

LIFE BEGINS AT



ARABIAN HILLS

ESTATE

PRESENTED BY

DECA

# OVERVIEW

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## YOUR STORY BEGINS HERE...

Welcome to a place where you can live  
the life you've always dreamt of.

Poised to be the most coveted community in  
the UAE, Arabian Hills Estate is where you'll  
build your perfect home and craft your ideal  
lifestyle in a vibrant community setting.

Discover exceptional amenities, from  
outstanding equestrian facilities to  
swimmable lagoons, shopping malls to  
world-class resorts, and a wide array of  
extraordinary experiences right on  
your doorstep.



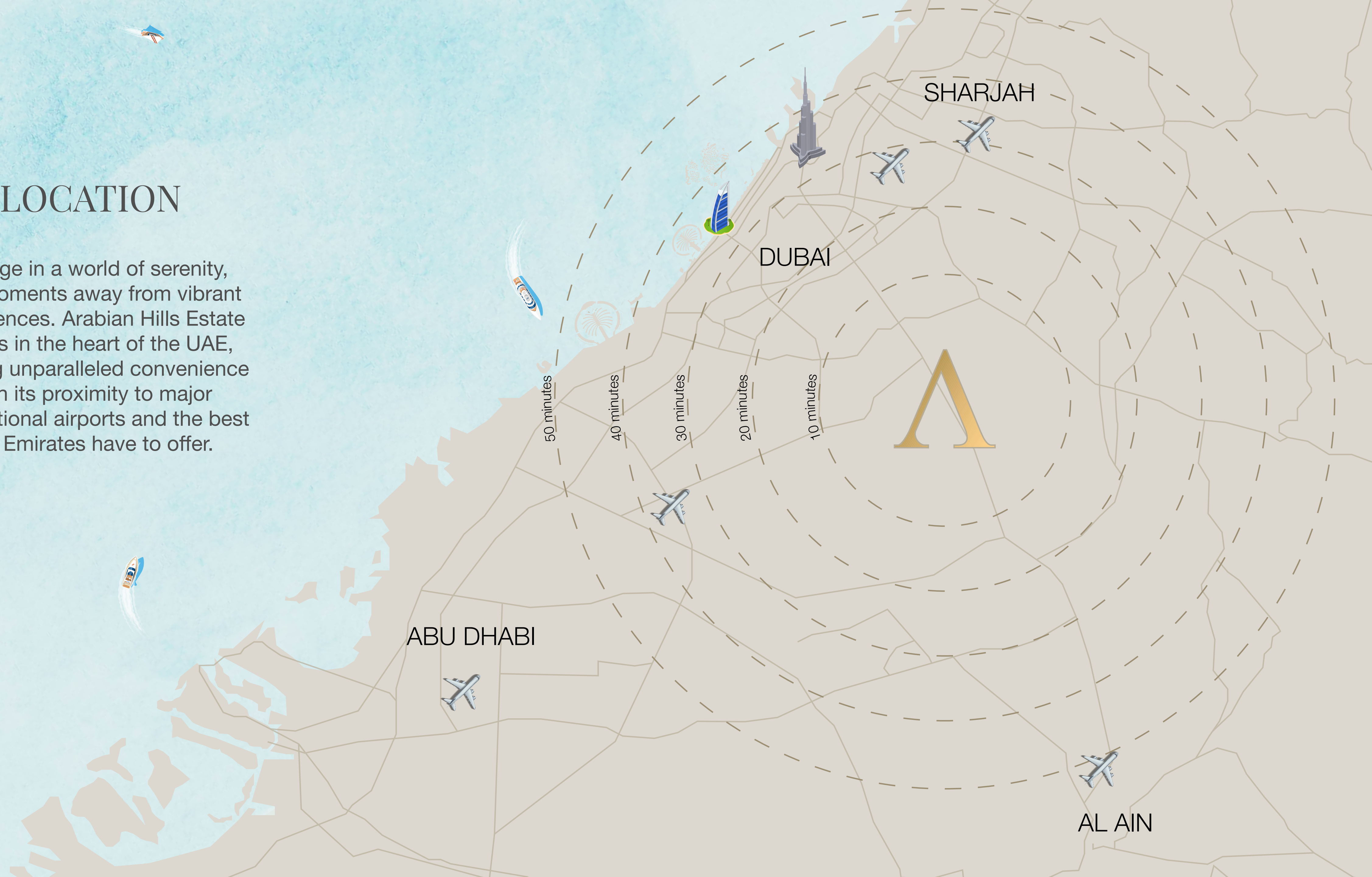
# MASTER PLAN



- 1** Swimmable Lagoon/Lake
- 2** Beach
- 3** Aqua Park
- 4** Lounge Pool
- 5** Open Park
- 6** Play Area
- 7** Picnic Area
- 8** Nature Trail
- 9** Dog Park
- 10** Horse Stable
- 11** Paddocks
- 12** Riding Arena
- 13** Jumping Arena
- 14** Hotel & Resort
- 15** Fitness Centre
- 16** Retail/Mixed Use
- 17** Meditation Pavilion
- 18** Cycle & Running Track
- 19** Ball Court
- 20** Padel & Tennis Court
- 21** Mini Golf
- 22** School
- 23** Shopping Mall
- 24** Child Care
- 25** Wildlife Conservation
- 26** Walking Trail
- 27** EV Charge Port

# LOCATION





Indulge in a world of serenity, just moments away from vibrant experiences. Arabian Hills Estate awaits in the heart of the UAE, offering unparalleled convenience with its proximity to major international airports and the best the Emirates have to offer.











A community that inspires the finest of lifestyles. Indulge in an unparalleled experience at Arabian Hills Estate.





