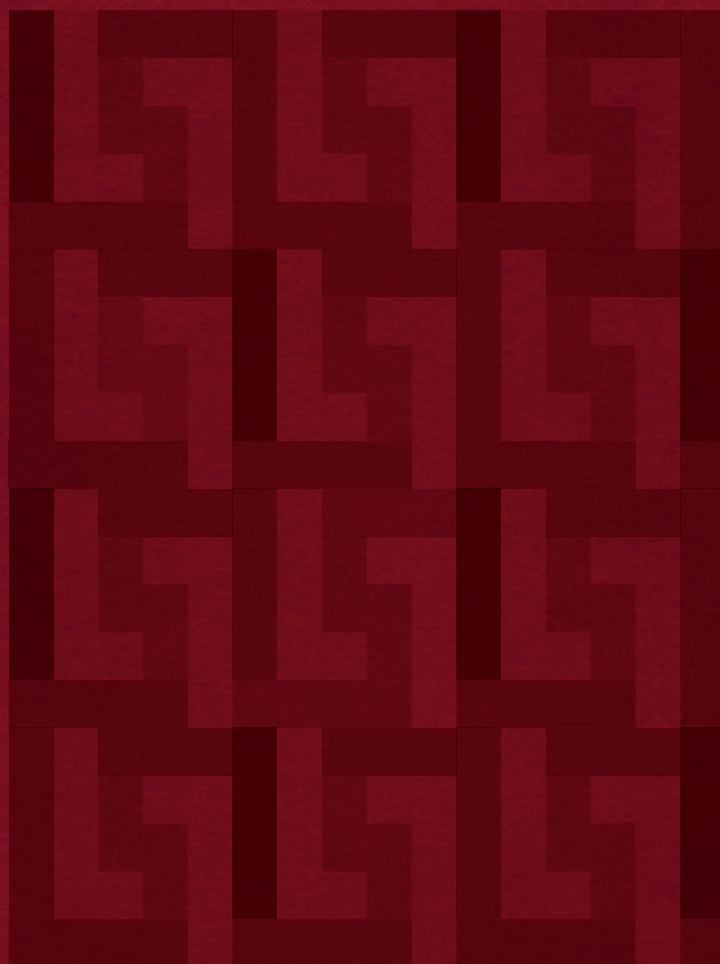




HADLEY
HEIGHTS



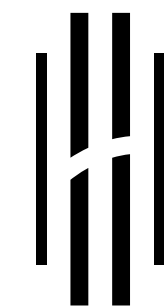
JUMEIRAH VILLAGE CIRCLE



LEOS



W E L C O M E T O



HADLEY
H E I G H T S

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 216 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

