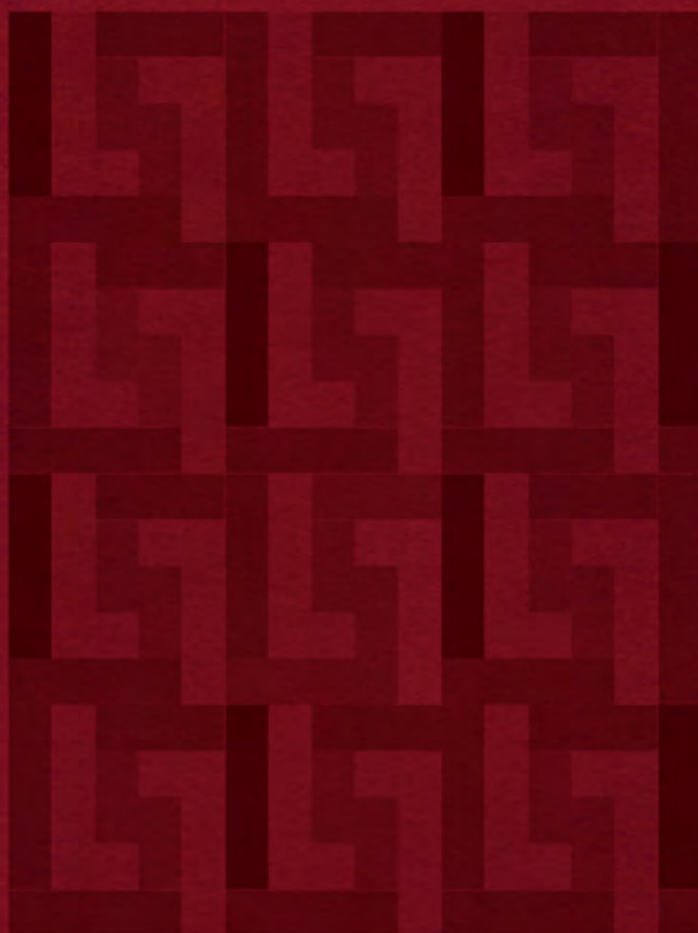




HADLEY
HEIGHTS



JUMEIRAH VILLAGE CIRCLE



LEOS



WELCOME TO



HADLEY
HEIGHTS

Hadley Heights is a bespoke residential community launched by LEOS Developments in Dubai. In a strategic location at the heart of Jumeirah Village Circle, residents will enjoy easy access to all areas of the city.

The modern development will be home to 265 apartments and retail outlets and aspires to deliver a bespoke lifestyle experience where luxury, elegance and design co-exist in perfect harmony.

Featuring premium quality apartments with generous living spaces and modern communal facilities, residents will enjoy the very best of city living in an established residential neighbourhood.





