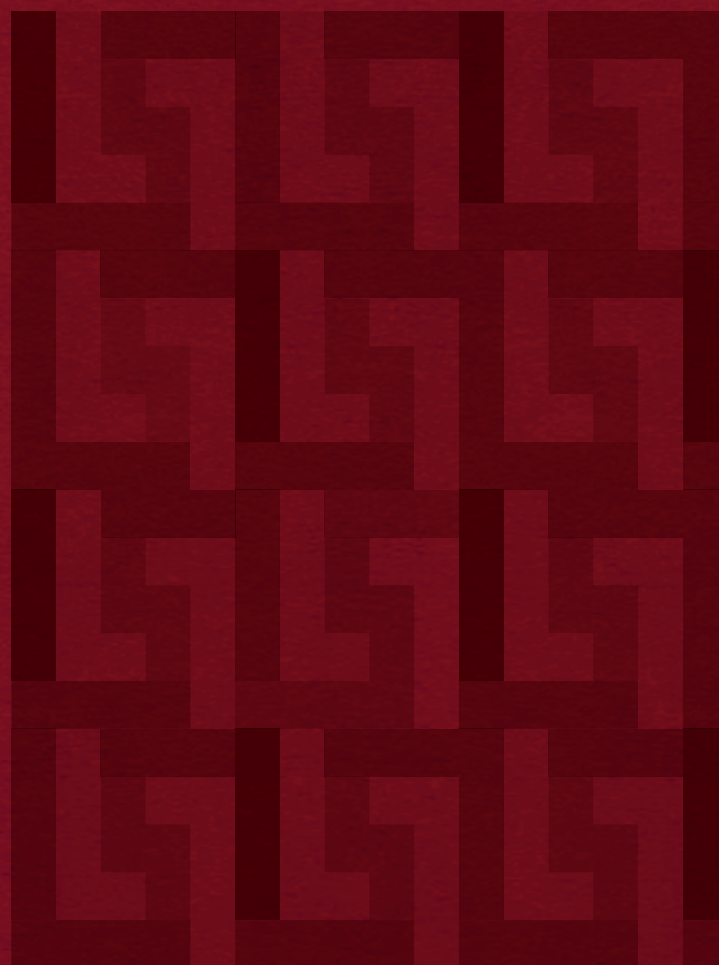


HADLEY  
HEIGHTS



JUMEIRAH VILLAGE CIRCLE



LEOS





W E L C O M E   T O



**HADLEY**  
HEIGHTS

Hadley Heights is a 216-unit modern residential complex perfectly located in the heart of the highly sought-after district, Jumeirah Village Circle (JVC). Hadley Heights aspires to deliver bespoke lifestyle where luxury, elegance and contemporary living co-exist in perfect harmony.

The development, which consists of elegantly designed studio, one bedroom and two bedroom units, offers a unique blend of bright, convenient spaces with a wealth of world-class amenities.

Our vision was to create a residential building that combines city convenience and neighbourhood tranquility, making the apartments ideal for a contemporary and tranquil lifestyle.





IKOLEY  
HEIGHTS





Images used for representative purpose only.

