



THE ACRES

THE ACRES | STEP INSIDE THE OUTDOORS



THE ACRES | LOCATION

Adjacent to Emirates & Sheikh Zayed Bin Hamdan Al Nahyan roads



5 Mins

Sheikh Mohammed Bin Zayed Road



25 Mins

Downtown –Dubai Mall



15 Mins

Al Khail Road



30 Mins

Al Maktoum Airport



15 Mins

Al Ain Road



15 Mins

Dubai Hills Estate Mall

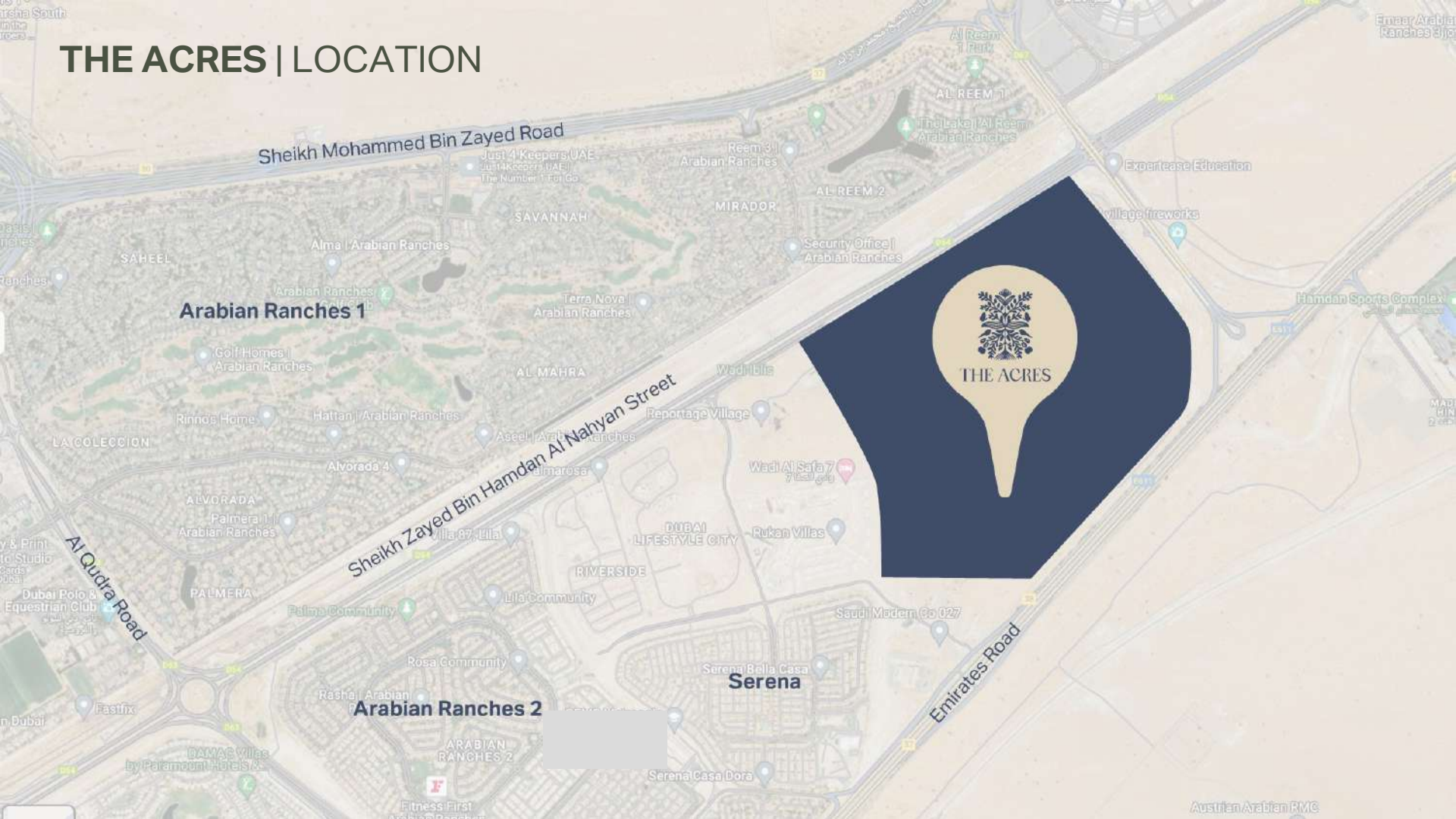


25 Mins

Dubai International Airport



THE ACRES | LOCATION



Arabian Ranches 1

Sheikh Zayed Bin Hamdan Al Nahyan Street



THE ACRES

Arabian Ranches 2

Serena

Austrian Arabian BMC

THE ACRES | MASTER PLAN CONCEPT

PEOPLE
FIRST



COMMUNITY
FIRST

THE ACRES | MASTER PLAN CONCEPT

NATURE
FIRST



EXPERIENCE
FIRST

THE ACRES | MASTER PLAN CONCEPT

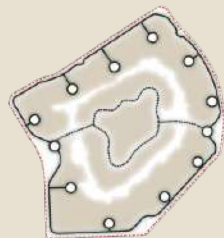
