

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.



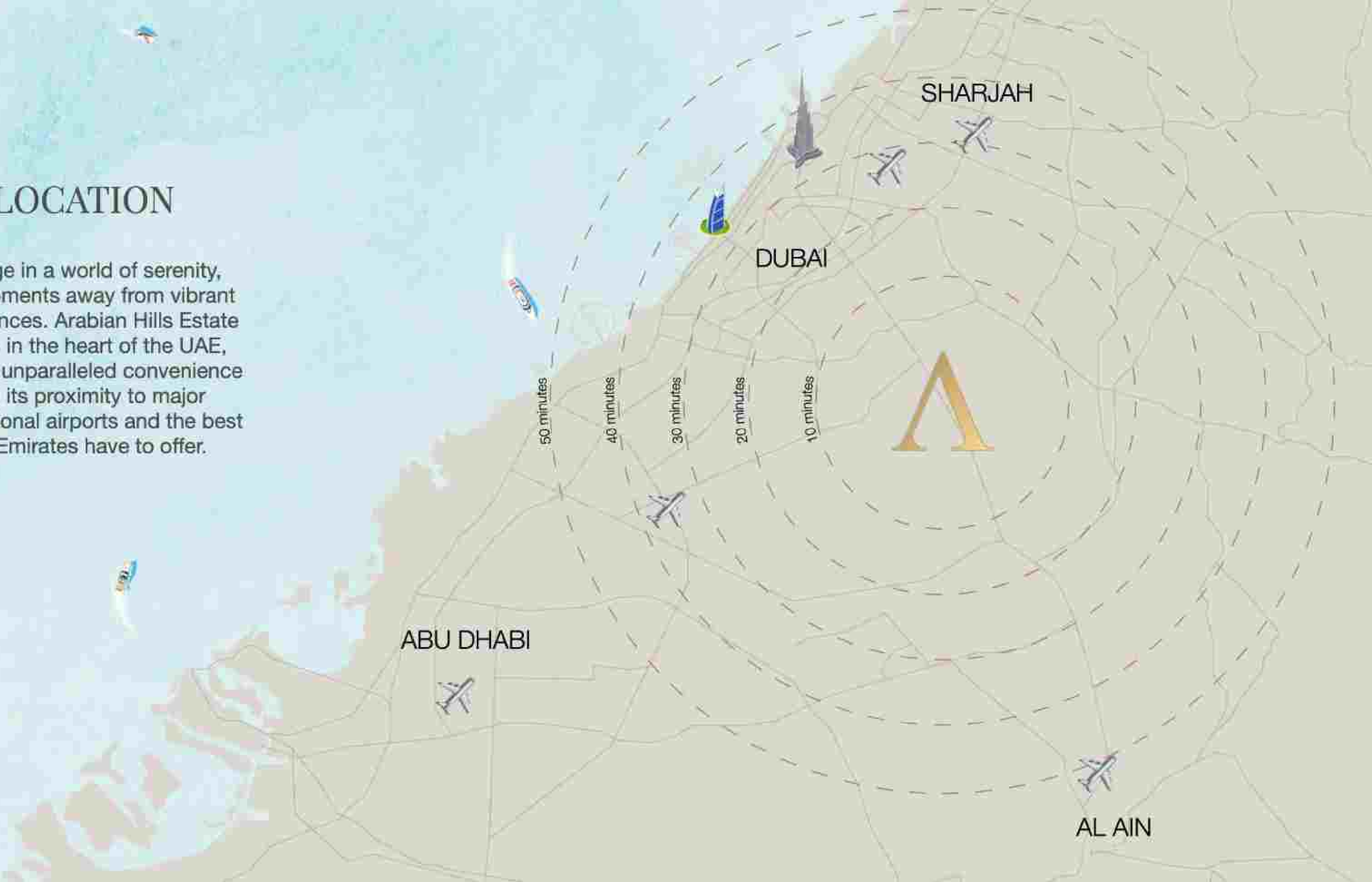
MASTER PLAN



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

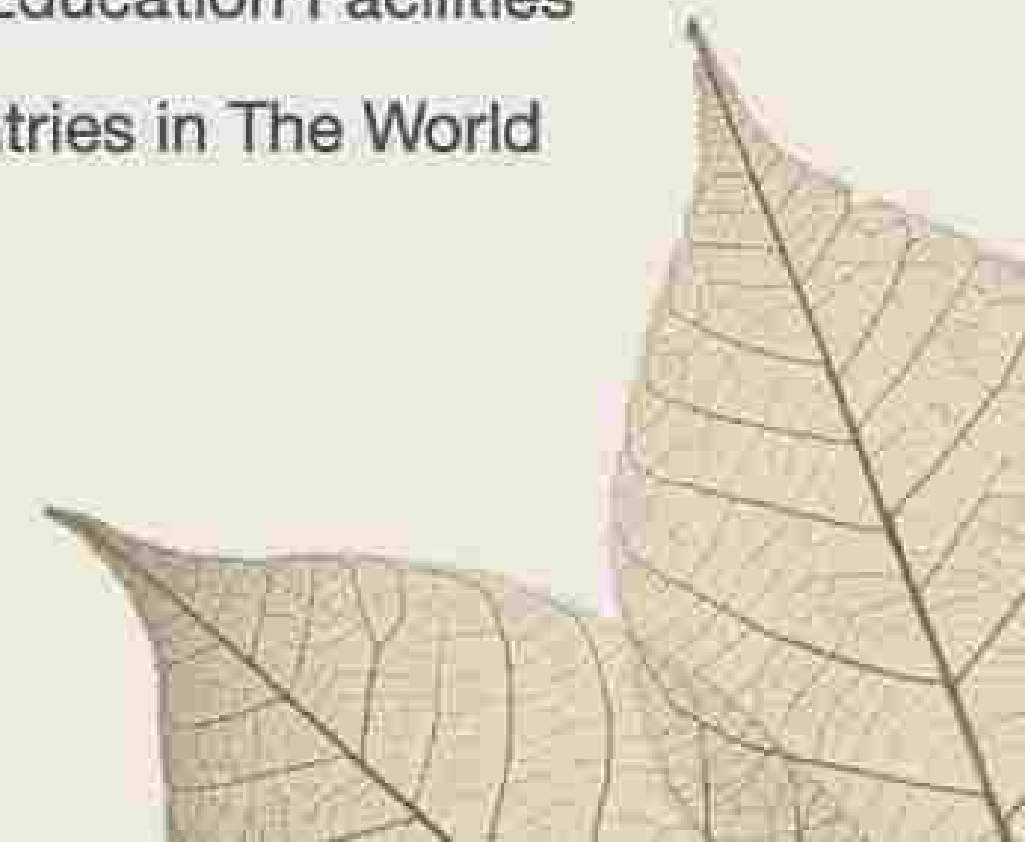
With its vibrant culture, world-class entertainment, luxurious shopping destinations, and an enviable culinary scene, Dubai promises a lifestyle that seamlessly blends excitement and indulgence.





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.

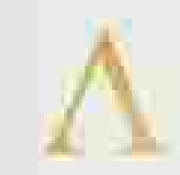




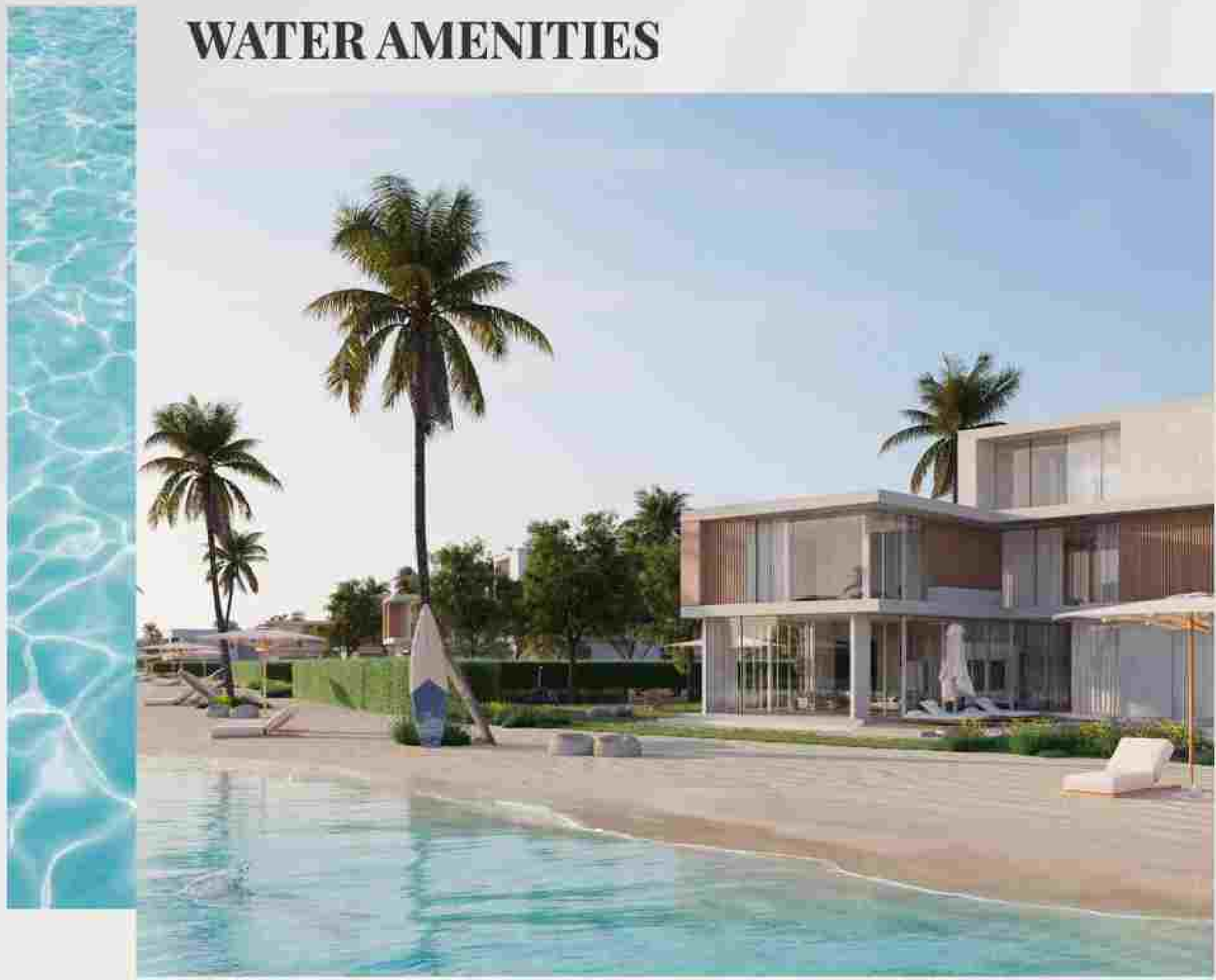
Envision bright days amidst breathtaking beauty. Picture evenings filled with laughter and connection.