## BUILDING CONFIGURATION

22 residential floors  
4 Parking floors  
Ground Floor

## PARKING

232 Covered Podium  
Parking Spaces

## ELEVATORS

3 Passenger Elevators  
1 Service Elevator

## ANTICIPATED COMPLETION DATE

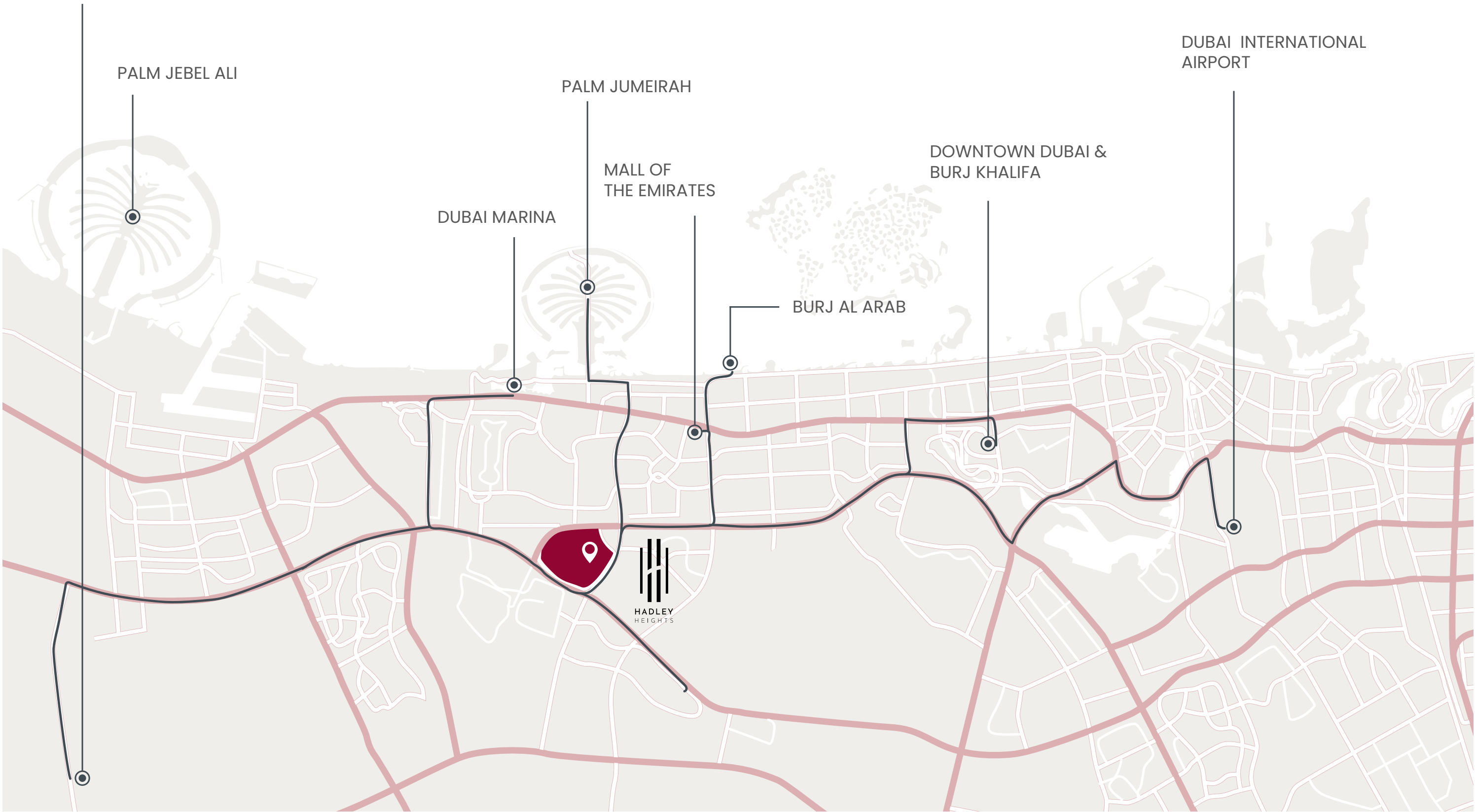
Q3-Q4  
2025

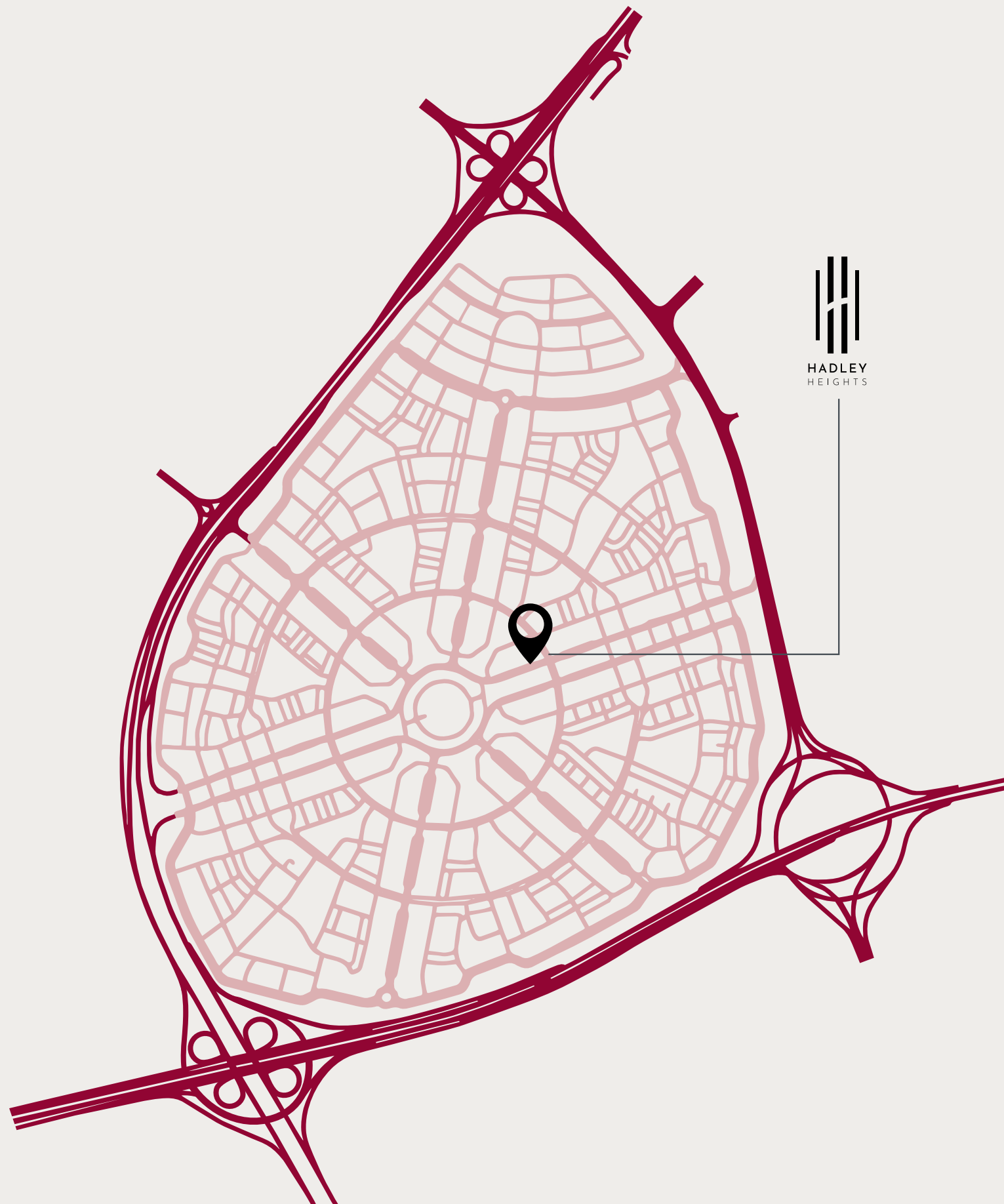




JVC is conveniently located between the two main highways connecting the city, including Al Khail Road and Sheikh Mohammed Bin Zayed Road, providing residents of this community with smooth and easy access to Dubai's hot spots, being a 10-minute drive from Dubai Marina and a 15-minute drive from Downtown.

DUBAI WORLD CENTRAL





J U M E I R A H   V I L L A G E   C I R C L E

## L O C A T I O N   P R O X I M I T Y



**7 MINUTES**  
Dubai Hills Mall



**10 MINUTES**  
Mall of the Emirates



**10 MINUTES**  
Dubai Marina



**15 MINUTES**  
Downtown Dubai  
& Burj Khalifa



**18 MINUTES**  
Palm Jumeirah



**20 MINUTES**  
Jumeirah Beach



**28 MINUTES**  
Dubai World Central



**30 MINUTES**  
Dubai International Airport



**15 MINUTES**  
Burj Al Arab



**20 MINUTES**  
Museum of the Future





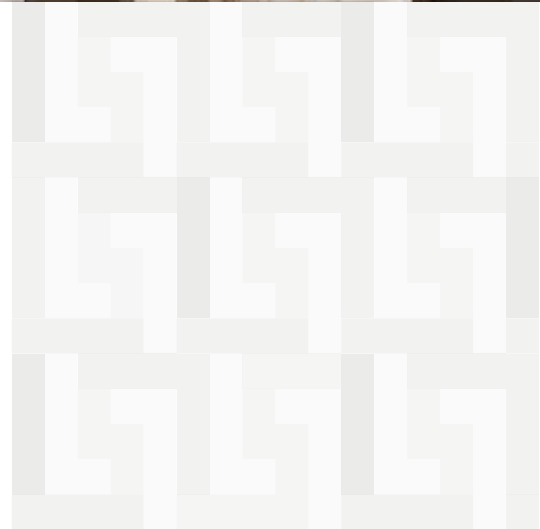
\*Images used for representative purpose only.

## J U M E I R A H V I L L A G E C I R C L E

Jumeirah Village Circle is a residential community close to the centre of Dubai. It has many facilities that meet the needs of JVC residents and offers a variety of residences, from townhouses and villas to high-end modern apartments. It is surrounded by lush gardens and parks, making it a great place for families.