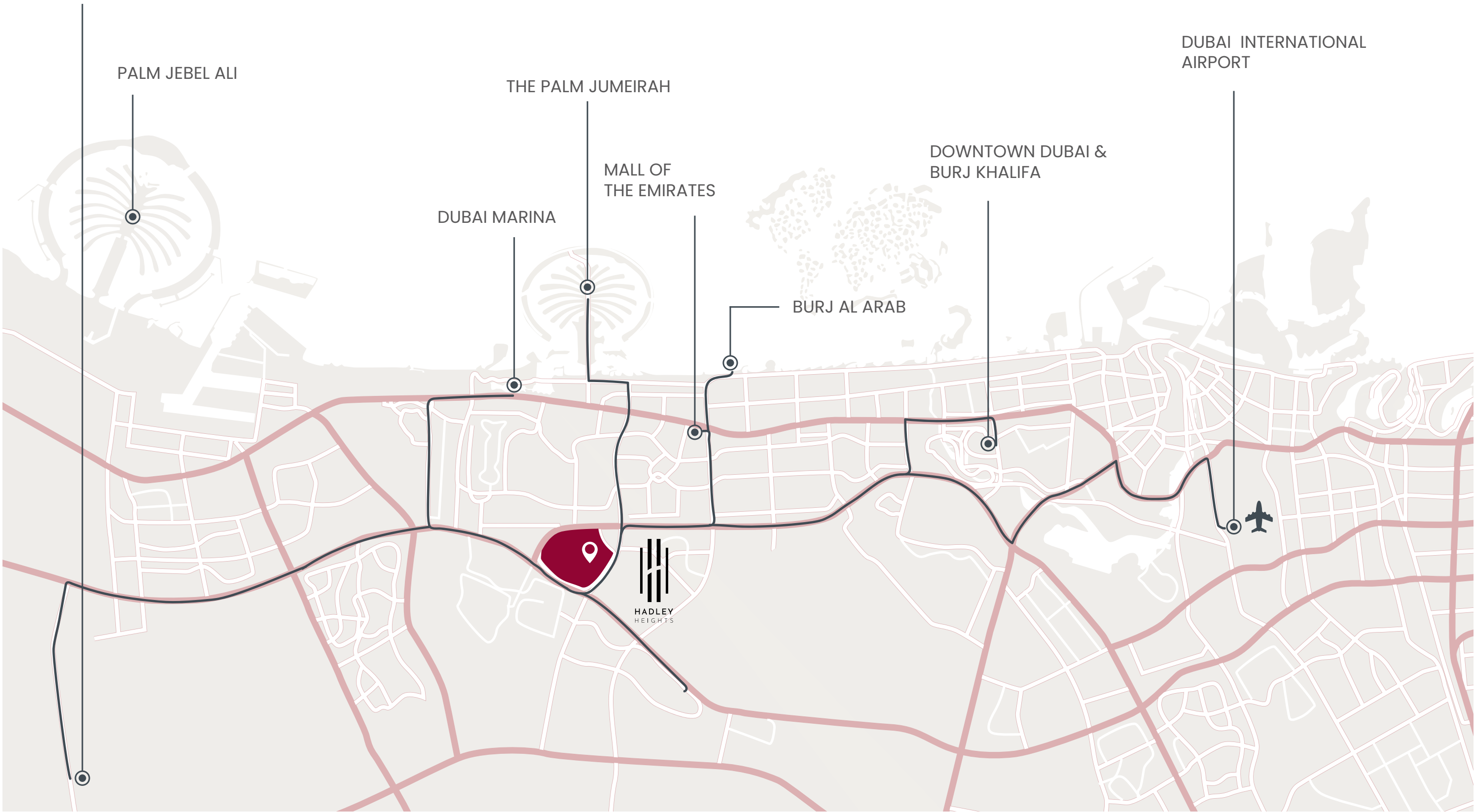
ANTICIPATED COMPLETION DATE

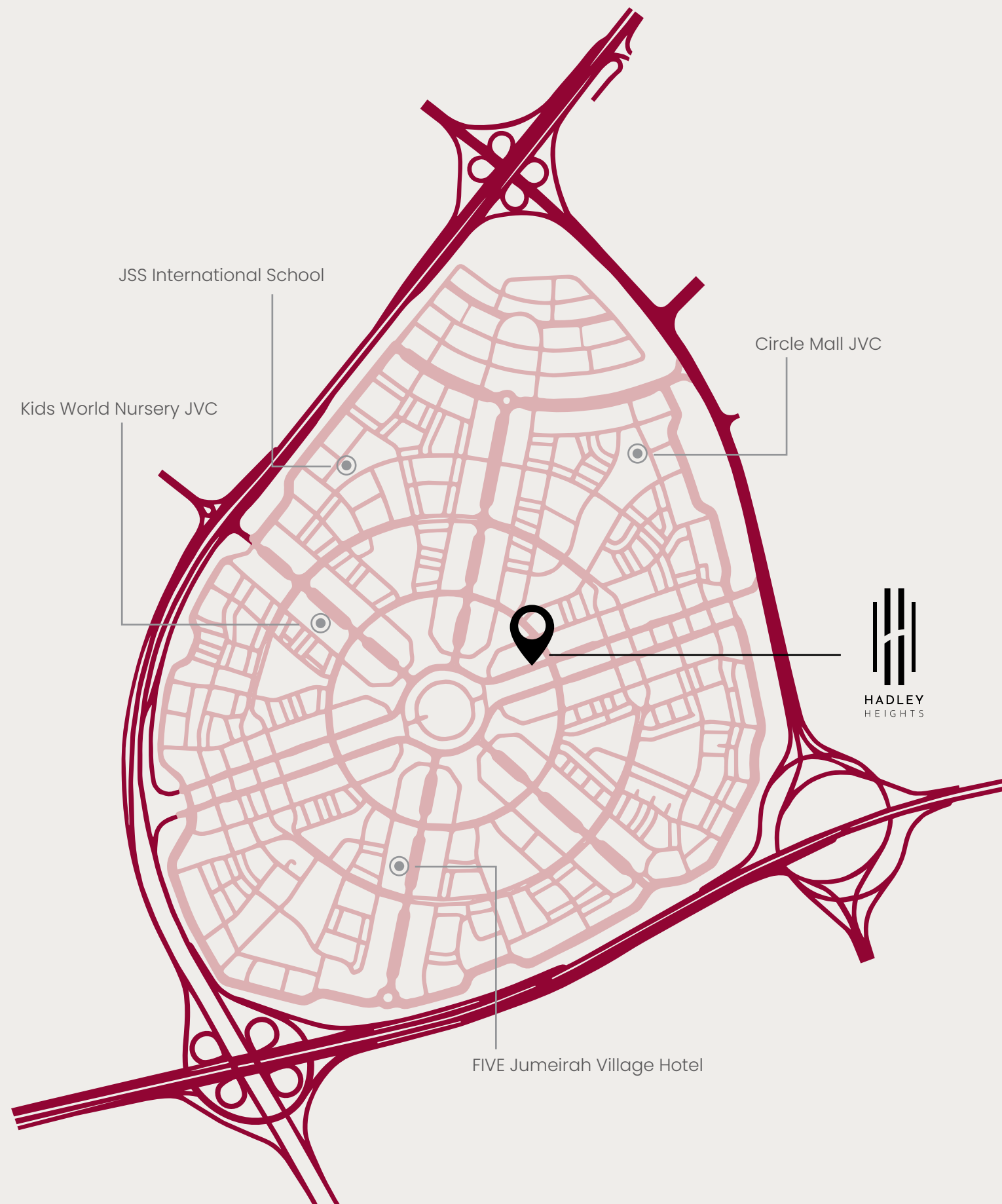
Q3-Q4
2025



JVC is conveniently located between two main highways connecting the city, including Al Khail 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





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



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 city's 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.