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



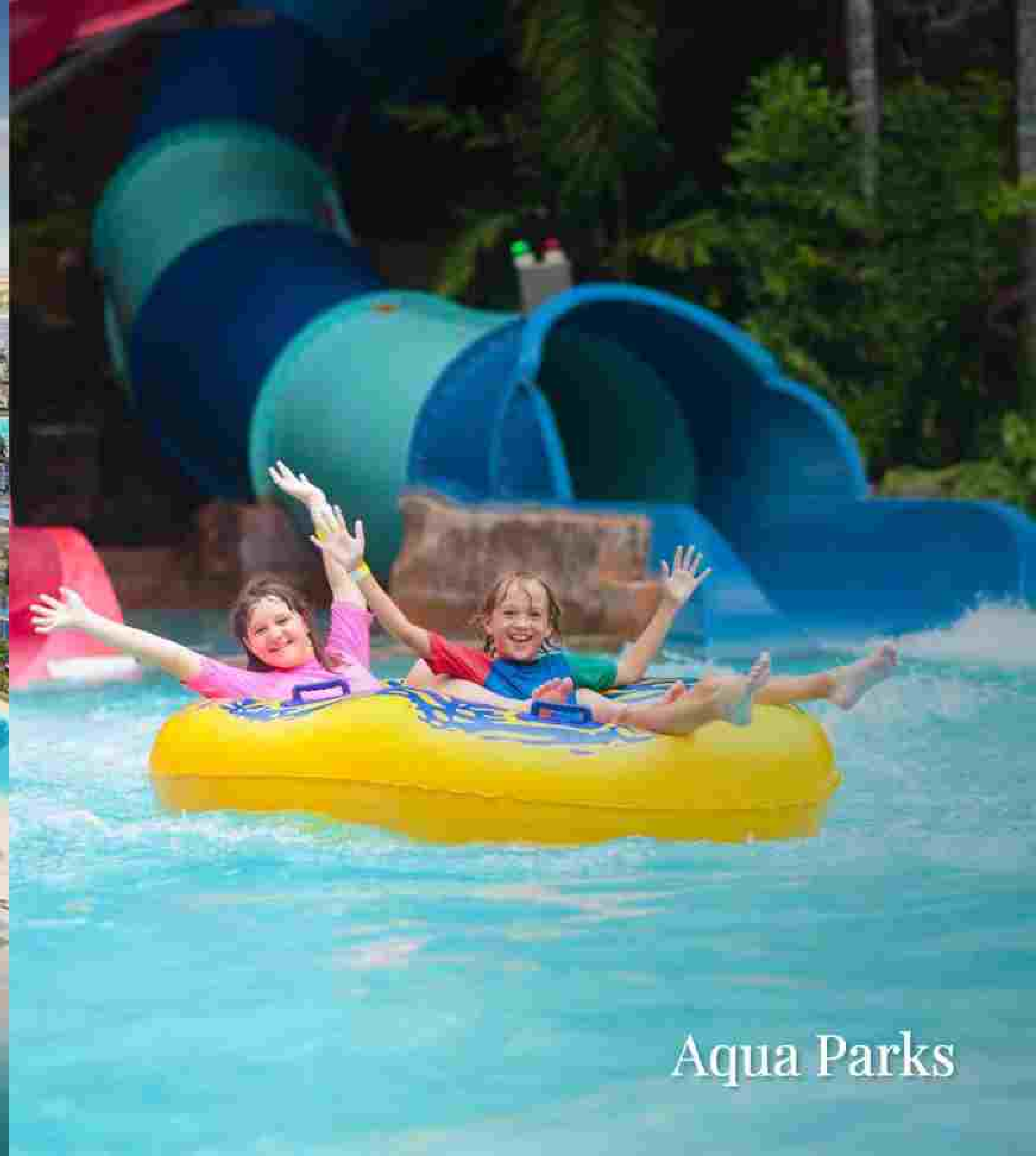
Beach



Lounge Pool



Swimmable Lagoons



Aqua Parks

Beach

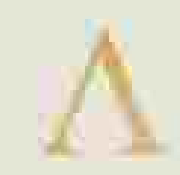


Tranquil Pools

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



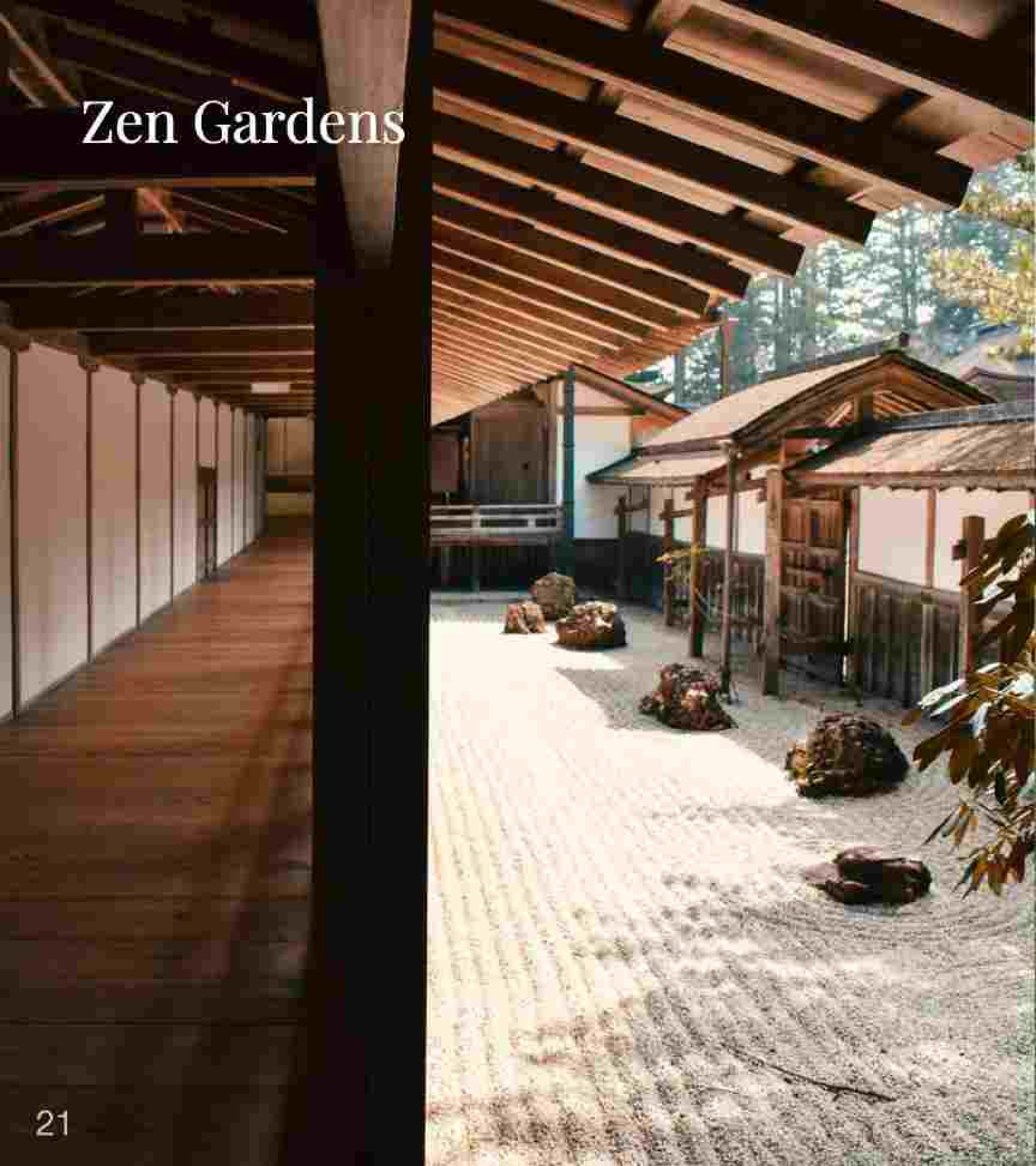
Serene Parks



Dog Park



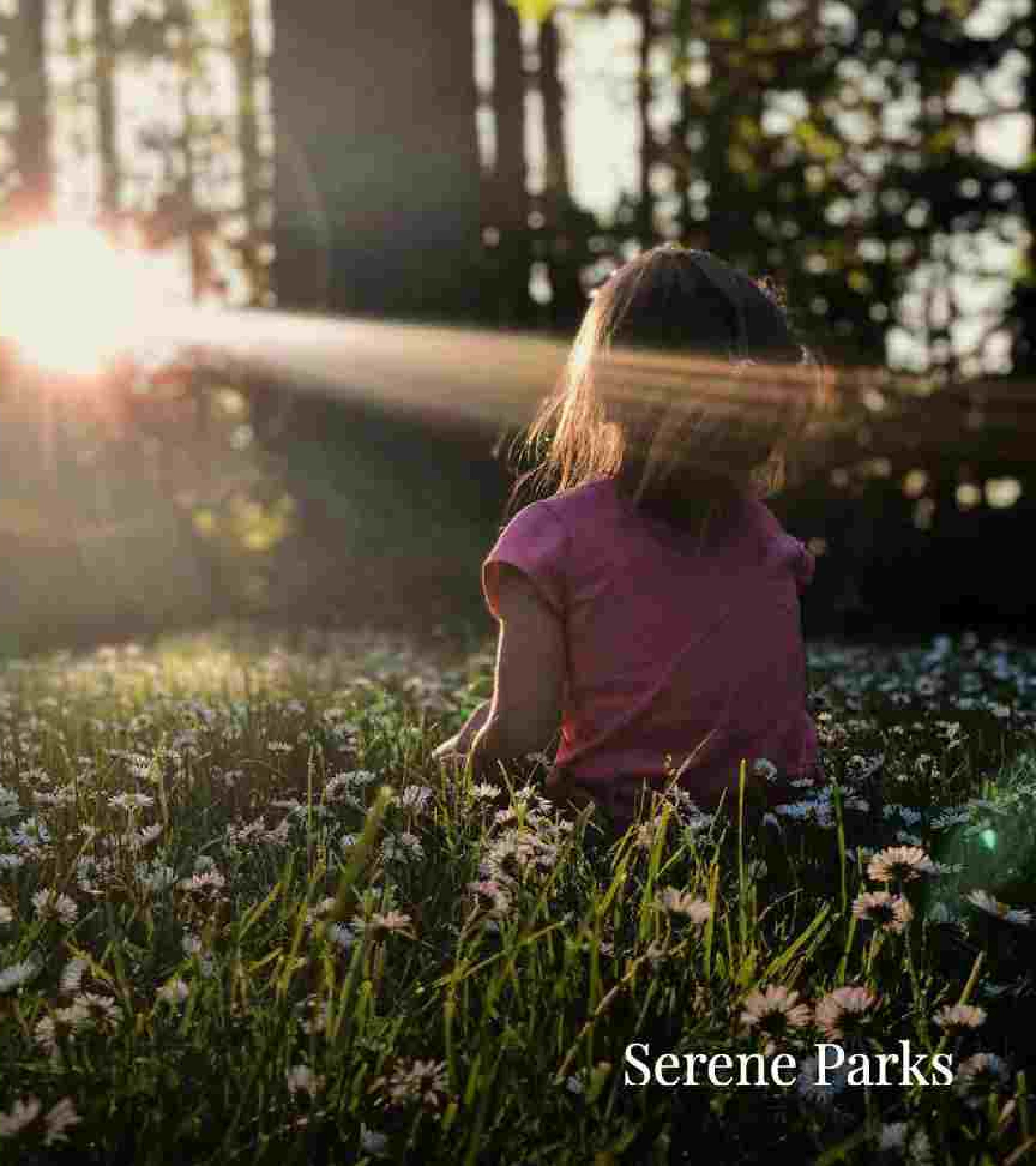
Zen Gardens



