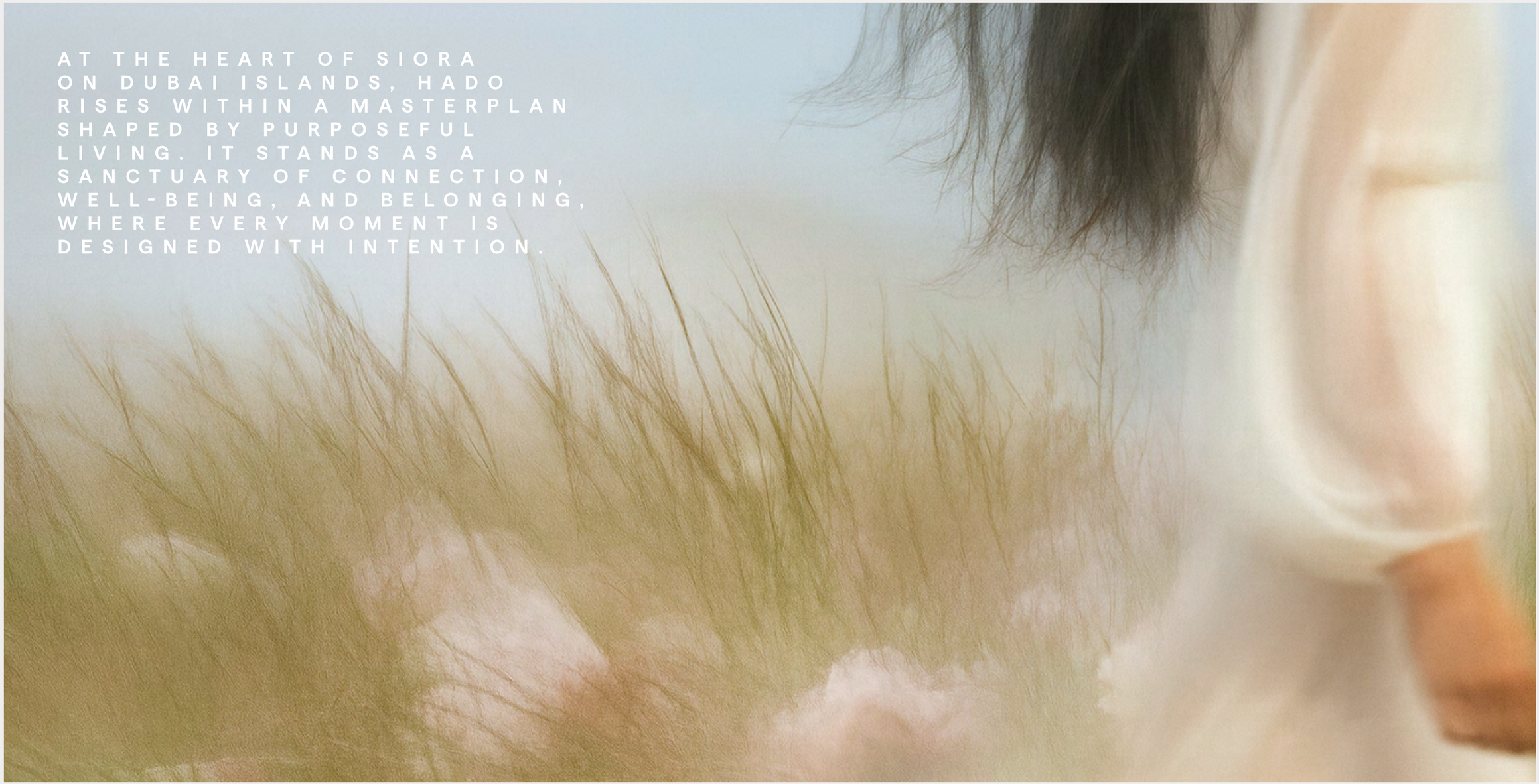

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FACTSHEET
BY BEYOND


AT THE HEART OF SIORA
ON DUBAI ISLANDS, HADO
RISES WITHIN A MASTERPLAN
SHAPED BY PURPOSEFUL
LIVING. IT STANDS AS A
SANCTUARY OF CONNECTION,
WELL-BEING, AND BELONGING,
WHERE EVERY MOMENT IS
DESIGNED WITH INTENTION.

SIORA

A COASTAL REALM DEFINED BY ELEGANCE AND EFFORTLESS CONNECTION.

Dubai Islands is one of Dubai's most distinguished mixed-use destinations, bringing together upscale residences, world-class hospitality, dynamic marinas, and over 20 kilometres of pristine shoreline, including a certified Blue Flag beach. With direct access by both road and sea, the islands will host more than 80 hotels, expansive green parks, premium golf courses, and a seamless network of promenades and transport routes, creating an effortlessly connected and elevated coastal way of living.