UNDER 25 MINS\*

-  Hot Air Balloon 11 MIN
-  Skydive 12 MIN
-  Rugby Sevens 20 MIN
-  Outlet Mall 24 MIN





UNDER 30 MINS\*

-  Zayed University 27 MIN
-  Academic City 27 MIN
-  University of Dubai 27 MIN
-  Silicon Central Mall 27 MIN
-  Silicon Oasis 27 MIN
-  District 11 30 MIN

UNDER 40 MINS\*

-  Repton School 34 MIN
-  Dubai Creek Harbour 36 MIN
-  Latifa Hospital 40 MIN
-  Dubai Mall 40 MIN

UNDER 50 MINS\*

-  City Walk 40 MIN
-  Rashid Hospital 42 MIN
-  Dubai Intl' Airport 44 MIN
-  Al Ain Intl' Airport 44 MIN
-  Nikki Beach 45 MIN
-  La Mer Beach 47 MIN



\*Times are approximate



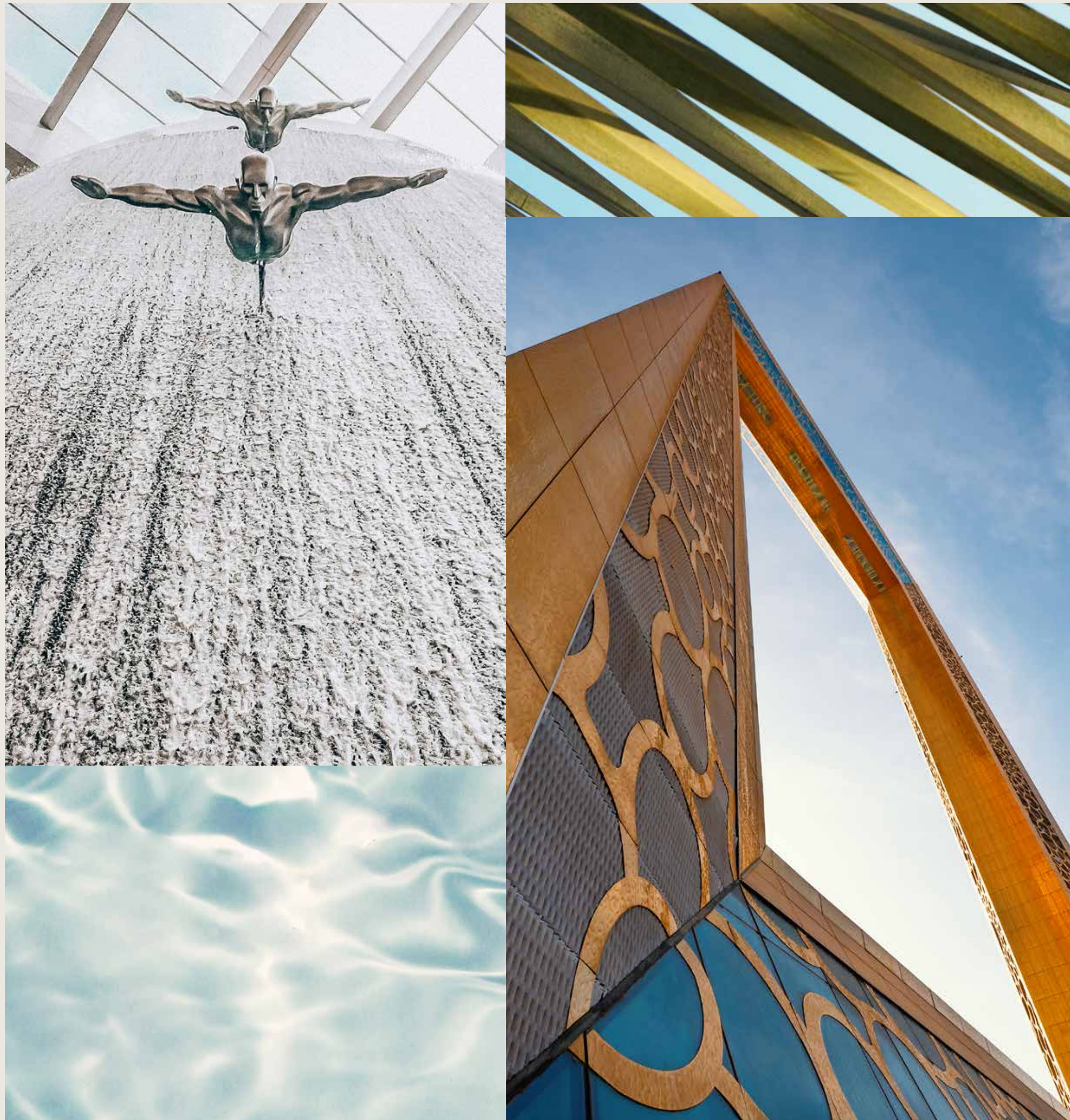


## THE LAND OF LIMITLESS

Explore the uncharted charm of the United Arab Emirates at its infinite best.

With its vibrant culture, world-class entertainment, luxurious shopping destinations, and an enviable culinary scene, Dubai promises a lifestyle that seamlessly blends excitement and indulgence.





## UNLOCK A WORLD OF INVESTMENT OPPORTUNITIES IN UAE

- Stable Market
- Minimum Tax Economy
- Advanced Infrastructure
- Global Strategic Location
- High-End Lifestyle Opportunity
- Secure Your UAE Golden Visa
- The Best Healthcare & Education Facilities
- Among the Safest Countries in The World



# THE ESTATE





Witness the colours of life unravel  
in a community unmatched. The  
Arabian Hills Estate is crafted to  
perfection, where nature nurtures  
in a lively ambiance.





## A COMMUNITY FULL OF LIFE

An ambience unmatched, nestled in lush greenery and azure blues of nature, The Arabian Hills Estate is a master community brimming with possibilities.

Discover a place with experiences beyond imagination, and everyday adventures that make you feel alive.

