

LIFE BEGINS AT



ARABIAN HILLS

ESTATE



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

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Project Details

Project Name: Arabian Hills Estate
Project Type: Master-Planned Residential Community
Anticipated Completion: 2027
Prices Starting From: AED 1.49M

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

Master Plan



Location



HotAir ballon	11 Mins
Skydive	12 Mins
Rugby Seven	20 Mins
Outlet Mall	24 Mins
Zayed University	27 Mins

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

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

Features

Water Amenities



Swimmable Lagoons



Beach



Splash Pad



Adults Pool



Bubble Pool



Lounge Pool

Green Spaces



Open Parks



Play Areas



Picnic Areas



Nature Trails



Zen Garden



Dog Park

Equestrian Facilities



Stables



Tack Room



Paddocks



Riding Arenas



Jumping Arena



Training School

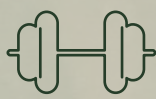
Amenities



Well-Being



5-Star Hotel
Resorts & Spa



Fitness Center



Wellness Center



Co-working Spaces



3 Shopping Malls



Meditation Pavilion

Sports



Cycle-Run Track



Ball Courts



Padel Tennis



Outdoor Gym



Rock Climbing



Mini-Golf

Services



Carwash



Shuttle Bus



Concierge



Housekeeping



Maintenance



Childcare

Sustainability



Water Conservation



Wildlife Conservation



Natural Landscaping



EV Charging Ports



Smart Waste



Solar Lighting

Experiences



Indoor/Outdoor
Cinema



Adventure Parks



Wildlife Adventures



Concerts



Skydiving



Hot Air Balloons



5 Year Payment Plan

50% Pre-Handover

10%
Booking Fee

1%
Monthly
Payment for
35 Months
*5% on the 12th Month

50%
Post Handover
Over 2 Years

Payment plan subject to change.
Terms & conditions apply.

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Booking Process

RESERVATION / APPLICATION FORM

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser’s personal information.

PAYMENT OF RESERVATION DEPOSIT

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.



SALES & PURCHASE AGREEMENT

(SPA) Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the respective account.

ISSUANCE OF INITIAL AGREEMENT FOR SALE

Registration of the unit is completed and a certificate of ownership, known as the Initial agreement of Sale is issued in the purchaser’s name. Land Department fees and administration costs will apply at this step.

SUBSEQUENT PAYMENTS

To be made as per the payment plan and in compliance with the terms and conditions of the SPA.

Documents Required



Private / Individual

NATIONAL / UAE RESIDENT

- Passport Copy
- Passport Copy Signature Page
- Visa Page
- Emirates ID
- Contact Details
- Address Details
- Undertaking Form

NON-UAE RESIDENT

- Passport Copy
- Passport Copy Signature Page
- National ID Card (Where Applicable)
- Contact Details
- Address Details
- Undertaking Form

Company

MAINLAND

- Board of Resolution
- Trade License / Certificate of Incorporation
- Memorandum of Association - Memorandum of Articles - English & Arabic Translation
- NOC Owning Properties
- Recent Certificate of Incumbency / Share Certificate
- Undertaking Form

OFFSHORE

- Owner's Passport Copy
- Board of Resolution / POA
- Copy of Trade License
- Incumbency Certificate
- MOA - English & Arabic Translation
- NOC - Owning a Property in Dubai
- Share Certificate
- Undertaking Form



Invest In The UAE

Explore the uncharted charm of the United Arab Emirates.

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

Unlock a world of financial gains, enriching experiences, and a remarkable way of life.

Regional Benefits

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

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The Developer & Strategic Development Partners



ARABIAN HILLS
ESTATE

ARA Real Estate Development LLC is a development and Real Estate management arm of CORE International Holding, is currently overseeing the development of Arabian Hills landmark project in the UAE.



CORE International Holding which 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 LLC, owner of Al Ain University and Scifiniti Commercial Investment LLC, plays a significant role. Additionally, Iceberg Capital Limited in the ADGM and Actus Investment LLC are integral parts of CORE's diverse investment portfolio.

At DECA, being a development management company we transcend conventional realms – we breathe life into visionary ideas. With unwavering commitment and international expertise, we shape the future, seamlessly blending innovation with flawless execution.

DECA

A leading Real Estate Master Developer is revolutionizing property development in the region. With a focus on innovation and sustainability, their upcoming residential and commercial projects are designed to offer exceptional investment opportunities aligning with Abu Dhabi's 2030 vision. These distinctive developments will set new benchmarks, delivering cutting-edge concepts that contribute to a prosperous future for the emirate.



آرا للتطوير العقاري
ARA REAL ESTATE DEVELOPMENT

L I F E B E G I N S A T



ARABIAN HILLS

E S T A T E

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