



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



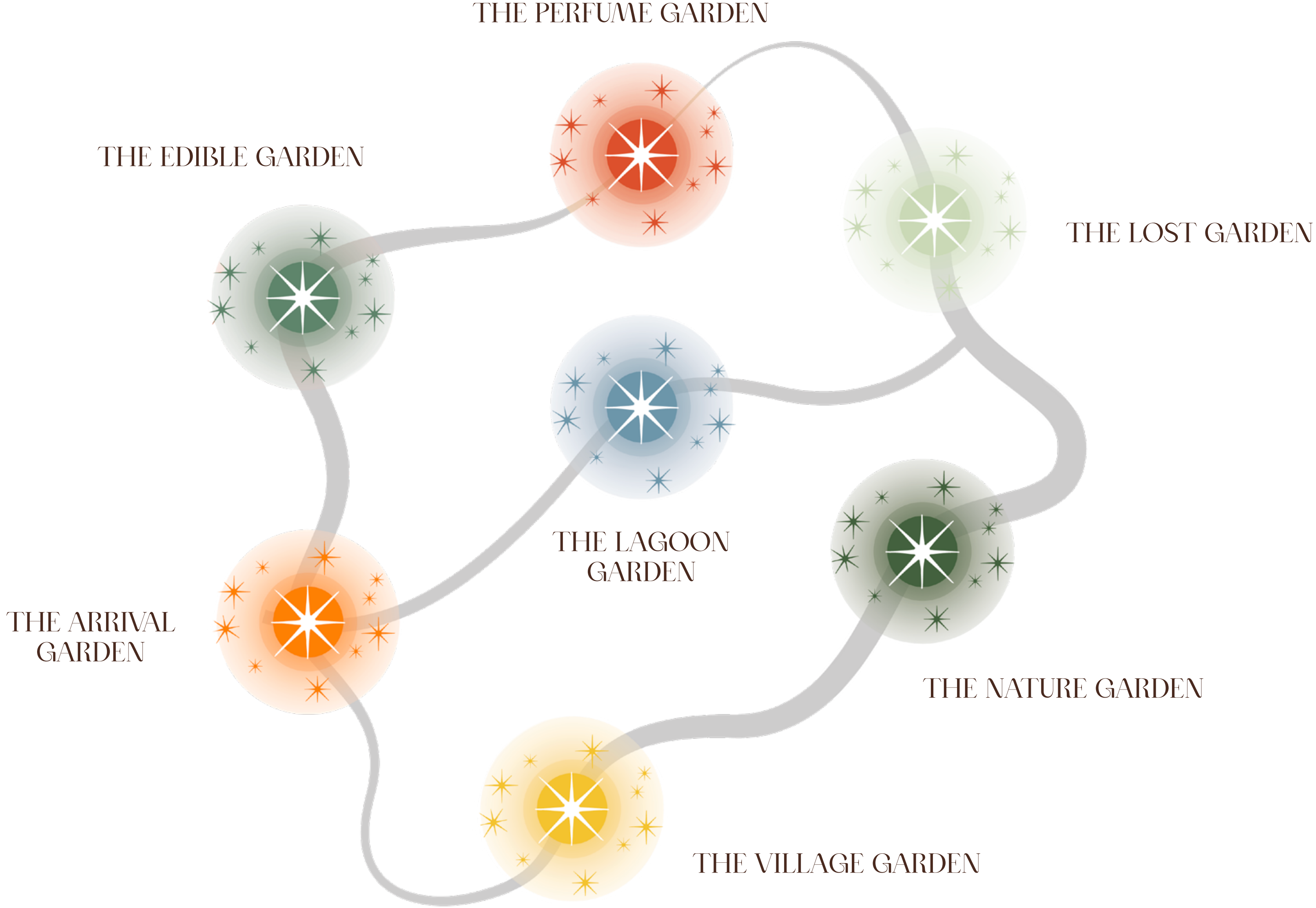
NATURE FIRST



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





THE LAGOON GARDEN





SWIMMABLE LAGOON





THE HALO PARK





CLUSTER ENTRANCE





INNER PARK





## COMMUNITY OVERVIEW



# KEY FEATURES

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







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.

