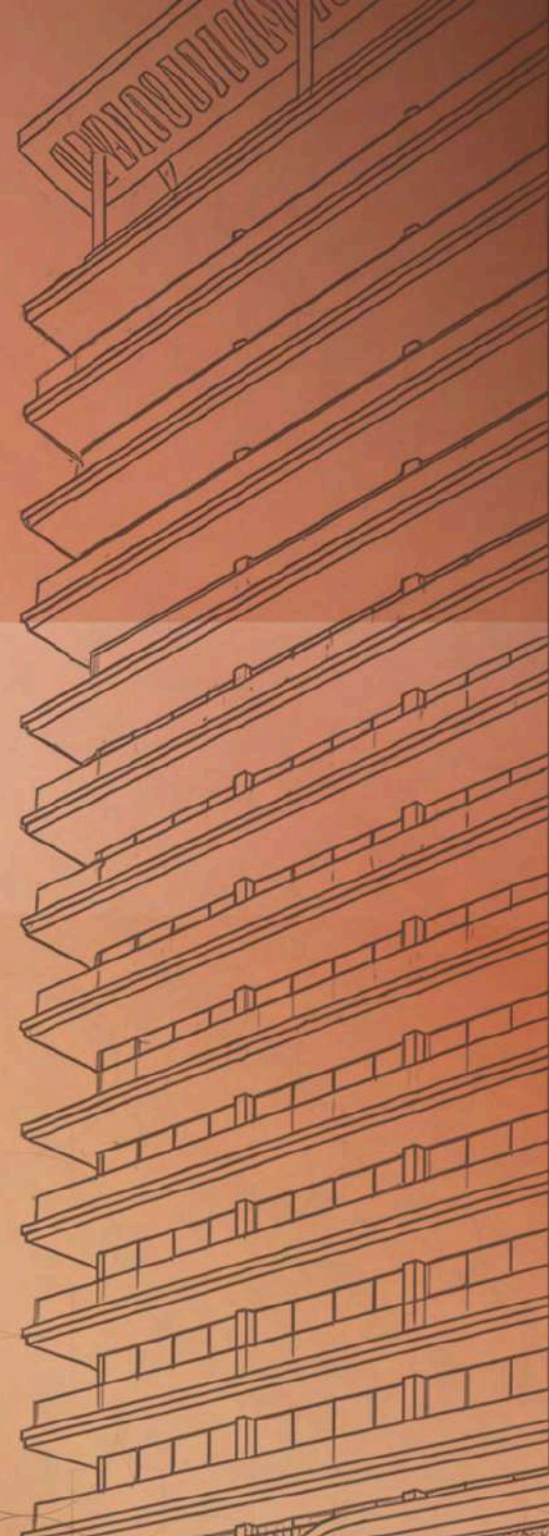
It feels like light finding its window.

Like laughter filling a space.

Like stillness you no longer have to search for.

This is not simply a home you choose.

It is a home that feels chosen for you.



3 DECADES OF DUBAI.

One Vision for What Comes Next.

ALA Developments was formally established in 2025,
built upon three decades of on-ground experience in Dubai.

Our founders, **Chairman Hassan Raza** and **CEO Zaman Abbas**, have shaped successful ventures across home appliances, hospitality, and real estate through brands including **Star Track, Alfstar, Kobe Sizzlers, and Iraz Developments**. That cross industry legacy, built on integrity, long-term thinking, and an intimate knowledge of Dubai is the foundation everything we build stands on.

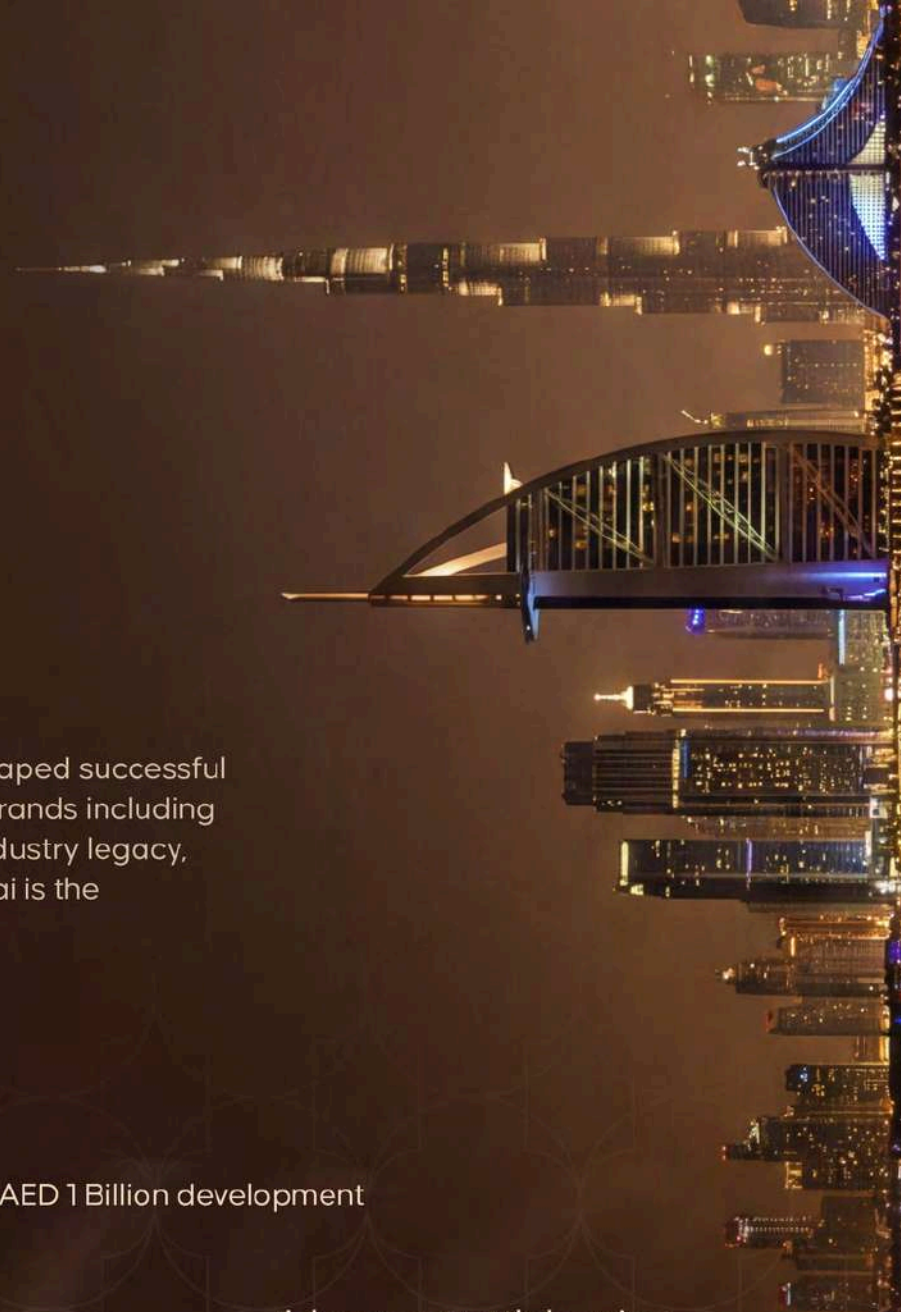
ALA represents three commitments:

