



الاتحاد العقارية  
Union Properties  
Since 1987

## Our Story

A story that began in 1987, Union Properties has been shaping the skyline of Dubai for nearly four decades.

### UP Subsidiaries



THE FITOUT  
فيتناد



الاتحاد القابضة



تيترا ايدج للمقاولات



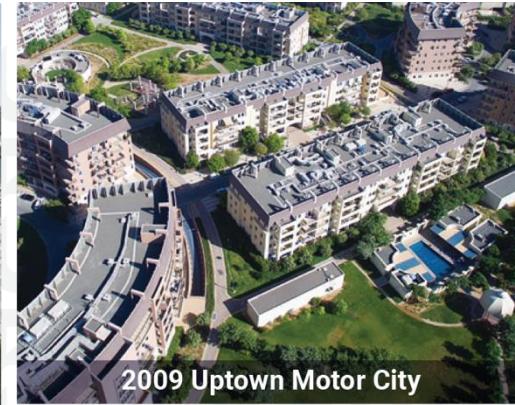
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### UP Master Communities



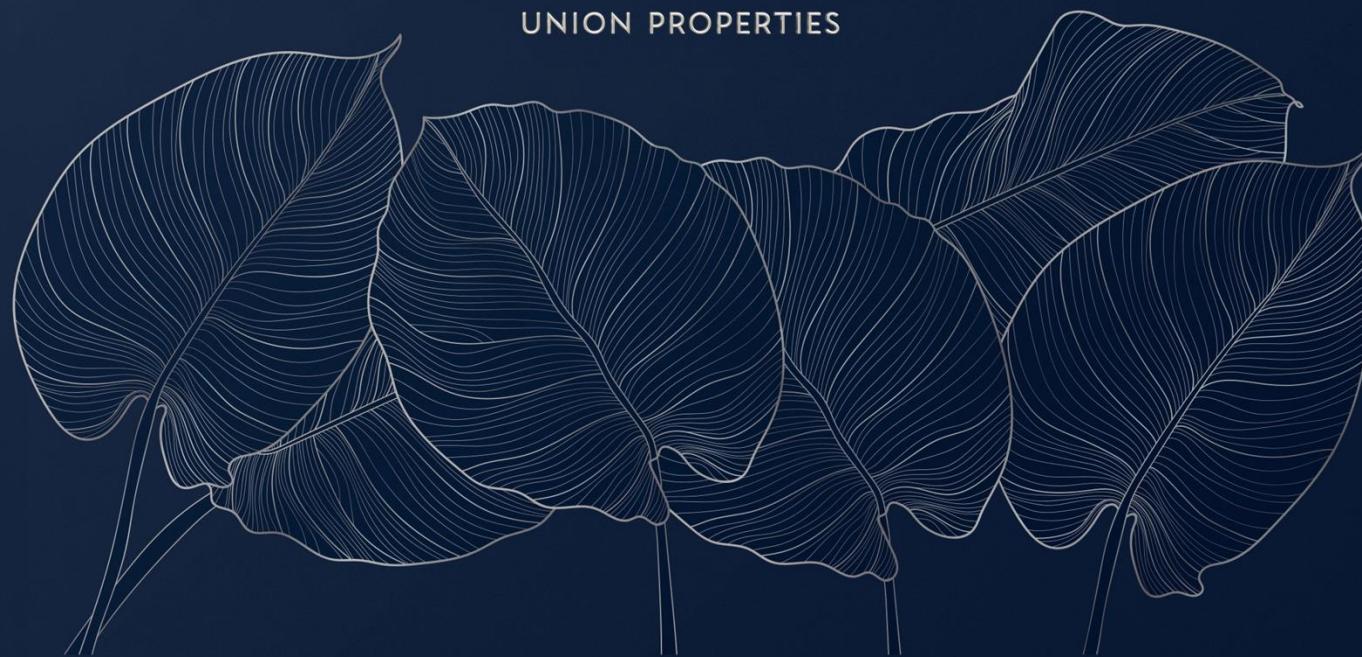
# KEY PROJECTS HIGHLIGHTS





**MIRDAD**

UNION PROPERTIES



# MIRDAD STORY

MIRDAD is a place crafted for the soul that seeks, explores, and dreams; a place where every journey finds its way back to the warmth of home.

Inspired by the journey of a traveler who roams the world, gathering memories, embracing new adventures, and savoring success, Mirdad represents that special feeling of returning to a place filled with love and comfort.





