

HAYAT حَيَاة

by **DUBAI SOUTH**



LIFE AT THE HEART OF DUBAI SOUTH



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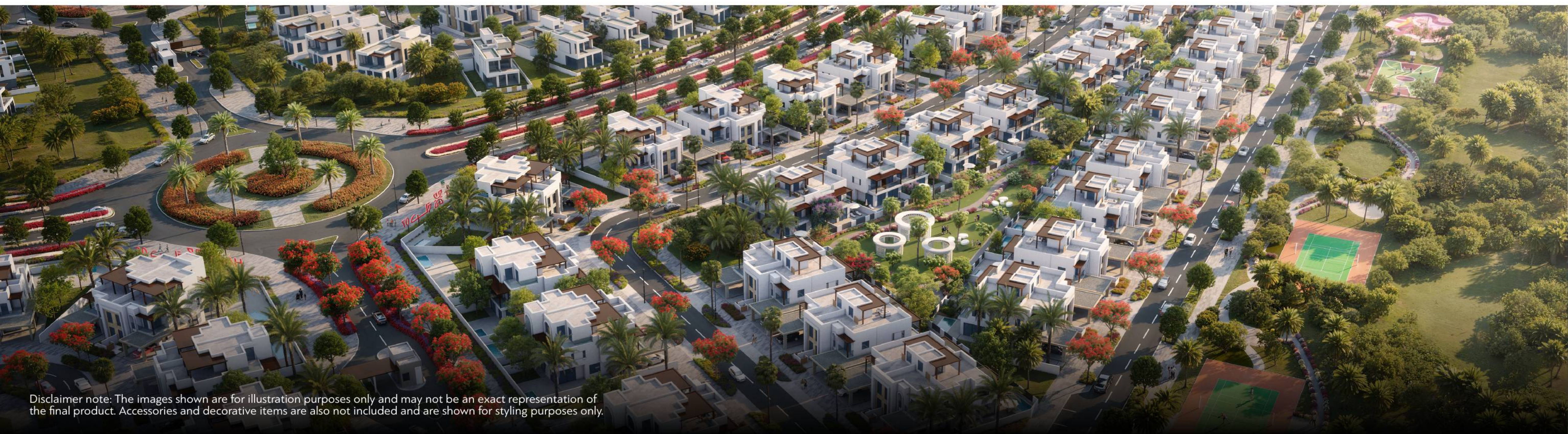


OVERVIEW

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.







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



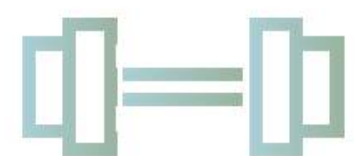
Landscaped parks and shaded walking trails

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 |

HAYAT حياة

by DUBAI SOUTH

UNIT	LAND	BUA	GARDEN	UNIT	LAND	BUA	GARDEN
G001	3,498	4,950	1,320	G034	4,547	4,915	2,399
G002	3,122	3,802	1,011	G035	3,885	4,132	1,599
G003	3,122	3,802	1,011	G036	3,490	3,801	1,379
G004	4,020	4,950	1,833	G037	3,484	3,801	1,379
G005	4,485	4,950	2,329	G038	3,496	3,801	1,379
G006	3,247	3,802	1,087	G039	3,496	3,801	1,379
G007	3,247	3,802	1,087	G040	3,918	4,132	1,630
G008	3,830	4,950	1,713	G041	4,335	4,132	2,021
G009	3,828	4,950	1,708	G042	3,175	3,801	1,063
G010	3,247	3,802	1,090	G043	3,209	3,801	1,096
G011	3,247	3,802	1,090	G044	3,844	4,132	1,557
G012	3,830	4,950	1,709	G045	3,909	4,132	1,619
G013	3,828	4,950	1,712	G046	3,353	3,801	1,238
G014	3,247	3,802	1,090	G047	3,402	3,801	1,286
G015	3,247	3,802	1,090	G048	4,132	4,132	1,811
G016	4,053	4,950	1,902	G049	4,373	4,132	2,013
G017	4,035	4,950	1,890	G050	3,411	3,801	1,257
G018	3,247	3,802	1,087	G051	3,283	3,801	1,132
G019	3,247	3,802	1,090	G052	3,919	4,132	1,595
G020	3,830	4,950	1,712	G053	3,753	4,132	1,594
G021	3,815	4,950	1,698	G054	3,210	3,801	1,094
G022	3,215	3,802	1,055	G055	3,201	3,801	1,096
G023	3,194	3,802	1,035	G056	3,223	3,801	1,116
G024	4,312	4,950	2,154	G057	3,283	3,801	1,166
G025	5,157	4,953	2,939	G058	4,924	4,132	2,565
G026	6,680	4,915	4,370	G059	4,440	4,132	2,174
G027	7,128	4,953	4,971	G060	3,122	3,801	1,024
G028	3,918	4,915	1,811	G061	3,122	3,801	1,024
G029	3,918	4,953	1,804	G062	3,498	4,132	1,263
G030	3,918	4,915	1,781	G063	3,515	4,132	1,280
G031	4,521	4,953	2,373	G064	3,195	3,801	1,098
G032	3,918	4,915	1,811	G065	3,291	3,801	1,189
G033	3,918	4,953	1,804	G066	3,801	4,132	1,563