Find your flair amidst your choice of entertainment, or discover one of the many amenities and activities that this community has to offer. This is where life begins.



Imagine a place untouched by the frenetic pace of the city, yet woven into its vibrant tapestry. A sanctuary to write your own story, Arabian Hills Estate is the canvas for all aspiration.

Embrace the opportunity to explore hidden passions, ignite new pursuits, and discover a deeper sense of who you are.

Whether it's pursuing a lifelong dream or fostering a blossoming talent, Arabian Hills Estate empowers you to step up and claim your potential.





Envision bright days amidst breathtaking beauty. Picture evenings filled with laughter and connection.

This vibrant community is designed to have it all.





## WATER AMENITIES



Discover an exciting neighbourhood within easy reach of the city, while serene surroundings offer world-class amenities in an active and vibrant community.



Swimmable Lagoons



Tranquil Pools



Aqua Parks



Kids Pool



Beach



Lounge Pool

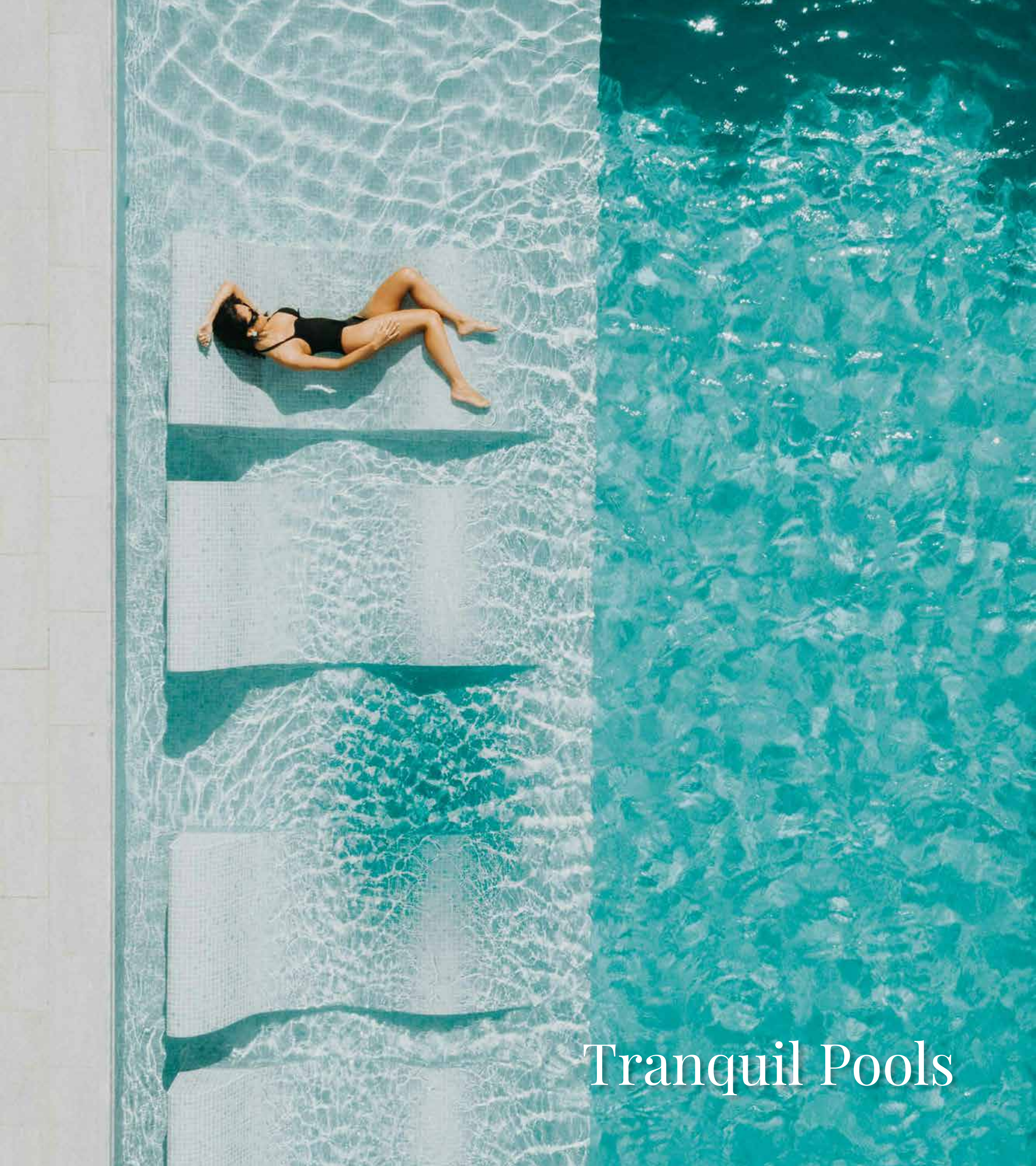


# Swimmable Lagoons



# Aqua Parks

# Beach



# Tranquil Pools

# Kids Pool



# Lounge Pool



# GREEN SPACES



Beautifully landscaped green spaces offer a serene and natural escape. Find solace in quiet reflection gardens, unwind with a picnic on sprawling lawns, or gather with loved ones in dedicated BBQ areas.