Aspiration. Legacy. Authenticity.

Following Creek Views and Jaddaf Waterfront, Havencia continues our AED 1 Billion development vision, designed not just to exist, but to endure.

A feeling worth living.

A legacy worth leaving.





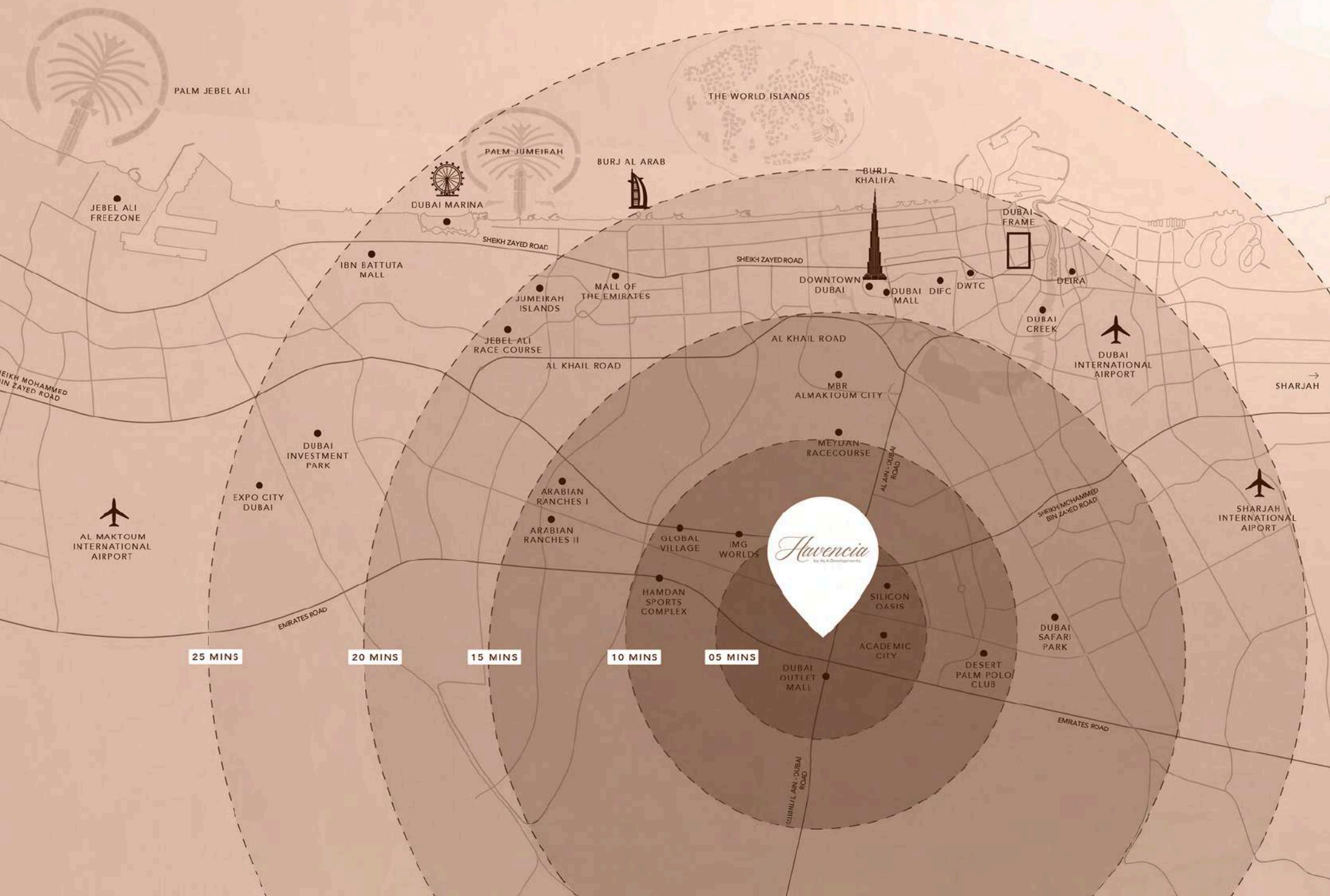
THE *Future* OF LIVING,

Dubai Land Residences Complex is a district on the rise, and **ALA** builds at the moment before potential becomes obvious. **Havencia** elevates the standard of its market, offering genuine design excellence, resort calibre living, and considered pricing in one address. This is disruptive living by intention quietly superior, unmistakably better.

This is **ALA's vision**, extended into its truest expression. A development that belongs to the future of this city and to the lives of everyone who chooses to make it their own.

A feeling worth living.

A legacy worth leaving.







CONNECTIVITY & NEARBY LANDMARKS

**Everything Within Reach.
Nothing in the Way.**

Road Connectivity

- **Emirates Road (E611)** – Northern communities, Al Maktoum International Airport, wider UAE
- **Al Ain Road (E66)** – Downtown Dubai, Business Bay, DIFC
- **Mohammed Al Nahyan Street** – Seamless local movement through Dubai Land

- | | |
|--|------------|
| • GEMS FirstPoint School | Door step |
| • Aquila School | 5 minutes |
| • Dubai Academic City & Zayed Univeristy | 10 minutes |
| • Global Village | 8 minutes |
| • IMG Worlds | 8 minutes |
| • Dubai Outlet Mall | 10 minutes |
| • Dubai Silicon Oasis | 15 minutes |
| • Dubai Downtown & Burj Khalifa | 25 minutes |
| • Airport | 25 minutes |
| • Al Maktoum Airport | 35 minutes |
| • Medical Centres | 10 minutes |

The drive to **Havencia** is not the end of your day. It is the beginning of your evening – the moment the city releases its hold and something quieter, more yours, takes over.



