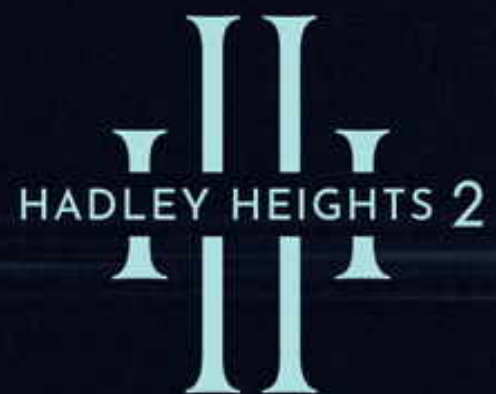




OLYMPIC CHAMPION
EDITION

THE WORLD'S FIRST BRANDED RESIDENCE
BY AN OLYMPIC CHAMPION



TOM DEAN

X

HADLEY HEIGHTS 2

OLYMPIC CHAMPION. LIVING FOR PERFORMANCE.

Hadley Heights 2 is co-branded with Tom Dean, 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.



HADLEY HEIGHTS 2

OLYMPIC CHAMPION
EDITION



ARRIVE IN STYLE

Modern Elegance , Warm Welcome

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

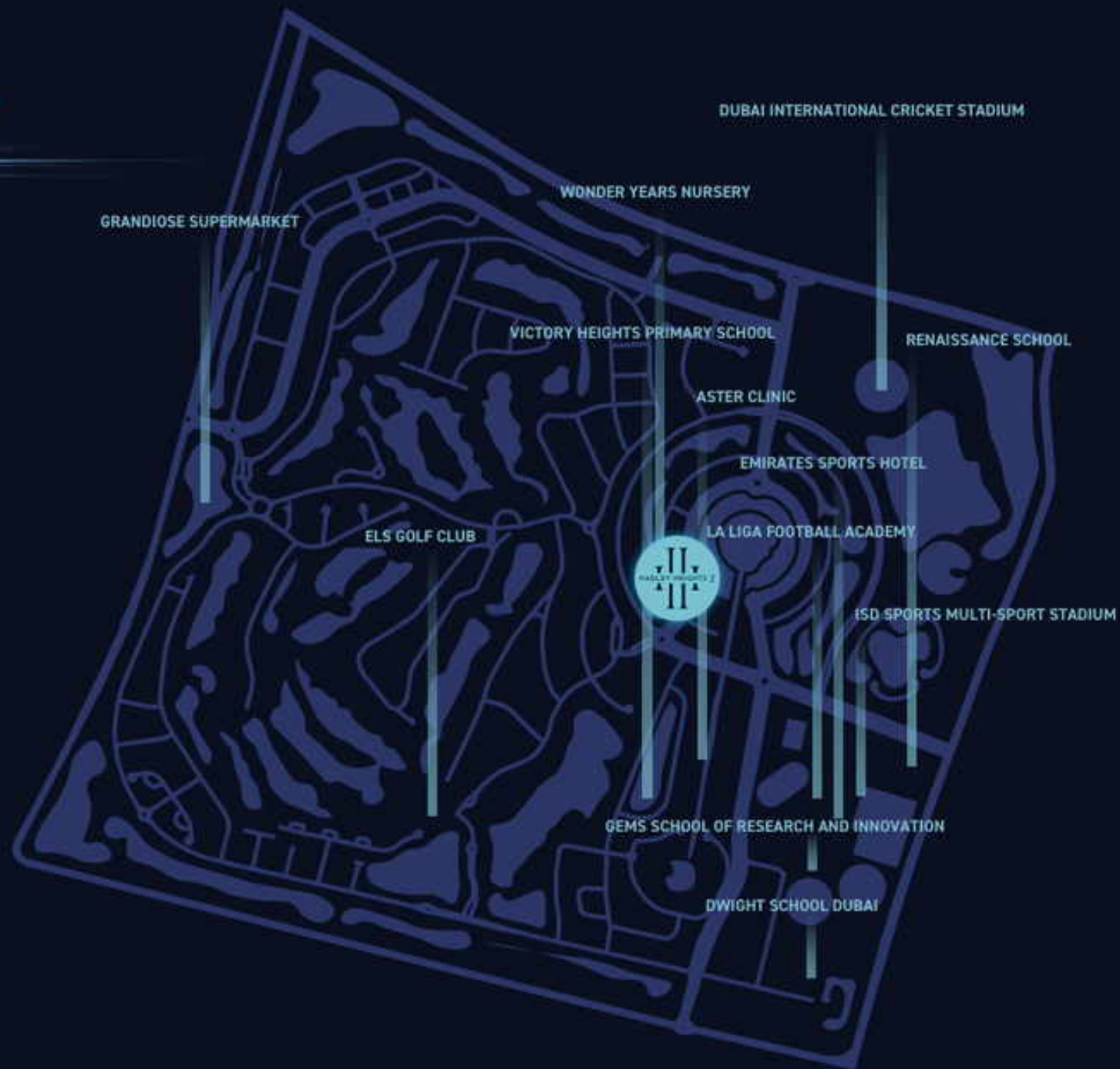
22 mins

16. DUBAI INTERNATIONAL AIRPORT

24 mins



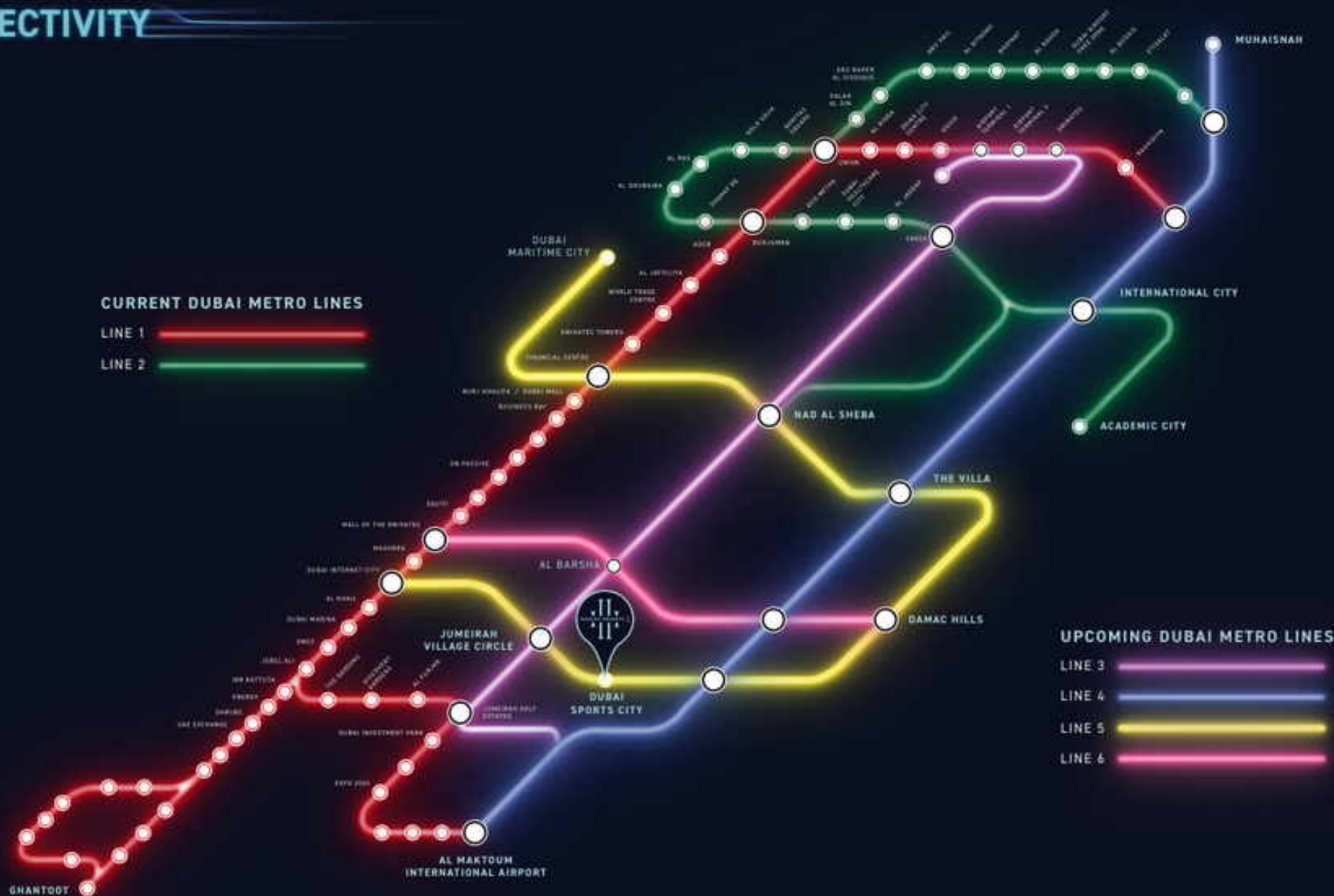
DUBAI SPORTS CITY MASTER PLAN





HADLEY HEIGHTS 2
Endless Views

CONNECTIVITY



A high-angle, wide shot of a modern rooftop pool. The pool is filled with clear blue water and has a mosaic tile border. It is situated on a rooftop terrace with a glass railing. In the background, a city skyline is visible under a dramatic sunset sky with large, dark clouds. The sun is low on the horizon, casting a warm glow over the scene. Several tall, modern buildings are visible, including a prominent white, curved structure in the middle ground. The foreground shows the edge of the pool and some outdoor furniture, including a small table and a potted plant.