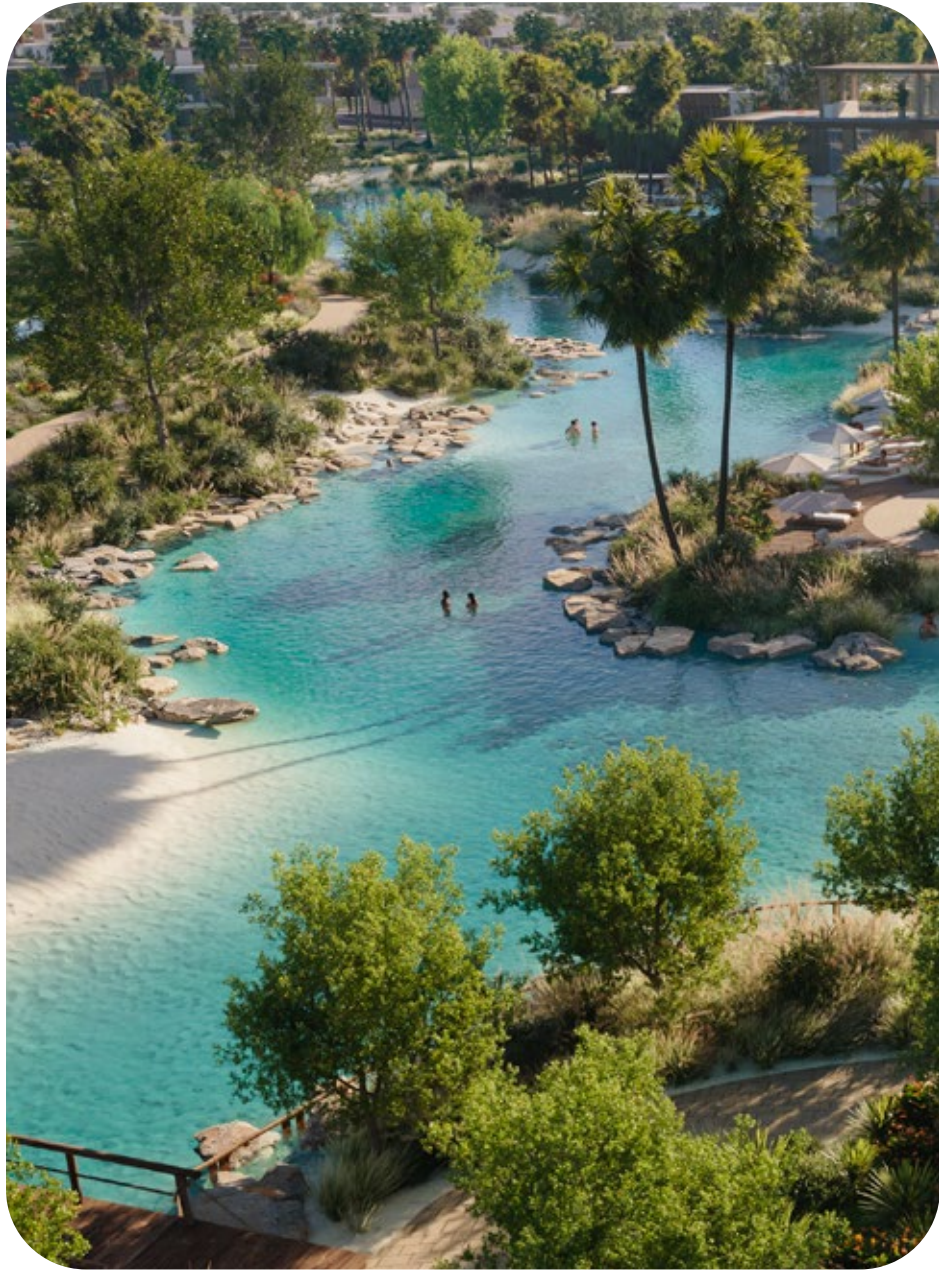
Nestled within the heart of this vibrant community are inviting swimmable lagoons, embraced by the serene beauty of a natural landscape. The Halo Loop Park that surrounds them seamlessly connects neighbourhoods, crafting a safe, people-centric environment with an abundance of open, green spaces. Thoughtfully 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.**