## Projects

- 1 UP TOWN COMMUNITY
- 2 GREEN COMMUNITY
- 3 PRIVATE DEVELOPER PLOT - CONSTRUCTED PROJECT

## Upcoming Projects

- 4 TAKAYA UP
- 5 MIRDAD UP
- 6 UP THE VILLAS COMMUNITY
- 7 UP HEAD OFFICE
- 8 UP SALES CENTER
- 9 UP MIXED-USE DEVELOPMENT
- 10 UP ENTERTAINMENT CENTRE
- 11 UPCOMING PROJECT  
Private Developer Plot

## Facilities & Amenities

- 1 DUBAI AUTODROME
- 2 NEW DUBAI KARTDROME CIRCUIT
- 3 F&B, RETAILS & MEDICAL CENTERS
- 4 UTILITIES
- 5 MOSQUE
- 6 HOSPITAL
- 7 SCHOOL
- 8 PARK
- 9 HOTEL
- 10 UPCOMING RETAILS
- 11 UPCOMING UTILITIES
- 12 CLUB HOUSE

ABU DHABI &gt; 1HR &gt; MOTOR CITY &gt; 30 MIN &gt; SHARJAH



MIRDAD

UNION PROPERTIES



13 minutes

To Dubai Hills Mall



20 minutes

To Dubai Marina Mall



21 minutes

To Mall of the Emirates



24 minutes

To Dubai Mall



MIRDAD



5 minutes

To GEMS Metropole School



9 minutes

To Nord Anglia International School Dubai



