



Havencia

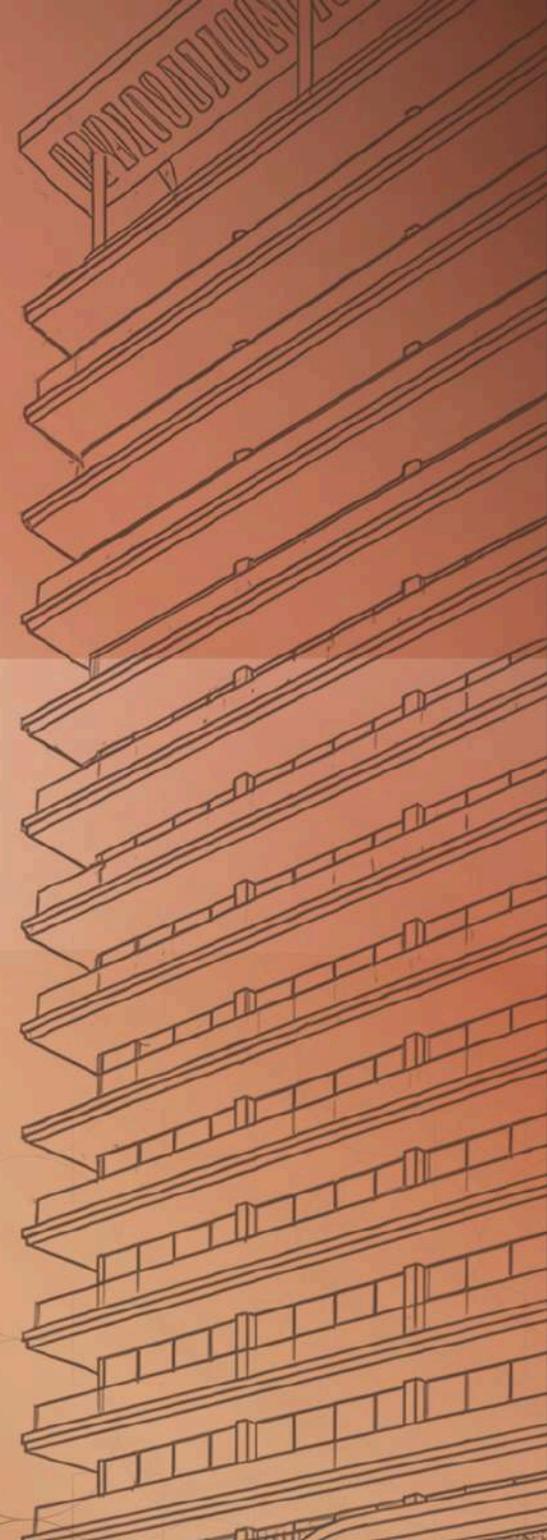
by ALA DEVELOPMENTS

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

Havencia was born from a question,

What does it feel like to arrive somewhere and simply know you belong?
It feels like light finding its window, laughter filling its space, and a stillness
you no longer have to chase, because you're already home.

This is not a home you choose. It is a home that chooses you back.



3 DECADES OF DUBAI.

One Vision for What Comes Next.

