HAYAT حياة

by **DUBAI SOUTH**

WHERE STANDALONE LUXURIOUS VILLAS MEET NATURE

OVERVIEW

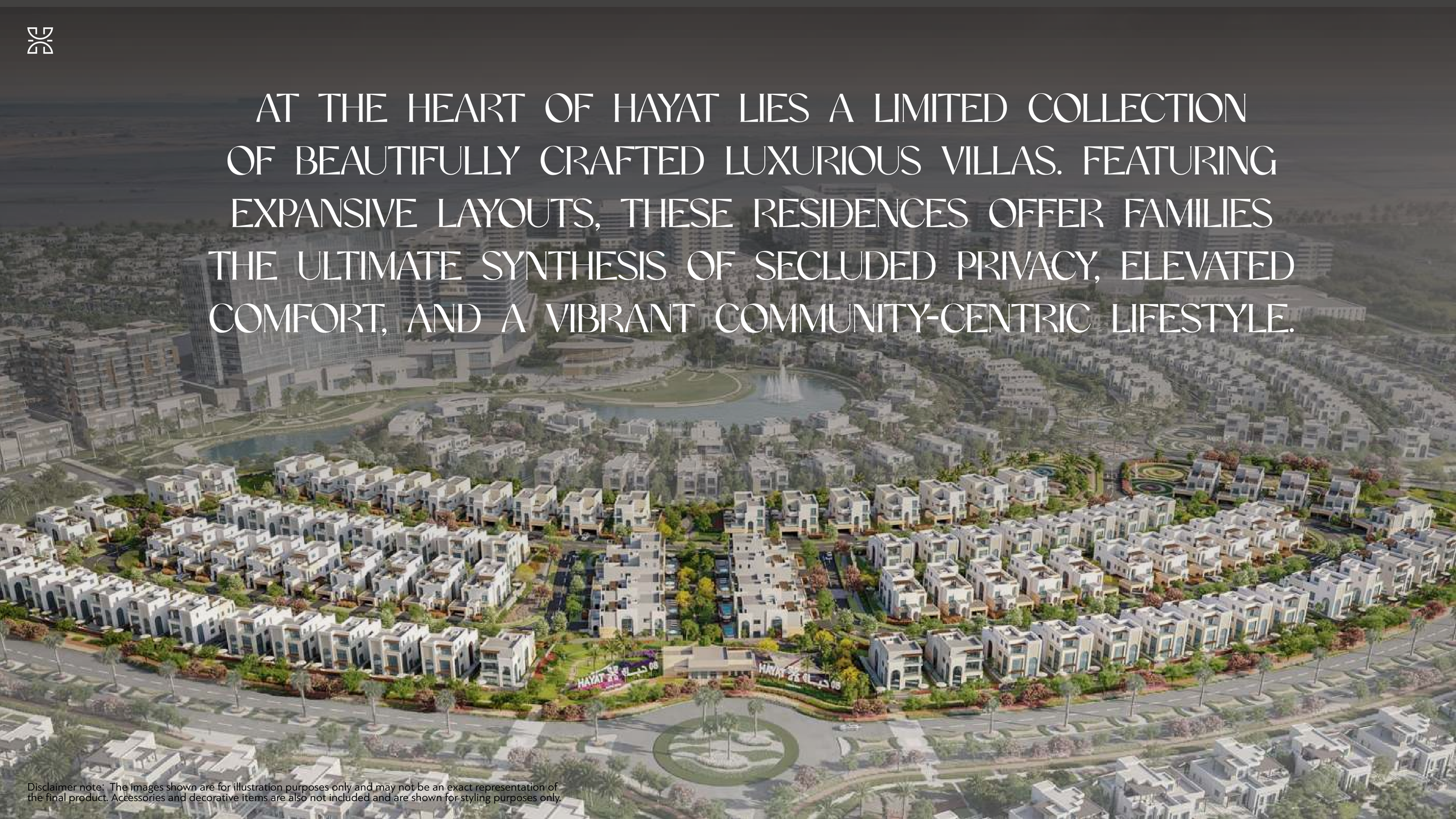
Where scale meets soul, **HAYAT** by **Dubai South Properties**' newest master-planned community invites you to reimagine everyday living that is inspired by life itself. Spanning **10 million square feet**, this visionary development is a fully integrated, wellness-oriented enclave where people coexist 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.

