LIFE BEGINS AT



ARABIAN HILLS

ESTATE

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.

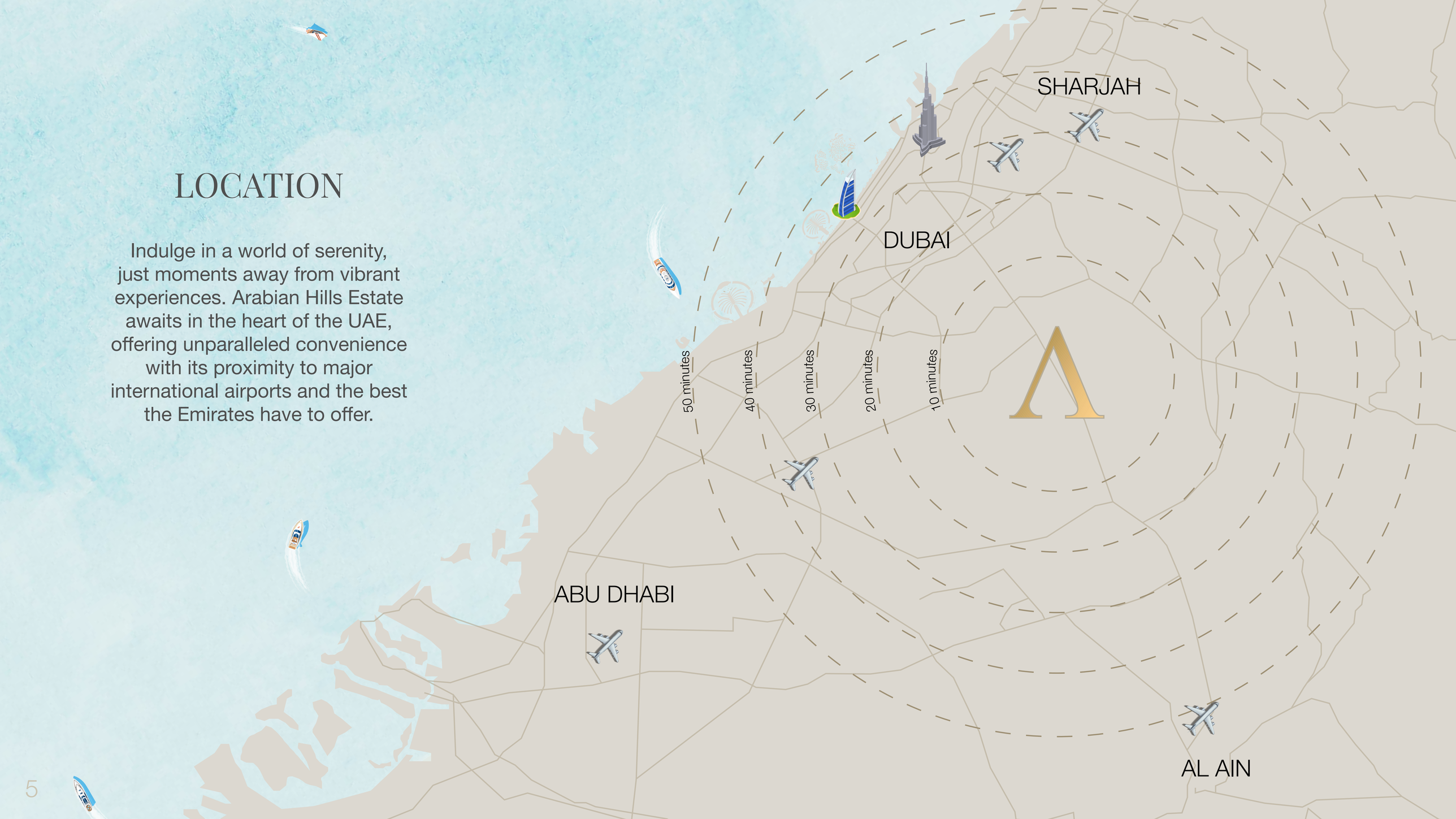
MASTER PLAN



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



