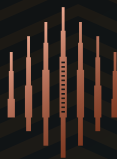


Al Haseen-3 *Residences*

Step into a
Modern Sanctuary



DUGASTA
PROPERTIES

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Al Haseen-3

Residences





Dubai offers a number of reasons that favour long-term investments:



Robust Tourism Industry



Booming Economy



Tax-Free Environment



Strong Return on Investment



Robust Tourism Industry



Safe and Stable

Step into an
exceptional destination

Dubai has earned the status of being a city of superlatives. As one of the key Emirates of the UAE, it is a much sought-after destination, steadily attracting investors and potential home-buyers from around the world.

With a stable economy, exceptional infrastructure, and vibrant lifestyle, the UAE offers numerous advantages, including eligibility for the Golden Visa program, which grants long-term residency to investors and their families, and a tax-friendly environment that enhances investment returns. Dubai's strategic location as a global business centre also plays a key role in ensuring strong growth potential. In recent years, Dubai has witnessed a significant rise in property investments and residential rents, underscoring its reputation as a hub for lucrative investment opportunities in the real estate sector.



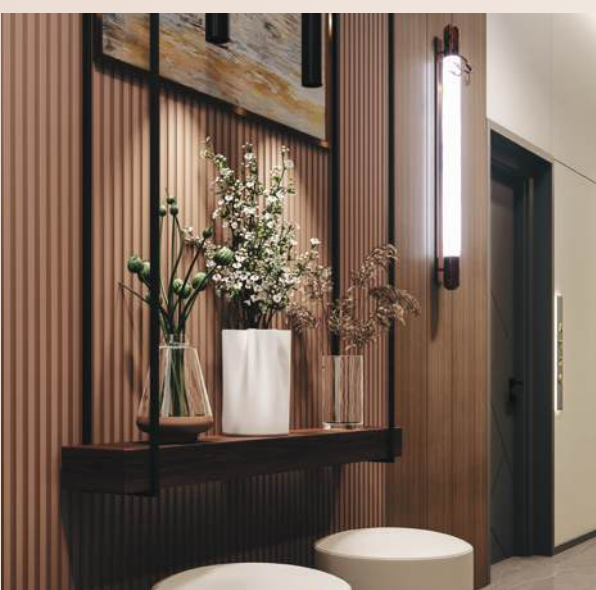
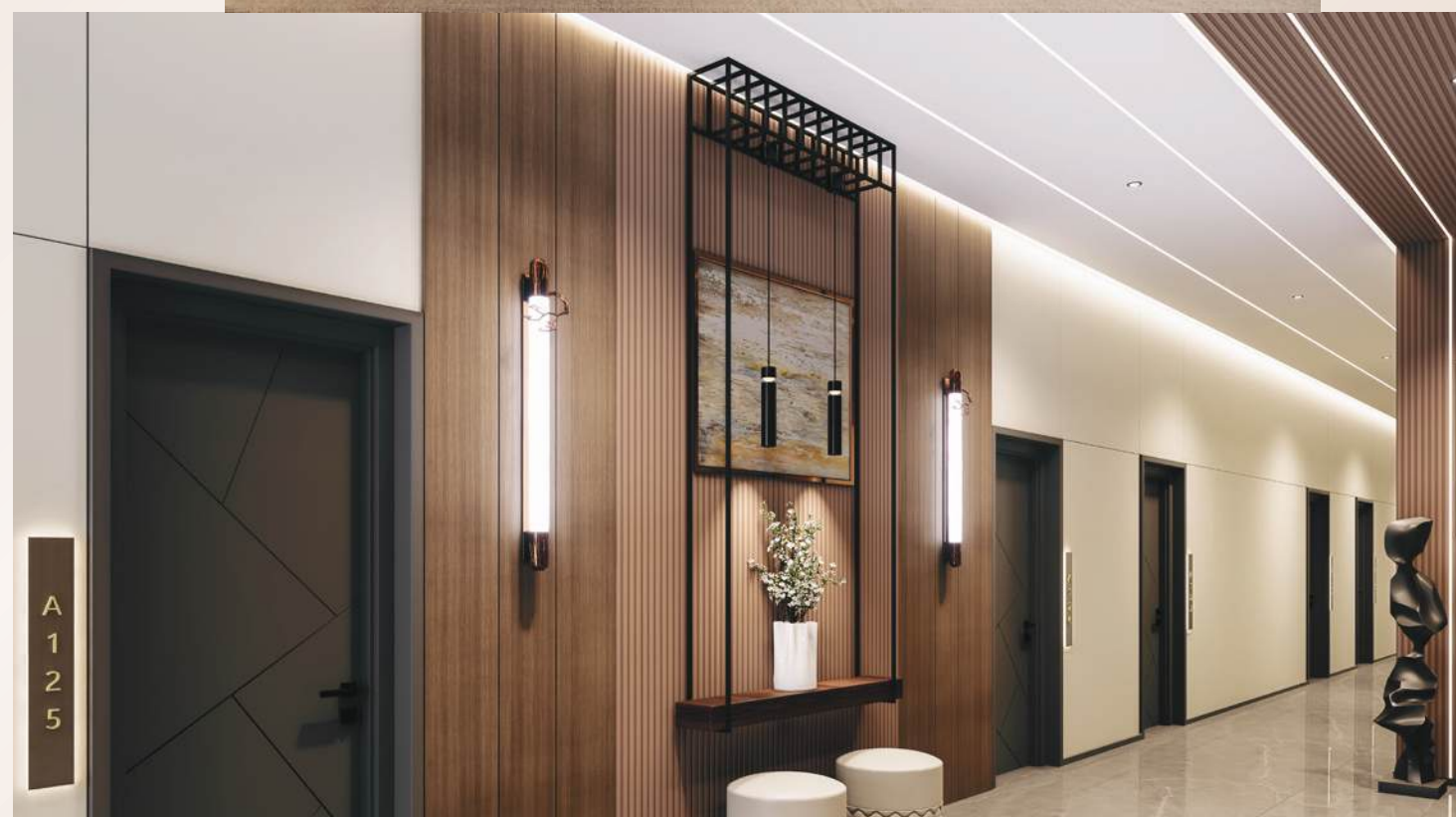


