

The *Concept*



LIFE BEGINS AT



ARABIAN HILLS
ESTATE

Presented by

DECA



HARMONY WITH NATURE

A community designed to inspire, where every element celebrates the perfect balance of natural beauty and modern living.





OVERVIEW

- Introduction
- Master Plan
- The Location
- The Concept
- Water Amenities
- Green Spaces
- Equestrian Facilities
- World-Class Amenities
- The Project Phases
- The Developer





YOUR STORY BEGINS HERE

Arabian Hills Estate invites you to craft your dream home and lifestyle, with unmatched amenities at your doorstep.





MASTER PLAN





LOCATION

Discover serenity at the heart of the UAE,
perfectly connected to major airports and the
Emirate's finest experiences.

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ABU DHABI

DUBAI

SHARJAH

AL AIN

DECA

50 minutes

40 minutes

30 minutes

20 minutes

10 minutes



UNDER 25 MINS

Hot Air balloon	11 Mins
Skydive	12 Mins
Rugby Seven	20 Mins
Outlet Mall	24 Mins
Zayed University	27 Mins

UNDER 30 MINS

Academic City	27 Mins
University of Dubai	27 Mins
Silicon Central Mall	27 Mins
Silicon Oasis	27 Mins
District 11	30 Mins

UNDER 40 MINS

Repton School	34 Mins
Dubai Creek Harbour	36 Mins
Latifa Hospital	40 Mins
Dubai Mall	40 Mins
City Walk	40 Mins

UNDER 50 MINS

Rashid Hospital	42 Mins
Dubai Intl' Airport	44 Mins
Al Ain Intl' Airport	44 Mins
Nikki Beach	45 Mins
La Mer Beach	47 Mins





A community crafted for exceptional living
experience the unmatched elegance of Arabian Hills Estate.





ENDLESS POSSIBILITIES

Discover the UAE's vibrant culture, world-class entertainment, luxury shopping, and exceptional cuisine all in one remarkable destination.

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UNLOCK INVESTMENT OPPORTUNITIES

- . Stable Market
- . Tax-Friendly Economy
- . World-Class Infrastructure
- . Strategic Global Location
- . Luxury Lifestyle Access
- . UAE Golden Visa Eligibility
- . Top-Tier Healthcare & Education
- . Renowned for Safety and Security





The *Concept*





INTRODUCING The *Concept* A FIRST IN BESPOKE LIVING

For the first time in the UAE, "The Concept" lets you design your dream home on your own land. Choose a premium plot in Arabian Hills Estate and select from customizable villa designs that reflect your style.

No two homes will be alike, ensuring your residence is as unique as your vision. This is luxury, reimagined—your land, your design, your masterpiece.

Welcome to "The Concept."

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EVERY VILLA, A UNIQUE STORY

At Arabian Hills Estate, "The Concept" brings individuality, elegance, and harmony to life with exclusive villa designs. Each is crafted to inspire bespoke luxury living.

- QASR AL YASMEEN

A blend of modern sophistication and timeless allure, perfect for elegant living.

- QASR AL WAHA

A modern oasis, where sleek architecture meets lush, green retreats.

- AL MAHA

Designed for tranquility, combining desert-inspired beauty with luxurious comfort.

- ANDALUSIA

A nod to timeless elegance, merging grand spaces with lush, natural surroundings.

- CASA DEL SOL

A celebration of nature, offering terraces and views that redefine outdoor luxury.

- AURORA

Bright and modern, designed to welcome light and serenity into every corner

- HACIENDA

Inspired by Spanish charm, with courtyards and warm, inviting details.

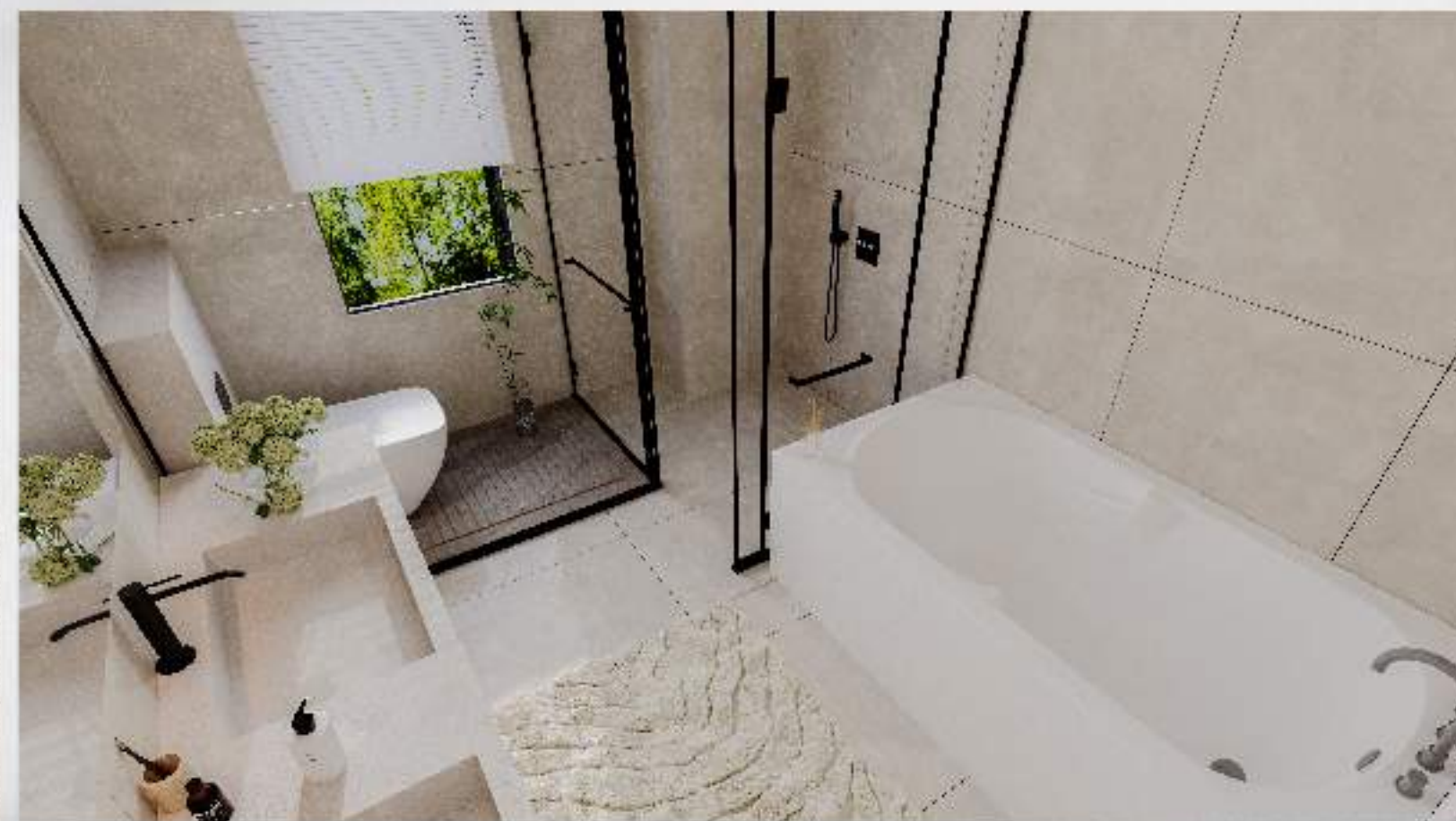
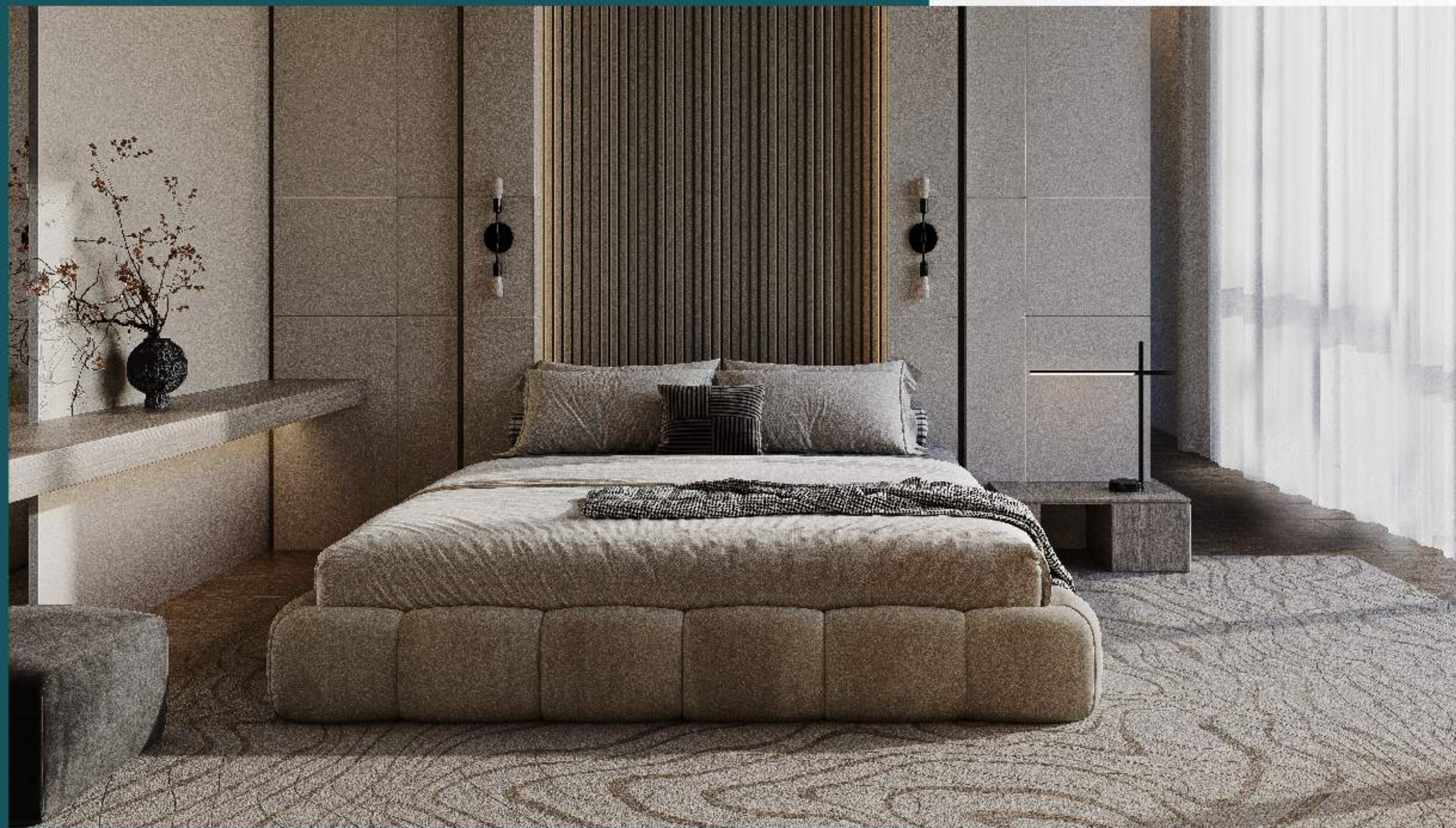
- VILLA ALEGRÍA