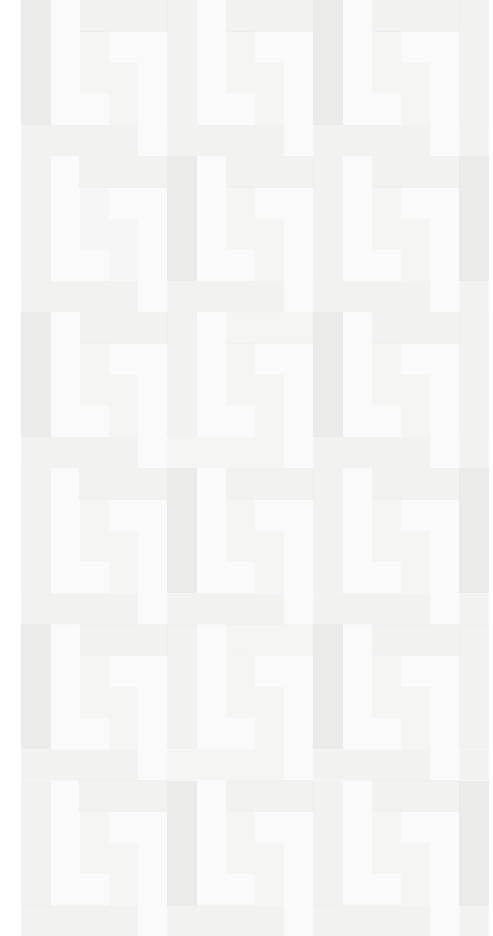




LIVING AREAS

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 tranquillity of your own private haven.





CONTEMPORARY KITCHENS

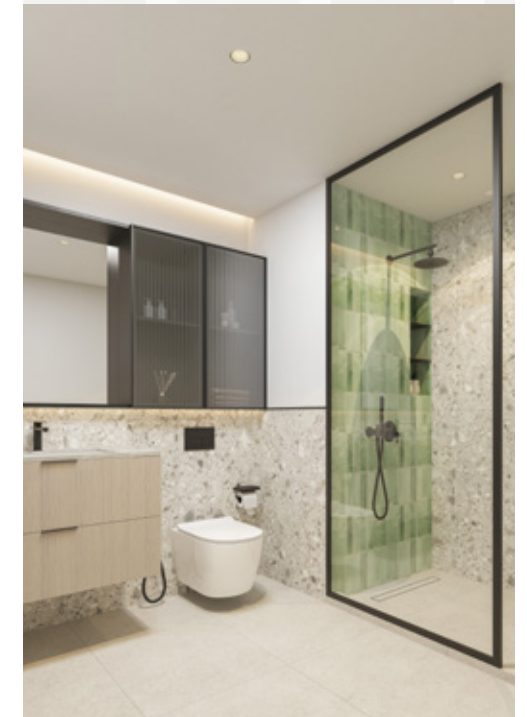
Kitchens feature functional yet beautiful spaces to welcome you into a unique and creative culinary world. Residents will enjoy meticulous detail, superb finishing and a firm grasp of form and function. Kitchen features include built-in appliances and a contemporary breakfast counter that doubles as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

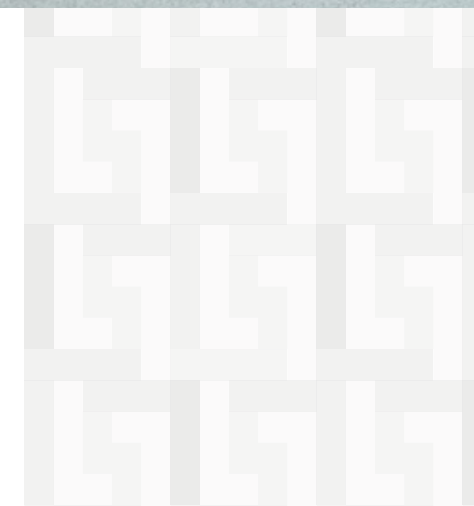
The stark white wall tiling and plush, porcelain flooring highlight the feature walls.