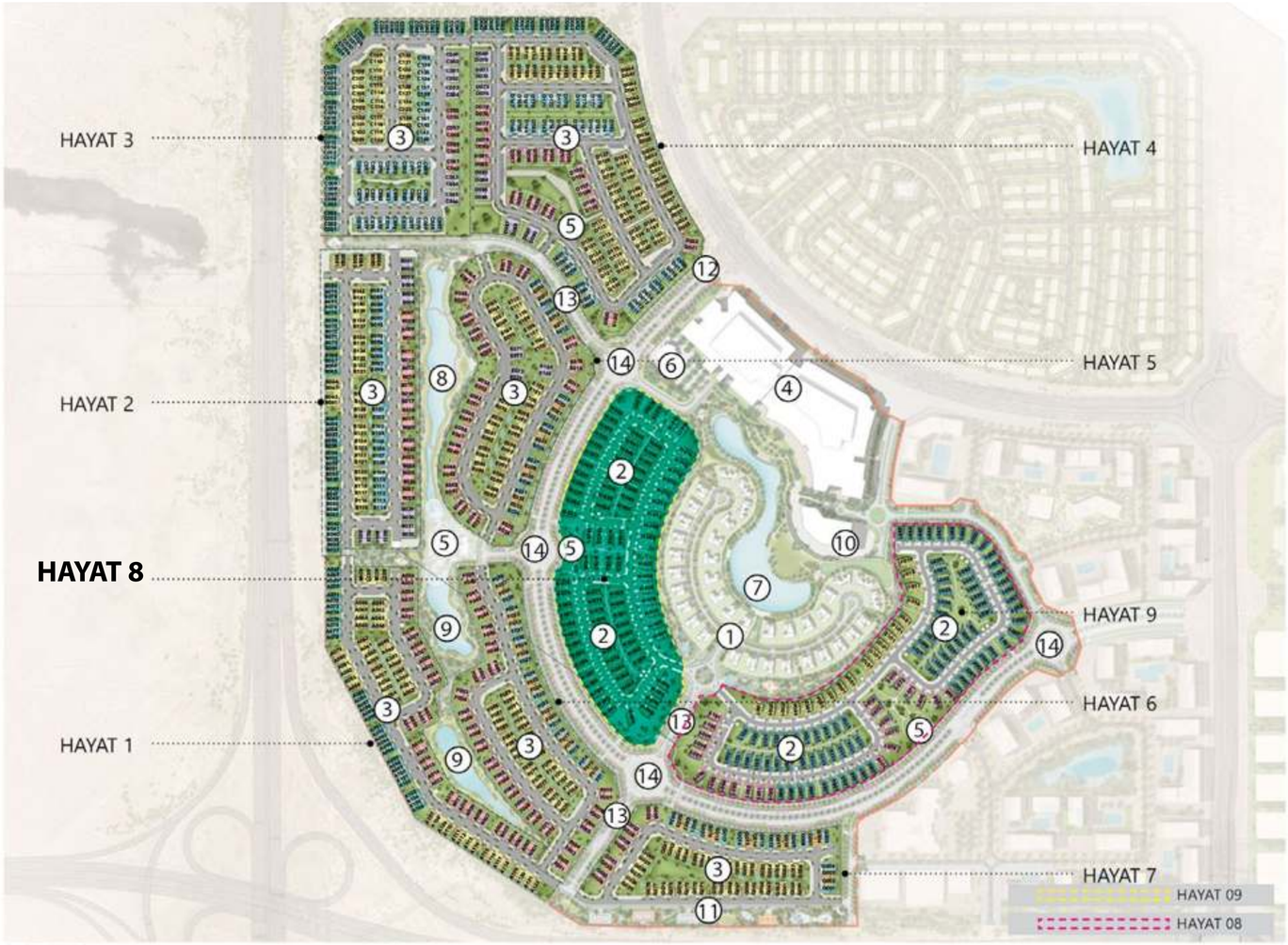
The best part of it all is that it gets to be called home, because here, the future is not only imagined, but lived, shared, and shaped every day.

