



THE ACRES





STEP INSIDE THE OUTDOORS

IN THE MIDST OF NATURE

Centrally located within the Dubailand area with a very well-connected road network, the community has direct access to the city's Sheikh Zayed Bin Hamdan Al Nahyan Street and Emirates Road. The Acres enjoys a prime position surrounded by a number of fully developed neighbourhoods in its direct vicinity.

Just a 10-minute drive from the bustling Global Village and a mere 5 minutes from the esteemed Dubai Polo and Equestrian Club, and the Hamdan Sports Complex, The Acres is perfectly situated within an established area.

- 5-MINUTE DRIVE | SHEIKH MOHAMMAD BIN ZAYED ROAD
- 10-MINUTE DRIVE | DUBAI HILLS ESTATE MALL
- 10-MINUTE DRIVE | AL KHAIL ROAD
- 15-MINUTE DRIVE | AL AIN ROAD
- 25-MINUTE DRIVE | DUBAI INTERNATIONAL AIRPORT
- 25-MINUTE DRIVE | THE DUBAI MALL
- 30-MINUTE DRIVE | AL MAKHTOUM AIRPORT





TOTAL LAND AREA: 1,849,720 SQM | 19,910,194 SQFT

MASTER PLAN CONCEPT



PEOPLE FIRST



COMMUNITY FIRST

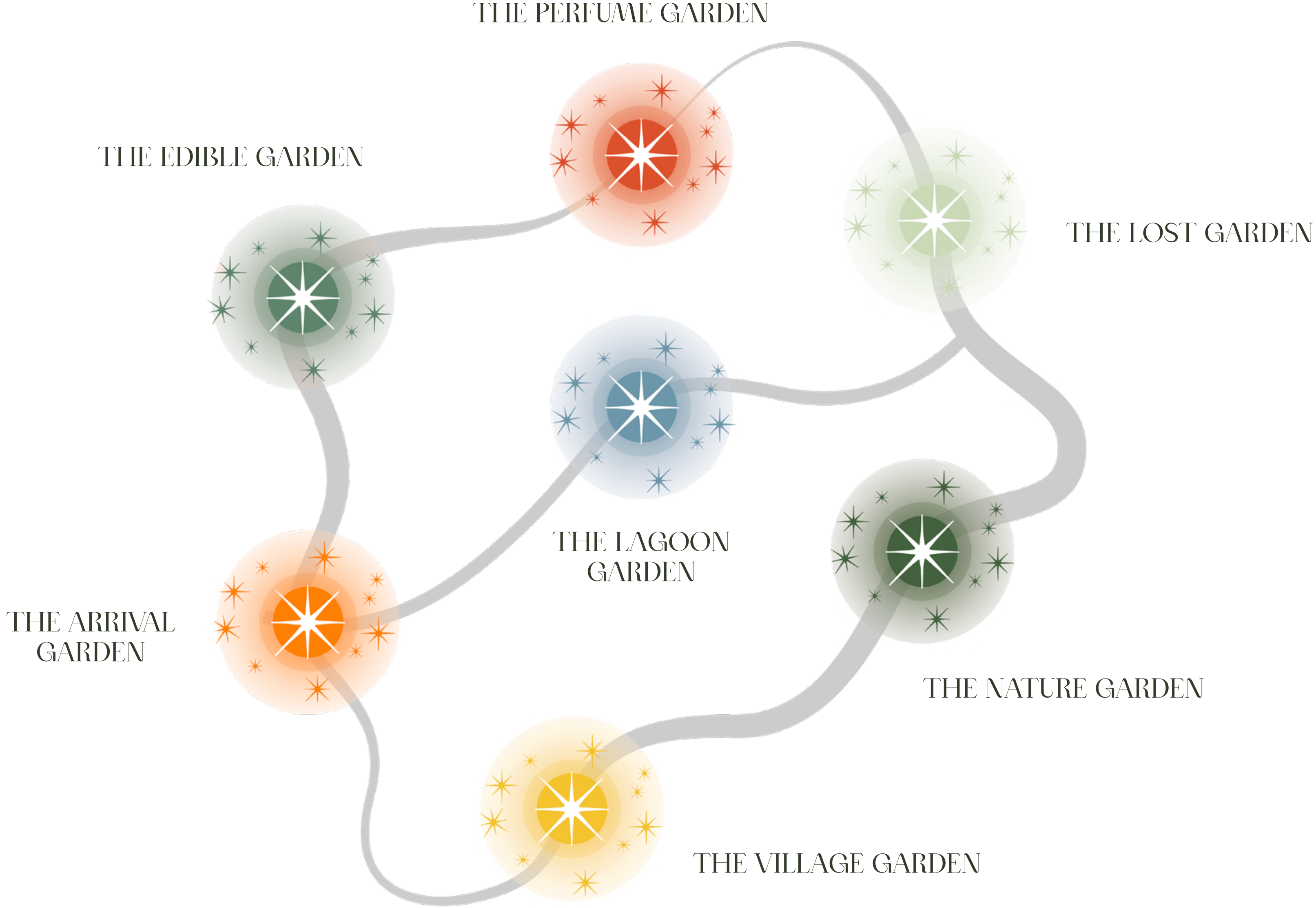


NATURE FIRST



EXPERIENCE FIRST

THE 7 GARDENS





THE VILLAGE GARDEN



THE VILLAGE GARDEN



VILLAGE PROMENADE



THE NATURE GARDEN



THE NATURE GARDEN



THE LOST GARDEN



THE PERFUME GARDEN



THE EDIBLE GARDEN



SWIMMABLE LAGOON



WATERWAY



THE HALO PARK



CLUSTER ENTRANCE



INNER PARK



INNER PARK



INNER PARK



KEY FEATURES

- | | | | |
|---|----------------------------|----|---------------------|
| 1 | ENTRANCE | 7 | HEALTHCARE |
| 2 | PRIMARY SCHOOL | 8 | LAGOON CLUBHOUSE |
| 3 | MOSQUE | 9 | JUICE BAR |
| 4 | HALO PARK / COMMUNITY PARK | 10 | LAGOON - LAKE |
| 5 | CLUBHOUSE | 11 | COMMUNITY AMENITIES |
| 6 | RETAIL | 12 | UTILITIES |