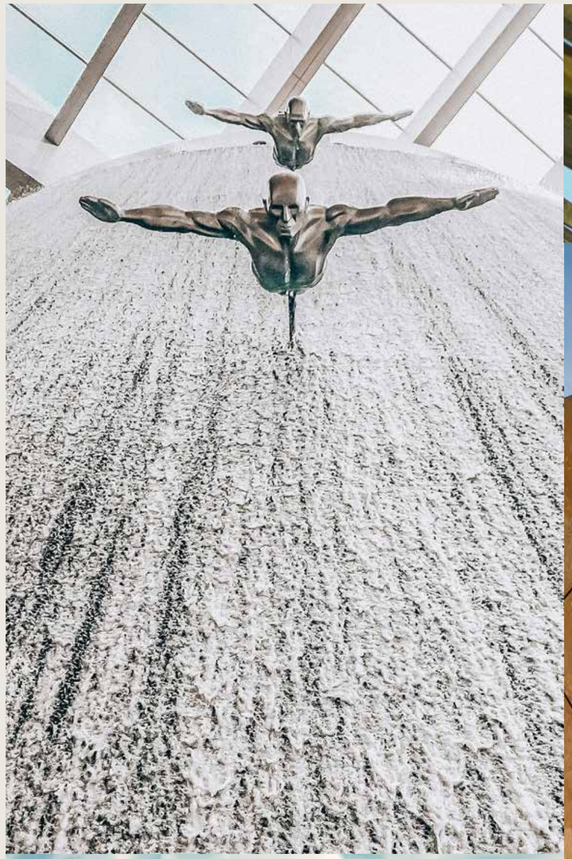


THE LAND OF LIMITLESS

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



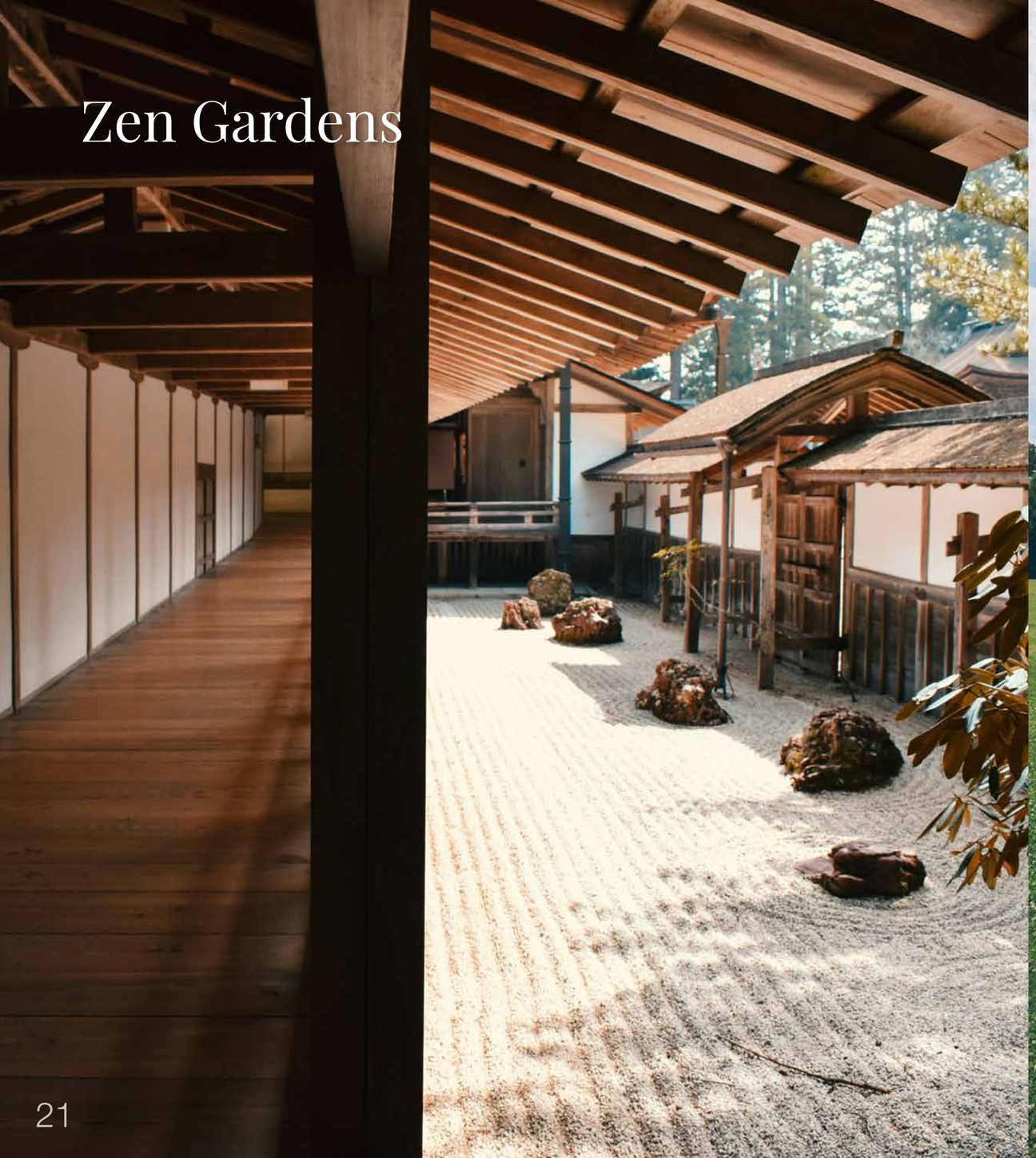