Areas presented in square feet



SCALE 1:5000



MASTERPLAN OF HAYAT 7



- 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



UNIT	LAND	BUA	GARDEN
G067	3,880	4,132	1,639
G068	3,493	3,801	1,388
G069	3,504	3,801	1,391
G070	3,932	4,132	1,647
G071	3,918	4,132	1,630
G072	3,496	3,801	1,379
G073	3,496	3,801	1,379
G074	3,918	4,132	1,663
G075	3,918	4,132	1,663
G076	3,496	3,801	1,379
G077	3,496	3,801	1,379
G078	4,530	4,132	2,161

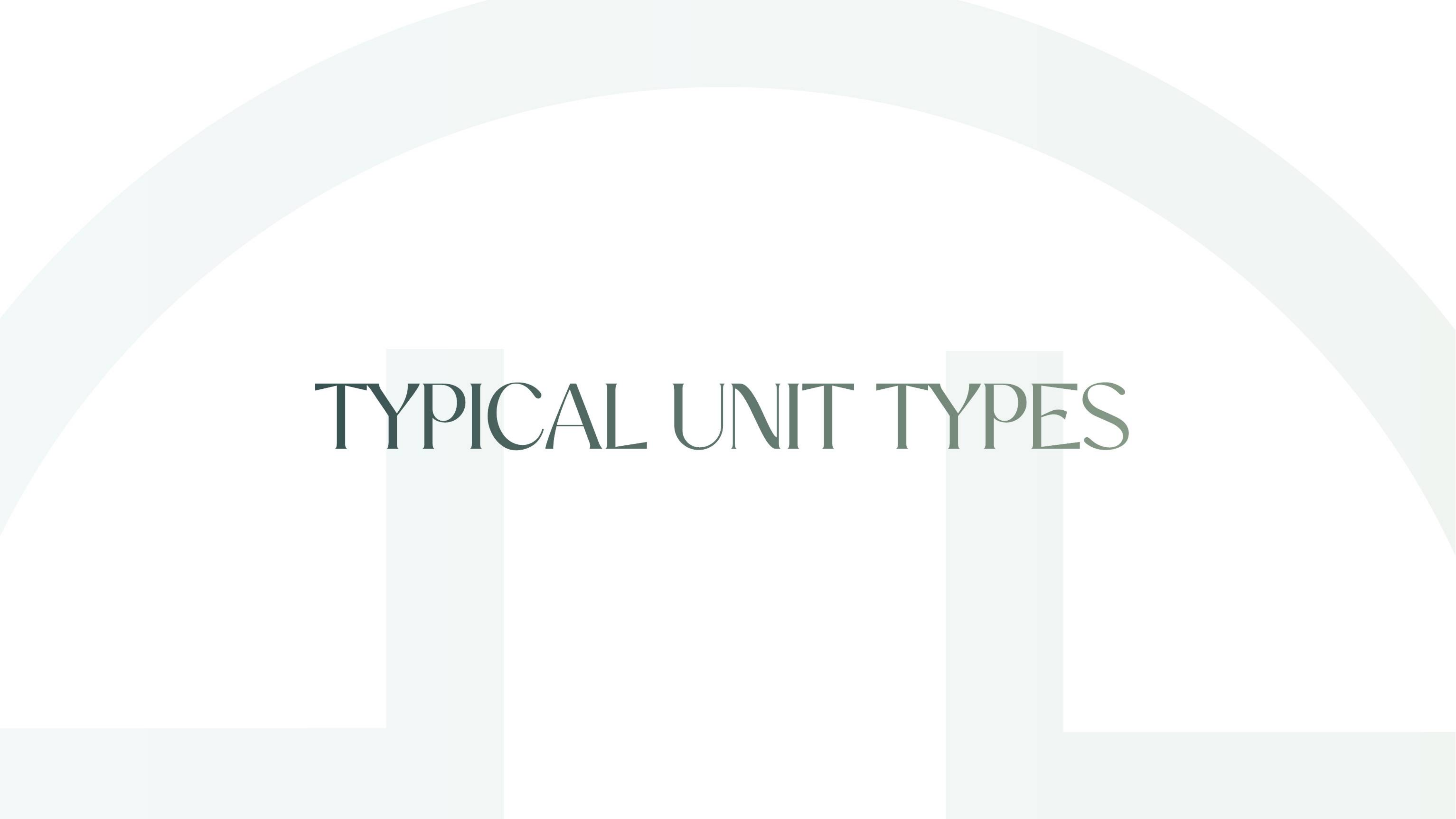
Areas presented in square feet

MASTERPLAN OF HAYAT 7



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





TYPICAL UNIT TYPES

FOUR BEDROOM

MIDDLE UNIT

PREMIUM

UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,490
BUA	3,801
GARDEN	1,379
ROOF TERRACE	624
Areas presented in square feet	



