



HADLEY HEIGHTS 2

OLYMPIC CHAMPION
EDITION

THE WORLD'S FIRST BRANDED RESIDENCE
BY AN OLYMPIC CHAMPION



LEOS

TOM DEAN MBE

X

HADLEY HEIGHTS 2

OLYMPIC CHAMPION. LIVING FOR PERFORMANCE.

Hadley Heights 2 is co-branded with Tom Dean MBE, record-holding triple Olympic gold medalist and one of Britain's most celebrated swimmers. His Olympic success is a testament to dedication, precision, and the pursuit of peak performance.

This partnership reflects the heart of Hadley Heights 2, a next-generation community in Dubai Sports City, designed for those who live to move. From AI-powered gyms to rooftop tracks, every feature mirrors the drive and discipline of Olympic-level sport.

Built for champions. Backed by one.



**VITA FLOW:
THE VITAL FUTURE
IN MOTION**

LET ENERGY FLOW, LET LIFE EXPAND

WHERE DESIGN MOVES, WELLNESS LEADS

Hadley Heights 2 sets a new benchmark for futuristic sports living in Dubai Sports City. Engineered for tomorrow's champions, this visionary development fuses bold, aerodynamic architecture with next-generation wellness, performance, and digital innovation. Every element is crafted to inspire peak physical and mental performance, ideal for ambitious families driven by movement, mastery, and momentum.

In the heart of a city defined by innovation, Blue Flow embodies the future of urban living. Inspired by the fluidity of water and guided by refined British design, it is a vertical oasis where smart architecture, wellness technology, and immersive aesthetics flow seamlessly together. This isn't just a home, it's a next-generation lifestyle experience that mirrors Dubai's bold momentum and timeless sophistication.





HADLEY HEIGHTS 2

OLYMPIC CHAMPION
EDITION



ARRIVE IN STYLE

Modern Elegance , Warm Welcome

ARCHITECTURAL CONCEPT:

A FLOW IN FORM

Crafted by a visionary international design team, Hadley Heights 2 is a bold statement of futuristic elegance and athletic spirit, interpreted through a refined British perspective.

The architecture draws inspiration from the ripple of water and the rhythm of time, resulting in a flowing façade that captures the essence of seamless motion and progressive living.

By day, the tower's biomorphic silhouette evokes soft, wave-like movement; by night, it transforms into a radiant sculpture, with dynamic lighting tracing every curve a masterpiece of light, energy, and innovation rising from the landscape.

Constructed with light-reactive materials and fluid lines, the design reflects breath, vitality, and continuous progress.





HADLEY HEIGHTS 2

OLYMPIC CHAMPION
EDITION

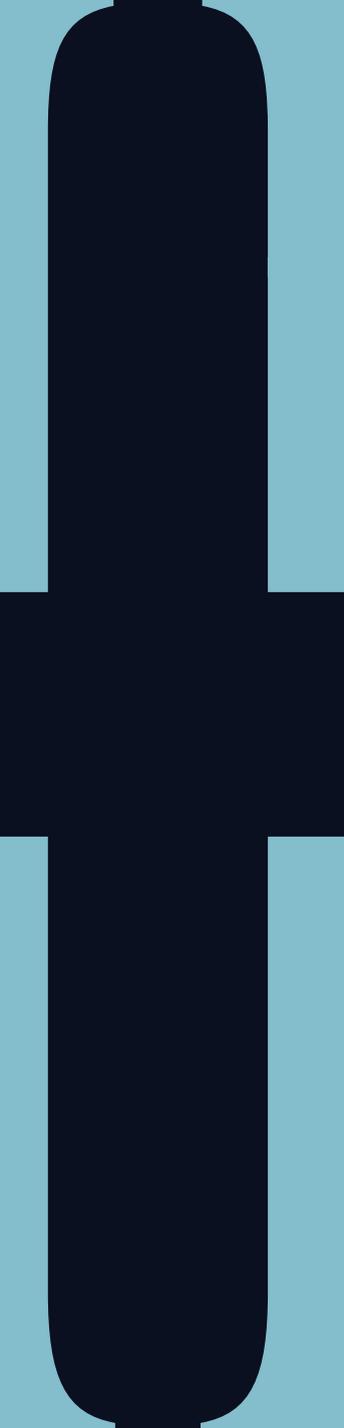
YOUR HOME IN DUBAI SPORTS CITY

Located in one of Dubai's most premium and connected communities, Dubai Sports City offers seamless access to both of the city's airports, E311, Hessa Street, and key destinations like Dubai Marina and Palm Jumeirah, all within a 20-minute drive.

The upcoming Dubai Metro Line will further enhance connectivity, placing the city's business and leisure hubs even closer to home.

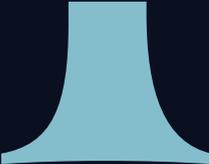
Surrounded by elite schools, championship golf courses, and world-class sports academies, Dubai Sports City is a vibrant hub for families, professionals, and investors, where lifestyle, convenience, and long-term growth potential converge.