Zen Garden



Play Areas



Playing Fields



Nature Trails



Picnic Area



Open Parks



Serene Parks



Dog Park



Zen Gardens



Playing Fields

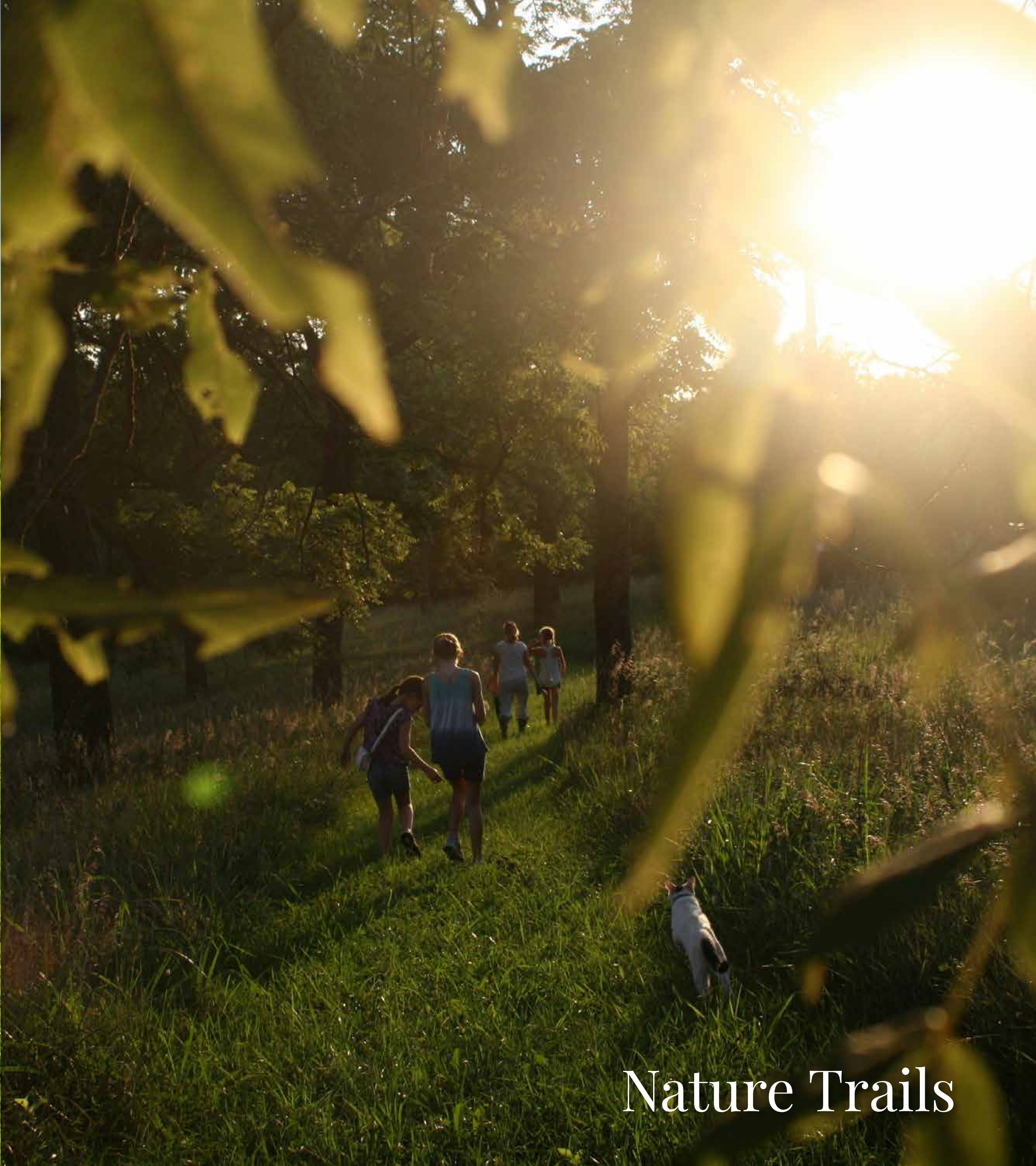


# Picnic Areas



Serene Parks

# Play Areas



# Nature Trails

Open Parks



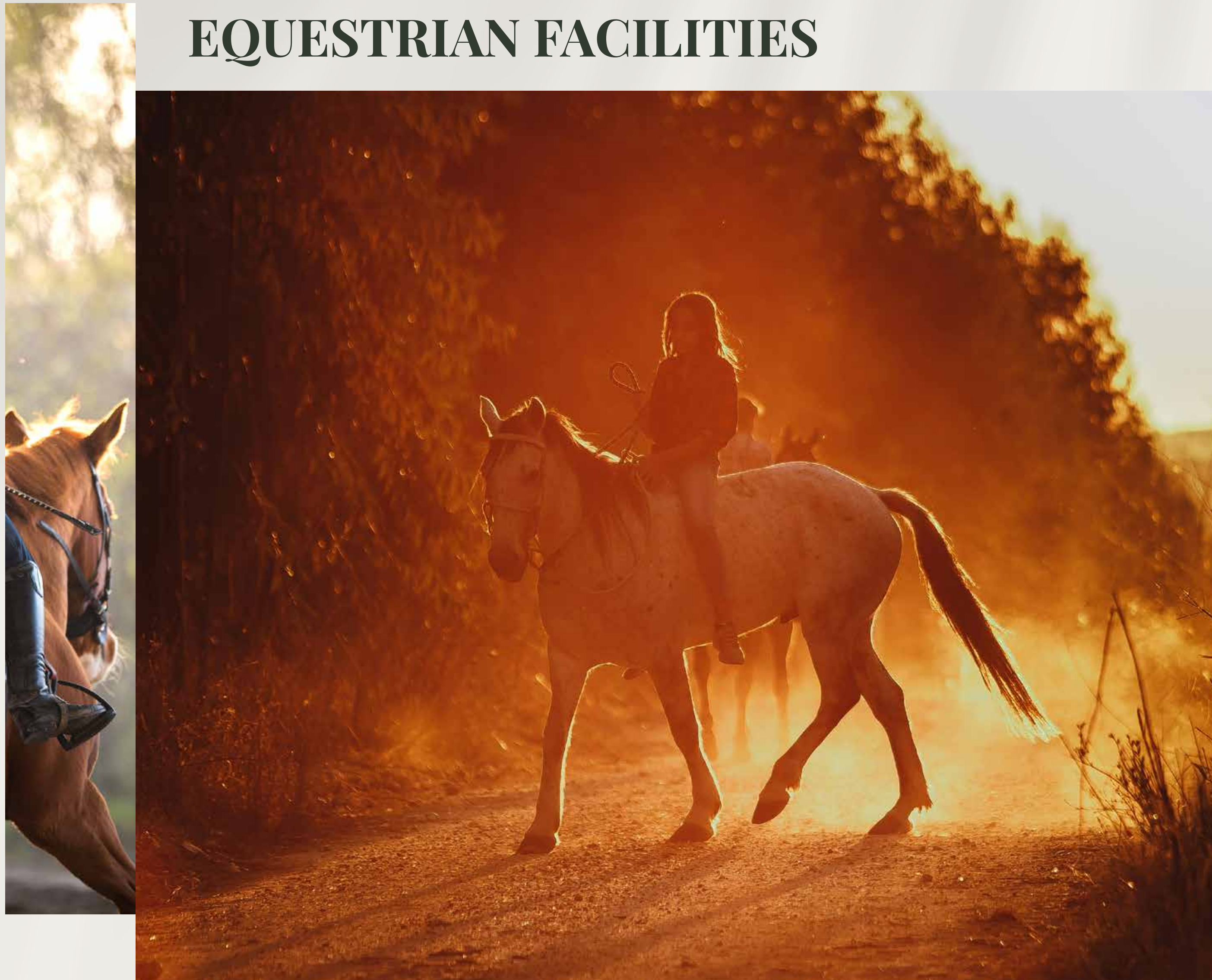
Dog Parks



Equestrian Facilities



## EQUESTRIAN FACILITIES



Immerse yourself in a world of equestrian excellence, where world-class stables, expansive training grounds, and a vibrant riding community await both horse and rider.