GROUND LEVEL PLAN



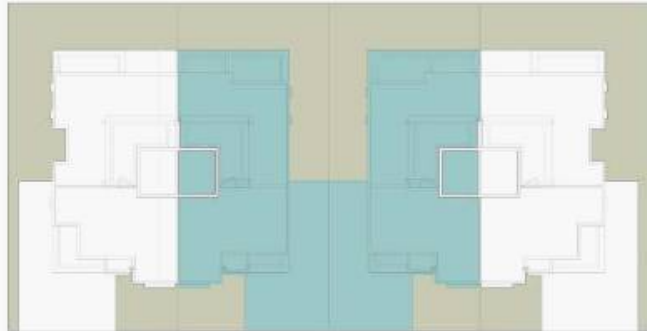
FIRST LEVEL PLAN



ROOF LEVEL PLAN



FOUR BEDROOM
MIDDLE UNIT
PREMIUM



UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,490
BUA	3,801
GARDEN	1,379
ROOF TERRACE	624
Areas presented in square feet	

- 1 Villa Entrance

2 Porch

3 Lobby

4 Bedroom 1

5 Bathroom 1

6 Store

7 Guest Bath

8 Living

9 Formal Dining
- 10 Kitchen

11 Laundry

12 Maid's Bathroom

13 Maid's Room

14 Covered Parking

15 Garden

16 Bedroom 2

17 Bathroom 2

18 Bathroom 3
- 19 Bedroom 3

20 Family Living

21 Master Bathroom

22 Master Dressing

23 Master Bedroom

24 Roof Terrace



GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN

FOUR BEDROOM

MIDDLE UNIT

PREMIUM

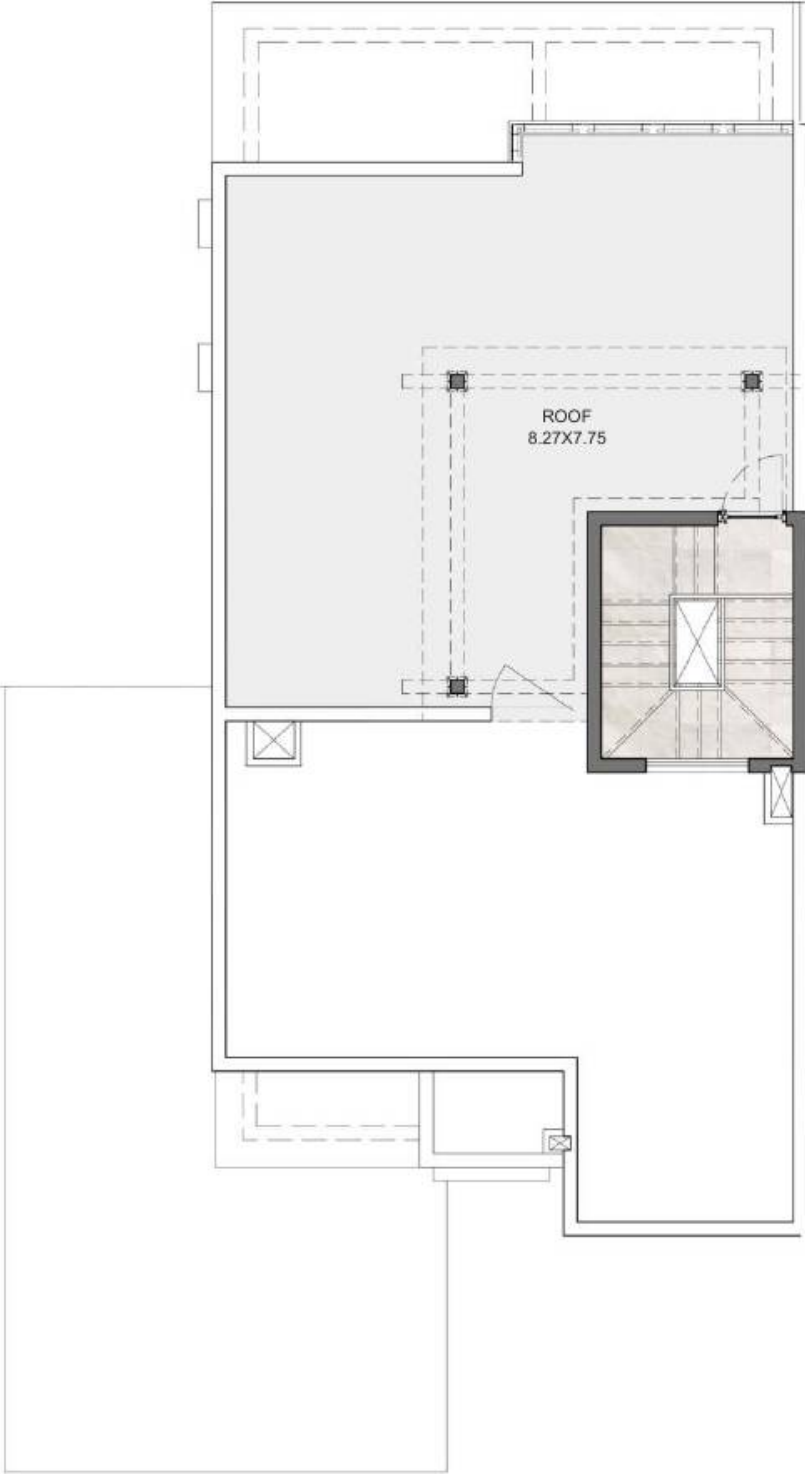
UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,122
BUA	3,802
GARDEN	1,011
ROOF TERRACE	624
Areas presented in square feet	



