



ARABIAN HILLS
ESTATE

DECA

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EVERY EXTRAORDINARY HOME
BEGINS WITH A VISION



WELCOME TO ARABIAN HILLS ESTATE

A place designed for the life you've always envisioned,
where space and surroundings come together in perfect balance.

Set within one of the UAE's most visionary master communities,
Arabian Hills Estate is where you can build your home and shape
a lifestyle defined by freedom and possibility.

Discover a curated collection of amenities, from swimmable
lagoons to equestrian facilities, resorts, adventure, retail,
and everyday experiences, all within a truly connected community.



MASTER PLAN

A resort-style gated community – villa & mansion plots woven through water, green and equestrian landscapes.



1. Swimmable Lagoon
2. Beach
3. Aqua Park
4. Lounge Pool
5. Open Park
6. Play Area
7. Picnic Area
8. Nature Trail
9. Dog Park

10. Horse Stable
11. Paddocks
12. Riding Arena
13. Jumping Arena
14. Hotel & Resort
15. Fitness Centre
16. Retail/Mixed Use
17. Meditation Pavilion
18. Cycle & Running Track

19. Ball Court
20. Padel & Tennis Court
21. Mini Golf
22. School
23. Shopping Mall
24. Child Care
25. Wildlife Conservation
26. Walking Trail
27. EV Charge Port

LOCATION

Experience a sense of serenity, moments away from vibrant urban destinations. Set within the heart of the UAE, Arabian Hills Estate offers exceptional connectivity, with convenient access to major international airports and the country's most sought-after lifestyle destinations.



A community that inspires the finest of
lifestyles. Indulge in an unparalleled
experience at Arabian Hills Estate.



CONNECTIVITY

UNDER 25 MINS

- Hot Air Balloon — 11 MIN
- Skydive — 12 MIN
- Rugby Sevens — 20 MIN
- Outlet Mall — 24 MIN

30 MINS

- Zayed University — 27 MIN
- Academic City — 27 MIN
- University of Dubai — 27 MIN
- Silicon Central Mall — 27 MIN
- Silicon Oasis — 27 MIN
- District 11 — 30 MIN

40 MINS

- Repton School — 34 MIN
- Dubai Creek Harbour — 36 MIN
- Latifa Hospital — 40 MIN
- Dubai Mall — 40 MIN

50 MINS

- City Walk — 40 MIN
- Rashid Hospital — 42 MIN
- Dubai Intl' Airport — 44 MIN
- Al Ain Intl' Airport — 44 MIN
- Nikki Beach — 45 MIN
- La Mer Beach — 47 MIN





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.

KEY ADVANTAGES

- Stable Market
- Advanced Infrastructure
- High-End Lifestyle
- One of the Safest Countries
- Top-Notch Healthcare & Education
- Minimal Tax Economy
- Global Strategic Location
- UAE Golden Visa



THE ESTATE



THE ULTIMATE SENSE OF SPACE

A rare opportunity to design a home that reflects ambition, elegance, and lasting distinction. Explore four exclusive plot types offering space for your future.

PLOT SIZES

Villa Plots

12,000 – 20,000 sq. ft

Mansion Plots

20,000 – 50,000 sq. ft

Mega Mansion

50,000 – 76,000 sq. ft

Estate Plots

76,000 – 132,000 sq. ft





WHERE LIFE BEGINS

Surrounded by lush greenery and the calming blues of nature, Arabian Hills Estate is a community full of life and a master development defined by possibility and refined living.

Here, everyday moments evolve into meaningful experiences, where life feels more connected, balanced, and complete.

From curated entertainment to a diverse selection of amenities and activities, this is a community designed for everyday living at its finest.





LEAP INTO A WORLD
OF POSSIBILITY





ENVISION BRIGHT
DAYS AMIDST
BREATHTAKING
BEAUTY.

PICTURE EVENINGS
FILLED WITH
LAUGHTER AND
CONNECTION.





WATER AMENITIES

Let the calm rhythm of water surround you, where every moment flows between refreshing immersion, playful energy, and serene stillness.