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

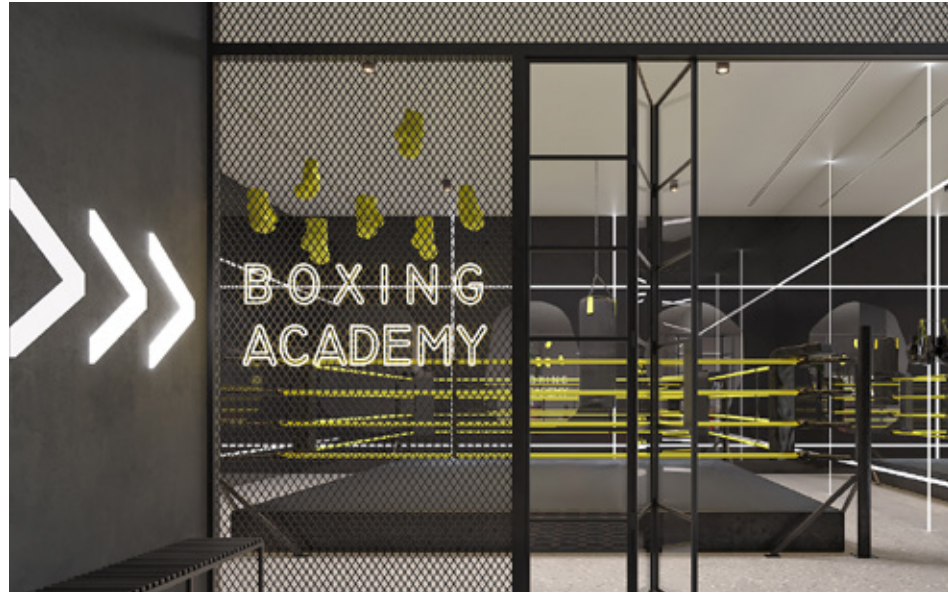
Indoor Amenities

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

Community Services

24 hour security
Covered private parking
Guest valet parking
Concierge by Leos App

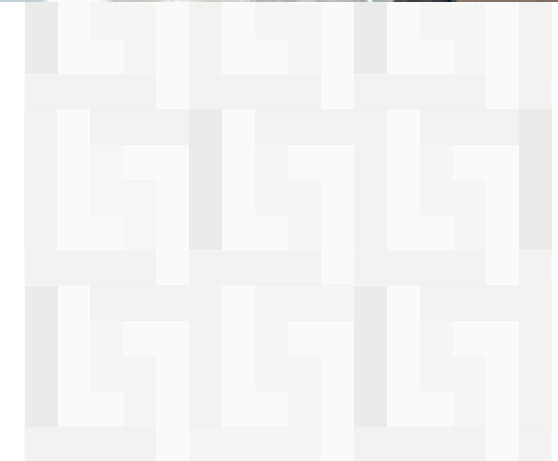






SWIMMING POOL

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.