GROUND LEVEL PLAN



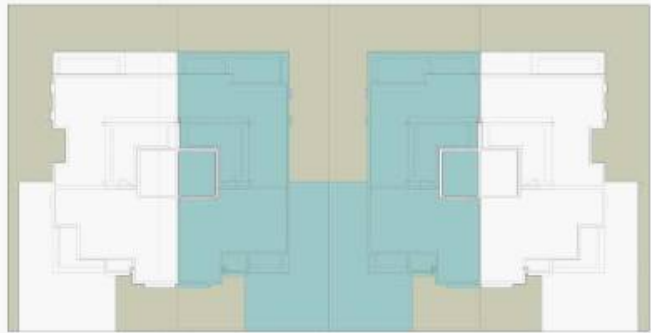
FIRST LEVEL PLAN



ROOF LEVEL PLAN



FOUR BEDROOM
MIDDLE UNIT
PREMIUM



UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,122
BUA	3,802
GARDEN	1,011
ROOF TERRACE	624
Areas presented in square feet	

- 1 Villa Entrance

2 Porch

3 Lobby

4 Bedroom 1

5 Bathroom 1

6 Store

7 Guest Bath

8 Living

9 Formal Dining
- 10 Kitchen

11 Laundry

12 Maid's Bathroom

13 Maid's Room

14 Covered Parking

15 Garden

16 Bedroom 2

17 Bathroom 2

18 Bathroom 3
- 19 Bedroom 3

20 Family Living

21 Master Bathroom

22 Master Dressing

23 Master Bedroom

24 Roof Terrace



GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



FOUR BEDROOM

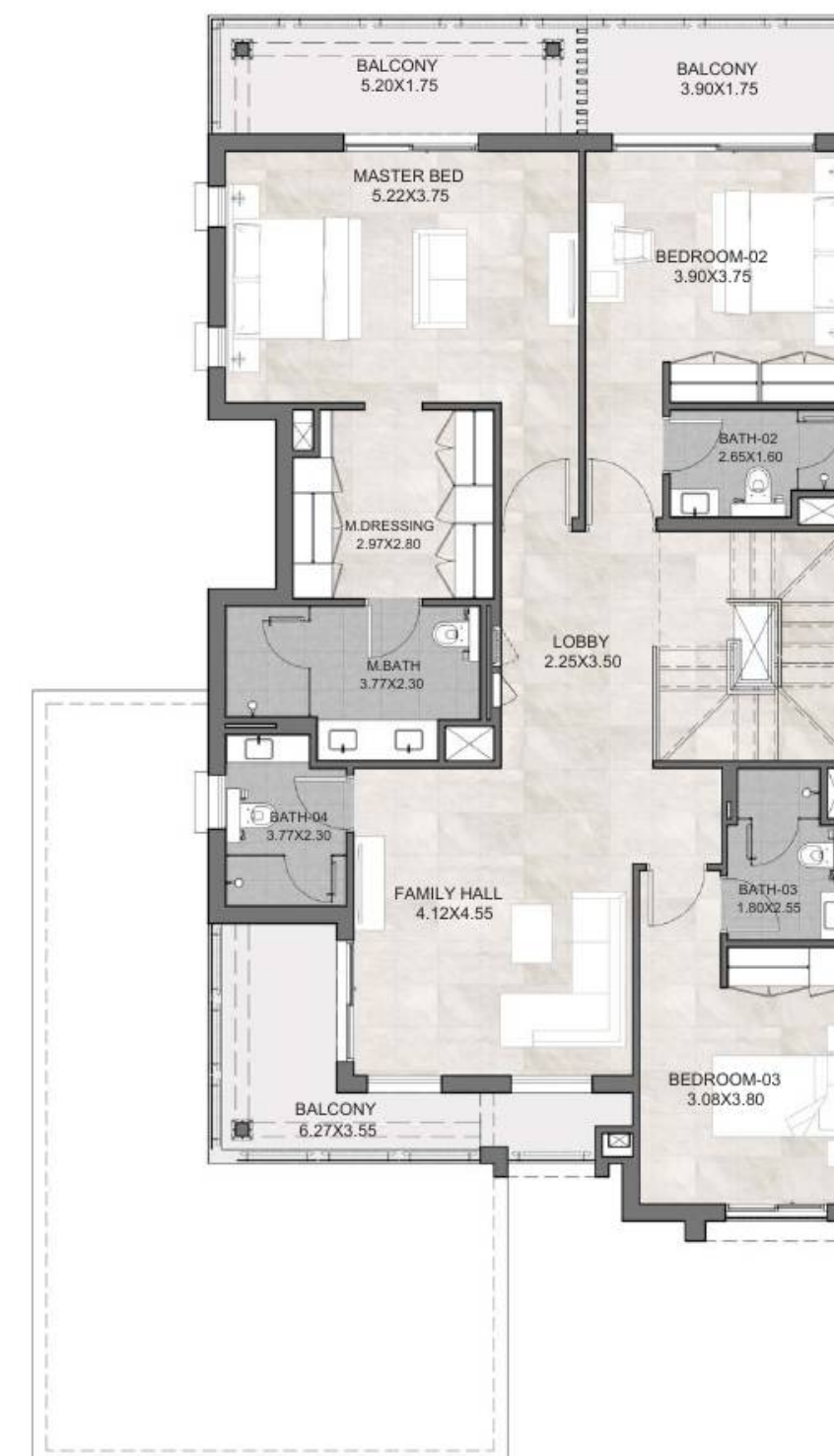
EDGE UNIT
PREMIUM

UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,918
BUA	4,132
GARDEN	1,630
ROOF TERRACE	710