THE ACRES
VILLAS

THE ACRES
ESTATES





COMMUNITY AMENITIES



CLUBHOUSE

NATURE'S BLUEPRINT



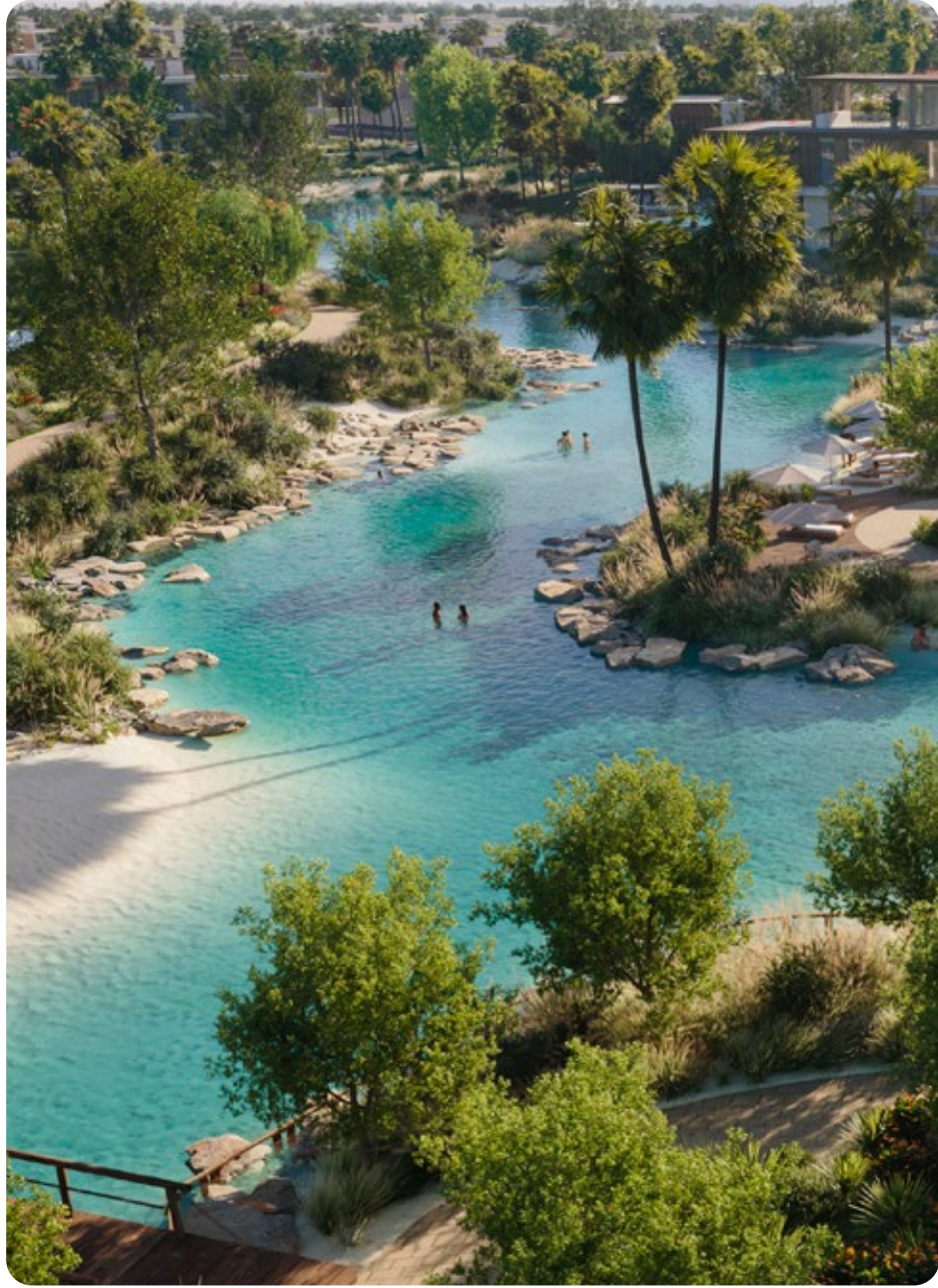
Explore a world where bespoke villas find their home amongst flourishing surroundings, with lush parks that are conveniently located just a minute's stroll away, inviting you to effortlessly immerse yourself in the beauty of nature.

Nestled within the heart of this vibrant community are inviting swimmable lagoons, embraced by the serene beauty of a natural landscape. The Halo Loop Park that surrounds them seamlessly connects neighbourhoods, crafting a safe, people-centric environment with an abundance of open, green spaces. Thoughtfully designed natural park features create a distinctive setting that strengthens the bonds between homes, communities, and amenities, making this a neighbourhood unlike any other in Dubai.



Meraas is dedicated to achieving LEED Gold certification for Planning and Design at The Acres, reflecting its unwavering commitment to sustainability and environmentally friendly practices.

LEED for Cities and Communities, the world's leading sustainability certification system, sets the benchmark for eco-friendly practices that prioritise energy efficiency, water conservation, and environmental stewardship.



SAVING WATER

The Acres is dedicated to saving water, using 33% less than the UAE average. 100% of irrigation demand is covered by treated wastewater. Moreover, the project has water saving fixtures, efficient irrigation systems and low-water plants ensuring high standards.



PROTECTING THE ENVIRONMENT

Environmental protection is a core commitment achieving an 80% reduction in greenhouse gas emissions per capita compared to the national average. The community sets a new standard for sustainability through well-insulated buildings, smart controls, high-efficiency systems and lighting.