Lounge Pool

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

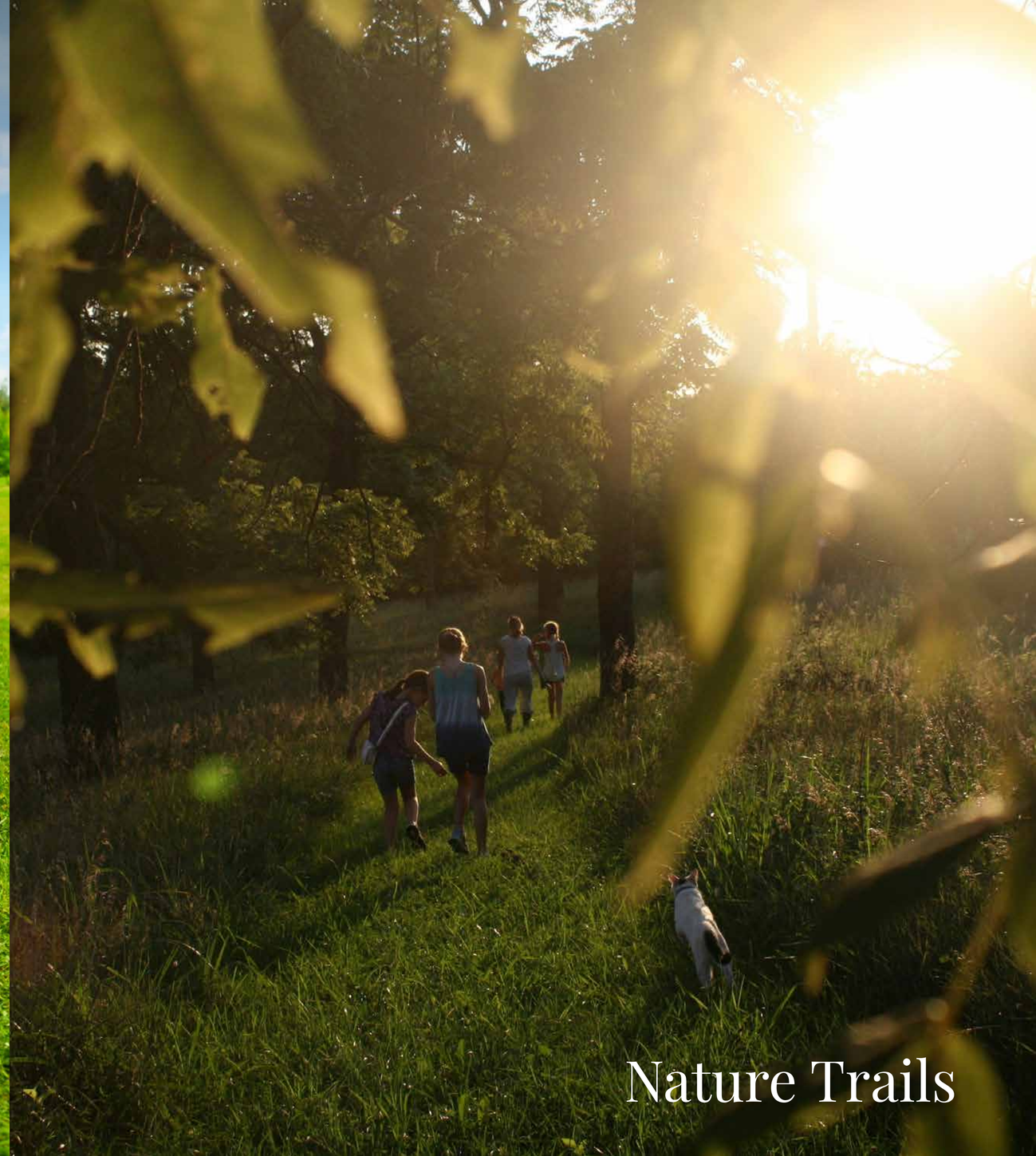




Serene Parks

Play Areas





Nature Trails