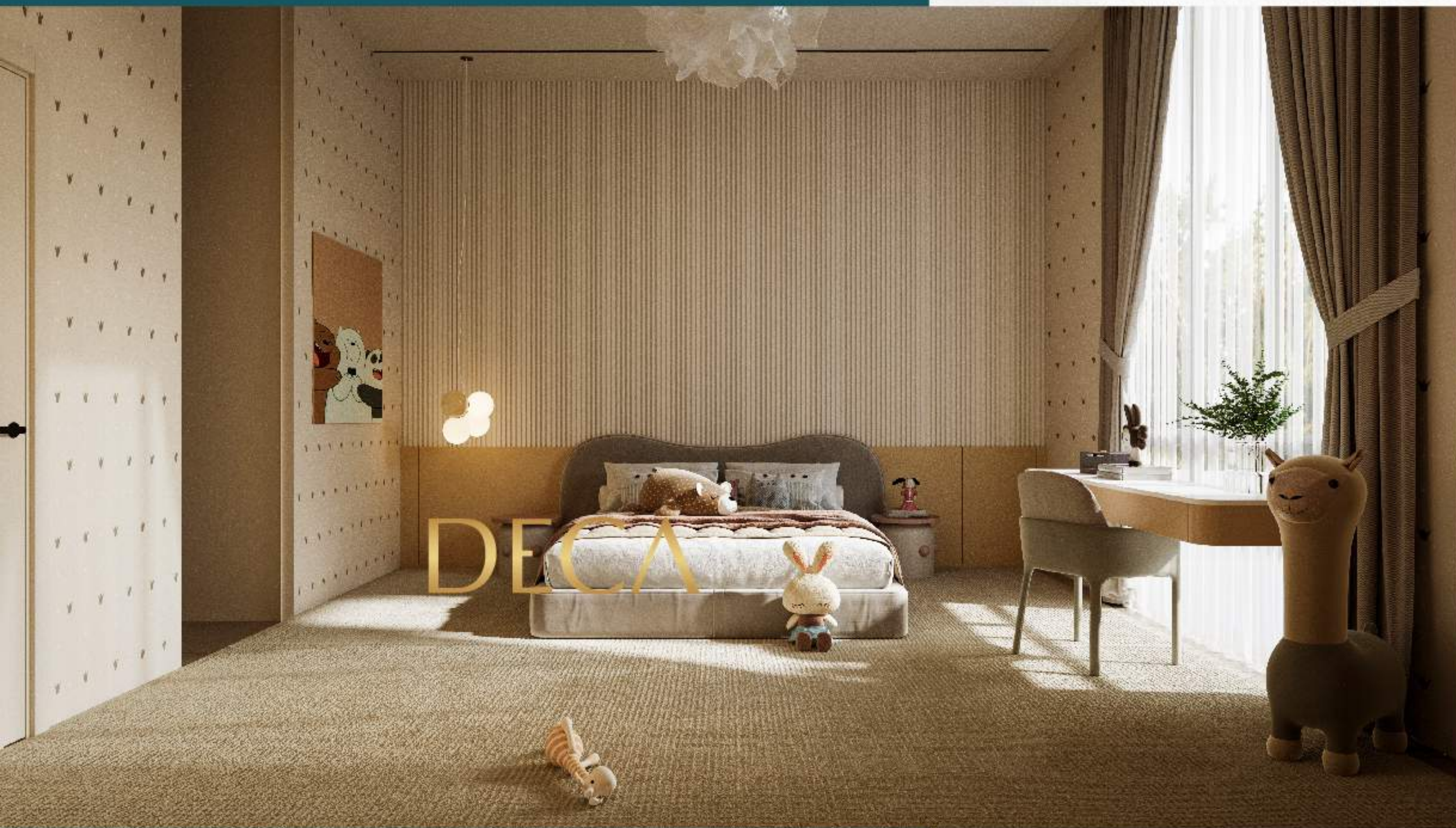
Spacious, serene, and joyful, centered around open courtyards and water features.

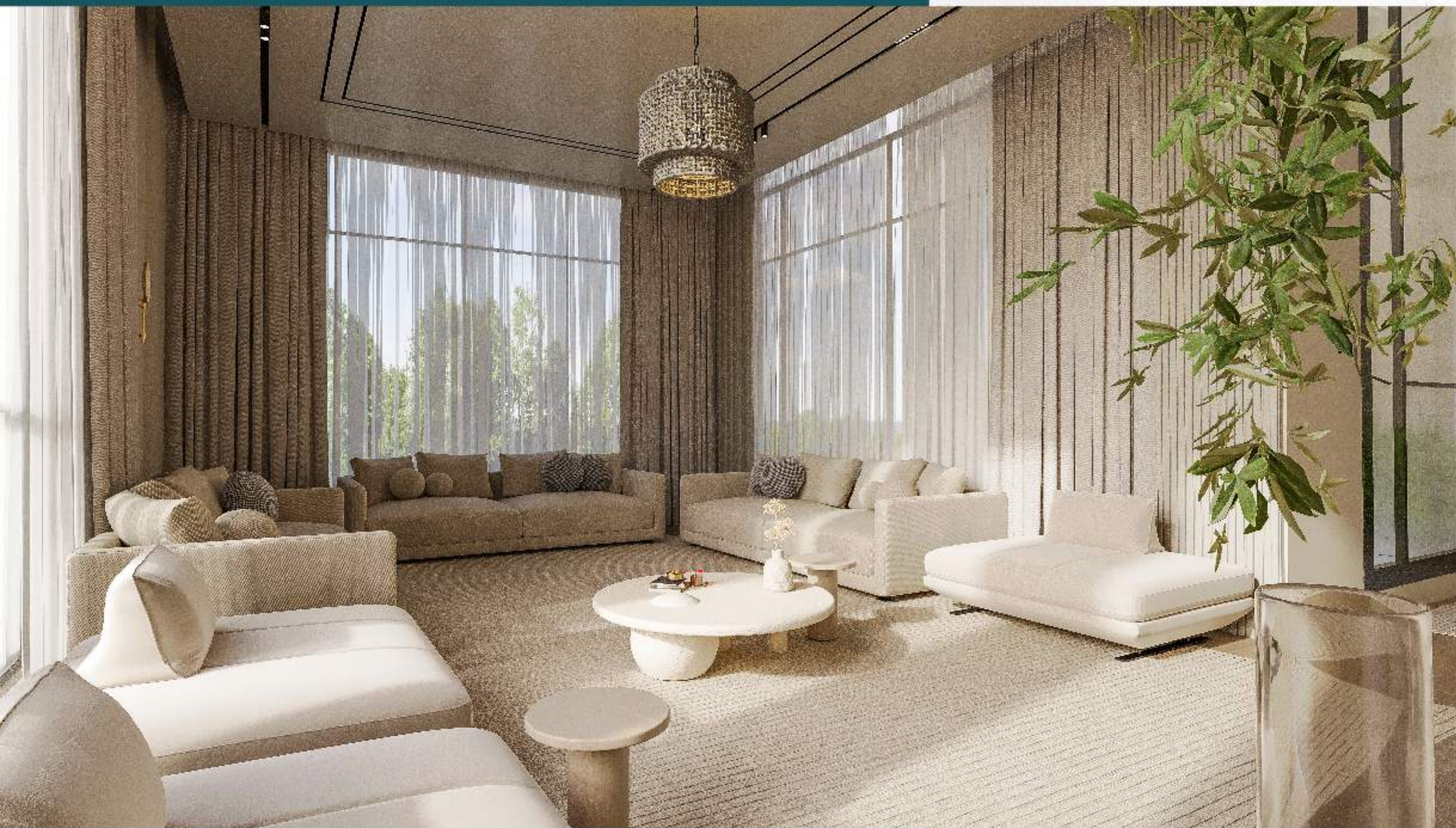
Each villa is unique, making Arabian Hills a community of distinction.
Your home is your story, your legacy



