

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.



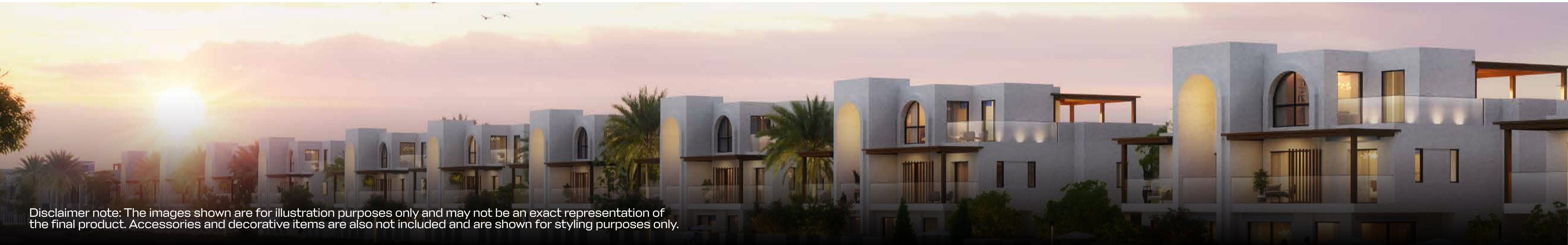


Overview

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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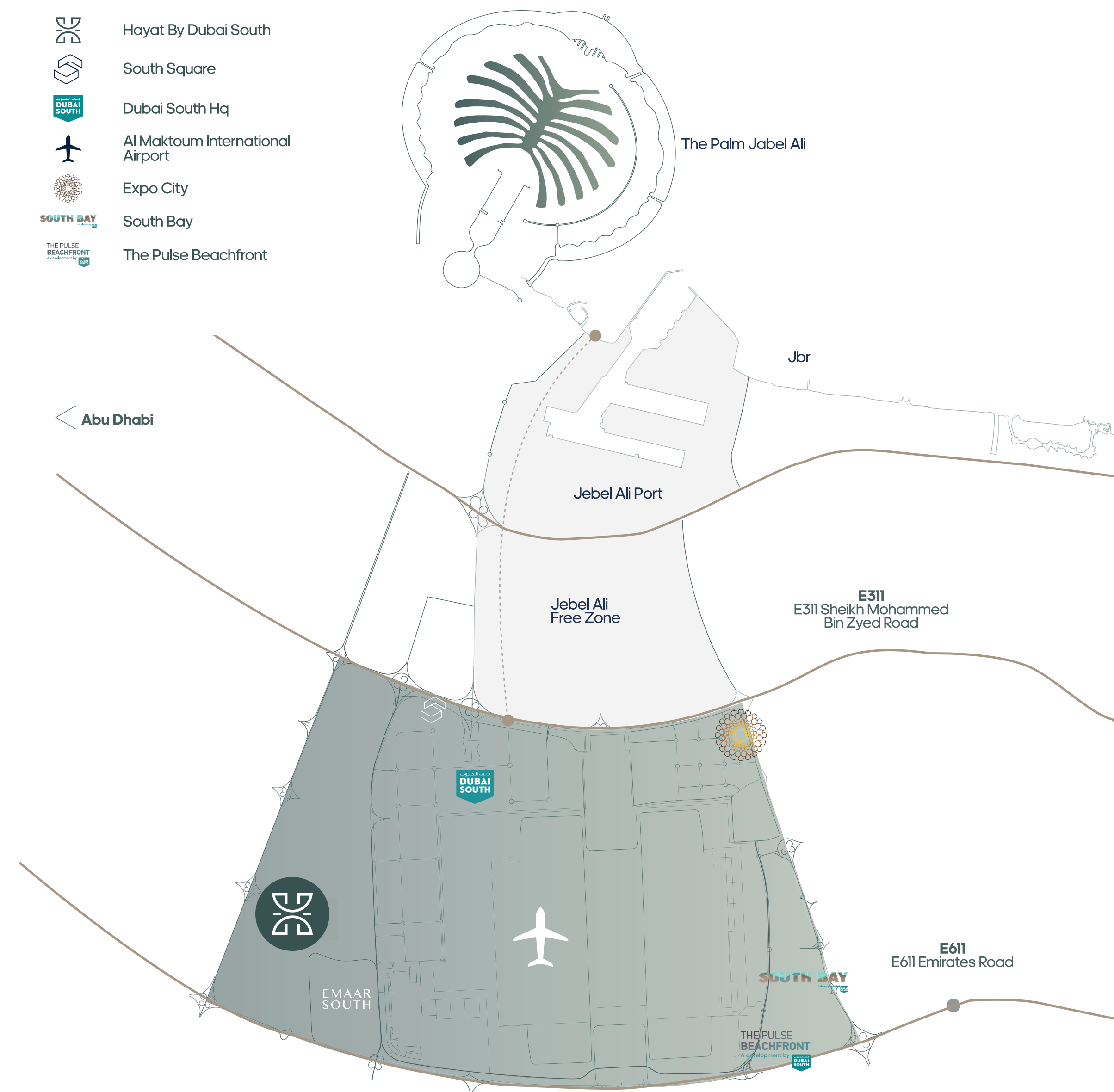




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LOCATION MAP

-  Hayat By Dubai South
-  South Square
-  Dubai South Hq
-  Al Maktoum International Airport
-  Expo City
-  South Bay
-  The Pulse Beachfront



Distance From Dubai South

Expo 2020 : 15 min

Downtown Dubai : 40 min

Palm Jumeirah : 35 min

Dubai Marina : 30 min

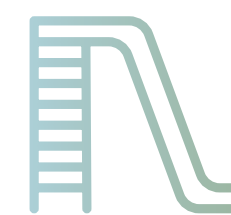
AMENITIES

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.



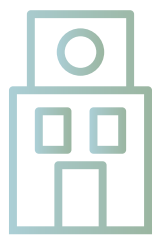
Dedicated zones for relaxation and gathering