Playing Fields

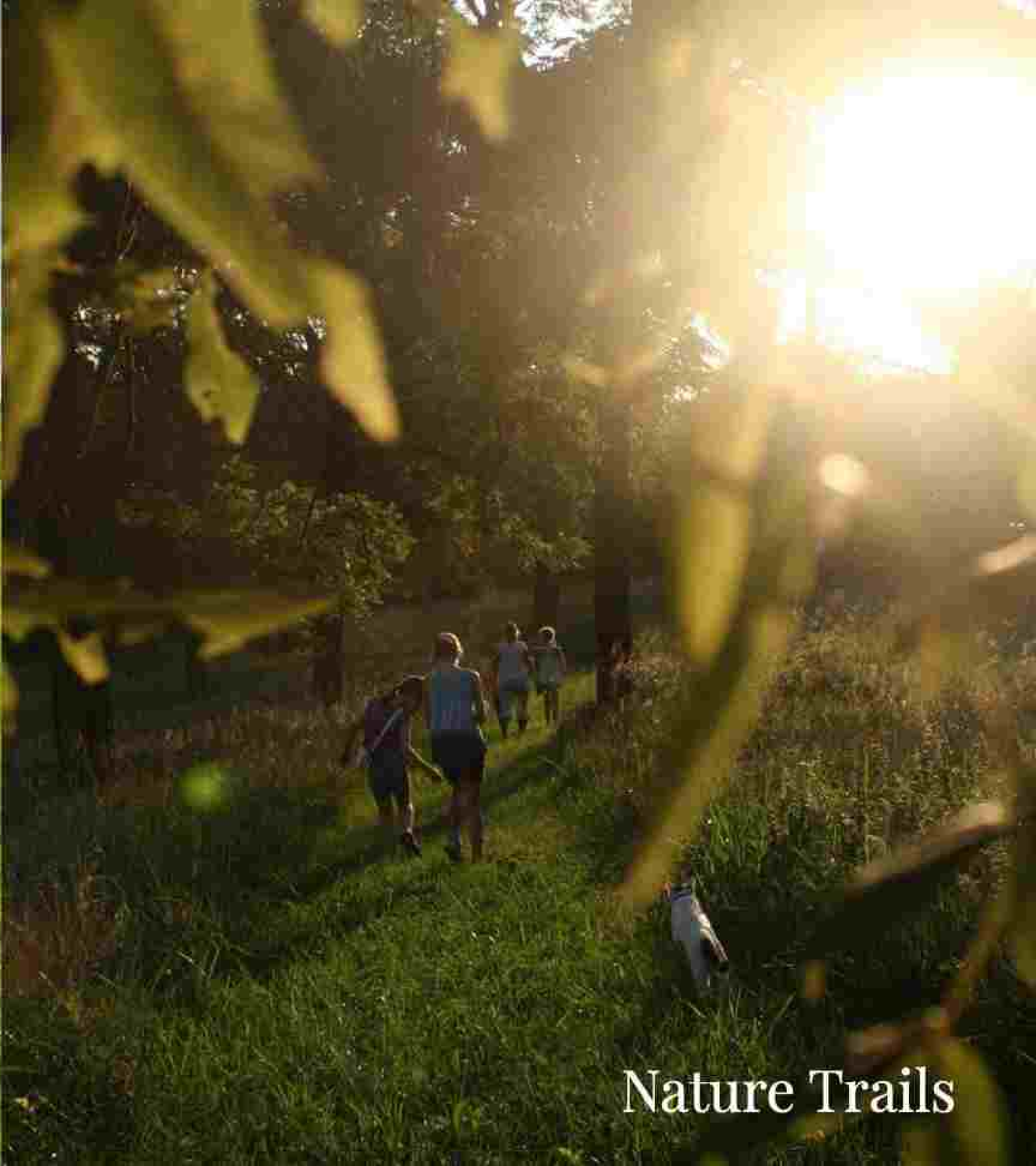


Picnic Areas



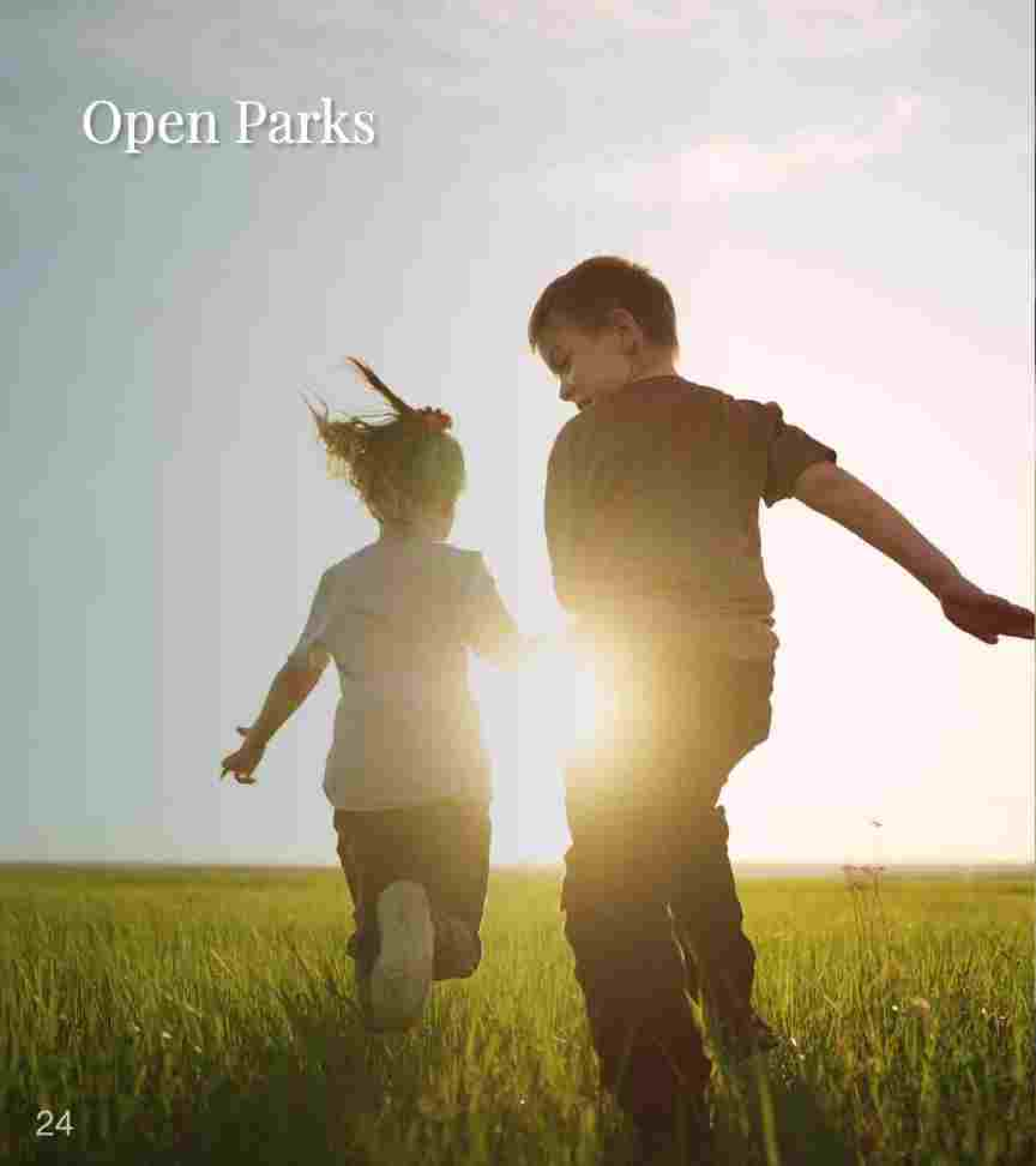
Serene Parks

Play Areas



Nature Trails

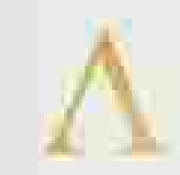
Open Parks



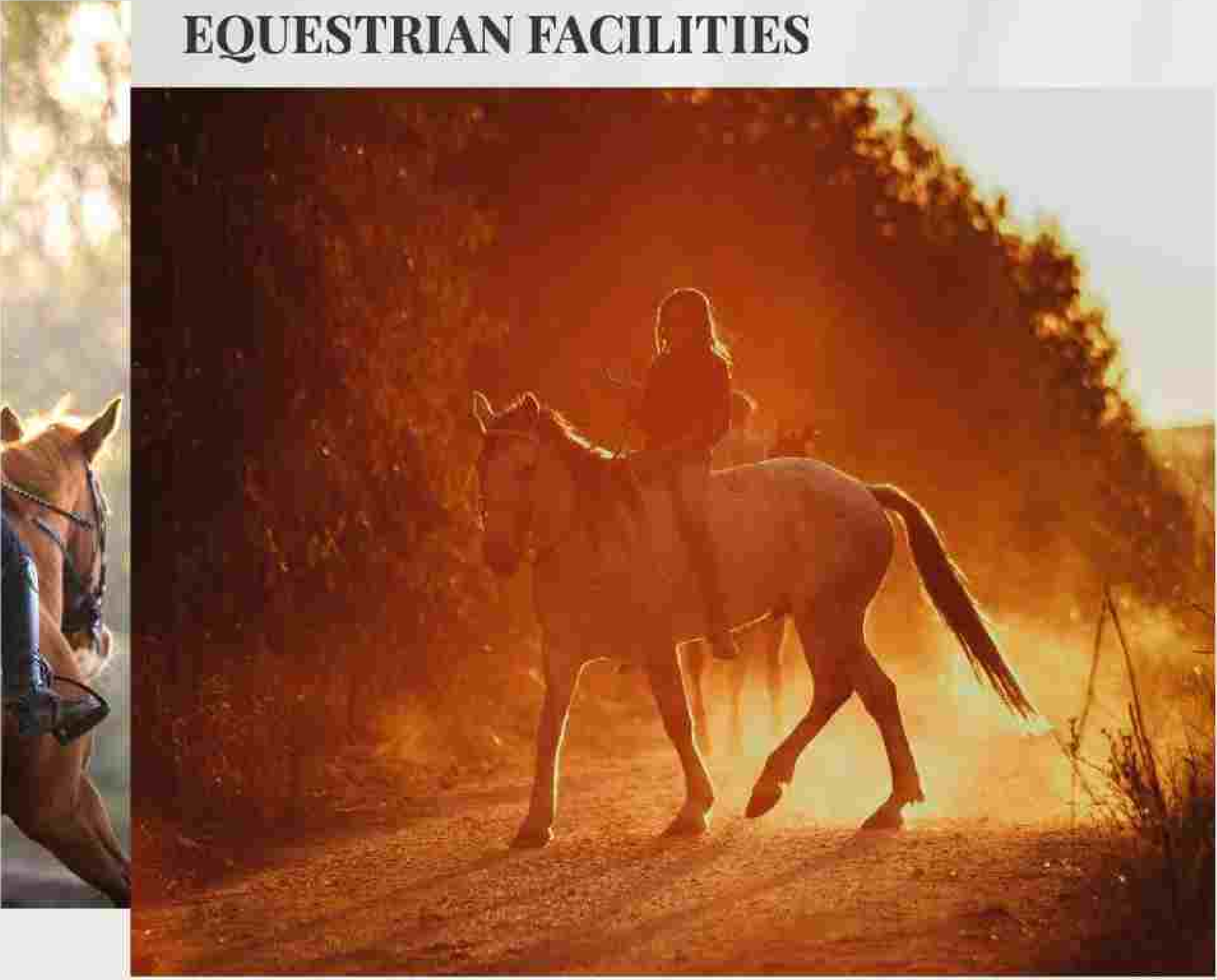
Dog Parks



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



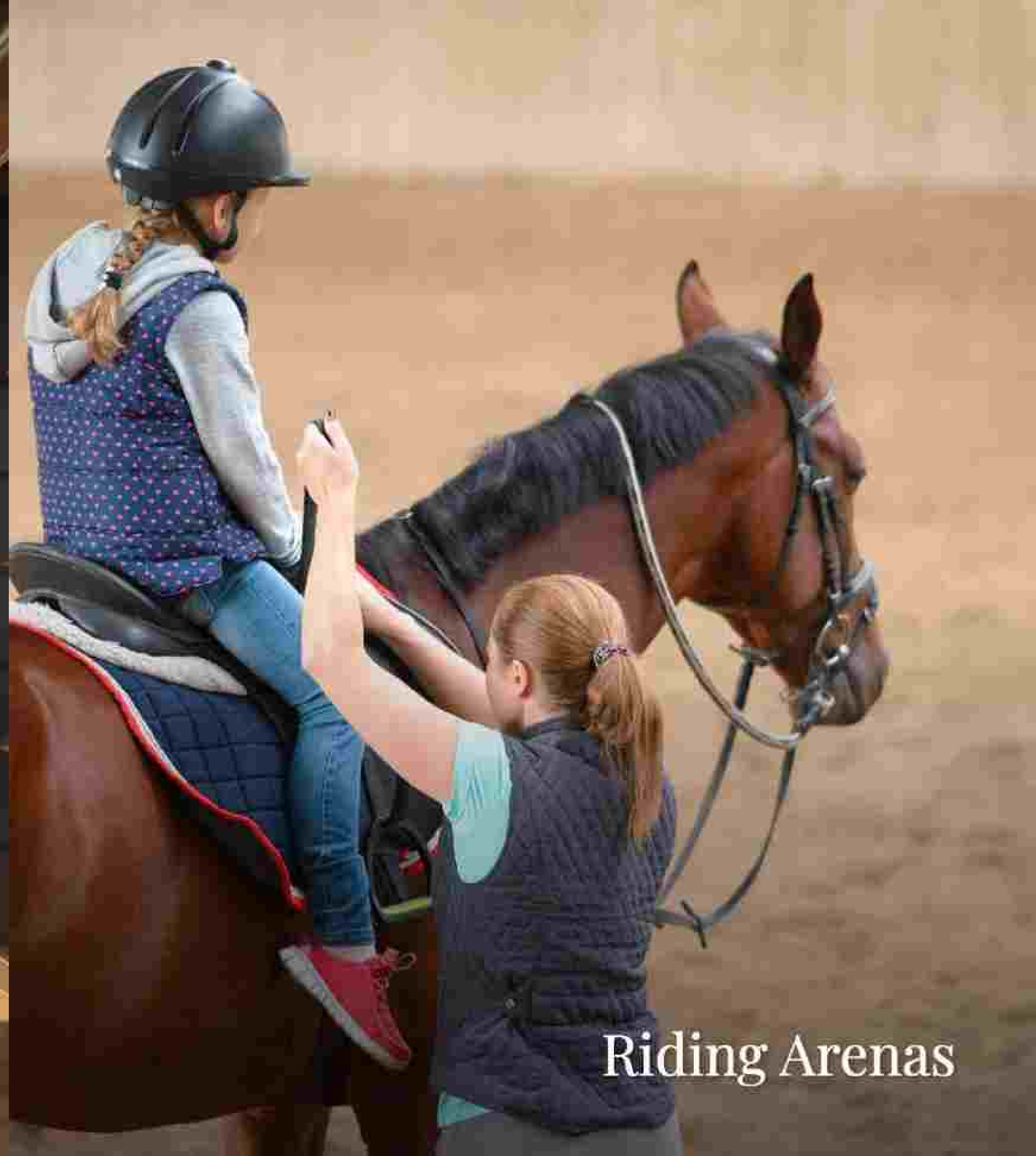
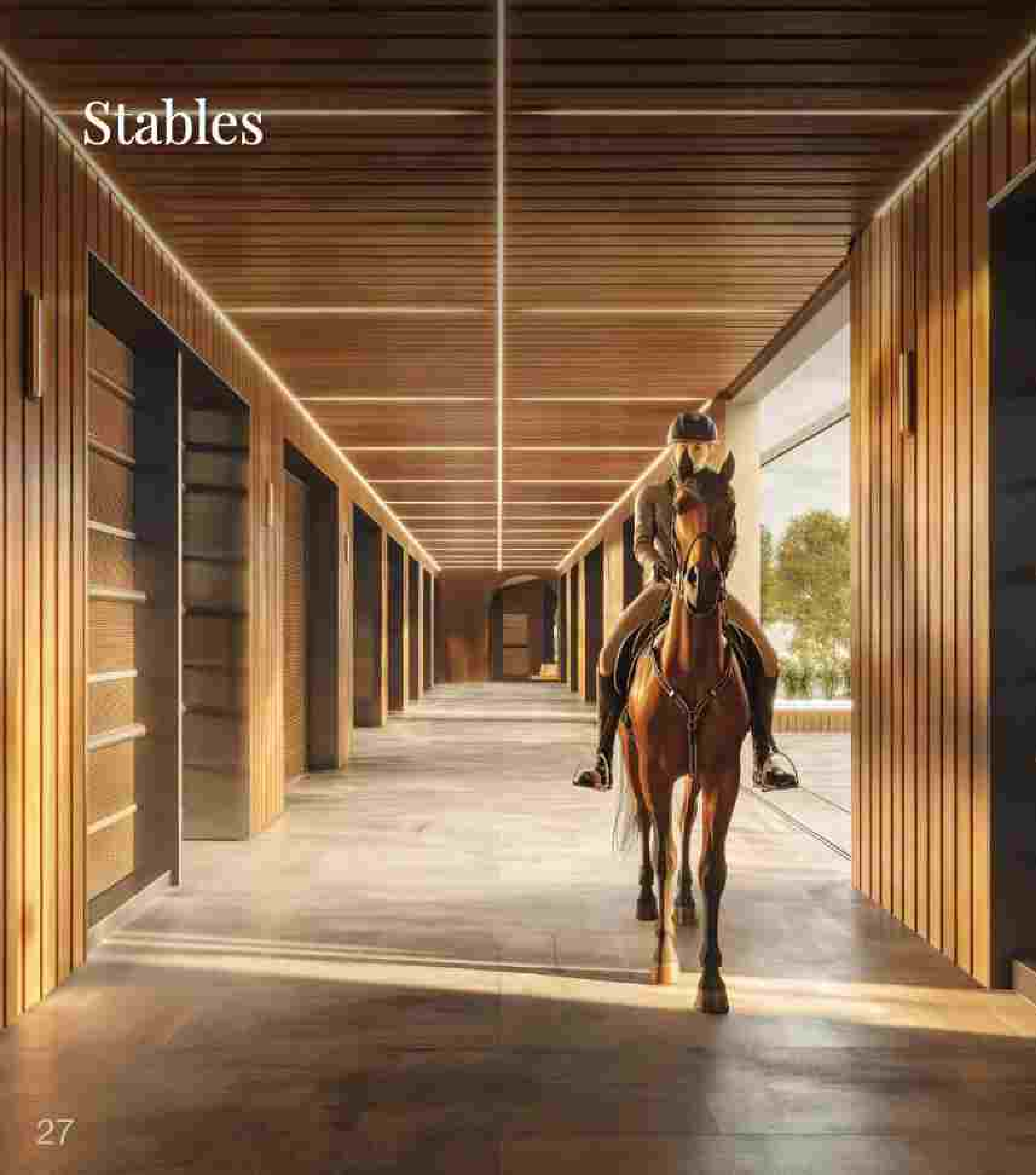
Paddocks