RESIDENCES *Overview*

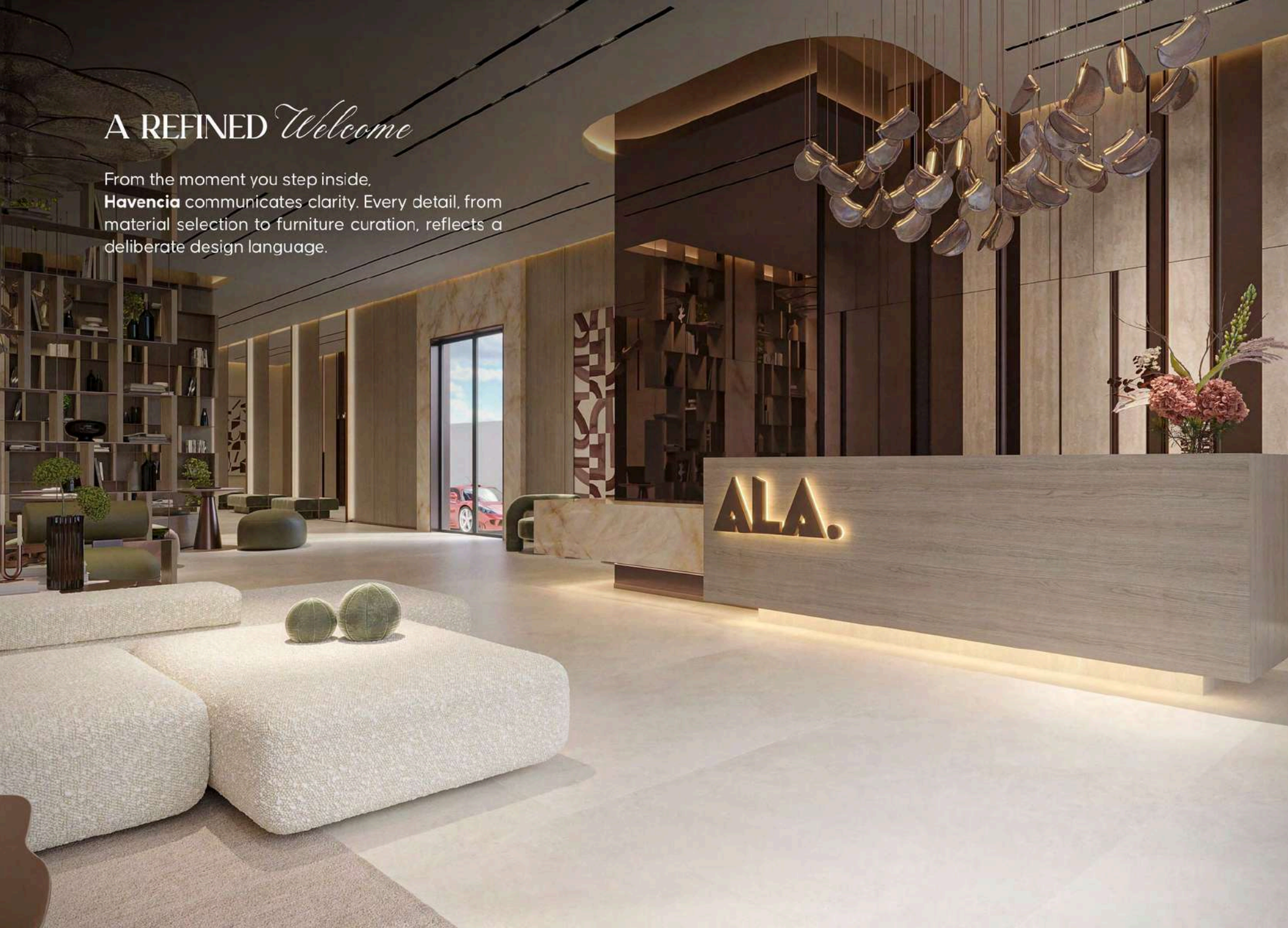
Havencia offers a curated collection of Studios, One-Bedroom, and Two-Bedroom residences each one designed not as a size

Regardless of configuration, every residence at **Havencia** carries the same commitment: the same quality of finish, the same intelligence of spatial design, the same access to every amenity within the community. Here, the size of your home does not determine the scale of your experience.



A REFINED *Welcome*

From the moment you step inside, **Havencia** communicates clarity. Every detail, from material selection to furniture curation, reflects a deliberate design language.













1v

1v

1v



A photograph of two young children, a boy and a girl, laughing joyfully while sitting on a wooden slide. The boy, on the left, has curly brown hair and is wearing a light-colored button-down shirt. The girl, on the right, has long brown hair and is wearing a black and white striped sweater. They are both leaning forward, resting their hands on the wooden railing of the slide. The background is a soft-focus green landscape with sunlight filtering through the trees, creating a warm and happy atmosphere.

COMMUNITY *Living* REIMAGINED

Havencia integrates over **24+** curated **lifestyle amenities**, thoughtfully distributed across wellness, recreation, and family engagement.

24+ PREMIUM LIFESTYLE *Amenities*



Infinity pool



Gym



Golf Simulator



Splash Pad



Party Hall



Kids Pool



Butterfly Garden



Koi Pond



Yoga Centre



Library



Billiards Lounge



Kids Play Area



Sand Pit



Conversational Pit



Rock Climbing



Jogging
Track 75 M



Meditation &
Wellness Centre



BBQ with 15
Seater Cabana



24 Seater
Open Cinema



Business
Lounge



Smart Cafe



Smart Home
with Alexa



Plunge Pool on all
Apartments in First Floor



3 Floor
Parking Podium



THE *Podium* EXPERIENCE

At **Havencia**, the podium is more than an elevated level – it is a thoughtfully designed social landscape.

Here, architecture softens into greenery. Water elements introduce calm. Play, conversation, and reflection coexist within a carefully composed environment.

This is where daily life unfolds beyond your front door.

A PLAYFUL ESCAPE, JUST STEPS FROM HOME

The Splash Pad is designed for safe, supervised water play within a shallow, interactive environment.





TRANQUILITY, COMPOSED

The koi pond anchors the podium with a calming water feature – blending architectural geometry with organic flow.