F L O O R P L A N S



PROPERTY TYPES

1ST FLOOR

TYPES	NUMBER OF UNITS	SIZES (Sq.Ft.)
STUDIO	-	-
1 BEDROOM	3	840.88 - 970.80
2 BEDROOMS	3	1,415.24 - 1,425.03

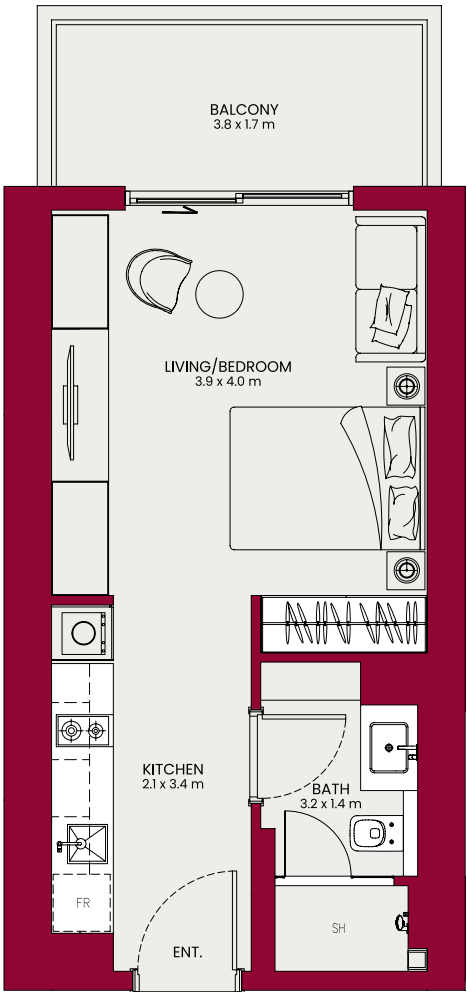
2ND - 22ND FLOOR

TYPES	NUMBER OF UNITS	SIZES (Sq.Ft.)
STUDIO	21	458.87
1 BEDROOM	126	840.88 - 970.80
2 BEDROOMS	63	1,284.57 - 1,425.03

UNIT 02

STUDIO

TYPICAL UNIT TYPE



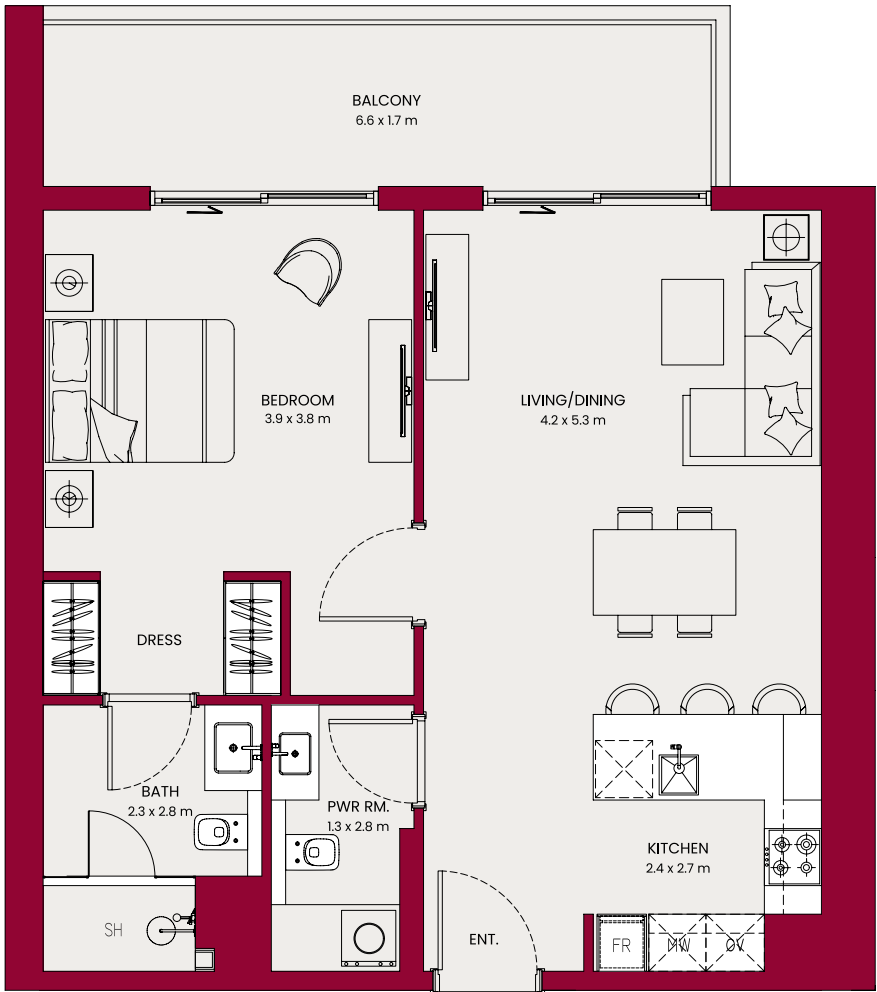
Internal Area	382.44 sq.ft. / 35.52 sq.m.
Outdoor Area	76.42 sq.ft. / 7.09 sq.m.
Total Area	458.87 sq.ft. / 42.63 sq.m.

Views	Unit Series
Pool	02

UNIT 01

1 BEDROOM TYPE - A

TYPICAL UNIT TYPE



Internal Area	758.86 sq.ft. / 70.50 sq.m.
Outdoor Area	129.06 sq.ft. / 11.99 sq.m.
Total Area	887.91 sq.ft. / 82.48 sq.m.

Views	Unit Series
Pool	01

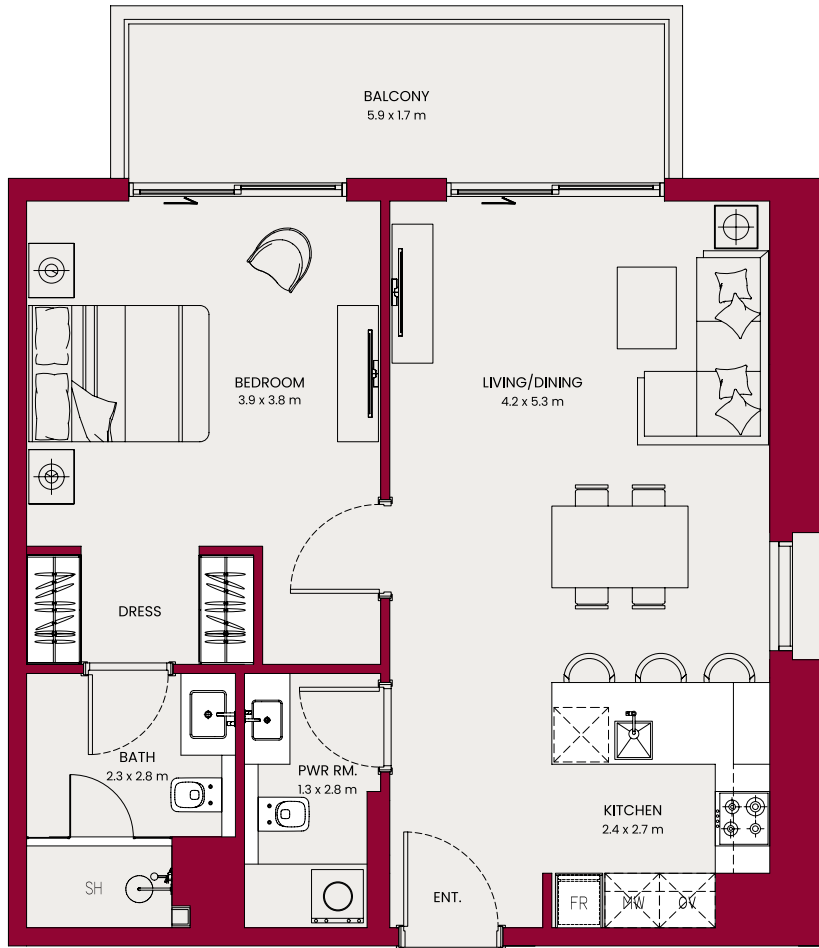
*All drawings and dimensions are approximate. Drawings not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floor in the building and columns may vary in size depending on the floor level. The furnishings and accessories 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. / 71.03 sq.m.