Swimmable Lagoons



Kids Pool



Tranquil Pools



Aqua Parks

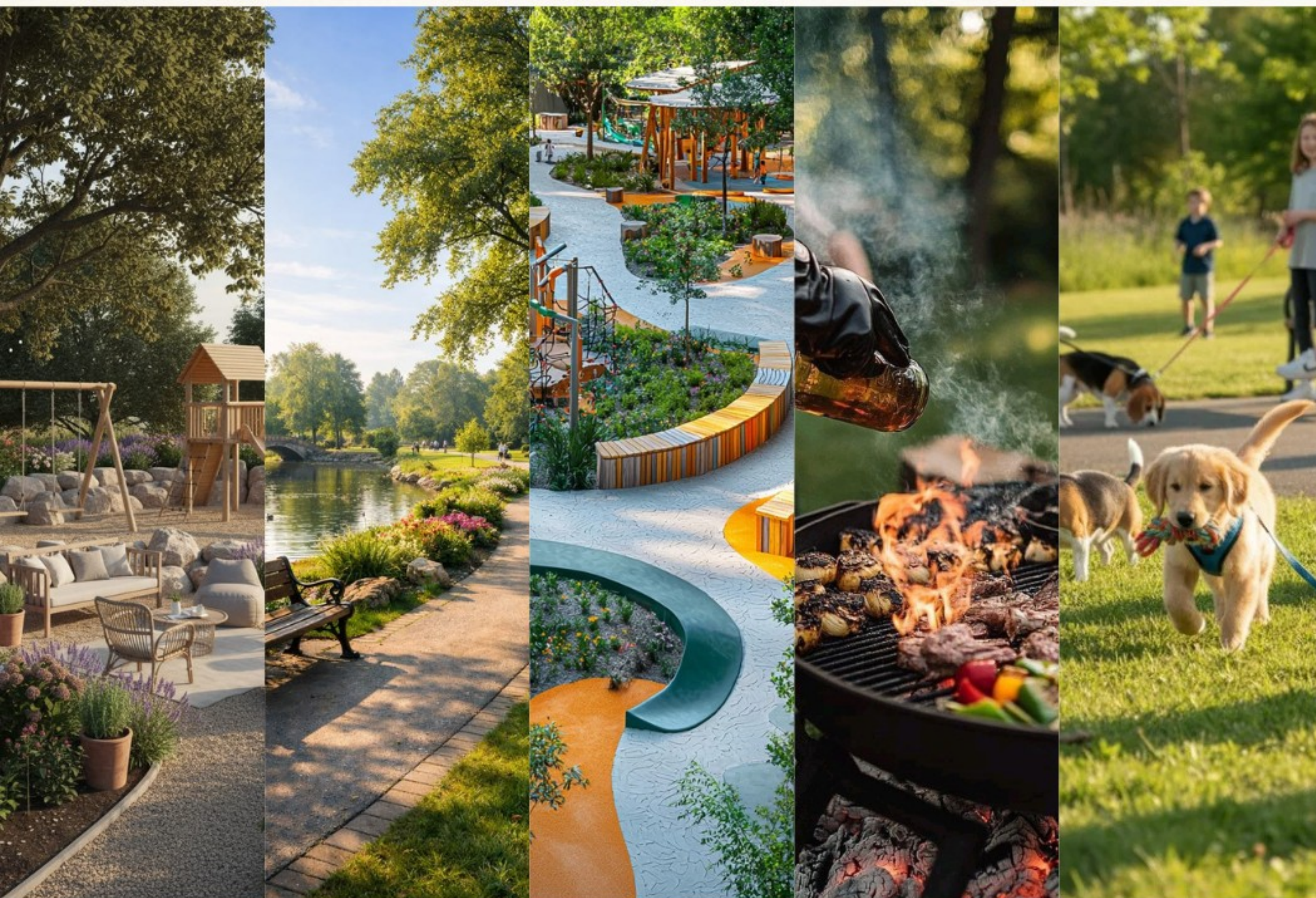


Beach



Lounge Pool





GREEN SPACES

Beautifully landscaped green spaces offer a peaceful retreat for reflection, picnics, and gatherings with loved ones.