10 minutes

To Kings' School Al Barsha



16 minutes

To Dubai American Academy



MIRDAD



20 minutes

To Burj Al Arab



22 minutes

Museum of The Future



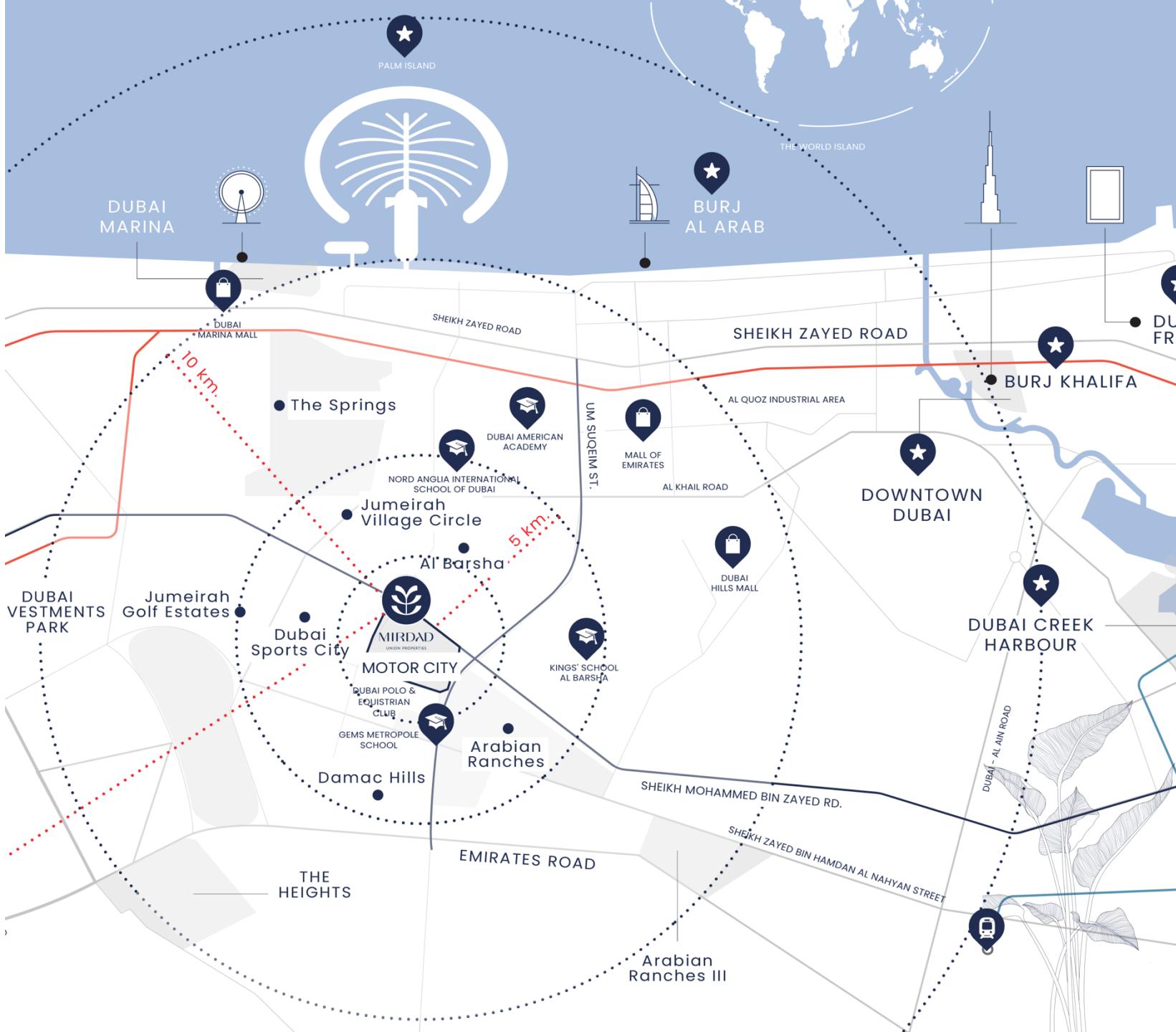
24 minutes

To Dubai International Airport



24 minutes

To Al Maktoum International Airport



# PROJECT OVERVIEW

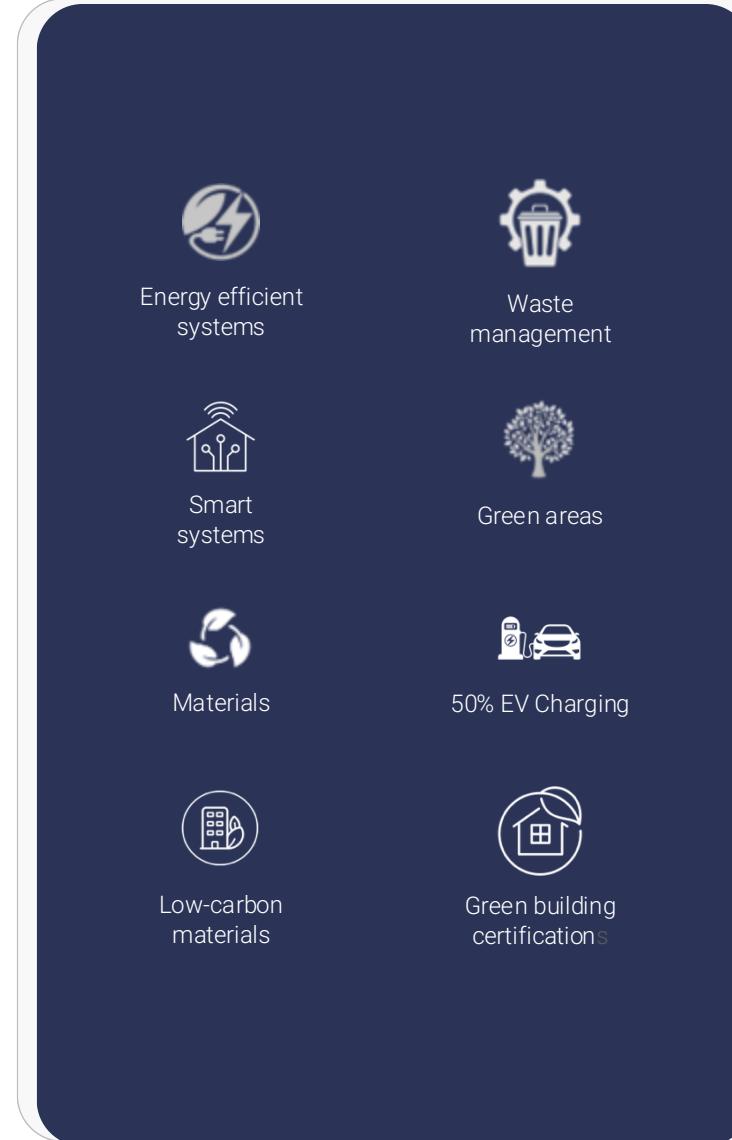
## Core Value Propositions

-  **Prime Location**, connectivity to major Dubai hubs, close to schools, shopping malls, and business centers
-  **Sustainability and Innovation**: Smart Building Management System (BMS), high performance façade for thermal and acoustic isolation, electric vehicle chargers, and extensive landscaped zones.
-  **Community & Retail Integration**: Walkable retail and leisure ecosystem, with a dedicated retail island with restaurants, cafes, and diverse F&B concepts to serve both residents and visitors.