MASTER BEDROOM & BATHROOM



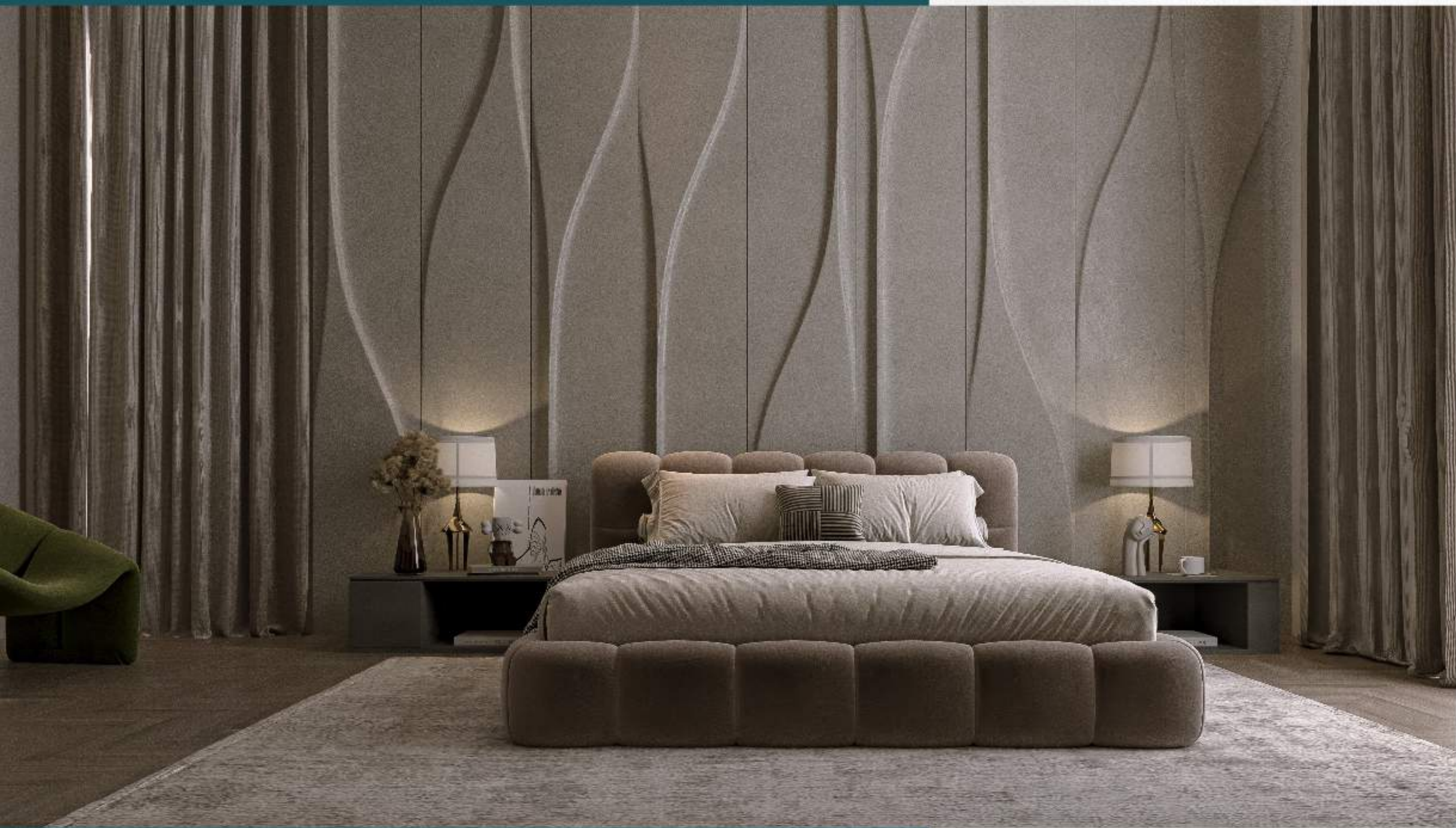


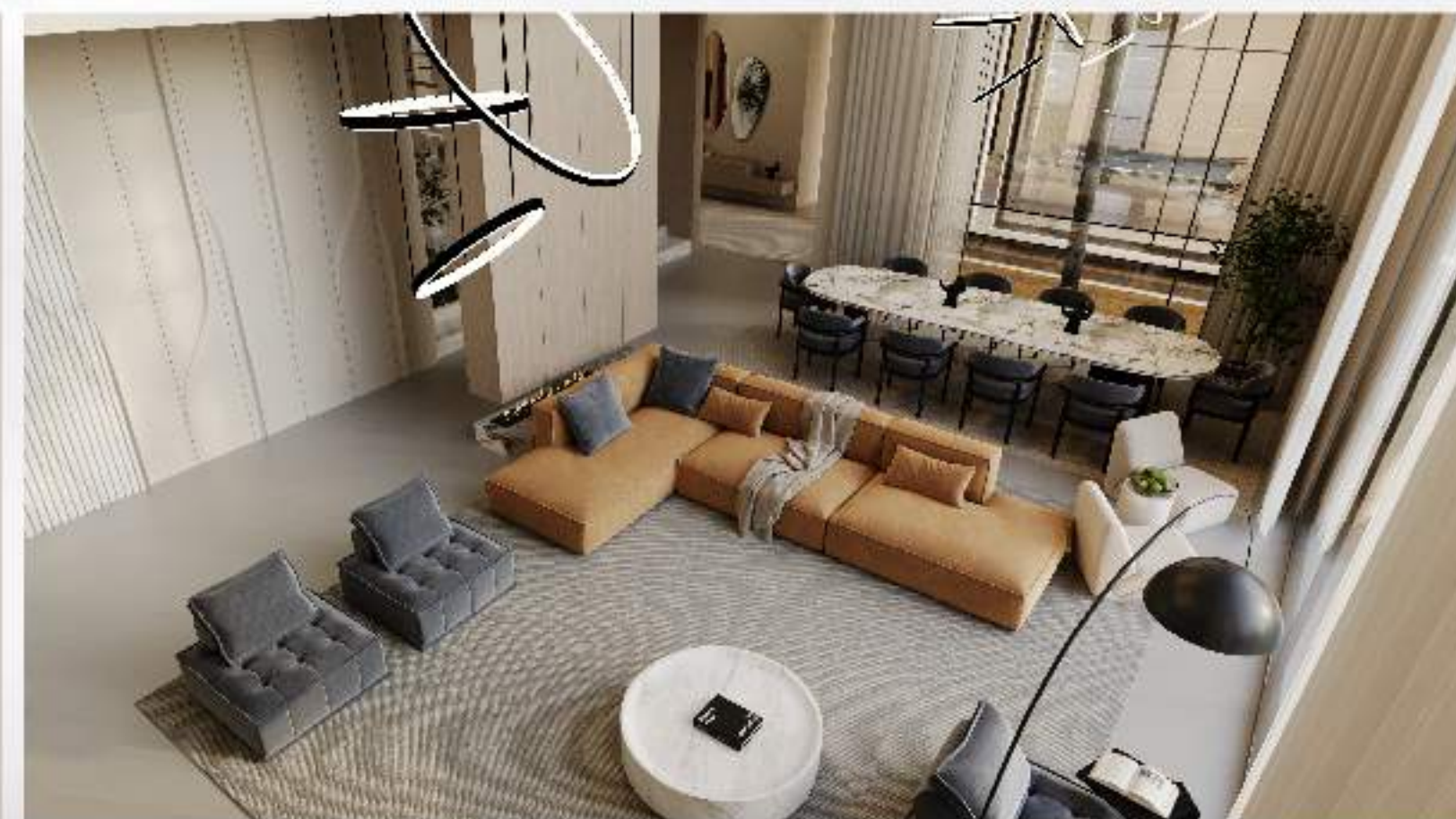
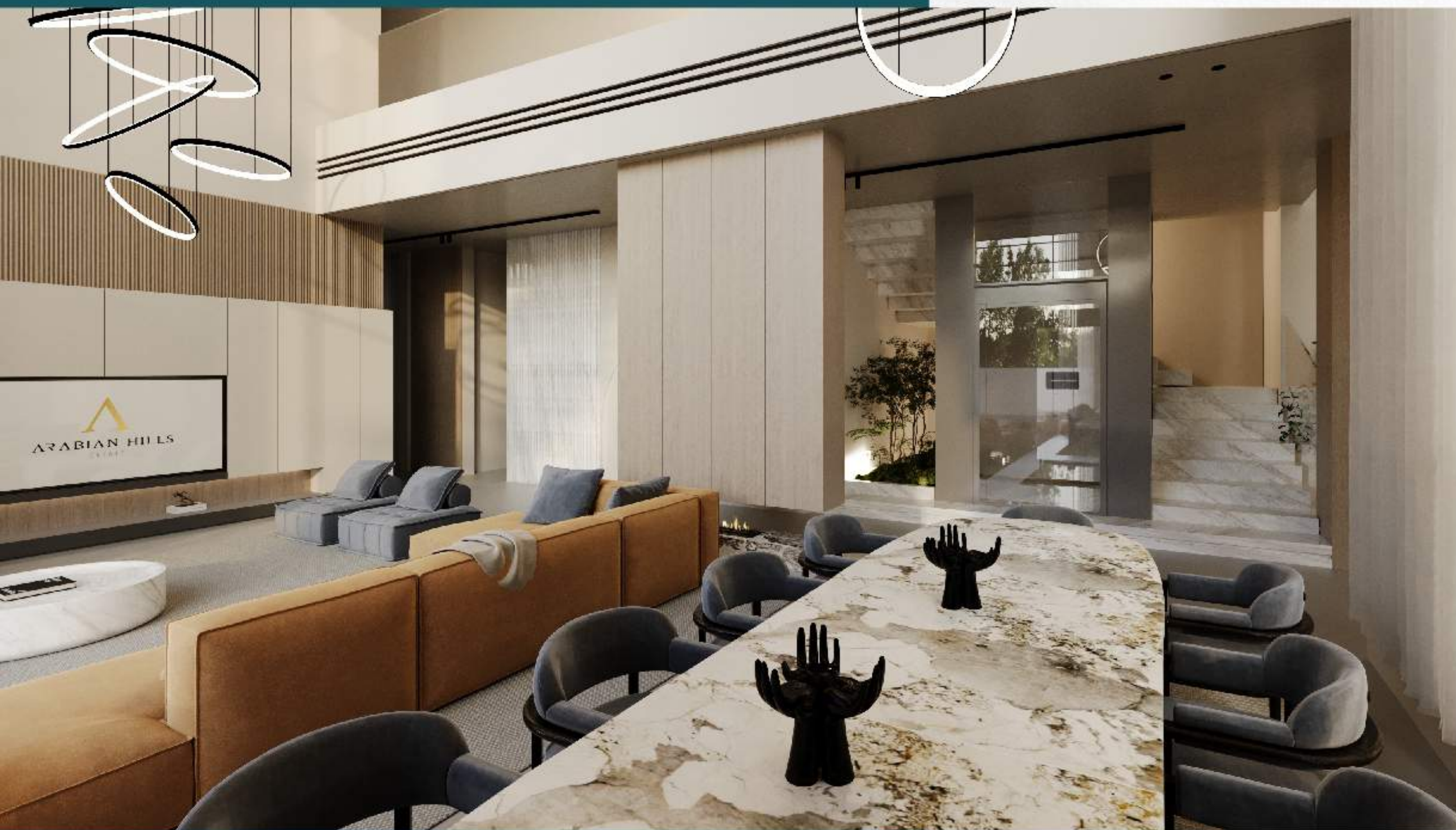