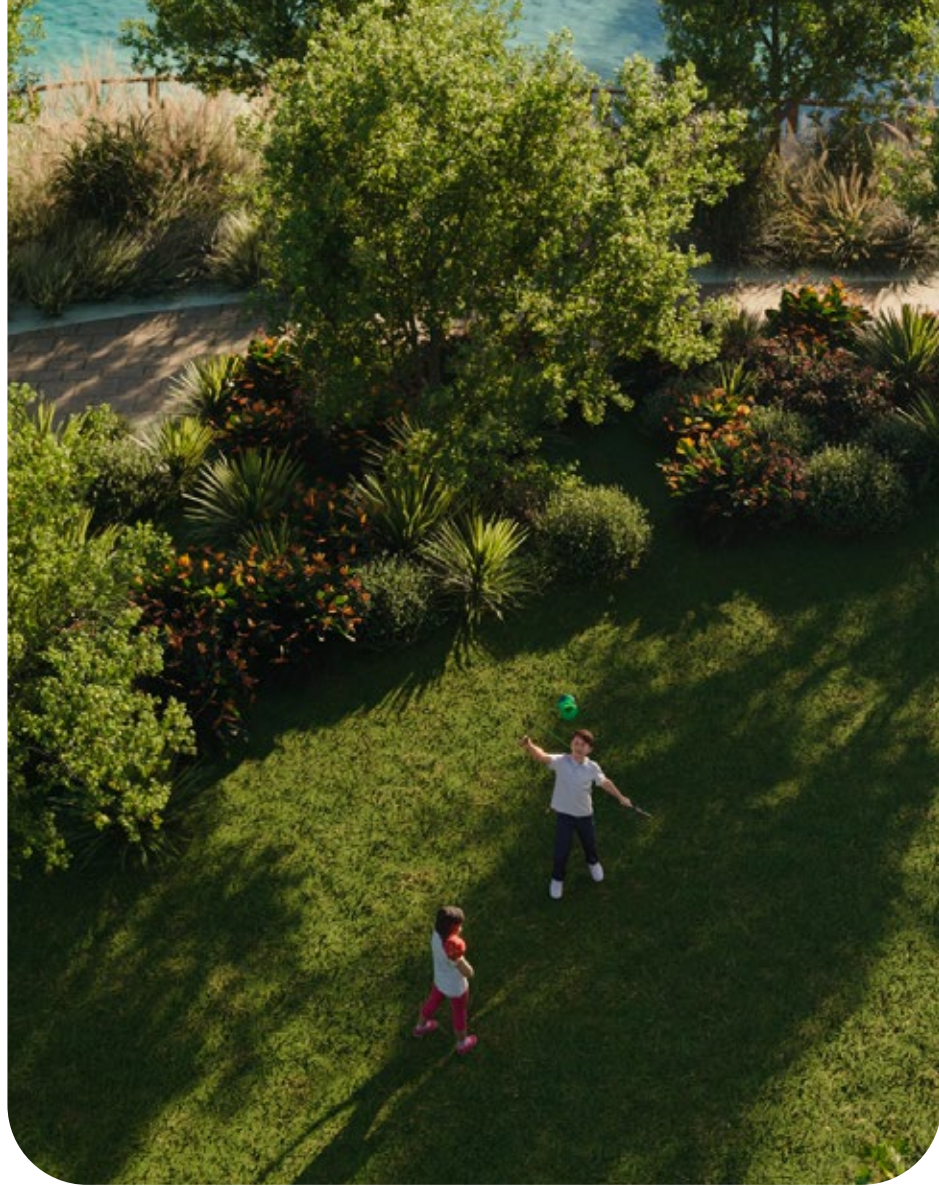
# SAVING WATER

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.

