

LEOS DEVELOPMENTS

NEW LAUNCH / WARSAN 4, DUBAI



PRIVATE-POOL RESIDENCES

HADLEY HILLS

A contemporary residential address shaped around private-pool living and resort-inspired amenities.

1-3

BEDROOMS

AED 850K

STARTING FROM

Q2 2028

TARGET HANDOVER

INVESTOR INFORMATION BROCHURE

OCTOBER 2026

Private luxury. Considered access.

Hadley Hills introduces 1-, 2- and 3-bedroom residences in Warsan 4 with a distinctive private swimming pool specified for every apartment.



THE DISTINCTIVE

Private pool living

Every apartment is promoted with its own private pool - paired with shared leisure and rooftop spaces.

BY LEOS
DEVELOPMENTS

AT A GLANCE

1, 2 & 3

Bedroom apartments

From AED 850,000

Entry pricing

G + P + 6 + Roof

Building configuration

Q2 2028

Anticipated completion

The investor proposition: a choice of apartment layouts, four published payment structures and a lifestyle programme spanning the podium and rooftop.

Find your preferred residence

Apartment typologies and published launch starting prices. The price shown for each layout is a starting point, not a fixed price for all units.



01

1 BEDROOM

SIZE RANGE

577 - 673 SQ. FT.

STARTING FROM

AED 850,000

02

2 BEDROOMS

SIZE RANGE

865 - 1,567 SQ. FT.

STARTING FROM

AED 1,190,000

03

3 BEDROOMS

SIZE RANGE

1,145 - 1,191 SQ. FT.

STARTING FROM

AED 1,550,000

Private pool in every apartment. Confirm individual pool specifications, unit plans, floor positions, final prices and availability against the current developer inventory before making a purchase decision.

25+ reasons to stay in.



Podium to rooftop experiences

THE AMENITY COLLECTION

WATER & OUTDOOR

- Resort swimming pool
- Kids splash pool
- Sun lounge deck & shaded cabanas
- Padel court
- Outdoor kids play area

ROOFTOP EXPERIENCES

- Sky lounge & sunset cinema
- Rooftop jacuzzi
- Zen meditation garden
- Sunset yoga deck
- BBQ & private dining terraces

WELLNESS & COMMUNITY

- Indoor-outdoor gym
- Yoga & stretch zone
- Residents lounge
- Co-working lounge
- Kids club & coffee corner

EVERYDAY CONVENIENCE

- AI smart supermarket
- Strawberry farm & edible garden
- Pet wash corner
- Games terrace
- Stargazing deck

Amenities are drawn from supplied project marketing visuals and should be confirmed against the final specification and approved facilities list.

Four ways to structure payments

Published alternatives include completion-based and post-handover options. Select the structure most suited to your financing and cash-flow requirements.



50 / 50

ON COMPLETION

50% before completion

50% on completion

DEVELOPER PLAN OPTION

60 / 40

2 YEARS POST-HANDOVER

60% before handover

40% over 2 years after handover

DEVELOPER PLAN OPTION

65 / 35

3 YEARS POST-HANDOVER

65% before handover

35% over 3 years after handover

DEVELOPER PLAN OPTION

40 / 60

2 YEARS POST-HANDOVER

40% before handover

60% over 2 years after handover

DEVELOPER PLAN OPTION

Important: Payment splits shown here summarize the supplied launch options. Exact installment milestones, first payment, fees, taxes, booking documentation and post-handover dates require the official developer payment schedule.

Early interest & unit allocation

The Expression of Interest is a first step in the launch process. It does not, on its own, secure an apartment.



EXPRESSION OF INTEREST / EOI AMOUNTS

1 BEDROOM

AED 20,000

2 BEDROOMS

AED 25,000

3 BEDROOMS

AED 30,000

EOI AMOUNT PAID

NO ALLOCATION

5% PAYMENT

GUARANTEED ALLOCATION

For investors: request written confirmation of the selected unit, allocation conditions, EOI treatment, refund provisions, payment deadlines and the official booking agreement before transferring funds.

Allocation note: The 5% guarantee is described in the supplied launch briefing. Its eligibility, applicable price basis and conditions must be verified in writing with the authorized developer team.



06 / NEXT STEPS

Your next address starts with the details.

Request current inventory, unit-specific floor plans, the full installment schedule, developer-approved specifications and the booking documentation.



SCAN FOR LOCATION

WARSAN 4, DUBAI

Anticipated completion / Q2 2028

All prices, allocations, payment terms and completion dates are subject to developer confirmation, availability and contract. Renderings are illustrative. This independent overview is prepared from supplied launch information and is not investment advice or an official offering memorandum.