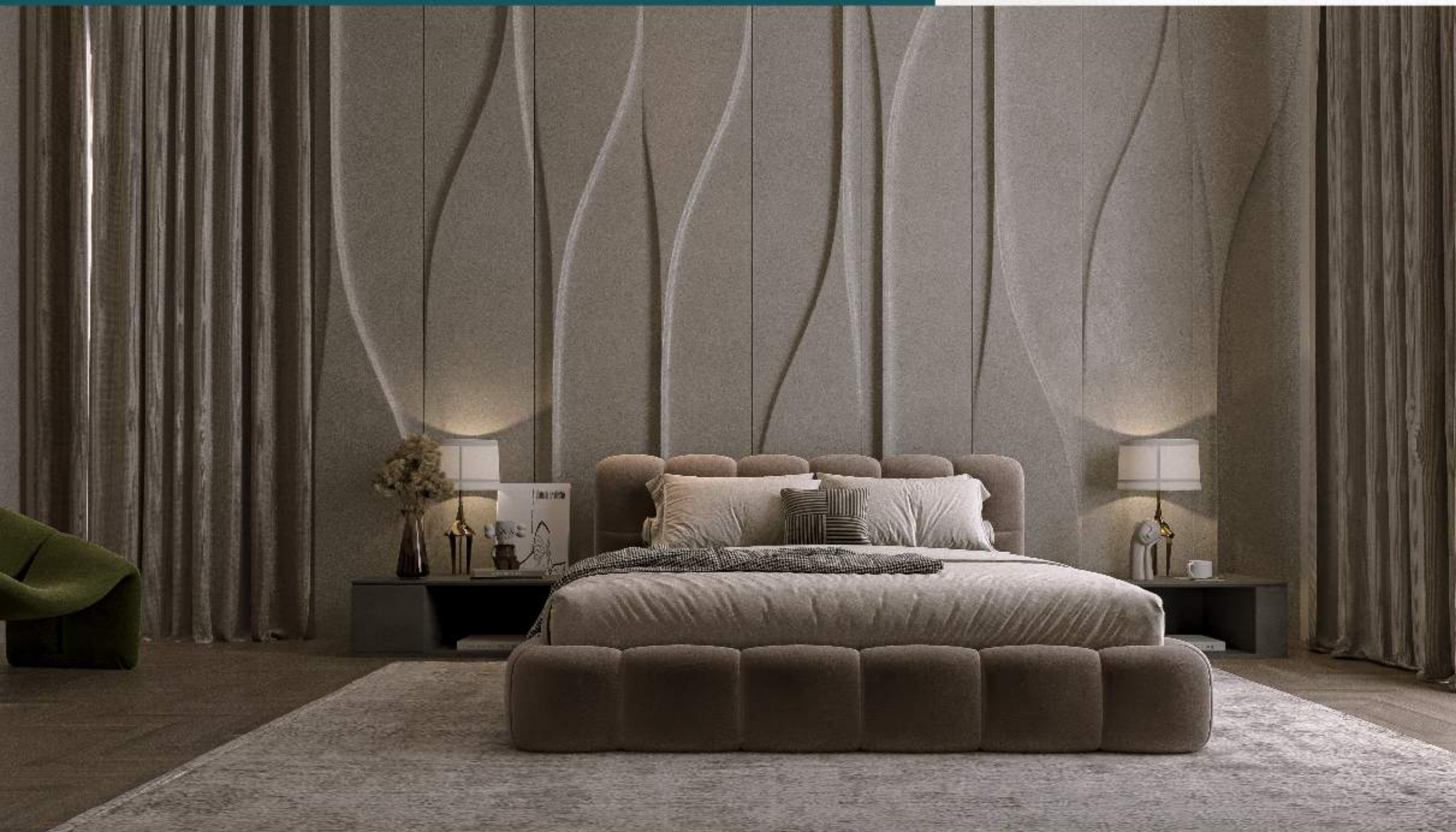
TYPICAL BEDROOM

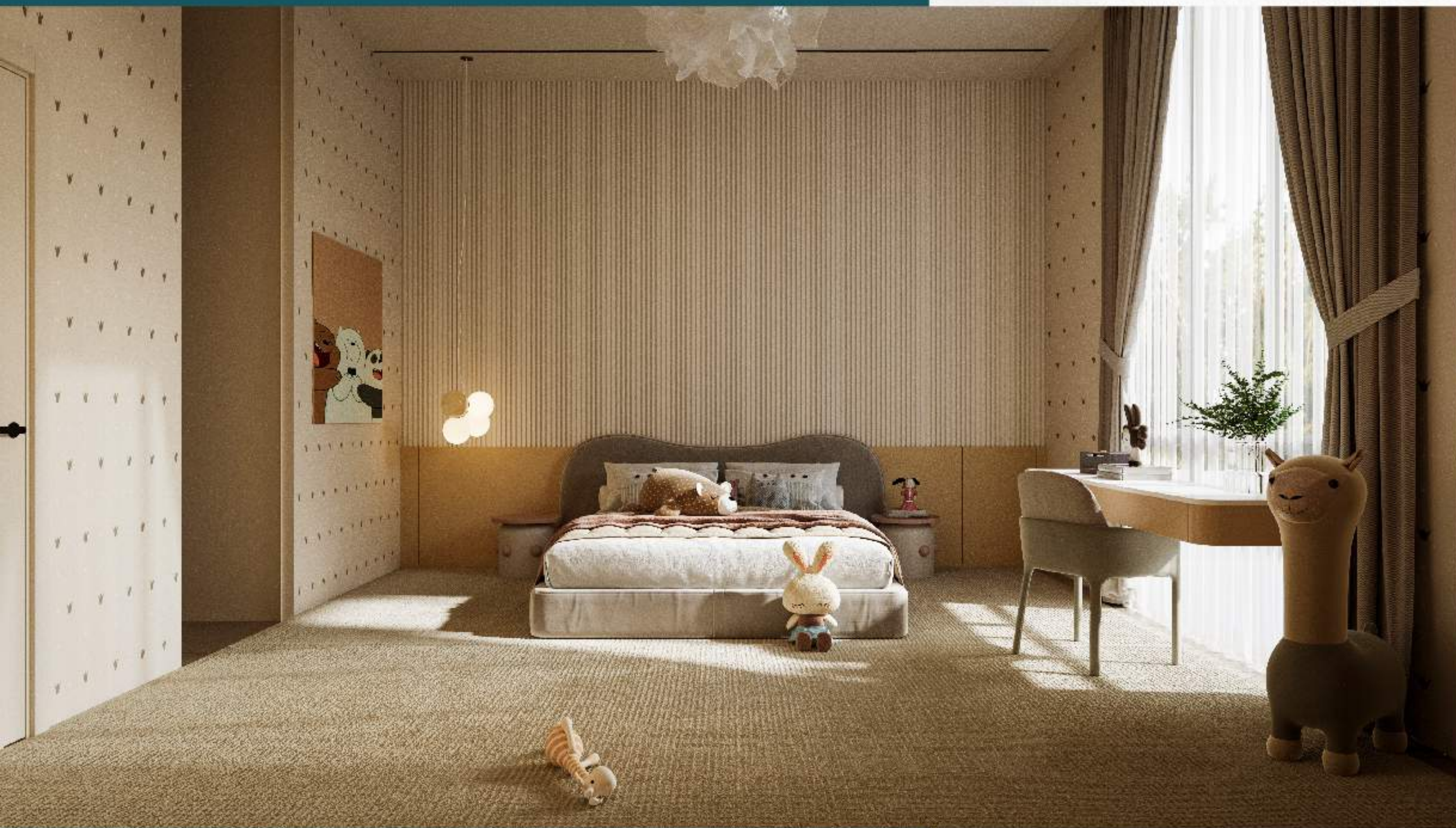
FIRST FLOOR



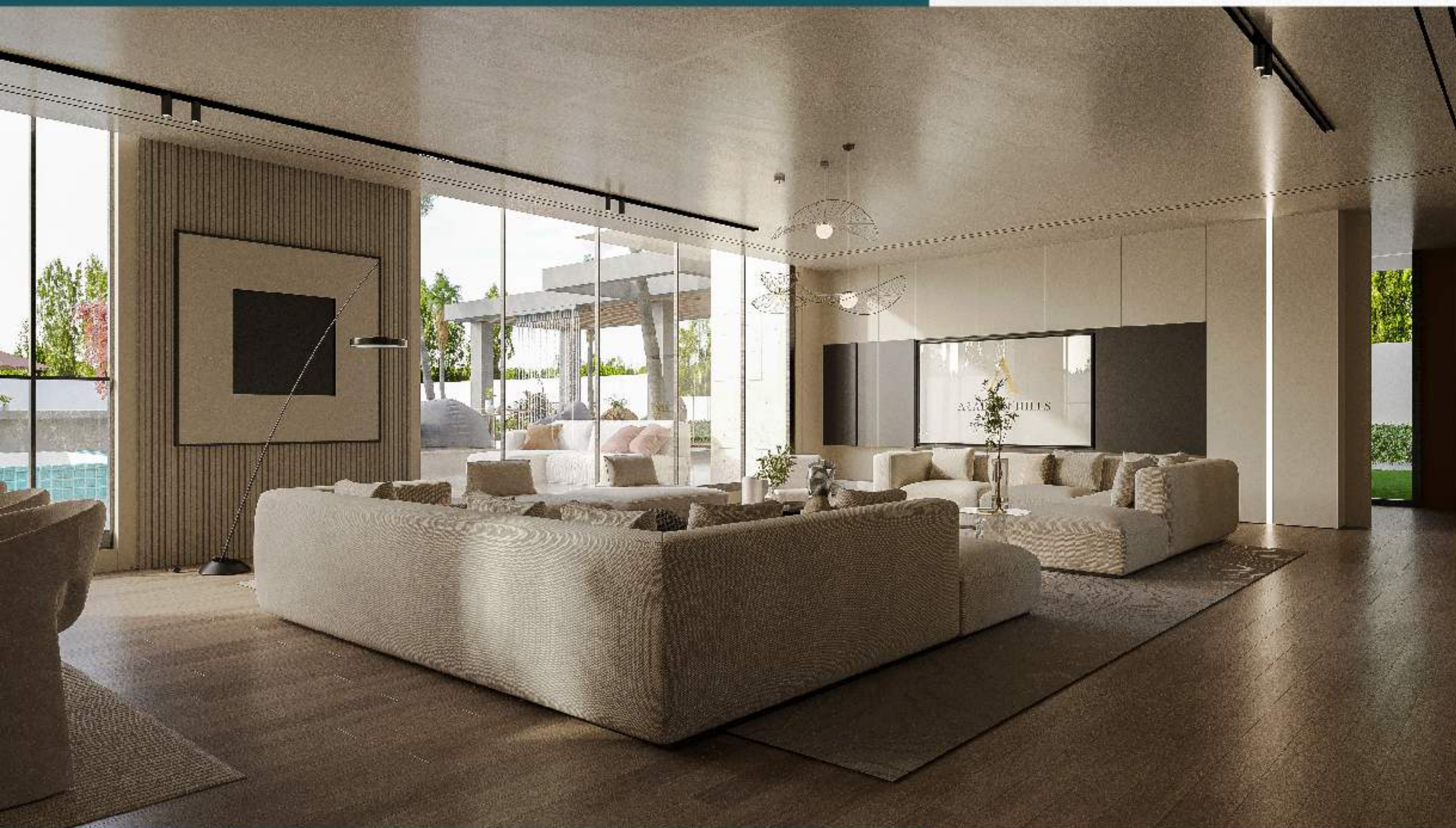




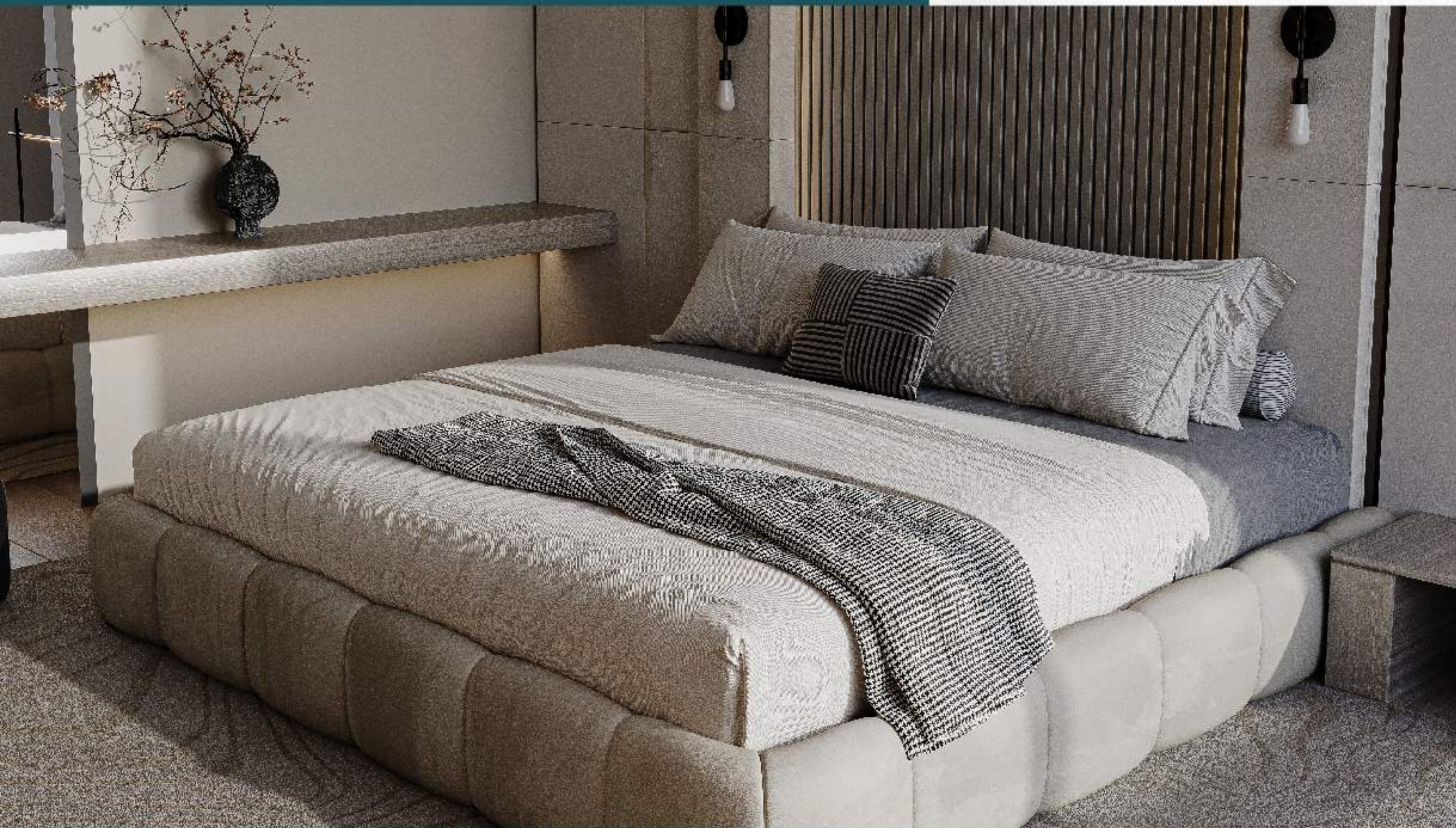


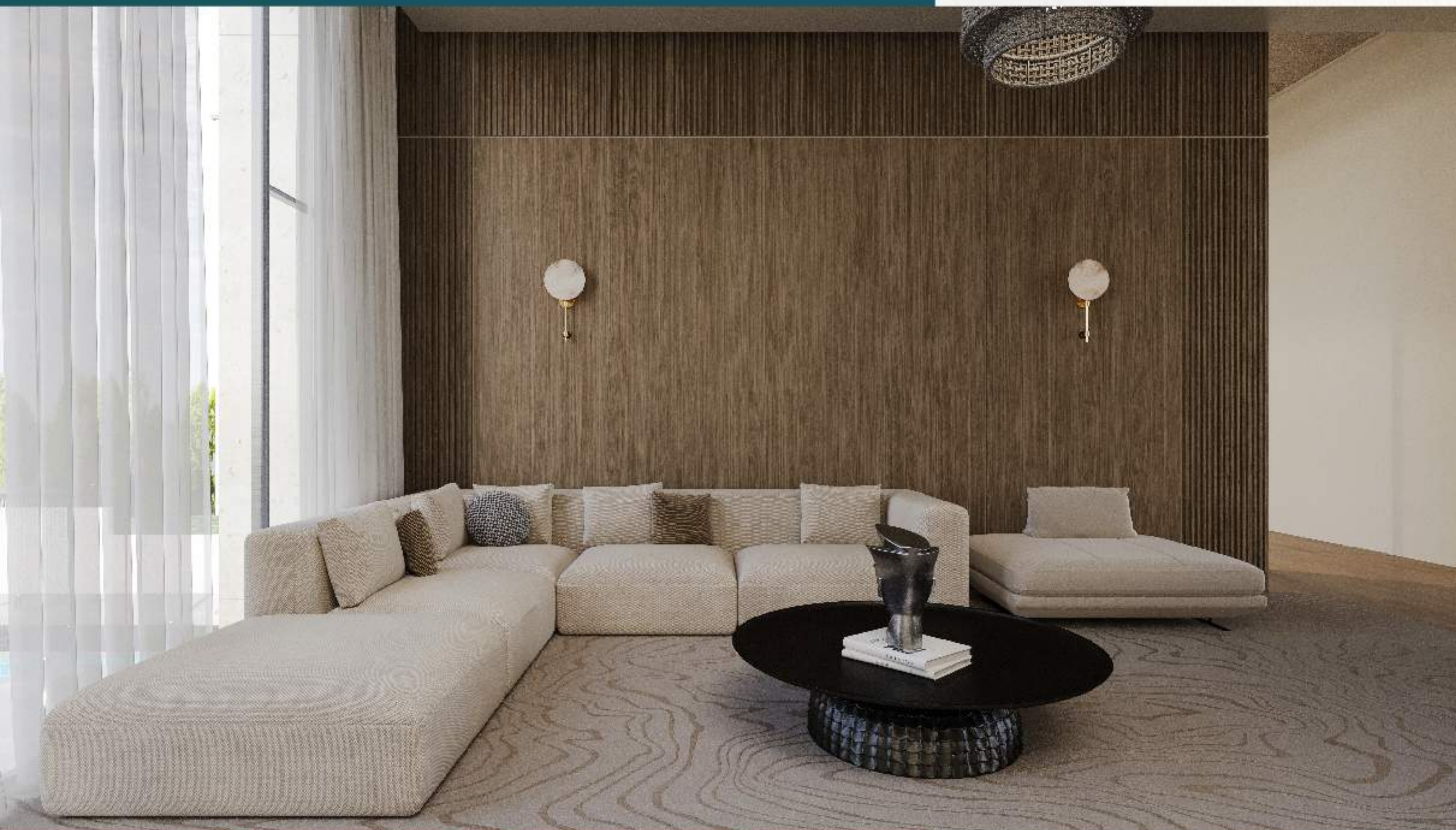






MASTER BEDROOM & BATHROOM













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AL MAHA







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ANDALUSIA