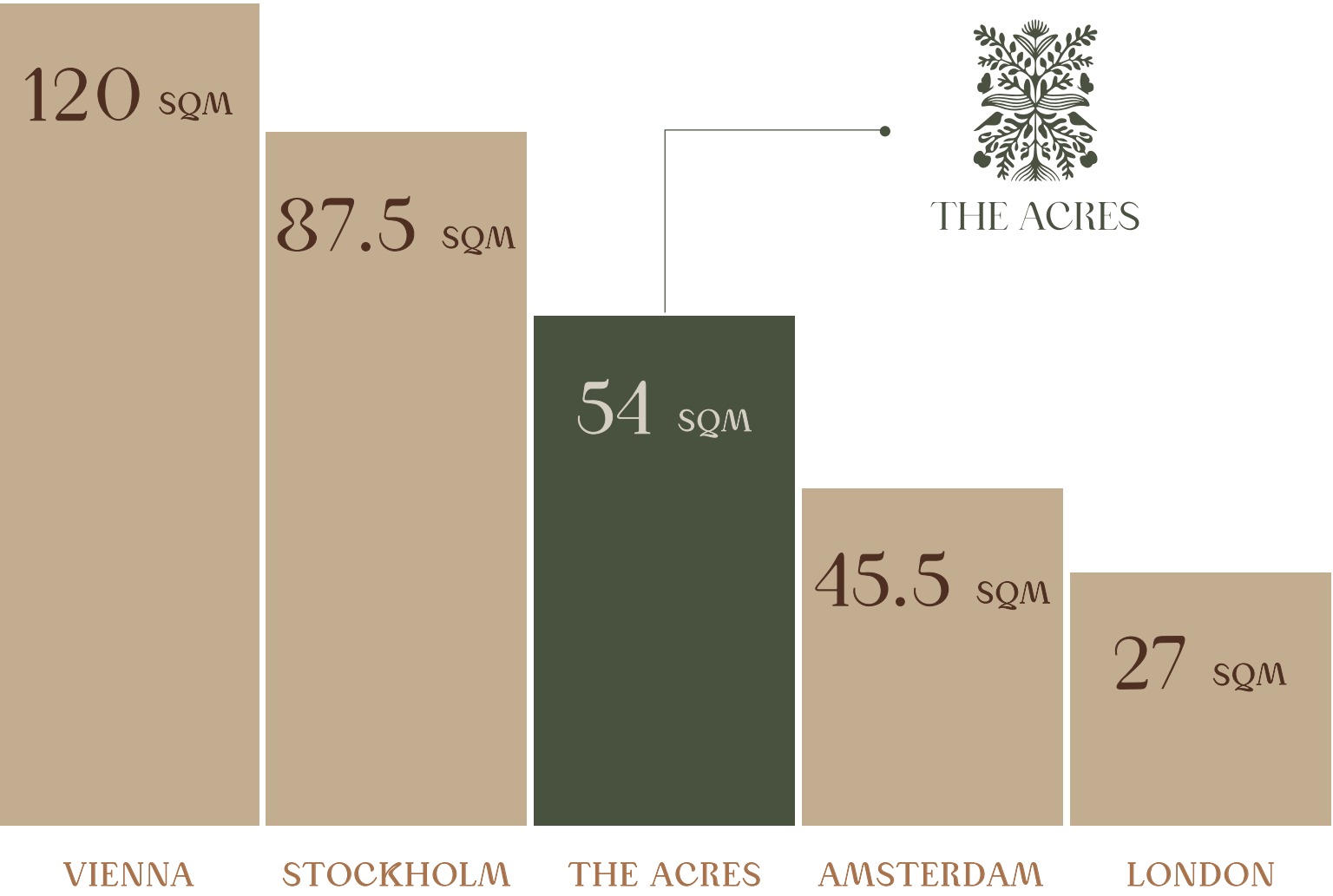


## ENHANCING WELLNESS

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.