Outdoor Area 115.60 sq.ft. / 10.74 sq.m.

Total Area 880.16 sq.ft. / 81.77 sq.m.

Views	Unit Series
Pool & Play Area	03

UNIT 09

1 BEDROOM TYPE - A

TYPICAL UNIT TYPE



Internal Area 766.71 sq.ft. / 71.23 sq.m.

Outdoor Area 85.78 sq.ft. / 7.97 sq.m.

Total Area 852.50 sq.ft. / 79.20 sq.m.

Views	Unit Series
Sikka & Garden	09

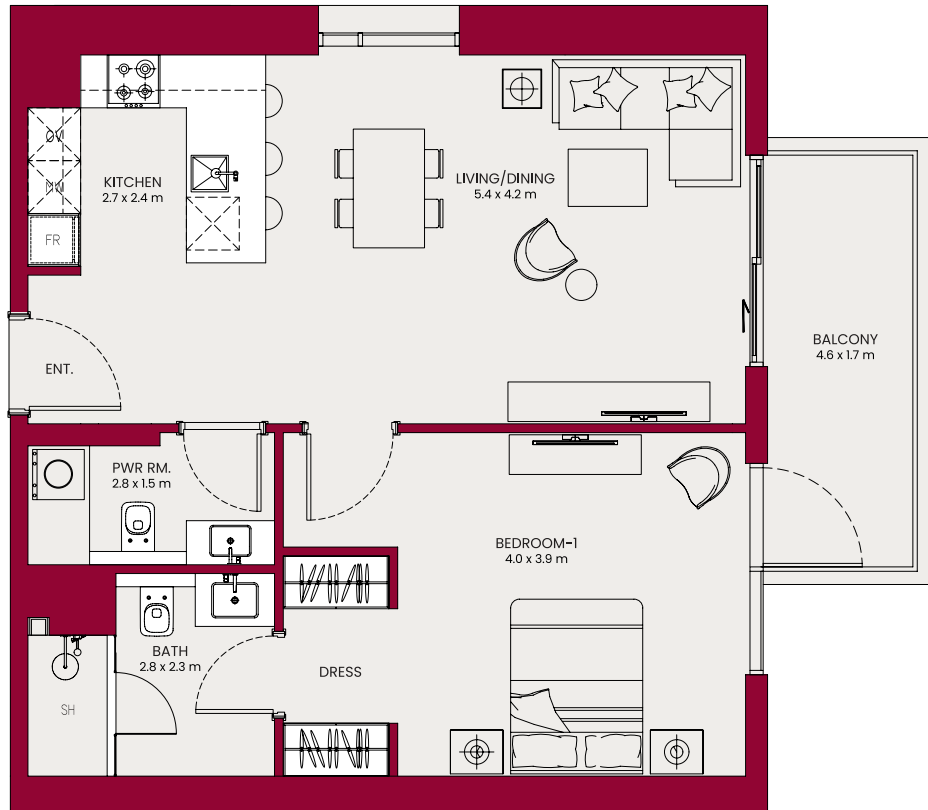
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UNIT 10

1 BEDROOM TYPE - A

TYPICAL UNIT TYPE



Internal Area	773.39 sq.ft. / 71.85 sq.m.
Outdoor Area	91.71 sq.ft. / 8.52 sq.m.
Total Area	865.10 sq.ft. / 80.37 sq.m.