As one of the most sought-after areas to live in Dubai, it is a perfect location for those who would like to be near the metropolis yet still enjoy a quiet community feel.

Hadley Heights in Jumeirah Village Circle offers a range of world-class amenities and top-level interior finishes designed to attract an equal mix of families, young couples, and individuals.







# EXCELLENCE THROUGH DESIGN





\*Images used for representative purpose only.

## MAIN LOBBY

Our main lobby is a serene and relaxing space, perfect for both work and leisure. Our contemporary co-working spaces are designed with comfort in mind; each area is carefully laid out to provide the optimum amount of natural light, comfortable seating, and convenient power outlets.







## MAIN LOBBY

Whether you want to get some work done or simply kick back and relax, our main lobby is the perfect spot for you. For those looking to collaborate, our lounge areas provide plenty of room for group discussions or meeting clients. With complimentary Wi-Fi throughout the entire building, all your needs will be taken care of.







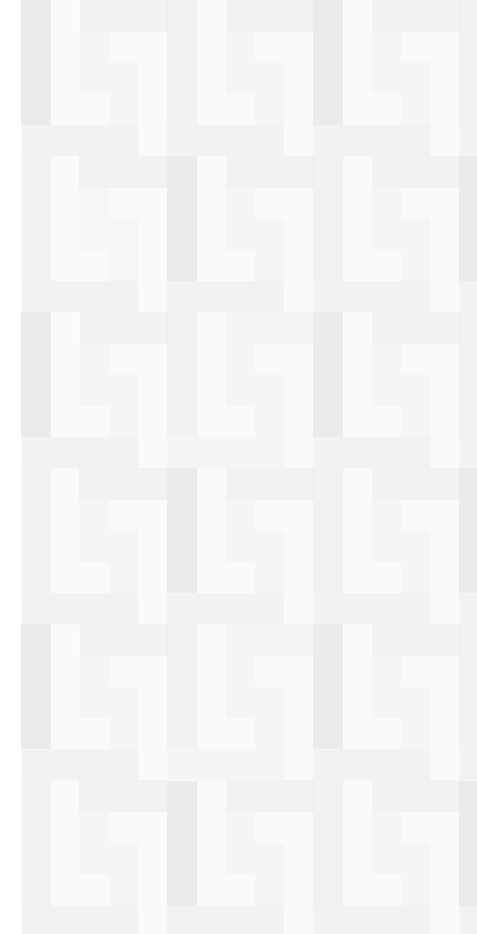
TODAY'S  
SELFIE IS  
TOMORROW'S  
BIOMETRIC  
PROFILE





\*Images used for representative purpose only.





## CONTEMPORARY KITCHEN

The kitchen is a functional space that welcomes you into a unique and creative world. It is based on meticulous detail, superb finishing, and a strong grasp of form and function. The kitchen features built-in appliances and a contemporary breakfast counter that doubles as a workstation.



## BED ROOM

Hadley Heights' bedrooms are elegant, sophisticated and inviting. The bedrooms are intended to be a haven to rejuvenate after a busy day, giving each person a feeling of warmth and comfort.

The spacious bedrooms with heightened ceilings, large sunlight windows, and storage space for wardrobes, put you at rest in a naturally-inspired setting.



\*Images used for representative purpose only.





## BATHROOM

The bathroom is stylish and functional, with many cabinets, display space, and high-quality fixtures and accessories. The stark white wall tiling and the plush, porcelain flooring highlight the feature walls.

Additionally, the bathroom features mirror cabinets and shelving that provide essential storage to keep your bathroom organised. All of these distinctive features contribute to the spa-like atmosphere of the space.

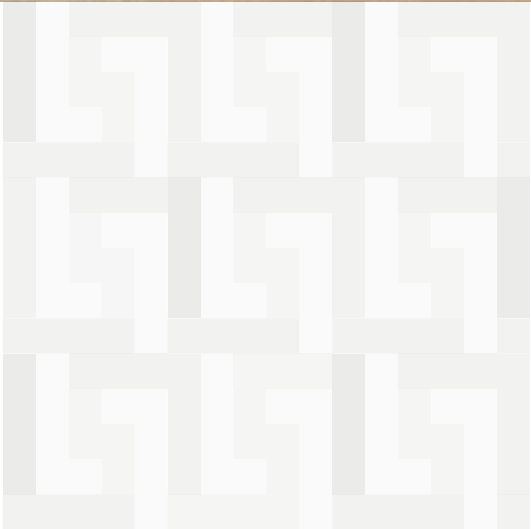




\*Images used for representative purpose only.

## LIVING AREA

The open plan Living Area is designed for maximum comfort and relaxation. It features a contemporary kitchen with the latest appliances and countertops, ergonomic seating that ensures your body is supported correctly, a comfortable coffee table perfect for gathering with family and friends, and a smart TV that allows you to access all the entertainment you need. With its modern design and stylish furnishings, the Living Area has been designed to provide an oasis of calm in any home. With plenty of space to entertain guests or just curl up with a book, the Living Area provides an ideal place to unwind after a long day. Enjoy the convenience of having all your favourite amenities within easy reach, while still enjoying the tranquillity of your own private haven.







## ELEVATOR HALLWAY

The elevator hallways at Hadley Heights are built to impress. These wide, clean, and bright hallways feature high-end elevators that can accommodate a big number of residents. Residents will find the elevators spacious, stylish, and equipped with the latest in modern technology. With a range of floor buttons illuminated by beautiful LED lighting and a sense of airy spaciousness, these elevators provide both convenience and comfort for all our valued guests.







## HALLWAY

With their generous width, the hallways at Hadley Heights are well-lit and immaculately clean, allowing for easy navigation. The walls are adorned with luxurious finishes, making them a pleasant place to spend time in. An advanced security system ensures that only authorized people have access to the building. Residents can relax in the knowledge that their home has been designed with safety and security in mind. The spacious design of the hallway also makes it ideal for socialising or simply enjoying a quiet stroll down the corridor.