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CASA DEL SOL

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AURORA



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HACIENDA

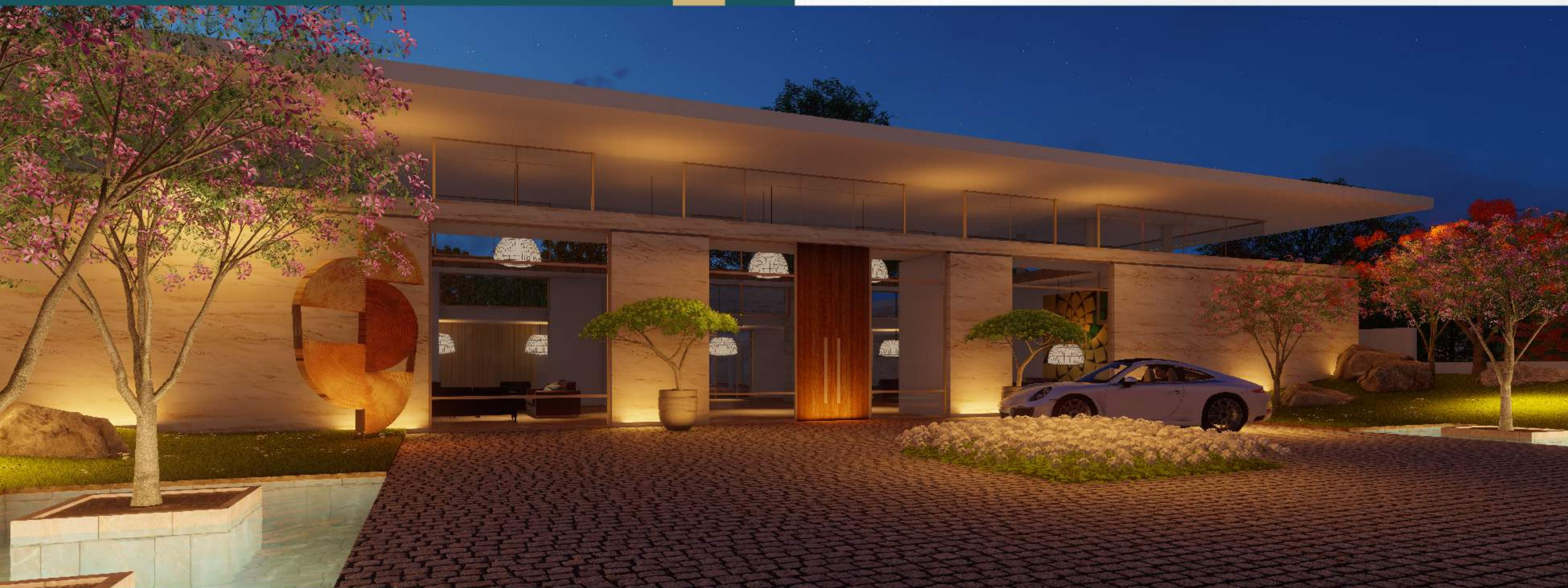


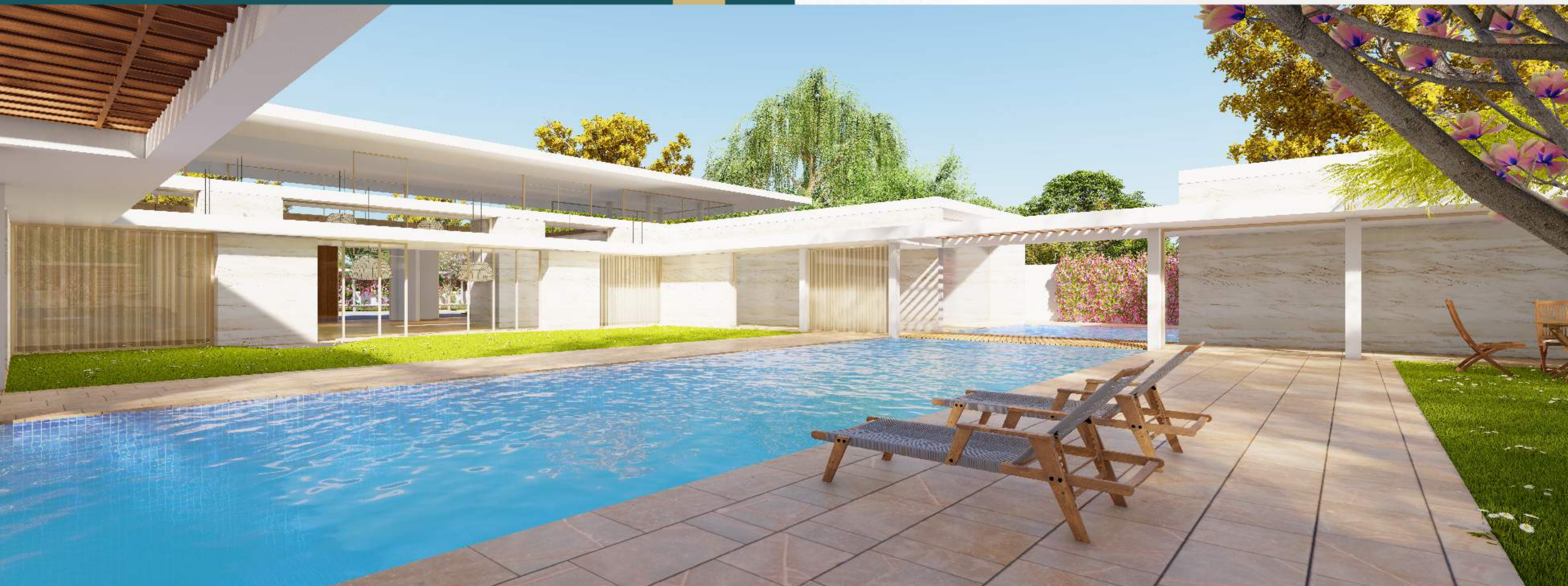




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HACIENDA





The Concept



VILLA ALEGRÍA



A COMMUNITY FULL OF LIFE

Nestled in lush greenery and surrounded by nature's beauty, Arabian Hills Estate offers