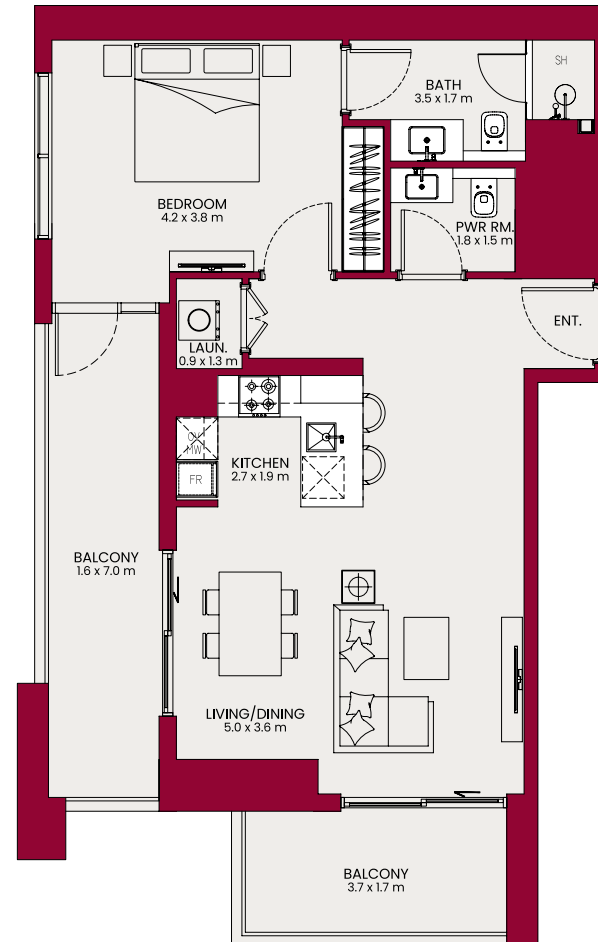
Views	Unit Series
Garden & Pool	10

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UNIT 07

1 BEDROOM TYPE - B

TYPICAL UNIT TYPE



Internal Area	747.23 sq.ft. / 69.42 sq.m.
Outdoor Area	223.57 sq.ft. / 20.77 sq.m.
Total Area	970.80 sq.ft. / 90.19 sq.m.

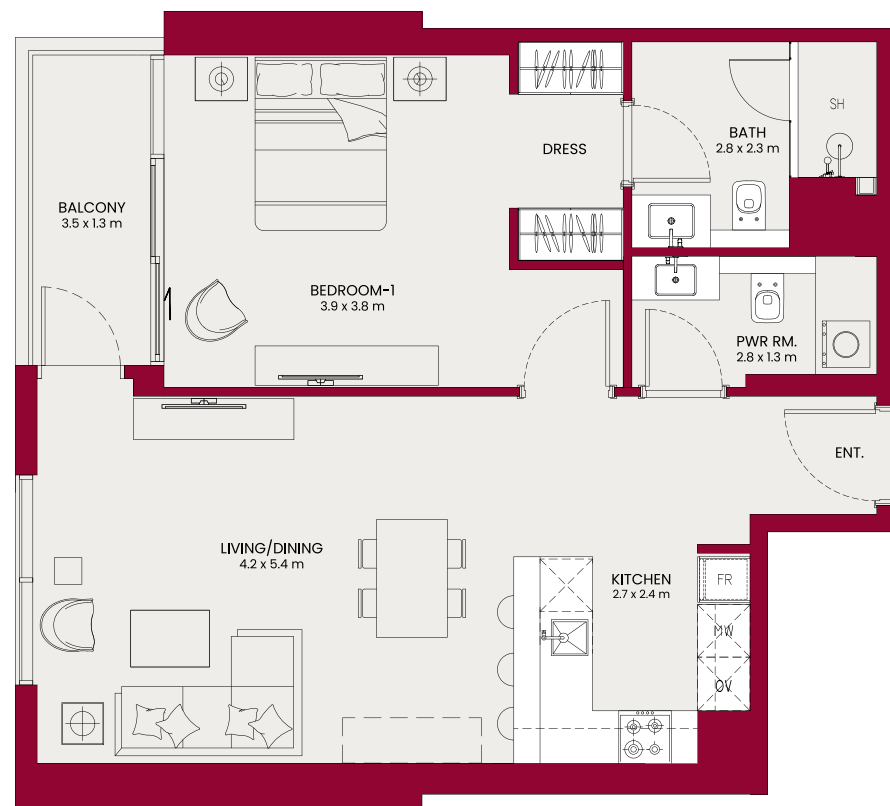
Views	Unit Series
Sikka & Street / Park	07

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UNIT 08

1 BEDROOM TYPE - C

TYPICAL UNIT TYPE



Internal Area	788.03 sq.ft. / 73.21 sq.m.
Outdoor Area	52.85 sq.ft. / 4.91 sq.m.
Total Area	840.88 sq.ft. / 78.12 sq.m.

Views	Unit Series
Sikka	08

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UNIT 05

2 BEDROOM TYPE - A

TYPICAL UNIT TYPE



Internal Area	1239.68 sq.ft. / 115.17 sq.m.
Outdoor Area	182.56 sq.ft. / 16.96 sq.m.
Total Area	1422.24 sq.ft. / 132.13 sq.m.

