

HAYAT حَيَاة

by **DUBAI SOUTH**



LIFE AT THE HEART OF DUBAI SOUTH



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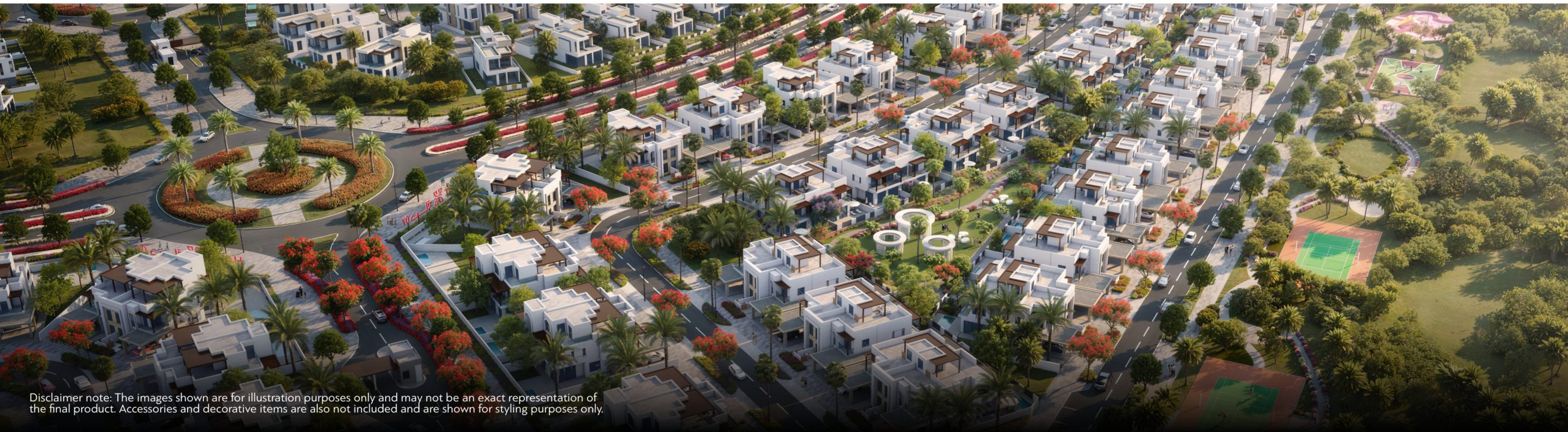


OVERVIEW

HAYAT by Dubai South is a project by Dubai South Properties. The master-planned community is designed to offer a balanced and connected lifestyle. Set within a thoughtfully planned environment, the development brings together contemporary homes, green spaces, and everyday conveniences across one integrated neighbourhood.

Spanning 10 million square meters and strategically located with direct access to Emirates Road and Sheikh Mohammed bin Zayed Road, within minutes from Al Maktoum International Airport, the community offers excellent connectivity while maintaining a calm residential setting.

At its centre are well-designed townhouses that combine privacy, comfort, and a welcoming neighbourhood atmosphere. Available in spacious layouts, these homes are created to support modern family living.



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The architecture reflects a refined and contemporary aesthetic inspired by nature. Clean lines, natural materials, and soft tones create a calm visual identity that blends seamlessly with the surrounding green spaces.

Each townhouse is carefully positioned to provide privacy while remaining connected to the wider community. Tree-lined pathways, landscaped areas, and open spaces create an environment that encourages outdoor living and daily interaction.

A LANDSCAPE SHAPED BY NATURE

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DESIGNED FOR EVERYDAY LIVING

Interiors are thoughtfully planned to maximise natural light, functionality, and comfort. Open layouts create flexible living spaces that adapt easily to the needs of modern families.

Available in 4- and 5- bedroom configurations, each home features open-plan living areas, private gardens, and versatile rooms that support both quiet moments and family gatherings.

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WELL CONNECTED, YET PEACEFUL

The community enjoys a prime location within Dubai South, adjacent to the Golf District and close to key economic and logistics hubs.

Residents benefit from direct access to Emirates Road and Sheikh Mohammed bin Zayed Road, with convenient connectivity to areas such as Jebel Ali Free Zone, Dubai South Free Zone, and Al Maktoum International Airport.

This location ensures easy commuting while preserving the peaceful character of the neighbourhood.



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LOCATION MAP



AMENITIES

Amenities designed for wellbeing and leisure



Landscaped parks and shaded walking trails

Green spaces for strolls, meetups, and quiet time in nature.



Family play areas and outdoor recreation spaces

Fun, active spaces for all ages to enjoy.



Fitness and wellness facilities

Stay healthy and active with amenities close to home.



Convenient access to retail and dining options

Everything you need, just moments away.

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Community gathering spaces

Welcoming spaces to unwind and connect with neighbours.



Shared swimming pools and landscaped gardens

Peaceful settings designed for relaxation and leisure just steps from your door.



A neighbourhood mall and retail boulevard within HAYAT by Dubai South

Shops, cafés, and essentials all within walking distance.

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More than a residential address, the community is designed to bring people together through thoughtfully planned streets, shared spaces, and welcoming public areas.

Residents enjoy a neighbourhood that encourages connection, relaxation, and a sense of belonging while remaining closely linked to the wider city.

A COMMUNITY BUILT AROUND BELONGING

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A NEW CHAPTER IN MASTER-PLANNED LIVING

Developed by Dubai South Properties, this gated residential community reflects a contemporary approach to neighbourhood living, combining green surroundings, quality homes, and everyday convenience.

HAYAT by Dubai South offers a vibrant and well-connected environment where residents can enjoy a balanced lifestyle at the heart of Dubai South.

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MASTERPLAN OF HAYAT 7



AMENITIES

- | | | | | |
|------------------|------------------------|------------------------------|--------------------|-------------------------------|
| ① Premium Villas | ④ Town Center | ⑦ Mosque | ⑩ Hayat South Lake | ⑬ Project Entry Monumentation |
| ② Villas | ⑤ Community Recreation | ⑧ Hayat lake at Central Park | ⑪ Club House | ⑭ Gatehouse |
| ③ Townhouses | ⑥ Retail Plaza | ⑨ Hayat North Lake | ⑫ Sports Zone | ⑮ Hayat Boulevard |

- | | | |
|------------------------------|------------------------------|----------------------------|
| 4-BR-A Townhouse Middle Unit | 4-BR-B Townhouse Middle Unit | 5-BR Semi Detached Type A |
| 4-BR Townhouse Edge Unit | 5-BR Townhouse Edge Unit | 5-BR Semi Detached Type A1 |