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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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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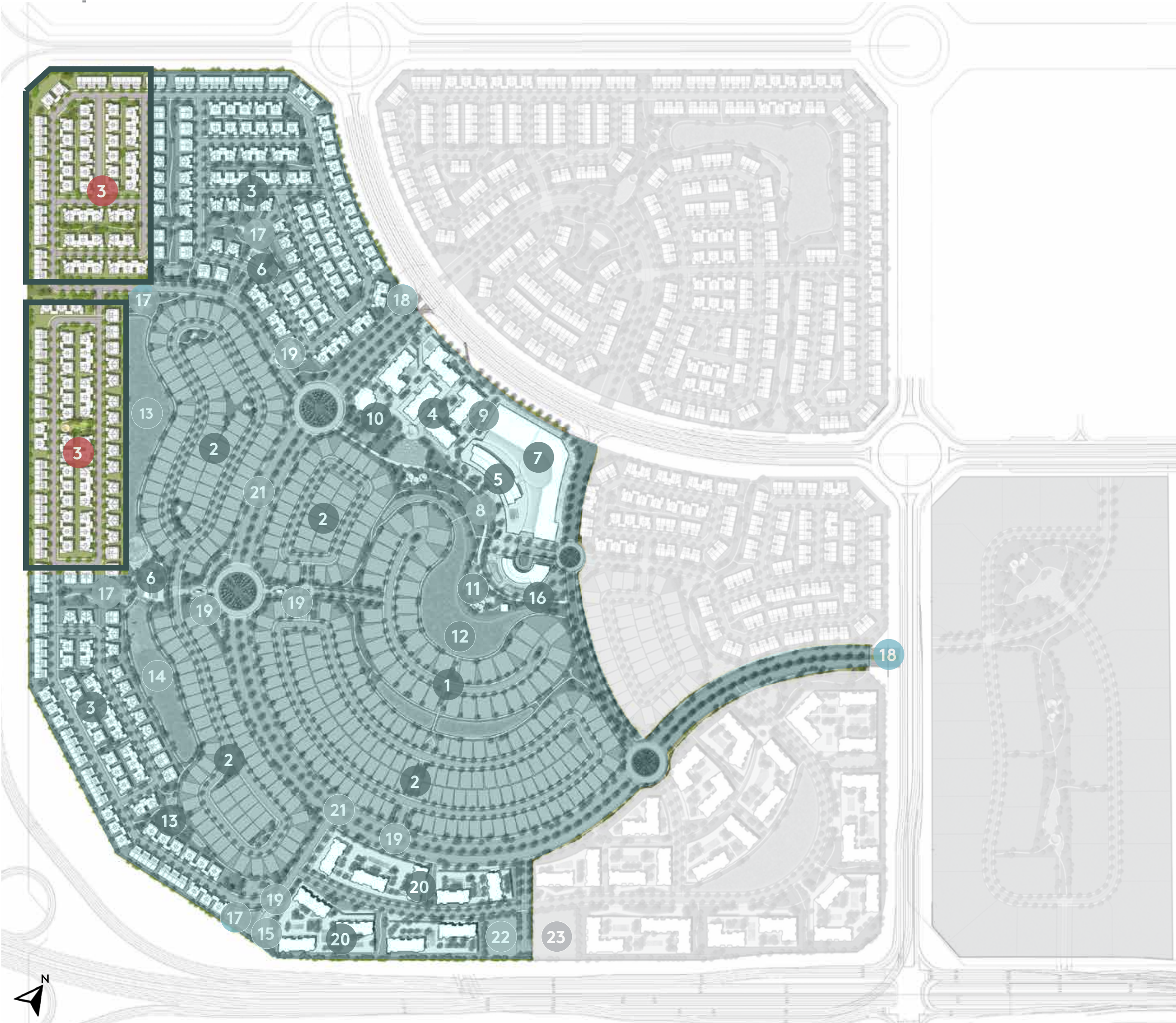
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HAYAT BY DUBAI SOUTH - PROJECT LAYOUT

HAYAT 3

HAYAT 2



LEGEND

- 1 Premium Villas
- 2 Villas
- 3 Townhouses
- 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
- 23 District Cooling Plant

The background features a light green, stylized architectural illustration. It depicts a large dome structure with two prominent vertical pillars supporting it. The entire graphic is rendered in a minimalist, flat style with a light green color against a white background.

HAYAT 2

HAYAT

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by DUBAI SOUTH

UNIT	LAND	BUA	GARDEN	UNIT	LAND	BUA	GARDEN
B001	3,918	4,556	1,510	B034	4,058	4,556	1,634
B002	3,918	4,556	1,510	B035	4,058	4,556	1,634
B003	3,918	4,556	1,510	B036	4,838	4,556	2,407
B004	3,918	4,556	1,510	B037	3,007	3,384	1,297
B005	3,918	4,556	1,510	B038	2,153	3,217	549
B006	3,918	4,556	1,510	B039	2,153	3,217	549
B007	3,918	4,915	1,759	B040	2,153	3,217	549
B008	3,918	4,953	1,759	B041	2,153	3,217	549
B009	3,918	4,953	1,759	B042	3,007	3,384	1,297
B010	3,918	4,915	1,759	B043	3,007	3,384	1,297
B011	3,918	4,915	1,759	B044	2,153	3,217	549
B012	3,918	4,953	1,759	B045	2,153	3,217	549
B013	3,918	4,953	1,759	B046	2,153	3,217	549
B014	3,918	4,915	1,759	B047	2,153	3,217	549
B015	3,918	4,915	1,759	B048	3,007	3,384	1,297
B016	3,918	4,953	1,759	B049	3,007	3,384	1,297
B017	3,918	4,953	1,759	B050	2,153	3,217	549
B018	3,918	4,915	1,759	B051	2,153	3,217	549
B019	3,918	4,915	1,759	B052	2,153	3,217	549
B020	3,918	4,953	1,759	B053	2,153	3,217	549
B021	3,918	4,953	1,759	B054	3,007	3,384	1,297
B022	3,918	4,915	1,759	B055	3,007	3,384	1,297
B023	3,918	4,915	1,759	B056	2,153	3,217	549
B024	3,918	4,953	1,759	B057	2,153	3,217	549
B025	3,918	4,953	1,759	B058	2,153	3,217	549
B026	3,918	4,915	1,759	B059	2,153	3,217	549
B027	3,918	4,915	1,759	B060	3,007	3,384	1,297
B028	3,918	4,953	1,759	B061	3,498	4,132	1,239
B029	3,918	4,556	1,510	B062	3,122	3,801	1,007
B030	3,918	4,556	1,510	B063	3,122	3,801	1,007
B031	3,918	4,556	1,510	B064	3,498	4,132	1,239
B032	3,918	4,556	1,510	B065	3,095	3,384	1,370
B033	4,838	4,556	2,407	B066	2,153	3,217	549

MASTERPLAN OF PHASE SG 2



- 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 Unit4-BR Townhouse Edge Unit5-BR Townhouse Edge Unit5-BR Semi Detached Type A1

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by DUBAI SOUTH

UNIT	LAND	BUA	GARDEN	UNIT	LAND	BUA	GARDEN
B067	2,153	3,217	549	B100	3,139	3,851	1,160
B068	3,007	3,384	1,297	B101	3,139	3,851	1,160
B069	3,007	3,384	1,297	B102	4,069	4,953	1,910
B070	2,153	3,217	549	B103	4,069	4,953	1,910
B071	2,153	3,217	549	B104	3,139	3,851	1,160
B072	2,153	3,217	549	B105	3,139	3,851	1,160
B073	2,153	3,217	549	B106	3,139	3,851	1,160
B074	3,007	3,384	1,297	B107	3,139	3,851	1,160
B075	3,007	3,384	1,297	B108	4,069	4,953	1,910
B076	2,153	3,217	549	B109	4,069	4,953	1,910
B077	2,153	3,217	549	B110	3,139	3,851	1,160
B078	2,153	3,217	549	B111	3,139	3,851	1,160
B079	2,153	3,217	549	B112	3,139	3,851	1,160
B080	3,007	3,384	1,297	B113	3,139	3,851	1,160
B081	4,036	4,132	1,783	B114	4,069	4,953	1,910
B082	4,036	4,132	1,783	B115	3,638	4,132	1,377
B083	3,498	4,132	1,247	B116	3,246	3,801	1,129
B084	3,498	4,132	1,247	B117	3,246	3,801	1,129
B085	4,036	4,132	1,783	B118	3,246	3,801	1,129
B086	4,036	4,132	1,783	B119	3,246	3,801	1,129
B087	4,069	4,953	1,910	B120	3,638	4,132	1,377
B088	3,139	3,851	1,160	B121	3,638	4,132	1,377
B089	3,139	3,851	1,160	B122	3,246	3,801	1,129
B090	3,139	3,851	1,160	B123	3,246	3,801	1,129
B091	3,139	3,851	1,160	B124	3,246	3,801	1,129
B092	4,069	4,953	1,910	B125	3,246	3,801	1,129
B093	4,069	4,953	1,910	B126	3,638	4,132	1,377
B094	3,139	3,851	1,160	B127	3,638	4,132	1,377
B095	3,139	3,851	1,160	B128	3,246	3,801	1,129
B096	3,139	3,851	1,160	B129	3,246	3,801	1,129
B097	3,139	3,851	1,160	B130	3,638	4,132	1,377
B098	4,069	4,953	1,910	B131	3,638	4,132	1,377
B099	4,069	4,953	1,910	B132	3,246	3,801	1,129