## Sustainability & Innovation

- ⦿ Mirdad is compliant with the Dubai Green Code
- ⦿ Thermal performance achieved by the enhanced building envelope is higher than the minimum authority's requirement.
- ⦿ Double glazed Glass is used to enhance the acoustic performance
- ⦿ High quality Sustainable facade materials will be used to enhance the building envelope's performance.
- ⦿ EV Charging stations are covering 50% of the parking spaces.
- ⦿ Advance BMS system will be used to control temperature, indoor air quality, lighting and maintenance for all public spaces, contributing to energy saving.
- ⦿ District cooling will be provided





الاتحاد العقارية  
Union Properties  
Since 1957

## Masterplan & Architecture

Four towers rise gracefully

M1 - 19th Floors

M2 - 31st Floors

M3 - 39th Floors

M4 - 13th Floors



## Landscape Vision

Mirdad landscape inception will be an extension of the overall public realm enhancement.

Lush greenery combined with water elements will improve the microclimate of the project



# PROJECT SNAPSHOT

Embodying a vision of sustainability and community-centered design, MIRDAD redefines affordable luxury within **Motor City**, offering a sophisticated urban lifestyle. At its heart are four residential towers, each planned to enhance urban living. These towers rise elegantly, featuring a highest of 39 floors of premium residences and supported by two parking basements with EV charging enabled for 50% of the parking.