A NEW  
RELEASE







# THE ACRES NEW RELEASE

207 VILLAS

	Villa Type	Average Plot Areas	Unit Areas	No.
B-3BR	3-bedroom villa G+1	4,353 Sq.f.	3,046.9 Sq.f.	25
A-4S	4-bedroom villa G+2	4,536 Sq.f.	3,986.7 Sq.f.	39
D-4BR	4-bedroom villa G+1	5,131 Sq.f.	4,087.3 Sq.f.	44
C-5S	5-bedroom villa G+2	6,195 Sq.f.	4,962.2 Sq.f.	52
E-5BR	5-bedroom villa G+2	9,330 Sq.f.	5, 944.5 Sq.f.	33
F-5BR	5-bedroom villa G+2	6,800 Sq.f.	6,001.4 Sq.f.	14
				207



A NEW  
RELEASE



# THE ACRES NEW RELEASE

## Cluster G

	Villa Type	No.
A-4S	4-bedroom villa G+2	17
A-4S(M)	4-bedroom villa G+2	8
B-3BR	3-bedroom villa G+1	9
B-3BR(M)	3-bedroom villa G+1	4
C-5S	5-bedroom villa G+2	13
C-5S(M)	5-bedroom villa G+2	15
D-4BR	4-bedroom villa G+1	8
D-4BR(M)	4-bedroom villa G+1	9
E-5BR	5-bedroom villa G+2	8
E-5BR(M)	5-bedroom villa G+2	5
F-5BR	5-bedroom villa G+2	1
F-5BR(M)	5-bedroom villa G+2	3
		100





# THE ACRES NEW RELEASE

## Cluster H

	Villa Type	No.
A-4S	4-bedroom villa G+2	8
A-4S(M)	4-bedroom villa G+2	6
B-3BR	3-bedroom villa G+1	9
B-3BR(M)	3-bedroom villa G+1	3
C-5S	5-bedroom villa G+2	12
C-5S(M)	5-bedroom villa G+2	12
D-4BR	4-bedroom villa G+1	14
D-4BR(M)	4-bedroom villa G+1	13
E-5BR	5-bedroom villa G+2	9
E-5BR(M)	5-bedroom villa G+2	11
F-5BR	5-bedroom villa G+2	8
F-5BR(M)	5-bedroom villa G+2	2
		107







# 5-BEDROOM VILLAS





VILLA TYPE E





VILLA TYPE E





VILLA TYPE E





VILLA TYPE E





VILLA TYPE E





VILLA TYPE E





VILLA TYPE E





VILLA TYPE E





TOTAL AREA:  
552.26 SQM | 5,944.48 SQFT







VILLA TYPE F





VILLA TYPE F





VILLA TYPE F





VILLA TYPE F





VILLA TYPE F





# THE ACRES

## 5-BEDROOM VILLA TYPE F-5BR

TOTAL AREA:  
557.55 SQM | 6,001.42 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.