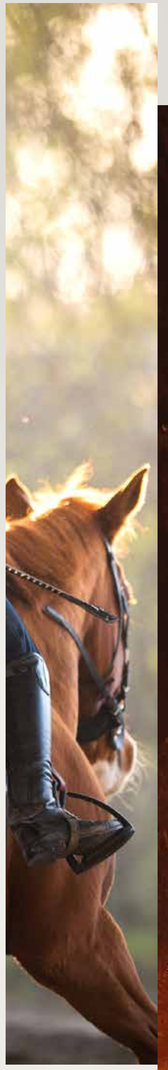
Open Parks



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



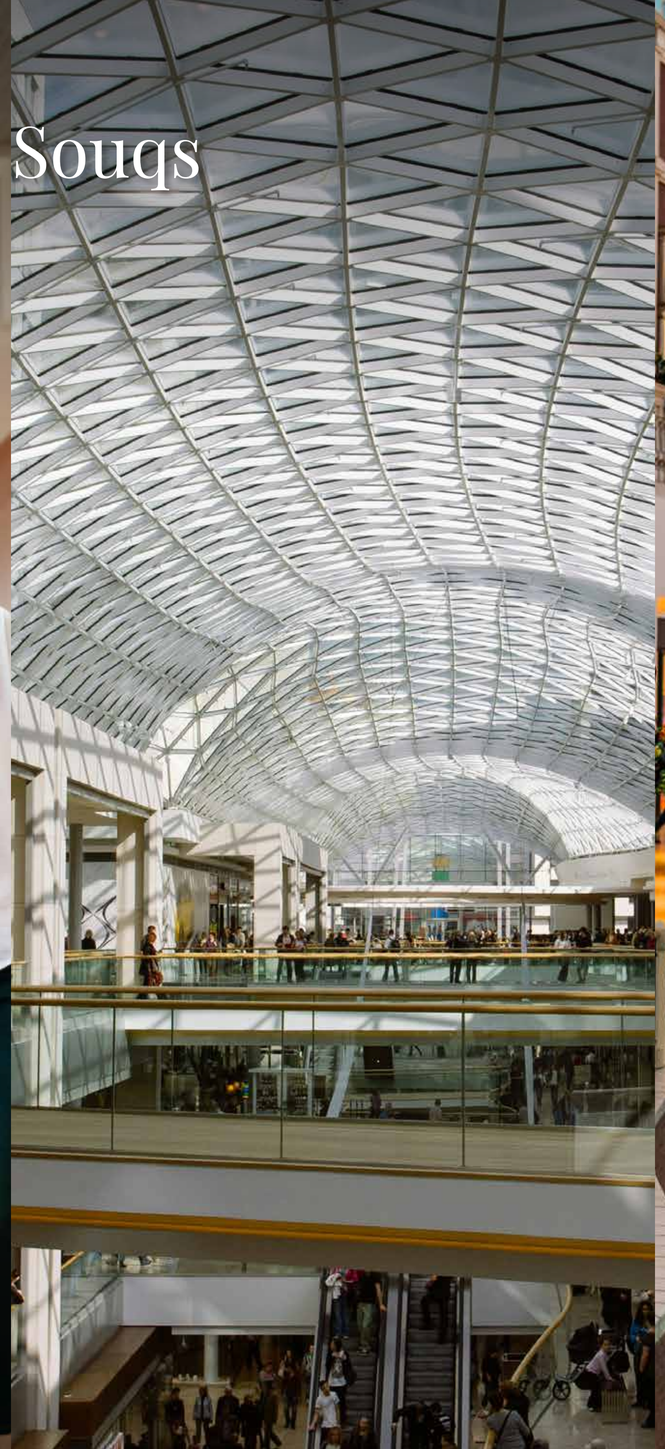
Wellness Centres

