



الاتحاد العقارية
Union Properties
Since 1987

Our Story

A story that began in 1987, Union Properties has been shaping the skyline of Dubai for nearly four decades.

Up Subsidiaries



Up Master Communities



The Legacy We Uphold

1987



2002



● UP Tower SZR

2003



● Green Community DIP

2004



● Dubai Autodrome

2005



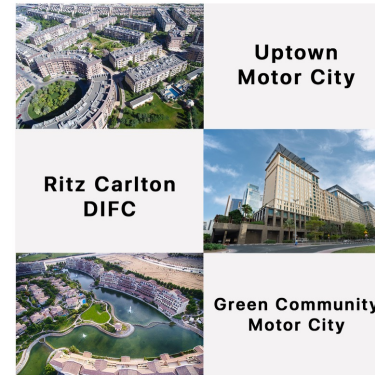
● Dubai Motor City Master Plan

2006



● Uptown Mirdiff

2009



●

2011



● Index Tower DIFC

The **Legacy** We Uphold

2024



● **Takaya**

2025



● **Mirdad**

Why Motor City



Facilities & Amenities

- | | |
|---|--|
| DUBAI AUTODROME | SCHOOLS: GEMS METROPOLE & WONDER YEARS NURSERY |
| FIRST AVENUE MALL | PARKS |
| THE RIBBON MALL | SKATE PARKS |
| SUPERMARKETS – SPINNEYS, WAITROSE & CARREFOUR | HOTEL |
| NEW DUBAI KARTDROME CIRCUIT | HOSPITALS - PRIME MEDICAL CENTER |
| F&B, RETAILS & MEDICAL CENTERS | UPCOMING RETAILS |
| UTILITIES | CYCLING TRACKS |
| CLUB HOUSE | MOSQUE |

Connectivity

- 13 MINUTES → DUBAI HILLS
- 18 MINUTES → MALL OF THE EMIRATES & DUBAI MARINA
- 24 MINUTES → DUBAI MALL & BOTH AIRPORTS
- MULTIPLE ENTRANCES FOR SMOOTH ACCESSIBILITY
- CENTRALLY CONNECTED VIA HESSA STREET, UMM SUQEIM ROAD & SHEIKH MOHAMMED BIN ZAYED ROAD

Sustainability & Vision 2040



Energy efficient
systems



Waste
management



Smart systems



50% EV Charging



Green areas



Low-carbon
materials



WHY MIRDAD LOCATION?



Prime central spot in the heart of Motor City



Two new parks coming up nearby



Steps away from Dubai Autodrome & Kartdrome



Surrounded by Spinneys, Waitrose & Carrefour



Close to several shopping malls



Easy access to schools, offices & cafés



Well-connected via Hessa, Umm Suqeim & SMBZ Roads





Connected to Dubai's Icons





MIRDAD
UNION PROPERTIES

“Where the Heart Belongs”



MIRDAD STORY

- ① Inspired by the traveler's journey
- ② Embraces new adventures.
- ③ Celebrates every moment of growth.



Project Core Values

- Empowering Positive Change
- Family Culture of Trust and Belonging
- Sustainability and Innovation
- Community & Retail Integration