-  Zen Gardens
-  Playing Fields
-  Serene Parks
-  Picnic
-  Playing Areas
-  Dog Park





EQUESTRIAN FACILITIES

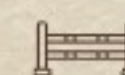
Immerse yourself in a world of equestrian excellence, where world-class stables, expansive training grounds, and a vibrant riding community await both horse and rider.



Stables



Jumping Arenas



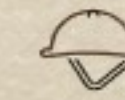
Riding Arenas



Training School

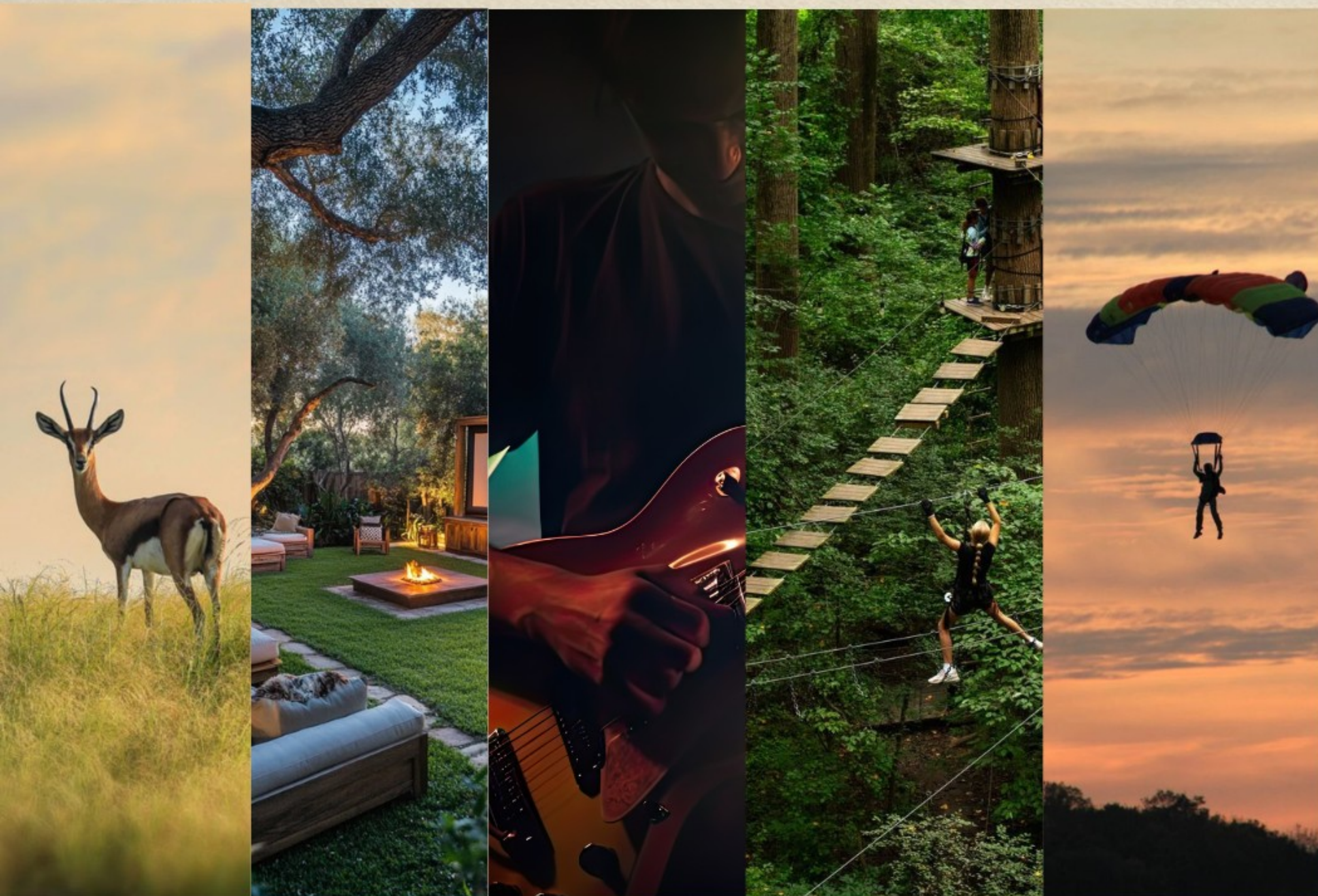


Paddocks



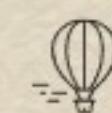
Tack Room



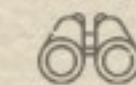


ADVENTURE

Explore a vibrant neighborhood where serene surroundings meet thrilling nearby adventures, from skydiving to hot air ballooning, all set within a dynamic and well-connected destination.



Skydiving



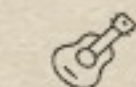
Wildlife Adventures



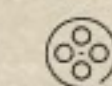
Hot Air Balloons



Concert Venues



Indoor & Outdoor Cinema



Adventure Parks





WELL-BEING

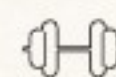
Designed to nurture both body and mind, offering spaces that bring together health, fitness, mindfulness, and daily ease within one thoughtfully balanced environment.



Healthcare Center



Wellness Center



Fitness Center



Meditation Pavilion



Shopping Malls



Co-Working Spaces





SPORTS

A refined collection of sporting spaces designed to elevate everyday movement, balance, and performance through thoughtfully curated active environments.

-  Padel and Tennis Courts
-  Ball Courts
-  Soccer Fields
-  Healthcare Center
-  Cycling and Running Tracks
-  Rock Climbing Facilities
-  Mini-Golf Course





COMMUNITY SERVICES

A thoughtfully planned community infrastructure offering essential services that support daily life through safety, accessibility, and uninterrupted convenience.

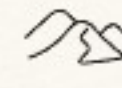
-  Medical Centers
-  Police & Fire Stations
-  Banking Facilities
-  Post Offices
-  Petrol Stations & Car Washes
-  Childcare Facilities
-  Shuttle Bus Services