VILLA TYPE C





VILLA TYPE C





VILLA TYPE C





VILLA TYPE C





VILLA TYPE C





VILLA TYPE C





# THE ACRES

## 5-BEDROOM VILLA TYPE C-5S

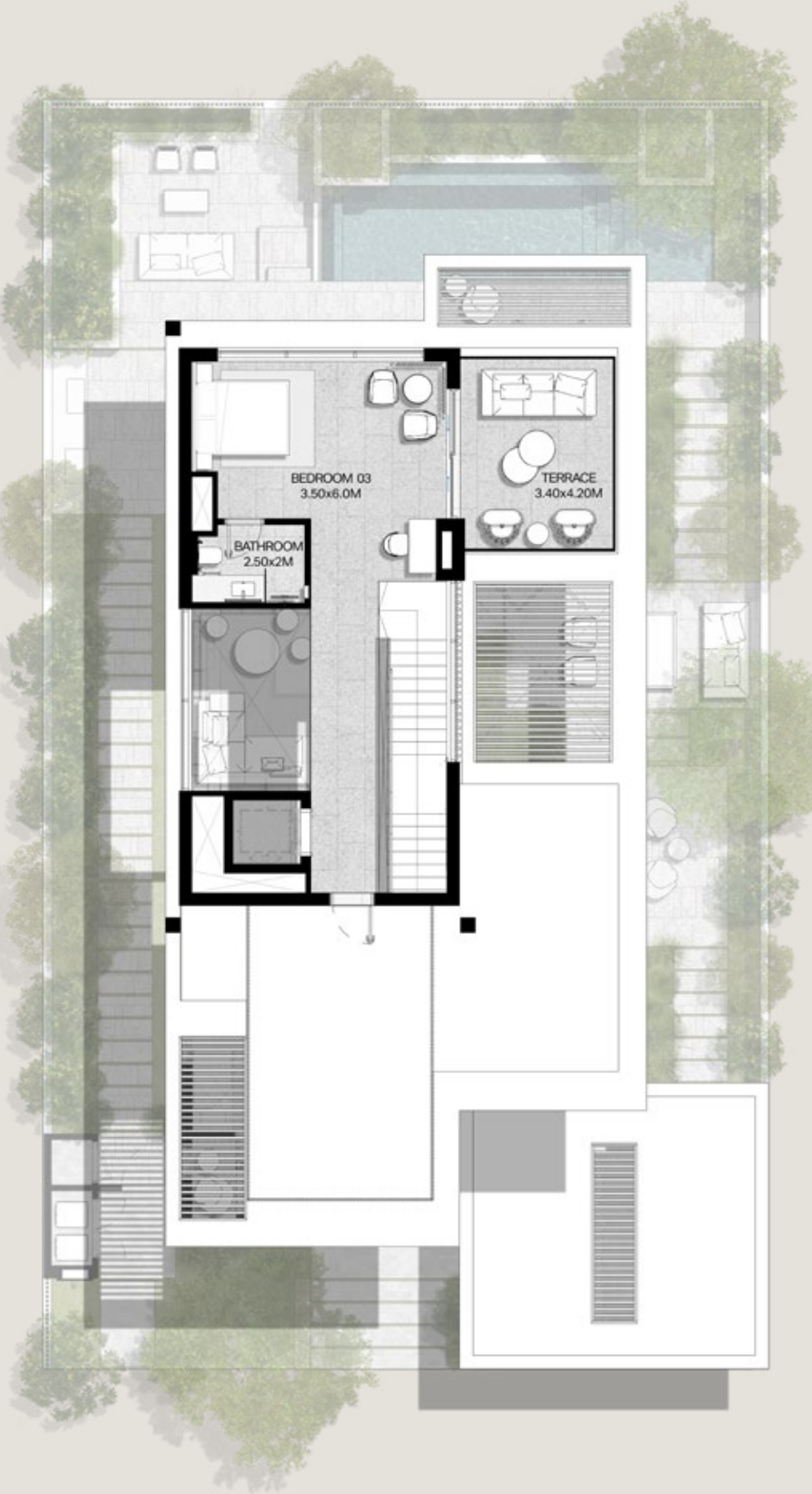
TOTAL AREA:  
461.00 SQM | 4,962.16 SQFT