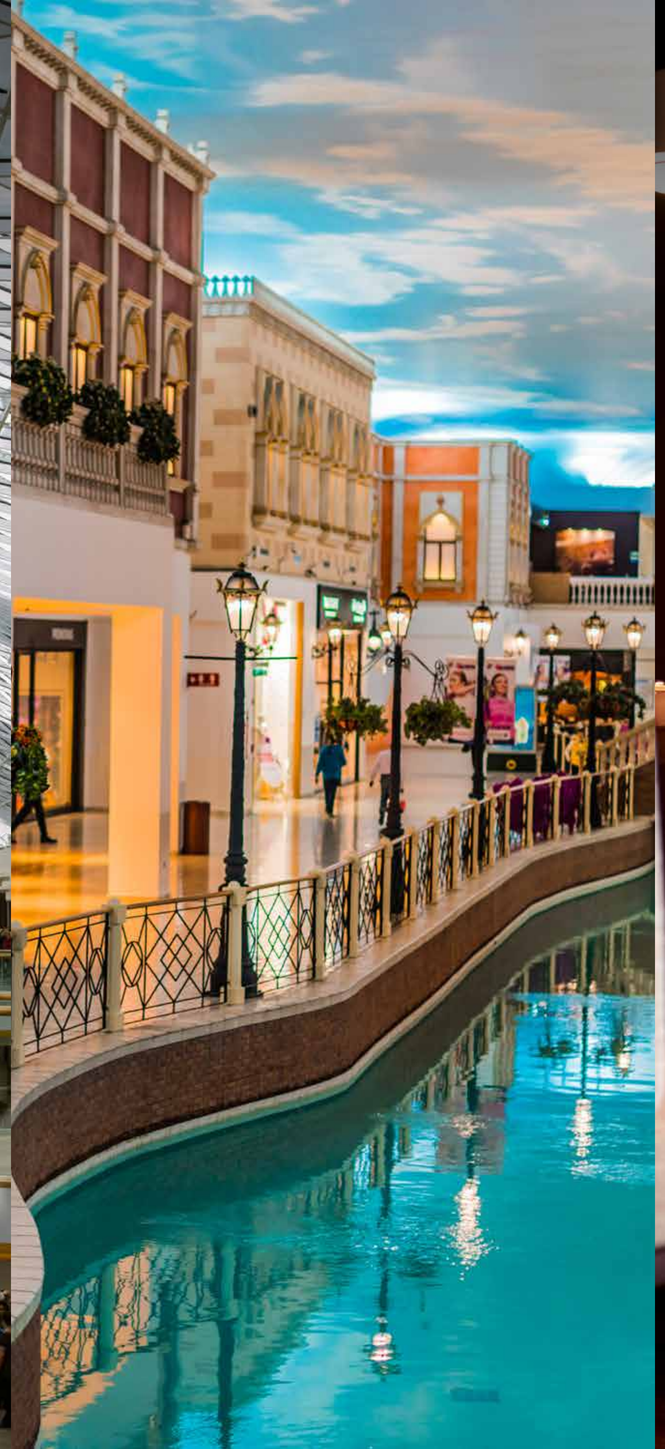
Fitness Centres

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

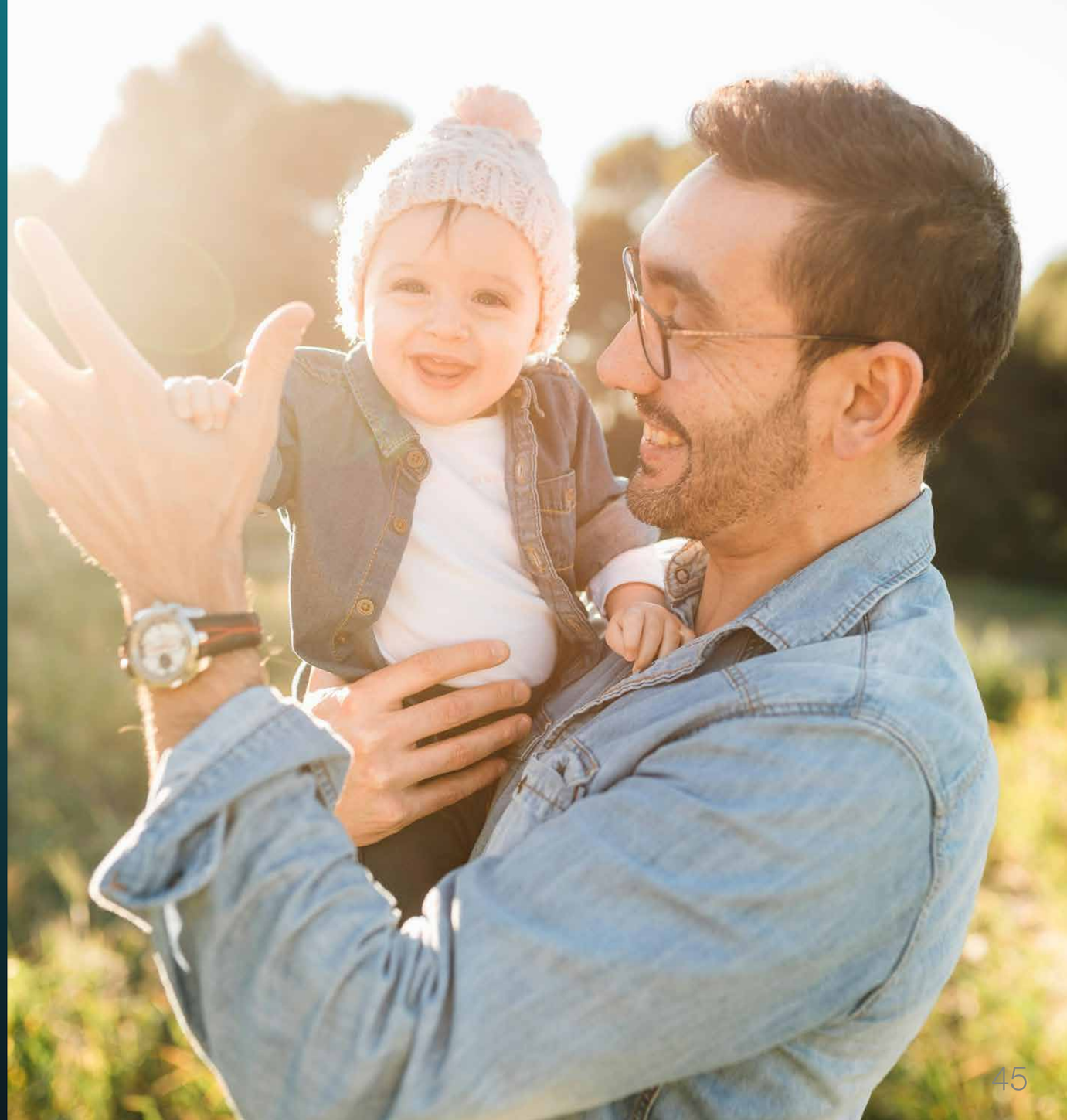
Rock Climbing Facilities



Mini Golf Course

COMMUNITY SERVICES

- Medical Centres
- Police & Fire Stations
- Banking Facilities
- Post Offices
- Petrol Station & Carwash
- Childcare Facilities
- Shuttle Bus
- Concierge