A young child with curly hair is sliding down a green slide, smiling. The child is wearing a white sweater and dark pants. The background is a blurred natural setting.

A SPACE WHERE
Imagination
LEADS

The children's play area is crafted as an interactive architectural playground – safe, open, and visually integrated into the landscape.



SPACES MADE
FOR *Connection*



The **Conversational Pit** creates an intimate outdoor setting – perfect for relaxed evenings and spontaneous gatherings.

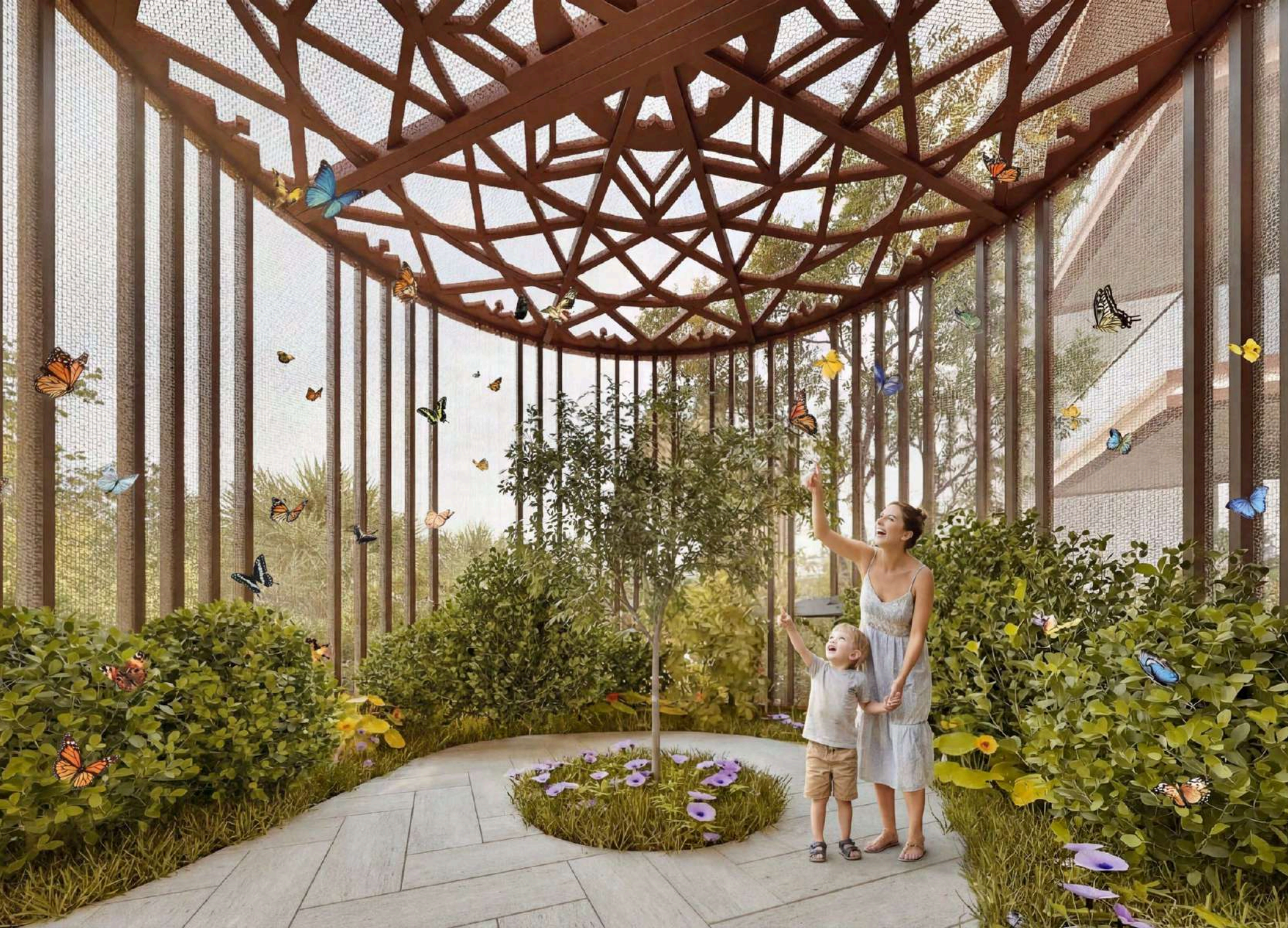




A LIVING *Landscape*

The butterfly garden introduces a delicate ecological layer to the podium experience – attracting movement, color, and seasonal beauty.







A woman with wet, dark brown hair is leaning on a stone ledge, looking towards the camera with a slight smile. She is wearing a light-colored, long-sleeved shirt. The background is a blurred view of the ocean with gentle waves. The overall mood is serene and relaxed.

Elevated LIVING

The rooftop at **Havencia** is designed as an extension of the residence, a social, recreational, and leisure destination set above the everyday rhythm of the city.



INFINITY *Pool*

An infinity-edge pool designed to visually merge with the skyline offering a serene retreat above the city.



Evenings
UNDER THE STARS





NETFLIX

24-SEATER OPEN-AIR CINEMA

An intimate open-air cinema designed for shared experiences.







15-SEATER BBQ AREA

A dedicated BBQ terrace designed to host up to fifteen guests comfortably.

GOLF SIMULATOR

A professional-grade golf simulator
integrated into the rooftop leisure







THE *Fitness*
STUDIO



A woman in athletic wear is running on a Technosym treadmill in a modern gym. The gym has large windows offering a view of the Burj Khalifa and the Dubai skyline. The interior features marble walls, a green patterned floor, and hanging plants. The text 'Performance WITH A VIEW' is overlaid in the top right corner.

Performance WITH A VIEW

The gym at Havencia is designed as a modern wellness studio featuring advanced cardio and strength-training equipment within a visually refined space.







THE SOCIAL LOUNGE

A dedicated party and recreation area designed for hosting and unwinding.