Stables



Jumping Arenas



Riding Arenas



Training School



Paddocks



Tack Room

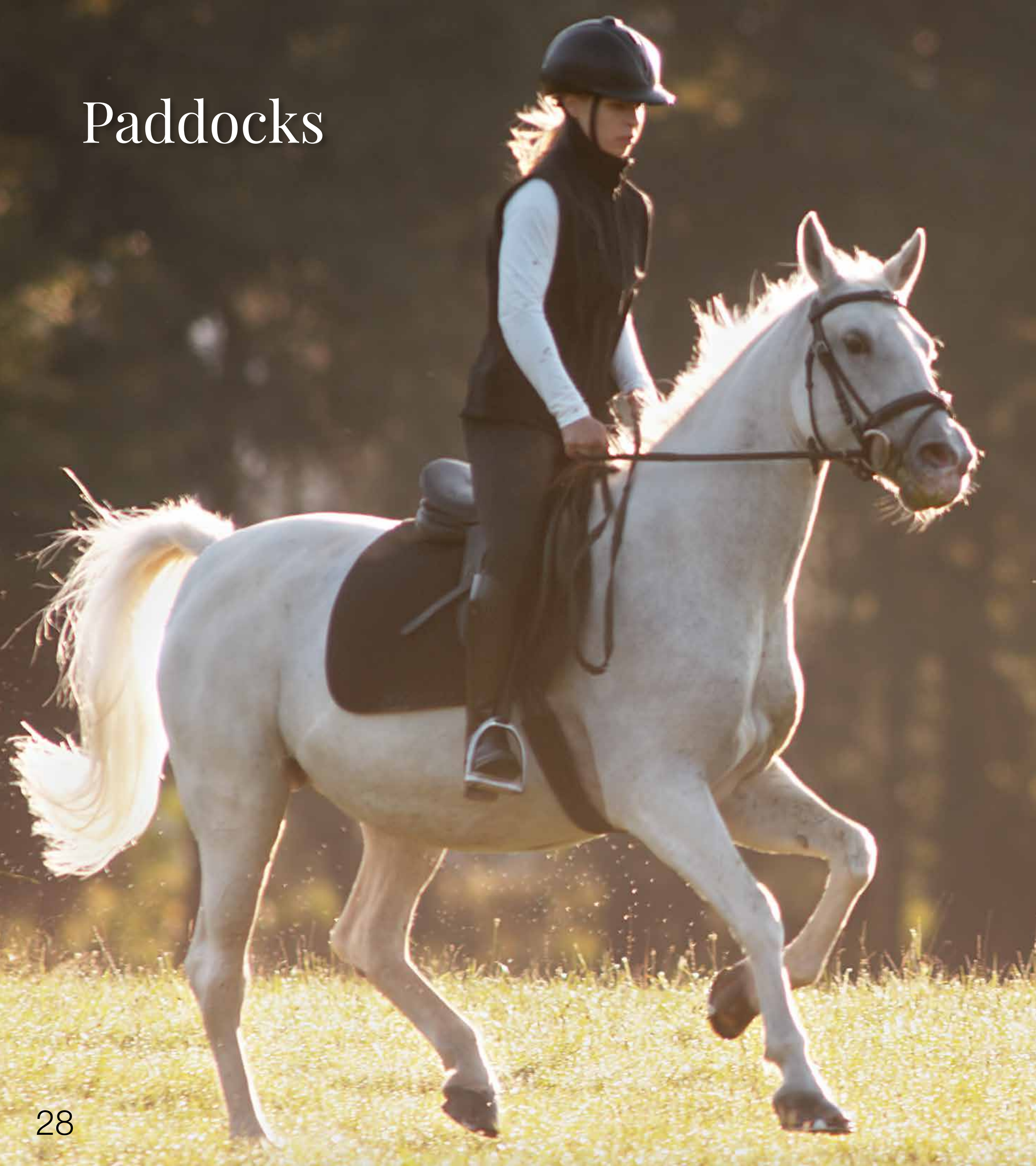


# Stables



# Riding Arenas

Paddocks



Jumping Arenas



Training Schools



Tack Rooms

# WORLD-CLASS AMENITIES





## A NEW EXPERIENCE EVERY DAY

Discover an exciting neighbourhood within easy reach of the city, while serene surroundings offer world-class amenities in an active and vibrant community.