BUILDING CONFIGURATION

22 Residential floors
4 Parking floors
Ground floor

PARKING

232 Covered podium
parking spaces

ELEVATORS

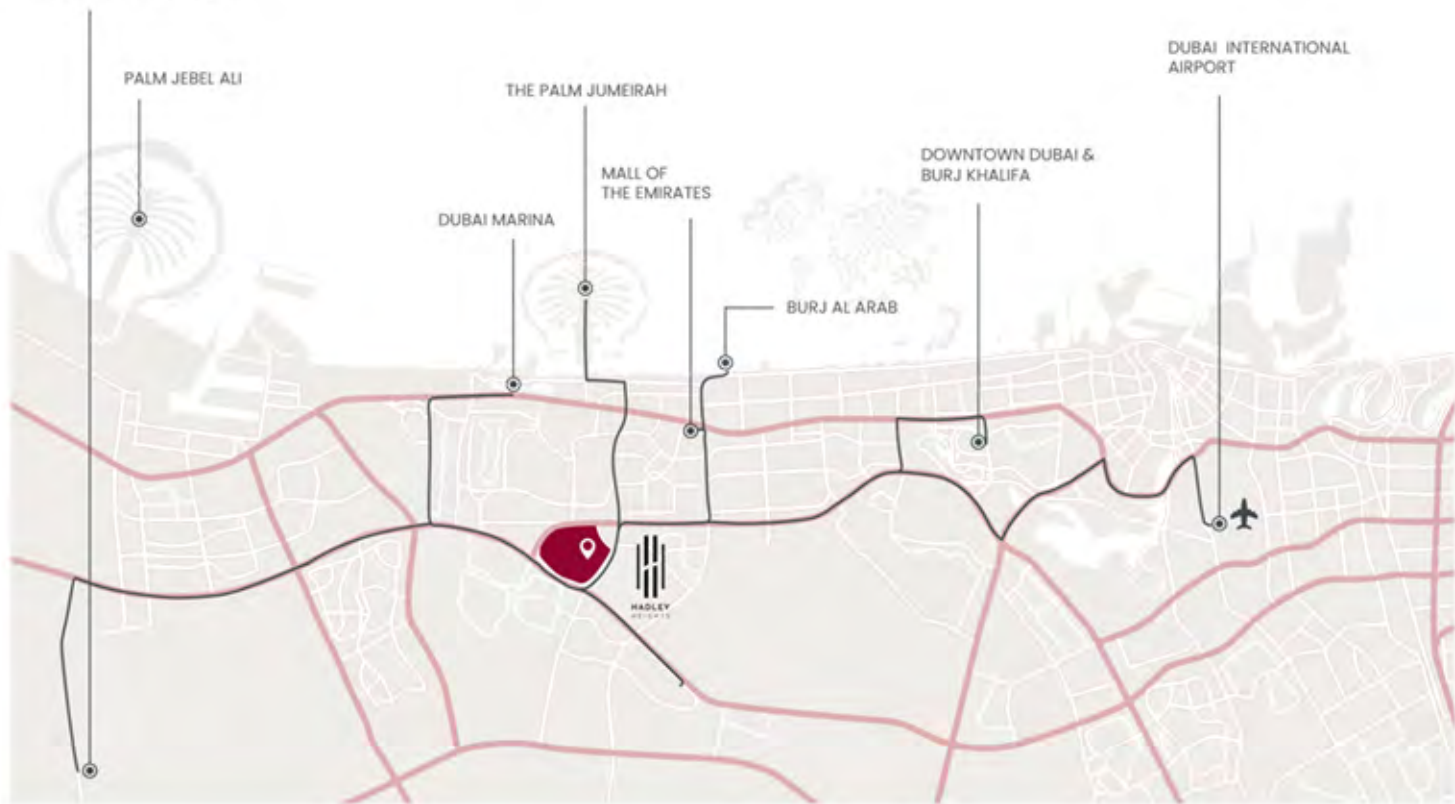
3 Passenger elevators
1 Service elevator

ANTICIPATED COMPLETION DATE

Q3-Q4
2025

JVC is conveniently located between two main highways connecting the city, including Al Khal Road and Sheikh Mohammed Bin Zayed Road, providing residents with smooth and easy access to Dubai's main hotspots. Dubai Marina and Downtown Dubai are only 15 minutes from JVC and Dubai International Airport is 30 minutes by car.