CONNECTING THE COMMUNITY

The community boasts a strong social infrastructure with the Halo Loop Park offering leisure activities for everyone. Residents enjoy close access to a nursery, school, clinic, mosques, clubhouses, retail area as well as over 2,000 square metres of the Edible Garden. For an active lifestyle, there's a trail network, an outdoor gym, kids' playgrounds, swimming pools and sports areas.



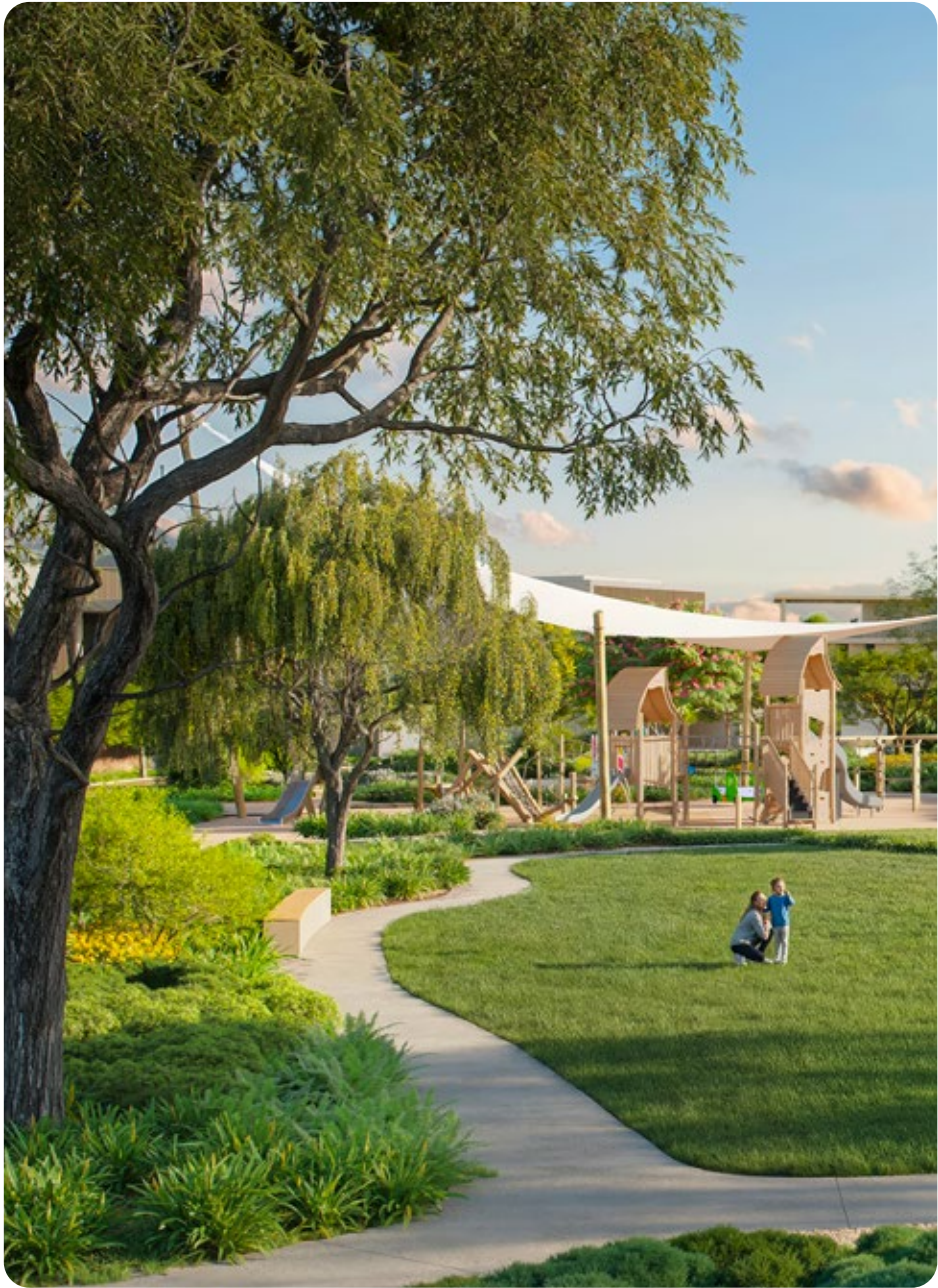
ENCOURAGING MOVEMENT

Walking and cycling are made easy with nearly a third of the community's roads designated for pedestrians and cyclists. There is also a continuous network of paths for walking and biking. Wellness is further promoted through monitoring outdoor air quality and providing plenty of natural shade.



ADOPTING SMART SOLUTIONS

The Acres is set for the future with all stormwater managed on-site using eco-friendly drainage systems which also goes for the lagoons. All clusters have several electrical vehicle fast chargers, which are also provided in public parking areas. The community uses smart technology for transportation and energy, and has plans to handle potential risks.

