

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

\*Times are approximate



# 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



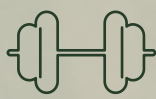
# Amenities



## 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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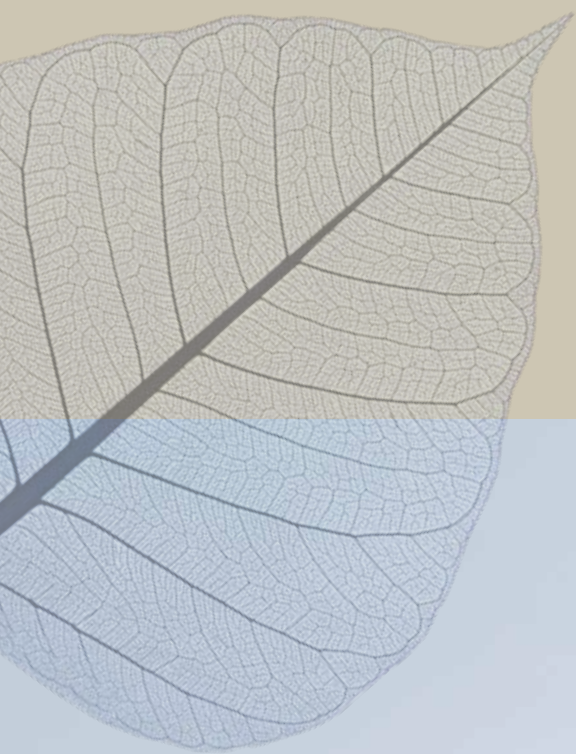
# Booking Process

## 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

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### 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

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### 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

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- 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  
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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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L I F E   B E G I N S   A T



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E S T A T E

P R E S E N T E D   B Y

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