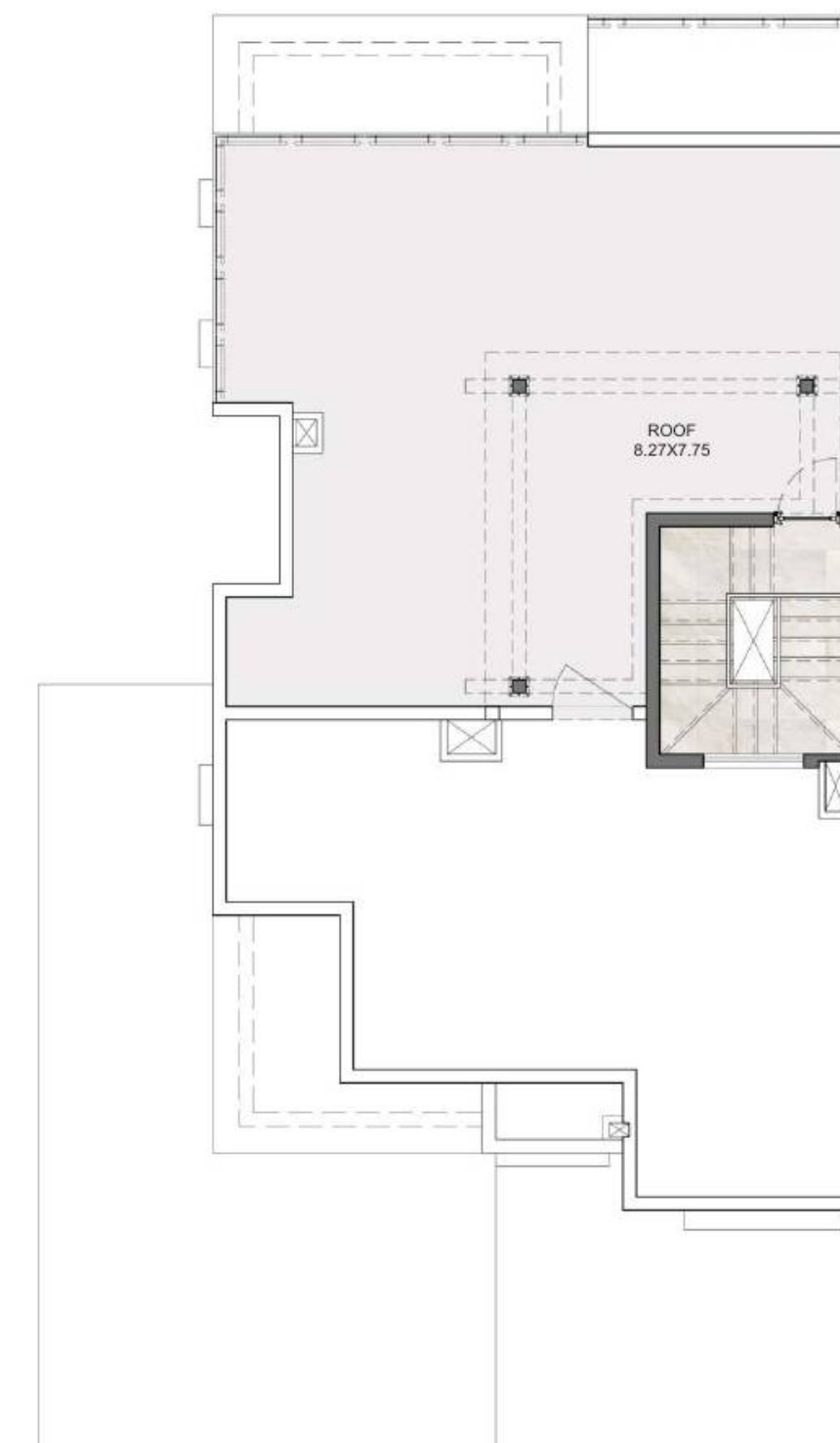
Areas presented in square feet



GROUND LEVEL PLAN



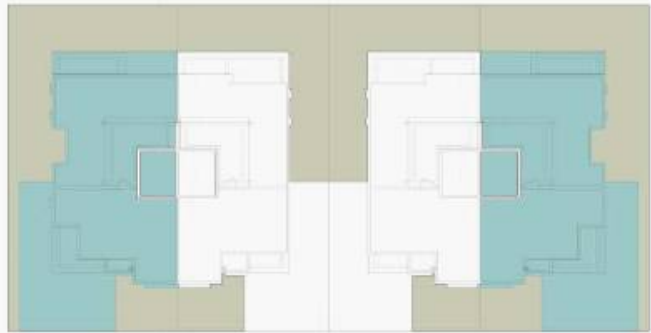
FIRST LEVEL PLAN



ROOF LEVEL PLAN



FOUR BEDROOM
EDGE UNIT
PREMIUM



UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,918
BUA	4,132
GARDEN	1,630
ROOF TERRACE	710
Areas presented in square feet	