LOCATED ON ISLAND B OF DUBAI ISLANDS, SIORA MASTERPLAN IS A PREMIER WATERFRONT DESTINATION.





A COMMUNITY
SHAPED BY
PURPOSEFUL LIVING

THIS PLACE IS CALLED HADO

There are places that speak without words, where beauty is not only seen but felt. A quiet pulse flows through every space, the energy of the sea, the warmth of sunlight, the connection between people and place.

This is HADO, the unseen resonance where motion and stillness coexist. Three towers rise in quiet harmony, opening toward the water to capture light and expansive views.

Glass corners dissolve boundaries, blending interior calm with the horizon beyond. Architecture becomes an expression of energy — subtle, fluid and alive.

TRANQUIL ISLANDS CONNECTED TO THE HEART OF DUBAI

GOLD SOUQ METRO STATION	10 MINS
DUBAI INTERNATIONAL AIRPORT	19 MINS
DUBAI FRAME	22 MINS
DIFC	25 MINS
DOWNTOWN DUBAI	26 MINS
BUSINESS BAY	33 MINS





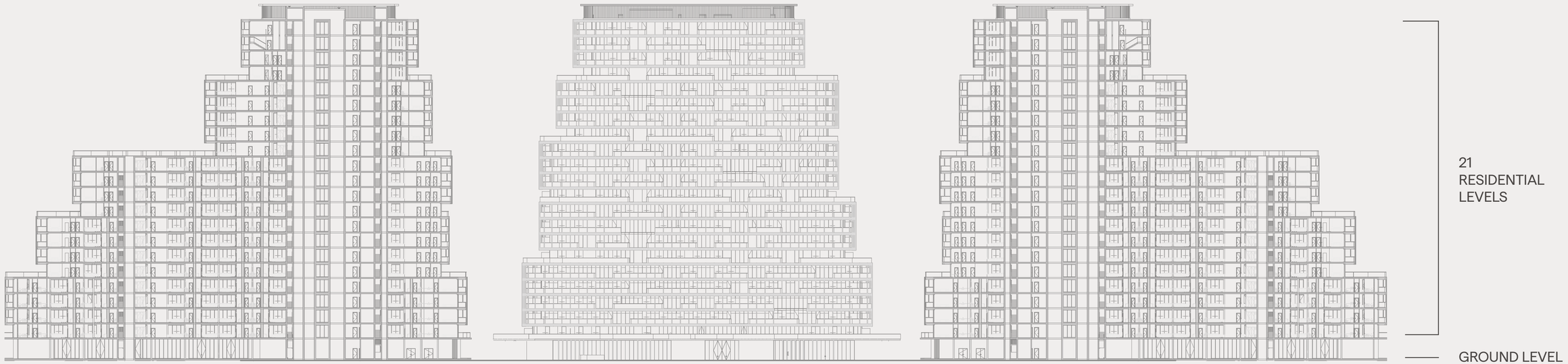
THE ART OF STILLNESS IN ARCHITECTURE

The architecture of HADO carries the still energy of its name, composed through balance, proportion and light. Horizontal tiers drift across each tower, creating gentle layers of shadow and reflection. Corner glazing opens the interiors to the sea and sky, allowing light to move freely through space. Every surface is refined in its simplicity, every line drawn with purpose. The result is an architecture that feels both precise and gentle, a living expression of harmony between structure, nature and human presence.



FLOORS / LEVELS

BASEMENT | GROUND LEVEL | 21 RESIDENTIAL LEVELS



TOWER
A

TOWER
B

TOWER
C

UNIT AREAS PER SQ.FT

ONE - BEDROOM UNITS	767.90 - 1,426.33
TWO-BEDROOM UNITS	1,063.58 - 2,199.50
THREE-BEDROOM UNITS	1,631.70 - 2,714.66
THREE-BEDROOM DUPLEXES	2,894.42 - 2,931.77
FOUR-BEDROOM SIMPLEXES	2,425.65 - 2,809.27
FOUR-BEDROOM DUPLEXES	4,784.88





A MASTERPIECE OF ORIENTATION, MODERNITY, AND LIGHT

Thoughtfully oriented to capture sweeping vistas of the ocean, cove, and lush landscapes, the tower's modern architecture presents a refined composition of clean tiers and elegant geometric lines. Expansive corner glazing bathes each residence in natural light, unveiling uninterrupted panoramas and elevating everyday living into an experience of pure luxury.