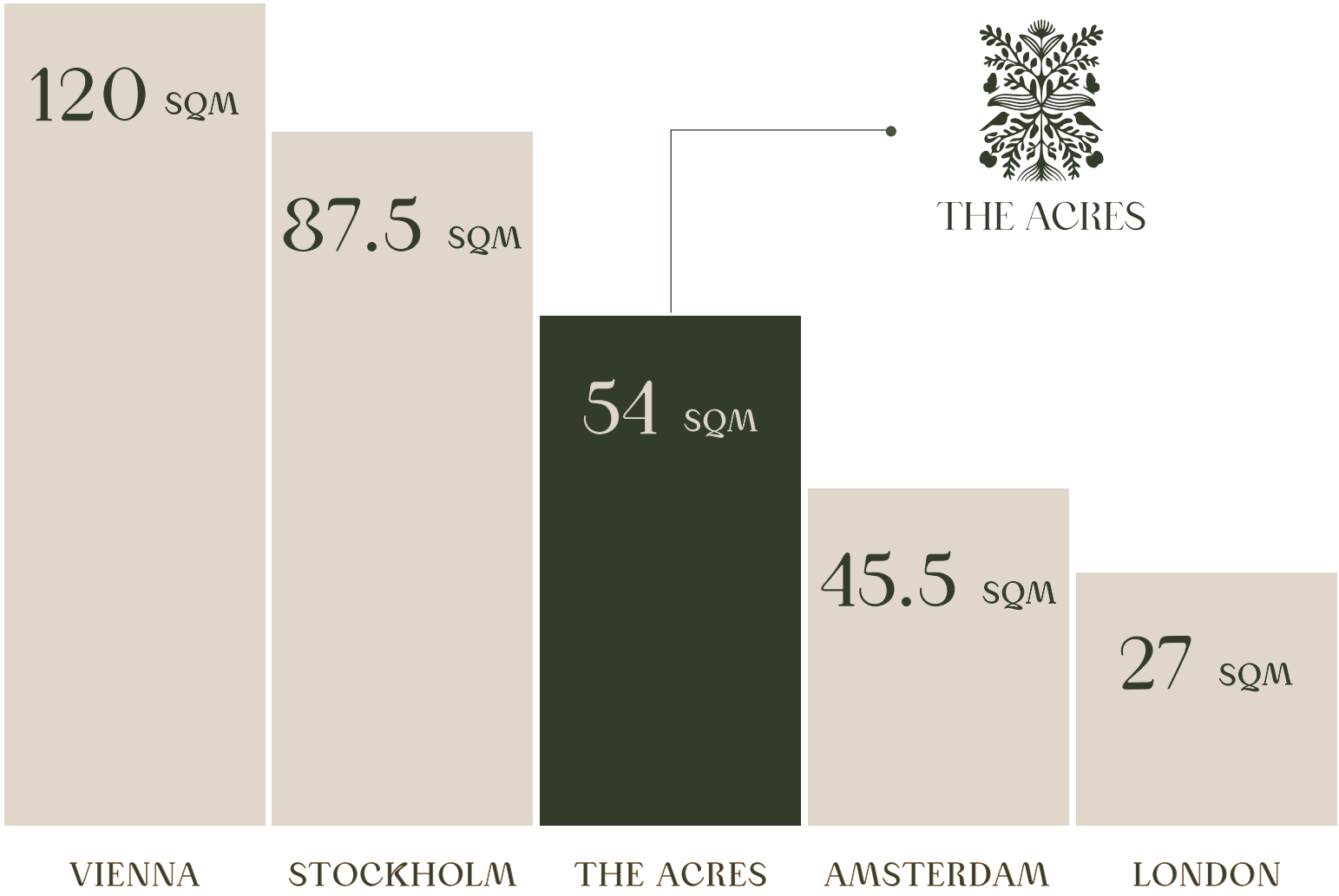


ENHANCING WELLNESS

Community wellbeing is a priority with 28% of the area set aside as open space. Residents benefit from over 2.5 times the usual amount of green space per person. Plus, every villa is just a 3-minute walk from a park, making it easy for everyone to enjoy outdoor spaces.

CHARTING GREEN SPACES

This graph illustrates the average amount of green space available per person, compared to the most livable cities around the world.





THE ACRES
ESTATES



IVORY COLLECTION



AMBER COLLECTION

THE ACRES ESTATES

84 VILLAS

Cluster Name	No. of Villas
R	16
S	11
T	17
U	11
V	17
W	12
	84

75% of the villas overlook one of the gardens.
Each Estates Cluster has an internal park.



THE ACRES ESTATES

84 VILLAS

Villa Type		Unit Areas	No.
H-5BR	5-bedroom villa G+1	6,913.12 Sq.f.	12
G-5BR	5-bedroom villa G+1	7,415.15 Sq.f.	17
J-6BR	6-bedroom villa G+1	7,747.00 Sq.f.	23
I-6BR	6-bedroom villa G+1	7,937.85 Sq.f.	19
K-7BR	7-bedroom villa G+2	10,757.02 Sq.f.	7
L-7BR	7-bedroom villa G+2	11,089.73 Sq.f.	6
			84

75% of the villas overlook one of the gardens.

Each Estates Cluster has an internal park.



THE ACRES ESTATES

84 VILLAS

Villa Type		Plot Average Areas	No.
G-5BR	5-bedroom villa G+1	8,376 Sq.f.	17
J-6BR	6-bedroom villa G+1	10,883 Sq.f.	23
H-5BR	5-bedroom villa G+1	11,050 Sq.f.	12
K-7BR	7-bedroom villa G+2	11,822 Sq.f.	7
I-6BR	6-bedroom villa G+1	14,317 Sq.f.	19
L-7BR	7-bedroom villa G+2	17,660 Sq.f.	6
			84

75% of the villas overlook one of the gardens.

Each Estates Cluster has an internal park.