Masterplan & Architecture

Four Towers

M1 - 19th Floors

M2 - 31st Floors

M3 - 39th Floors

M4 - 13th Floors

26+

AMENITIES

50%

EV CHARGING

04

RESIDENTIAL
TOWERS

1,087

UNITS



60

STUDIOS

524

1 BR
APARTMENTS

380

2 BR
APARTMENTS

105

3 BR
APARTMENTS

18

LOFTS





AMENITIES



26+ AMENITIES

Sports



Half Olympic
Lap Pool



2 Paddle
courts



3 Gyms



Sports
Complex



Squash
Courts

Communal Area



3 Multipurpose
Halls



Coworking
Space



Community
Clubhouse



Indoor
Cinema



2 Pool Lounges

Kids Facilities



2 Kids Shaded
Play Areas



Kids Play
Area



Gaming
Zone



2 Pocket Pet Park
With Seatings

Leisure



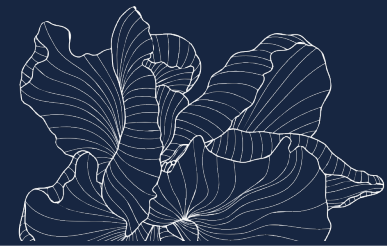
2 Unguided
Spas



Pocket Zen Garden
& Yoga Lawn

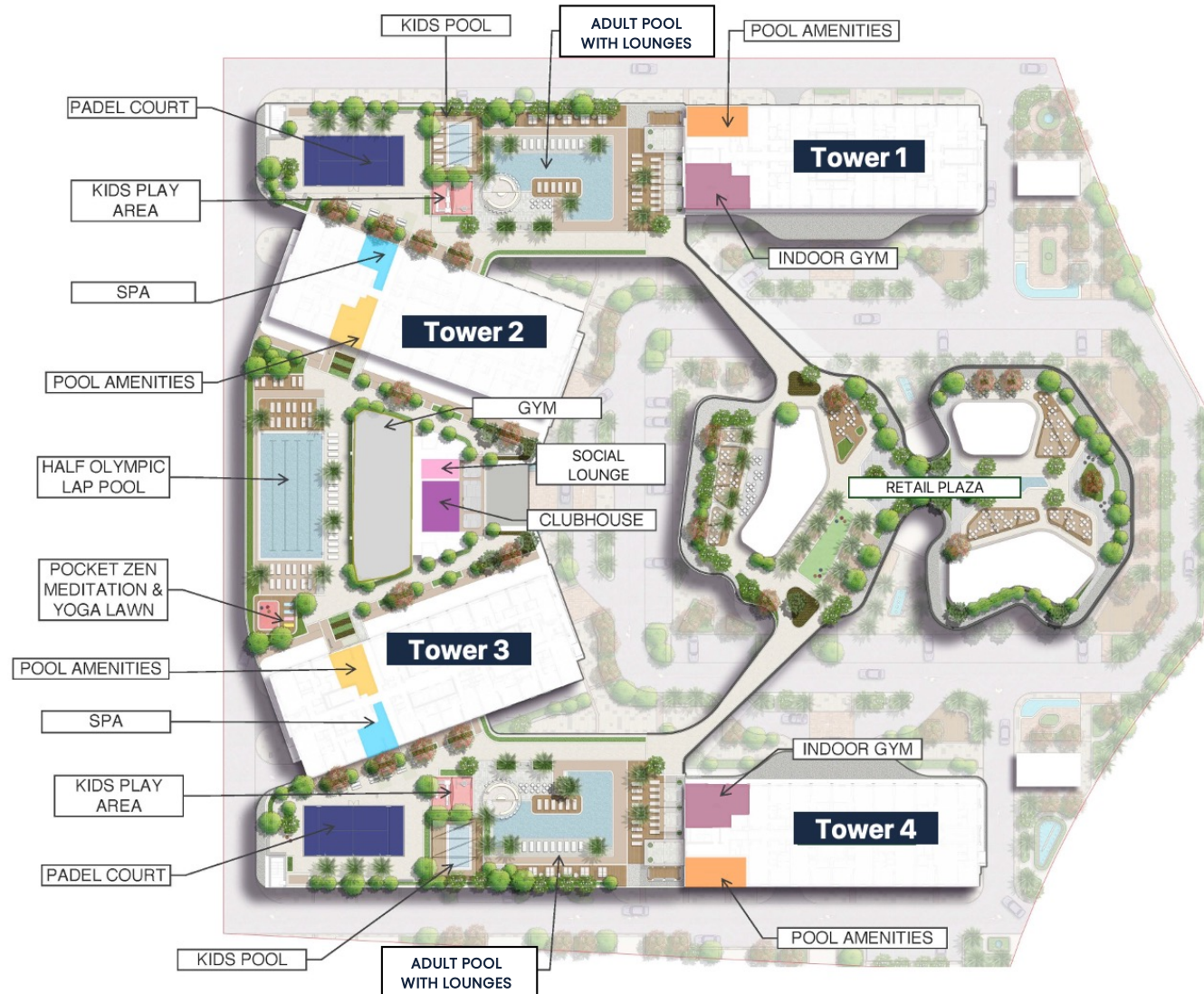


Golf
Simulator



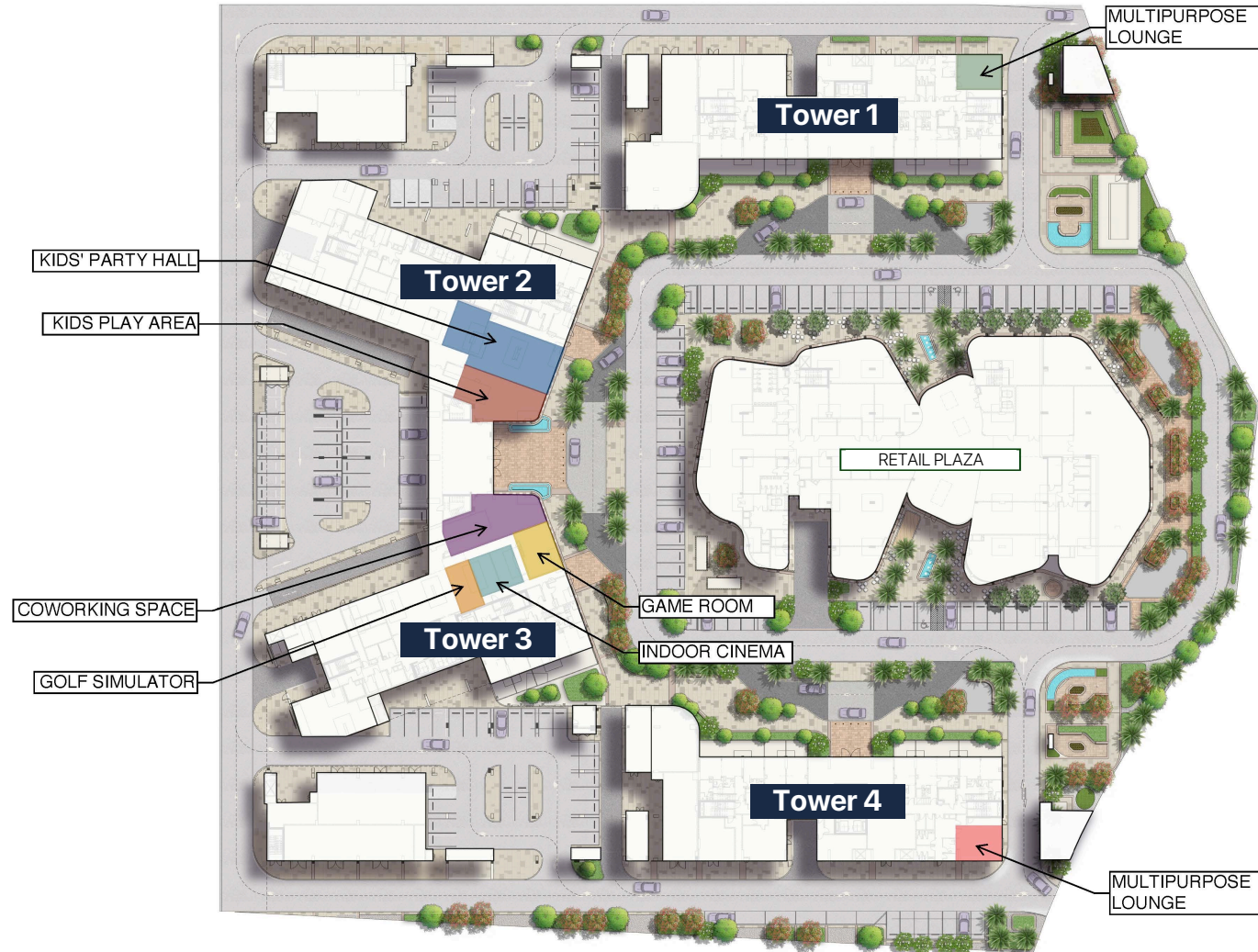
Podium Level

- Padel Court
- Gyms
- Half Olympic Lap Pool
- Swimming Pools
- Kids Pools
- Adult Pool with Lounges
- Club House
- Social Lounge
- Kids Play Areas
- Spas