NATURE



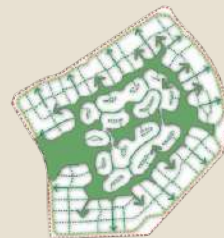
COMMUNITY



HALO PARK
Maximise frontage and value



PERIMETER BOULEVARD
Frees up interior for Pedestrians and nature



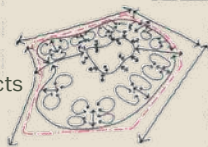
EXTENSIVE GREEN NETWORK
Healthy lifestyle and biodiversity



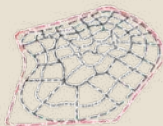
INTERCONNECTED SPACES
Network of walking, cycling and jogging paths

THE ACRES | MASTER PLAN CONCEPT

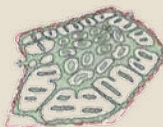
Structural Mobility Framework that connects



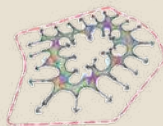
Permeable pedestrian and cycle network for wellbeing



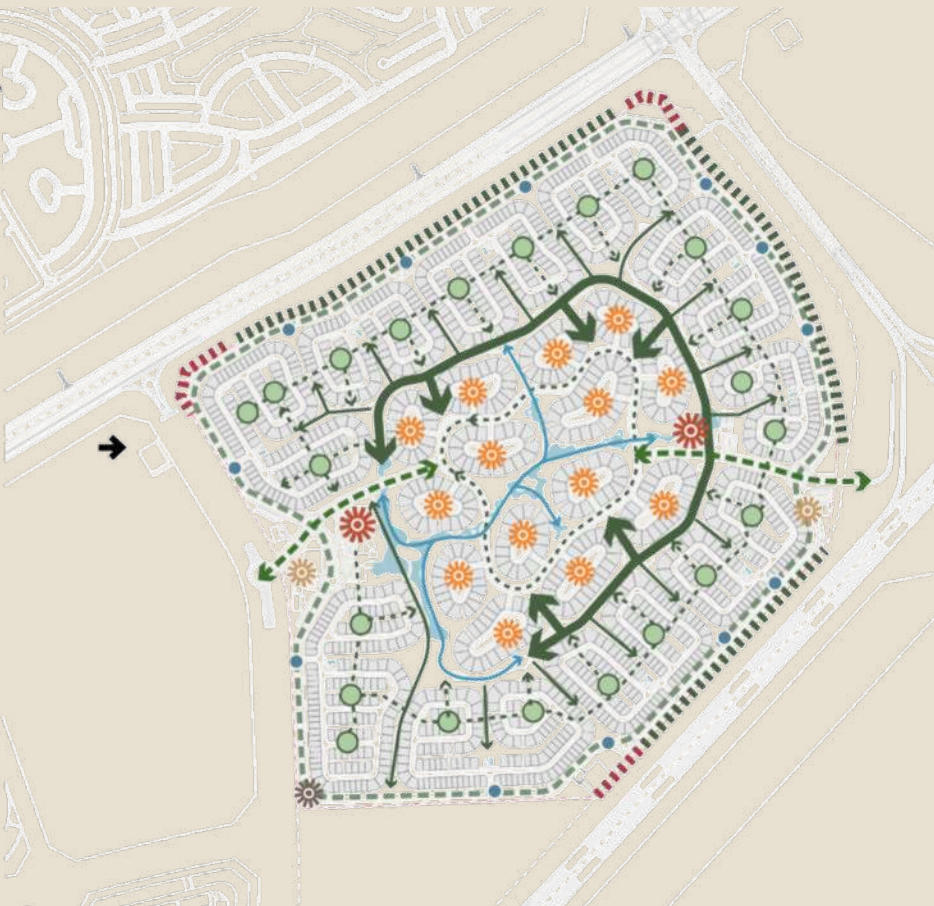
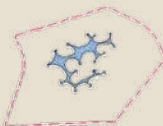
An immersive landscape Network that envelops