SUSTAINABILITY

A forward-thinking approach to sustainability where innovation and nature work together to reduce impact, enhance efficiency, and preserve the environment for future generations.

-  Solar-Powered Lighting
-  Electric Vehicle Charging Stations
-  Wildlife Protection Initiatives
-  Natural Dune Conservation
-  Eco-Friendly Landscaping
-  Smart Waste Management



An aerial, high-angle view of a large, curved swimming pool. The pool's water is a vibrant turquoise blue, with gentle ripples and white foam from waves breaking against the sandy shore. The beach is a light tan color, and two small, white, umbrella-like structures are positioned on it. A wooden deck with vertical slats runs along the top edge of the pool. Beyond the deck, several modern, multi-story buildings with white facades and flat roofs are visible, interspersed with green lawns and palm trees. Long, dark shadows of palm trees are cast across the pool's surface from the left and right sides. The overall scene conveys a sense of luxury and tranquility.

ENJOY THE GRACEFUL RHYTHM
OF SERENE LIVING



HOTEL RESORT & SPA

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, CRAFTED TO THE HIGHEST
STANDARDS OF EXCELLENCE,
RIGHT IN THE HEART OF THE COMMUNITY



THE DEVELOPER & STRATEGIC DEVELOPMENT PARTNERS



PUBLICLY LISTED PARENT (ADX: ANAN)

Anan Investment Holding PJSC is a publicly listed investment company on the Abu Dhabi Securities Exchange. As the parent of Arabian Hills, it provides the backing of a regulated, exchange-listed group focused on long-term value creation.



THE MASTER-PLANNED COMMUNITY

A landmark master-planned community, developed by Arabian Hills Investment & Real Estate Development LLC. Built around innovation and sustainability, aligned with UAE's 2030 vision.



DEVELOPMENT MANAGEMENT PARTNER

A leading development management company with 50+ years of leadership experience and a portfolio worth AED 5.5B+. DECA blends innovation with flawless execution — including the sales and marketing of Arabian Hills Estate.