Tack Room

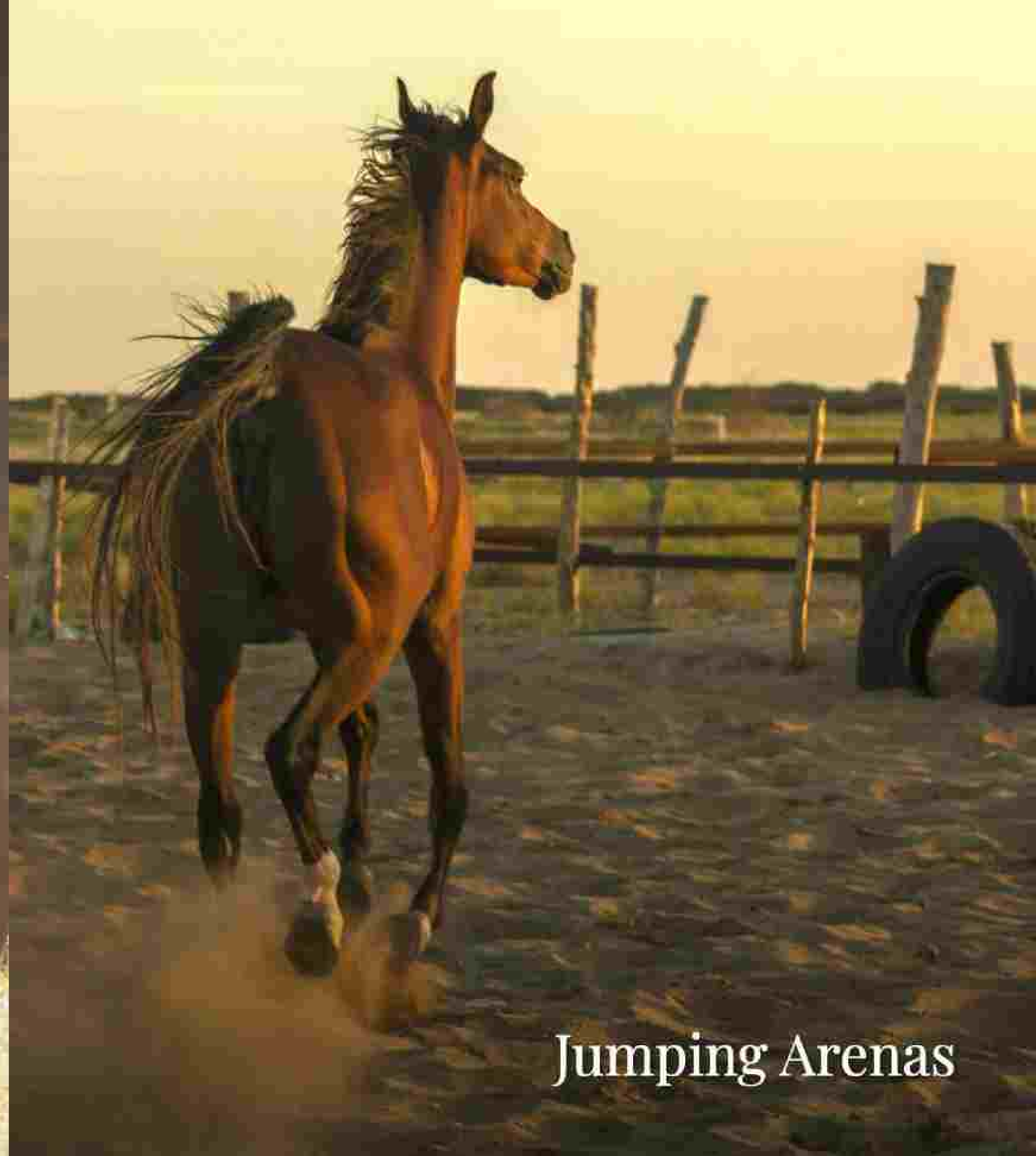
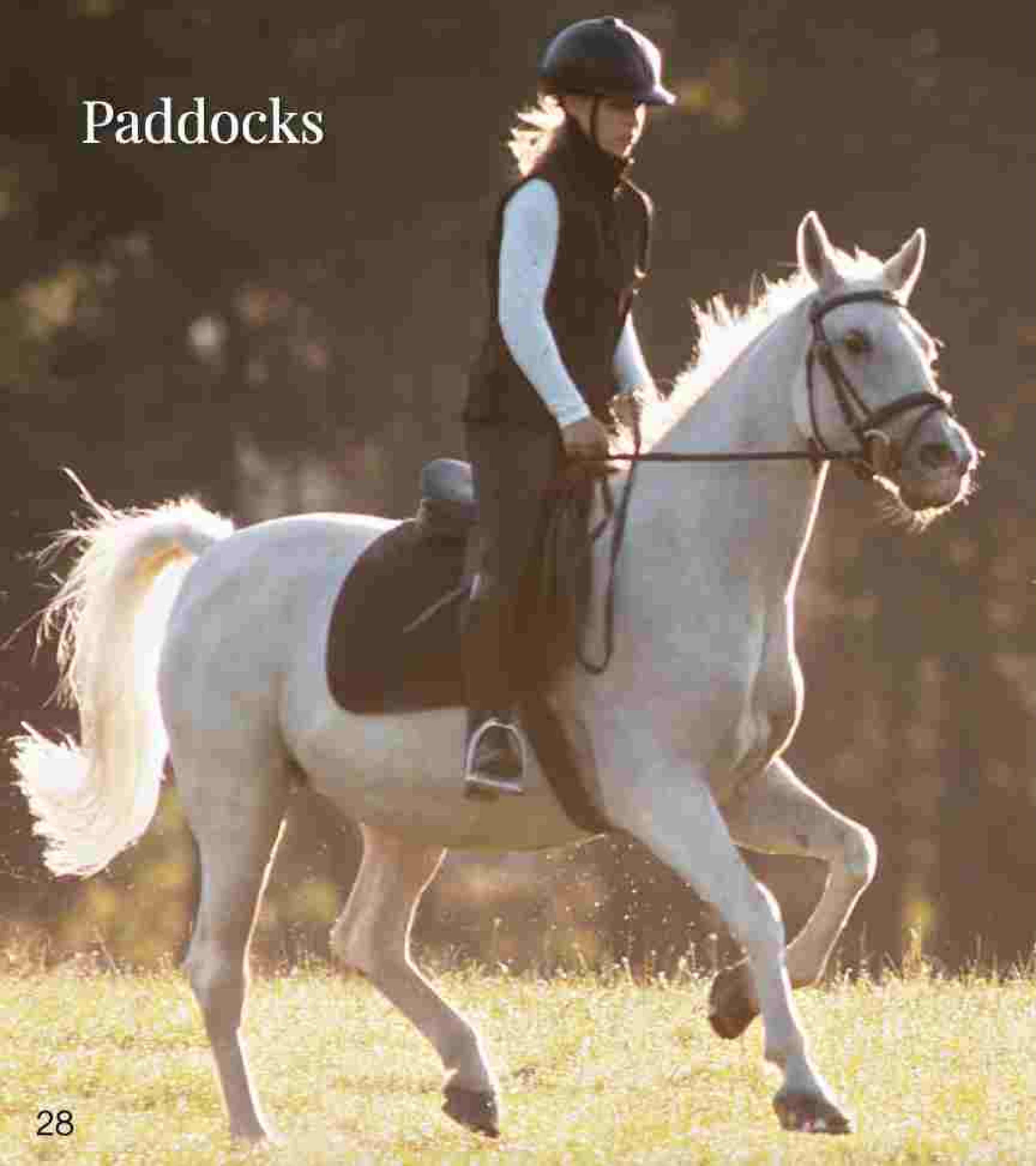