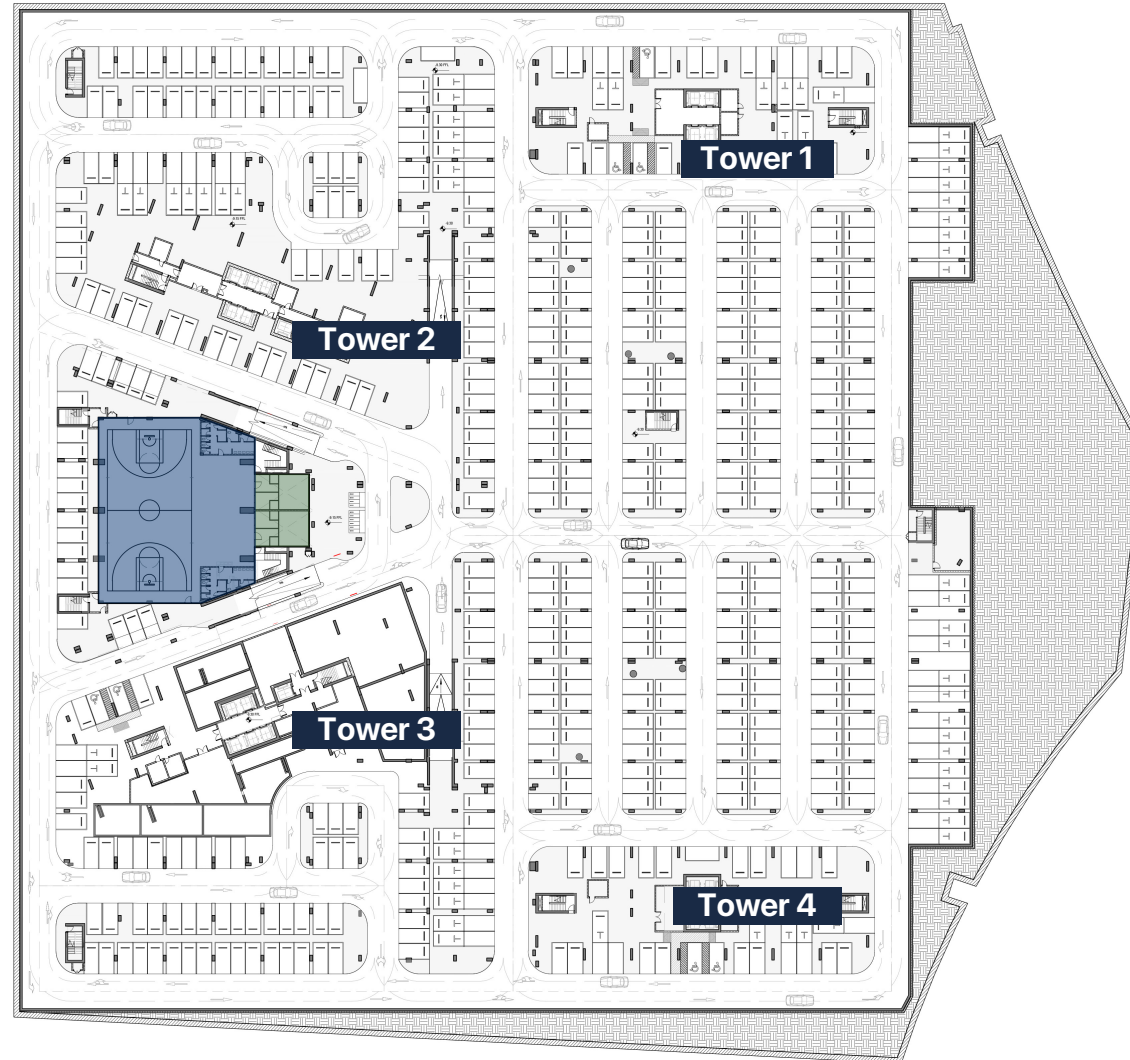
Ground Floor

- Kids Party Hall
- Kids Play Area
- Co Working Space
- Golf Simulator
- Game Room
- Indoor Cinema
- Multipurpose Lounges



Basement 2

- Multipurpose Court
- Squash Courts





LIFESTYLE AMENITIES

“Thoughtfully crafted experiences for every generation”