STRATEGIC LOCATION

Dubai Sports City



LOCATION MAP

5 MINUTES

- 1. ELS GOLF CLUB DUBAI
4 mins
- 2. INTERNATIONAL CRICKET STADIUM
5 mins
- 3. ISD MULTI-SPORTS STADIUM
6 mins

15 MINUTES

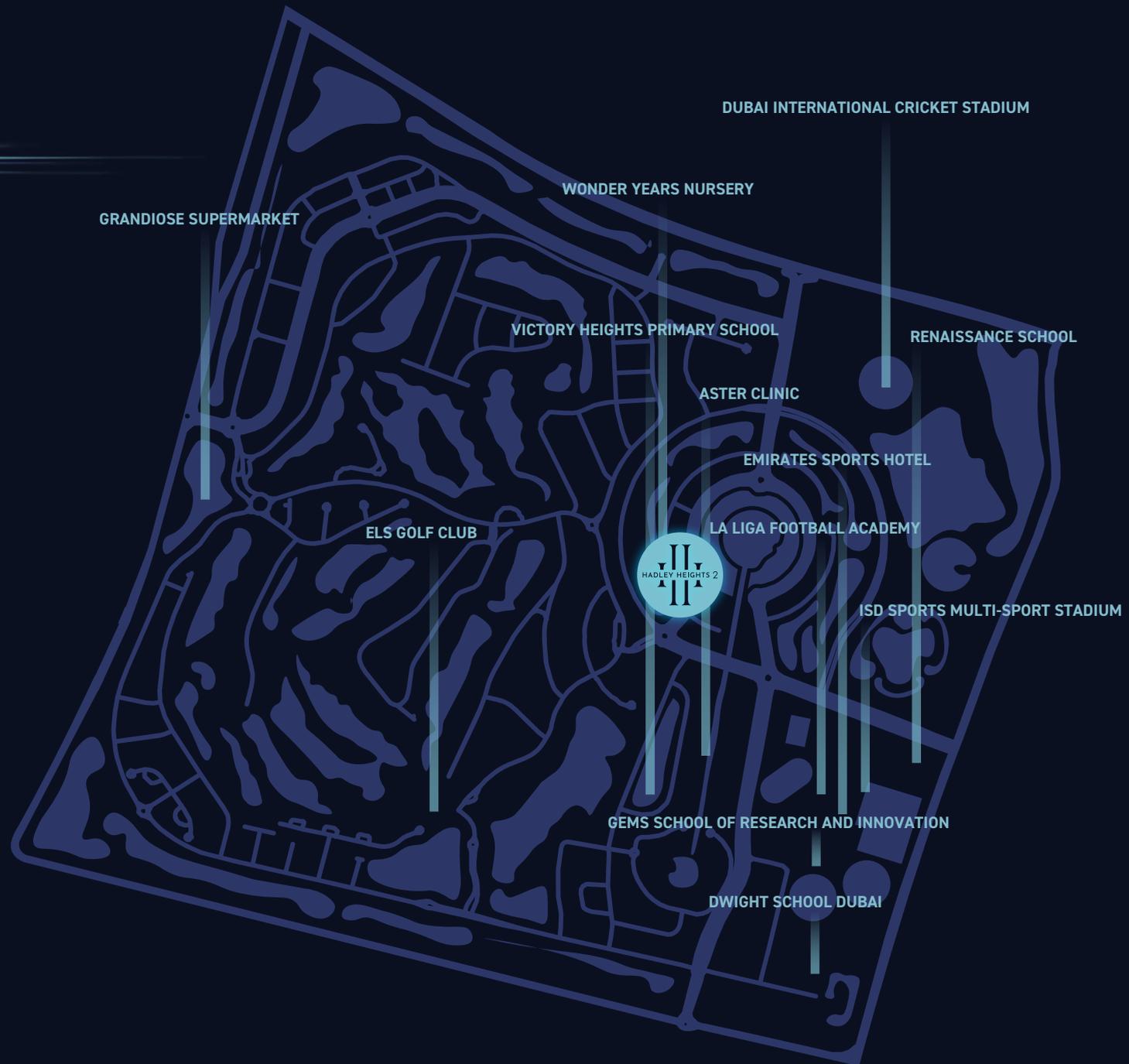
- 4. MALL OF THE EMIRATES
12 mins
- 5. IMG WORLDS DUBAI
14 mins
- 6. DUBAI MARINA
14 mins
- 7. PALM JUMEIRAH
14 mins
- 8. GLOBAL VILLAGE
16 mins
- 9. BURJ AL ARAB / JUMEIRAH
16 mins
- 10. AL HABTOOR POLO RESORT
18 mins