GROUND LEVEL



FIRST LEVEL



SECOND LEVEL

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# 4-BEDROOM VILLAS





VILLA TYPE A





VILLA TYPE A





VILLA TYPE A





VILLA TYPE A





# THE ACRES

## 4-BEDROOM VILLA TYPE A-4S

TOTAL AREA:  
370.38 SQM | 3,986.74 SQFT



GROUND LEVEL



FIRST LEVEL



SECOND LEVEL

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VILLA TYPE D





VILLA TYPE D





VILLA TYPE D





VILLA TYPE D





# THE ACRES

## 4-BEDROOM VILLA TYPE D-4BR

TOTAL AREA:  
379.72 SQM | 4,087.27 SQFT



GROUND LEVEL



FIRST LEVEL

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# 3-BEDROOM VILLAS





VILLA TYPE B





VILLA TYPE B





VILLA TYPE B





VILLA TYPE B

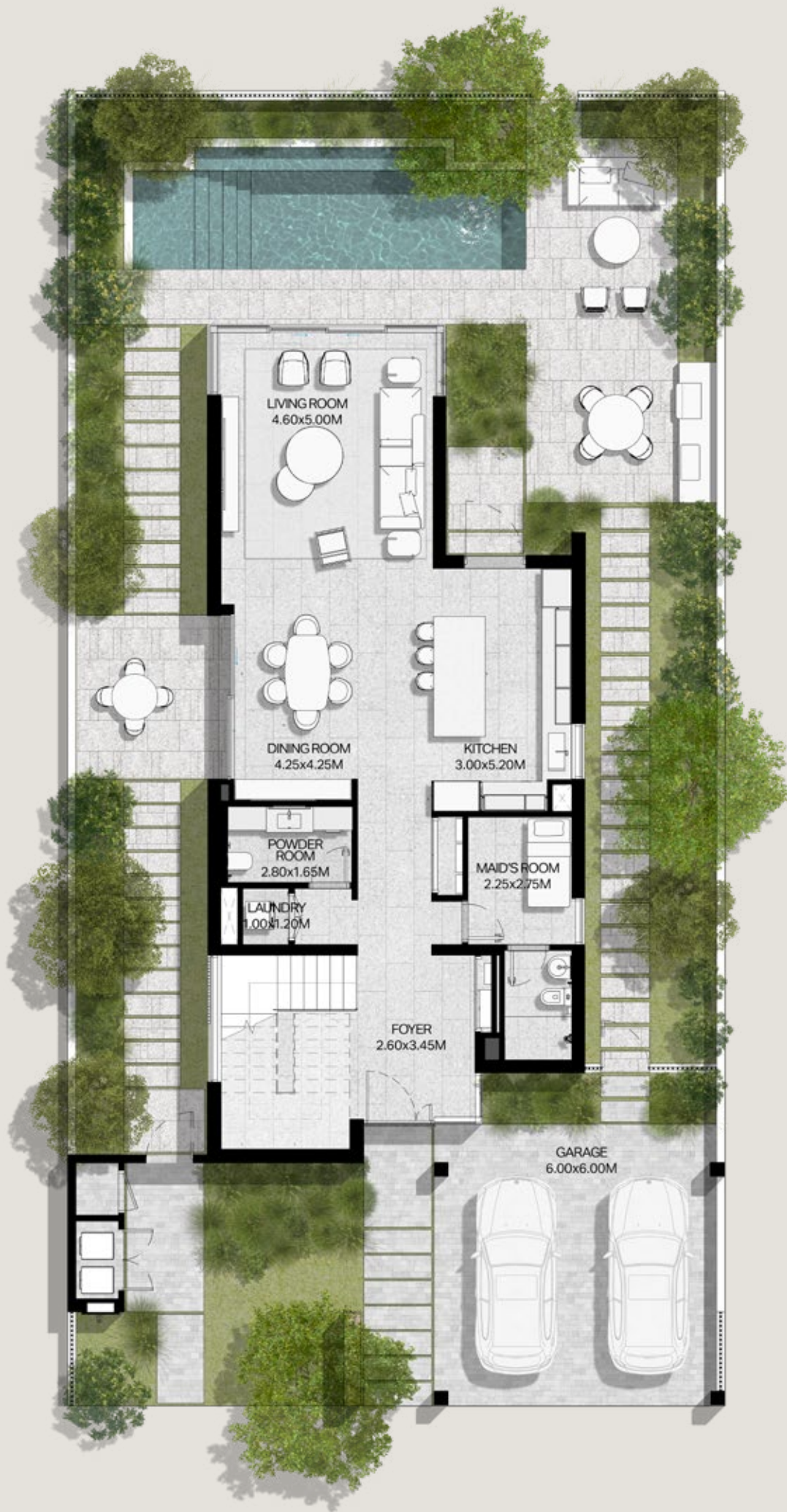




# THE ACRES

## 3-BEDROOM VILLA TYPE B-3BR

TOTAL AREA:  
283.16 SQM | 3,047.91 SQFT



GROUND LEVEL



FIRST LEVEL

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# PAYMENT PLAN

10%

DOWN PAYMENT

On Booking

10%

1ST INSTALMENT

January 2025

10%

2ND INSTALMENT

May 2025

5%

3RD INSTALMENT

August 2025

5%

4TH INSTALMENT

November 2025

5%

5TH INSTALMENT

February 2026

5%

6TH INSTALMENT

May 2026

5%

7TH INSTALMENT

August 2026

5%

8TH INSTALMENT

November 2026

5%

9TH INSTALMENT

February 2027

35%

10TH INSTALMENT (ON HANDOVER)

February 2028



# PRICES

## 3-BEDROOM VILLA

Starting from AED 5.5 million

## 4-BEDROOM VILLA

Starting from AED 6.6 million

## 5-BEDROOM VILLA

Starting from AED 8.0 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.