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

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.

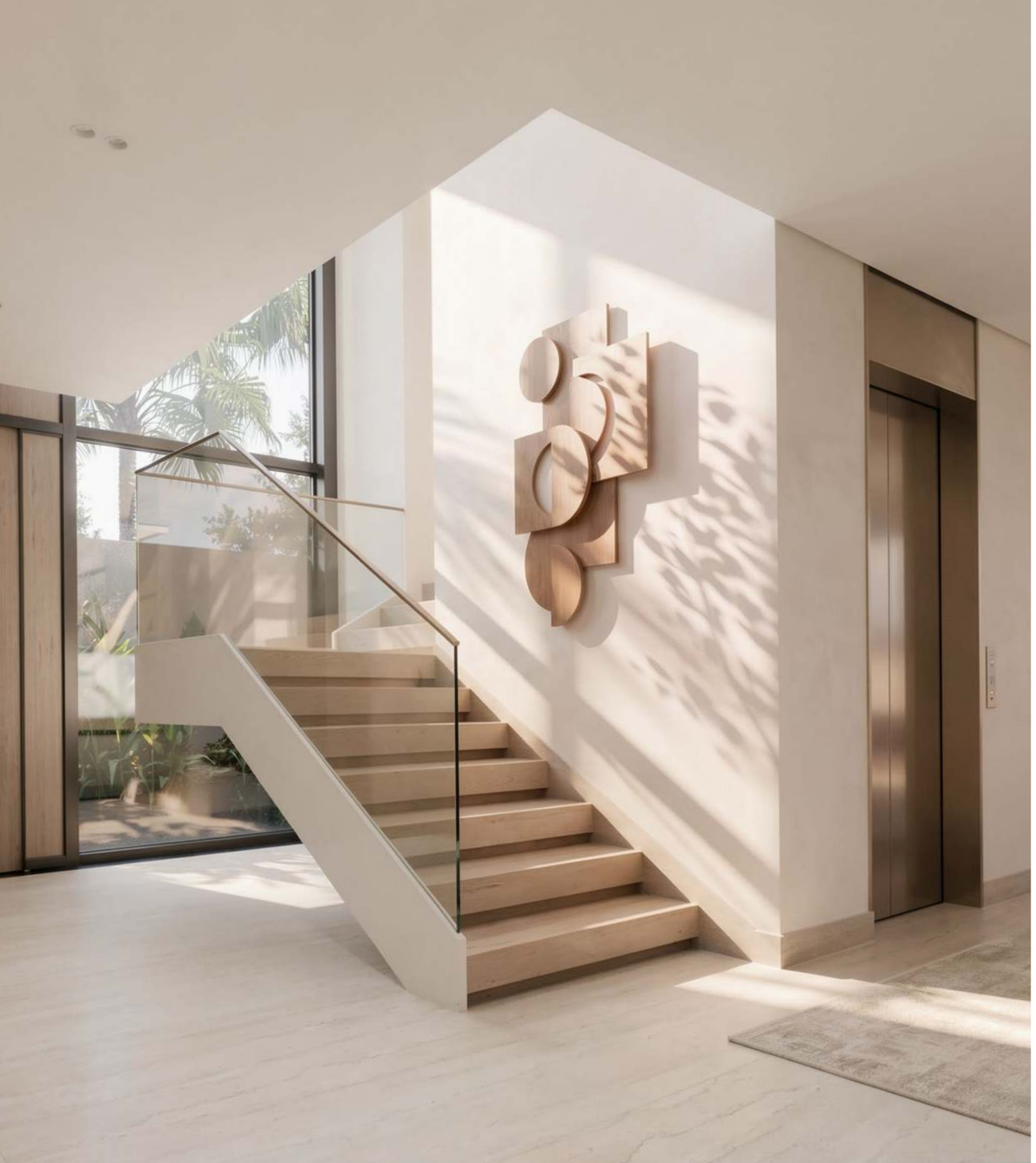
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5 BEDROOM VILLAS

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

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6 BEDROOM VILLAS

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

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