Views	Unit Series
Street / Park	05

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UNIT 06

2 BEDROOM TYPE - A

TYPICAL UNIT TYPE



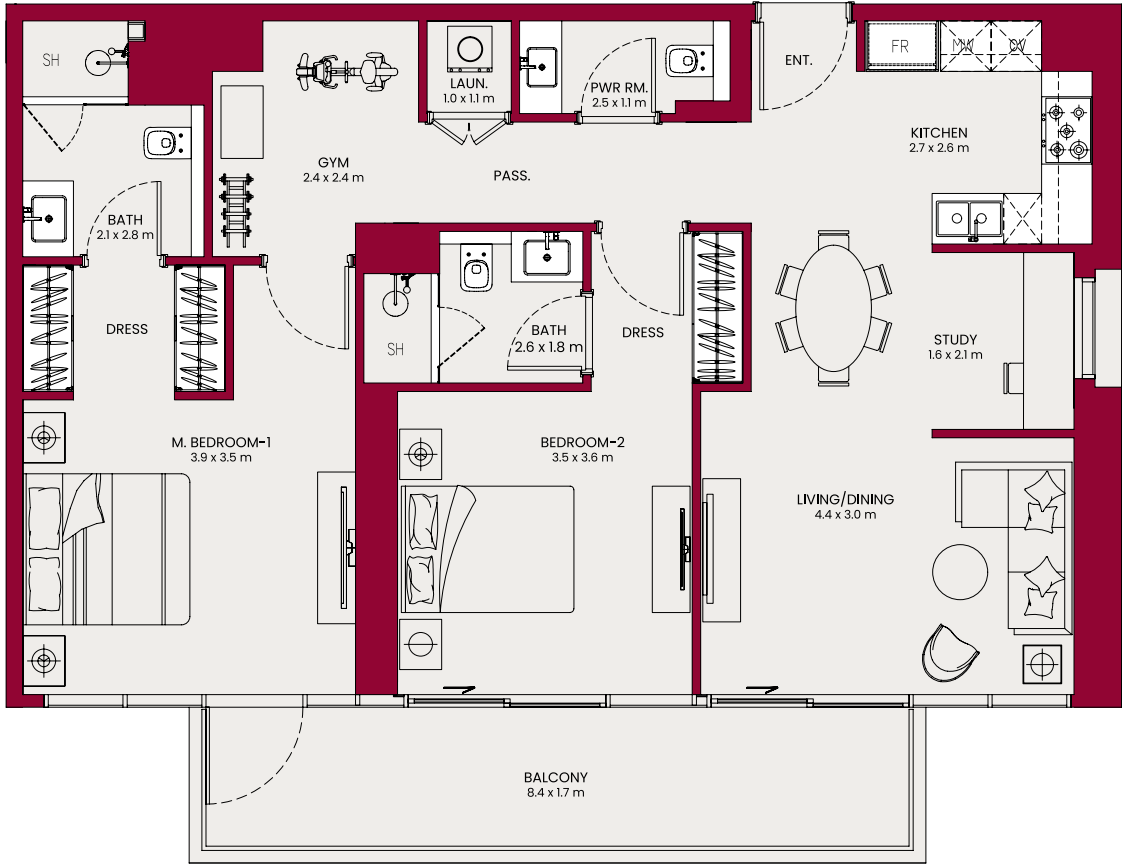
Internal Area	1242.48 sq.ft. / 115.43 sq.m.
Outdoor Area	182.56 sq.ft. / 16.96 sq.m.
Total Area	1425.03 sq.ft. / 132.39 sq.m.

Views	Unit Series
Street / Park	06

UNIT 04

2 BEDROOM TYPE - B

TYPICAL UNIT TYPE



Internal Area	1131.93 sq.ft. / 105.15 sq.m.
Outdoor Area	152.63 sq.ft. / 14.17 sq.m.
Total Area	1284.57 sq.ft. / 119.34 sq.m.

Views	Unit Series
Street / Park & Play Area	04

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MARK GASKIN

SENIOR BUSINESS DIRECTOR - GCC



A grand 216-property 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 beautiful 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

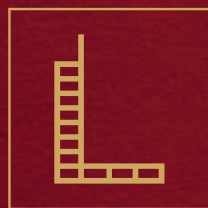
Established in 2012, LEOS is a renowned luxury property developer with a strong presence in the UK, the UAE and internationally. LEOS is committed to defining the art of living through high-level and innovative design, architecture and development. Experts in residential, commercial and mixed-use real estate, LEOS' professional scope spans land sourcing and analysis, funding, development management, construction, sales and asset management.

Our well-versed and adept team are passionate about quality and on-time delivery and are on hand to deliver best in class projects both locally and internationally. LEOS prides itself on being highly collaborative in building transparent and trustworthy relationships with individuals and businesses to deliver our shared vision and unlock social, economic and commercial value for our stakeholders and clients.

Disclaimer:

All images in this brochure are for illustration purposes only and are not contractual. The developer reserves the right to make modifications and adjustments at any time, without prior notice and at its sole discretion. If the developer substitutes any materials, they will be of similar or equal quality as the original materials. The developer is not liable for any damages resulting from the substitution, as long as the overall quality and functionality of the deliverables or services are not materially affected.





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