endless possibilities. Experience vibrant living, exceptional amenities, and adventures that make every day extraordinary. This is where your journey begins.





DISCOVER NEW HORIZONS

Find tranquility at Arabian Hills Estate, where serene landscapes inspire self-discovery, new passions, and limitless possibilities.



LIFE IN BLOOM

Imagine bright days, stunning views,
and evenings filled with joy
in a community designed for it all



WATER AMENITIES



Discover a vibrant community where serene surroundings blend with world-class amenities for an active, fulfilling lifestyle

Swimmable Lagoons
Aqua Parks
Beach

Tranquil Pools
Kids Pool
Lounge Pool





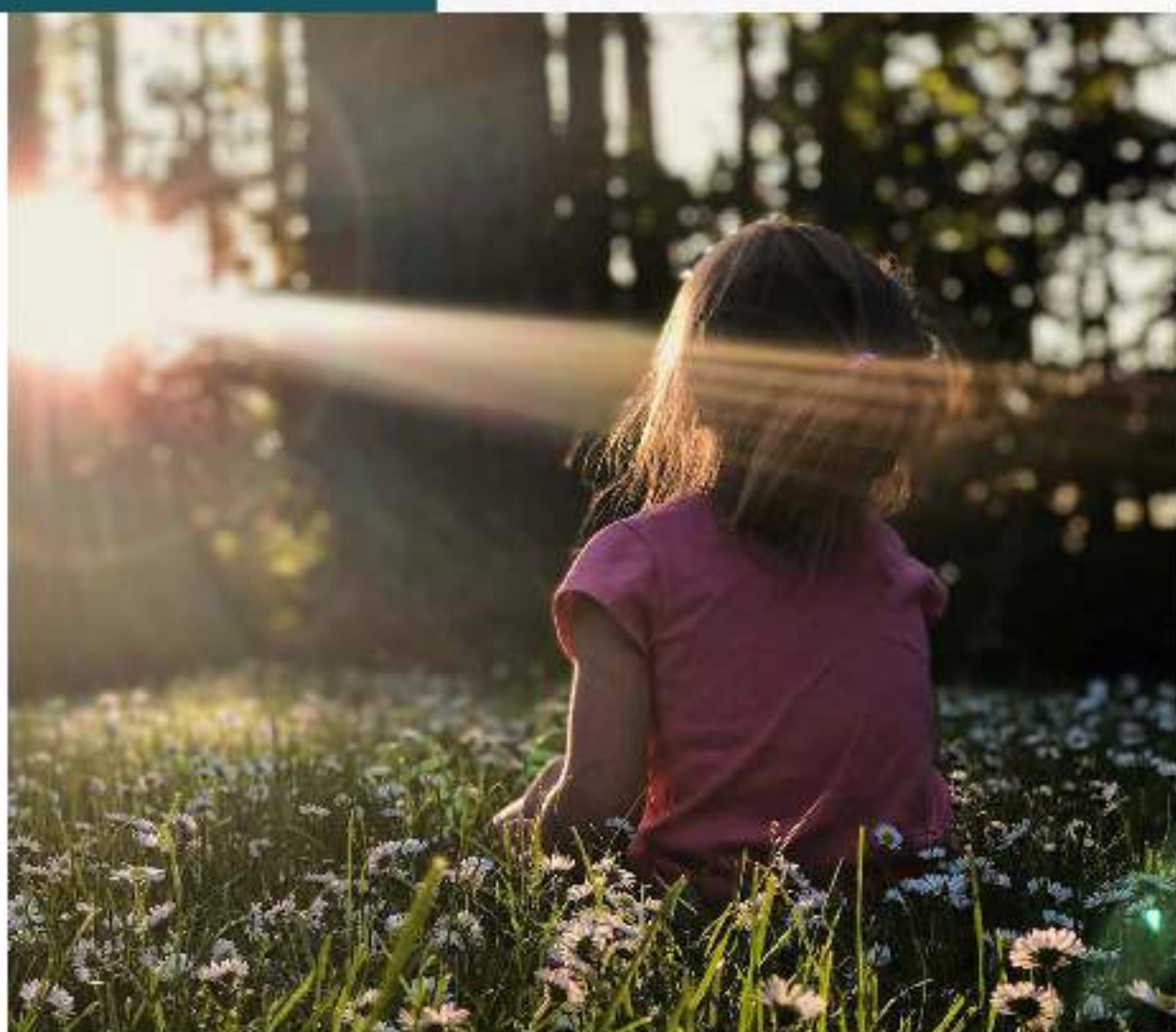
GREEN SPACES



Beautifully landscaped green spaces provide a tranquil retreat. Relax in peaceful reflection gardens, enjoy picnics on open lawns, or gather with family and friends at thoughtfully designed BBQ areas.

