

**DUGASTA**  
P R O P E R T I E S

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Al  
**Haseen-4**  
*Residences*

EMBRACE  
MODERN LUXURY



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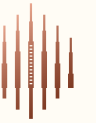


# Al Haseen-4

*Residences*







## UNCOVER A REMARKABLE DESTINATION.

Dubai has established itself as a city known for its remarkable achievements. As a prominent Emirate of the UAE, it continues to attract investors and potential homebuyers from around the globe. With its strong economy, world-class infrastructure, and dynamic lifestyle, the UAE offers numerous benefits, including access to the Golden Visa program, which provides long-term residency to investors and their families, as well as a tax-friendly environment that boosts investment returns. Dubai's strategic position as a global business hub further contributes to its strong growth prospects. In recent years, the city has seen a notable increase in property investments and residential rents, reinforcing its reputation as a prime destination for lucrative real estate investment opportunities.



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



Booming Economy



Strong Return on Investment



Safe and Stable



Robust Tourism Industry

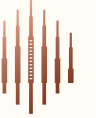


Tax-Free Environment



Robust Tourism Industry



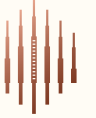


## EMBRACE TIMELESS ELEGANCE

Experience unparalleled luxury at Al Haseen 4 by Dugasta Properties, where sophistication seamlessly blends with serenity. These meticulously designed apartments boast expansive, elegant interiors, perfect for those who savor the finer aspects of life. Located in the heart of Dubai Industrial City, a dynamic business hub, you'll enjoy the ease of being close to work while retreating to a tranquil oasis. Surrounded by nature, Al Haseen 4 offers the ideal fusion of vibrant city energy and refined opulence. This is more than just a residence—it's a sanctuary crafted to elevate your lifestyle.







## EMBRACE THE PERFECT BLEND OF WORK AND LIFE.

Dubai Industrial City presents a distinctive blend of work-life balance, natural beauty, and luxury living, making it the ideal destination for those seeking an elegant and convenient lifestyle in Dubai.

- **Work Accessibility:** Situated in the heart of Dubai's industrial center, it offers seamless access to major offices and businesses.
- **Tranquil Surroundings:** Designed with abundant green spaces, perfect for leisurely walks, outdoor activities, and enjoying picturesque views.
- **Opulent Living:** A range of premium residential developments offering a sophisticated lifestyle with access to top-tier facilities.
- **Robust Infrastructure:** Well-maintained roads, diverse transport options, and essential services ensure a comfortable and convenient living experience.
- **Future Growth:** Positioned for significant expansion, offering residents the potential for increased property values and future investment opportunities



### Entertainment

Dubai Miracle Garden | Dubai Butterfly Garden |  
Dubai Marina | Dubai Mall | La Mer

### Education and Medical Facilities

Dubai Knowledge Village | GEMS Education |  
Dubai Healthcare City | Mediclinic Dubai

### Shopping and Dining

City Centre Mirdif | Dragon Mart |  
The Outlet Village

### Airport and Distances

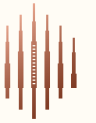
Dubai International Airport |  
Al Maktoum International Airport

### Additional Facilities

Parks and green spaces | Fitness centers  
and gyms | Community centers







## EMBRACE THE REFINEMENT OF URBAN LIVING.

At Al Haseen 4, enjoy the perfect balance of fitness, relaxation, and family-oriented amenities designed to complement your lifestyle. Whether you're working towards your fitness goals, unwinding in the peaceful swimming pool after a busy week, or giving your children the active lifestyle they deserve, Al Haseen 4 offers it all. With the convenience of basement parking, every aspect of your day is made more effortless. Live a life that reflects your values, where comfort, well-being, and happiness come together in harmony.



**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







EMBRACE A WORLD OF  
UNRIVALED LUXURY.



STUDIO



## STUDIO Type 01

Suite Area : 280.80 sqft  
Total Area : 280.81 sqft  
Total Units : 05



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.



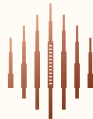
# STUDIO Type 02

Suite Area : 282.70 sqft  
 Balcony Area : 98.81 sqft  
 Total Area : 381.47 sqft  
 Total Units : 218



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 : 280.80 sqft  
 Balcony Area : 84.71 sqft  
 Total Area : 365.54 sqft  
 Total Units : 10