# EXPERIENCES



Hot Air Balloons



Skydiving



Adventure Parks



Wildlife Adventures



Concert Venues



Indoor & Outdoor Cinema



# Hot Air Balloons



# Sky Diving

# Adventure Parks



# Wildlife Adventures

# Concert Venues



# Indoor & Outdoor Cinema



## WELL-BEING



Healthcare Centres



Wellness Centres



Fitness Centres



Meditation Pavilion



Shopping Malls



Co-Working Spaces



# Healthcare Centres



# Wellness Centres



Fitness Centres



Meditation Pavilion

# Shopping Malls & Souqs



# Co-Working Space





## SPORTS



Padel & Tennis Courts



Ball Courts



Soccer Fields



Cricket Grounds



Cycle & Running Tracks



Indoor & Outdoor Gyms



Rock Climbing Facilities



Mini-Golf Course





Padel & Tennis Courts



Ball Courts

# Soccer Fields



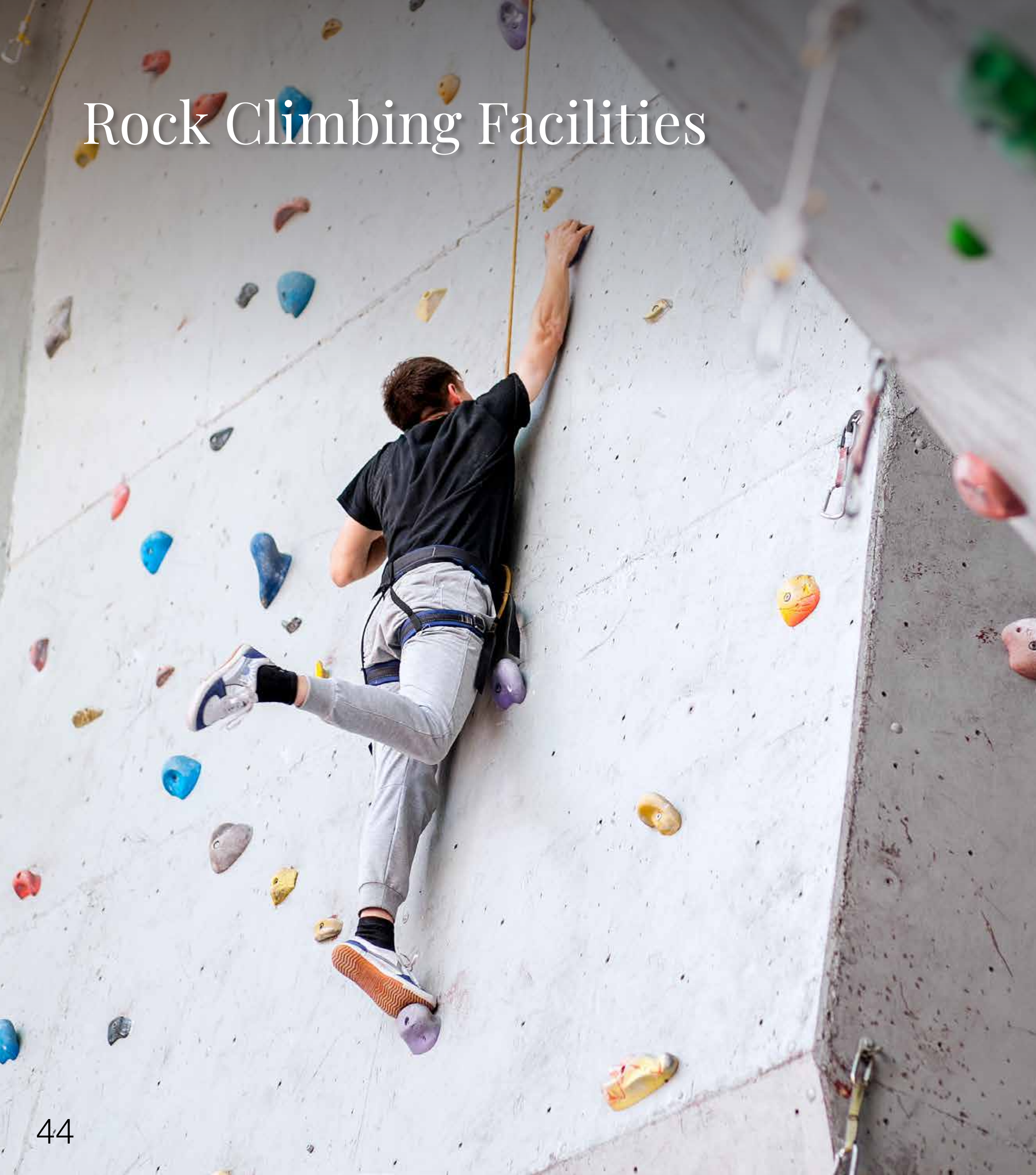
# Cricket Grounds

# Cycle & Running Tracks



# Indoor & Outdoor Gyms

# Rock Climbing Facilities



# Mini Golf Course



# COMMUNITY SERVICES



Medical Centres



Police & Fire Stations



Banking Facilities



Post Offices



Petrol Station & Carwash



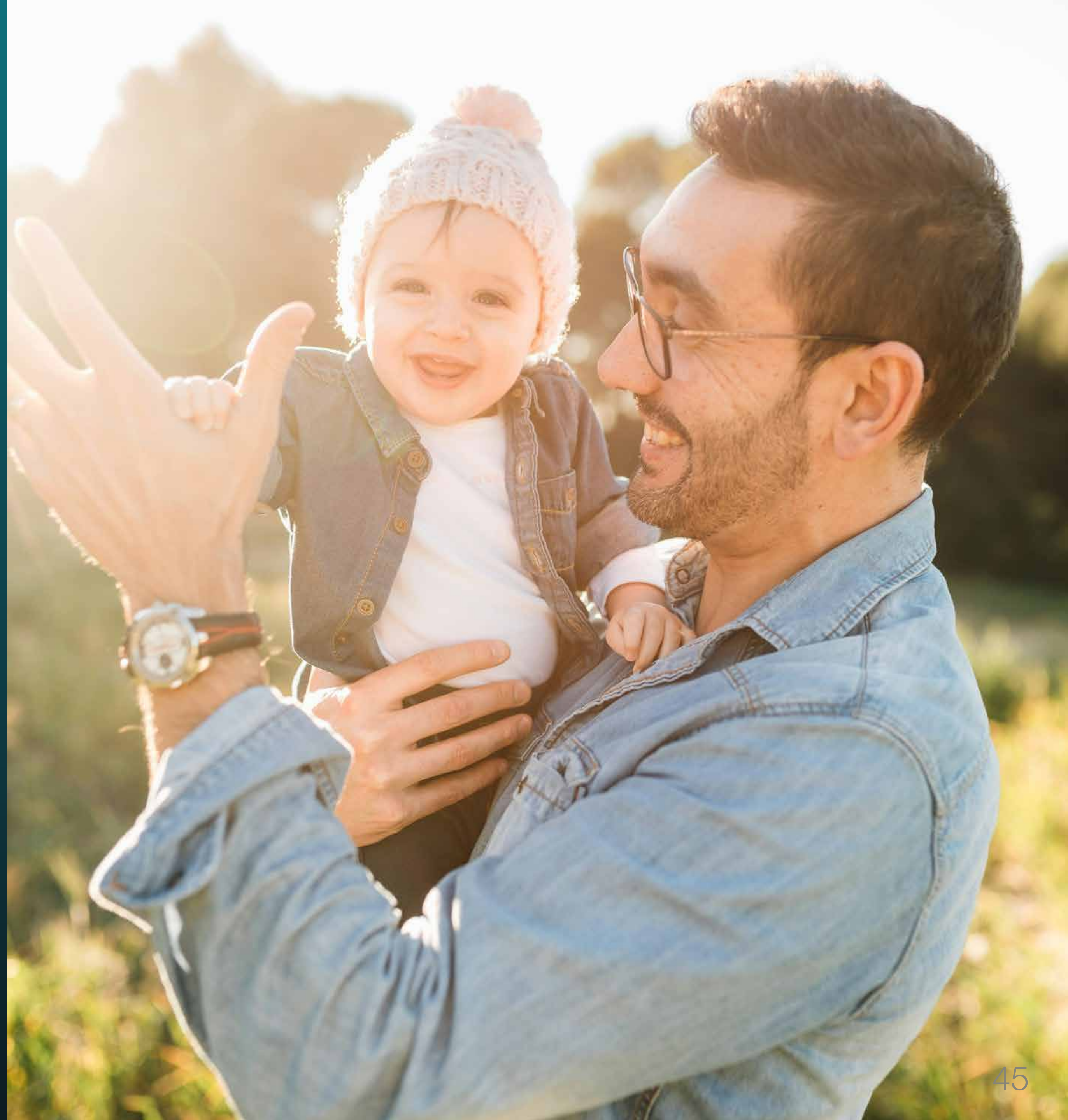
Childcare Facilities



Shuttle Bus



Concierge



Medical Centres



Police & Fire Stations

# Banking Facilities

BANK



Post Offices



Petrol Station & Car Wash



Childcare Facilities



Shuttle Bus



Concierge



## SUSTAINABILITY



Solar Lighting



EV Charging Ports



Wildlife Conservation



Natural Dune Reserve



Natural Landscaping



Smart Waste



# Solar Lighting



# EV Charging Ports





Wildlife Conservation



Natural Dune Reserve

# Natural Landscaping



Smart Waste