Zen Garden
Playing Fields
Picnic Area
Serene Parks

Play Areas
Nature Trails
Open Park
Dog Park





EQUESTRIAN FACILITIES

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EQUESTRIAN FACILITIES



Experience equestrian perfection with top-tier stables, vast training grounds, and a vibrant riding community.

Stables
Riding Arenas
Paddocks

Jumping Arenas
Training School
Tack Room





WORLD-CLASS AMENITIES





A NEW EXPERIENCE EVERY DAY

Enjoy serene surroundings, world-class amenities, and a vibrant community designed for active living.





EXPERIENCES

Hot Air Balloons

Skydiving

Adventure Parks

Wildlife Adventures

Concert Venues

Indoor & Outdoor Cinema







WELL-BEING

Healthcare Centres

Wellness Centres

Fitness Centres

Meditation Pavilion

Shopping Malls

Co-Working Spaces







SPORTS

Padel & Tennis Courts

Ball Courts

Soccer Fields

Cricket Grounds

Cycle & Running Tracks

Indoor & Outdoor Gyms

Rock Climbing Facilities

Mini-Golf Course







SUSTAINABILITY

Solar Lighting

EV Charging Ports

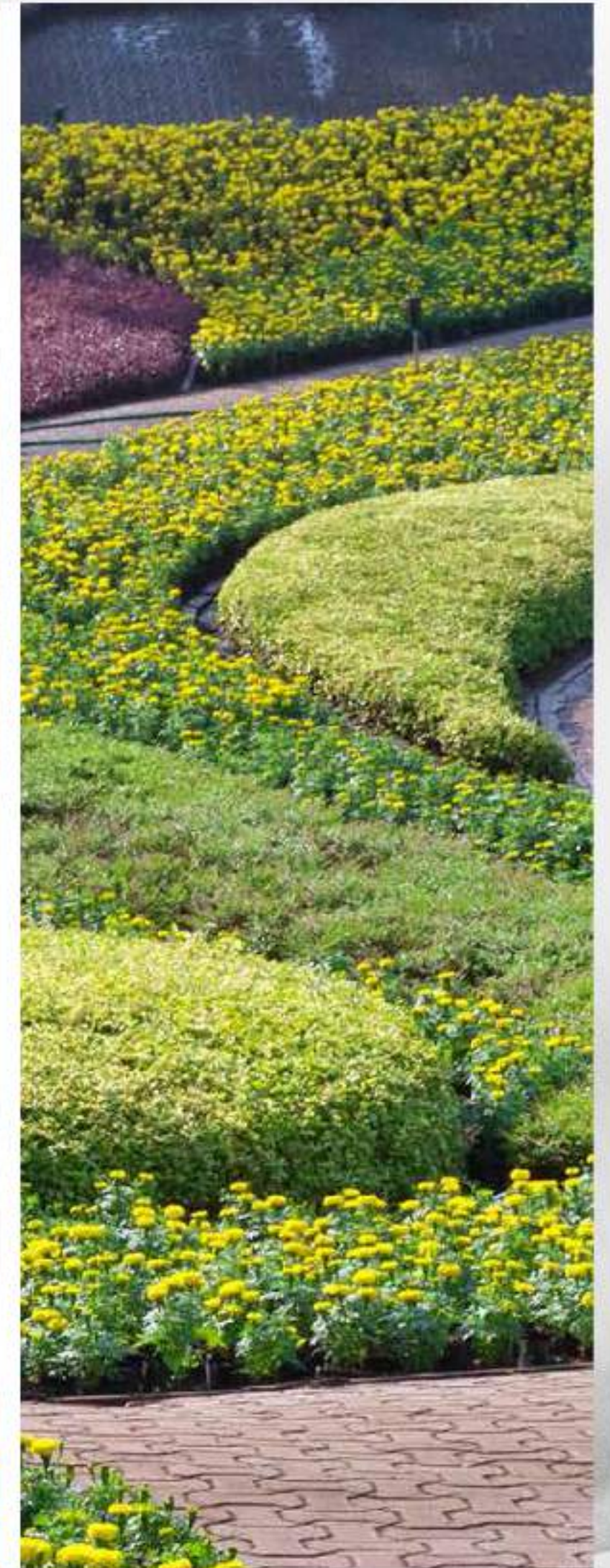
Wildlife Conservation

Natural Dune Reserve

Natural Landscaping

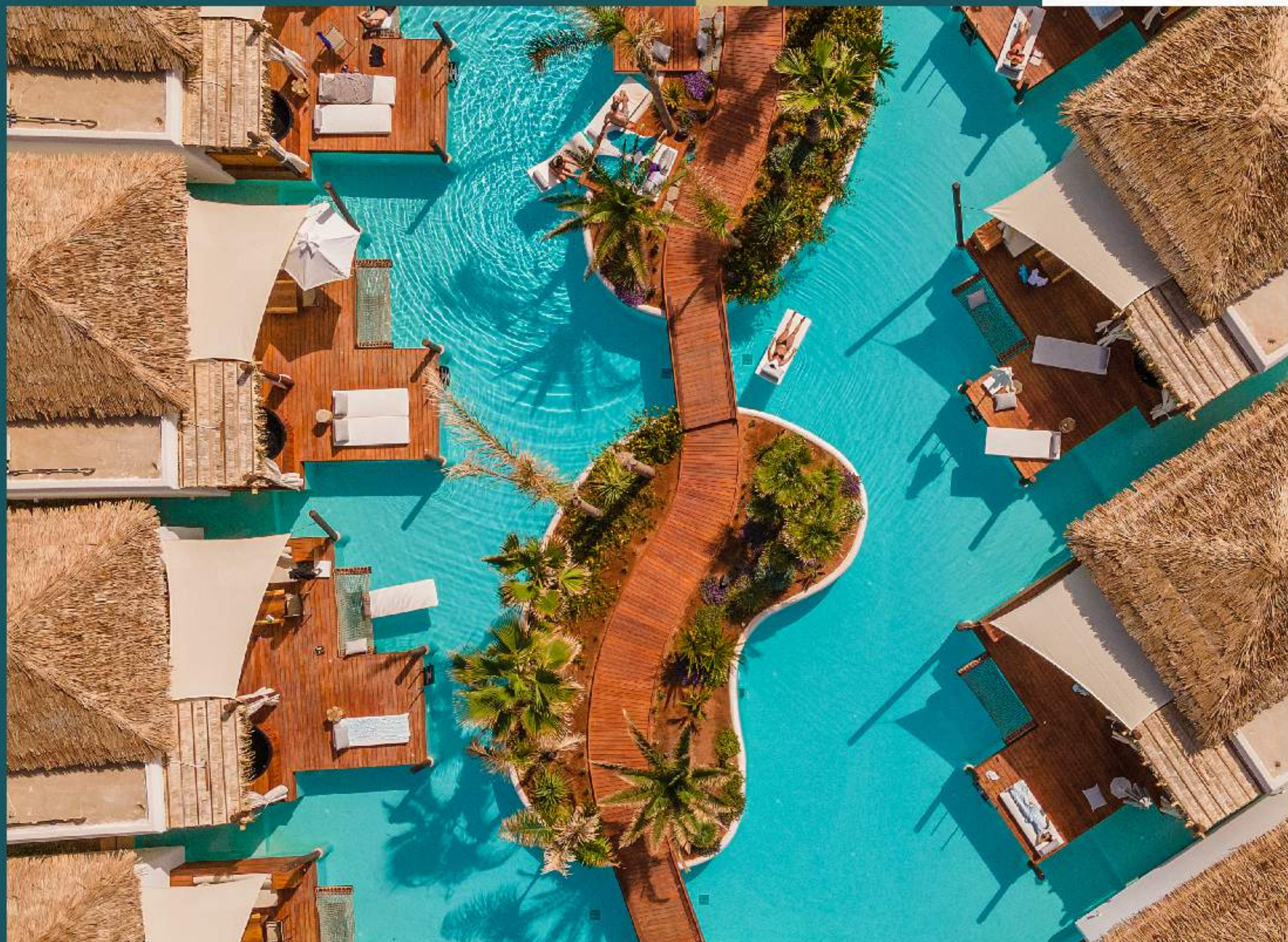
Smart Waste







HOTELS, RESORTS & SPA





ARABIAN HILLS A SERENE ESCAPE

Where work, play, and leisure converge, Arabian Hills Estate offers a luxurious sanctuary. Two world-renowned resorts nestled among lush greenery and pristine lagoons provide the perfect escape whether for a quick staycation or a memorable family getaway.



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 - 73,000 sq. ft

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.



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