## FIRST FLOOR



MINI GOLF



TABLE TENNIS



AL FRESCO DINING



BBQ AREA

## AMENITIES

### 1 Pool Terraces

- 1A Swimming Pool
- 1B Pool Deck
- 1C Kids Pool
- 1D Pool Showers
- 1F Shallow Pool
- 1G Baja Shelf
- 1H Daybed Platform
- 1I Cabanas

### 2 Play Zones

- 2A Indoor/Outdoor Kid's Play Area
- 2B Games Zone | Table Tennis
- 2C Outdoor Mini Golf
- 2D Shaded Seating Area

### 3 Nature Garden

- 3A Barbeque Pit
- 3B Picnic Tables
- 3C Seating Area

### 4 Health & Wellbeing

- 4A Gym & Yoga Space
- 4B Changing Rooms and Spa

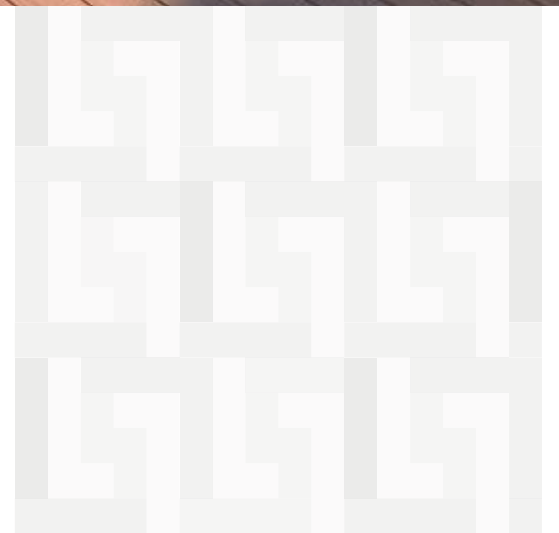




## P O O L   A R E A

Our Pool Terraces provide the perfect place for a luxurious outdoor experience. Our swimming pool comes with a pool deck that allows you to take in the beauty of our surroundings while enjoying the warmth of the sun. Kids also have their own pool, allowing them to stay safe and cool off when they need it. For added convenience, we also offer pool showers that allow you to rinse off after a swim.

In addition, our shallow pool is great for those who don't want to dive in but still want to enjoy the water. We also have a baja shelf, ideal for lounging and socialising with friends or family. For an even more relaxing experience, we feature daybed platforms where you can lie back and relax while soaking up some sun. And if you're looking for even more luxury, cabanas are available so you can enjoy your own private spot.







\*Images used for representative purpose only.

## POOL AREA

Relax in style at the luxurious pool terraces, featuring spacious seating areas, lush greenery and stunning views of the surrounding landscape. Enjoy a dip in the refreshing swimming pool or lounge on one of the plush daybeds. Kids will love splashing around in their own dedicated children's pool, and for those seeking total relaxation, take advantage of the private cabanas complete with full-sized showers.







## POOL AREA

Indulge in the ultimate relaxation experience at the pool terrace, with a range of amenities including comfortable sun loungers, umbrellas for shade, and fragrant gardens. Enjoy a refreshing dip in the pool or take a leisurely swim around the perimeter. Kids can have fun playing in their own dedicated pool and adults can enjoy private cabanas complete with rain showers to wash away any worries or stresses. You will surely be able to soak up every minute of your stay in this tranquil and luxurious environment.



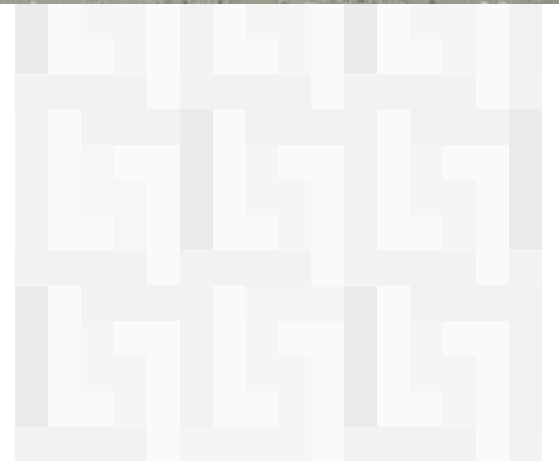




\*Images used for representative purpose only.

## FITNESS CENTRE

Our state-of-the-art fitness centre is designed to meet all of your physical and mental health needs. This spacious facility features an array of modern amenities and services, including a wide range of exercise equipment such as treadmills, weightlifting gear and Pilates balls, providing an unparalleled gym experience.