PRIVATE POOL
with Panoramic Vistas



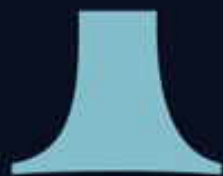
SKYLINE VIEWS. WATERFRONT CALM. EVERYDAY ESCAPE

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.



FUTURISTIC INTERIORS



Intelligent & Expressive Spaces





WARM AND INVITING
Grandeur Lobby



Sophisticated Design with
BESPOKE DETAILS



CONTEMPORARY

Elegance with Timeless Appeal



KITCHEN



REFINED INTERIORS

Fresh and Calming
BATHROOMS





TOM DEAN x  LEOS



SKY VITALITY DECK

An architectural rendering of a modern rooftop swimming pool. The pool is situated on a high-rise building, with a curved white sand edge in the foreground. Several people are relaxing on lounge chairs and in the water. The pool is surrounded by a glass railing and a curved concrete structure. In the background, a city skyline is visible under a clear blue sky.

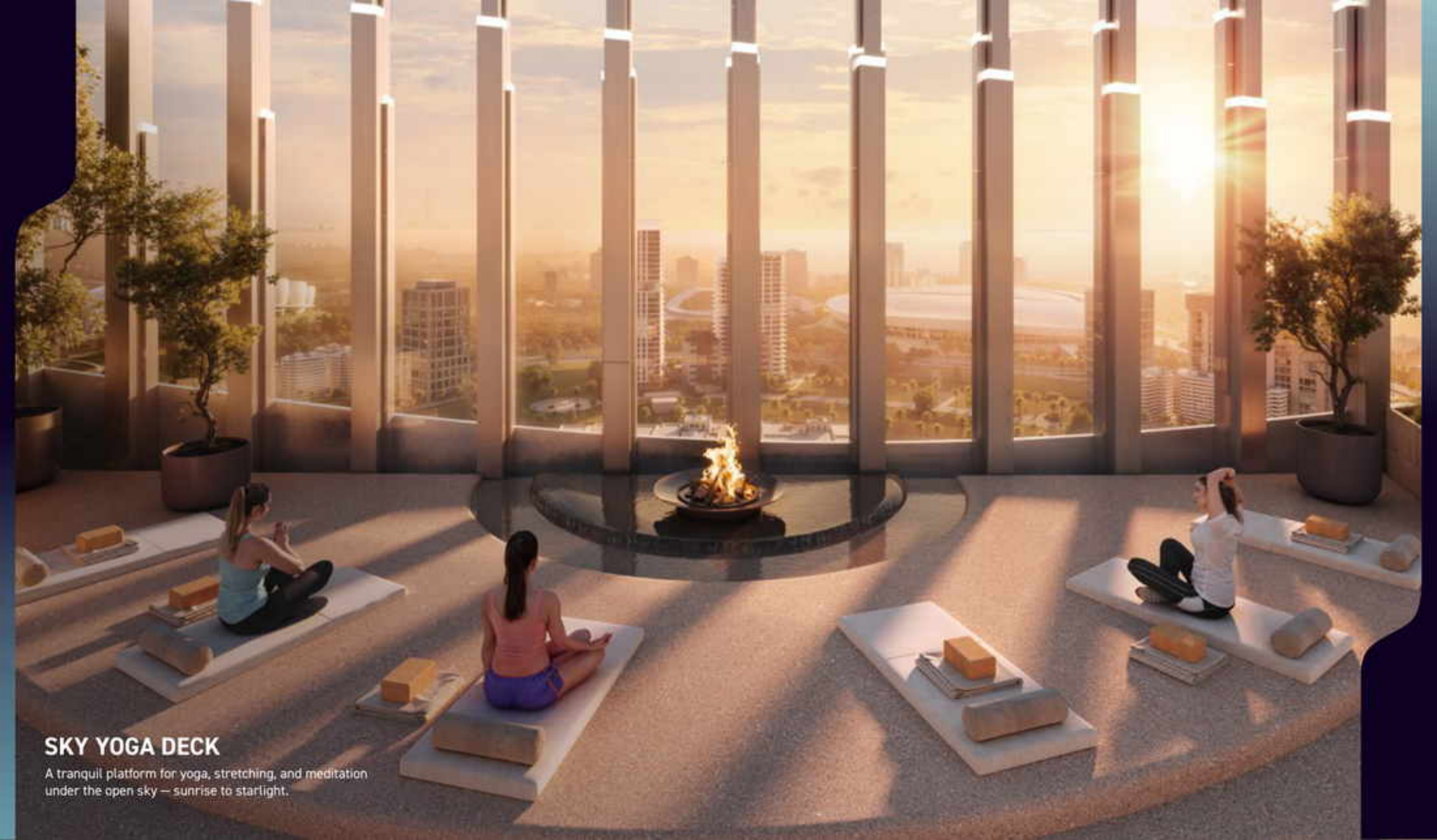
SKYLINE BEACH POOL

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



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.