Al Haseen-3 *Residences*

Step into a Modern sanctuary

Discover a new level of luxury living at Al Haseen 3 by Dugasta Properties. Where sophistication meets serenity. Exquisitely designed apartments that offer spacious, refined interiors perfect for cherishing the finer things in life.

Nestled within Dubai Industrial City, a thriving hub of leading businesses, you'll enjoy the convenience of living close to work while retreating to an oasis of tranquility. Be surrounded by nature every moment, with a seamless blend of urban vibrance and serene opulence. This is your world – a perfect escape into luxury, crafted to elevate your lifestyle.





Step into the harmony of work and life

Dubai Industrial City offers a unique combination of work-life balance, natural beauty, and luxurious living. It's an ideal choice for those seeking a sophisticated and convenient lifestyle in Dubai.

- Proximity to Work: Located in the heart of Dubai's industrial hub, offering easy access to leading offices and businesses.
- Serene Environment: Thoughtfully designed with green spaces to give residents peaceful walks, outdoor activities, and stunning views.
- Luxurious Lifestyle: Many high-quality residential developments for a sophisticated lifestyle with access to world-class facilities.
- Strong Infrastructure: Well-maintained roads, transportation options, and essential services for a comfortable and convenient living experience.
- Growth Potential: Poised for significant growth so residents can benefit from increased property values and investment opportunities in the future.



EXPO City



Palm Jebel Ali



DIP



AI Maktoum Airport



Jebel Ali Industrial Area



Dubai South Office HQ



Ethihad Rail on E611



Step into urban luxury

At Al Haseen 3, you'll find the perfect blend of fitness, relaxation, and family-friendly amenities to suit your lifestyle. Whether you're eager to meet your fitness goals, in the serene swimming pool after a demanding week, or give your kids the activity they deserve, Al Haseen 3 has it all. With the convenience of basement parking, every aspect of your day is made easier. Live a life that reflects your state of mind, where comfort, health, and happiness come together seamlessly.



Modern Gymnasium

Space for inspiring an active lifestyle

Swimming Pool

Ideal for unwinding and rejuvenation

Kids' Play Area

Dedicated to fun and play

Basement Parking

Convenience and better planned space



STUDIO

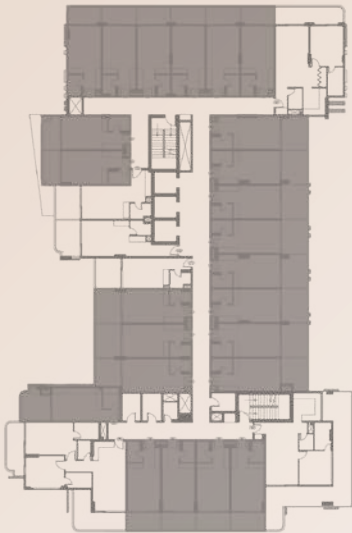


Step into
extravagant spaces



STUDIO Type 01

Suite Area : 294.07 sqft
 Balcony Area : 72.87 sqft
 Total Area : 366.94 sqft
 Total Units : 144



APARTMENT LAYOUT **KEY PLAN**

****The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.**



STUDIO Type 02

Suite Area : 361.67 sqft
 Balcony Area : 102.69 sqft
 Total Area : 464.36 sqft
 Total Units : 06