Squash Courts

World-class indoor courts for active living



State-of-the-art fitness spaces for every workout



Golf Simulator

Play a round anytime, no matter the weather



Indoor Cinema

Private theatre for immersive movie nights



Community Club

A lively hub for social gatherings and shared moments



Game Room

Entertainment and fun for all ages



Multi-purpose Party Hall

Host celebrations and community events with ease



Kids Play Area

Safe and joyful spaces for toddlers



Co – Working Space

Modern workspaces that inspire innovation & transformation



Everyday convenience at your doorstep





FLOOR PLANS



Studio Apartment

TOTAL AREA	SQ.M	SQ.FT
Suite Area	35.00	376.74
Balcony Area	5.81	62.54
Total Area	40.81	439.28



1 Bedroom Apartment

TOTAL AREA	SQ.M	SQ.FT
Suite Area	60.54	651.65
Balcony Area	6.03	64.91
Total Area	66.57	716.55



1 Bedroom Plus Apartment

TOTAL AREA	SQ.M	SQ.FT
Suite Area	70.67	760.69
Balcony Area	6.03	64.91
Total Area	76.70	825.59



2 Bedroom Apartment

TOTAL AREA	SQ.M	SQ.FT
Suite Area	93.10	1,002.12
Balcony Area	13.50	145.31
Total Area	106.60	1,147.43



2 Bedroom Plus Apartment

TOTAL AREA	SQ.M	SQ.FT
Suite Area	115.06	1,238.50
Balcony Area	9.95	107.10
Total Area	125.01	1,345.60



3 Bedroom Loft

TOTAL AREA	SQ.M	SQ.FT
Suite Area	178.86	1,946.76
Balcony Area	44.05	474.15
Total Area	224.91	2,420.91





Interior Renders

“Design that makes every space matter”



Living Room

Effortless comfort, every day



Where moments are shared



Bedroom

Where comfort meets elegance



Elevated spaces crafted for modern luxury



PROJECT DETAILS



VALUE PROPOSITION

Luxury living with future ready sustainability



1,087
UNITS

356,931 sqm
AREA

4
TOWERS

Details	Area (sq. ft.)	Type	# of units	% of units
Plot Area	356,931	Studio	60	6%
Project's Planned GFA	1,243,845	Loft	18	2%
Project's Planned GSA	1,097,575	1 BDR	304	27%
Project's BUA	2,241,323	1 BDR+	220	20%
Mirdad 1 Tower Height	G + 19	2 BDR	248	23%
Mirdad 2 Tower Height	G + 31	2 BDR+	132	12%
Mirdad 3 Tower Height	G + 39	3 BDR	105	10%
Mirdad 4 Tower Height	G + 13		1,087	
Land Use: Residential & Commercial				

PRICING



Indicative Unit Sizes & Prices

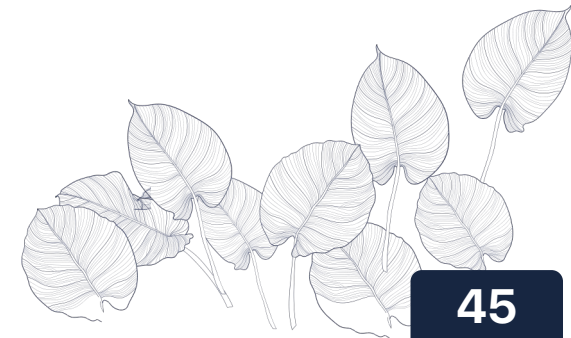
Unit Type	Size Range (sq. ft.)	Starting Price ₪
Studio	377-511	799,000
Loft	900-3,169	1,630,000
1 BDR	628-977	1,300,000
1 BDR+.	761-1,081	1,490,000
2 BDR	981-1,641	1,960,000
2 BDR+	1,236-1,758	2,430,000
3 BDR	1,450-2,262	2,815,000



Payment Plan

Milestone	Installment (%)
Downpayment	20%
April 30th, 2026	5%
October 31st, 2026	5%
April 30th, 2027	5%
50% Completion	5%
70% Completion	5%
85% Completion	5%
Completion	50%

Completion Date : **Q4 2028**





A new heartbeat awakens the city - in Motor City