STREET BASKETBALL

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



PADEL COURT



PARTY DECK & DJ STATION



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.

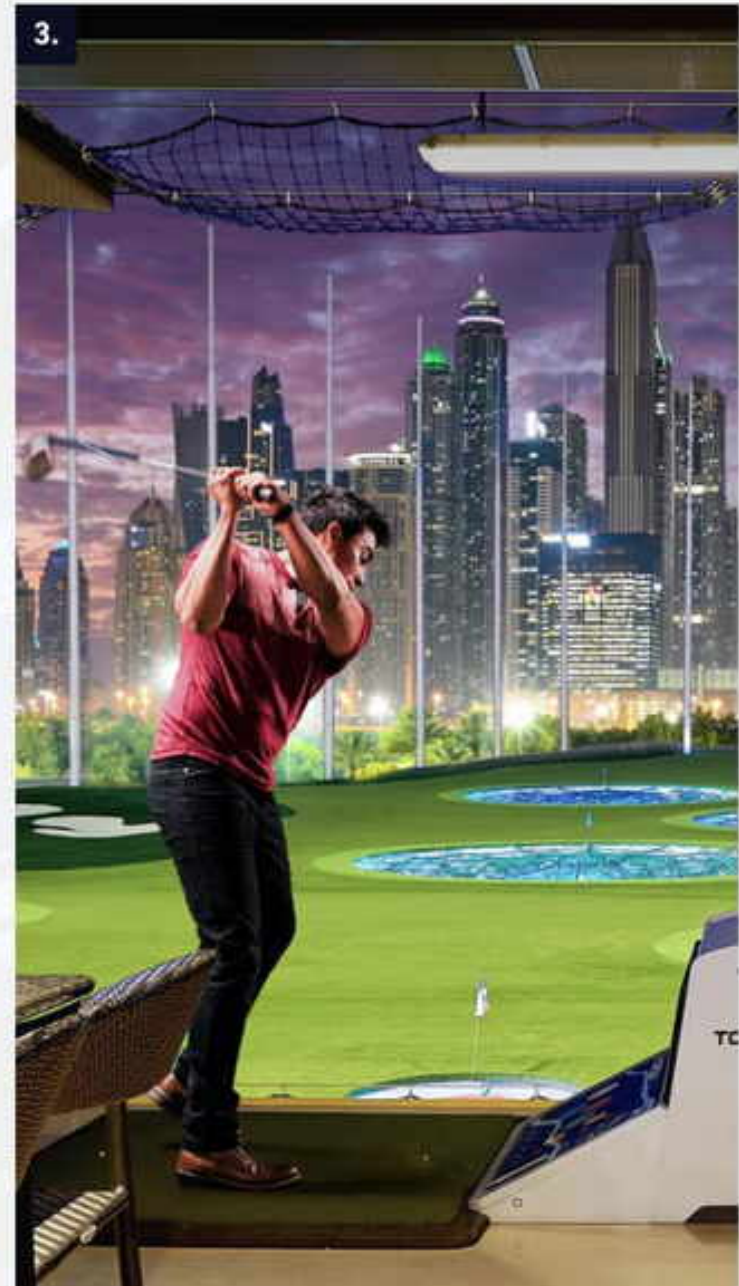
MOON WALK SPA

Wellness retreat at your doorstep

The image features a dark teal background on the left, transitioning into a bright blue, flowing, wave-like shape on the right. On the left side, there are several vertical teal bars of varying heights and widths. In the center-left area, there are two teal, flared, trumpet-like shapes, one above and one below the text. The text "COMMUNITY ATTRACTIONS" is written in a bold, teal, sans-serif font, positioned between these two flared shapes. A thin, horizontal teal line extends from the right side of the text towards the blue wave.

**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



The background is a dark teal color. On the left side, there are several vertical, rounded rectangular shapes in a lighter teal color. In the center, there are two smaller, inverted U-shaped or trapezoidal shapes, also in the lighter teal color. On the right side, there is a large, dynamic, swirling shape that resembles liquid or smoke, transitioning from dark blue to light blue. The text "SPORTS FACILITIES AND SCHOOLS" is centered in the dark teal area.

**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. RENAISSANCE
SCHOOL DUBAI**

4 MINUTES AWAY



1.

2. DWIGHT SCHOOL DUBAI

5 MINUTES AWAY



2.

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

5 MINUTES AWAY



3.

**4. VICTORY HEIGHTS
PRIMARY SCHOOL**

5 MINUTES AWAY



4.

**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





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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