Stables

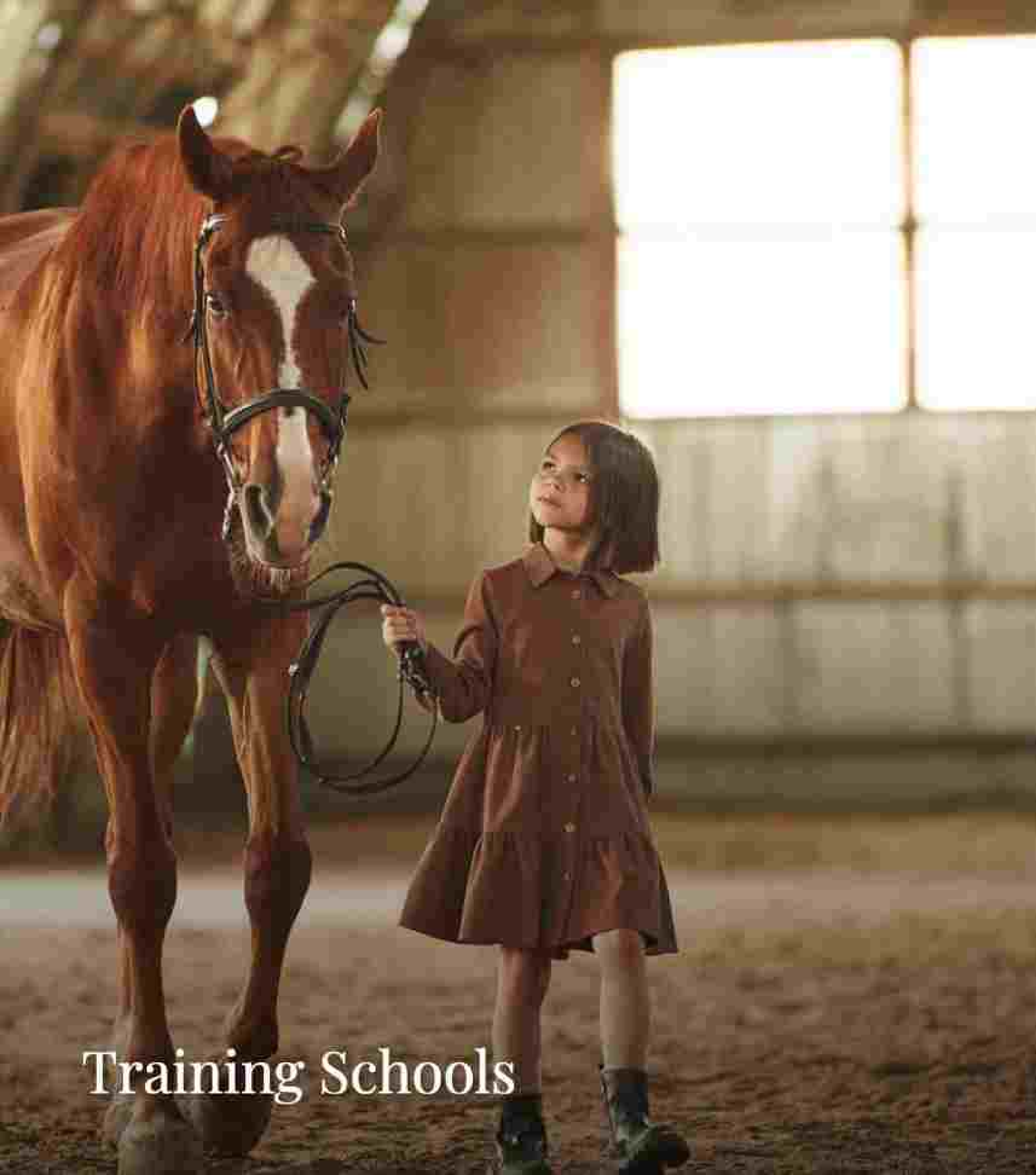


Riding Arenas

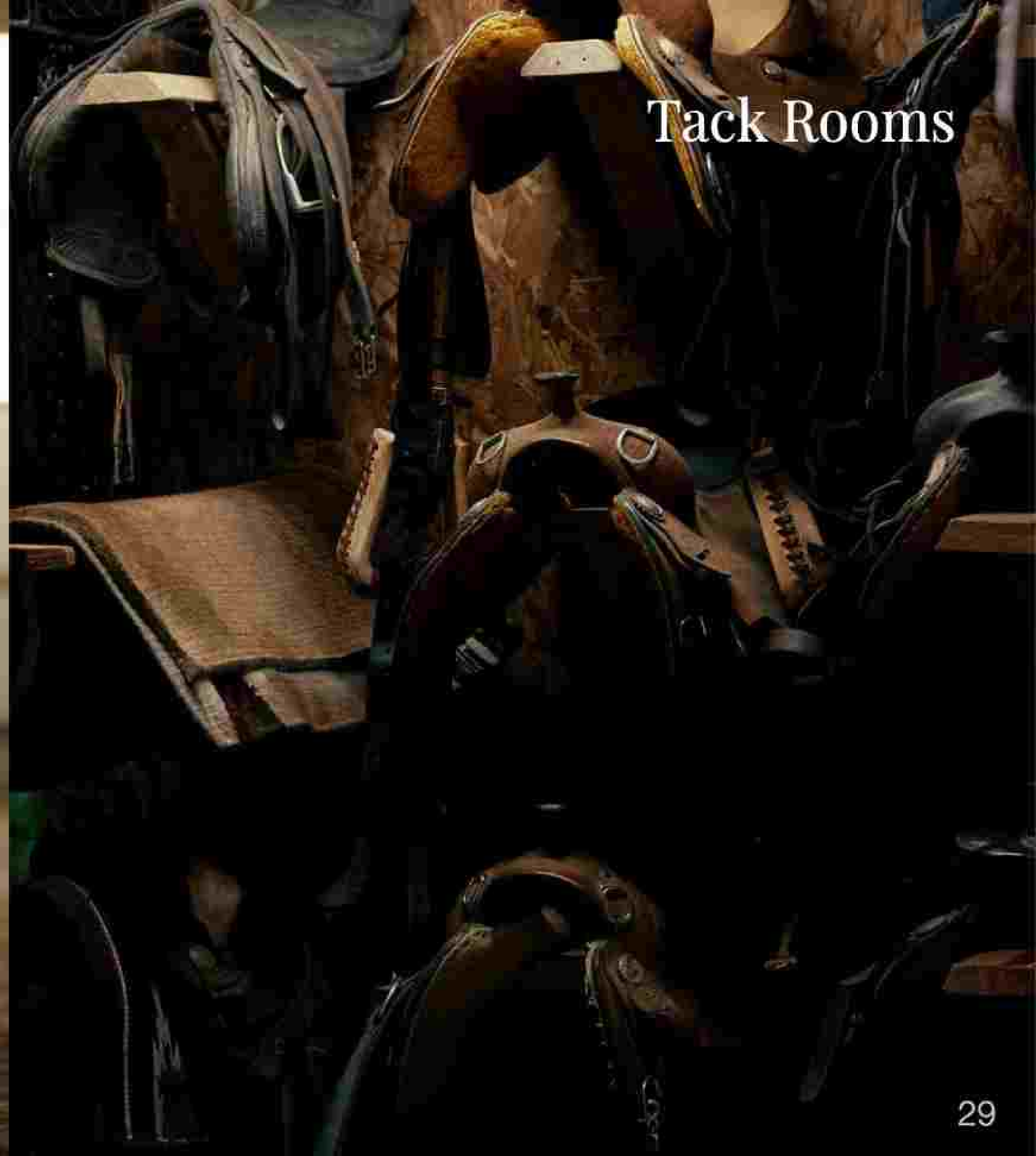
Paddocks



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



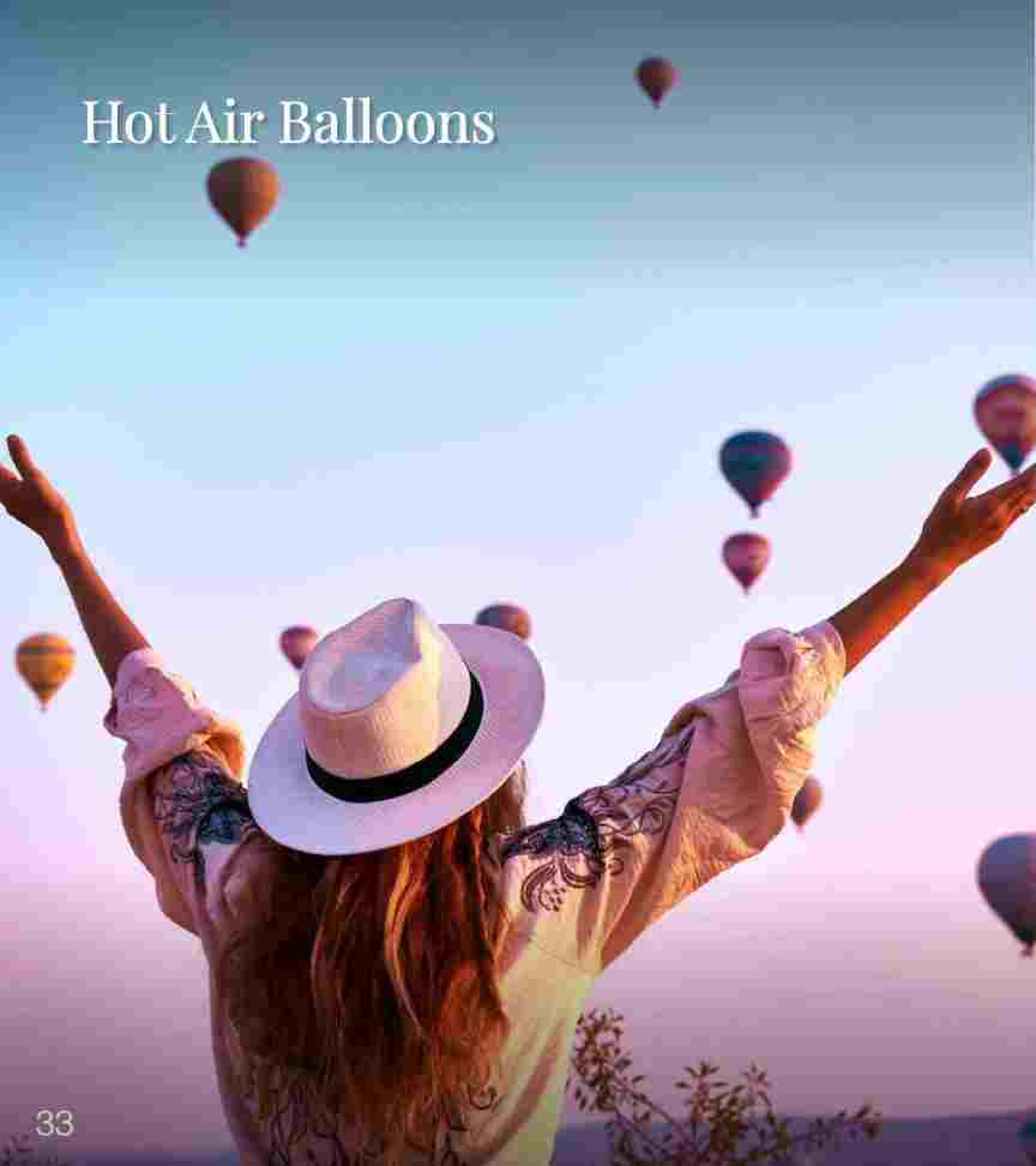
Concert Venues



Indoor & Outdoor Cinema



Hot Air Balloons



Sky Diving

Adventure Parks

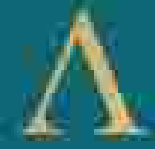


Wildlife Adventures

Concert Venues



Indoor & Outdoor Cinema



WELL-BEING



Healthcare Centres