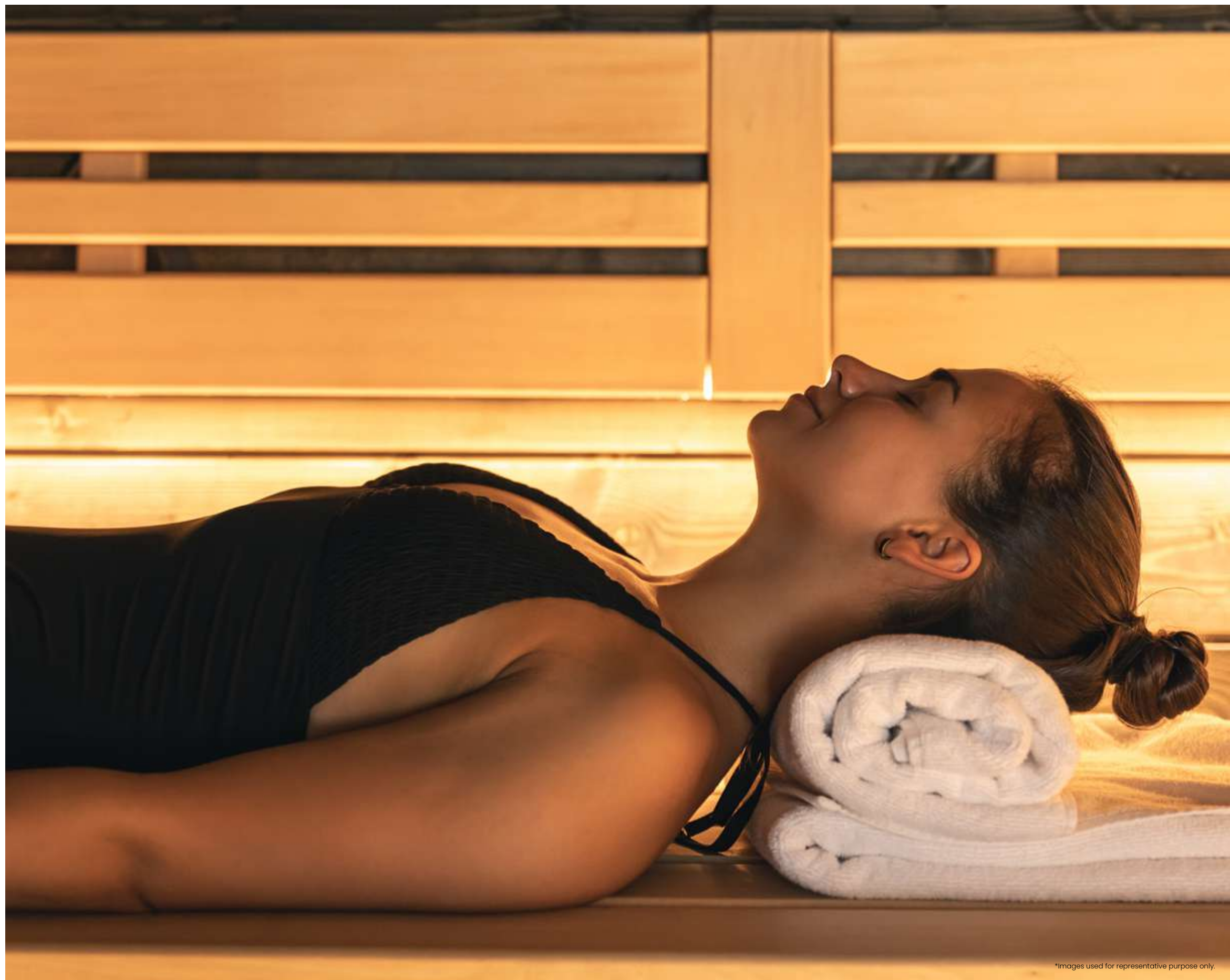






## SAUNA ROOMS

Our sauna rooms offer the ultimate relaxation experience. You will be able to completely unwind and de-stress in the comfort of your own space whilst enjoying the therapeutic benefits of heat and aromatherapy. The comforting atmosphere is enhanced by luxurious materials such as marble tiles, exotic hardwoods, and designer furniture. Our modern lighting system provides an immersive ambiance that helps you to let go of stress and tension and slip into serenity. Whether you're looking to restore balance after a long day or simply want some time alone to clear your mind and relax, our sauna rooms provide the perfect escape.



\*Images used for representative purpose only.





\*Images used for representative purpose only.

## CHANGING ROOMS

The Changing Rooms at Hadley Heights come with state-of-the-art fixtures and fittings that offer a chic aesthetic while providing a sense of privacy and security. The elegant tiles and warm lighting create a luxurious look that is both stylish and timeless, while individual lockers keep your belongings safe.







## CHANGING ROOMS

Enjoy your own personal oasis as you prepare for your day or wind down after a long one. With our high-end amenities and thoughtful design, you'll have everything you need to feel relaxed and pampered in your own home.





\*Images used for representative purpose only.

## INDOOR KIDS PLAY AREA

This joyful space is designed to help children develop key skills like gross and fine motor skills, problem solving, and creativity. With its limited number of carefully selected age-appropriate toys, this playroom allows your child to engage with the environment in a meaningful way that is both educational and entertaining.





OUTDOOR KIDS  
PLAY AREA

This engaging outdoor play area is tailored to keep children entertained and active while providing them with opportunities to learn key skills. Through supervised activities and carefully selected age-appropriate toys, your child will develop their gross and fine motor skills, problem solving abilities, and creative expression. This outdoor space is filled with dynamic elements that encourage imagination, interaction, exploration, and discovery.



\*Images used for representative purpose only.





## OUTDOOR KIDS PLAY AREA

We take great care in making sure all of the toys are designed to stimulate learning through play. The environment is designed for optimal safety and comfort so that your child can enjoy themselves without worry. Whether it's climbing a mini rock wall or crafting in our sandpit area, the outdoor kids play area has everything necessary to help kids grow cognitively, socially, and physically!







\*Images used for representative purpose only.

## POCKET GARDEN

Our Pocket Garden is a scenic outdoor oasis that offers local residents the perfect place to relax and unwind. With lush greenery, gorgeous circle seating area, this idyllic spot provides an opportunity for peaceful contemplation in nature's embrace. It's the perfect location to relax on sunny days and host fun gatherings.







\*Images used for representative purpose only.

## SWIMMING POOL

Our Pocket Garden is a scenic outdoor oasis that offers local residents the perfect place to relax and unwind. With lush greenery, gorgeous circle seating area, this idyllic spot provides an opportunity for peaceful contemplation in nature's embrace. It's the perfect location to relax on sunny days and host fun gatherings.





# UNIT PLANS





## UNIT SPECIFICATIONS

### 1ST FLOOR

TYPES	NUMBER OF UNITS	SIZES (Sq.Ft.)
STUDIO	-	-
1 BEDROOM	3	840.88 - 970.80
2 BEDROOMS	3	1415.24 - 1425.03

### 2ND - 22ND FLOOR

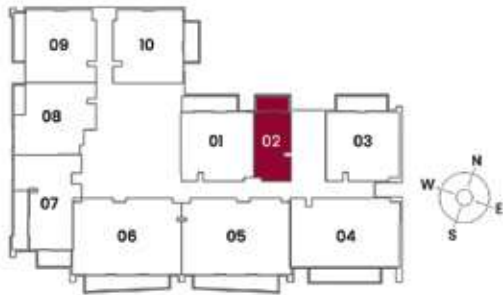
TYPES	NUMBER OF UNITS	SIZES (Sq.Ft.)
STUDIO	21	458.87
1 BEDROOM	126	840.88 - 970.80
2 BEDROOMS	63	1284.57 - 1425.03



UNIT 02

STUDIO

TYPICAL UNIT TYPE

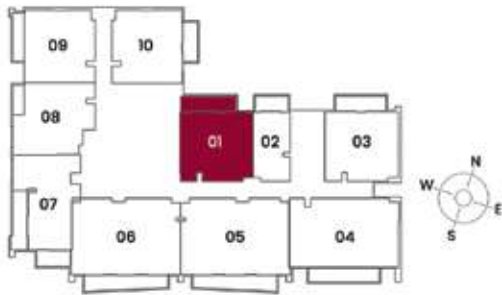


Internal Area	382.44	sq.ft.
Outdoor Area	76.42	sq.ft.
Total Area	458.87	sq.ft.
Views		
Pool	Unit Series 02	

UNIT 01

1 BEDROOM TYPE - A

TYPICAL UNIT TYPE



Internal Area	758.86	sq.ft.
Outdoor Area	129.06	sq.ft.
Total Area	887.91	sq.ft.
Views		
Pool	Unit Series 01	

\*All drawings and dimensions are approximate. Drawings not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floor in the building and columns may vary in size depending on the floor level. The Furnishings and accessories shown are for representation only. The length and width of the Unit and balcony varies depending on which floor and which orientation the unit is located within the building to comply with the building authority regulations.