20 MINUTES

- 11. DUBAI MALL
18 mins
- 12. DOWNTOWN / BURJ KHALIFA
20 mins
- 13. DIFC
20 mins
- 14. DUBAI FRAME
22 mins
- 15. DUBAI WORLD CENTRAL
22 mins
- 16. DUBAI INTERNATIONAL AIRPORT
24 mins



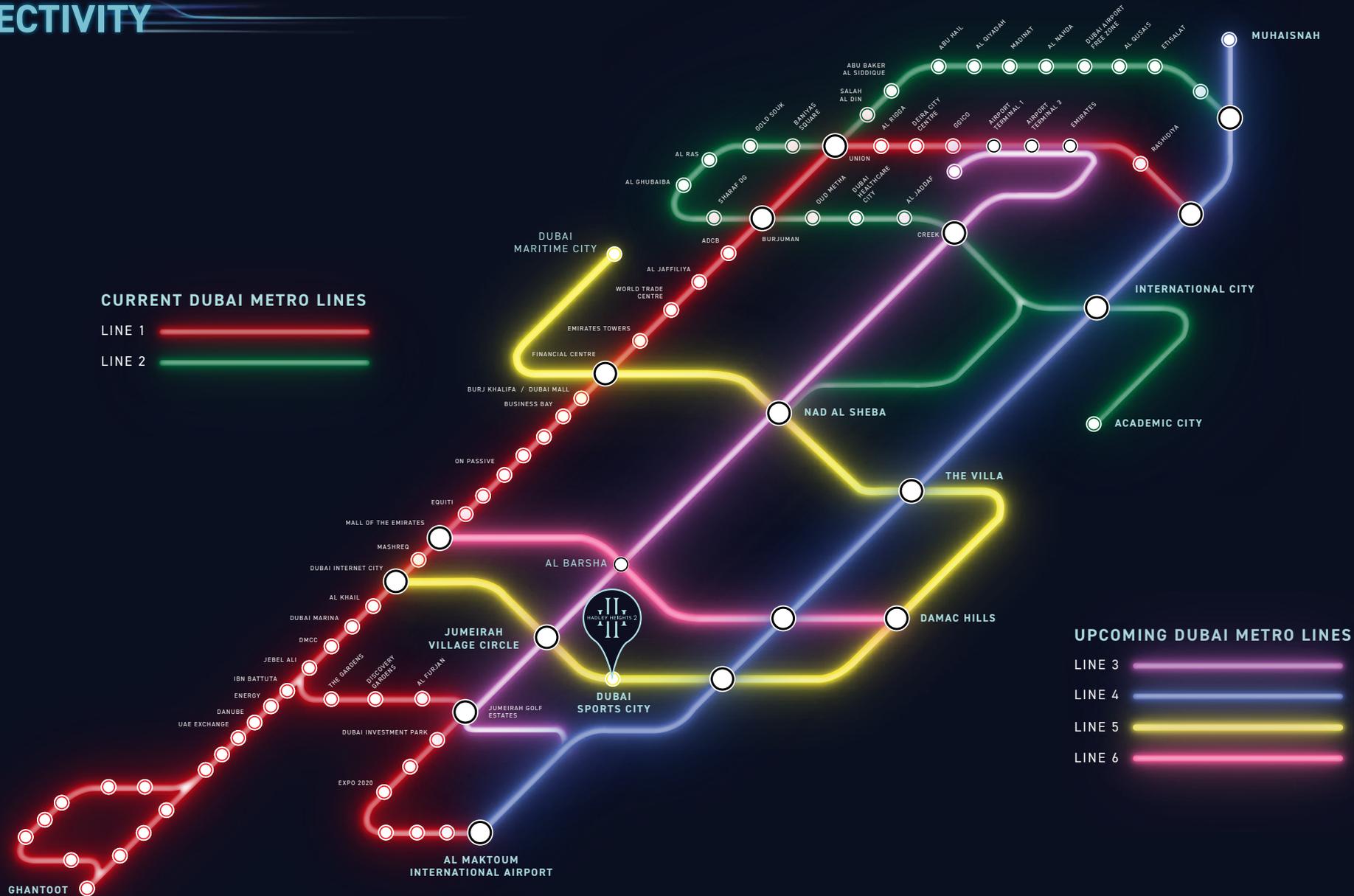
DUBAI SPORTS CITY MASTER PLAN





HADLEY HEIGHTS 2
Endless Views

CONNECTIVITY



CURRENT DUBAI METRO LINES

- LINE 1 —
- LINE 2 —

UPCOMING DUBAI METRO LINES

- LINE 3 —
- LINE 4 —
- LINE 5 —
- LINE 6 —



UNMATCHED VIEWS, PERFECTLY FRAMED BY FUTURISTIC BRITISH DESIGN

Positioned directly on the scenic water canal, Hadley Heights 2 offers the timeless charm of waterfront living at the front, while rear-facing units open onto peaceful low-rise villas and vast green landscapes.

Every residence is intentionally designed to capture these stunning vistas, whether it's the tranquil flow of the canal or the open serenity of nature. Thanks to its visionary British architectural approach.