ARRIVAL
EXPERIENCE



DROP-OFF

The arrival at HADO creates a calm transition from city to sanctuary, marked by a sculptural canopy with soft curves and filtered light. Bronze tones, vertical fins, and gentle reflections shape a warm, refined welcome, centered around a signature water feature that symbolizes flow and continuity.


DROP-OFF



LOBBY ENTRANCE

Inside, the lobby sets a tone of quiet grandeur with high ceilings, refined stone and timber cladding, and a soft sculptural glow. At its centre, an abstract installation floats above a still pool, echoing the fluidity of water and encouraging a moment of pause.

CURATING SPACES WITH INTENTION

Living spaces balance proportion and texture with calm sophistication. Warm oak, soft flooring, curved joinery, and diffused light create a natural, welcoming atmosphere.

A generous 3.2-metre floor-to-ceiling height enhances openness, clarity, and an effortless sense of space.





KITCHEN

The kitchen forms the sculptural centre of the home, crafted with natural materials and precise detailing. A stone island pairs with refined timber cabinetry and subtle metal accents inspired by Japanese design. More than functional, it becomes a space of calm ritual where daily moments unfold with intention.

BEDROOMS

SANCTUARIES DEFINED BY TRANQUILITY

Each room is shaped to capture its own unique view and relationship with light. Cove-facing residences open to calm water and soft reflections, while city-facing homes balance urban energy with warm finishes and acoustic comfort.

Sea-facing bedrooms offer the most poetic experience, with expansive glazing that draws in the horizon and fills the space with gentle natural light.





BATHROOMS

RENEWAL THROUGH LIGHT & TEXTURE

Bathrooms reflect HADO's philosophy of purity and balance, turning daily rituals into moments of renewal.

Minimal yet sensory, the design emphasizes calm and permanence, offering a private sanctuary that restores the spirit.

THE AMENITIES

CIGAR LOUNGE

MULTIPURPOSE ROOM

KID'S AREA

CHEF'S KITCHEN / LOUNGE

GYM

RETAIL UNITS



CIGAR LOUNGE

The Cigar Lounge captures a sense of quiet indulgence through dark, rich finishes and ambient layering. White oak wall panels, deep leather upholstery. A feature shelving wall—backlit with soft amber tones—displays curated objects and cigars like art pieces . introduces a subtle Japanese character, while low, directional lighting enhances the intimate, contemplative mood.



THE COVE

An elevated oval pool for adults, a dedicated kids' pool, sun and shade seating, meditation pockets woven into the landscape, and social spaces designed for connection.









KIDS AREA

The Kids' Area embraces a minimalist playfulness shaped by playful and soft geometry. Walls in muted pastel tones, while low timber shelving and built-in seating define child-friendly zones. Ambient light filters through rice-paper-inspired screens, creating a gentle rhythm that encourages calm exploration and creativity.

CHEF'S KITCHEN

The Chef's Kitchen is designed as a refined culinary experience — an elegant space that celebrates craftsmanship through detail and materiality. Honed stone countertops in soft grey tones anchor the room, complemented by oak cabinetry and brushed metal fixtures.

Linear pendant lighting floats above the central island, casting a gentle, diffused glow over the tactile surfaces. The composition reflects Japanese restraint—where proportion, symmetry, and texture define beauty without excess.





FITNESS STUDIO

The wellness spaces are designed as a seamless balance of energy and calm. The Gym merges precision with serenity through clean lines, natural finishes, and an airy, open layout. Light micro-cement walls, oak accents, minimalist equipment, full-height mirrors, and soft perimeter lighting create depth and clarity, while a continuous ceiling strip subtly guides movement.