Wellness Centres



Fitness Centres



Meditation Pavilion



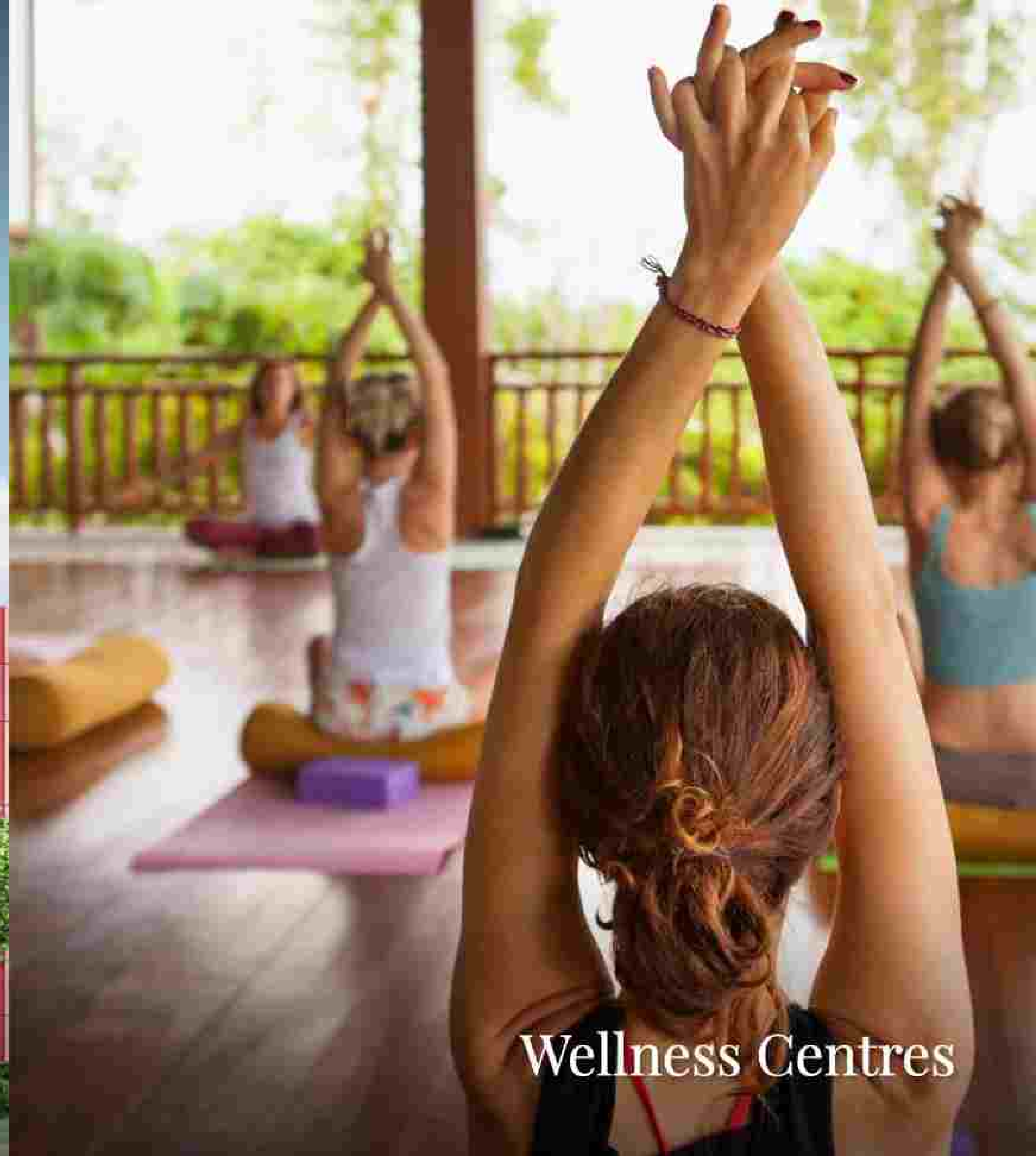
Shopping Malls



Co-Working Spaces



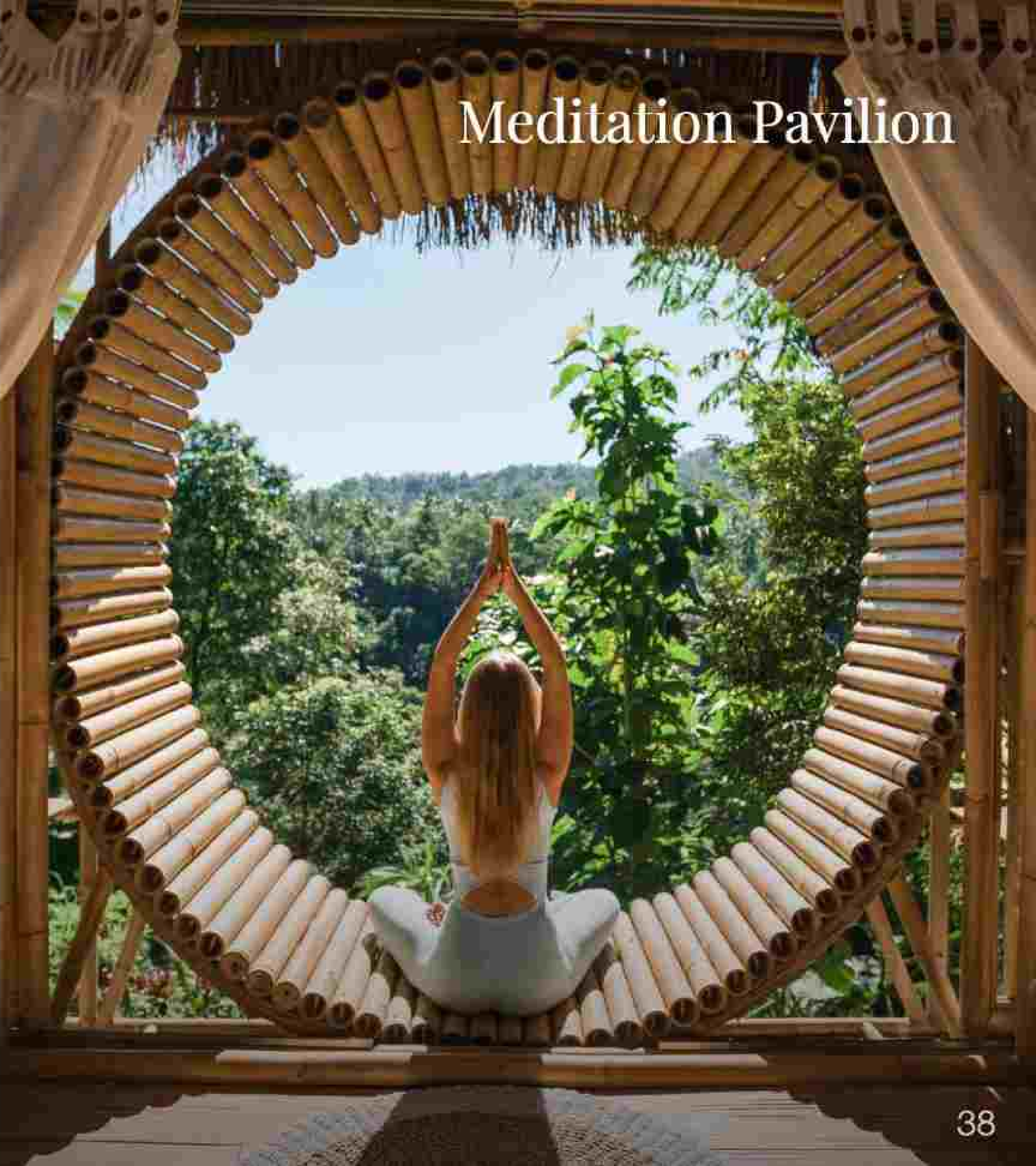
Healthcare Centres



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

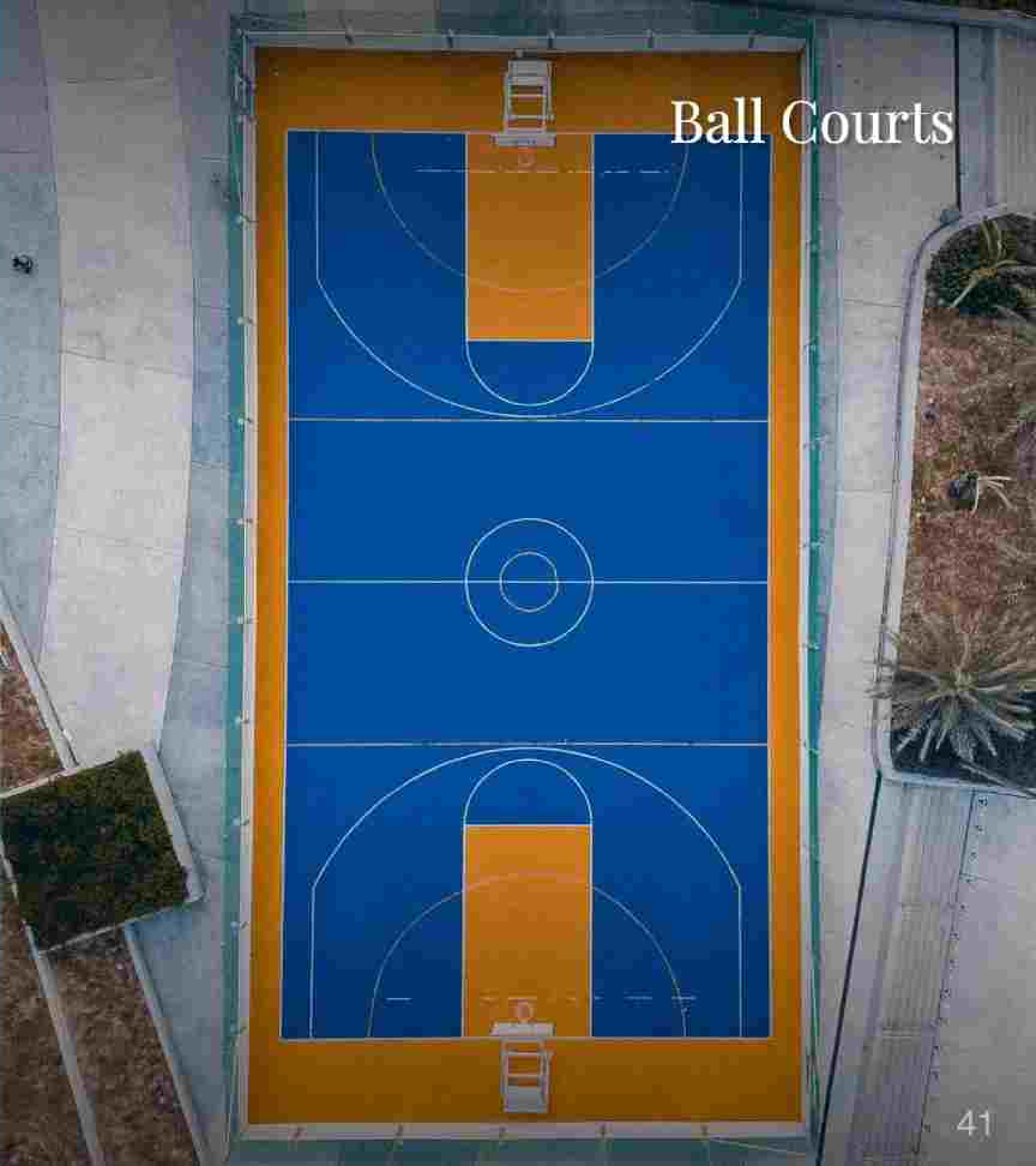


Mini-Golf Course





Padel & Tennis Courts



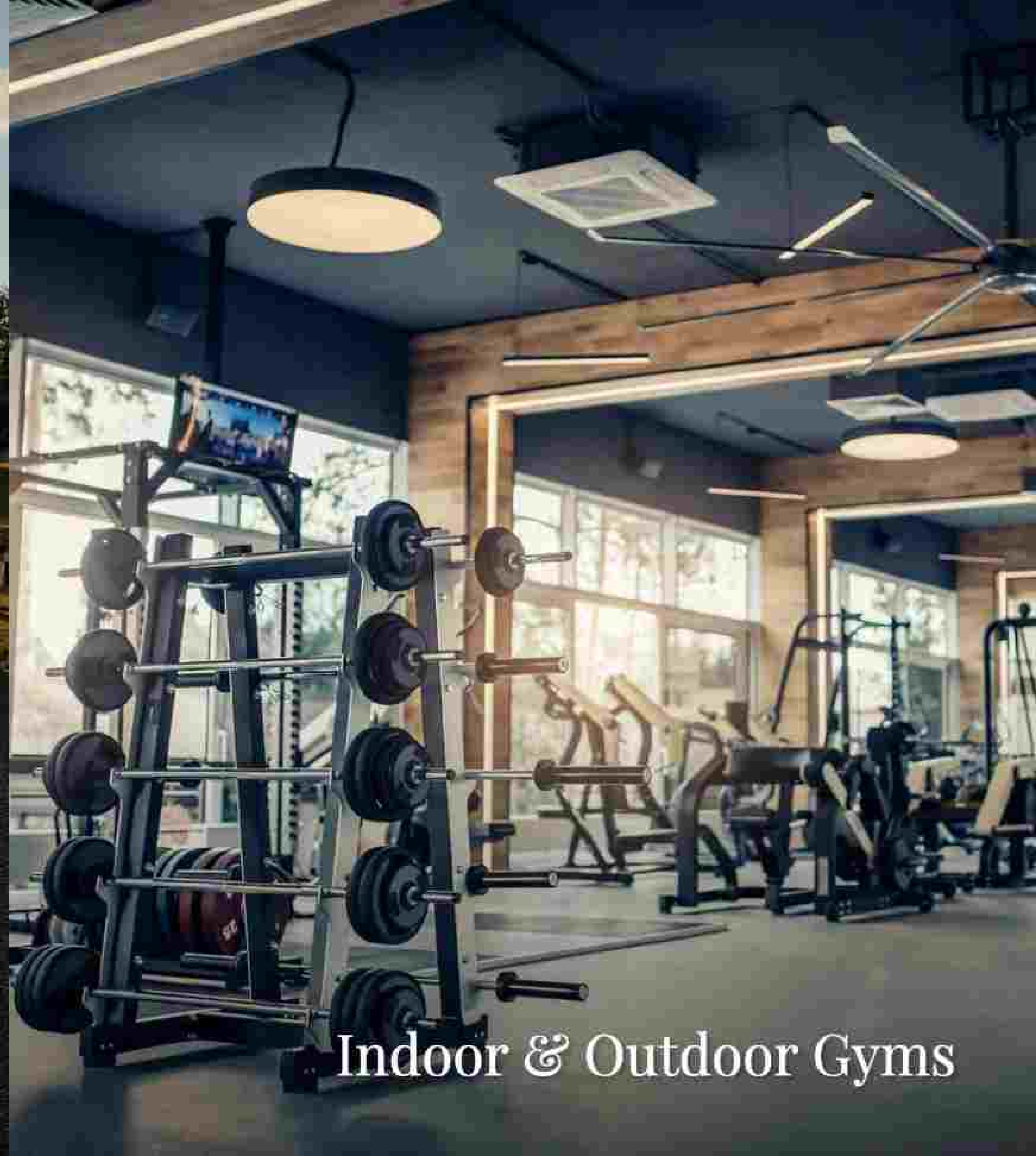
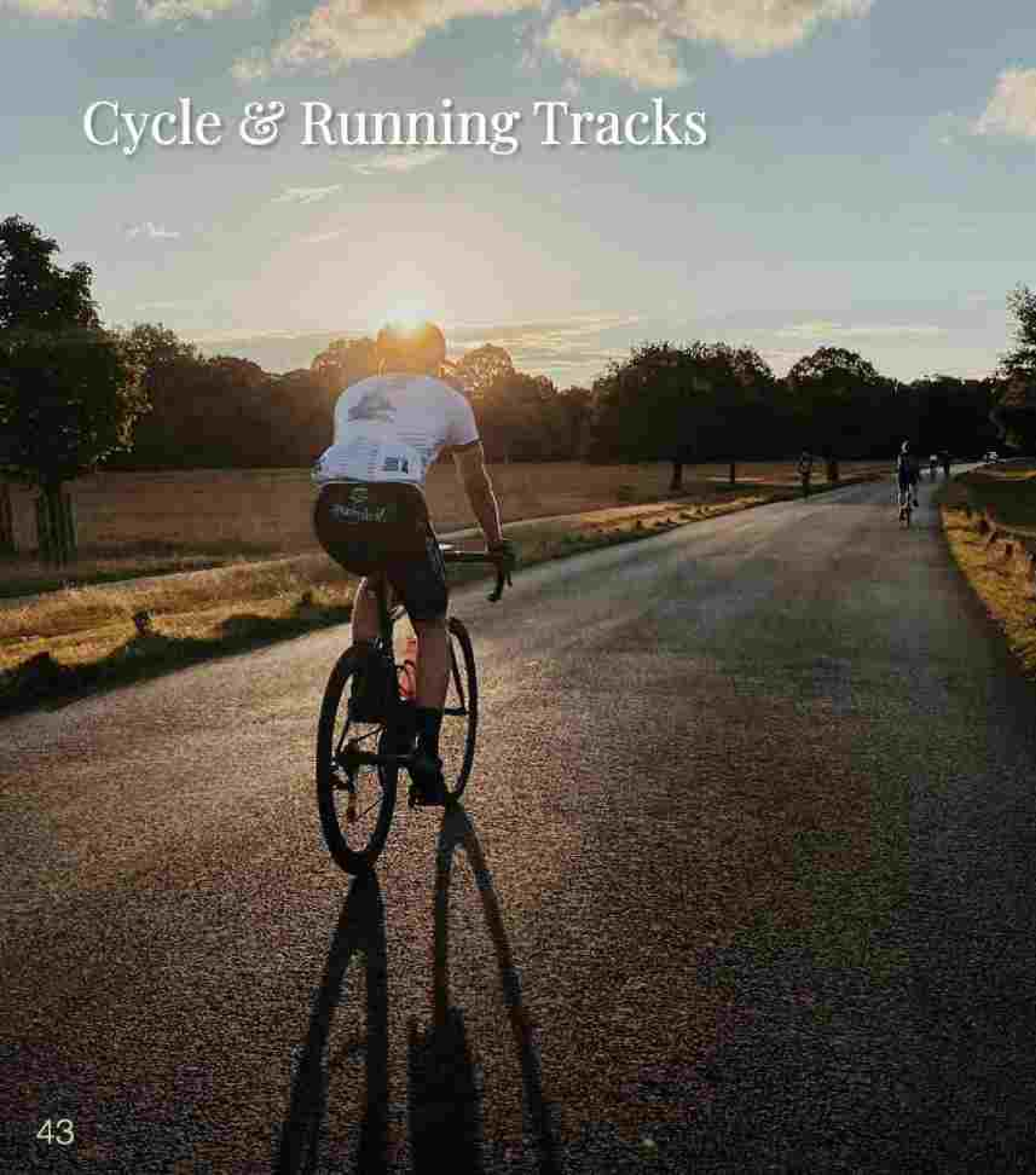
Ball Courts