MASTERPLAN OF PHASE SG 2



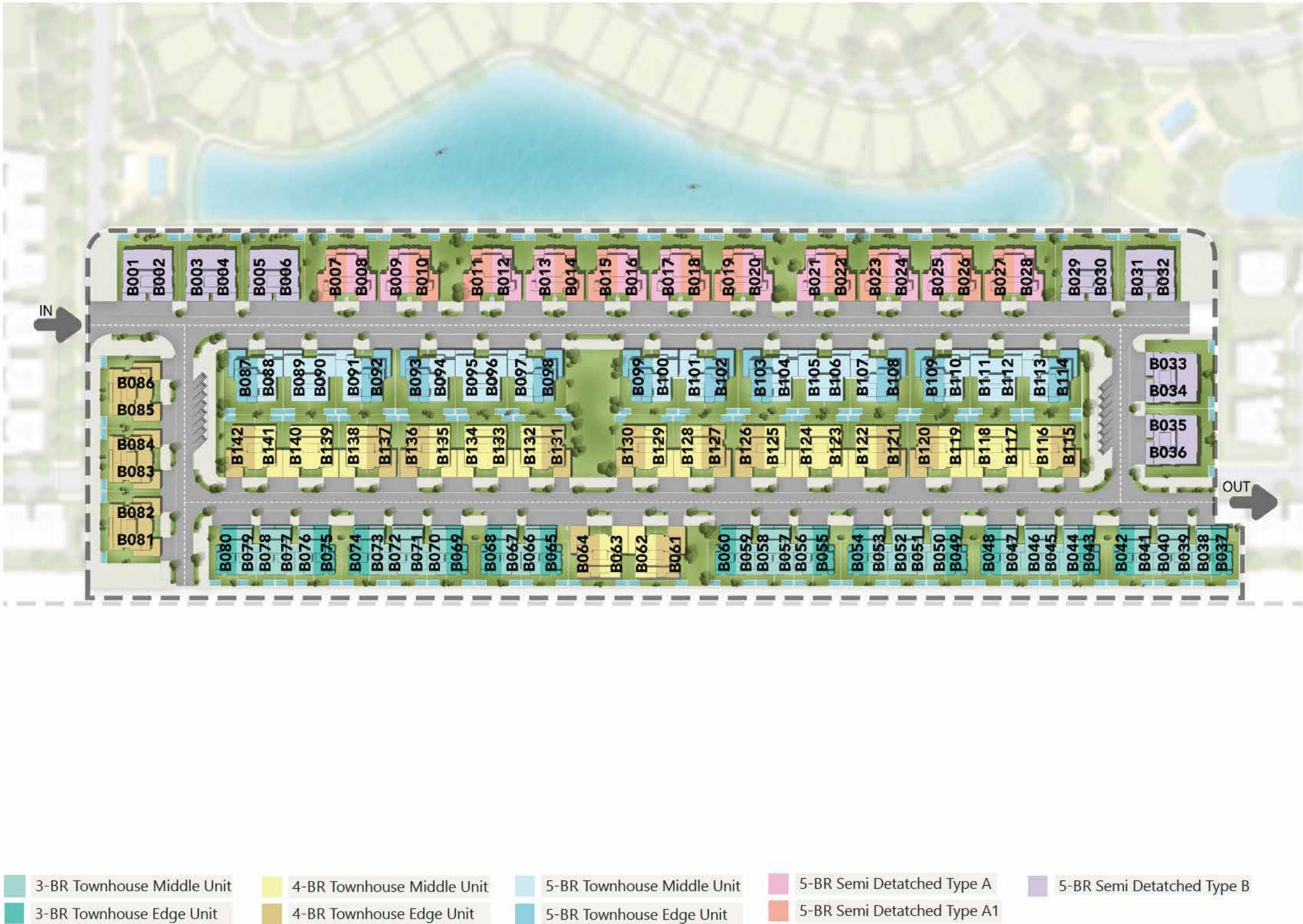
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UNIT	LAND	BUA	GARDEN
B133	3,246	3,801	1,129
B134	3,246	3,801	1,129
B135	3,246	3,801	1,129
B136	3,638	4,132	1,377
B137	3,638	4,132	1,377
B138	3,246	3,801	1,129
B139	3,246	3,801	1,129
B140	3,246	3,801	1,129
B141	3,246	3,801	1,129
B142	3,638	4,132	1,377

MASTERPLAN OF PHASE SG 2



The background features a light green, stylized architectural illustration. It depicts a large dome structure with two prominent vertical pillars supporting it. The entire graphic is rendered in a minimalist, flat style with a light green color against a white background.

HAYAT 3

HAYAT

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by DUBAI SOUTH

UNIT	LAND	BUA	GARDEN	UNIT	LAND	BUA	GARDEN
C001	3,007	3,384	1,265	C034	2,153	3,217	541
C002	2,153	3,217	540	C035	2,153	3,217	541
C003	2,153	3,217	540	C036	2,154	3,217	541
C004	3,007	3,384	1,285	C037	2,154	3,217	541
C005	3,007	3,384	1,285	C038	3,009	3,384	1,286
C006	2,153	3,217	540	C039	3,009	3,384	1,287
C007	2,153	3,217	540	C040	2,154	3,217	541
C008	2,153	3,217	540	C041	2,154	3,217	541
C009	2,153	3,217	540	C042	2,154	3,217	542
C010	3,007	3,384	1,265	C043	2,154	3,217	542
C011	3,007	3,384	1,285	C044	3,010	3,384	1,287
C012	2,153	3,217	540	C045	3,010	3,384	1,287
C013	2,153	3,217	540	C046	2,155	3,217	542
C014	2,153	3,217	540	C047	2,155	3,217	542
C015	2,153	3,217	540	C048	3,010	3,384	1,268
C016	3,007	3,384	1,285	C049	3,918	4,556	1,486
C017	3,007	3,384	1,285	C050	3,918	4,556	1,522
C018	2,153	3,217	540	C051	3,918	4,556	1,522
C019	2,153	3,217	540	C052	3,918	4,556	1,522
C020	2,153	3,217	540	C053	3,918	4,556	1,522
C021	2,153	3,217	540	C054	3,918	4,556	1,486
C022	3,007	3,384	1,285	C055	3,918	4,915	1,578
C023	3,007	3,384	1,285	C056	3,918	4,953	1,601
C024	2,153	3,217	540	C057	3,918	4,953	1,601
C025	2,153	3,217	540	C058	3,918	4,915	1,605
C026	2,153	3,217	540	C059	3,918	4,915	1,605
C027	2,153	3,217	540	C060	3,918	4,953	1,601
C028	3,990	3,384	2,221	C061	3,918	4,953	1,601
C029	6,272	4,132	3,959	C062	3,918	4,915	1,605
C030	3,996	3,801	1,870	C063	3,918	4,556	1,516
C031	3,996	3,801	1,870	C064	3,918	4,556	1,522
C032	6,059	4,132	3,749	C065	3,918	4,556	1,522
C033	4,205	3,384	2,434	C066	3,918	4,556	1,486