- 1 Villa Entrance

2 Porch

3 Lobby

4 Bedroom 1

5 Bathroom 1

6 Store

7 Guest Bath

8 Living

9 Formal Dining
- 10 Kitchen

11 Laundry

12 Maid's Bathroom

13 Maid's Room

14 Covered Parking

15 Garden

16 Bedroom 2

17 Bathroom 2

18 Bathroom 3
- 19 Bedroom 3

20 Family Living

21 Bathroom 4

22 Master Bathroom

23 Master Dressing

24 Master Bedroom

25 Roof Terrace



GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN

FIVE BEDROOM

EDGE UNIT

PREMIUM

UNIT	FIVE BEDROOM UNIT
PLOT AREA	3,498
BUA	4,950
GARDEN	1,320
ROOF TERRACE	470

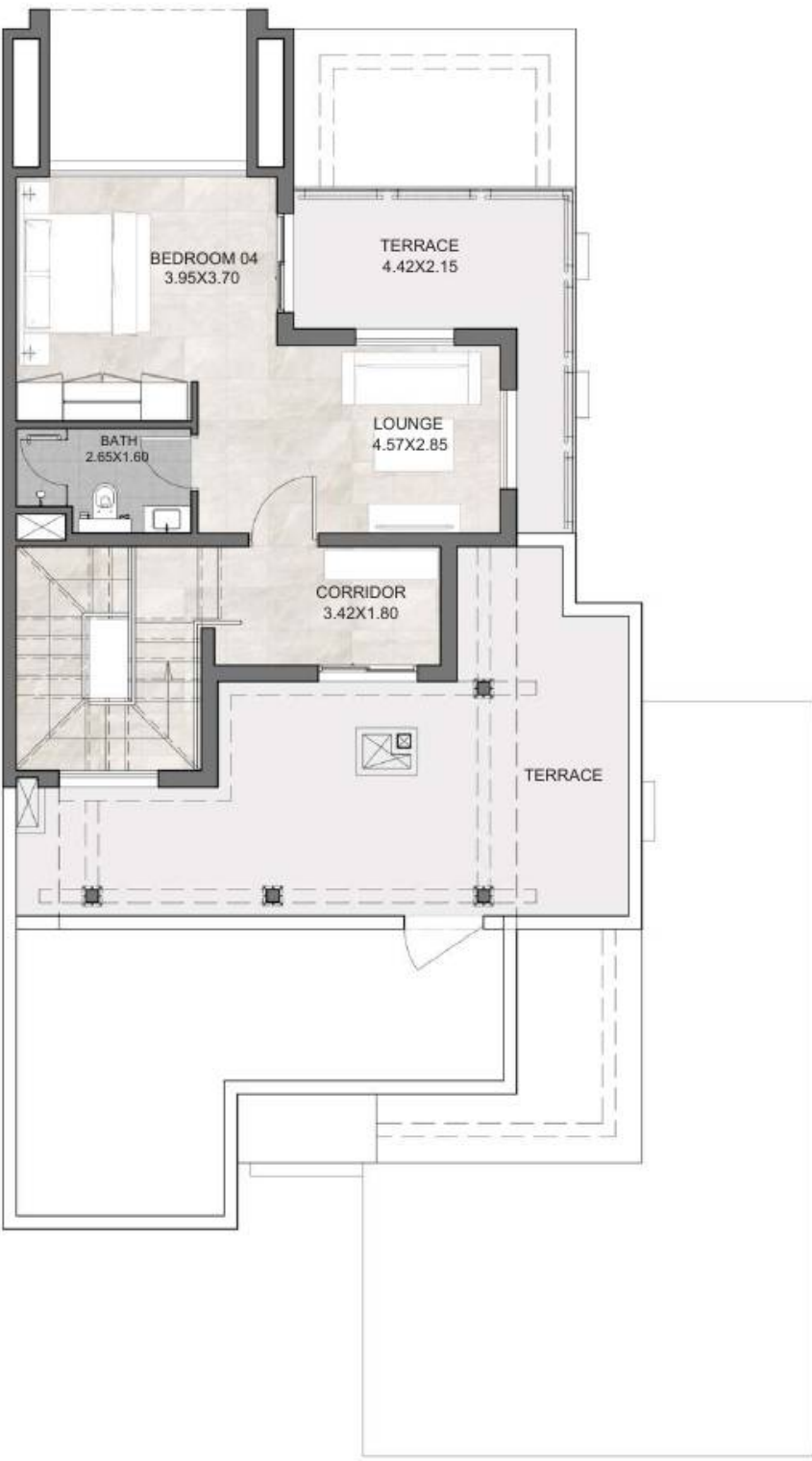
Areas presented in square feet



GROUND LEVEL PLAN



FIRST LEVEL PLAN

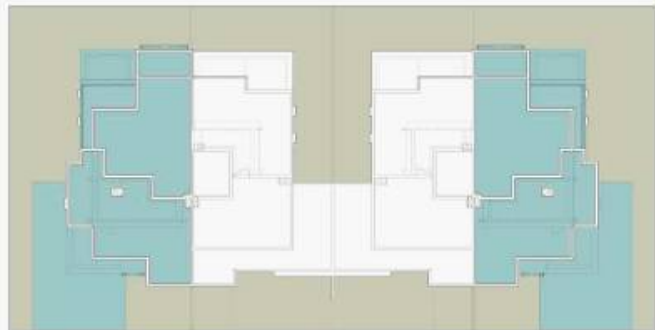


SECOND LEVEL PLAN



FIVE BEDROOM

EDGE UNIT
PREMIUM



UNIT	FIVE BEDROOM UNIT
PLOT AREA	3,498
BUA	4,950
GARDEN	1,320
ROOF TERRACE	470
Areas presented in square feet	