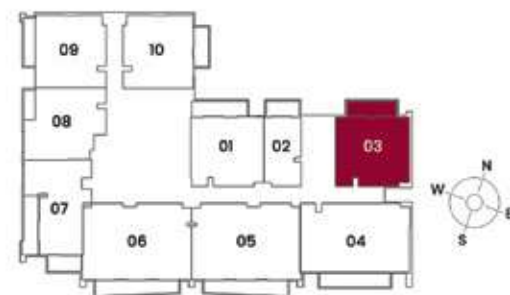
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# UNIT 03

## 1 BEDROOM TYPE - A

### TYPICAL UNIT TYPE



Internal Area	764.56	sq.ft.
Outdoor Area	115.60	sq.ft.
Total Area	880.16	sq.ft.

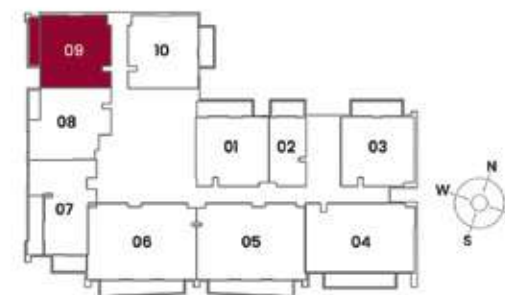
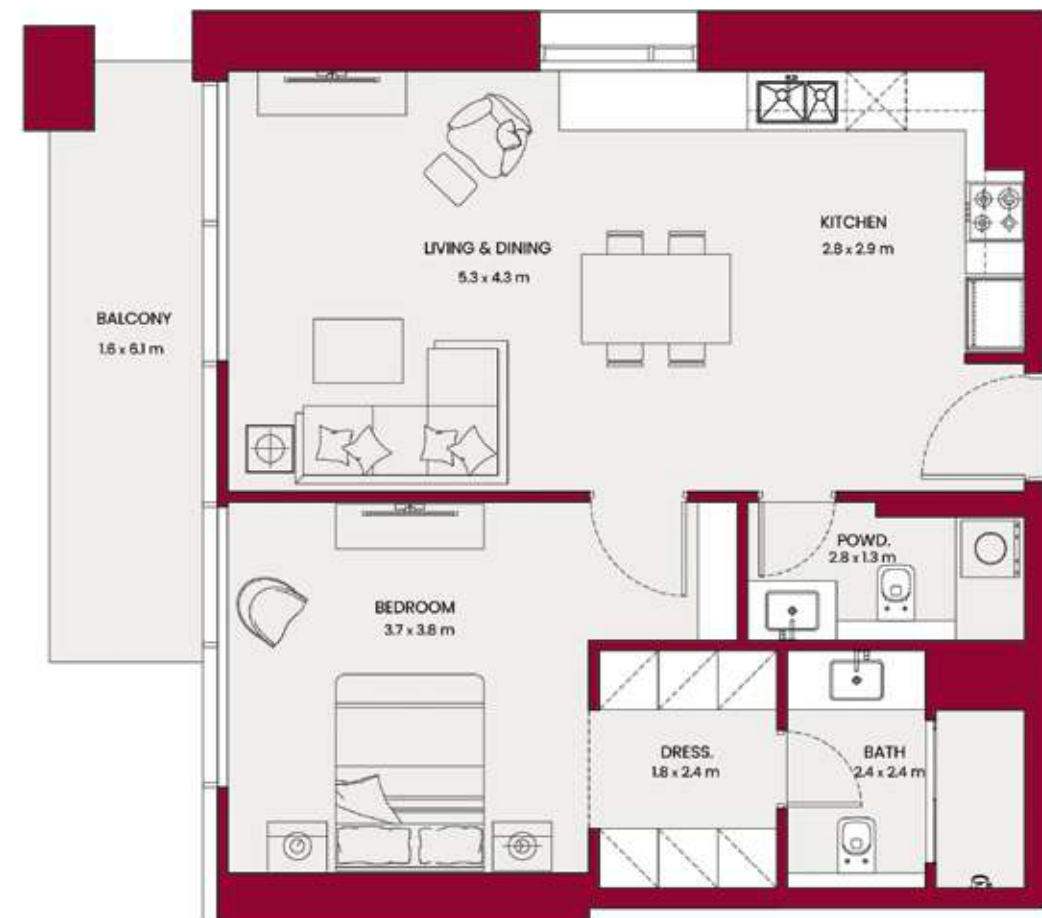
Views	Unit Series
Pool & Play Area	03

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# UNIT 09

## 1 BEDROOM TYPE - A

### TYPICAL UNIT TYPE



Internal Area	766.71	sq.ft.
Outdoor Area	85.79	sq.ft.
Total Area	852.50	sq.ft.

Views	Unit Series
Sikka & Garden	09

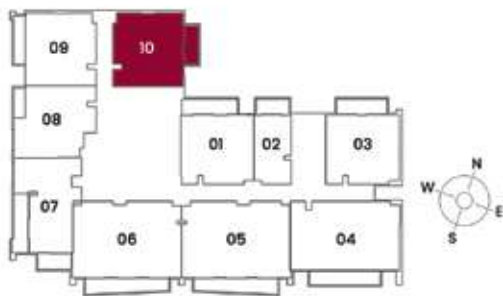
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# UNIT 10

## 1 BEDROOM TYPE - A

### TYPICAL UNIT TYPE



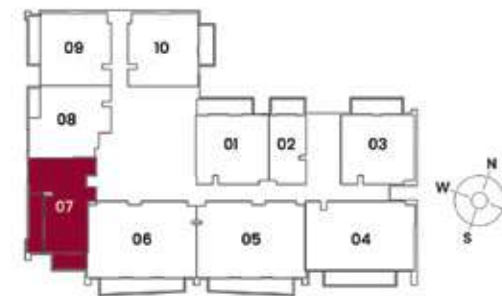
Internal Area	773.39	sq.ft.
Outdoor Area	91.71	sq.ft.
Total Area	865.10	sq.ft.
<b>Views</b>		
Garden & Pool	Unit Series 10	

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# UNIT 07

## 1 BEDROOM TYPE - B

### TYPICAL UNIT TYPE



Internal Area	747.23	sq.ft.
Outdoor Area	223.57	sq.ft.
Total Area	970.80	sq.ft.
<b>Views</b>		
Sikka & Street / Park	Unit Series 07	

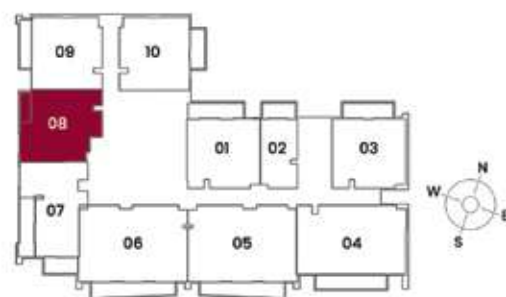
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# UNIT 08

## 1 BEDROOM TYPE - C

### TYPICAL UNIT TYPE



Internal Area	788.03	sq.ft.
Outdoor Area	52.85	sq.ft.
Total Area	840.88	sq.ft.