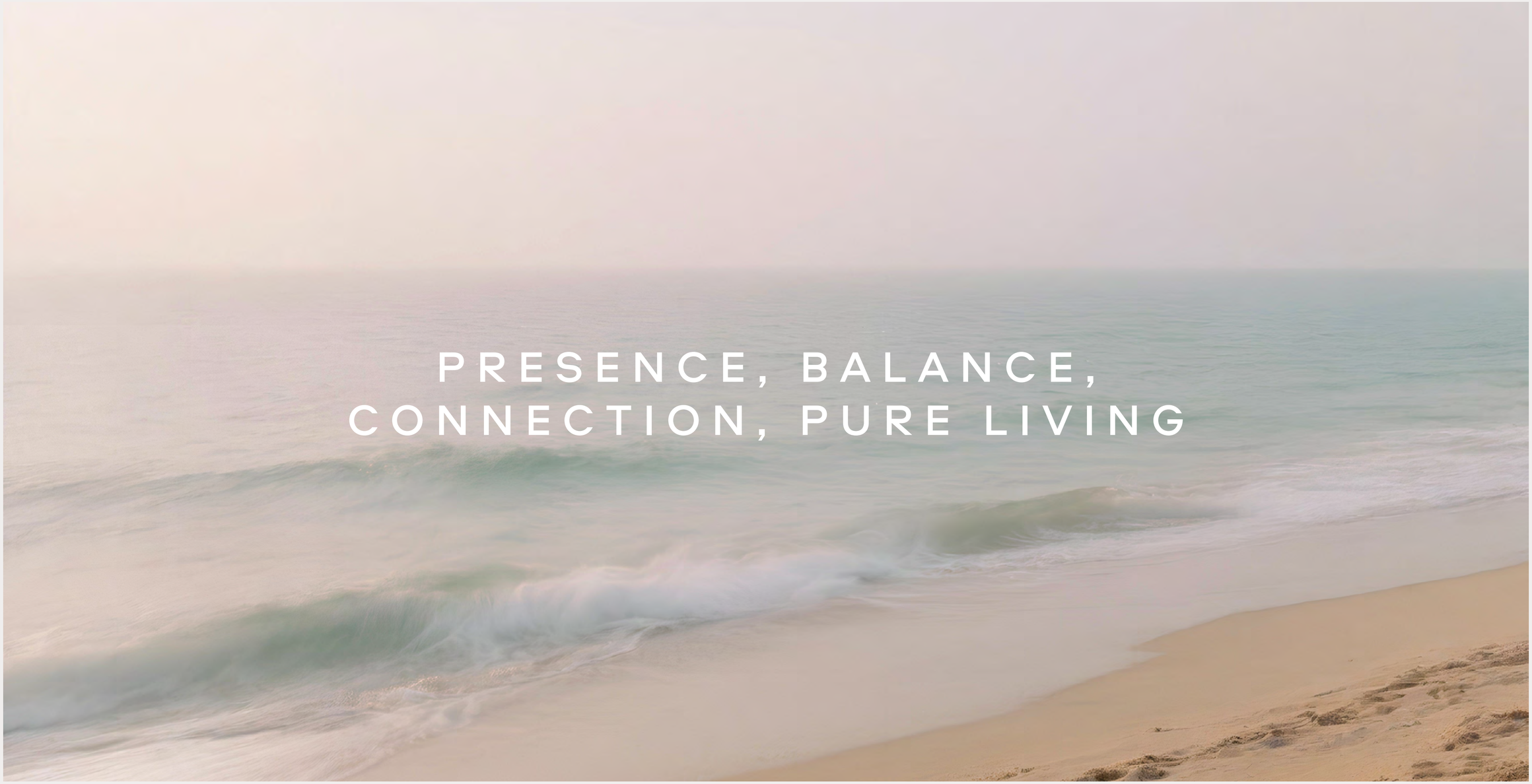
Adjacent to this, the Yoga Studio deepens the sense of tranquillity. Wide-plank timber flooring and concealed lighting bathe the room in a gentle glow, with a palette of sand, ivory, and light oak echoing Japanese interiors—minimal yet sensory. Together, these spaces cultivate focus, mindfulness, and a refined environment for both active and meditative practice.





YOGA STUDIO & WELLNESS SPA

This space invites quiet reflection and connection with your inner energy and the gentle vibration of HADO. Designed for calm, it features warm timber floors, soft concealed lighting, and a palette of sand, ivory, and light oak inspired by Japanese interiors. The atmosphere is minimal yet sensory, creating an environment that encourages presence, mindfulness, and a deeper sense of wellbeing.


PRESENCE, BALANCE,
CONNECTION, PURE LIVING



Interior renders: These renders are non-binding, for illustrative purposes only, and subject to change without notice. Final materials, finishes, and configurations may differ based on availability, design updates, and approvals. Loose furniture, fixtures, lighting, wall cladding, and mounted items are NOT included. In case of conflict, contractual documents, including the Sale and Purchase Agreement (SPA), will prevail. THE DEVELOPER SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES, INACCURACIES, ERRORS, OR OMISSIONS IN THE RENDERS, NOR FOR ANY CONSEQUENCES, LOSSES, OR DAMAGES RESULTING FROM RELIANCE ON THEM AND MAKES NO GUARANTEES OF THEIR ACCURACY OR COMPLETENESS. Exterior Renders: These renders are non-binding, for illustrative purposes only, and subject to change without notice. In case of conflict, contractual documents, including the Sale and Purchase Agreement (SPA), will prevail. THE DEVELOPER SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES, INACCURACIES, ERRORS, OR OMISSIONS IN THE RENDERS, NOR FOR ANY CONSEQUENCES, LOSSES, OR DAMAGES RESULTING FROM RELIANCE ON THEM AND MAKES NO GUARANTEES OF THEIR ACCURACY OR COMPLETENESS.