

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 be
the life you've always dreamt of.

Expect to be the most favoured community in
the city. Attract the future to attract you? **Build**
your perfect home and profit your idea.
Module is a closed community setting.

Class of exceptional amenities, from
outstanding recreation facilities to
swimming pools, shopping malls to
soul-soothing music, and a wide array of
extraordinary experiences right on
your doorstep.



MASTER PLAN



- | | | |
|-----------------------|---------------------------|--------------------------|
| 1. Suburban Lawn/Lake | 11. Horse Stable | 21. Ball Court |
| 2. Beach | 12. Pavilion | 22. Hotel & Service Club |
| 3. Access Park | 13. Riding Arena | 23. Mini Golf |
| 4. Lounge/Patio | 14. Jumping Arena | 24. School |
| 5. Open Park | 15. Horse & Trotter | 25. Shopping Mall |
| 6. Play Area | 16. Fitness Center | 26. Child Care |
| 7. Picnic Area | 17. Water-Mat/Pool | 27. Health/Spa/Wellness |
| 8. Nature Trail | 18. Recreational Pavilion | 28. Hiking Trail |
| 9. Dog Park | 19. Golf & Putting Track | 29. 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 MINS
🎢 Skydive	12 MINS
🏇 Bughy Sevens	20 MINS
🛍️ Outlet Mall	24 MINS

UNDER 30 MINS

🎓 Zayed University	27 MINS
🏫 Academic City	27 MINS
🎓 University of Dubai	27 MINS
🛍️ Silicon Central Mall	27 MINS
🏙️ Silicon Oasis	27 MINS
🏘️ District 01	30 MINS

UNDER 40 MINS

🎓 Repton School	34 MINS
🌊 Dubai Creek Harbour	38 MINS
🏥 Latifa Hospital	40 MINS
🛍️ Dubai Mall	40 MINS

UNDER 50 MINS

🏙️ City Walk	40 MINS
🏥 Rashid Hospital	42 MINS
✈️ Dubai Intl Airport	44 MINS
✈️ Al Ain Intl Airport	44 MINS
🏖️ Nikki Beach	46 MINS
🏖️ La Mer Beach	47 MINS





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 Arden 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 fit 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 Area
-  Picnic Table
-  Nature Trail
-  Plant Area
-  Open Park
-  Barbecue
-  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

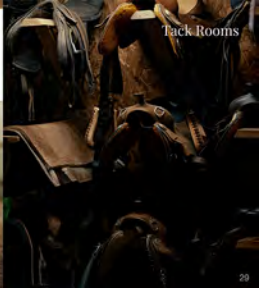
Paddocks



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 Cinemas



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



ARABIAN HILLS ESTATE
PHASE 1



ARABIAN HILLS
PHASE 3

DUNES HEIGHTS



Get In Touch

We'd love to hear from you. Contact us and let's discuss all your property needs.

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