

ABU DHABI  
**MIRA HILLS**



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## A NEW STANDARD OF URBAN LIVING

A fully integrated destination bringing together residences, business, hospitality, education, healthcare and culture within one master-planned environment.



## 18 HOLE CHAMPIONSHIP GOLF COURSE

An 18-hole championship golf course introducing expansive greenery and open landscapes into the master plan, while supporting leisure, hospitality and everyday recreation across the community.



# LAGOON

A continuous water network shaping movement across the district, connecting key destinations and creating a cooler, more refreshing environment.



# INTERNATIONAL SCHOOL

International education integrated into the master plan, supporting everyday learning within a connected and family-oriented environment.





INNOVATION CLUSTER



## AI UNIVERSITY + ARCHITECTURE & ENGINEERING UNIVERSITY + RESEARCH & DEVELOPMENT CENTER

A knowledge-driven district bringing together technology,  
design, research and academic life in one destination.



## KINDERGARTENS

Eight kindergartens integrated across the community, supporting early learning within a connected family-oriented environment.



## THE CUBE

A vertical commercial hub designed for the international real estate industry, bringing together developers, brokerages, and investment firms.

## FAMILY LEISURE CENTER

5,000 sq ft children's destination within the mall  
designed for learning, entertainment and  
everyday family activity.





## MUSEUM OF THE UAE



A cultural landmark set at a historic site where early dialogue in 1968 helped lay the foundations of the future Union.

# MULTI-PURPOSE STADIUM

A large-scale venue designed for sports, entertainment and major public events within the wider master plan.





## LANDMARK MALL

A large-scale retail and entertainment destination bringing together shopping, dining, leisure and indoor skiing within the master plan.



### 3 COMMUNITY CENTERS

Public spaces bringing together everyday services, social life and local activity across the district.



# GRAND BOULEVARDS

A walkable retail and lifestyle destination bringing together luxury shopping, dining and public life within an open-air urban setting.





## INDOOR SKI RESORT

A year-round indoor snow experience forming part of the project's wider leisure and entertainment environment.



### 3 FIVE-STAR HOTELS

Five-star hospitality destinations integrating branded living, premium service and leisure experiences.





## URBAN FOREST

A dense landscape of diverse trees and greenery introducing shade, biodiversity and a stronger connection to nature throughout the master plan.



## 8 PRIVATE BEACHES

Private beaches bringing ocean water, resort-style leisure and waterfront living to different parts of the master plan.