26+

AMENITIES

50%

EV CHARGING

4

RESIDENTIAL  
TOWERS

1,087

UNITS

60

STUDIOS

524

1 BR  
APARTMENTS

380

2 BR  
APARTMENTS

105

3 BR  
APARTMENTS

18

LOFT + DUPLEX



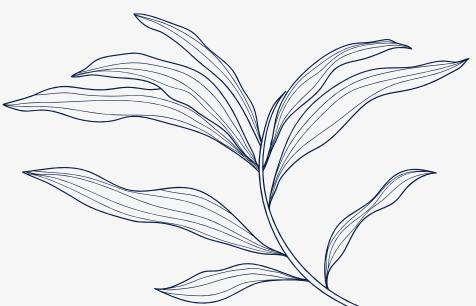
# Interior Renders



## Living Room



## Dining



## Bedroom

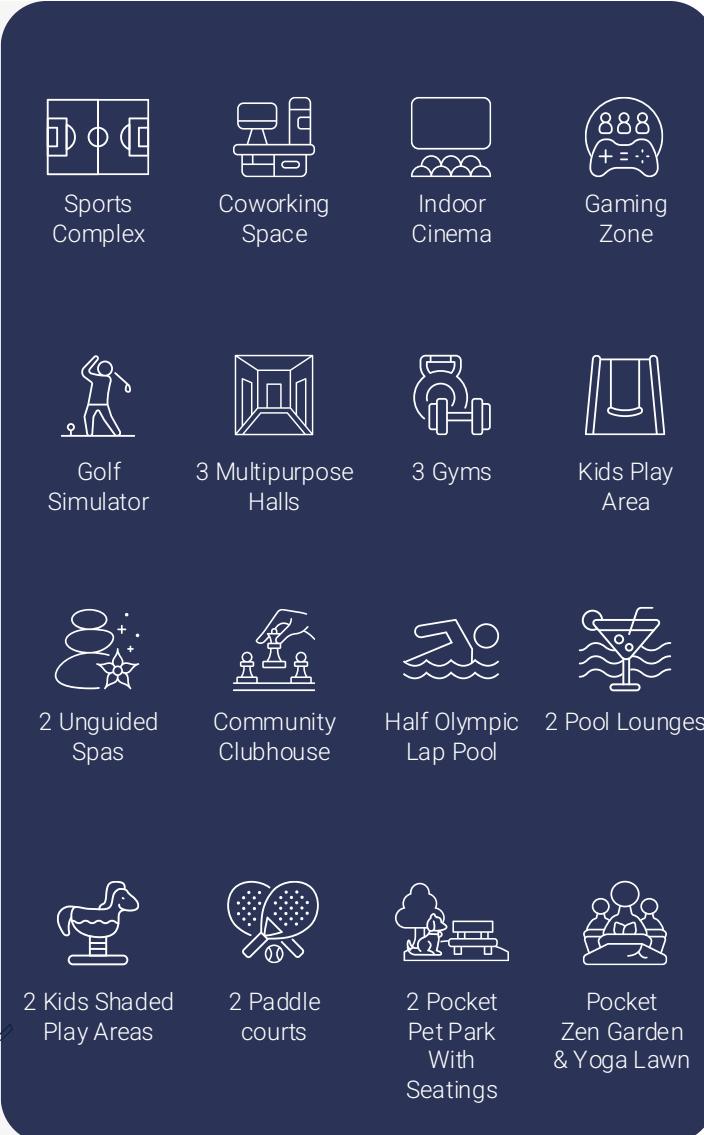


## Living Room



## LIFESTYLE & AMENITIES

MIRDAD is designed to enrich every aspect of life with an extensive range of amenities tailored for relaxation, wellness, and family recreation, including a serene zen garden, a sky garden and a yoga studio to rejuvenate mind and body.



# AMENITIES



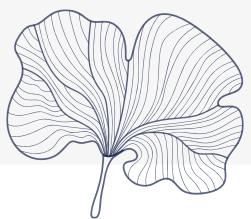
## Squash Courts

- International standard squash court with premium flooring and glass back wall for a professional playing experience.
- Designed for both recreational and competitive play, promoting fitness and an active lifestyle.
- Equipped with modern lighting and ventilation to ensure all-season comfort and usability.



## Gyms

- State-of-the-art fitness center with cardio, strength, and functional training equipment.
- Designed for all fitness levels with dedicated zones for weights, machines, and floor exercises.
- Features climate control, full-length mirrors, and professional flooring for a safe and motivating workout environment.



## Golf Simulator



Advanced golf simulator offering a realistic virtual golfing experience with world-famous courses.



Perfect for all skill levels – practice swings, improve accuracy, or enjoy a casual game indoors.



Equipped with high-definition graphics, swing analysis, and climate-controlled comfort for year-round use.



## Indoor Cinema

-  Private, state-of-the-art cinema with plush seating and surround sound for a true theatre experience.
-  Ideal for movie nights, private screenings, and entertainment events within the comfort of the community.
-  Features high-definition projection, acoustic paneling, and ambient lighting for immersive viewing.



## Community Club

- Ⓐ A vibrant space for residents to connect, relax, and socialize in a comfortable setting.
- Ⓐ Includes multipurpose rooms and lounges ideal for events, meetings, and gatherings.
- Ⓐ Designed to foster a strong sense of community and enhance residents' lifestyle.



## Game Room

- A thoughtfully designed Game Room for elevated recreation
- A premium Game Lounge crafted for all ages
- An upscale Game Room designed for leisure and connection



## Multi-purpose Party Hall

- ❖ An elegant, multi-purpose hall designed for every celebration.
- ❖ A premium party space crafted for gatherings and events.
- ❖ A versatile venue with refined finishes for memorable occasions.



## Kids

### Play Area

- ❖ A safe and cheerful play zone designed for kids' imagination.
- ❖ A vibrant space crafted for fun, growth, and exploration.
- ❖ A secure kids' area with thoughtfully designed play features.



## Co – Working Space

- ❖ A modern co-working hub designed for focus and collaboration.
- ❖ A well-appointed workspace crafted for productivity and comfort.
- ❖ A professional shared office environment with premium finishes.



## Retail Island

- 🕒 A curated retail zone offering daily conveniences within the community.
- 🕒 An integrated shopping island designed for ease and accessibility.
- 🕒 A premium retail nook crafted for lifestyle and comfort.



# PROJECT DETAILS



## Project Details

### VALUE PROPOSITION

Luxury living with future-ready sustainability



**1,087**

UNITS

**356,931 sqm**

AREA

**4**

TOWERS

Details	Area (sq. ft.)	Type	# of units	% of units
Plot Area	356,931	Studio	60	6%
Project's Planned GFA	1,243,845	Loft	18	2%
Project's Planned GSA	1,097,575	1 BDR	304	27%
Project's BUA	2,241,323	1 BDR+	220	20%
Mirdad 1 Tower Height	G + 19	2 BDR	248	23%
Mirdad 2 Tower Height	G + 31	2 BDR+	132	12%
Mirdad 3 Tower Height	G + 39	3 BDR	105	10%
Mirdad 4 Tower Height	G + 13		<b>1,087</b>	

Land Use: Residential & Commercial



**MIRDAD**  
UNION PROPERTIES

“Where the Heart Belongs”



# Thank you

