DUBAI SPORTS CITY

# HADLEY HEIGHTS 2

VITALITY EDITION

CANAL RESIDENCES









- Ground Floor
- 4 Podium Levels
- 20 Residential Floors
- Roof Top





#### COMMUNITY AMENITIES

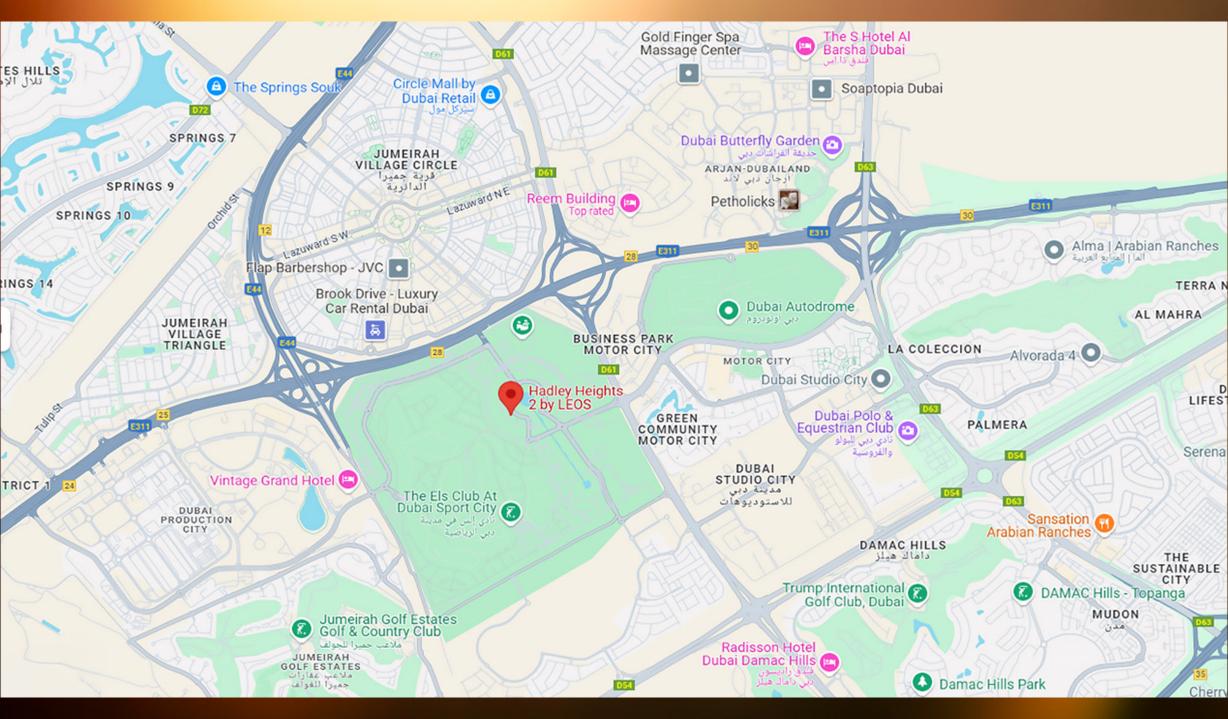
- WORLD-CLASS SPORTS FACILITIES
- AMENITIES WITHIN REACH
- TOP-TIER EDUCATIONAL INSTITUTIONS
- FAMILY LIVING
- PRIME CONNECTIVITY
- NEW METRO LINE
- LIVABLE COMMUNITY
- URBAN CONVENIENCE