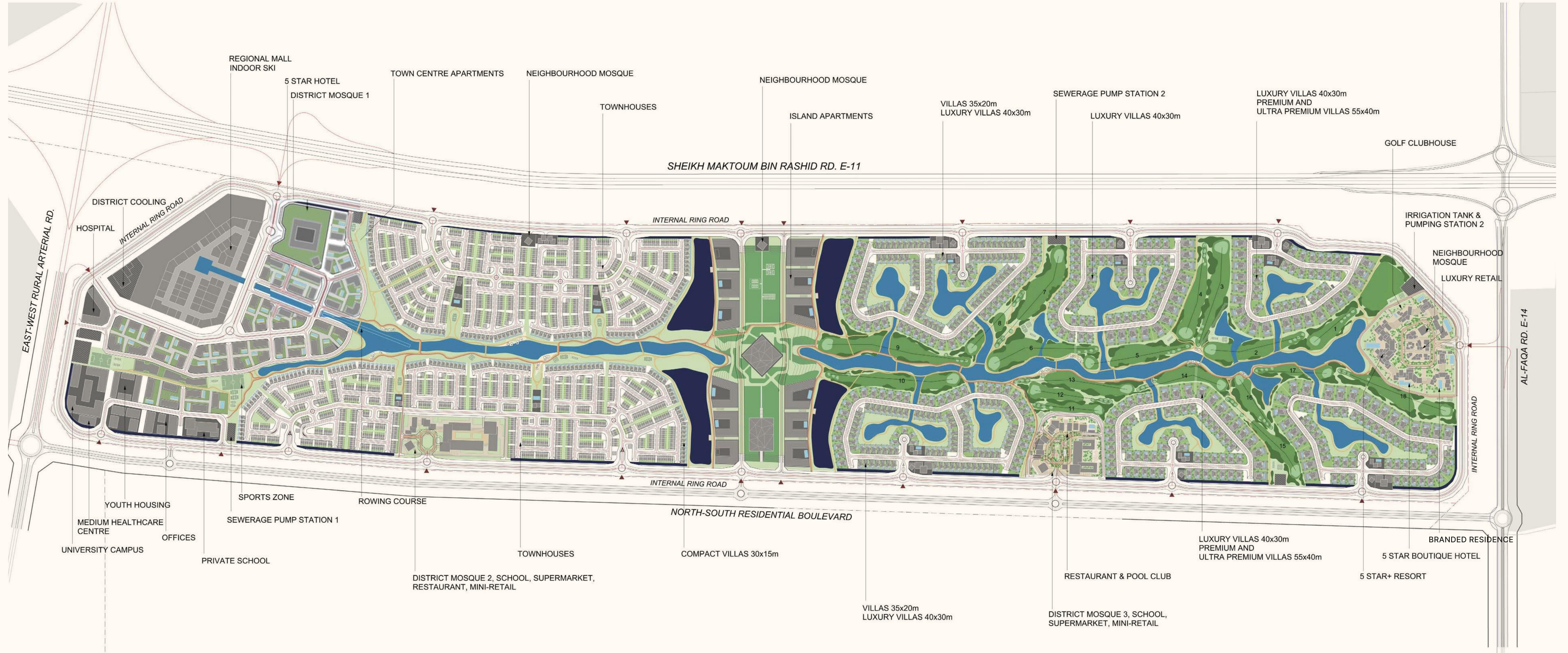
## CENTRAL PARK

A 5 million sq ft green landscape forming the natural heart of the community, designed for recreation, relaxation and everyday outdoor life.

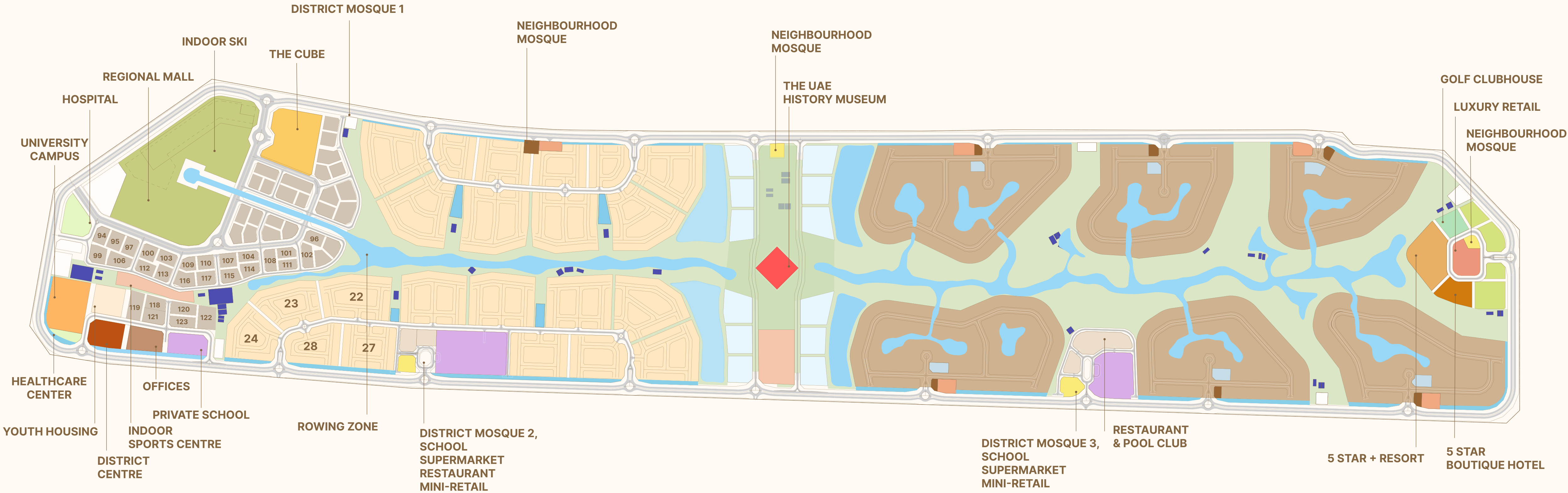


# CONNECTING TWO EMIRATES

A landmark master-planned destination between Abu Dhabi and Dubai, designed around connectivity, lifestyle and long-term growth.