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.**



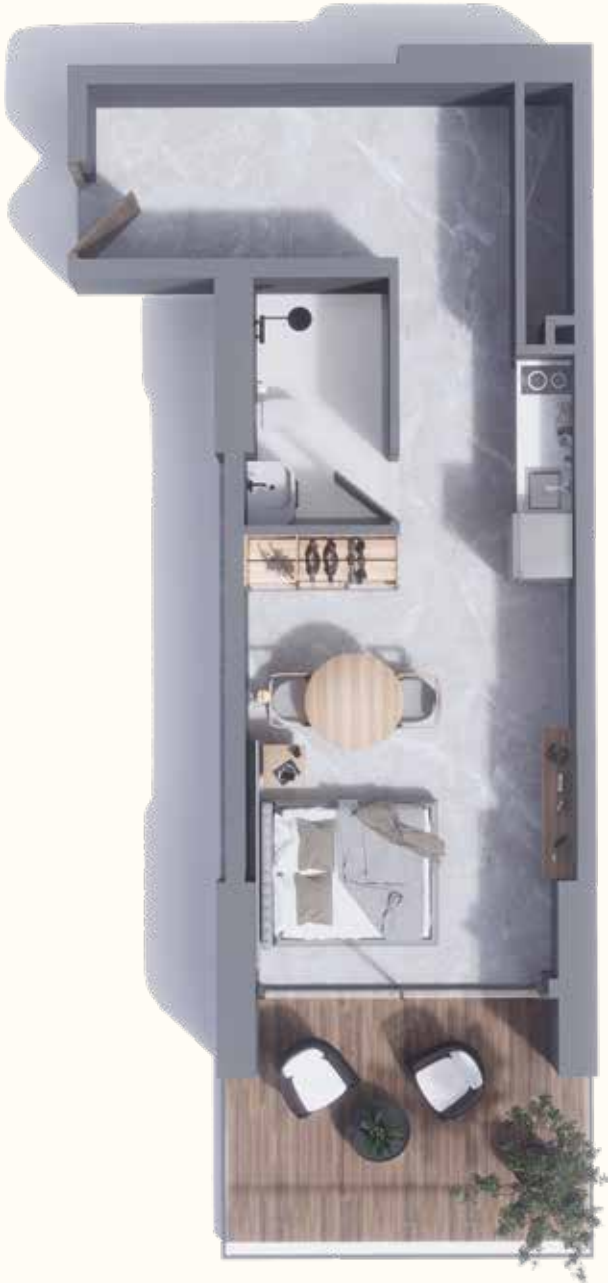
# STUDIO Type 04

Suite Area : 383.20 sqft  
 Balcony Area : 102.40 sqft  
 Total Area : 485.56 sqft  
 Total Units : 05



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 05

Suite Area : 282.70 sqft  
 Balcony Area : 258.40 sqft  
 Total Area : 541.10 sqft  
 Total Units : 01



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.**





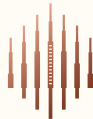
# STUDIO Type 06

Suite Area : 284.50 sqft  
 Balcony Area : 224.20 sqft  
 Total Area : 508.70 sqft  
 Total Units : 01



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 07

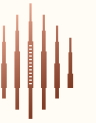
Suite Area : 289 sqft  
 Balcony Area : 105.40 sqft  
 Total Area : 393.96 sqft  
 Total Units : 05



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

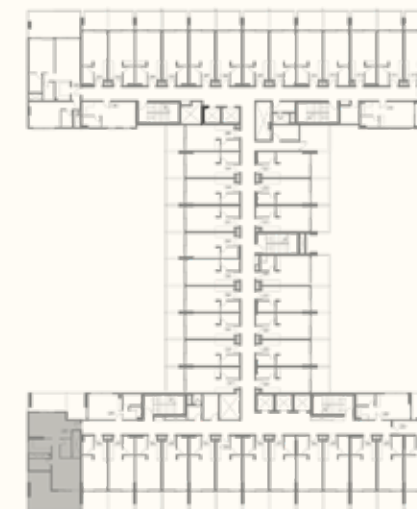
Suite Area : 619.40 sqft  
Balcony Area : 438.70 sqft  
Total Area : 1057.80 sqft  
Total Units : 05



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UNRIVALED LUXURY.



1 BHK

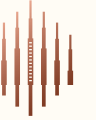


APARTMENT LAYOUT KEY PLAN

\*\*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.







EMBRACE A WORLD OF  
UNRIVALED LUXURY.

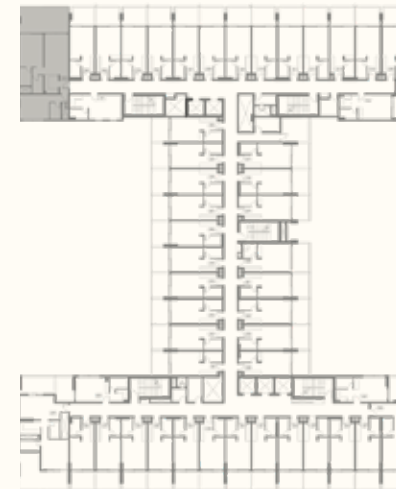


2 BHK



## 2 BHK

Suite Area : 872.90 sqft  
Balcony Area : 280 sqft  
Total Area : 1152.80 sqft  
Total Units : 05

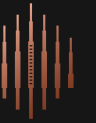


APARTMENT LAYOUT KEY PLAN

\*\*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

## EMBRACE THE WORLD OF HIGH-POTENTIAL INVESTMENTS.

Invest in the promising Al Haseen 4 project, ideally located in the fast-growing Dubai Industrial City. With remarkable growth potential and strong investment returns, this is an opportunity you won't want to miss. Our exclusive 10-on-10 offer further enhances the value, providing guaranteed returns, no service charges on rentals, and a hassle-free buy-back option, making this an unparalleled deal in the market.

**10%**  
NET  
GUARANTEED  
ROI FOR  
10 YEARS\*

**100%**  
BUYBACK  
GURANTEE  
AFTER 10  
YEARS\*

**0**  
SERVICE  
CHARGES  
FOR 10 YEARS\*