Soccer Fields



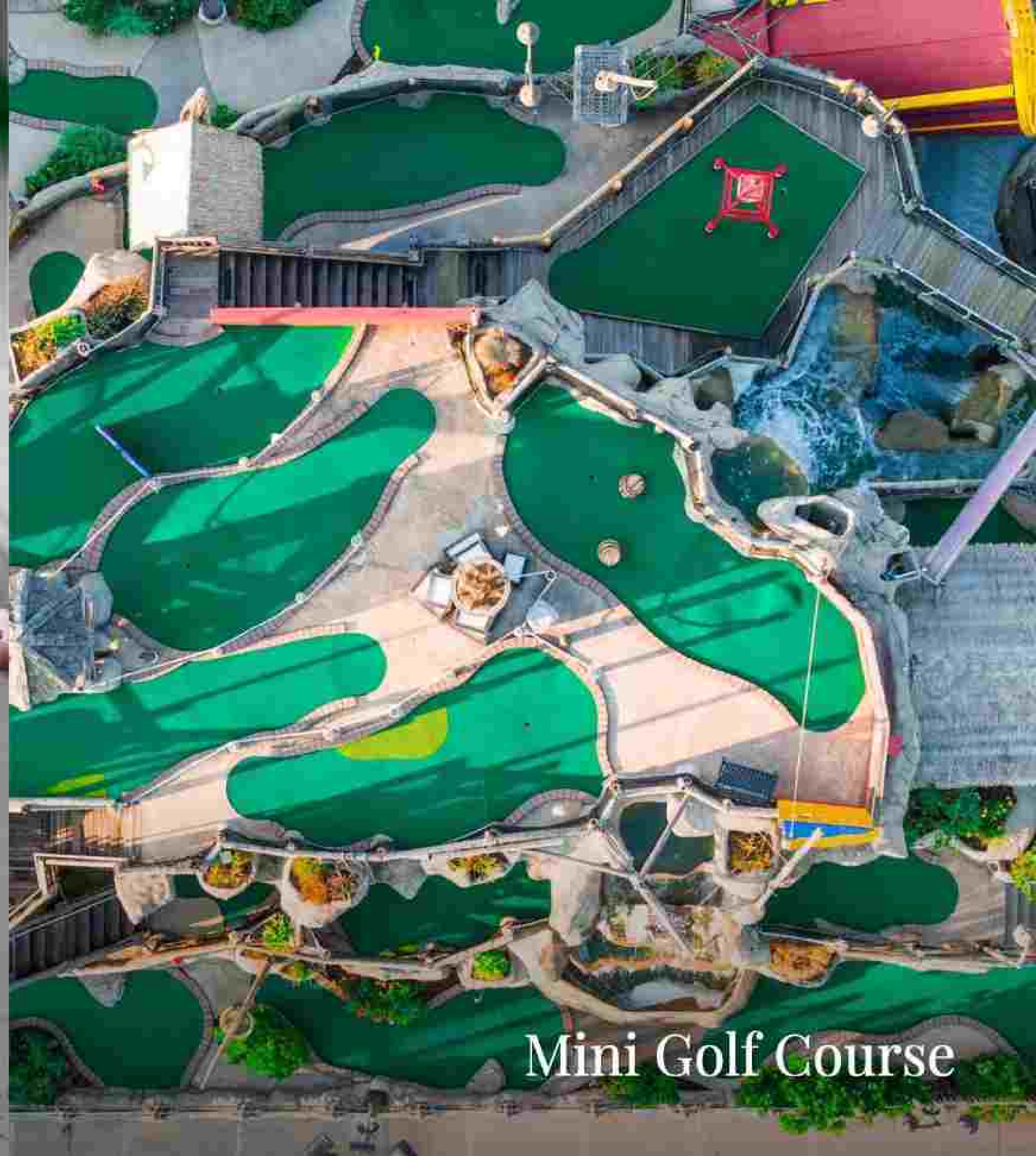
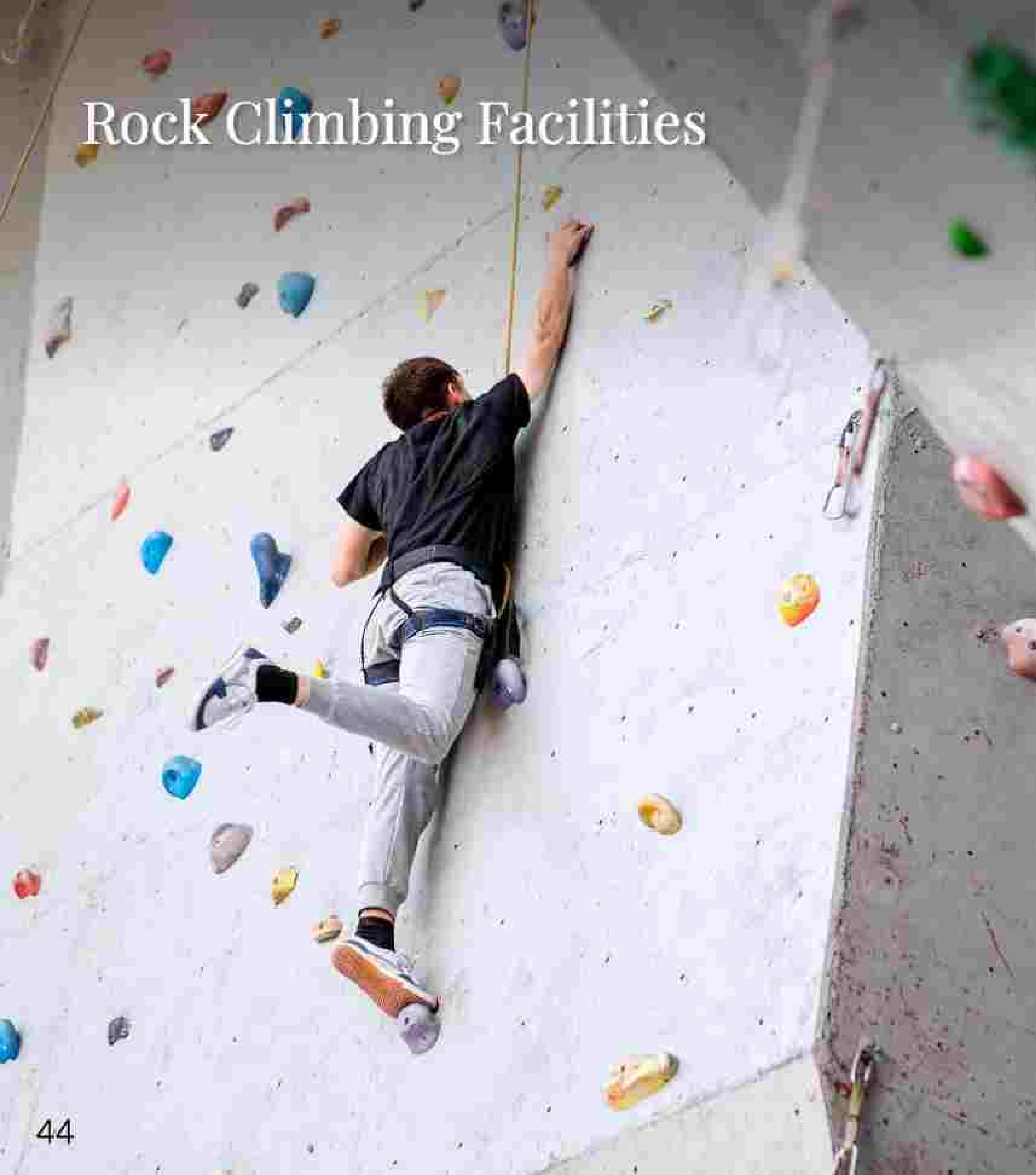
Cricket Grounds