A 'Halo' park that Connects people and neighbourhoods



A waste asset at the core of the development



LEGEND

-  Community Core - Commercial & Recreational Facilities
-  Luxury Cluster - Pocket Park
-  Educational Facilities (Schools)
-  Lagoons
-  Perimeter Buffer- opportunity for greening buffer and sound barrier to noisy roads
-  Continuous halo / loop park, programmed with activities and landscape
-  2 Access points from opposite sides of the development
-  Green fingers/sikkas that create more exclusive clusters of mid-range villa offers
-  Pocket Parks
-  Pedestrian connection to Halo Park
-  Meandering road
-  Project boundary

THE ACRES | MASTER PLAN CONCEPT

- Cycle Lane
- Pedestrian Lane
- Shared Lane (Cycle & Pedestrian)
- Under pass (Cycle & Pedestrian)
- Boulevard
- Outer Ring Road
- Villas Arrival
- Villas Road
- Inner Ring Road
- Community Nodes
- The Looped Network



THE ACRES | MASTER PLAN



Residential **41%**
Villas



Utilities **0.7%**



Amenities **2.3%**



Transport -
Row **28%**



Open
Space **28%**



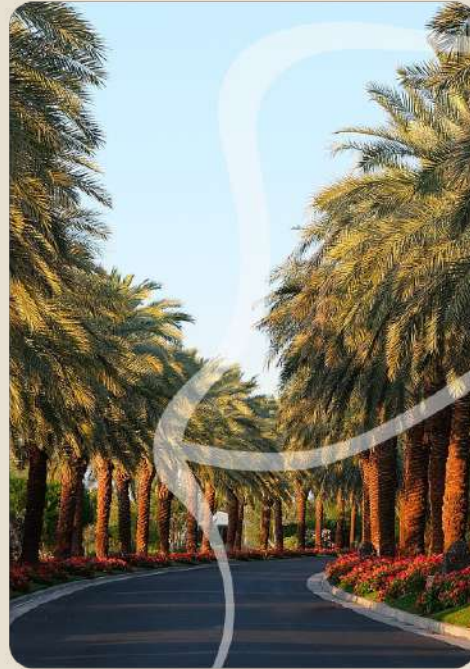
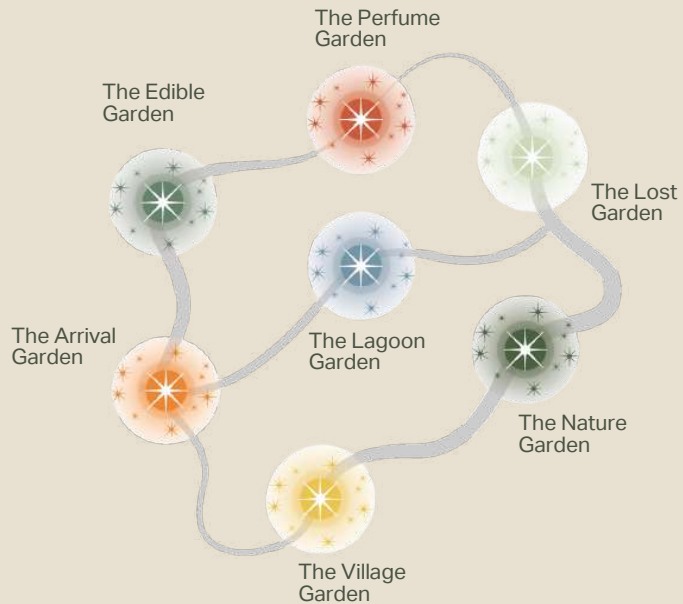
THE ACRES | MASTER PLAN PUBLIC REALM