# Hotels, Resorts & Spa

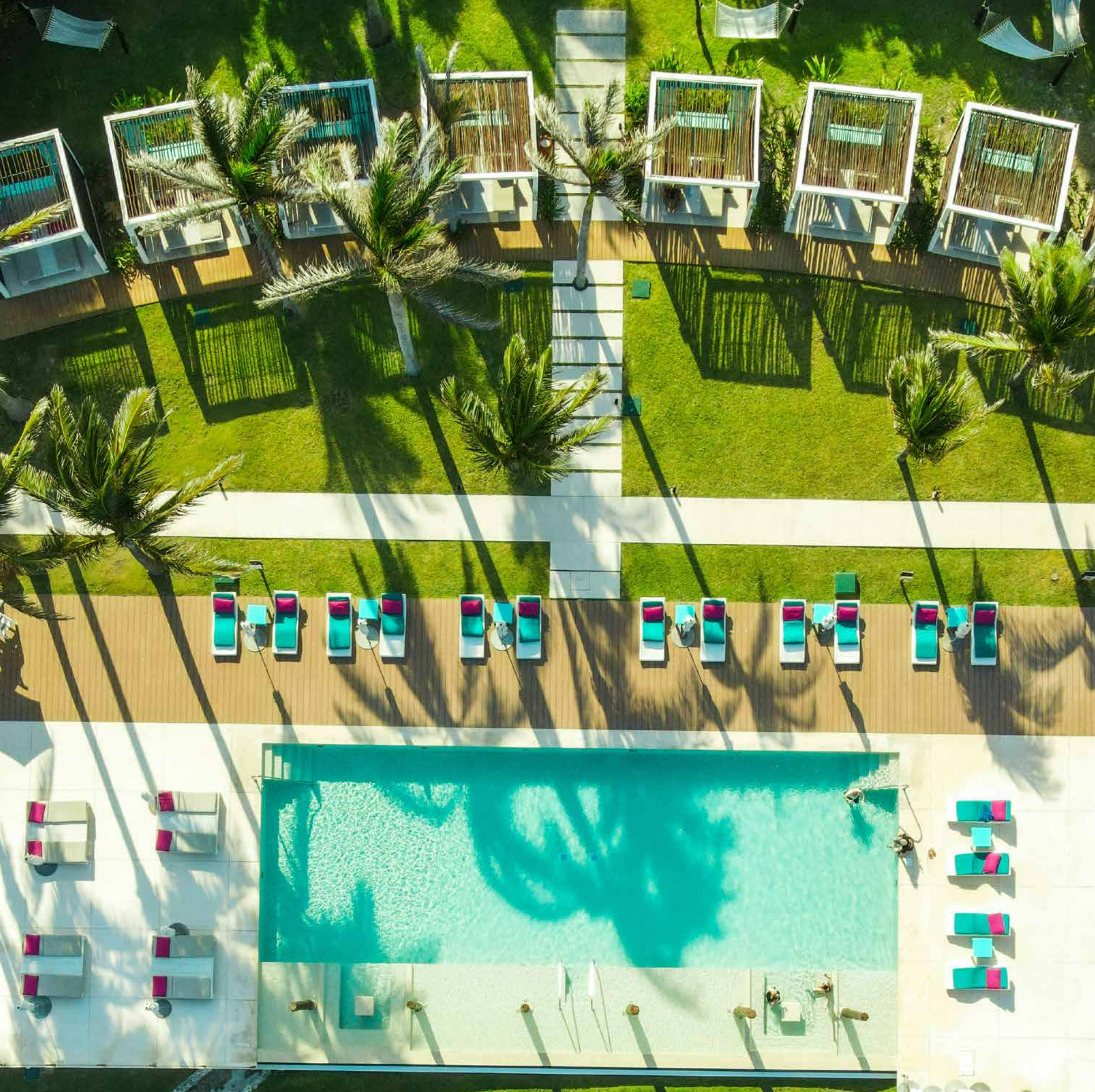


## A PINNACLE OF GRANDEUR

A master community crafted for the discerning few, Arabian Hills Estate is a metropolis of infinite work, play, and leisure. And no getaway is complete without the plush luxuries of a resort.

Overlooking lush greenery and surrounded by pristine lagoons, an escape awaits you. Be it a short staycation to break the monotony of life, or a holiday with friends and family alike, find them all in one of the two world-renowned resorts at Arabian Hills Estate.





Indulge in signature experiences of the hotel and resorts that serve nothing less than perfection, right in the heart of the community.



# THE PROJECT PHASES



ARABIAN HILLS ESTATE  
PHASE 1

DUNES HEIGHTS

ARABIAN HILLS  
PHASE 2

## ARABIAN HILLS ESTATE PLOT SIZES

**Villa Plots:**

12,000 sq. ft - 20,000 sq. ft

**Mansion Plots:**

20,000 sq. ft - 50,000 sq. ft

**Mega Mansion Plots:**

50,000 sq. ft - 76,000 sq. ft

**Estate Plots:**

76,000 sq. ft - 132,000 sq. ft



RETAIL OUTLETS  
COMMUNITY CENTRE  
WALKING TRACK  
MOSQUE  
LAKE  
MOSQUE  
RETAIL OUTLETS

MOSQUE  
SCHOOL  
COMMUNITY PARK  
CLINIC

MOSQUE  
COMMUNITY CENTRE

WALKING TRACK

GHAFF PARK

SHOPPING CENTER

# ARABIAN HILLS ESTATE

PHASE 1



COMMUNITY CENTRE

WALKING TRACK

COMMUNITY PARK

RETAIL OUTLETS

MOSQUE

LAKE

HEALTHCARE CENTRE

COMMUNITY PARK

SCHOOL

MOSQUE

RUN/CYCLE TRACK

POOL

MOSQUE

MOSQUE

MOSQUE

GHAF PARK

COMMUNITY PARK

MOSQUE

# ARABIAN HILLS

PHASE 2

# DUNES HEIGHTS



COMMUNITY PARK

RUN/CYCLE TRACK

WALKING TRACK

EQUESTRIAN CLUB

LAKE

SPORTS COURT

COMMUNITY PARK

LAKE

MOSQUE

RETAIL OUTLETS