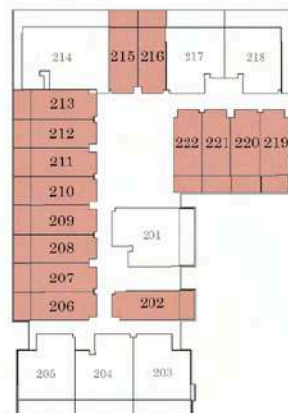




STUDIO APARTMENT

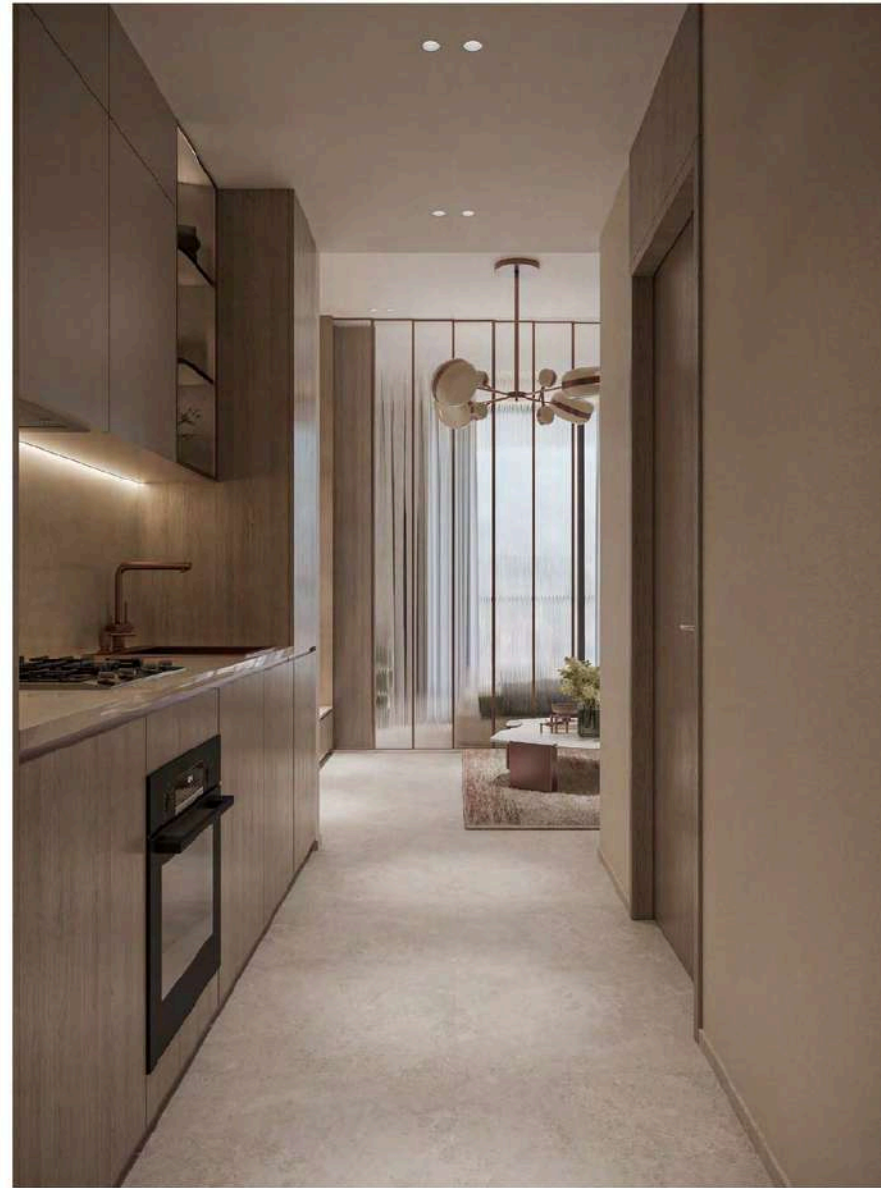
1	PANTRY	1.80x3.20 m
2	BATHROOM	1.55x2.40 m
3	STUDIO	3.45x4.90 m
4	BALCONY	3.55x2.00 m

Suite Area	29.79 to 30.66 sq.m	320.66 to 330.02 sq.ft
Balcony Area	7.31 to 7.99 sq.m	78.68 to 86.00 sq.ft
Total Area	37.22 to 38.31 sq.m	400.63 to 412.37 sq.ft