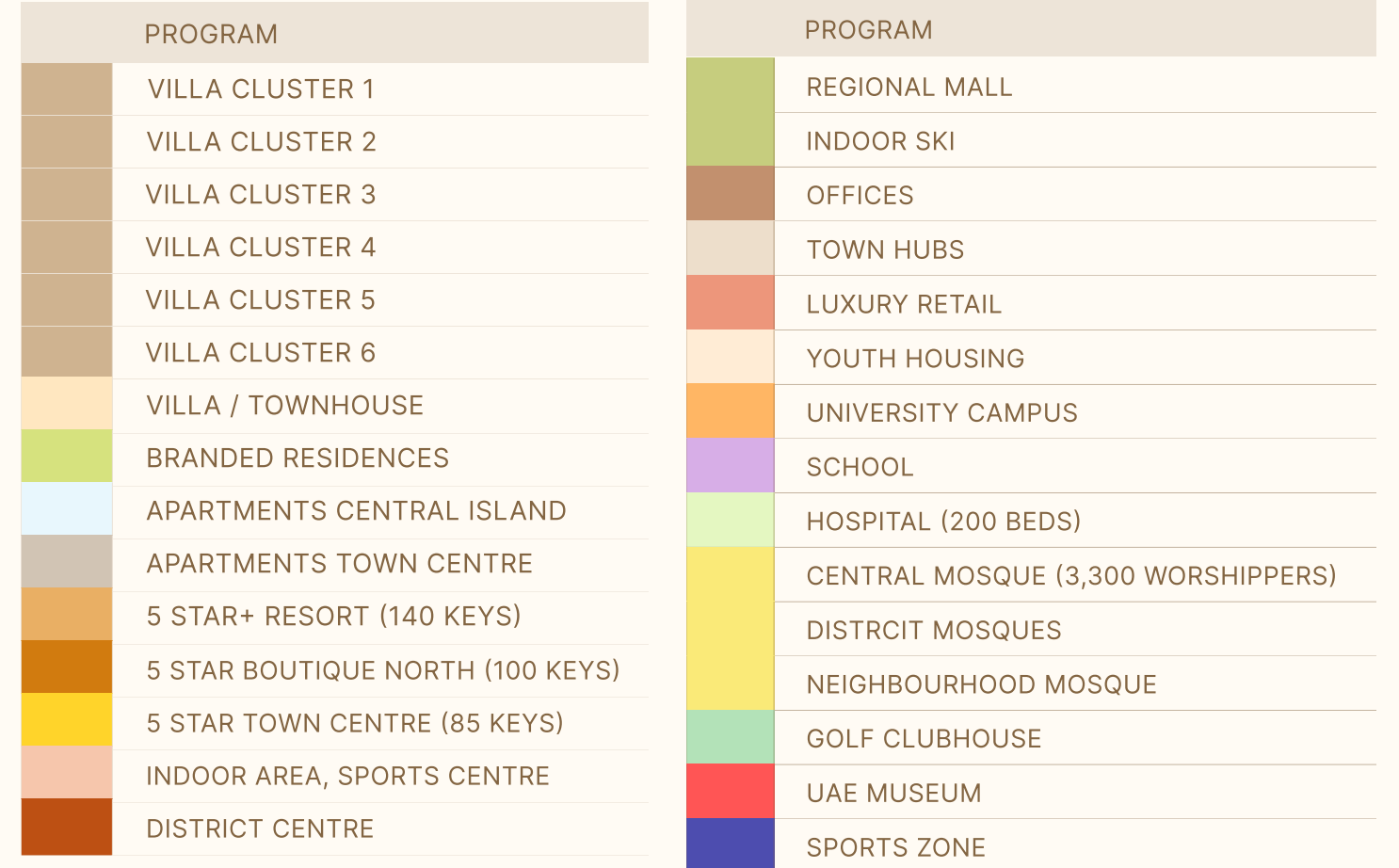
# MASTERPLAN



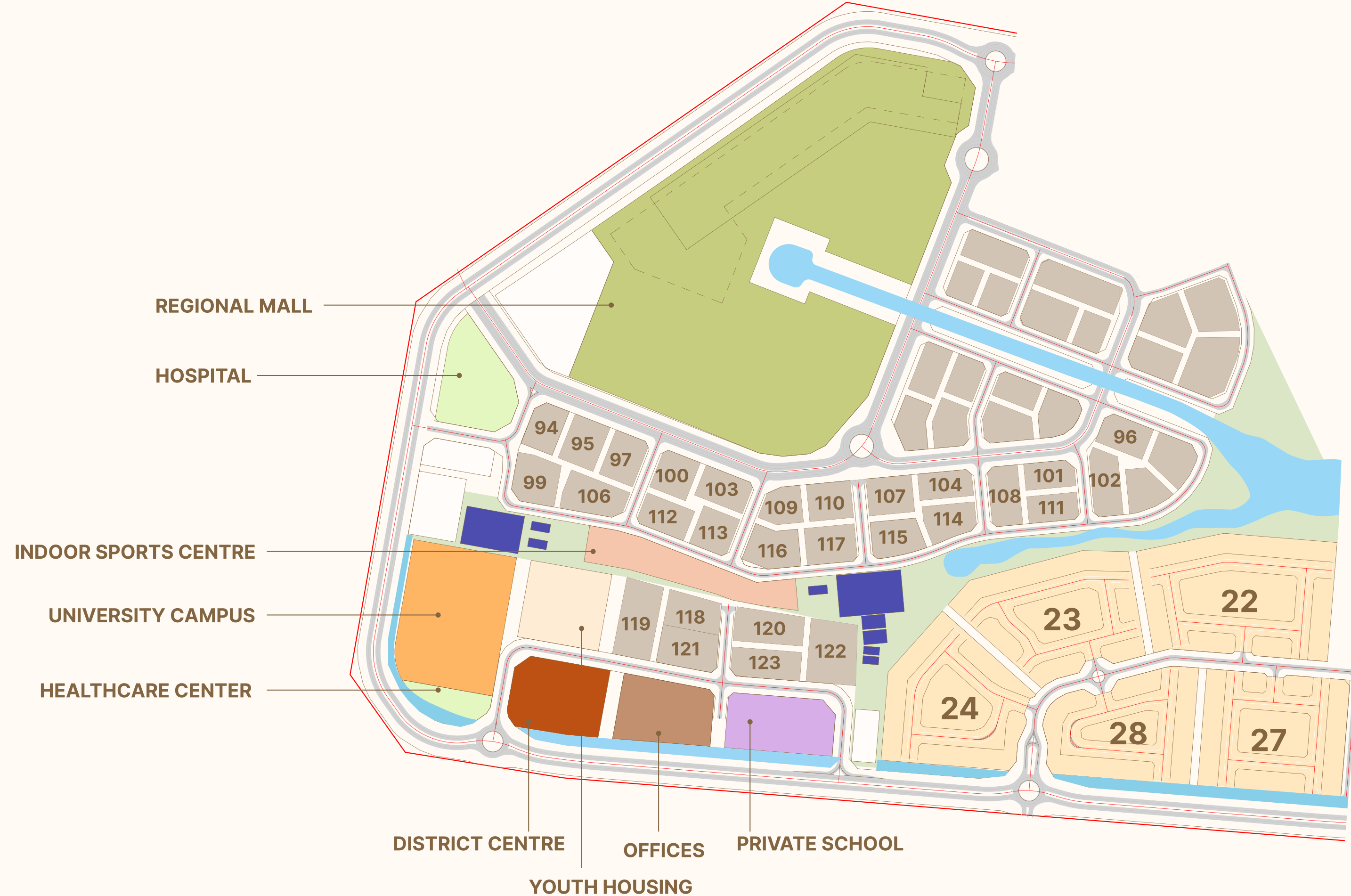
RESIDENTIAL APARTMENT PLOTS			
	GFA (M <sup>2</sup> )	FAR	PLOT (M <sup>2</sup> )
PLOT 94	7,291	3.02	2,414
PLOT 95	8,385	3.02	2,777
PLOT 96	7,496	3.02	2,482
PLOT 97	8,005	3.02	2,651
PLOT 99	9,555	3.02	3,164
PLOT 100	7,412	3.02	2,454
PLOT 101	6,146	3.02	2,035
PLOT 102	8,644	3.02	2,862
PLOT 103	7,795	3.02	2,581
PLOT 104	6,708	3.02	2,221
PLOT 106	9,983	3.02	3,306
PLOT 107	8,006	3.02	2,651
PLOT 108	8,504	3.02	2,816
PLOT 109	6,436	3.02	2,131

RESIDENTIAL APARTMENT PLOTS			
	GFA (M <sup>2</sup> )	FAR	PLOT (M <sup>2</sup> )
PLOT 110	7,725	3.02	2,558
PLOT 111	6,365	3.02	2,108
PLOT 112	7,619	3.02	2,523
PLOT 113	7,354	3.02	2,435
PLOT 114	7,911	3.02	2,620
PLOT 115	8,344	3.02	2,763
PLOT 116	9,372	3.02	3,103
PLOT 117	8,808	3.02	2,917
PLOT 118	8,757	3.02	2,900
PLOT 119	13,722	3.02	4,544
PLOT 120	10,428	3.02	3,453
PLOT 121	10,654	3.02	3,528
PLOT 122	14,208	3.02	4,705
PLOT 123	9,415	3.02	3,117

VILLA / TOWNHOUSE PLOTS			
	GFA (M <sup>2</sup> )	FAR	PLOT (M <sup>2</sup> )
PLOT 22	27,194	0.8	33,993
PLOT 23	23,975	0.8	29,969
PLOT 24	21,082	0.8	26,353
PLOT 27	21,174	0.8	26,468
PLOT 28	18,466	0.8	23,083



# PHASE 1.1



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PROGRAM	
	VILLA CLUSTER
	VILLA / TOWNHOUSE
	HOSPITAL
	INDOOR SPORTS CENTRE
	UNIVERSITY CAMPUS

PROGRAM	
	MEDIUM CLINIC
	DISTRICT CENTRE
	YOUTH HOUSING
	OFFICES
	PRIVATE SCHOOL

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