IVORY COLLECTION

7-BEDROOM VILLAS





VILLA TYPE L



VILLA TYPE L



VILLA TYPE L



VILLA TYPE L



VILLA TYPE L



VILLA TYPE L



VILLA TYPE L



VILLA TYPE L



VILLA TYPE L



VILLA TYPE L



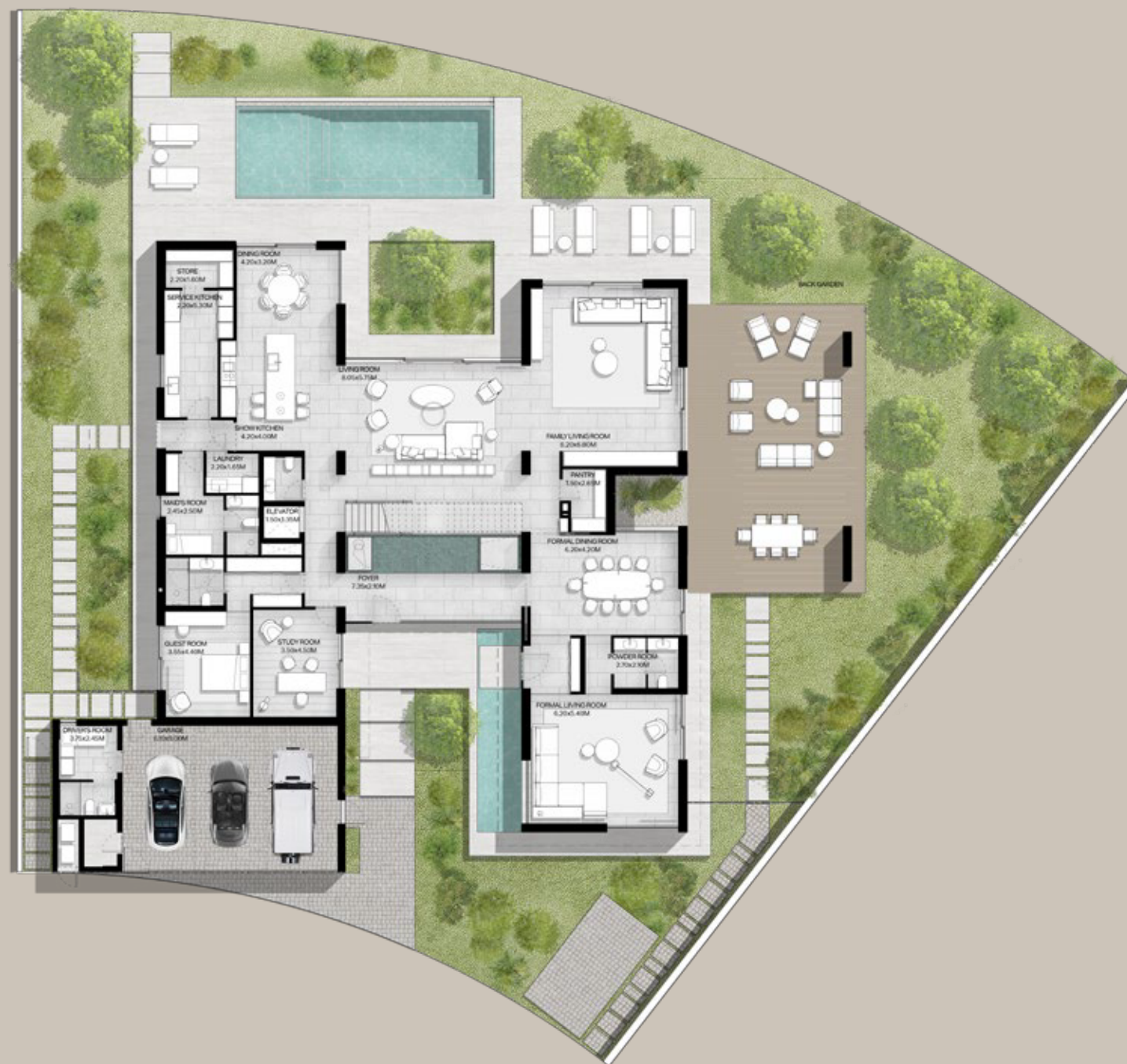
VILLA TYPE L



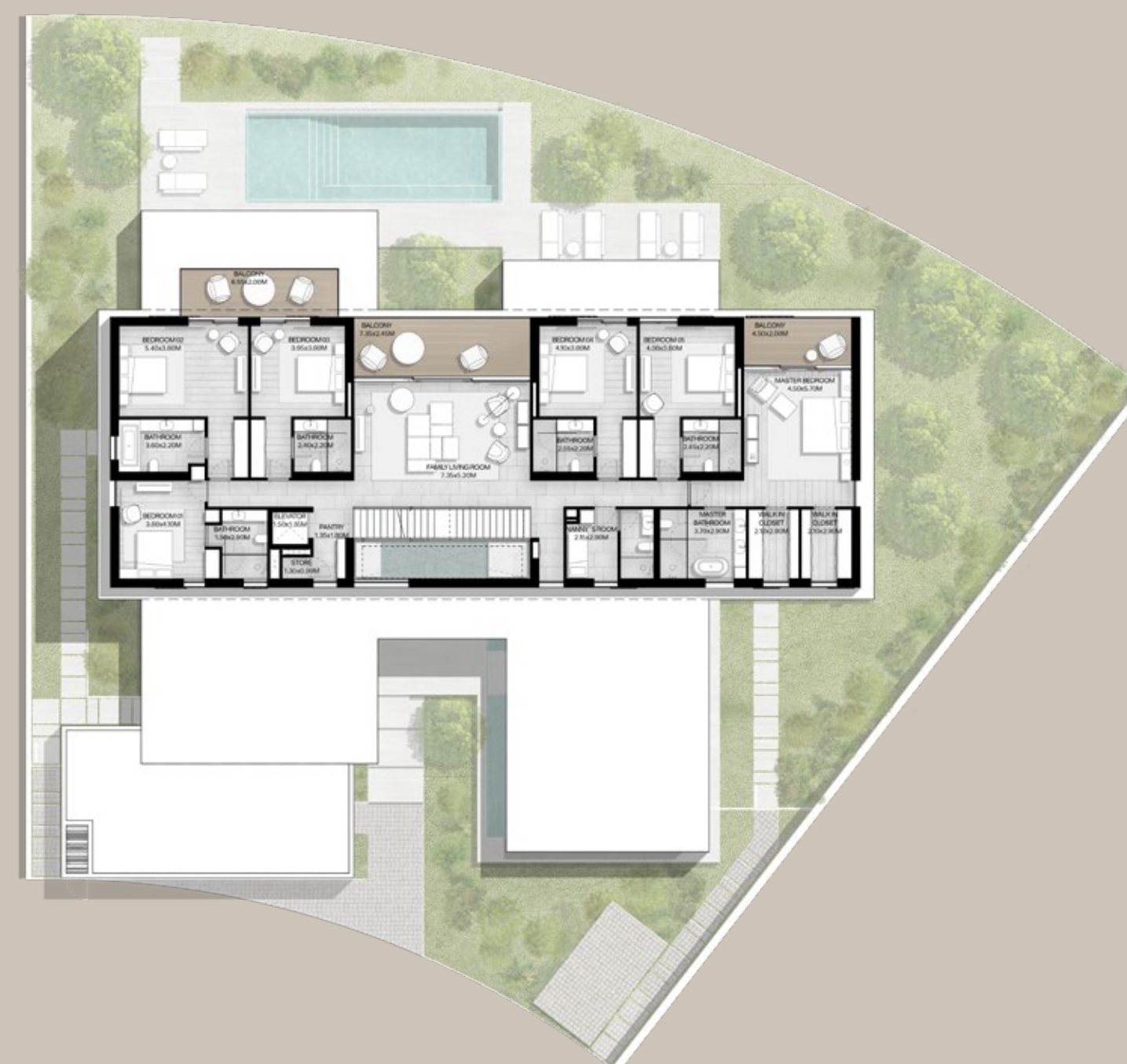
THE ACRES
ESTATES

7-BEDROOM VILLA TYPE L-7BR

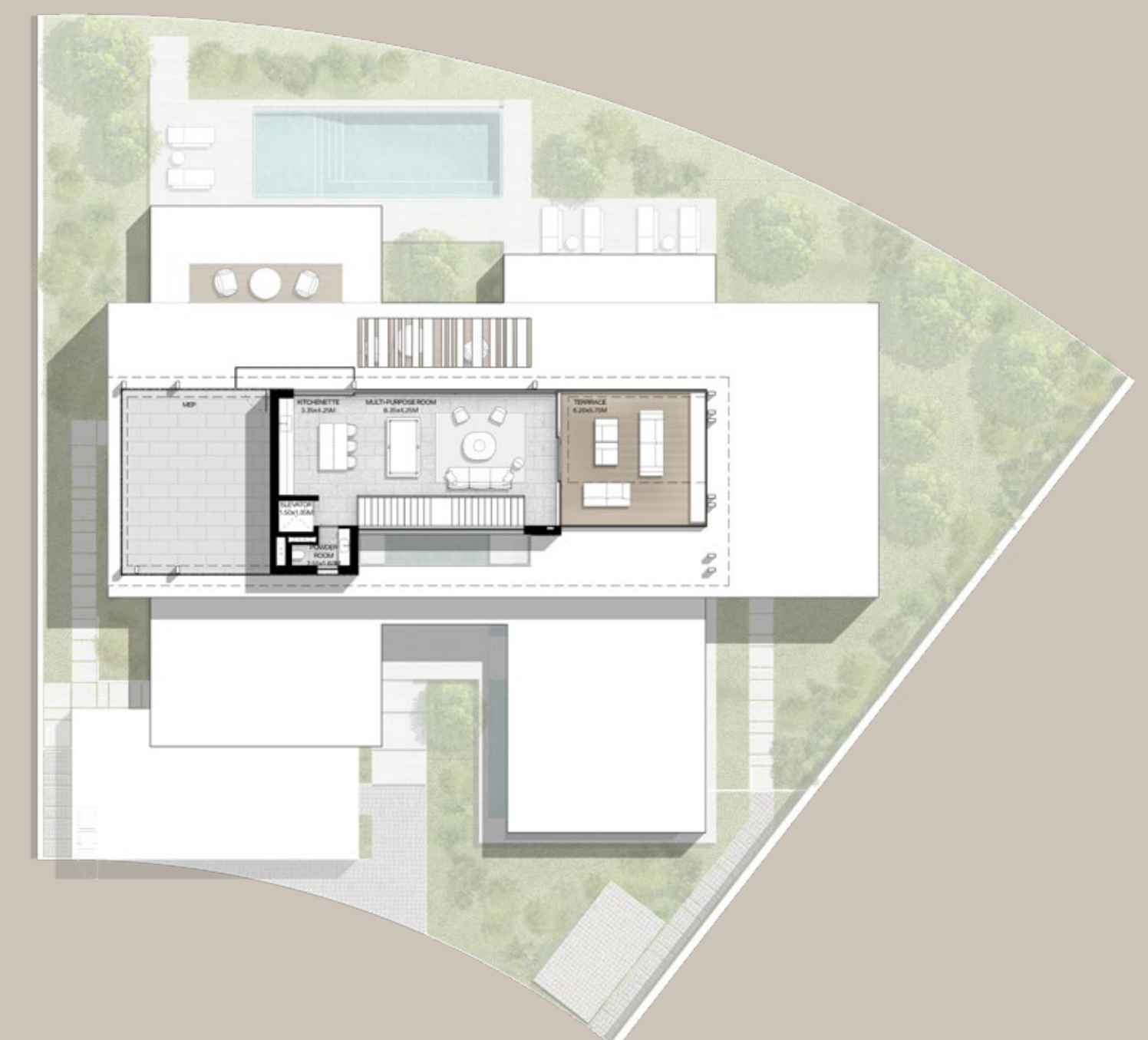
TOTAL AREA:
1,030.27 SQM | 11,089.73 SQFT



GROUND LEVEL



FIRST LEVEL



SECOND LEVEL

DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING SWIMMING POOLS AND LANDSCAPE FEATURES, INTERIOR AND EXTERIOR FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED. SWIMMING POOLS AND LANDSCAPE FEATURES ARE NOT INCLUDED AND ARE THE RESPONSIBILITY OF THE END USER.