MASTERPLAN OF PHASE SG 3



HAYAT

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by DUBAI SOUTH

UNIT	LAND	BUA	GARDEN	UNIT	LAND	BUA	GARDEN
C067	3,767	4,953	1,634	C100	3,309	3,801	1,207
C068	2,906	3,851	906	C101	3,309	3,801	1,207
C069	2,906	3,851	906	C102	3,708	4,132	1,476
C070	2,906	3,851	906	C103	3,708	4,132	1,476
C071	2,906	3,851	906	C104	3,309	3,801	1,207
C072	3,767	4,953	1,666	C105	3,309	3,801	1,207
C073	3,767	4,953	1,667	C106	3,309	3,801	1,207
C074	2,906	3,851	906	C107	3,309	3,801	1,207
C075	2,906	3,851	906	C108	3,705	4,132	1,438
C076	2,906	3,851	906	C109	3,688	4,132	1,410
C077	2,906	3,851	906	C110	3,321	3,801	1,207
C078	3,767	4,953	1,634	C111	3,309	3,801	1,207
C079	4,219	4,953	2,077	C112	3,708	4,132	1,475
C080	3,255	3,851	1,248	C113	3,708	4,132	1,476
C081	3,255	3,851	1,248	C114	3,309	3,801	1,207
C082	3,255	3,851	1,248	C115	3,309	3,801	1,207
C083	3,255	3,851	1,248	C116	3,708	4,132	1,476
C084	4,219	4,953	2,113	C117	3,708	4,132	1,476
C085	4,219	4,953	2,113	C118	3,309	3,801	1,207
C086	3,255	3,851	1,248	C119	3,309	3,801	1,207
C087	3,255	3,851	1,248	C120	3,708	4,132	1,441
C088	4,219	4,953	2,077	C121	3,638	4,132	1,373
C089	4,219	4,953	2,077	C122	3,246	3,801	1,146
C090	3,255	3,851	1,248	C123	3,246	3,801	1,146
C091	3,255	3,851	1,248	C124	3,638	4,132	1,407
C092	4,219	4,953	2,113	C125	3,638	4,132	1,407
C093	4,219	4,953	2,113	C126	3,246	3,801	1,146
C094	3,255	3,851	1,248	C127	3,246	3,801	1,146
C095	3,255	3,851	1,248	C128	3,638	4,132	1,407
C096	3,255	3,851	1,248	C129	3,638	4,132	1,407
C097	3,255	3,851	1,248	C130	3,246	3,801	1,146
C098	4,219	4,953	2,077	C131	3,246	3,801	1,146
C099	3,708	4,132	1,441	C132	3,638	4,132	1,373

MASTERPLAN OF PHASE SG 3



HAYAT

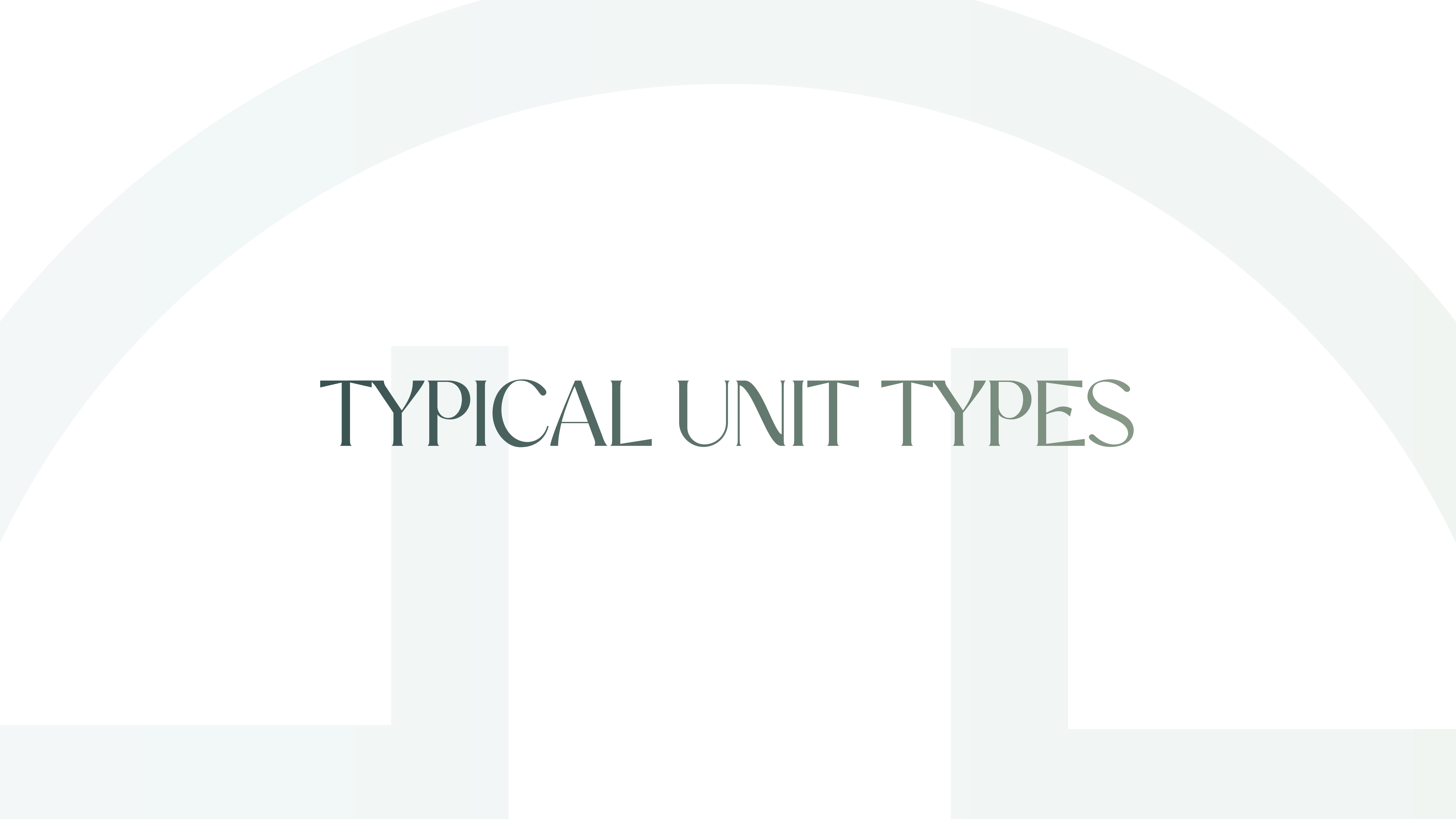
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UNIT	LAND	BUA	GARDEN
C133	4,069	4,953	1,944
C134	3,139	3,851	1,146
C135	3,139	3,851	1,146
C136	3,139	3,851	1,146
C137	3,139	3,851	1,146
C138	4,069	4,953	1,979
C139	4,069	4,953	1,979
C140	3,139	3,851	1,146
C141	3,139	3,851	1,146
C142	3,139	3,851	1,146
C143	3,139	3,851	1,146
C144	4,069	4,953	1,944