PRIVATE POOL
with Panoramic Vistas



SKYLINE VIEWS. WATERFRONT CALM. EVERYDAY ESCAPE

The Skyline Beach Infinity Pool is a standout architectural and lifestyle statement that redefines the essence of elevated living.

Located above the vibrant water canal, it delivers a daily resort-style escape, where soft white-sand edges blend seamlessly with crystal-clear waters and uninterrupted panoramic views.

NATURE INSPIRED INTERIORS, DESIGNED FOR THE FUTURE

Step into Hadley Heights 2, where nature meets innovation. Inspired by organic forms and serene landscapes, each space is designed for calm and connection.

Sunlit interiors, warm tones, and natural textures create a tranquil atmosphere, while sleek lines add a modern touch. Every unit includes a private pool, your personal oasis of luxury.





WARM AND INVITING
Grandeur Lobby



MOON INSPIRED
Lobby



FUTURISTIC INTERIORS

Intelligent & Expressive Spaces





SUNLIT LIVING SPACE
with Premium Furnishings



Sophisticated Design with
BESPOKE DETAILS



CONTEMPORARY

Elegance with Timeless Appeal



FULLY EQUIPPED FOR LIVING

PERFECTLY POSITIONED FOR RETURNS

Every unit at Hadley Heights 2 comes equipped with premium kitchen appliances, seamlessly blending style, functionality, and convenience.

This thoughtful inclusion not only enhances everyday living for residents but also offers a strategic advantage for investors ensuring faster rental turnaround and long-term value in a competitive market.



KITCHEN



SPACIOUS MASTER BEDROOM



REFINED INTERIORS



Fresh and Calming
BATHROOMS



A SEAMLESS BLEND
of Style and Comfort

INNOVATIVE AMENITIES

FOR THE MODERN MIND AND BODY

A futuristic British vision comes to life through dynamic indoor and outdoor amenities designed for modern, active living. Every space is crafted to inspire movement, creativity, and connected living, all under one intelligent, forward-thinking community.





TOM DEAN MBE x  LEOS



SKY VITALITY DECK

PODIUM ROOF LEVEL

1. SKYLINE BEACH POOL
2. JACUZZI
3. KIDS SPLASH POOL ZONE
4. SKY VITALITY DECK
5. FUTURE FIELD (YOUTH FOOTBALL CORNER)
6. STREET BASKETBALL
7. PADEL COURT
8. VITAL RUN TRACK & FITNESS PODS
9. STARLIGHT LOUNGE
10. PARTY DECK & DJ STATION
11. OUTDOOR EXERCISE AREA
12. MOON WALK SPA AND CHANGING ROOM
13. CREATOR POD: SOCIAL CONTENT STUDIO AND PODCAST ROOM
14. VITAPLAY ARENA (GAMING & VR LOUNGE)
15. REFORMER STUDIO
16. GYM



ROOFTOP LEVEL

- 17. AQUA SOUND SPA
- 18. SKY YOGA DECK
- 19. BBQ AND PIZZARIA
- 20. STARGAZING LOUNGE
- 21. AL-FRESCO DINING AREA





OUTDOOR AMENITIES

THE ENERGY LANDSCAPE



SKYLINE BEACH POOL



AQUA SOUND SPA



KIDS SPLASH POOL ZONE



SKY VITALITY DECK



FUTURE FIELD
(YOUTH FOOTBALL CORNER)



STREET BASKETBALL



PADEL COURT



VITAL RUN TRACK
& FITNESS PODS



BBQ & PIZZARIA



STARLIGHT LOUNGE



PARTY DECK & DJ STATION



AL-FRESCO DINING



SKY YOGA DECK

INDOOR AMENITIES

INTELLIGENCE MEETS EXPRESSION



CREATOR POD



SMART PERFORMANCE GYM



VITA LOUNGE



VITAPLAY ARENA
(GAMING & VR LOUNGE)

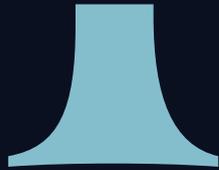


MOON WALK SPA



OUTDOOR AMENITIES

The Energy Landscape





**TOM DEAN MBE
SWIMMING ACADEMY**



SKYLINE BEACH POOL

A sky-level oasis with white sand edges and skyline views — where you float, reset, and breathe above the world.



AQUA SOUND SPA

A hydro-acoustic healing pool that uses water + frequency to regulate stress and enhance brain-body harmony.



KIDS SPLASH POOL ZONE

A fun and safe aquatic play area designed for young adventurers to laugh, learn, and splash freely.



SKY YOGA DECK

A tranquil platform for yoga, stretching, and meditation under the open sky — sunrise to starlight.



FUTURE FIELD (YOUTH FOOTBALL CORNER)

A mini pitch designed with pro-youth programming for early skills training, team play, and physical confidence.