Cycle & Running Tracks

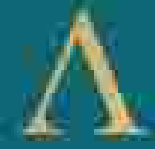


Indoor & Outdoor Gyms

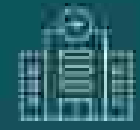
Rock Climbing Facilities



Mini Golf Course



COMMUNITY SERVICES



Medical Centres



Police & Fire Stations



Banking Facilities



Post Offices



Petrol Station & Carwash



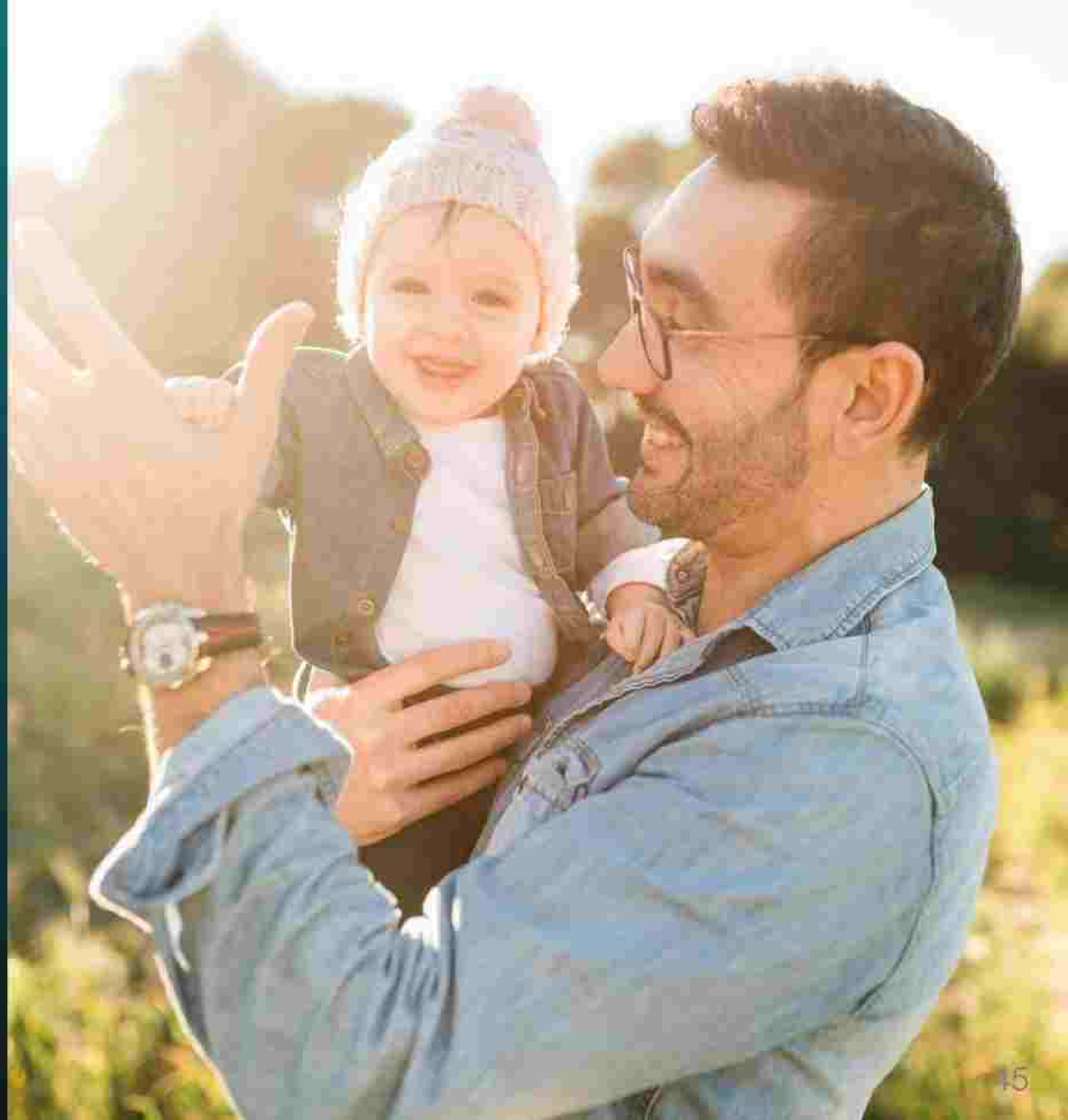
Childcare Facilities



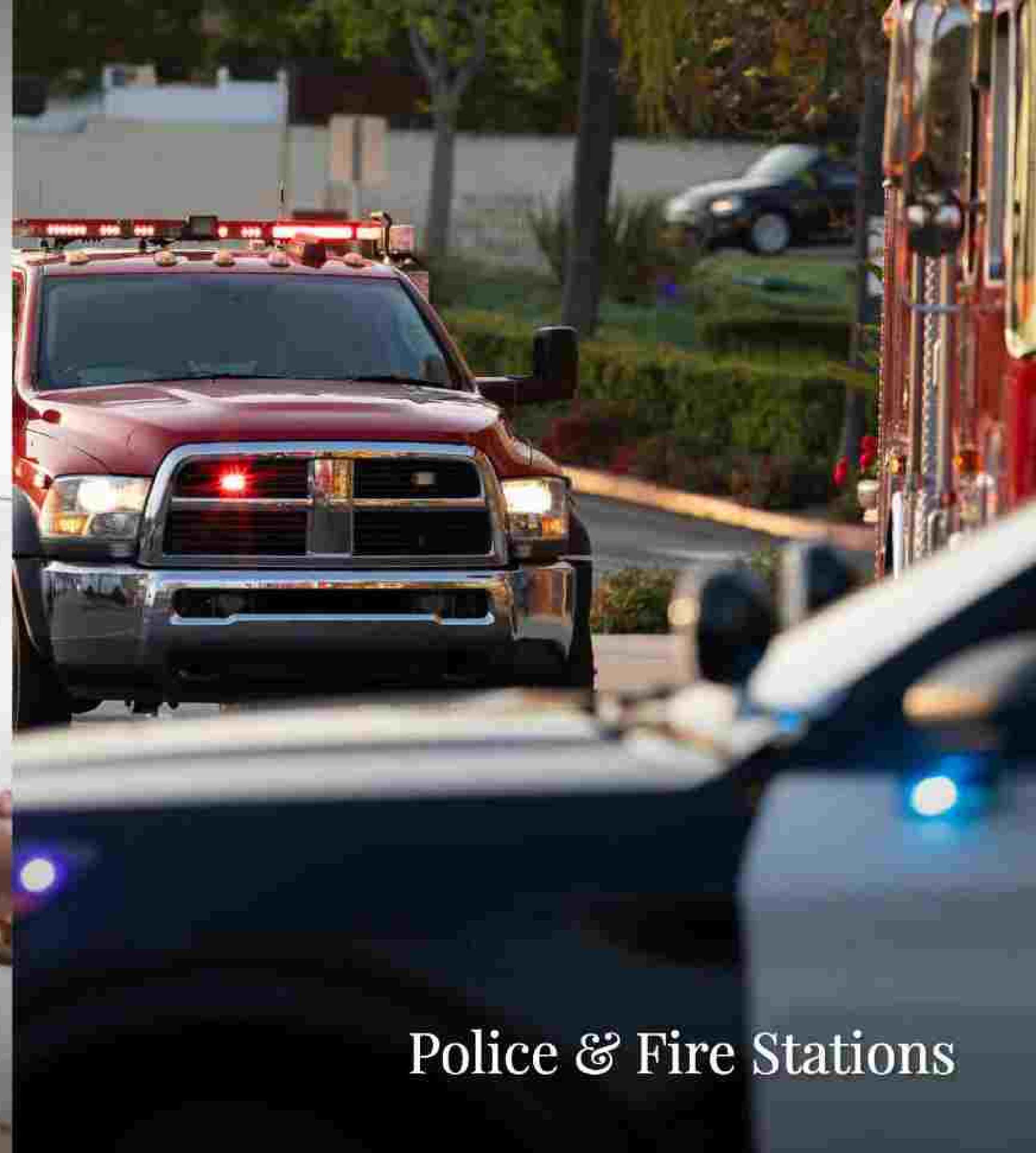
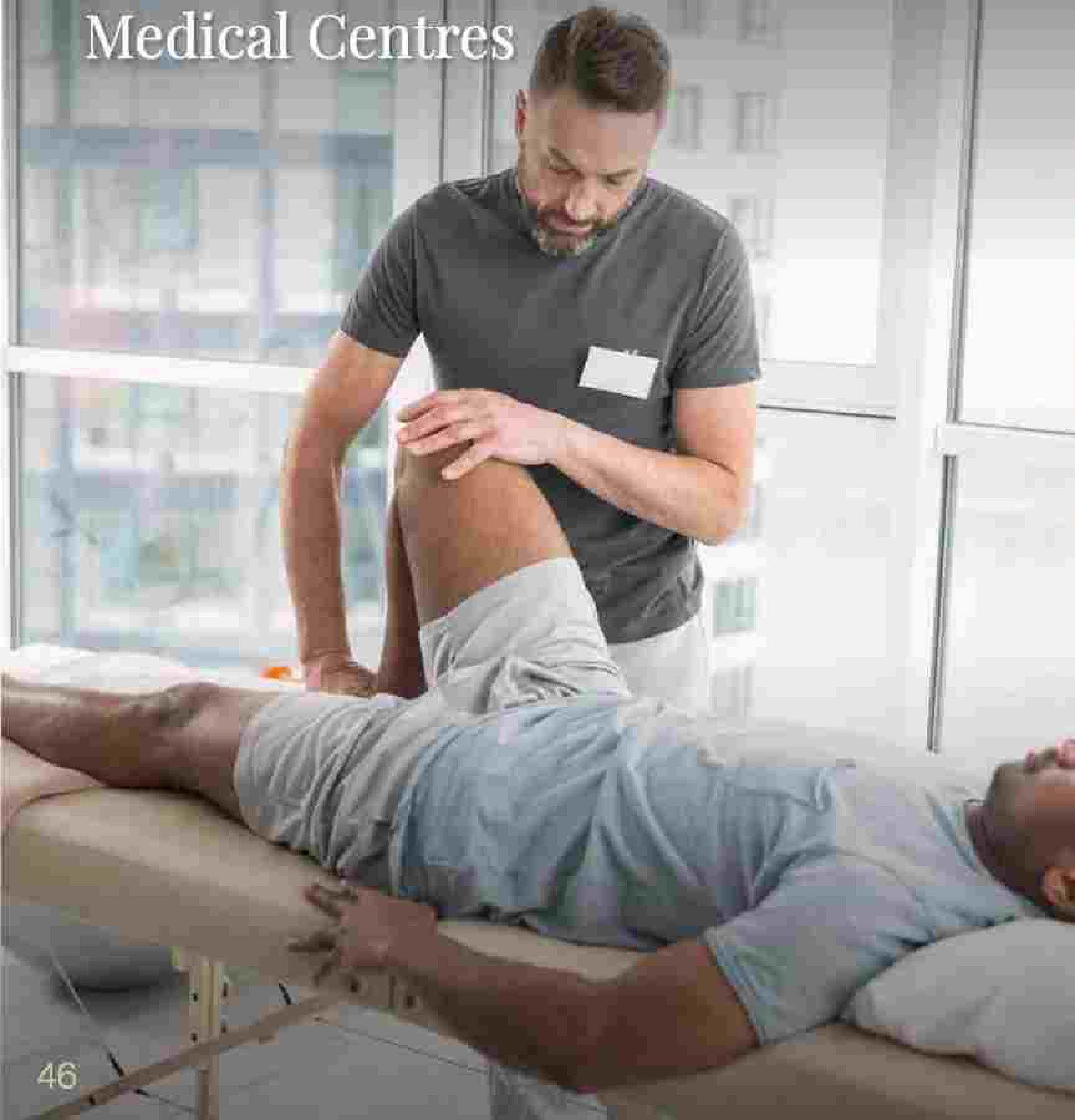
Shuttle Bus



Concierge



Medical Centres



Police & Fire Stations

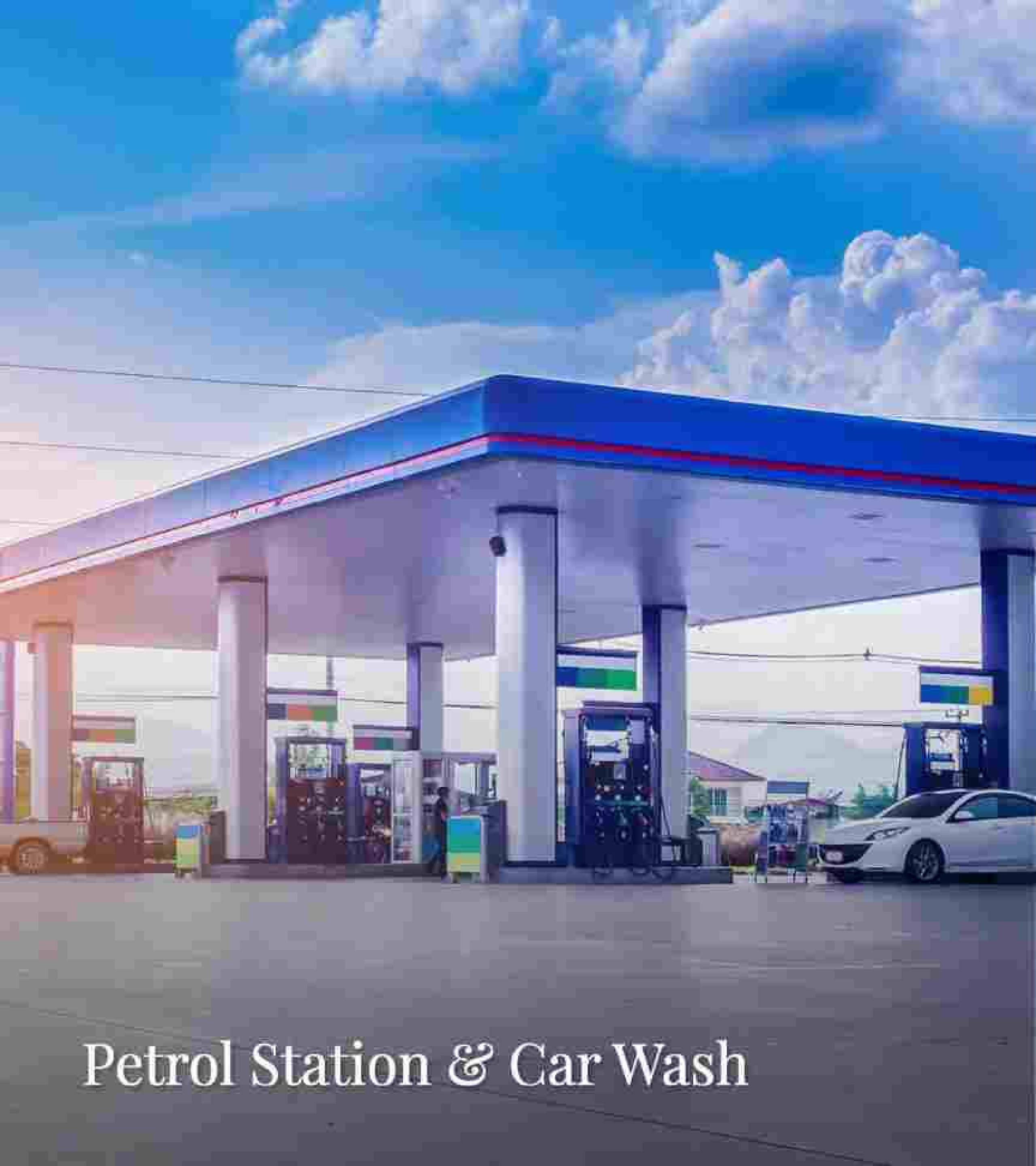
Banking Facilities



BANK



Post Offices



Petrol Station & Car Wash



Childcare Facilities



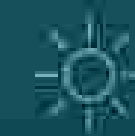
Shuttle Bus



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



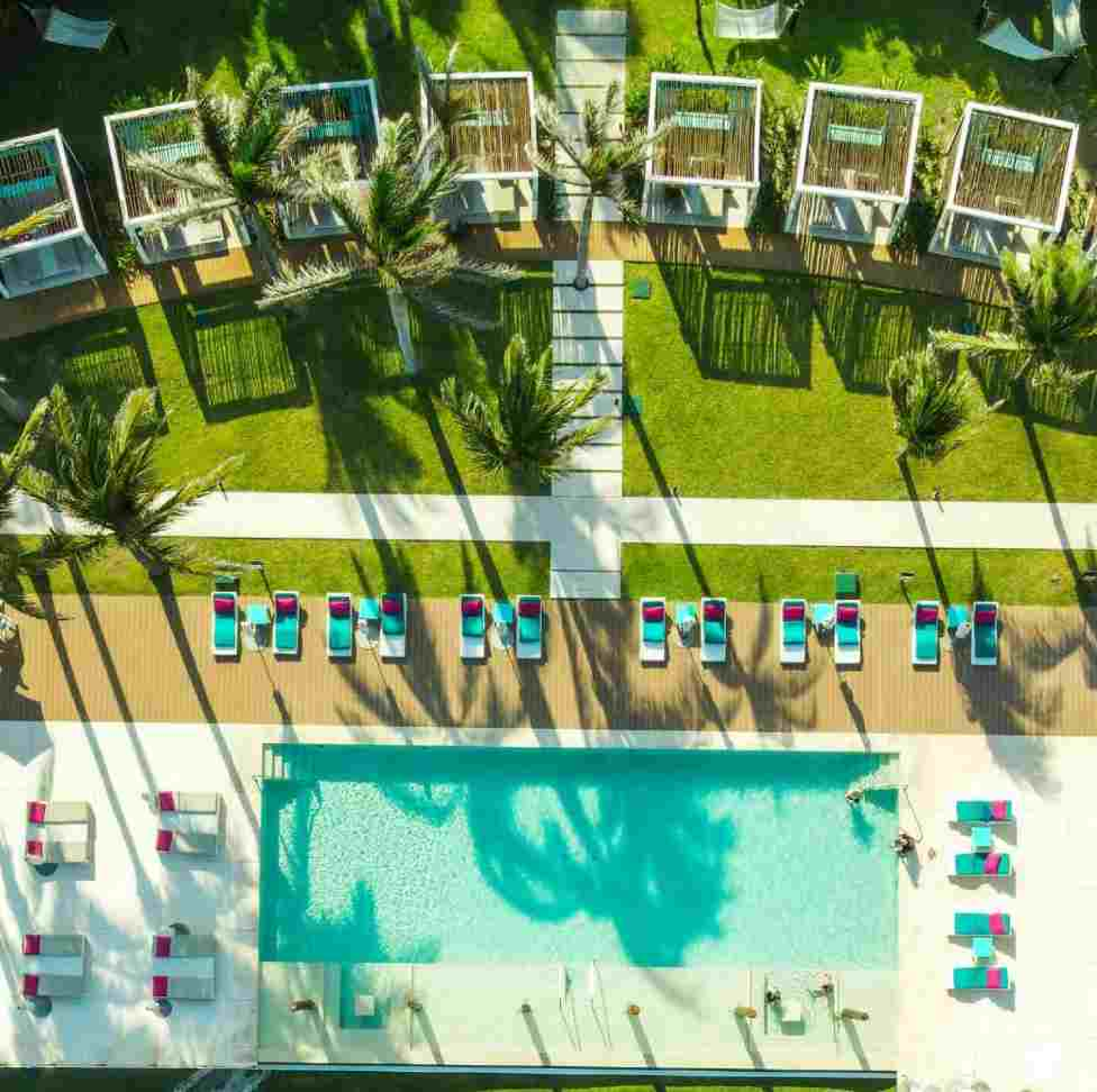
Hotels, Resorts & Spa



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





DUNES HEIGHTS

ARABIAN HILLS ESTATE
PHASE 1

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



SHOPPING CENTER

GHAF PARK

RETAIL OUTLETS

COMMUNITY CENTRE

WALKING TRACK

MOSQUE

LAKE

MOSQUE

RETAIL OUTLETS

MOSQUE

SCHOOL

COMMUNITY PARK

CLINIC

MOSQUE

COMMUNITY CENTRE

WALKING TRACK

ARABIAN HILLS ESTATE

PHASE 1



ARABIAN HILLS

PHASE 2

DUNES HEIGHTS





ARABIAN
HILLS
ESTATE

The Developer & Strategic Development Partners



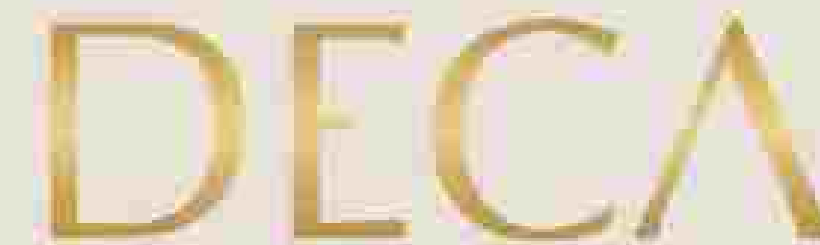
A leading real estate master developer revolutionizing property development in the region through innovation and sustainability. Its upcoming residential and commercial projects are designed to offer exceptional investment opportunities aligned with Abu Dhabi's 2030 vision.



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.



ARABIAN HILLS

ESTATE

PRESENTED BY

DECA

info@arabianhillsestate.com | +971 56 868 6786

UTC B-14 Main Sheikh Zayed Road
Al Wasl, Dubai, UAE