MASTERPLAN OF PHASE SG 3





TYPICAL UNIT TYPES

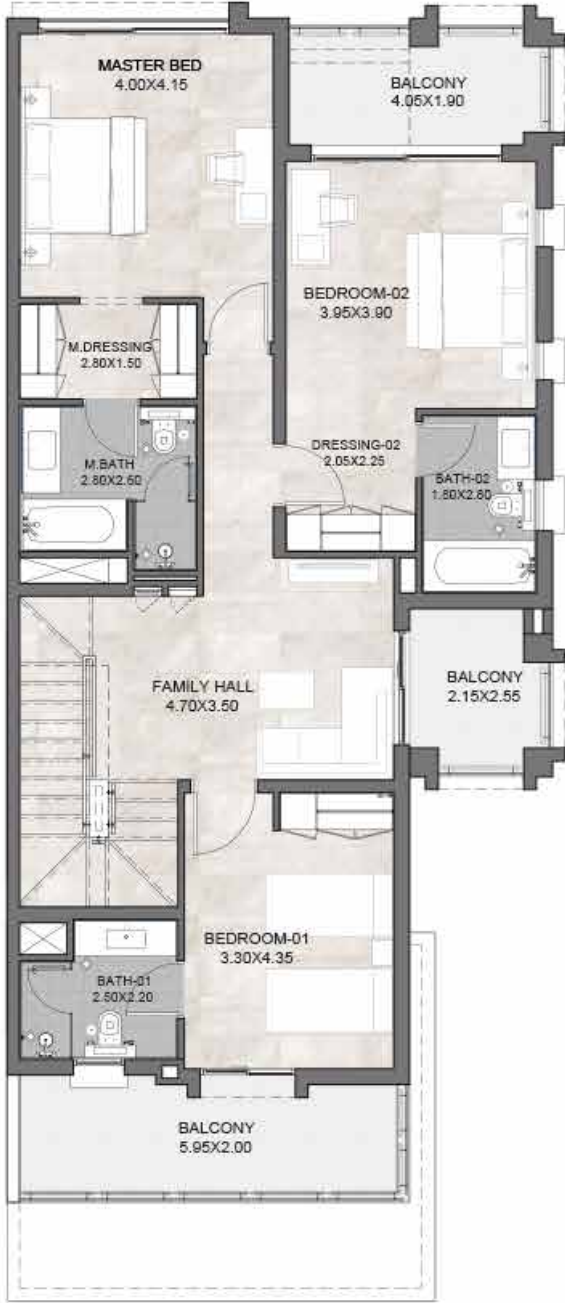


THREE BEDROOM
EDGE UNIT
PREMIUM

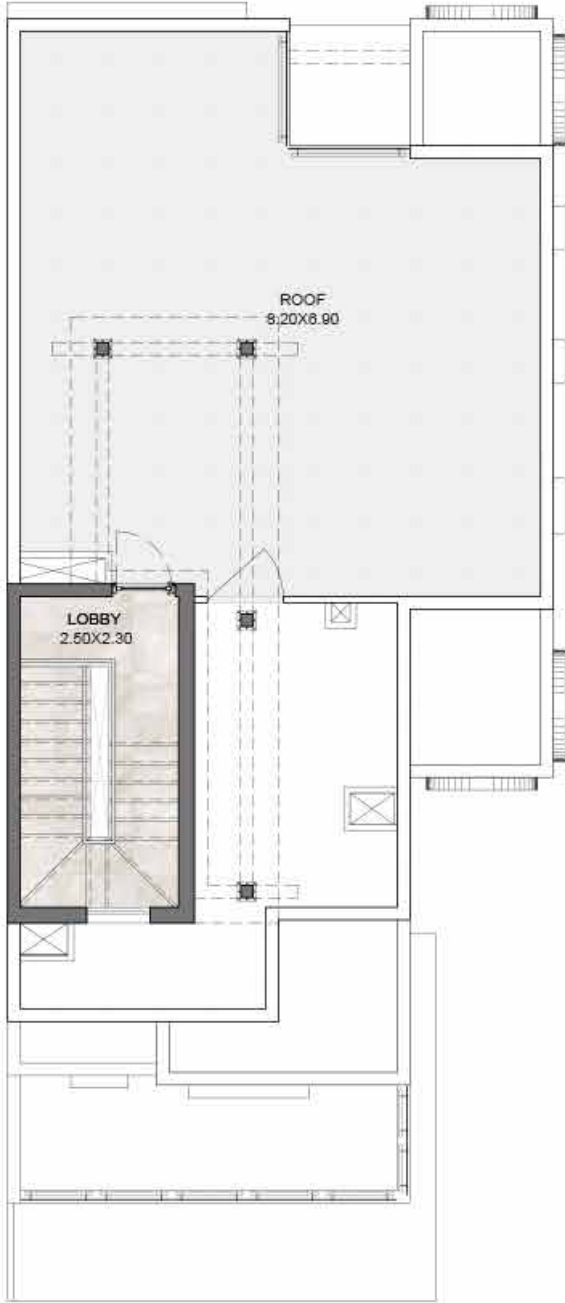
UNIT	THREE BEDROOM UNIT
PLOT AREA	3,007
BUA	3,384
GARDEN	1,297
ROOF TERRACE	691
Areas presented in square feet	