VITAL RUN TRACK & FITNESS PODS

A curated running loop with AI pace-sync, outdoor gym zones, and muscle recovery stops — smart wellness in action.



STREET BASKETBALL

Stylish, well-lit sport courts for energetic play, community challenges, and social movement.



PADEL COURT



STARLIGHT LOUNGE

A rooftop constellation zone with telescopes and ambient lighting — ideal for reflection, dates, or storytime under the cosmos.



PARTY DECK & DJ STATION

A sky-stage for wellness events, music therapy sessions, kids' discos, or full-blown DJ nights.

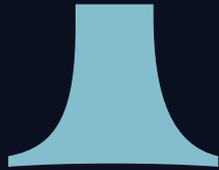


PARTY DECK & DJ STATION



INDOOR AMENITIES

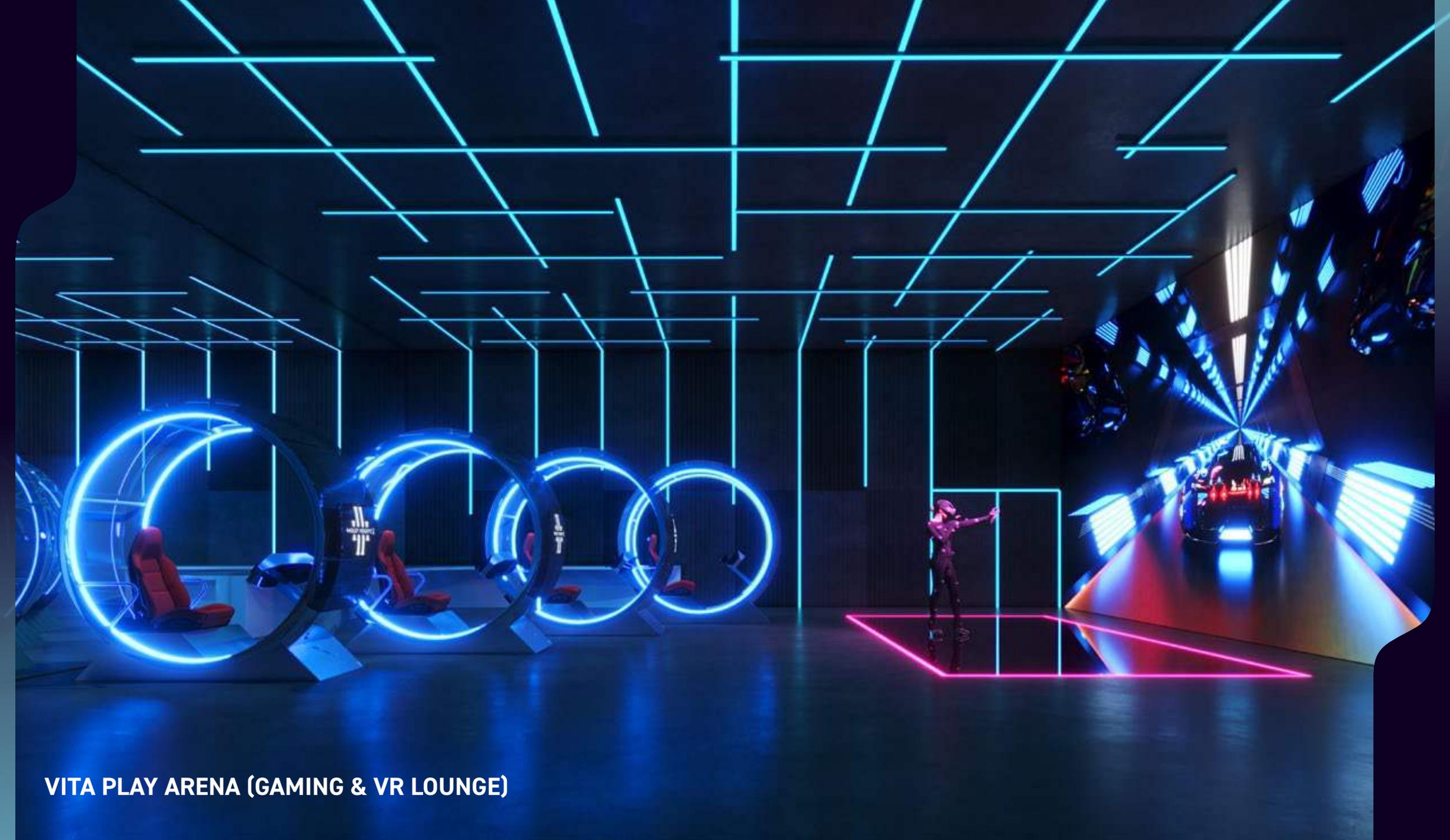
Intelligent & Expressive Spaces





VITA PLAY ARENA (GAMING & VR LOUNGE)

A next-generation gaming studio featuring high-performance PCs and consoles, multiplayer tournament setups, and fully immersive VR pods for sports, action, creative exploration, and fitness gamification — designed to bring energy and imagination together.