DUBAI WORLD CENTRAL





JUMEIRAH VILLAGE CIRCLE

LOCATION PROXIMITY



7 MINUTES
Dubai Hills Mall



10 MINUTES
Mall of the Emirates



10 MINUTES
Dubai Marina



15 MINUTES
Downtown Dubai
& Burj Khalifa



15 MINUTES
Burj Al Arab



18 MINUTES
The Palm Jumeirah



20 MINUTES
Jumeirah Beach



20 MINUTES
Museum of the Future



28 MINUTES
Dubai World Central



30 MINUTES
Dubai International Airport

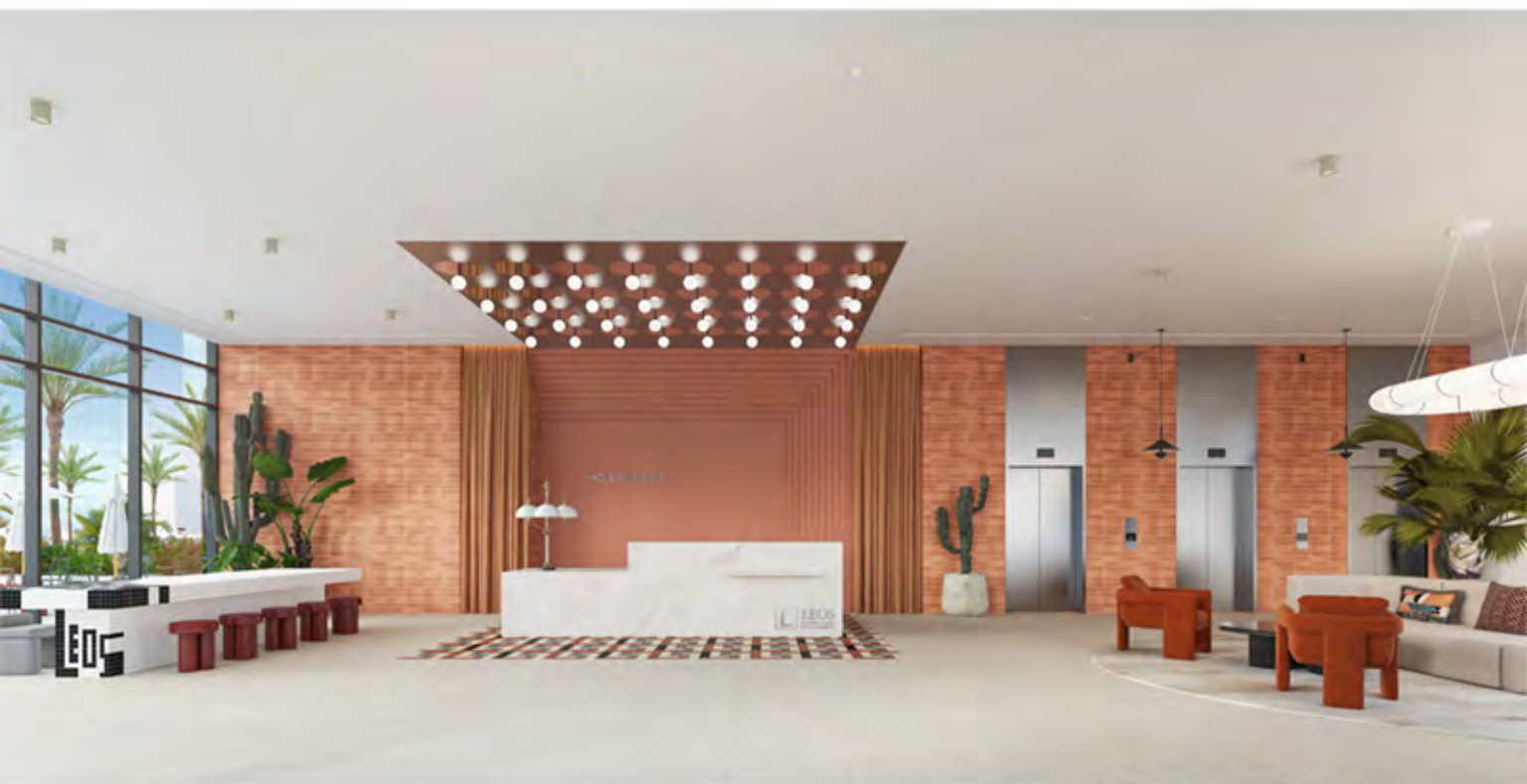


JUMEIRAH
VILLAGE
CIRCLE

Jumeirah Village Circle (JVC) is an established residential community close to the centre of the city. Close to a plethora of attractions including easy access to a variety of different sports, leisure, medical, education and hospitality facilities, JVC is one of the cities most popular addresses for professionals and families.

Offering the best of both worlds, JVC is close to Dubai Marina, Bluewaters Island, JBR and Jumeirah yet residents can enjoy a quiet community feel with low rise developments surrounded by parks and outdoor amenities.