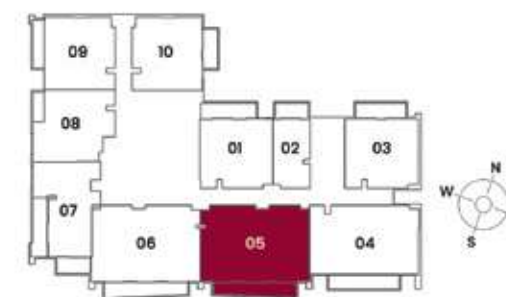
Views	Unit Series
Sikka	08

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# UNIT 05

## 2 BEDROOM TYPE - A

### TYPICAL UNIT TYPE



Internal Area	1239.68	sq.ft.
Outdoor Area	182.56	sq.ft.
Total Area	1422.24	sq.ft.

Views	Unit Series
Street / Park	05

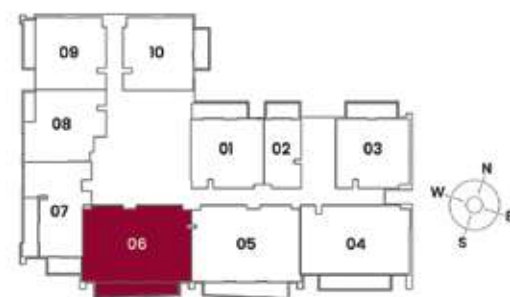
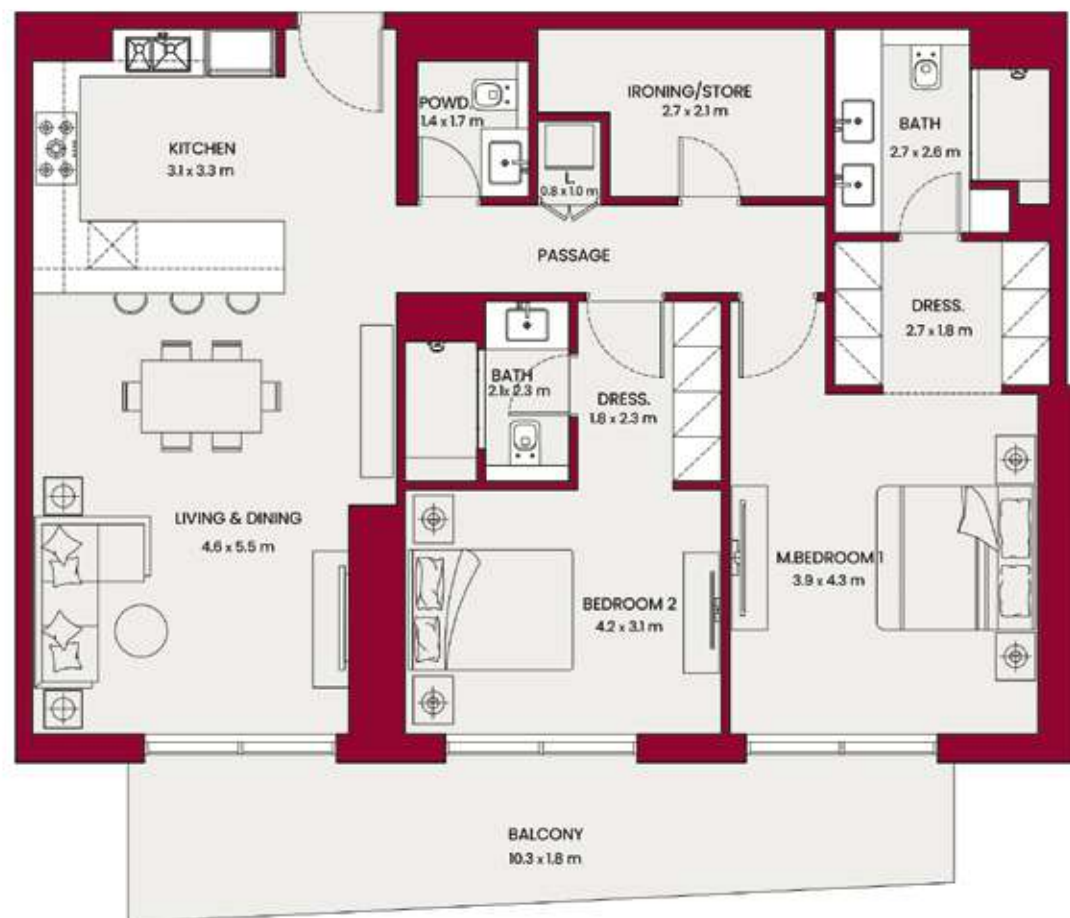
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# UNIT 06

