WHERE LIFE BEGINS

ARABIAN HILLS ESTATE

Project Details

Starting Price	AED 1.67M
Project Type	Master-Planned Community
Completion	Starting 2026 - 2029
Location	Dubai-Al Ain Road, UAE

Available Plot Sizes

Villa Plots	12,000 – 20,000 sq.ft
Mansion Plots	20,000 – 50,000 sq.ft
Mega Mansions	50,000 – 76,000 sq.ft
Estate Plots	76,000 – 132,000 sq.ft



Payment Plan

10% ON BOOKING

5.15% IST MONTH

MONTHLY AS LOW AS:

18 MONTHS PLAN	4.99%
24 MONTHS PLAN	3.69%
36 MONTHS PLAN	2.42%

BALANCE OVER THE TERM
18 / 24 / 36-Month Plans

Final installment schedules vary by payment plan tier and should be confirmed against the official inventory sheet.

Sales Process

BOOKING
Select Plot & Pay Booking

DOCUMENTATION
KYC & Buyer Paperwork

SPA / TITLE
Sign SPA & Title Process

HANDOVER
Project Follow-up & Handover

Location & Connectivity

Approximate drive times from Arabian Hills Estate

Hot Air Balloon	11 min	Dubai Creek Harbour	36 min
Skydive	12 min	Dubai Mall	40 min
Outlet Mall	24 min	Dubai Intl. Airport	44 min
Zayed University	27 min	Al Ain Airport	44 min
Silicon Oasis	27 min	La Mer Beach	47 min
Repton School	34 min	Nikki Beach	45 min

48 Features & Amenities

WATER	GREEN SPACES	EQUESTRIAN	SERVICES	SUSTAINABILITY	EXPERIENCES	WELL-BEING	SPORTS
Swimmable Lagoons	Open Parks	Stables	Carwash	Water Conservation	Indoor/Outdoor	5-Star Hotel & Spa	Cycle-Run Track
Beach	Play Areas	Tack Room	Shuttle Bus	Wildlife Conservation	Adventure Parks	Fitness Center	Ball Courts
Splash Pad	Picnic Areas	Paddocks	Concierge	Natural Landscaping	Wildlife Adventures	Wellness Center	Padel Tennis
Adults Pool	Nature Trails	Riding Arenas	Housekeeping	EV Charging Ports	Concerts	Co-Working Spaces	Outdoor Gym
Bubble Pool	Zen Garden	Jumping Arena	Maintenance	Smart Waste	Skydiving	3 Shopping Malls	Rock Climbing
Lounge Pool	Dog Park	Training School	Childcare	Solar Lighting	Hot Air Balloons	Meditation Pavilion	Mini-Golf

Developer & Partners

DECA

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.

ARABIAN HILLS ESTATE

The Master-Planned Community
A landmark master-planned community in Abu Dhabi, developed by Arabian Hills Investment & Real Estate Development LLC. Built around innovation and sustainability, aligned with Abu Dhabi's 2030 vision.

Anan Investment Holding

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.