LAKE

RETAIL OUTLETS

COMMUNITY CENTRE

MOSQUE

HEALTHCARE CENTRE

LAKE

SHOPPING MALL



ARABIAN  
HILLS  
ESTATE

# The Developer & Strategic Development Partners

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A leading real estate master developer revolutionizing property development in the region through innovation and sustainability. Its upcoming residential and commercial projects are designed to offer exceptional investment opportunities aligned with Abu Dhabi's 2030 vision.



ARA Real Estate Development is the development and real estate management arm of CORE International Holding, managing an exclusive portfolio worth AED 20+ B. It is currently overseeing the development of the Arabian Hills Estate, a landmark project in the UAE.



CORE International Holding is a leading private joint stock company with a diverse portfolio of investments across various industries with a total paid capital of AED 2.83 billion. CORE subsidiaries: Dar AL Marafah Investment, owner of Al Ain University and Scifiniti Commercial Investment, plays a significant role. Additionally, Iceberg Capital Limited in the ADGM and Actus Investment are integral parts of CORE's diverse investment portfolio.



DECA is a leading development management company with 50+ plus years of leadership experience and is managing an exclusive portfolio worth \$5.5B dollars. With unwavering commitment and international expertise, DECA shapes the future by seamlessly blending innovation with flawless execution on the projects it manages.



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ESTATE

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