VITA PLAY ARENA (GAMING & VR LOUNGE)



CREATOR POD

A purpose-built studio for vloggers, streamers, and podcasters, featuring pro lighting, acoustic panels, green screen options, and AI-powered editing suites.



SMART PERFORMANCE GYM

A fully connected training space with biometric feedback, personalized coaching modes, and immersive fitness stations.



SMART PERFORMANCE GYM



SMART PERFORMANCE GYM

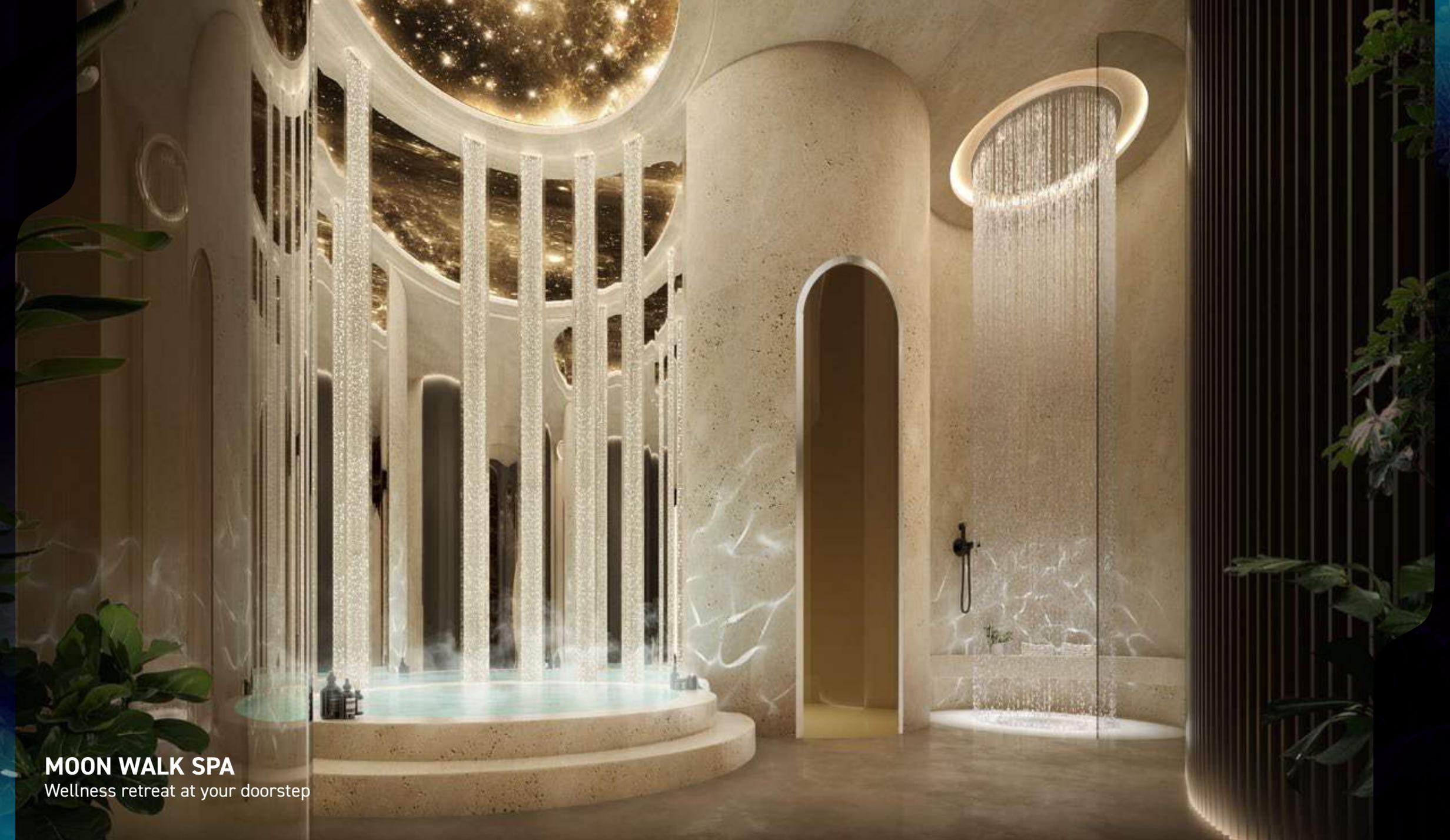


SPA

Experience ultimate relaxation in a resort-style spa designed for complete wellness. From calming treatments to serene spaces, every detail is crafted to rejuvenate the mind, body, and soul offering a daily escape into tranquility and balance.