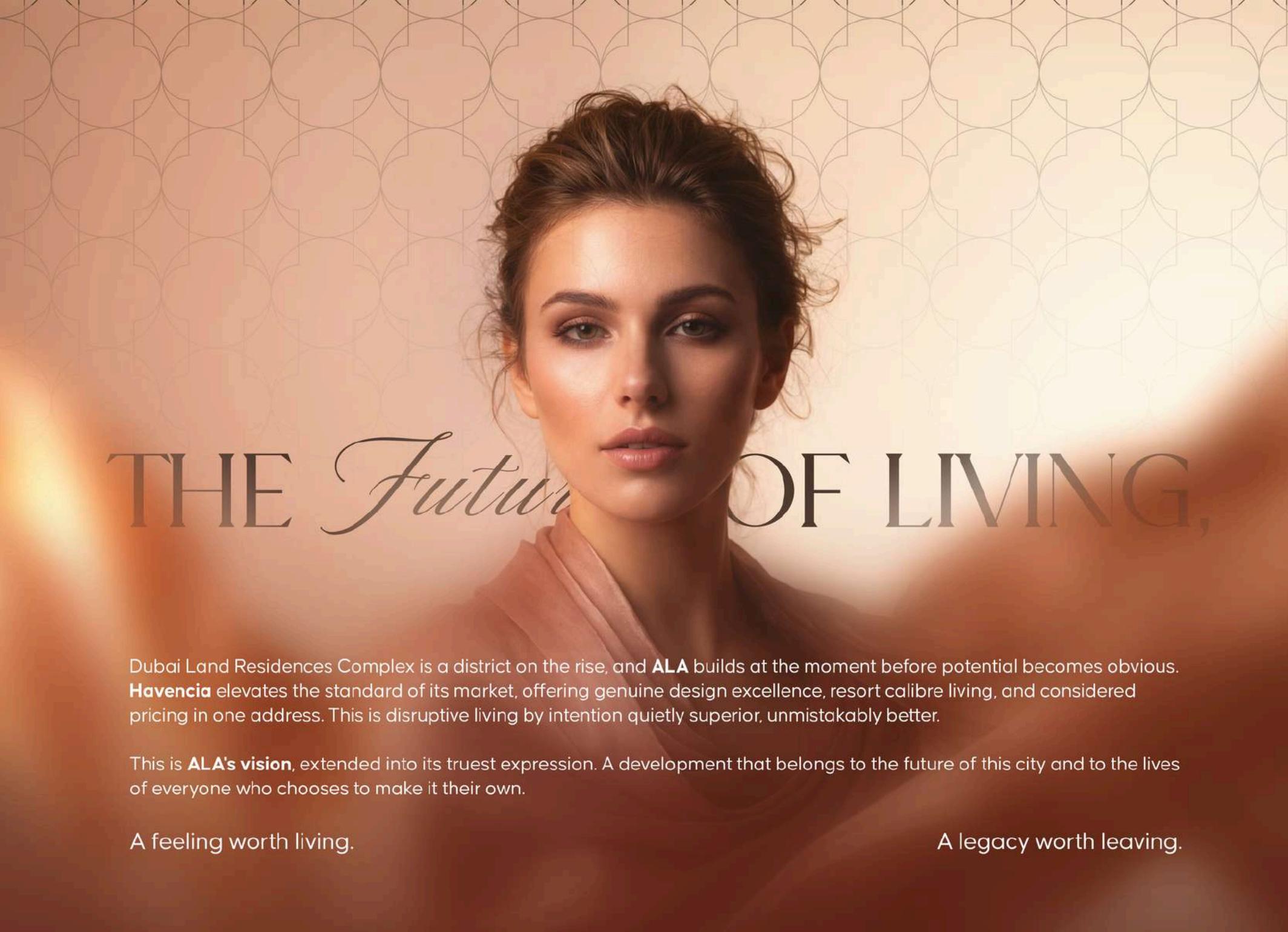
**ALA Developments was formally established in 2025,
but our understanding of this city runs three decades deep.**

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 is a commitment made in three letters: **A – Aspiration. L – Legacy. A – Authenticity.** Following Creek Views at Jaddaf Waterfront, **Havencia** is the next expression of our **AED 1 billion** development vision, design led, lifestyle driven, and built to be remembered.

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.









ALA.







1v

1v

1v



























NETFLIX



















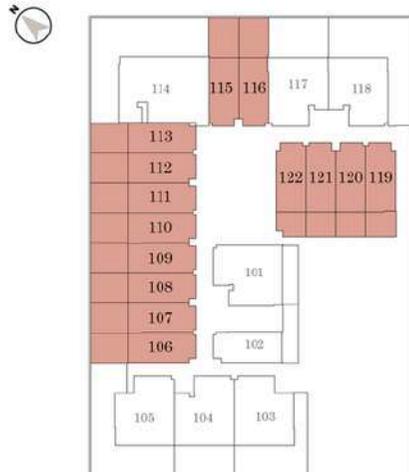




STUDIO TYPE 1

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

Suite Area	29.79 to 30.25 sq.m	320.66 to 325.61 sq.ft
Balcony Area	10.55 to 17.85 sq.m	113.56 to 192.14 sq.ft
Total Area	40.60 to 47.88 sq.m	437.01 to 515.38 sq.ft



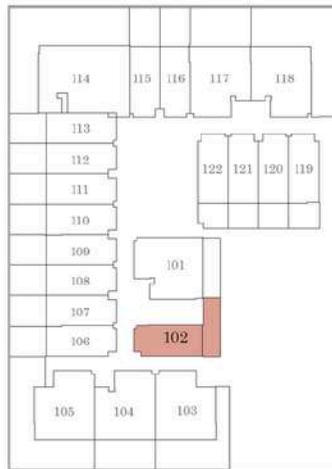
KEYPLAN



STUDIO TYPE 2

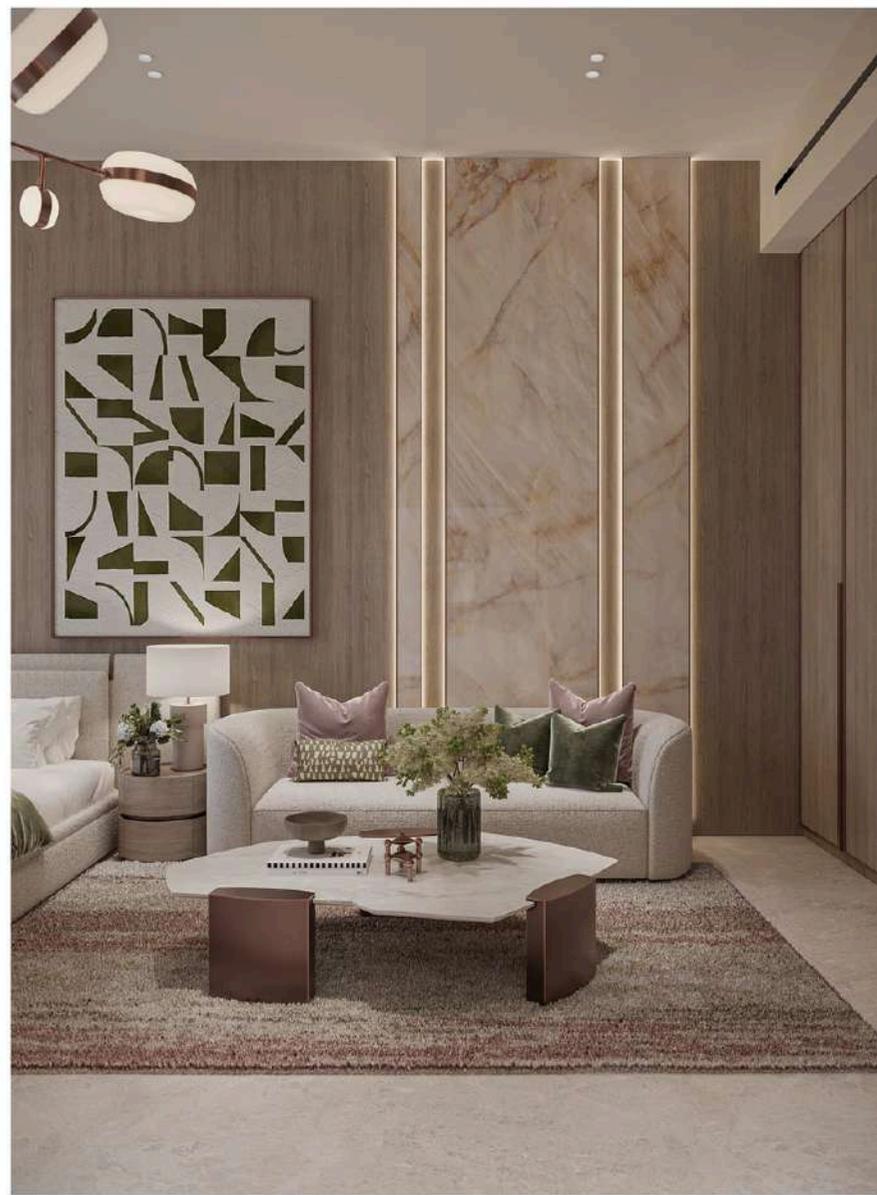
1	PANTRY	3.20x1.80 m
2	BATHROOM	2.40x1.55 m
3	STUDIO	4.90x3.45 m
4	TERRACE	1.81x6.95 m

Suite Area	30.66 sq.m	330.02 sq.ft
Balcony Area	14.12 sq.m	151.99 sq.ft
Total Area	44.78 sq.m	482.01 sq.ft



KEYPLAN







Studio Apartments for those who know exactly what they need and refuse to settle for less. Intelligently planned and immaculately finished, 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.