- 1 Villa Entrance

2 Porch

3 Lobby

4 Bedroom 1

5 Bathroom 1

6 Storage

7 Guest Toilet

8 Living

9 Formal Dining
- 10 Kitchen

11 Laundry

12 Maid's Bathroom

13 Maid's Room

14 Covered Parking

15 Garden

16 Bedroom 2

17 Bathroom 2

18 Bathroom 3
- 19 Bedroom 3

20 Family Hall

21 Toilet

22 Master Bathroom

23 Master Dressing

24 Master Bedroom

25 Bedroom 4

26 Bathroom 4

27 Corridor

28 Lounge



GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN

FIVE BEDROOM
EDGE UNIT
PREMIUM

UNIT	FIVE BEDROOM UNIT
PLOT AREA	3,918
BUA	4,953
GARDEN	1,804
ROOF TERRACE	474

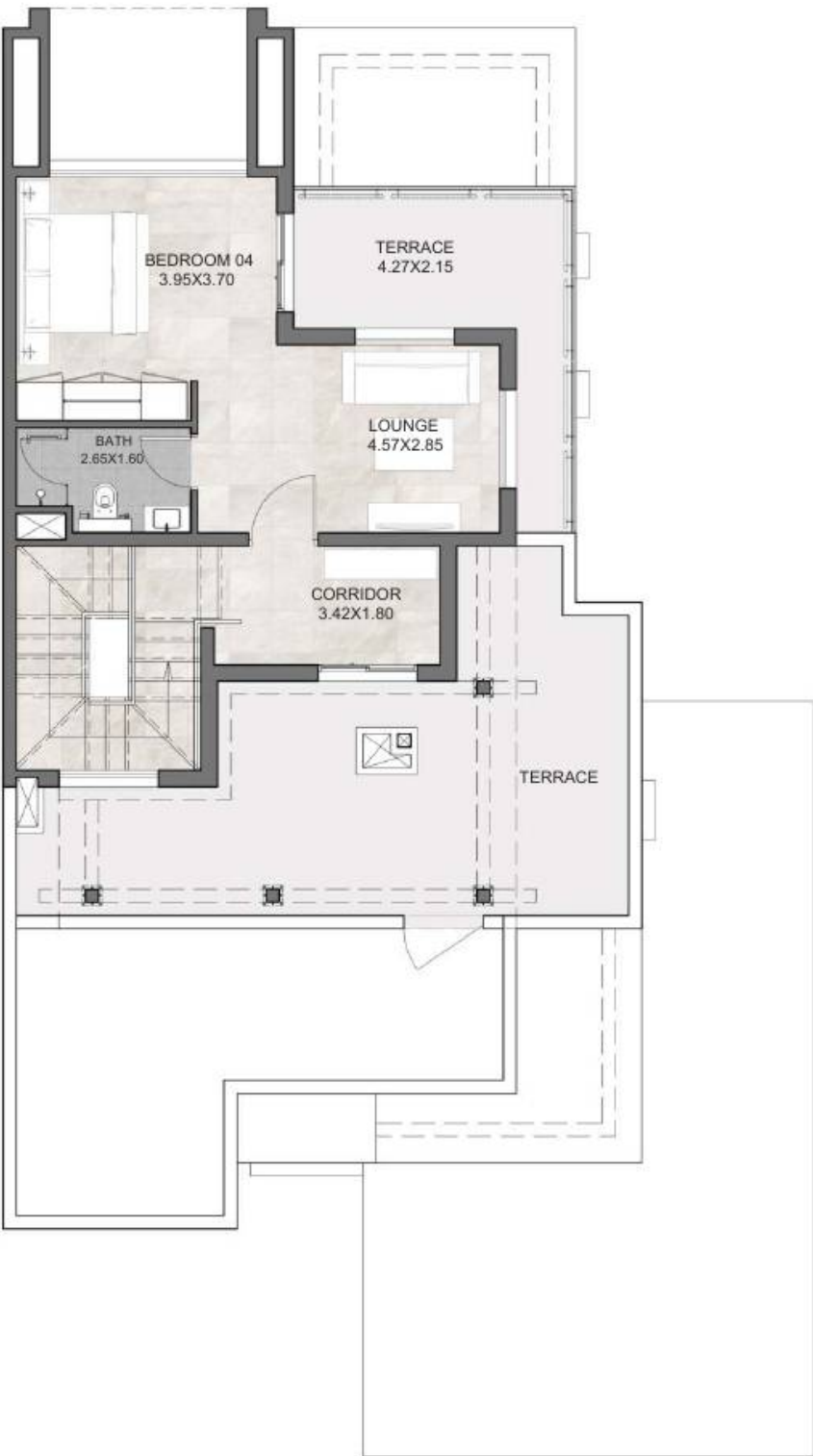
Areas presented in square feet



GROUND LEVEL PLAN



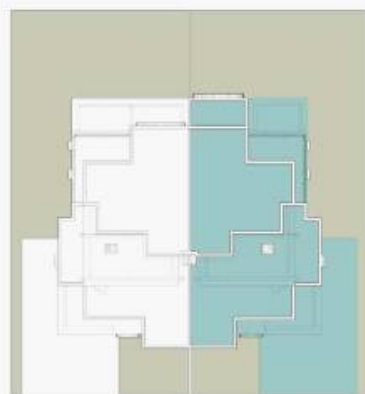
FIRST LEVEL PLAN



SECOND LEVEL PLAN



FIVE BEDROOM
EDGE UNIT
PREMIUM



UNIT	FIVE BEDROOM UNIT
PLOT AREA	3,918
BUA	4,953
GARDEN	1,804
ROOF TERRACE	474
Areas presented in square feet	

- 1 Villa Entrance

2 Porch

3 Lobby

4 Bedroom 1

5 Bathroom 1

6 Storage

7 Guest Toilet

8 Living

9 Formal Dining
- 10 Kitchen

11 Laundry

12 Maid's Bathroom

13 Maid's Room

14 Covered Parking

15 Garden