KEYPLAN

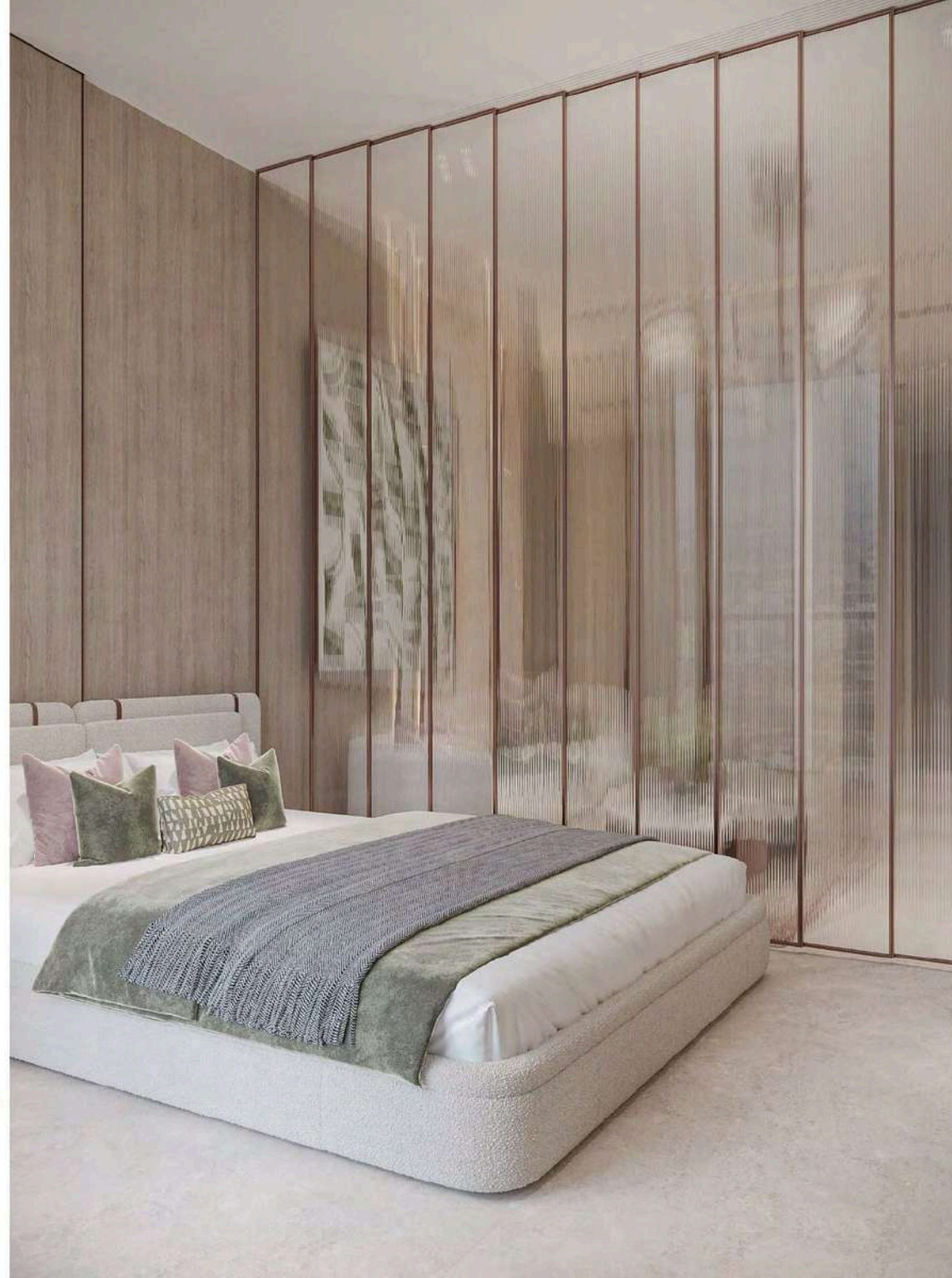






Studio Apartments for those who know exactly what they need and refuse to settle for less. Intelligently planned and immaculately finished with partition to keep privacy for guests.

Our studios are designed for individuals who understand that a smaller footprint can hold a very large life. Every centimetre is deliberate. Every detail is the same as the floor above.





1 BHK TYPE 1

1	KITCHEN	3.40x2.35 m
2	POWDER	1.20x2.10 m
3	STORE	1.10x2.23 m
4	LIVING/DINING	3.40x5.85 m
5	BEDROOM	3.60x3.20 m
6	DRESS	2.40x1.20 m
7	BATHROOM	2.40x1.60 m
8	BALCONY	7.18x1.99 m

Suite Area	55.97 to 56.52 sq.m	602.46 to 608.38 sq.ft
Balcony Area	13.45 to 15.60 sq.m	144.77 to 167.92 sq.ft
Total Area	69.51 to 71.78 sq.m	748.20 to 772.63 sq.ft



KEYPLAN



1 BHK TYPE 2

1	KITCHEN	3.40x2.35 m
2	POWDER	1.20x2.10 m
3	STORE	1.10x2.23 m
4	LIVING/DINING	3.40x5.85 m
5	BEDROOM	3.60x3.20 m
6	DRESS	2.40x1.20 m
7	BATHROOM	2.40x1.60 m
8	BALCONY.1	8.23x1.99 m
9	BALCONY.2	0.88x8.40 m

Suite Area	55.93 sq.m	602.03 sq.ft
Balcony Area	26.49 sq.m	285.14 sq.ft
Total Area	82.42 sq.m	887.16 sq.ft



KEYPLAN



2 BHK TYPE 1

1	KITCHEN	3.65x2.35 m
2	LIVING/DINING	3.65x5.45 m
3	STORE	1.85x2.30 m
4	BATH	1.60x2.30 m
5	BEDROOM	3.55x4.19 m
6	BEDROOM	3.40x3.89 m
7	DRESS	2.20x2.10 m
8	BATHROOM	2.70x1.70 m
9	BALCONY .1	10.90x1.89 m
10	BALCONY .2	0.90x8.14 m

Suite Area	86.78 sq.m	934.09 sq.ft
Balcony Area	33.35 sq.m	358.98 sq.ft
Total Area	120.13 sq.m	1,293.07 sq.ft