MOON WALK SPA



MOON WALK SPA

Wellness retreat at your doorstep



**COMMUNITY
ATTRACTIONS**



1. ELS GOLF CLUB

4 MINUTES AWAY

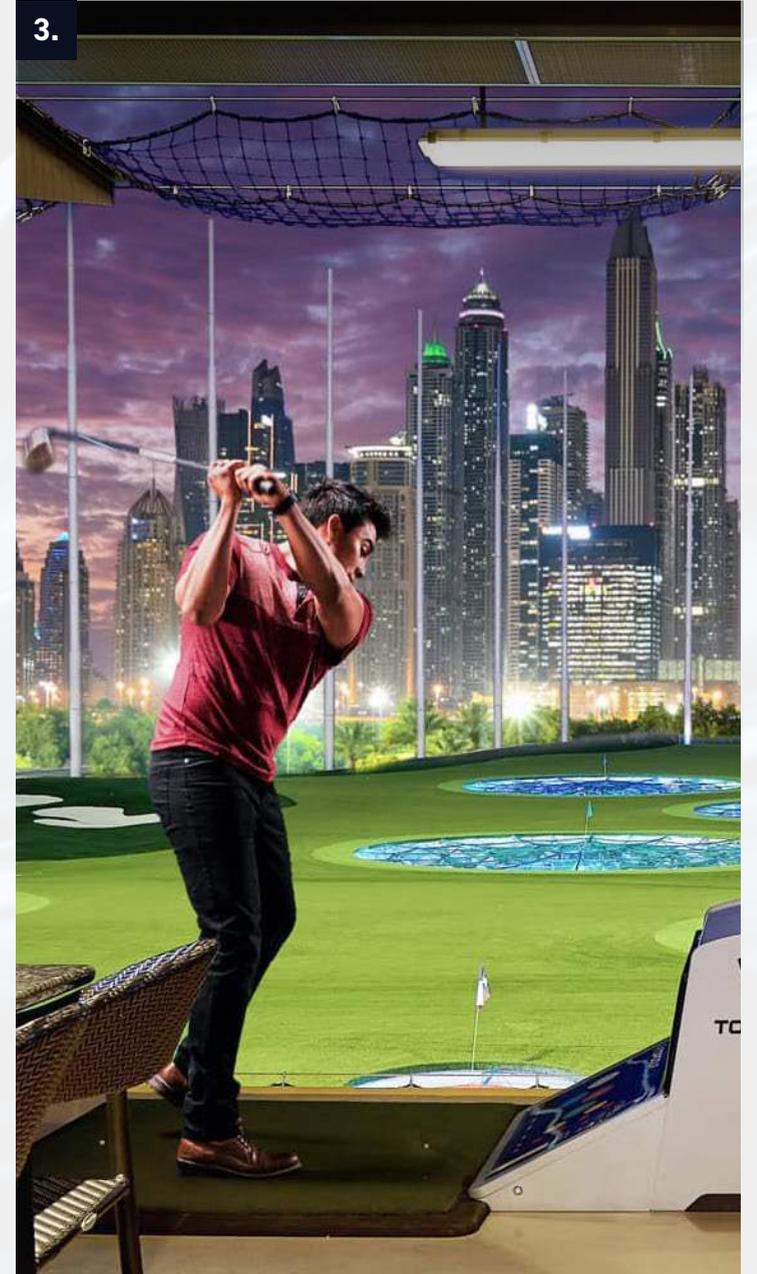


2. TRUMP INTERNATIONAL GOLF CLUB

9 MINUTES AWAY

3. TOP GOLF

16 MINUTES AWAY



1. DUBAI MIRACLE GARDEN

9 MINUTES AWAY

2. DUBAI AUTODROME

10 MINUTES AWAY

3. GLOBAL VILLAGE

16 MINUTES AWAY





**SPORTS FACILITIES
AND SCHOOLS**

**1. LA LIGA FOOTBALL
ACADEMY**
4 MINUTES AWAY

**2. DUBAI INTERNATIONAL
CRICKET STADIUM**
5 MINUTES AWAY

**3. ISD MULTI-SPORT
STADIUM**
6 MINUTES AWAY





1.

**1. RENAISSANCE
SCHOOL DUBAI**

4 MINUTES AWAY



2.

2. DWIGHT SCHOOL DUBAI

5 MINUTES AWAY



3.

**3. GEMS SCHOOL
OF RESEARCH
AND INNOVATION**

5 MINUTES AWAY



4.

**4. VICTORY HEIGHTS
PRIMARY SCHOOL**

5 MINUTES AWAY



1.



2.



3.