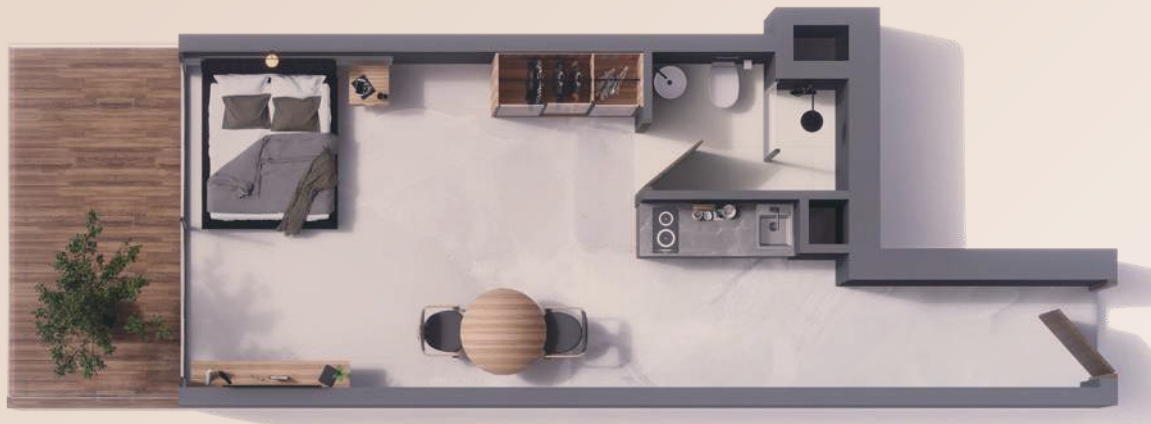
APARTMENT LAYOUT **KEY PLAN**

****The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.**



STUDIO Type 03

Suite Area : 336.80 sqft
Balcony Area : 102.26 sqft
Total Area : 439.06 sqft
Total Units : 06



APARTMENT LAYOUT **KEY PLAN**

**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.

STUDIO Type 04

Suite Area : 294.07 sqft
Balcony Area : 72.87 sqft
Total Area : 366.94 sqft
Total Units : 144



APARTMENT LAYOUT **KEY PLAN**

**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



1BHK



Step into
extravagant spaces



1 BHK Type 01

Suite Area : 652.40 sqft
 Balcony Area : 518.82 sqft
 Total Area : 1171.22 sqft
 Total Units : 06



APARTMENT LAYOUT **KEY PLAN**

****The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.**

1 BHK Type 02

Suite Area : 708.59 sqft
 Balcony Area : 142.62 sqft
 Total Area : 851.21 sqft
 Total Units : 06

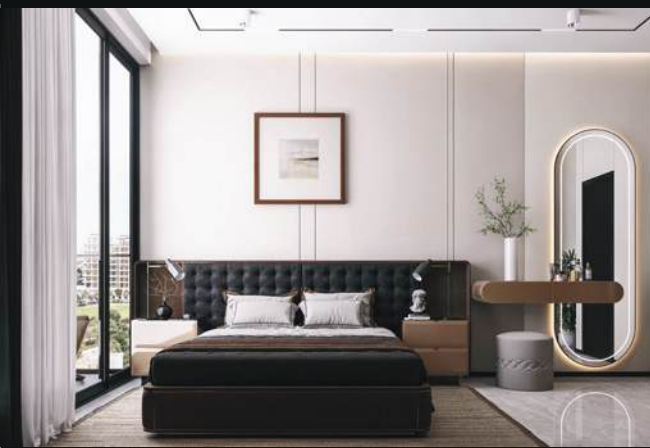


APARTMENT LAYOUT **KEY PLAN**

****The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.**

Step into
extravagant spaces

2BHK



2 BHK Type 01

Suite Area : 832.70 sqft
Balcony Area : 262.62 sqft
Total Area : 1099.32 sqft
Total Units : 06



APARTMENT LAYOUT KEY PLAN

**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



10 on 10

Step into **high potential investments**

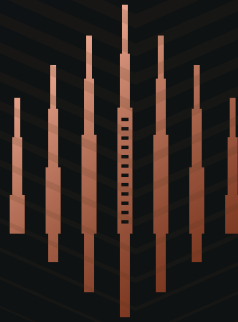
Secure your future with the high-potential Al Haseen 3 project, strategically located in the fast-growing Dubai Industrial City. Offering outstanding growth potential and strong returns on investment, this is an opportunity you don't want to miss. Plus, with our exclusive 10-on-10 offer, you'll benefit from guaranteed returns, zero service charges on rentals, and a convenient buy-back option, making it an unmatched deal in the industry.

10%
NET
GUARANTEED
ROI FOR
10 YEARS*

100%
BUYBACK
OPTION*

0
SERVICE
CHARGES
FOR 10 YEARS*





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