GROUND LEVEL PLAN



FIRST LEVEL PLAN

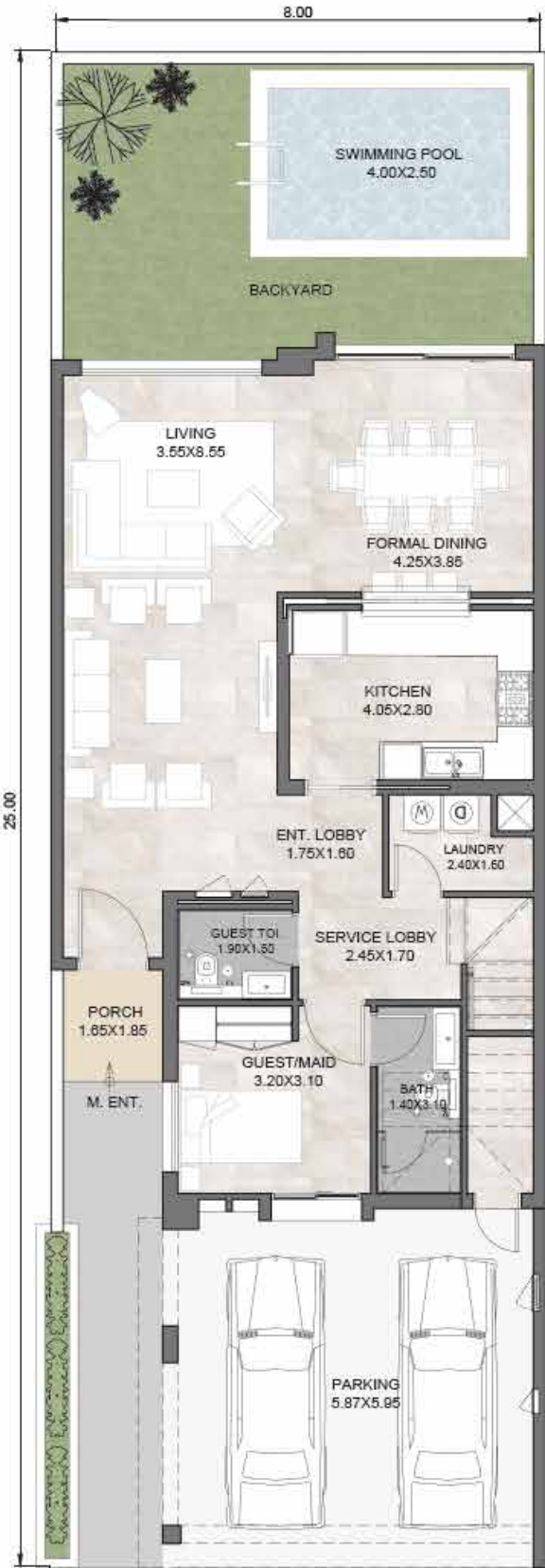


ROOF LEVEL PLAN

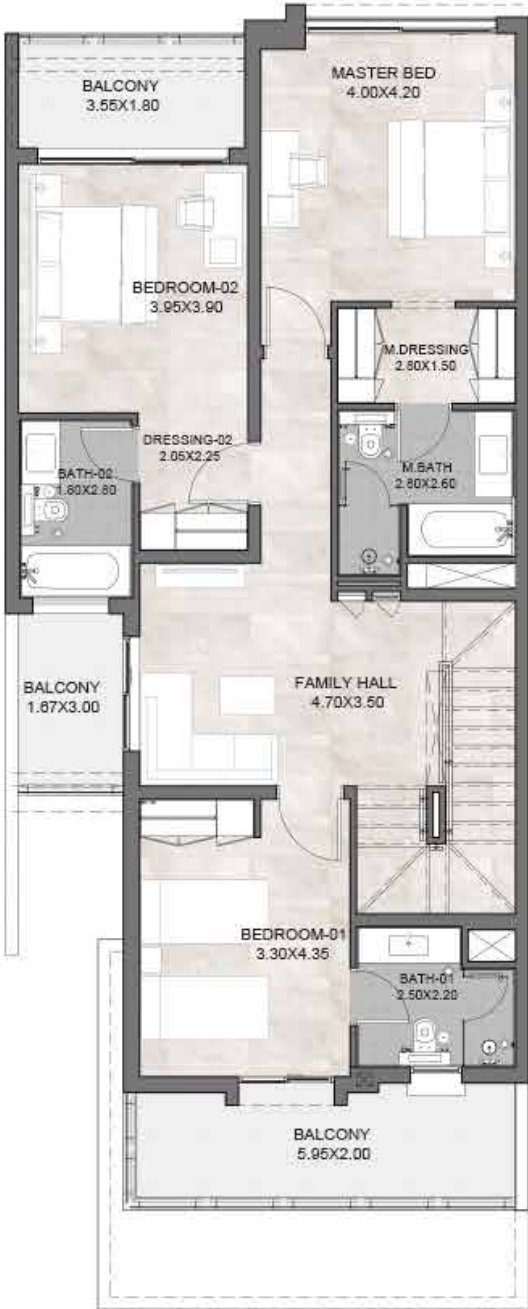


THREE BEDROOM
MIDDLE UNIT
PREMIUM

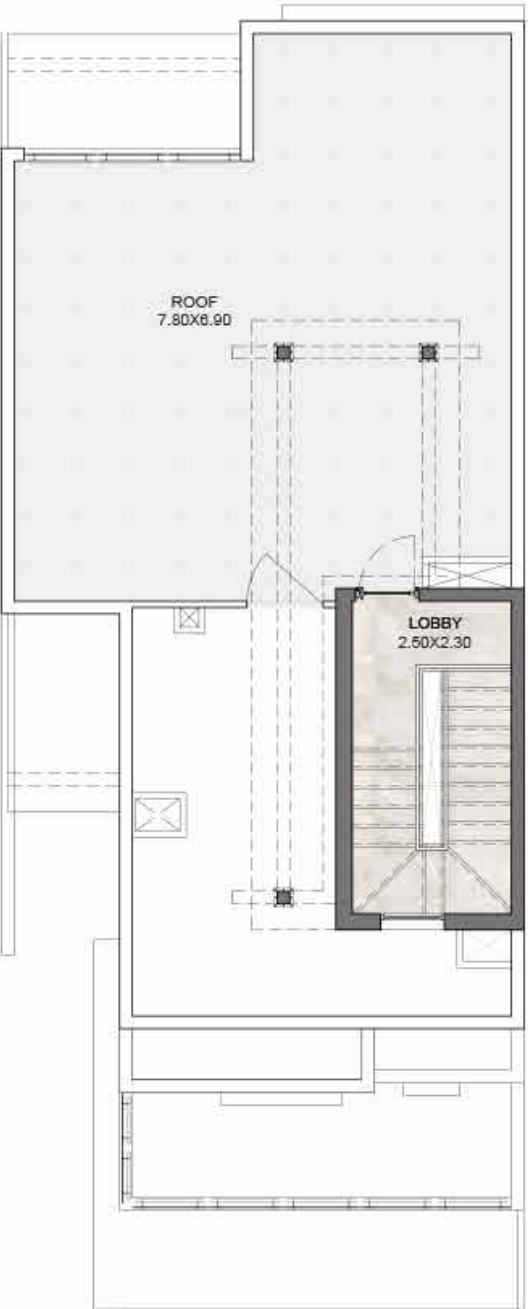
UNIT	THREE BEDROOM UNIT
PLOT AREA	2,153
BUA	3,217
GARDEN	549
ROOF TERRACE	651
Areas presented in square feet	



GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



FOUR BEDROOM
MIDDLE UNIT
PREMIUM

UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,246
BUA	3,801
GARDEN	1,129
ROOF TERRACE	624
Areas presented in square feet	



GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



FOUR BEDROOM
EDGE UNIT
PREMIUM

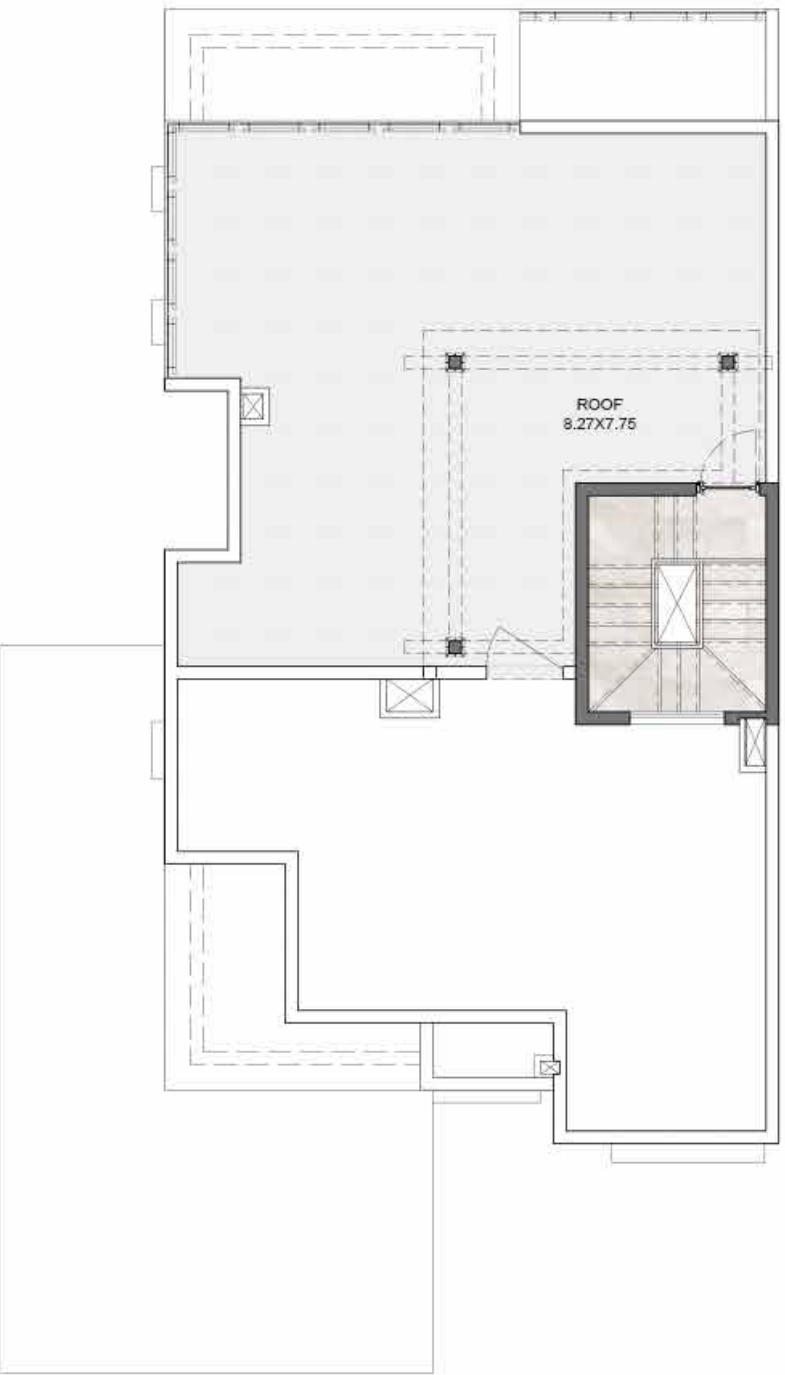
UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,638
BUA	4,132
GARDEN	1,377
ROOF TERRACE	710
Areas presented in square feet	



GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



FIVE BEDROOM
EDGE UNIT
PREMIUM

UNIT	FIVE BEDROOM UNIT
PLOT AREA	4,069
BUA	4,953
GARDEN	1,910
ROOF TERRACE	470
Areas presented in square feet	



GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN

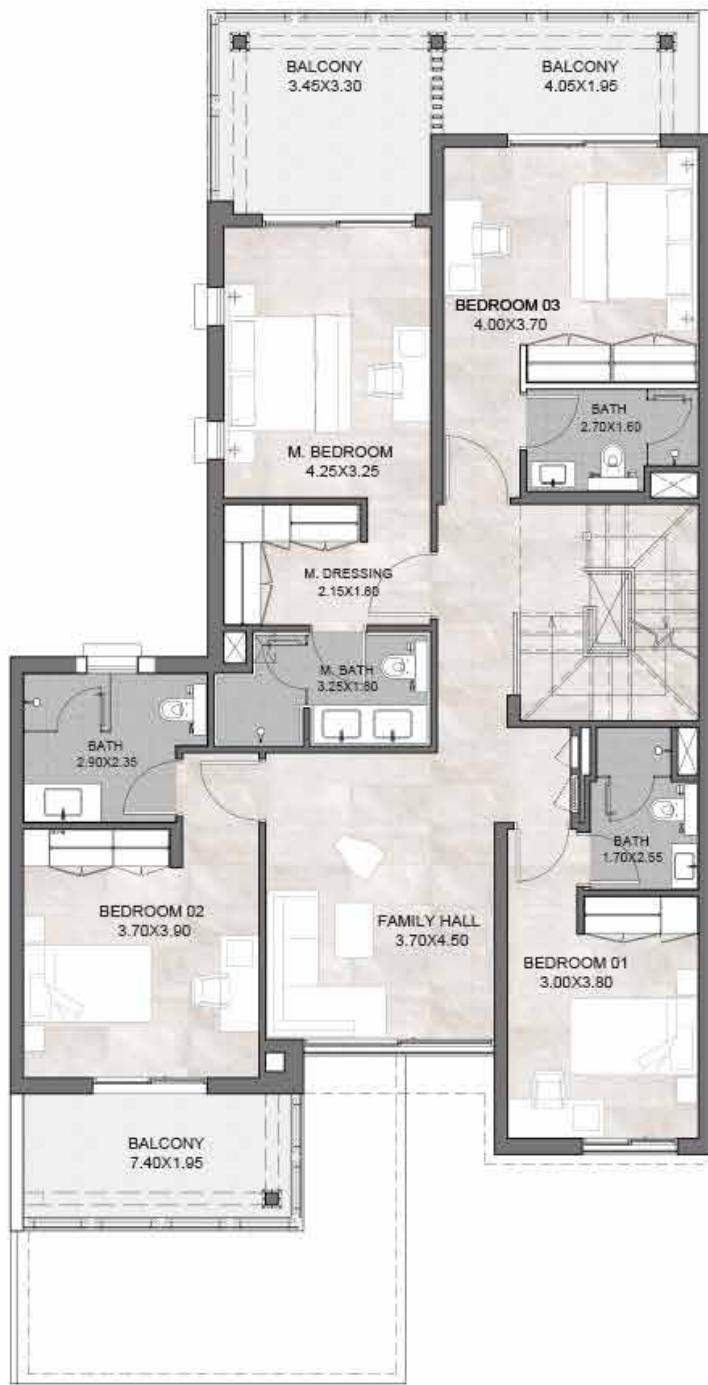


FIVE BEDROOM
MIDDLE UNIT
PREMIUM

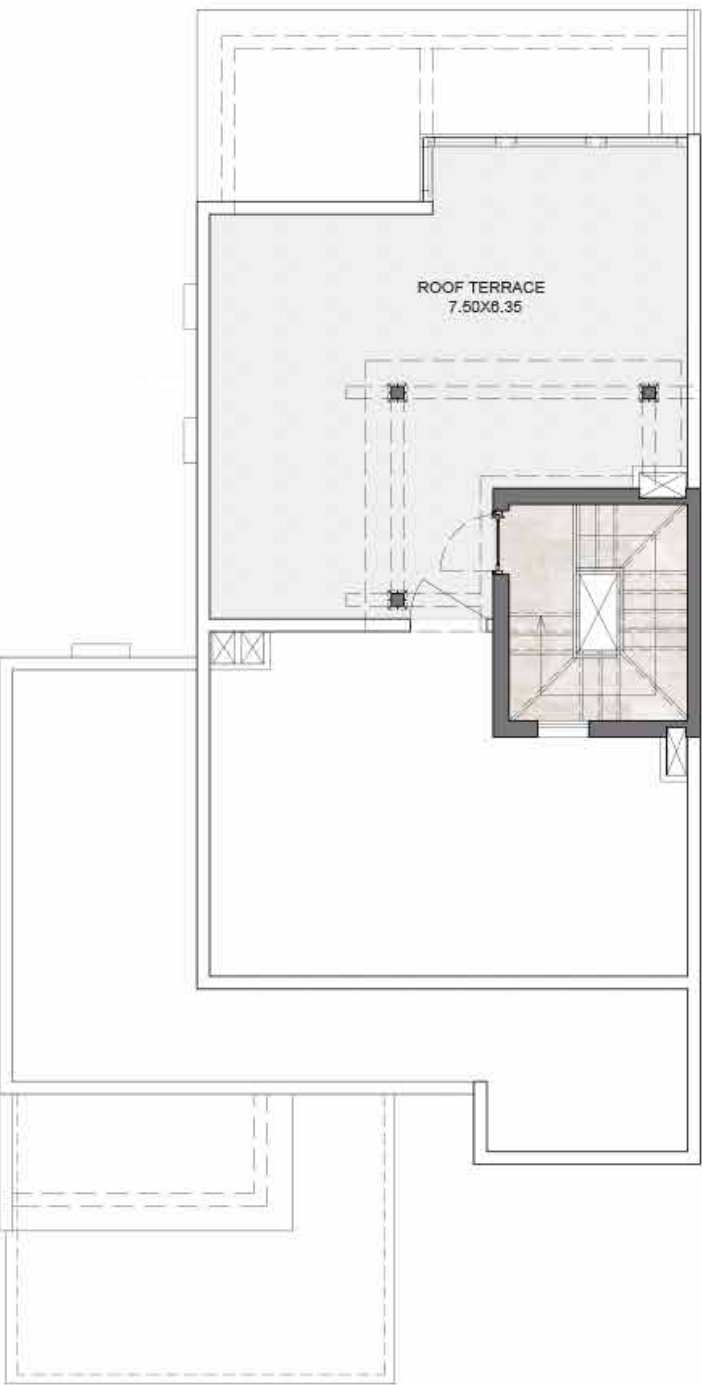
UNIT	FIVE BEDROOM UNIT
PLOT AREA	3,139
BUA	3,851
GARDEN	1,160
ROOF TERRACE	487
Areas presented in square feet	



GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



FIVE BEDROOM
EDGE UNIT
PREMIUM

UNIT	FIVE BEDROOM UNIT
PLOT AREA	3,918
BUA	4,953
GARDEN	1,759
ROOF TERRACE	474

Areas presented in square feet



GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN



FIVE BEDROOM
EDGE UNIT
PREMIUM

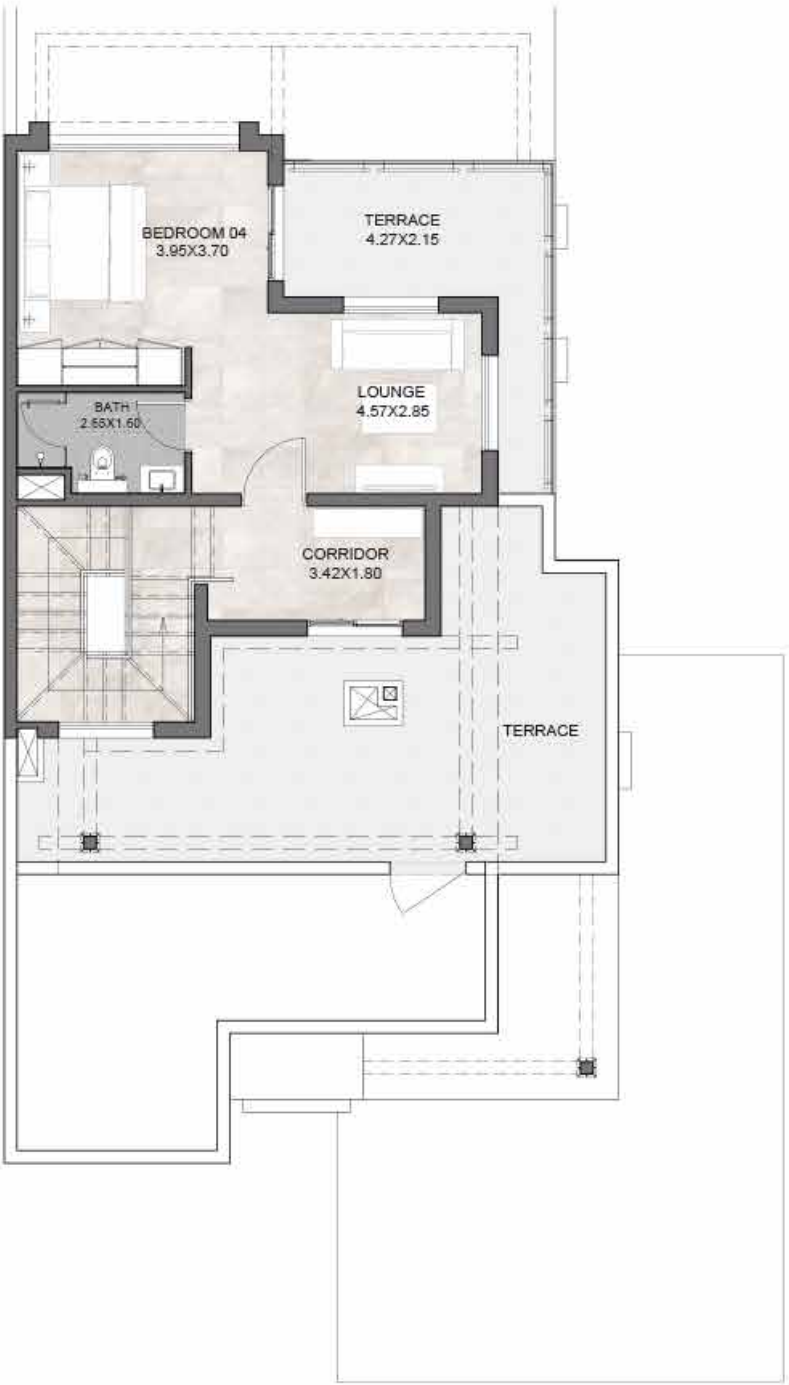
UNIT	FIVE BEDROOM UNIT
PLOT AREA	3,918
BUA	4,915
GARDEN	1,759
ROOF TERRACE	474
Areas presented in square feet	



GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN

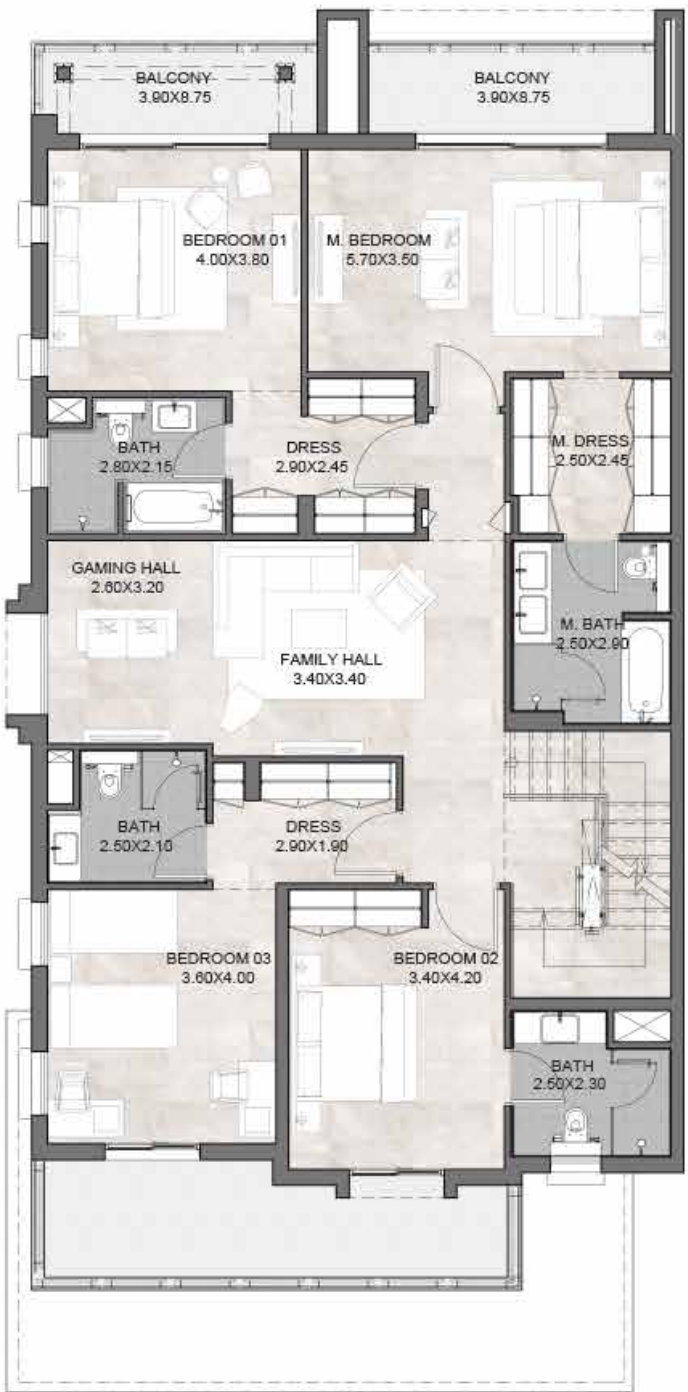


FIVE BEDROOM
EDGE UNIT
PREMIUM

UNIT	FIVE BEDROOM UNIT
PLOT AREA	4,058
BUA	4,556
GARDEN	1,634
ROOF TERRACE	873
Areas presented in square feet	



GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN