



Haven Views 1

by
4DIRECTION

Developed by Heaven View Real Estate Development L.L.C One of  4Direction Projects



DELIVERING THE EXCEPTIONAL



About 4Direction

Established in 2006 in Dubai, 4Direction has evolved into a luxury boutique real estate developer known for exceptional craftsmanship, lifestyle-centric design, and forward-thinking innovation.

With over two decades of experience and the enduring trust of our investors and clients, we have delivered value driven developments that combine architectural integrity with long term vision. Each project reflects our belief that great design should not only inspire but also enrich everyday living.

At 4Direction, our mission is simple yet enduring: to build a legacy of premium living; one that stands the test of time and defines the future of Dubai's evolving skyline.





Master Developer



Dubai Holding (The Master Developer) is a global investment company based in Dubai and owned by His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the United Arab Emirates, and Ruler of Dubai. Established in 2004, Dubai Holding LLC drives some of the city's most iconic real estate, hospitality, and investment projects, shaping the future of Dubai and beyond.



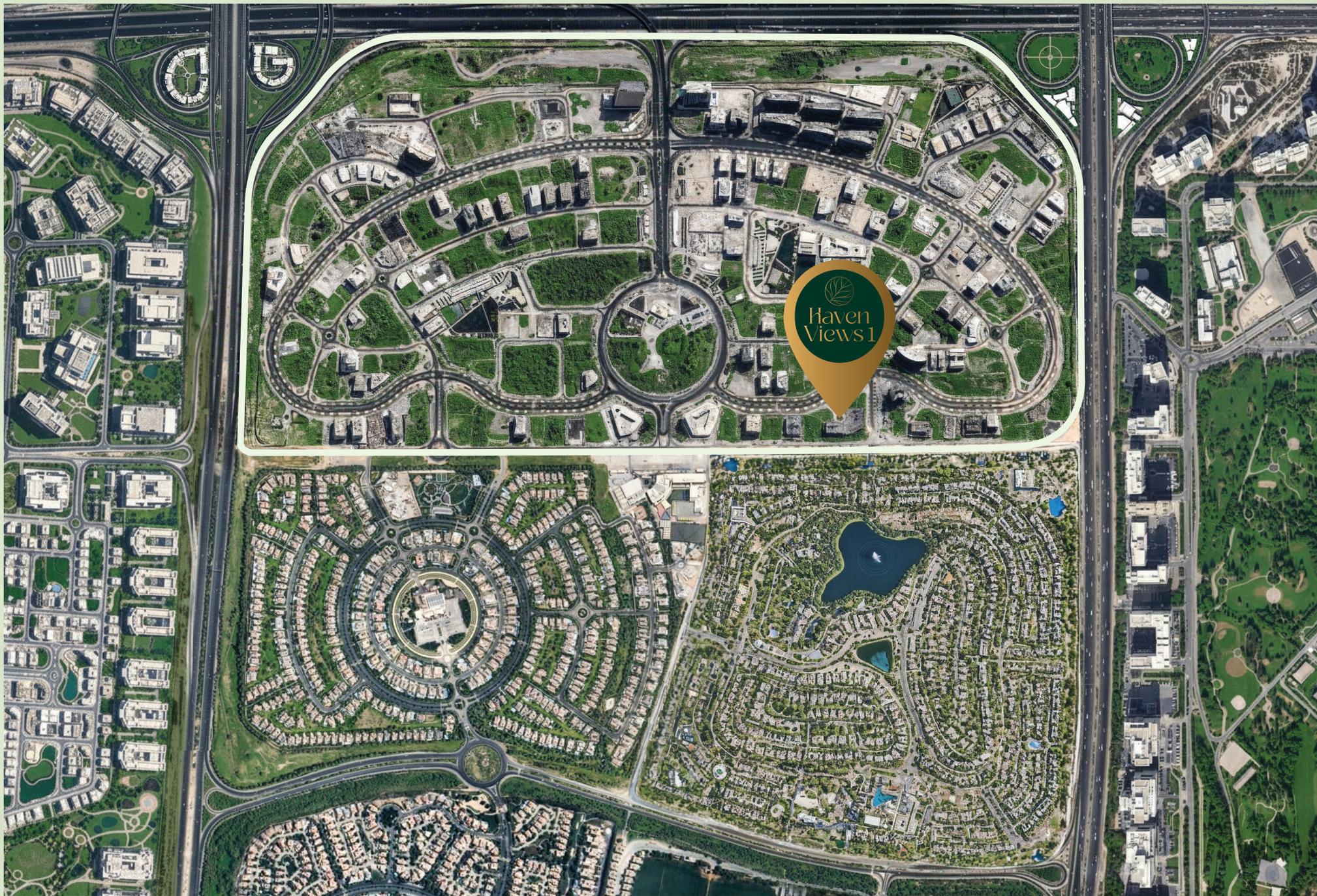


Dubailand Residence Complex (DLRC)

Dubailand Residence Complex (DLRC) is a dynamic residential community that offers a perfect blend of tranquility and urban convenience. Strategically located in the heart of Dubailand, this thriving neighborhood provides residents with a peaceful environment, modern infrastructure, and easy access to Dubai's bustling city center.

With a mix of apartments, townhouses, and villas, DLRC caters to families, young professionals, and investors alike. The area is designed to promote community living, with landscaped parks, walking trails, and an array of lifestyle amenities that make it a sought-after destination in Dubai.





In the Heart of Dubailand (DLRC)

Located in the Dubailand Residence Complex, Haven Views 1 places you at the centre of everything that matters in Dubai.

Key Nearby Landmarks

03 Mins
Emirates Road

03 Mins
Al Ain Road

04 Mins
Metro Station

13 Mins
Sheikh Mohammad
Bin Zayed Road Dubai

20 Mins
Dubai Mall

23 Mins
Dubai International
Airport

25 Mins
Burj Khalifa

28 Mins
Jumeirah Beach

32 Mins
Al Makhtoum Airport







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Haven Views 1



About Haven Views

Your modern and peaceful luxury retreat in Dubai's new planned green belt.

Haven Views is designed around a simple truth: people don't just choose homes, they choose how they want to feel. Set within Dubailand Residence Complex and positioned inside Dubai's emerging green belt, it offers a peaceful, leafy environment just minutes from the city's main arteries.

The development feels open from the moment you enter. Sunlit interiors, smart layouts, and generous balconies create a sense of space that modern urban life often lacks. Inside each residence, premium fixtures, beautifully crafted materials, and refined finishes elevate everyday living, offering the tactile reassurance of quality that people feel long before they describe it.

Thoughtful amenities, a private cinema, indoor golf lounge, temperature-controlled infinity pool, and children's areas, are designed to make daily life noticeably easier and more enjoyable.

Every home is oriented to maximise natural views and greenery. Haven Views is built to evoke calm, optimism, and comfort before anything else.

For residents, it's a place where wellbeing comes naturally.

For investors, it sits at the heart of one of Dubai's most promising new growth corridors.

Haven Views is more than a home — it's a gentle upgrade to everyday life.

A Lifestyle of Comfort and Convenience

This is more than just a place to live – it's a community designed around your lifestyle. Perfectly located with easy access to nearby bus stops, the property ensures seamless connectivity across the city.

Surrounded by essential facilities, Haven Views 1 brings everything within your reach:

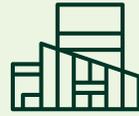
- **Education:** Prestigious schools such as GEMS just minutes away.
- **Spiritual Needs:** A nearby mosque for daily prayers and community gatherings.
- **Healthcare:** Quality medical care at Dubai London Clinic and other trusted hospitals close by.
- **Shopping & Dining:** Enjoy a variety of malls, food courts, and popular restaurants including Costa Coffee, KFC, Starbucks, and McDonald's.
- **Leisure & Lifestyle:** Experience the luxury of Habtoor Hotel, the Polo Club, and a vibrant Community Centre – all within the neighbourhood.





Transportation

- Bus
- Metro
- Taxi



Malls & Food Courts

- Silicon Central Mall
- Spinneys Supermarket
- Dubai Outlet Mall



Restaurants

- Costa Cofee
- KFC
- Starbucks
- McDonalds



Polo Club

- Al Habtoor



Hotels & Resorts

- Al Habtoor Palace
- Hilton Dubai Al Habtoor City
- Fairmont Dubai



Parks

- Dubai Land
- Community Park
- Public Park
- Childrens Park
- Dubai Safari Park



Hospitals

- Dubai Landon Clinic
- Mediclinic Parkview Hospital
- Emirates Hospital Jumeirah
- Aster Hospital - Mankhool



School/University

- GEMS Education
- Hartland International School
- Nord Anglia International School
- Academic City
 - › 27 Colleges & Universities
 - › 3 Innovation Centers
 - › 500 Academic Programs



Mosque



Community Center







The background of the slide is a dark, monochromatic green with a subtle, repeating pattern of large, detailed leaves. The leaves are arranged in a way that creates a sense of depth and texture, with veins clearly visible. The overall tone is sophisticated and natural.

Amenities & Common Areas

Premium Amenities



Smart Home System



Infinity Pool



Fitness Center



Yoga Deck



Kid's Play Area



Private Cinema



BBQ Area



Cabana Sitting Area



Woodland Views



Pets Area



Walking Area



Green Area



Premium Residence



2 Floors of Podium Parking



1700 sqft Retail Area









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Our Apartments Selection

Color Palette



Concept Story - An Ode to Warm Neutrals

Color: Inviting Warm Neutrals

Mood: Understated Elegance, Serenity

Design Elements: Organic Forms, Natural Finishes









Unit Types

30
Units **Studio Apartments**
331 - 485 Sq.ft

20
Units **1-Br Apartments**
718 - 880 Sq.ft

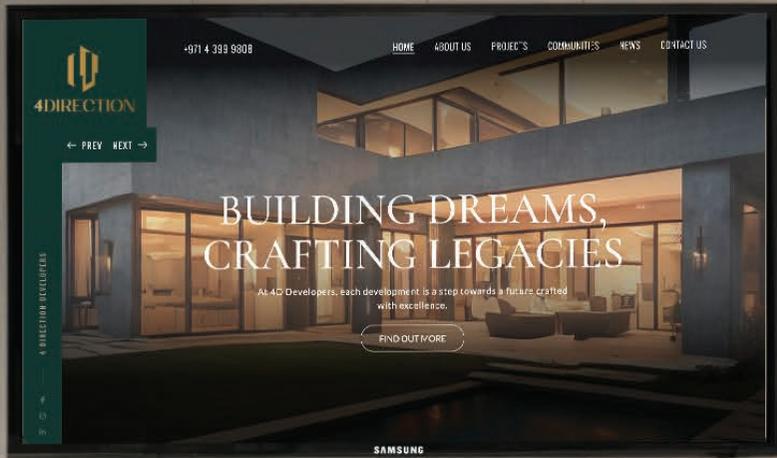
20
Units **2-Br Apartments**
869 - 975 Sq.ft

12
Units **2-Br Apartments with Private Pool**
1495 - 2433 Sq.ft

01
Unit **Retail Space**
1880 Sq.ft































Floor Plans



4DIRECTION

The image features a large, stylized logo above the brand name '4DIRECTION'. The logo consists of two vertical, angular shapes that resemble the number '4' and the letter 'D' combined. Below the logo, a detailed architectural rendering shows a modern building with a rooftop pool, lounge area, and extensive greenery. The scene is set against a sunset sky with soft, colorful clouds. The building has large glass windows and balconies, and the rooftop area is filled with various plants and furniture, including a pool, lounge chairs, and a green umbrella. The overall atmosphere is one of luxury and modern living.





Property Types

TYPES	NUMBER OF UNITS	SIZES (Sq.Ft)
STUDIO	30	332 - 407
1 BEDROOM	20	718 - 880
2 BEDROOM	20	869 - 975
2 BEDROOM POOL	12	1495 - 2433
RETAIL	1	1880

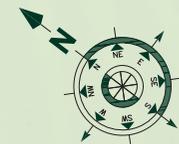
Studio

TYPICAL APARTMENTS

2ND to 6TH FLOOR

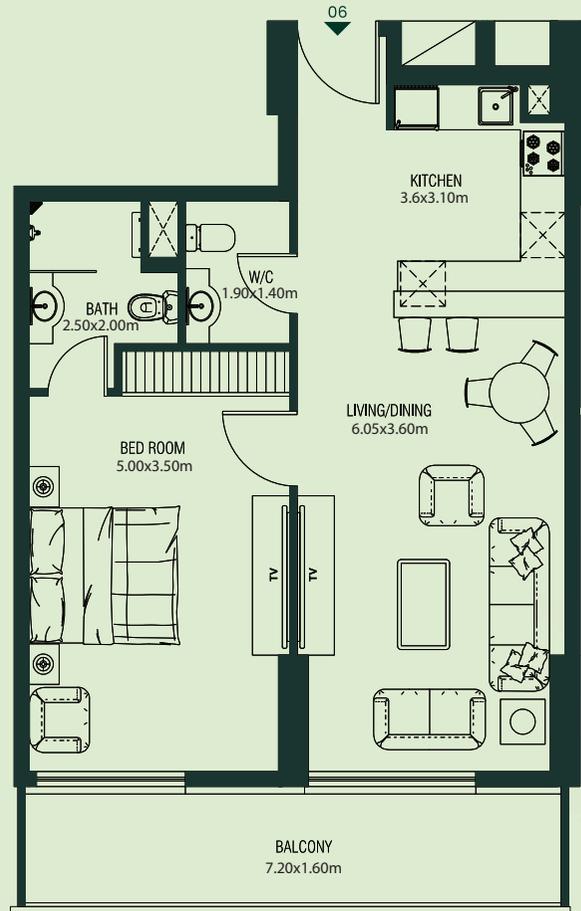


Min. Unit Area	410 sqft
Min. Balcony Area	75 sqft
Min. Total Area	485 sqft



1 Bedroom TYPICAL APARTMENTS

2ND to 6TH FLOOR



Min. Unit Area

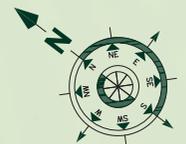
687 sqft

Min. Balcony Area

121 sqft

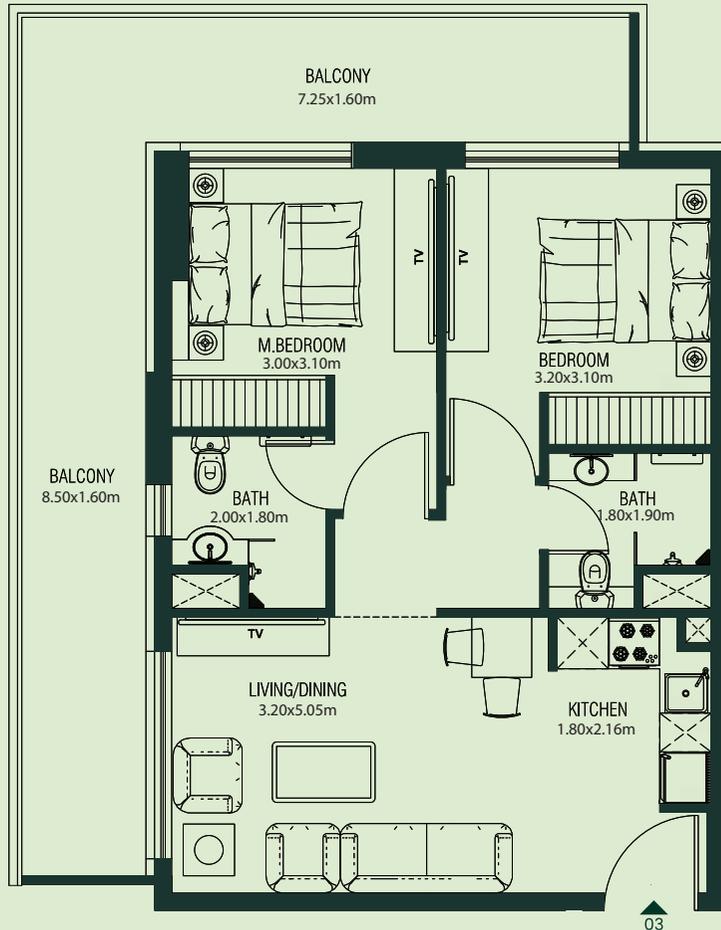
Min. Total Area

808 sqft



2 Bedroom TYPICAL APARTMENTS

2ND to 6TH FLOOR



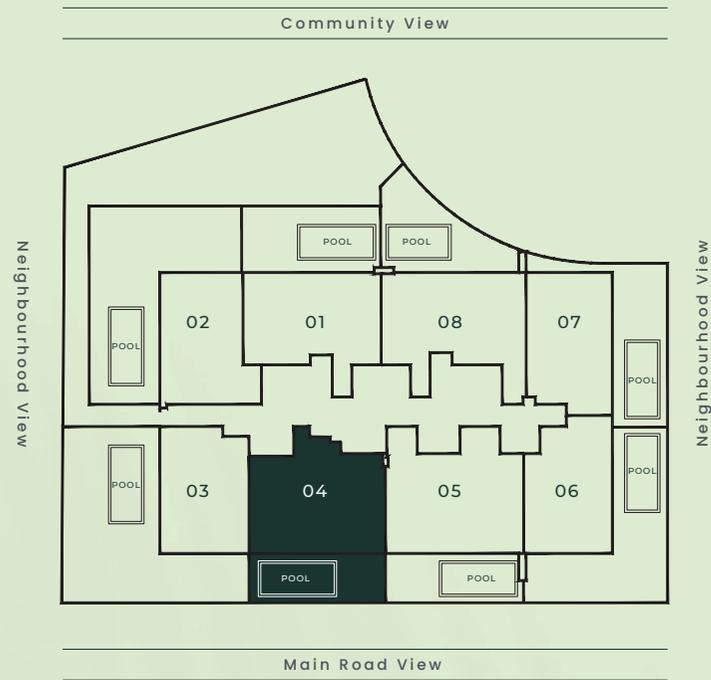
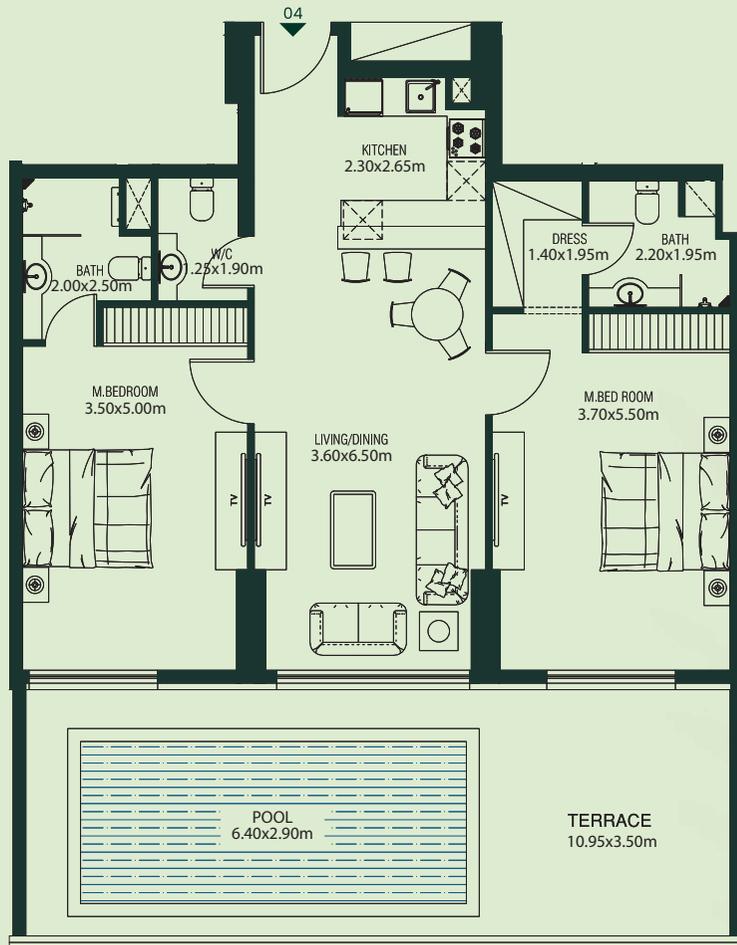
Min. Unit Area
Min. Balcony Area
Min. Total Area

590 sqft
279 sqft
869 sqft

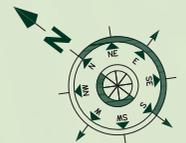


2 Bedroom WITH POOL APARTMENT

1ST FLOOR



Unit Area	1002 sqft
Balcony Area	492 sqft
Total Area	1494 sqft





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