7 MOMENTS



THE ACRES | MASTER PLAN PUBLIC REALM

7 MOMENTS



THE ARRIVAL GARDEN

THE VILLAGE GARDEN





THE LAGOON
GARDEN

THE LOST
GARDEN

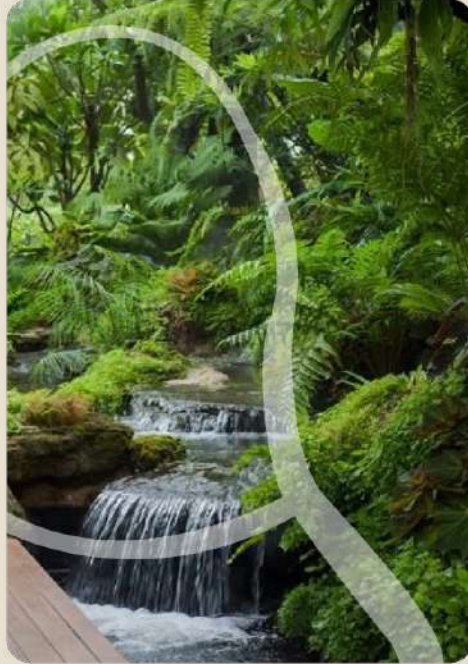


THE PERFUME
GARDEN



THE EDIBLE
GARDEN

THE NATURE GARDEN



7 MOMENTS



THE ACRES | MASTER PLAN PUBLIC REALM

7 MOMENTS



THE ACRES | MASTER PLAN

Community Facilities



1 Retail



2 Community Amenities



3 School



4 Mosque



5 Healthcare



6 Community Park



7 Club House



8 Utilities























THE ACRES | SUSTAINABLE PUBLIC REALM

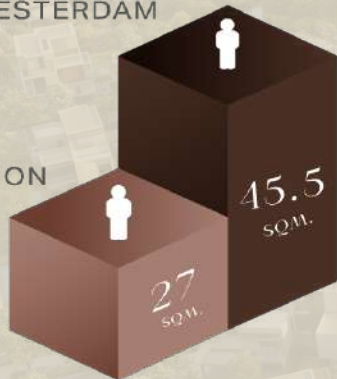
LEED Cities & Communities Certified



THE ACRES

AMSTERDAM

LONDON



STOCKHOLM

VIENNA



28% of **open space** while the minimum required is 10%.
More than **2.5 times** the national area of green space per person.
All villas within **2 – 3 min** of a park.

THE ACRES | SUSTAINABLE PUBLIC REALM

LEED Cities & Communities Certified

FUTURE-READY COMMUNITY

Fast EV chargers for public parking areas.
Extensive and integrated EV Charging facilities.
Smart mobility measures.
Smart metering.



WALKING & CYCLING HAVEN

100% continuous pedestrian and cycling network.
Comfortable outdoors through microclimate assessment.
Maximized natural shade.



THE ACRES



5-BEDROOM
VILLAS

































The image features a dark, textured background with a pattern of overlapping, slightly curved lines in shades of grey and black. Interspersed among these lines are numerous small, bright, golden-yellow spots that create a bokeh effect, suggesting light reflecting off a metallic or crystalline surface. The overall aesthetic is modern and industrial.

 MERAAS