## 2 BEDROOM TYPE - A

### TYPICAL UNIT TYPE



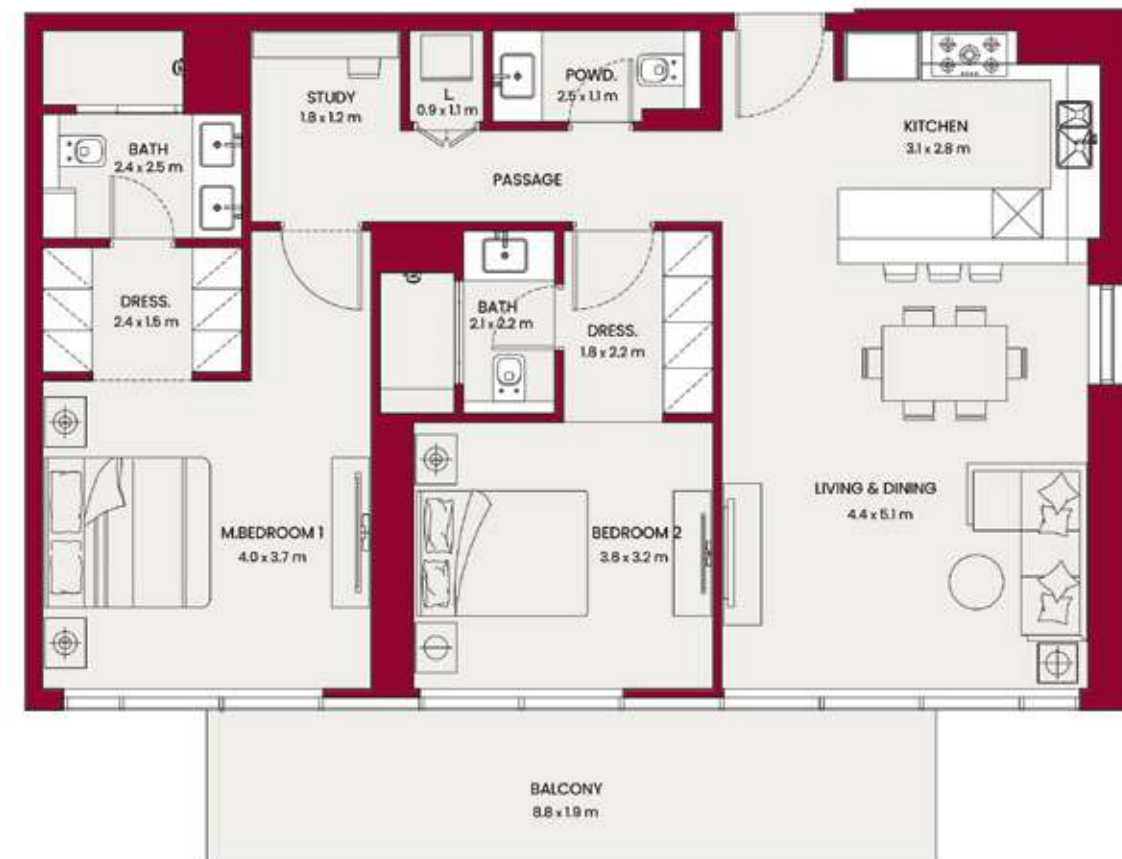
Internal Area	1242.48	sq.ft.
Outdoor Area	182.56	sq.ft.
Total Area	1425.03	sq.ft.
<b>Views</b>		
Street / Park	Unit Series 06	

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# UNIT 04

## 2 BEDROOM TYPE - B

### TYPICAL UNIT TYPE



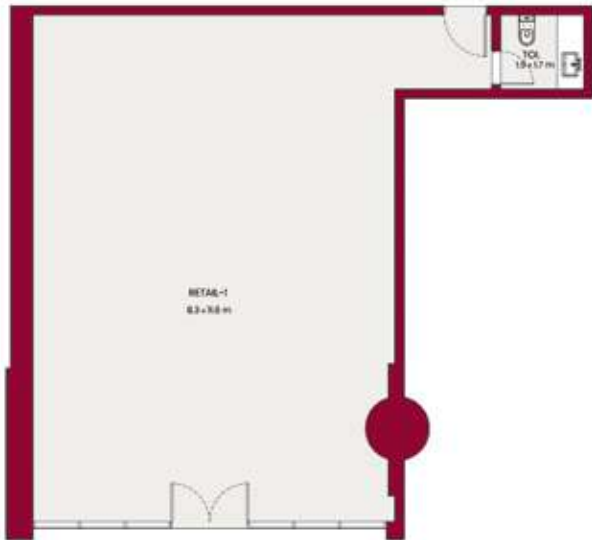
Internal Area	1131.93	sq.ft.
Outdoor Area	152.63	sq.ft.
Total Area	1284.57	sq.ft.
<b>Views</b>		
Street / Park & Play Area	Unit Series 04	

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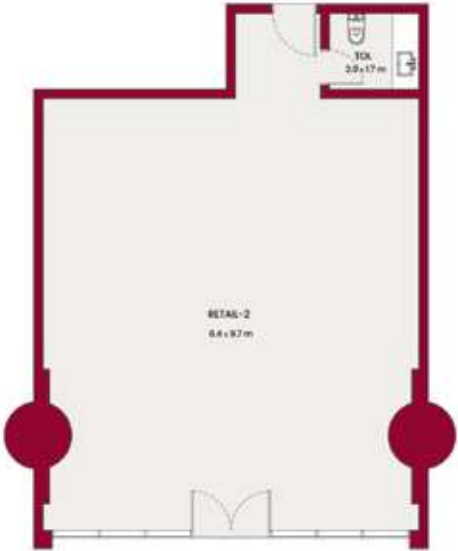
\*Images used for representative purpose only.



RETAIL-1  
RETAIL TYPE



Internal Area	1181.55	sq.ft.
Outdoor Area	0.00	sq.ft.
Total Area	1181.55	sq.ft.



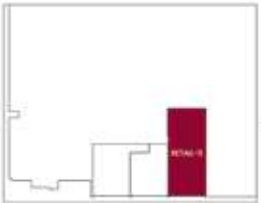
RETAIL-2  
RETAIL TYPE



Internal Area	1003.30	sq.ft.
Outdoor Area	0.00	sq.ft.
Total Area	1003.30	sq.ft.



RETAIL-3  
RETAIL TYPE



Internal Area	1862.37	sq.ft.
Outdoor Area	0.00	sq.ft.
Total Area	1862.37	sq.ft.

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## MARK GASKIN

BUSINESS DIRECTOR - GCC



*A grand 216-unit residential complex, Hadley Heights promises a captivating blend of opulence, elegance, and contemporary living at its finest. Beautifully positioned in the thriving district of Jumeirah Village Circle, our residents are embraced by the serenity of neighbourhood charm and the vibrancy of city life.*

*Featuring a timeless selection of meticulously designed studio, one and two-bedroom apartments, each unit is crafted with the utmost attention to detail. Boasting exceptionally spacious interiors and abundant natural light, these stately homes effortlessly cater to the discerning tastes of our residents. At Hadley Heights, luxury is infused in every element. From bespoke fixtures and fittings to top-of-the-range appliances, each residence is embellished with unparalleled quality and refinement. Expertly curated and skilfully constructed, our esteemed apartments are synonymous with sophistication.*

*With an unwavering commitment to quality, our dedicated team at Hadley Heights invites you to experience an elevated sense of living in one of Dubai's most exceptional landscapes.*



## LEOS INTERNATIONAL

Established in 2012, LEOS is a renowned luxury property developer with presence in the UK and internationally. LEOS are committed to defining the art of living through high-level and innovative design, architecture and development. We specialise in residential, commercial and mixed-use real estate, and our scope includes land sourcing & analysis, funding, development management, construction, sales and asset management.

Our well-versed and adept team at LEOS are here to deliver best-in-class projects both locally and internationally, with a passion for quality and on-time delivery. We are highly collaborative and pride ourselves on building transparent and trustworthy relationships with individuals and businesses, to enable us to deliver our shared vision and unlock social, economic and commercial value for our stakeholders and clients.