6-BEDROOM VILLAS



VILLA TYPE J



VILLA TYPE J



VILLA TYPE J





VILLA TYPE J



VILLA TYPE J



VILLA TYPE J



VILLA TYPE J



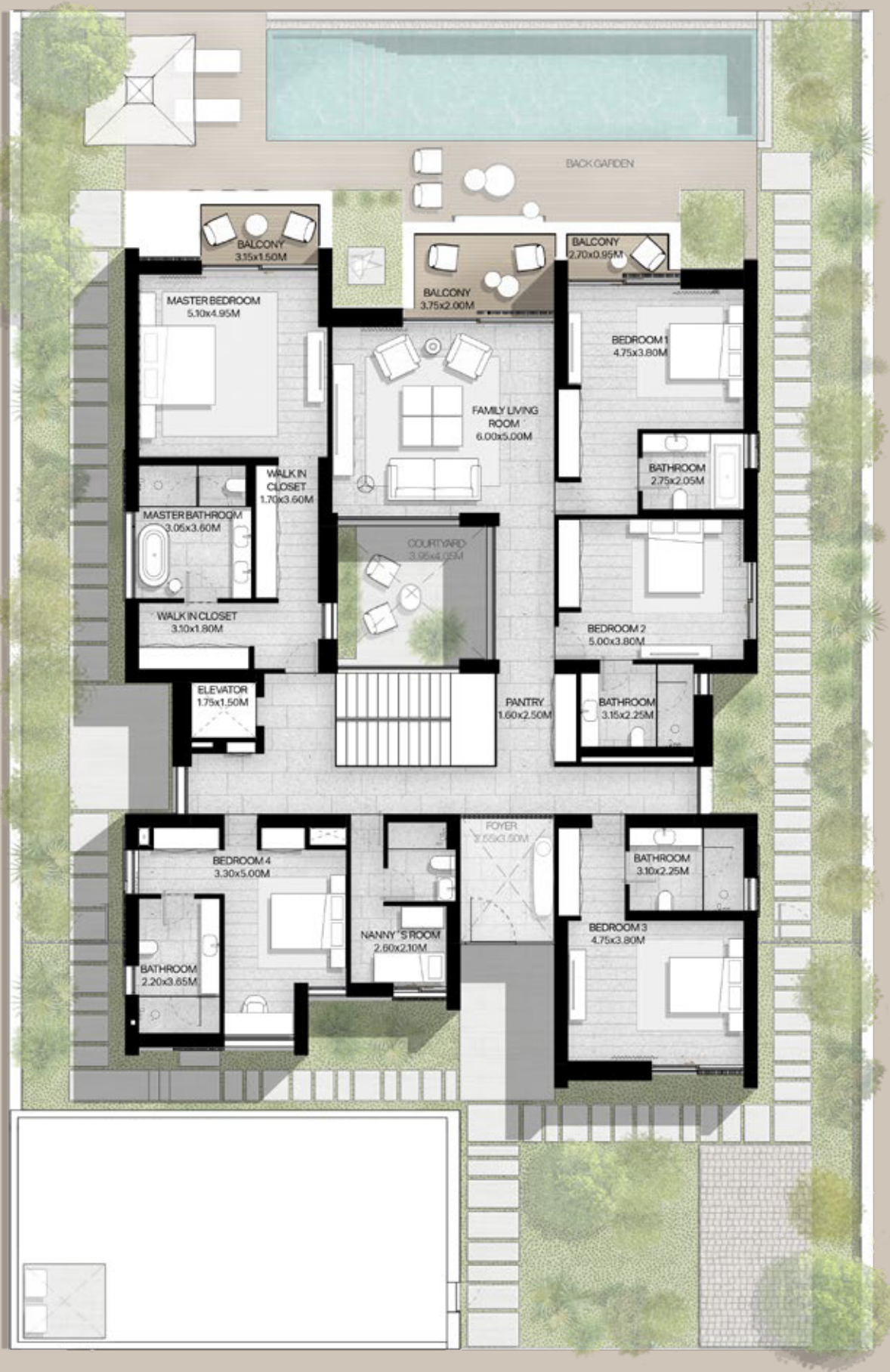
VILLA TYPE J



THE ACRES
ESTATES



GROUND LEVEL



FIRST LEVEL

6-BEDROOM
VILLA TYPE J-6BR

TOTAL AREA:
719.72 SQM | 7,747.00 SQFT

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5-BEDROOM VILLAS





VILLA TYPE H



VILLA TYPE H



VILLA TYPE H



VILLA TYPE H



VILLA TYPE H



VILLA TYPE H



VILLA TYPE H





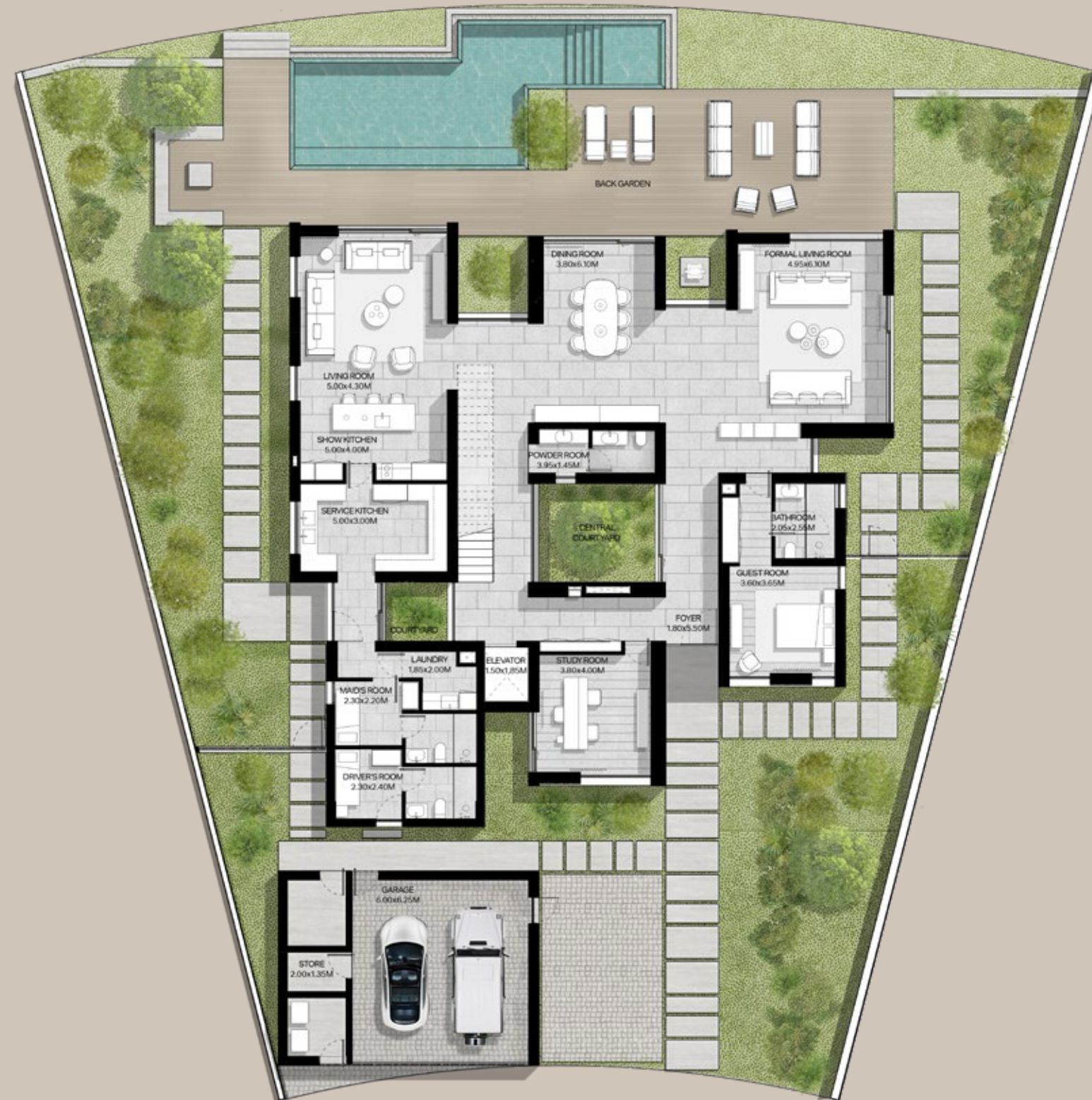
VILLA TYPE H



THE ACRES
ESTATES

5-BEDROOM VILLA TYPE H-5BR

TOTAL AREA:
642.25 SQM | 6,913.12 SQFT



GROUND LEVEL



FIRST LEVEL

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AMBER COLLECTION

7-BEDROOM VILLAS





VILLA TYPE K



VILLA TYPE K



VILLA TYPE K



VILLA TYPE K



VILLA TYPE K



VILLA TYPE K



VILLA TYPE K



VILLA TYPE K



VILLA TYPE K



VILLA TYPE K



VILLA TYPE K



VILLA TYPE K



THE ACRES
ESTATES

7-BEDROOM
VILLA TYPE K-7BR

TOTAL AREA:
999.36 SQM | 10,757.02 SQFT



GROUND LEVEL



FIRST LEVEL



SECOND LEVEL

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6-BEDROOM VILLAS



VILLA TYPE I



VILLA TYPE I



VILLA TYPE I



VILLA TYPE I



VILLA TYPE I



VILLA TYPE I



VILLA TYPE I



VILLA TYPE I



VILLA TYPE I



VILLA TYPE I



VILLA TYPE I



VILLA TYPE I



VILLA TYPE I



VILLA TYPE I



TOTAL AREA:
737.45 SQM | 7,937.85 SQFT



5-BEDROOM VILLAS





VILLA TYPE G



VILLA TYPE G



VILLA TYPE G



VILLA TYPE G



VILLA TYPE G



VILLA TYPE G



VILLA TYPE G



VILLA TYPE G



VILLA TYPE G



VILLA TYPE G



VILLA TYPE G



VILLA TYPE G