16 Bedroom 2

17 Bathroom 2

18 Bathroom 3
- 19 Bedroom 3

20 Family Hall

21 Toilet

22 Master Bathroom

23 Master Dressing

24 Master Bedroom

25 Bedroom 4

26 Bathroom 4

27 Corridor

28 Lounge



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	1,811
ROOF TERRACE	474
Areas presented in square feet	



GROUND LEVEL PLAN



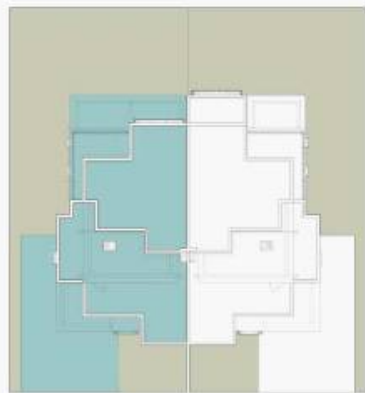
FIRST LEVEL PLAN



SECOND LEVEL PLAN



FIVE BEDROOM
EDGE UNIT
PREMIUM



UNIT	FIVE BEDROOM UNIT
PLOT AREA	3,918
BUA	4,915
GARDEN	1,811
ROOF TERRACE	474
Areas presented in square feet	

- 1 Villa Entrance

2 Porch

3 Lobby

4 Bedroom 1

5 Bathroom 1

6 Storage

7 Guest Toilet

8 Living

9 Formal Dining
- 10 Kitchen

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12 Maid's Bathroom

13 Maid's Room

14 Covered Parking

15 Garden

16 Bedroom 2

17 Bathroom 2

18 Bathroom 3
- 19 Bedroom 3

20 Family Hall

21 Toilet

22 Master Bathroom

23 Master Dressing

24 Master Bedroom

25 Bedroom 4

26 Bathroom 4

27 Corridor

28 Lounge



GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN



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