**1. AMERICAN UNIVERSITY
IN DUBAI**
10 MINUTES AWAY

**2. HERIOTT-WATT
UNIVERSITY**
12 MINUTES AWAY

3. MIDDLESEX UNIVERSITY
12 MINUTES AWAY



**RETAIL, LIVING
AND HEALTHCARE**



1. FIT REPUBLIK

4 MINUTES AWAY



2. CITY CENTRE ME'AISEM

6 MINUTES AWAY



3. CIRCLE MALL

6 MINUTES AWAY



4. DUBAI HILLS MALL

12 MINUTES AWAY

**1. WAITROSE
SUPERMARKET**
4 MINUTES AWAY

**2. SPINNEY'S
SUPERMARKET**
5 MINUTES AWAY

**3. GRANDIOSE
SUPERMARKET**
7 MINUTES AWAY

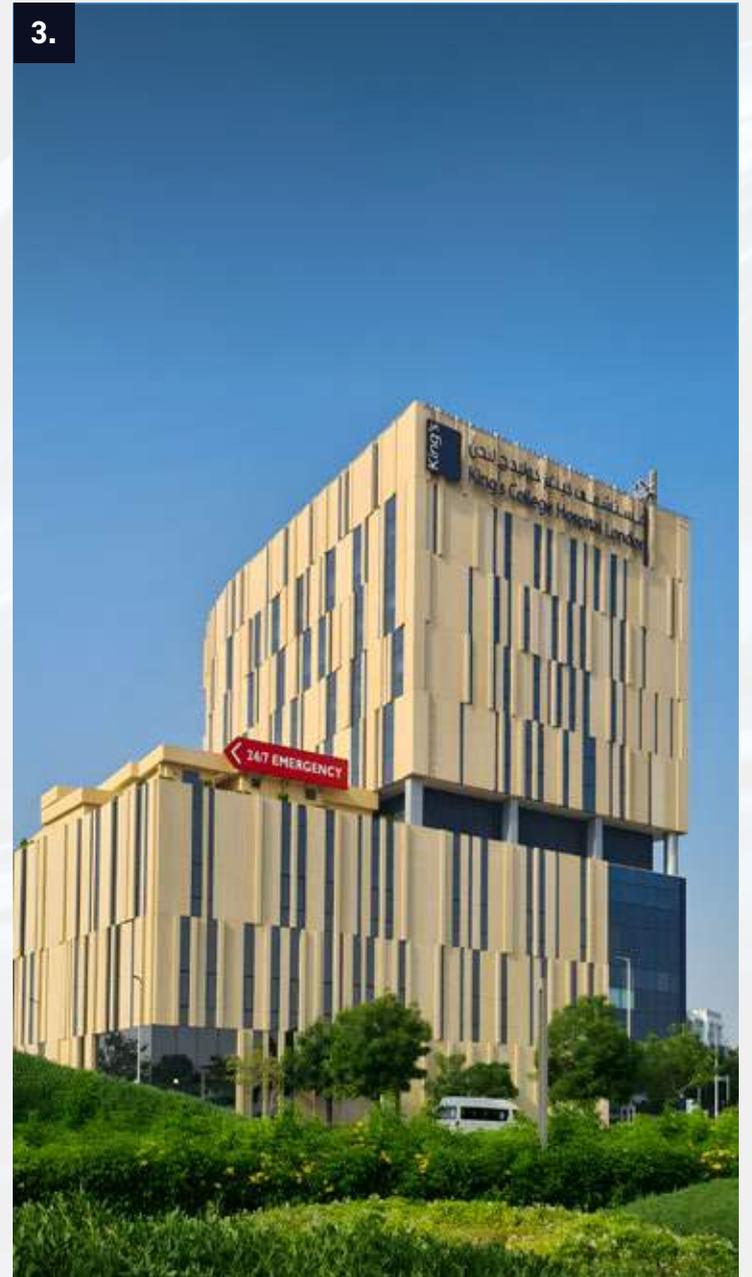




1.



2.



3.

1. ASTER CLINIC
3 MINUTES AWAY

2. AMERICAN HOSPITAL
12 MINUTES AWAY

**3. KING'S COLLEGE
HOSPITAL LONDON**
12 MINUTES AWAY



PUBLIC BEACHES

1. PALM WEST BEACH
14 MINUTES AWAY

**2. JUMEIRAH BEACH
RESIDENCE**
16 MINUTES AWAY

3. KITE BEACH
18 MINUTES AWAY



1.



2.



3.



BEACH CLUBS



1. DRIFT BEACH

12 MINUTES AWAY

2. COVE BEACH

16 MINUTES AWAY

3. WHITE BEACH

18 MINUTES AWAY

4. NAMMOS DUBAI

20 MINUTES AWAY

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.



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 development 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.





LEOS

INTERNATIONAL AWARDS

Established in 2013, 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 its shared vision and unlock social, economic and commercial value for our stakeholders and clients.





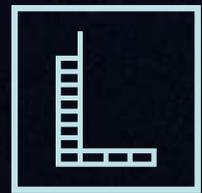
DESIGNED BY
LUD STUDIOS

Hadley Heights 2, has been meticulously designed and created by British born design and engineering consultancy, LUD Studios.

LUD Studios is dedicated to creating innovative buildings which are contextually inspired, environmentally sustainable and enhance the quality of life for residents.

With a strong focus on design and sustainability, LUD Studios embraces new challenges and the opportunity to re-define design and construction methodologies to create award-winning architectural design and innovative living spaces.





LEOS

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