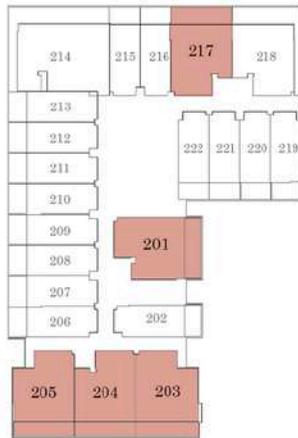




1 BHK TYPE 1

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



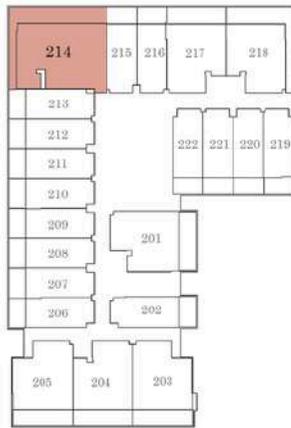
KEYPLAN



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







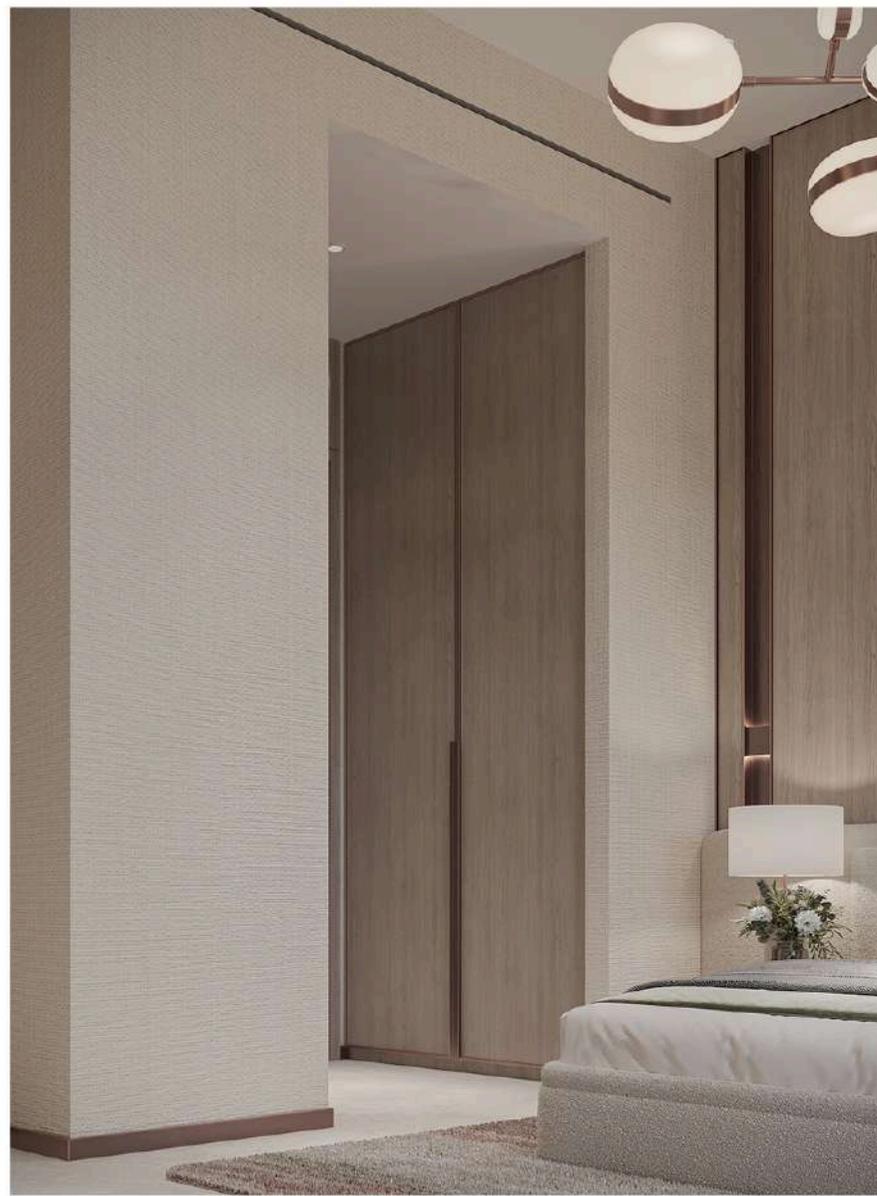


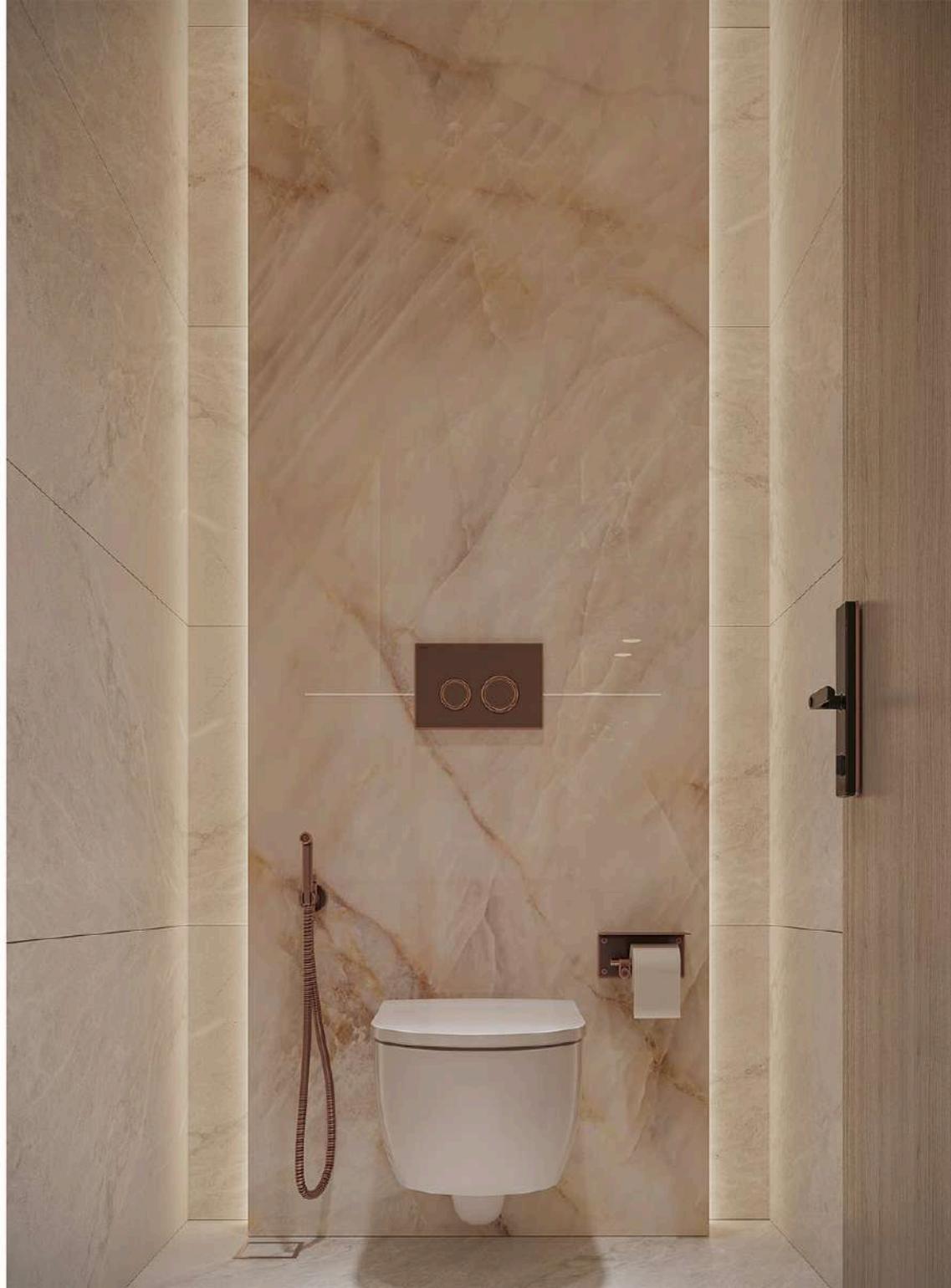


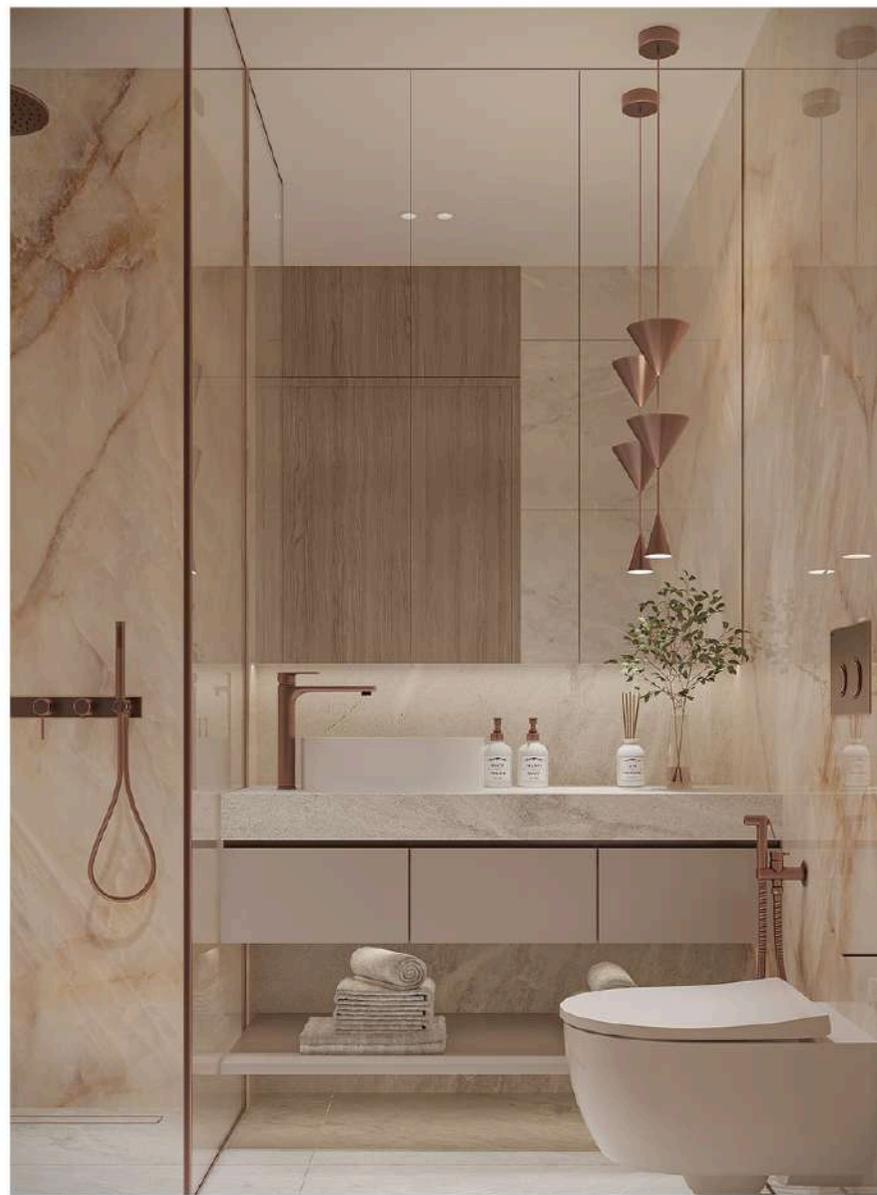












WHAT YOU BUILD HERE WILL OUTLAST EVERYTHING ELSE

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.