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.



WE LOVE
TO USE
COLOUR
TO
DEFINE US





PROPERTY FEATURES

Designed and developed in the UK by experienced British architects and interior designers, Hadley Heights will set a new benchmark in The Middle East for quality and excellence. All apartments offer spacious accommodation and attractive floor plan layouts where rooms can be customised to meet your individual requirements.





LIVING AREAS

Open plan living areas are designed for maximum comfort and relaxation, featuring 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, living areas have 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, this idyllic spacious room provides the perfect place to unwind after a long day. Enjoy the convenience of having all your favourite amenities within easy reach, while still enjoying the tranquility of your own private haven.





CONTEMPORARY KITCHENS

Kitchens feature functional yet beautiful spaces to welcome you into a unique and creative culinary world. Residents will enjoy meticulous detail, superb finishing and a firm grasp of form and function. Kitchen features include built-in appliances and a contemporary breakfast counter that doubles as a workstation.

BEDROOMS

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 high ceilings, large sunlight windows, and storage space for wardrobes put you at rest in a naturally-inspired setting.





BATHROOMS

Bathrooms are stylish and functional, with many cabinets, display space, and high-quality fixtures and accessories.

The stark white wall tiling and plush, porcelain flooring highlight the feature walls.

Additionally, the bathrooms feature mirrored cabinets and shelving that provide essential storage. All of these distinctive features contribute to the spa-like atmosphere of the space.



CUSTOMISABLE BEDROOMS

Hadley Heights provides owners and residents with the flexibility to customise bedrooms into personal spaces which suit individual needs and requirements. The second bedroom can be used as a children's bedroom, a home office or study, a games room, home gym or even a pets room. The choice is yours to create the perfect home.





QUALITY SPECIFICATIONS

Designed and finished to the highest quality specifications, all properties will feature porcelain floor tiles, ceiling mounted LED lights, fully-integrated, branded appliances, fully-fitted kitchens and branded appliances in the bathrooms. What's more, every apartment features built-in wardrobes and boasts a sunny terrace.



ELEVATOR HALLWAYS

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



AMENITIES

Outdoor Amenities

- Zen Japanese Garden
- A swimming pool
- A pool deck
- A children's pool
- Beautiful cabanas & in-water loungers
- Shaded seating areas
- Pool aerobics
- An urban farm

- Landscaped gardens
- An outdoor cinema
- Mini-golf
- Table tennis
- Bella Napoli Pizzeria
- Smoke House BBQ
- Pet daycare & play area
- A treehouse

Indoor Amenities

- A beautiful lobby
- Co-working centre
- AI supermarket
- A gym
- Como Lounge Café
- Himalayan Tea House
- Leos' Boxing Academy
- Leos' Dance Studio

Community Services

- Leos' Da Vinci Art Academy
- Kids' day care & nursery
- Multi-purpose events hall
- A sauna
- Changing rooms
- 24 hour security
- Covered private parking
- Guest valet parking
- Concierge by Leos App







SWIMMING POOL

Step into a stunning oasis of pure luxury at our beautiful pool area. Featuring lush greenery, spacious seating areas and breathtaking views of the surrounding landscape, this is the ultimate spot to unwind after a long day. Take a refreshing dip in the shimmering pool or sink into one of our plush daybeds for a little rest and relaxation.



GYMNASIUM

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 ambience 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.





INDOOR KIDS' PLAY AREA

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



POCKET GARDEN

Our pocket garden is a scenic outdoor oasis that offers residents the perfect place to relax and unwind. With lush greenery and a gorgeous circular 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.

Get In Touch

We'd love to hear from you. Contact us and let's discuss all your property needs.

Uruk Properties Head Office

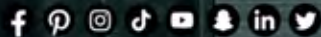
Tel: +971 4 263 0888

Mob: +971 56 400 1413

Email: info@urukproperties.com

Office 1001, DAMAC Smart Heights
7 Al Nahar 2 St., - Barsha Heights - Dubai

URUK
PROPERTIES



UrukProperties

www.urukproperties.com