GROUND LEVEL



FIRST LEVEL

5-BEDROOM
VILLA TYPE G-5BR

TOTAL AREA:
688.89 SQM | 7,415.15 SQFT

PAYMENT PLAN

10%

DOWN PAYMENT

On Booking

10%

1ST INSTALMENT

February 2025

10%

2ND INSTALMENT

August 2025

10%

3RD INSTALMENT

January 2026

10%

4TH INSTALMENT

June 2026

5%

5TH INSTALMENT

November 2026

5%

6TH INSTALMENT

April 2027

5%

7TH INSTALMENT

August 2027

35%

8TH INSTALMENT (ON HANDOVER)

February 2028

PRICES

5-BEDROOM VILLA

Starting from AED 13.3 million

6-BEDROOM VILLA

Starting from AED 14.8 million

7-BEDROOM VILLA

Starting from AED 19.9 million



ONLINE REGISTRATION PROCESS

DO'S

- 1 Only use the link provided in the registration notification.
- 2 Only register clients with genuine interest.
- 3 Fill out your client's details where it states 'customer' and your personal details where it states 'broker'.
- 4 To avoid delays at the booking stage, please ensure that your client's email address and mobile number are correct, and their name is exactly as it appears on their passport.
- 5 Select the correct agency name.

DON'TS

- 1 Do not register your client before receiving the official registration notification.
- 2 Registrations received before the official notification will be excluded.
- 3 Do not fill in your email ID in the client's email ID field.
- 4 Do not fill in your mobile number in the client's mobile number field.
- 5 Do not register the same client more than once.
- 6 Do not register inaccurate client names.
- 7 Do not forge, alter or duplicate tokens. This will significantly reduce your chances of obtaining a unit and increase the possibility of being excluded from future launches.