KEYPLAN





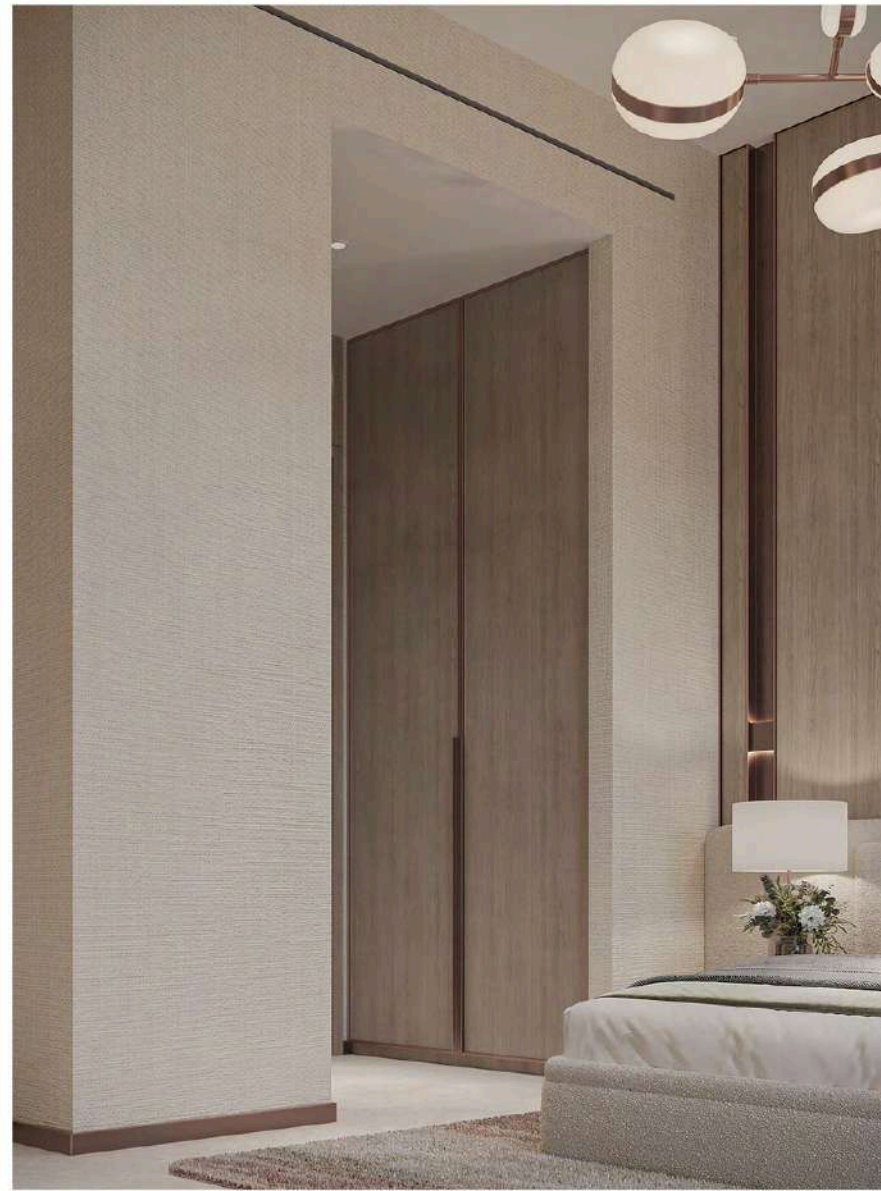


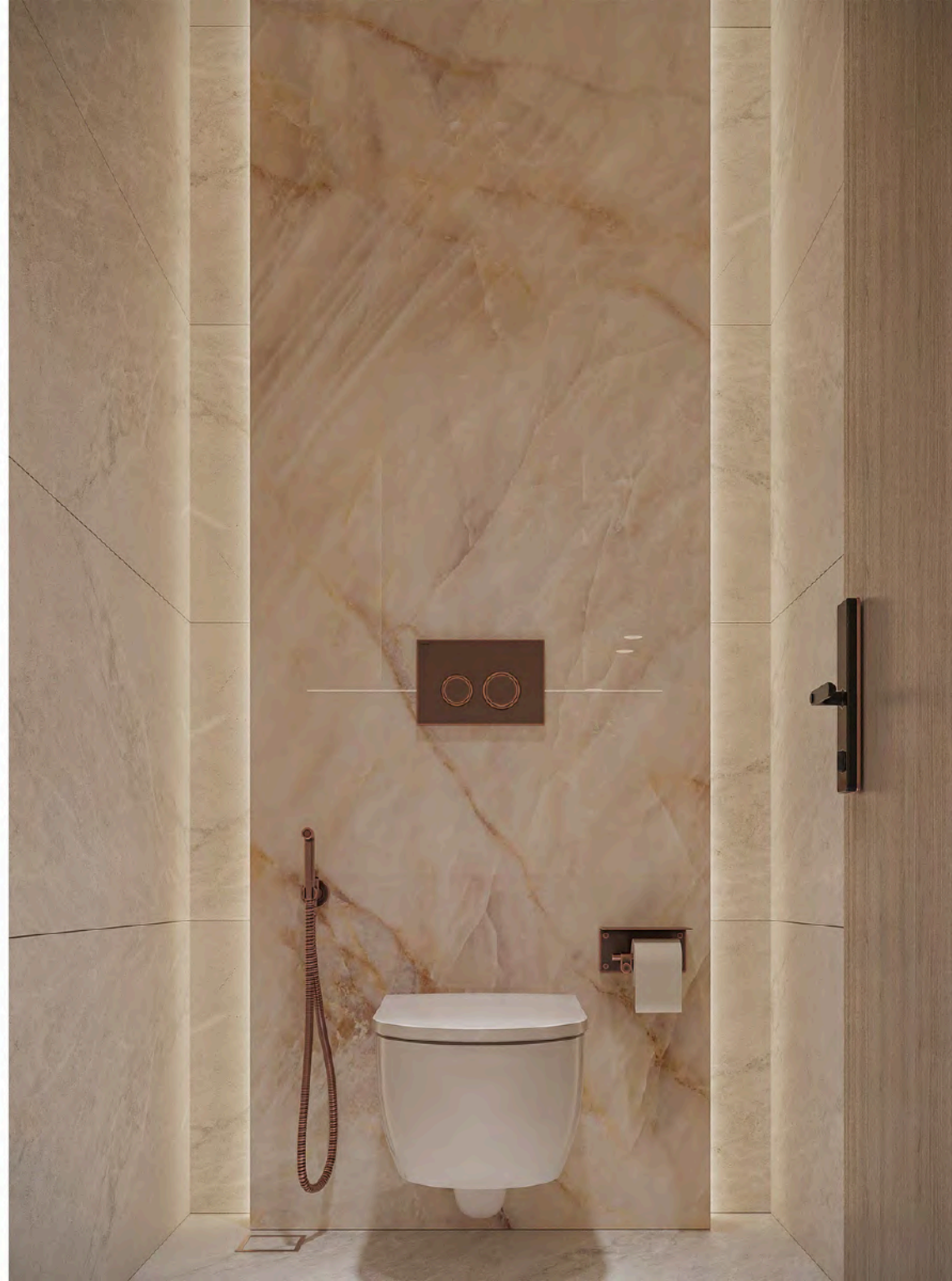


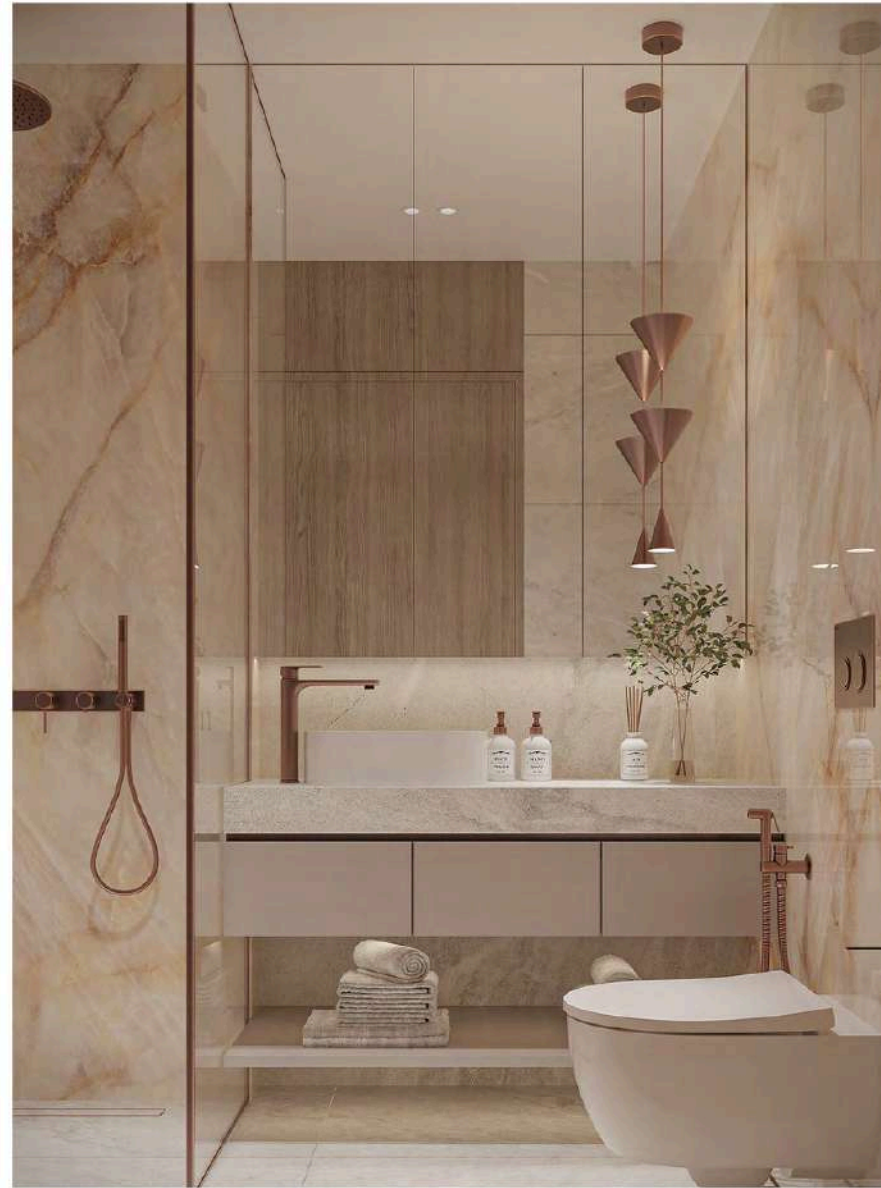












WHAT YOU BUILD HERE WILL OUTLAST EVERYTHING ELSE

Years from now, the true value of today's choice will live in quiet mornings, shared laughter, and memories shaped within these walls and the overwhelming sense that this, this, was the right choice.

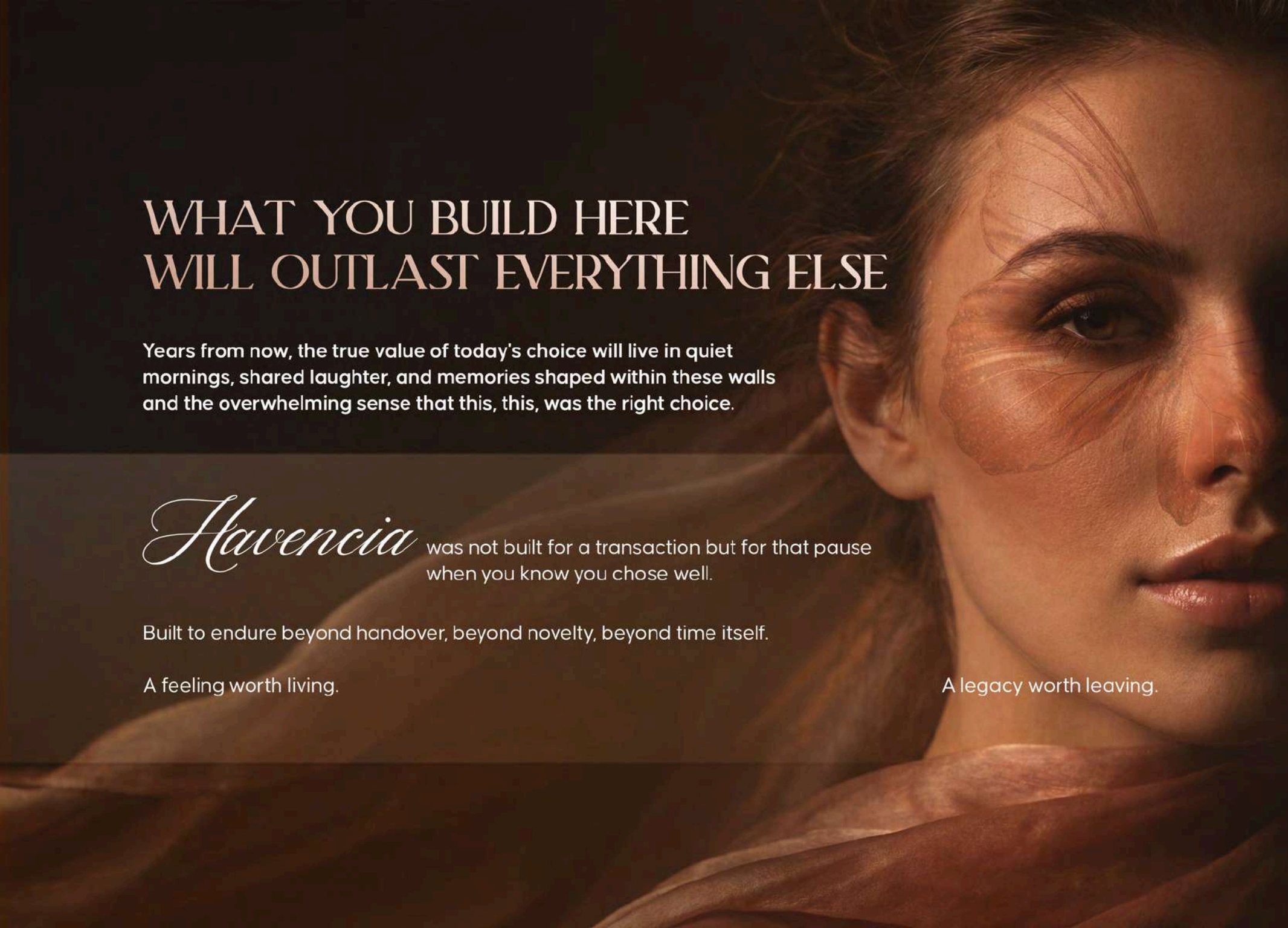
Havencia

was not built for a transaction but for that pause when you know you chose well.

Built to endure beyond handover, beyond novelty, beyond time itself.

A feeling worth living.

A legacy worth leaving.



YOUR *Story* BEGINS HERE

Havencia is available for private consultation, floor plan viewing, and investment advisory during its exclusive launch phase. Our team is here to guide you without pressure, with complete transparency, and with the same respect for your decision that we bring to every detail of our design.

ALA Developments



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[ala.developments](https://www.instagram.com/ala.developments)

Private viewings and tailored investment presentations available by appointment. Select residences eligible for UAE Golden Visa. Terms apply.