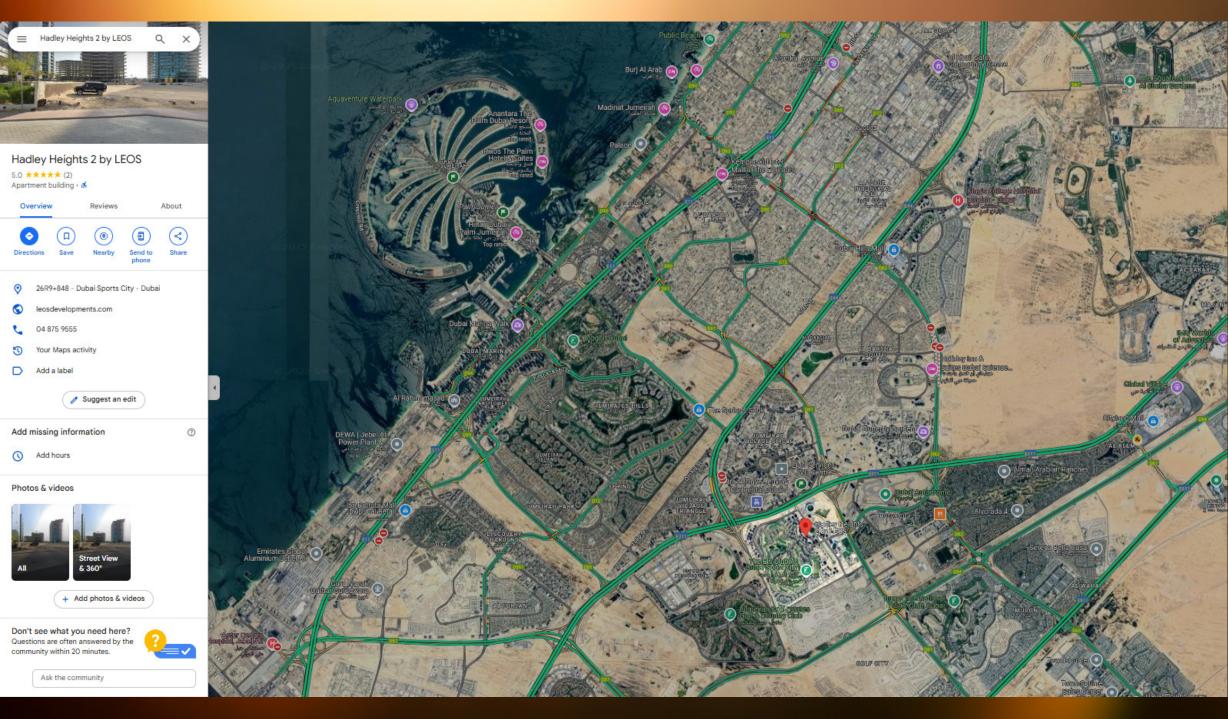
#### PREMIUM LOCATION

#### LOCATION MAP















STRATEGICALLY
LOCATED
EXCEPTIONALLY
CONNECTED



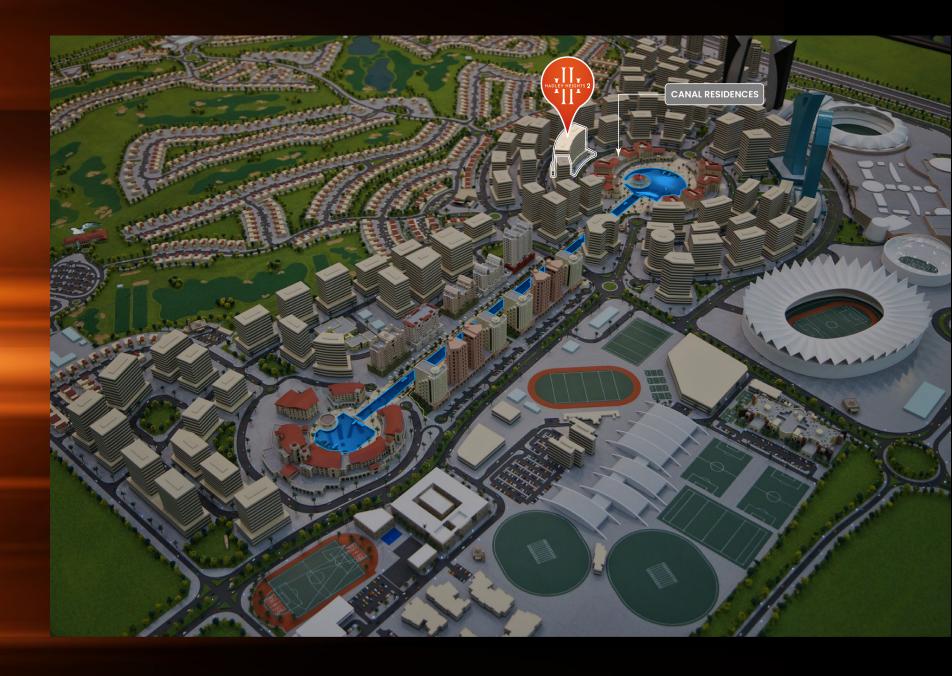
### WATERFRONT CANAL VIEWS

DUBAI SPORTS CITY

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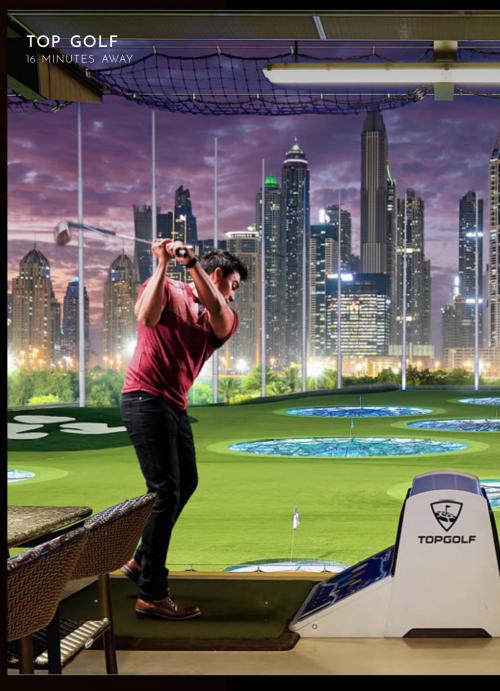


#### DUBAI METRO LINES MUHAISNAH INTERNATIONAL CIT Y CURRENT DUBAI METRO LINES LINE 2 NAD AL SHEBA ACADEMIC CIT Y THE VILL A AL BARSHA DAMAC HILLS JUMEIRAH VILL AGE CIRCLE UPCOMING DUBAI METRO LINES DUBAI SPORTS CIT Y LINE 5 LINE 6 AL MAK TOUM INTERNATIONAL AIRPORT GHANTOOT (

#### COMMUNITY ATTRACTIONS













### SPORTS FACILITIES AND SCHOOLS





















#### RETAIL, LIVING AND HEALTHCARE











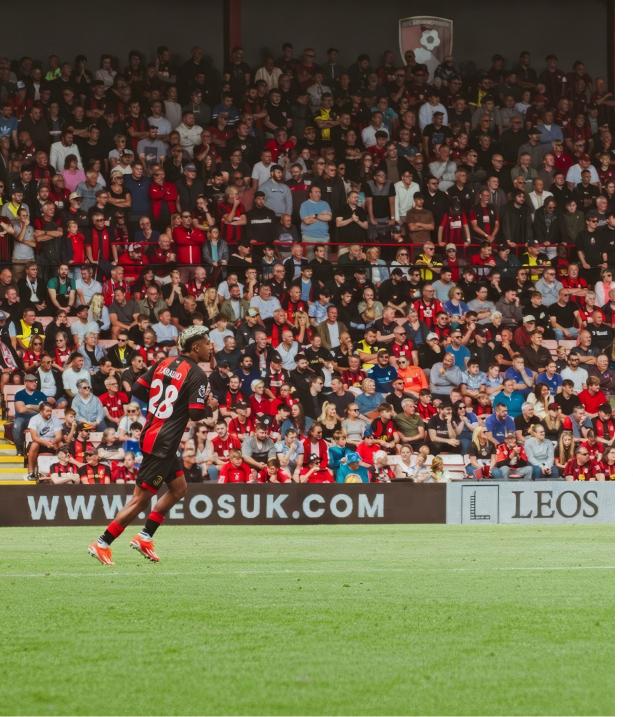
















#### OFFICIAL PARTNER OF AFC BOURNEMOUTH

PREMIER LEAGUE

At LEOS Developments, sport is more than a lifestyle it's part of our DNA. From the design of our communities to the partnerships we build, we believe in the values sport instills: performance, passion, and purpose. That's why our partnership with AFC Bournemouth isn't just a sponsorship it's a strategic alignment with a club that shares our spirit of ambition and growth. This same philosophy has inspired the launch of Hadley Heights 2 in Dubai Sports City a destination that celebrates athletic excellence and active living. As we expand across the UAE, we continue to shape environments that energize, connect, and inspire, just like the game itself.

#### WHY INVEST IN DUBAI?

- TAX-FREE INVESTMENT
  There are no property taxes, capital gains taxes, or income taxes on real estate.
- GOLDEN VISA ELIGIBILITY
  Investing in real estate can make you eligible for a UAE
  Golden Visa, starting from AED 750K.
- SAFE AND HAPPY CITY
  Dubai has a secure environment and a vibrant, thriving lifestyle for residents and visitors alike.
- INVESTOR-FRIENDLY MARKET

  Dubai's real estate is regulated by RERA, ensuring transparency and security for investors.
- STABLE ECONOMY, STRONG GOVERNANCE Dubai provides a politically stable, safe environment with a visionary long-term growth plan.



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