Medical Centres



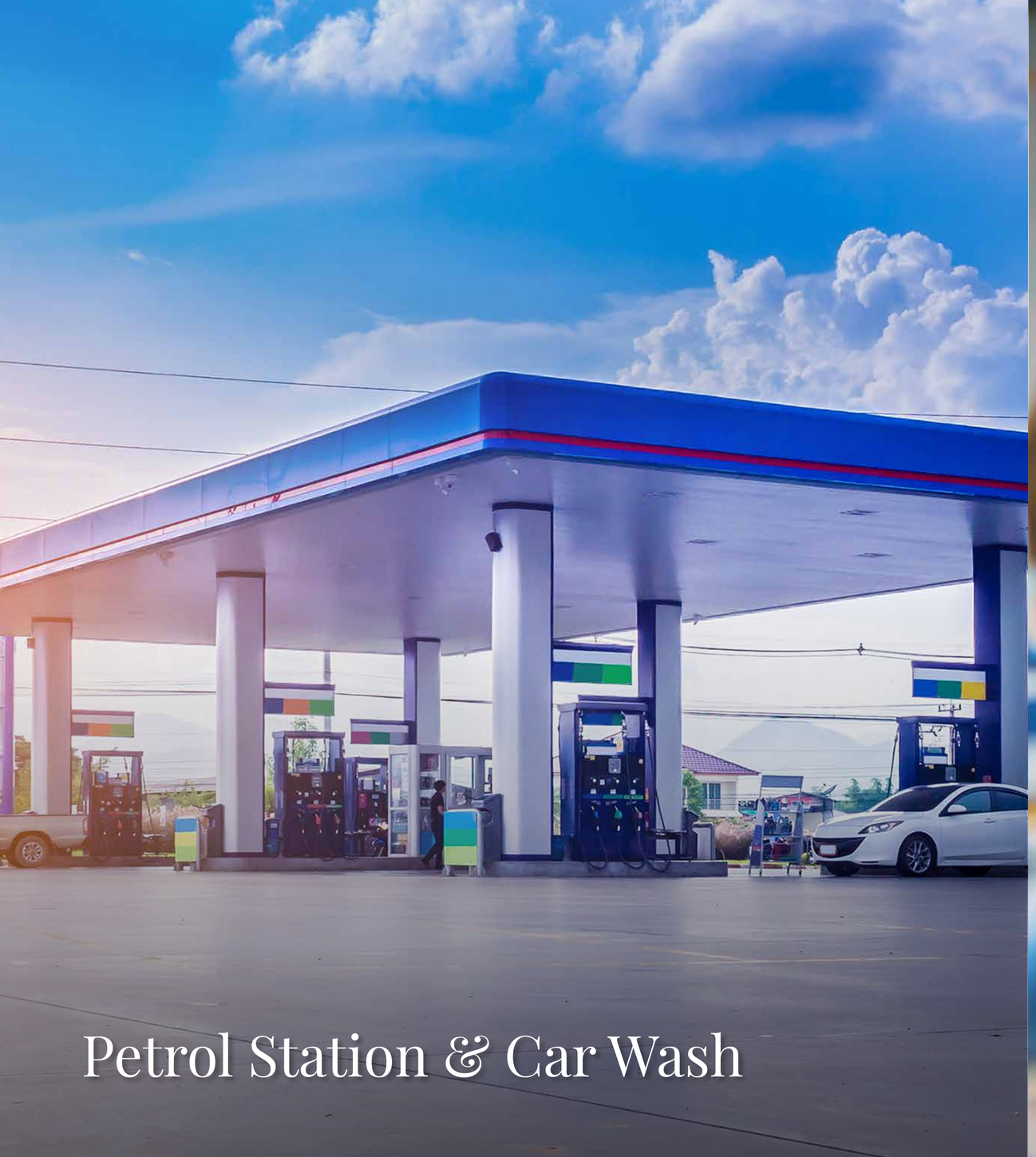
Police & Fire Stations

Banking Facilities





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





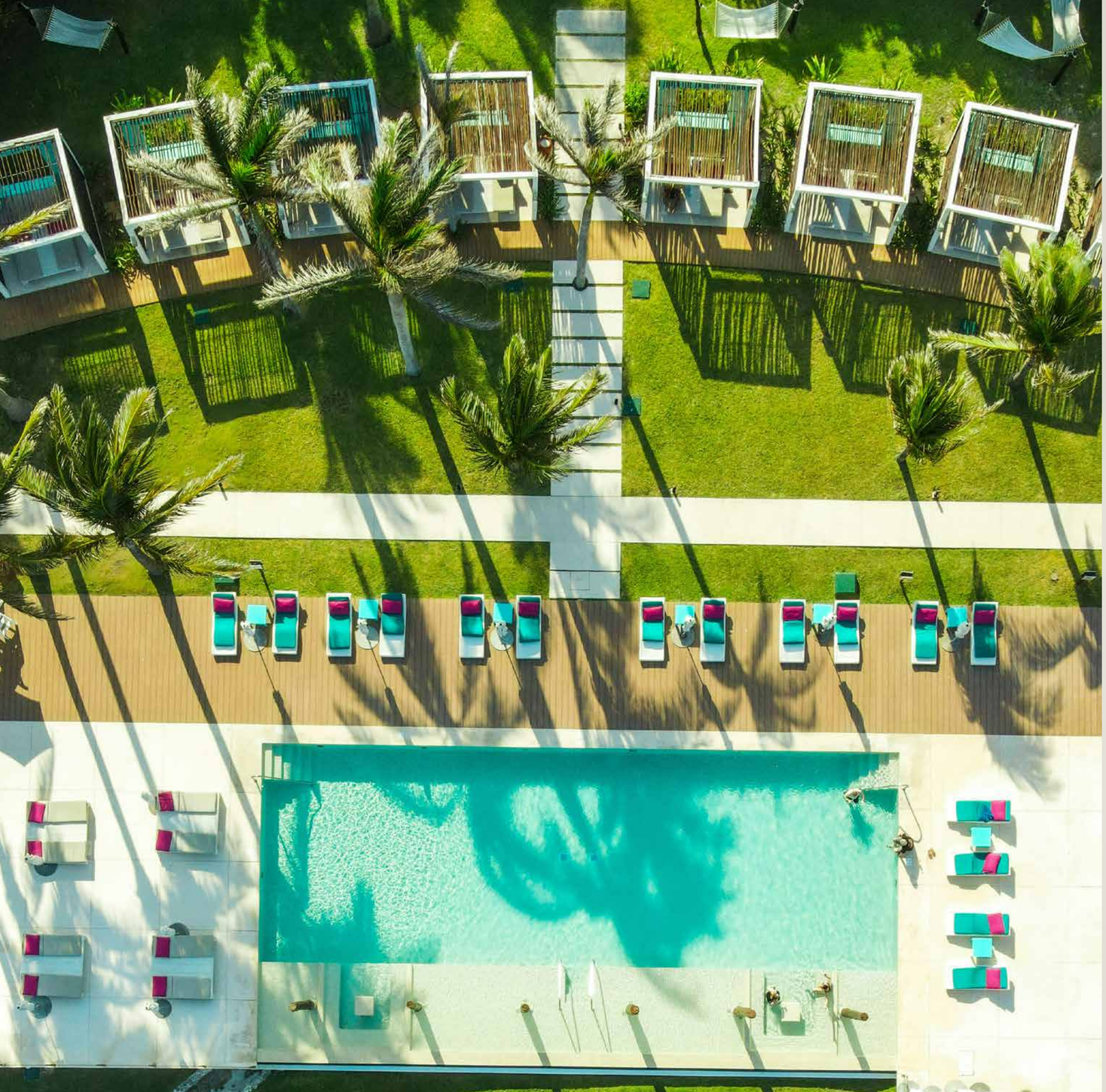




A PINNACLE OF GRANDEUR

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 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



ARABIAN HILLS ESTATE

PHASE 1


MOSQUE
GHAF PARK
MOSQUE
COMMUNITY CENTRE
WALKING TRACK
HEALTHCARE CENTRE
COMMUNITY PARK
RETAIL OUTLETS
COMMUNITY PARK
RUN/CYCLE TRACK
COMMUNITY PARK
MOSQUE
SCHOOL
MOSQUE
LAKE
MOSQUE
POOL
MOSQUE
ARABIAN HILLS
PHASE 2

DUNES HEIGHTS




ARABIAN
HILLS
ESTATE

The Developer &
Strategic Development Partners

ARABIAN HILLS
ESTATE

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

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

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.