THE ACRES
ESTATES

MERAAS



WELCOME
TO THE ACRES

STEP INSIDE THE OUTDOORS

Welcome to The Acres, a community of standalone villas featuring impeccable surroundings enveloped by nature. Graced with serene gardens and azure lagoons, this exclusive neighbourhood harmonises with the undulating terrain, creating a space that's connected by meandering pathways to every corner of this ever-flourishing environment.

Discover The Acres, where every step inside brings you closer to the outdoors.





LOCATION

IN THE MIDST OF NATURE

Discover a community unlike any other in Dubai. A prestigious location where modern luxury and the splendour of nature converge.

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.

With a location so pivotal, The Acres promises more than just a home - it offers a hub of unparalleled convenience, where every journey around the city begins with ease, and every return is to a peaceful community embraced by nature.



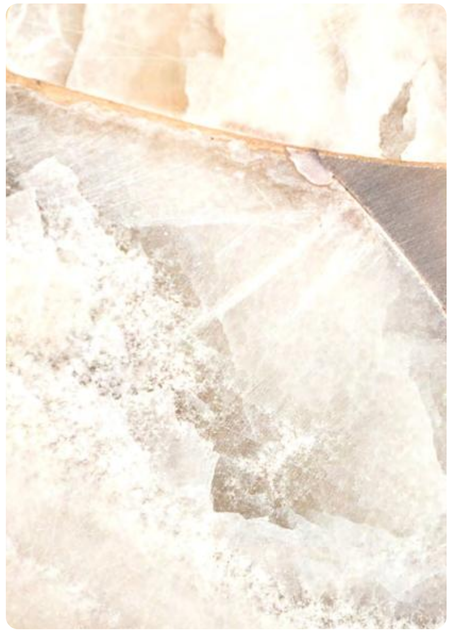


MASTER PLAN

NATURE'S BLUEPRINT

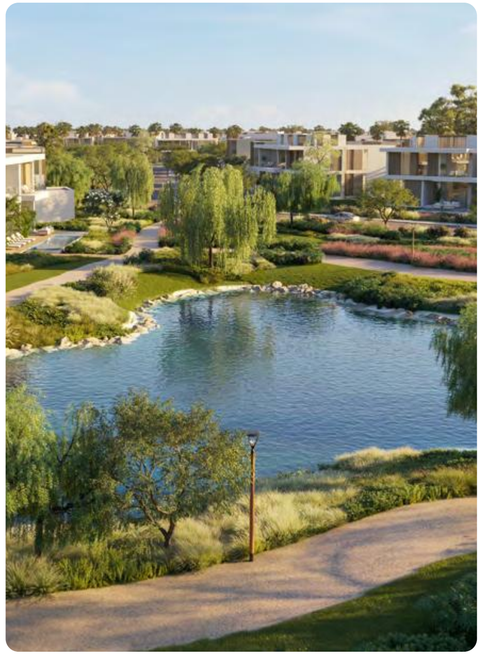
Explore a world where bespoke villas find their home amongst flourishing surroundings, with lush parks that are conveniently located just a minute's stroll away, inviting you to effortlessly immerse yourself in the beauty of nature.

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 has successfully attained LEED Gold pre-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.



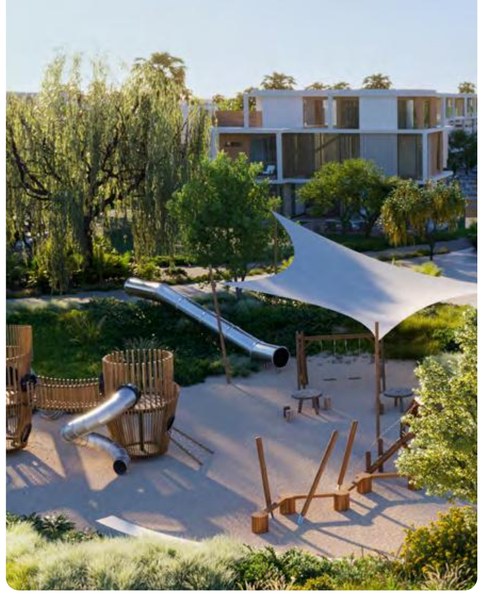
SAVING WATER

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.



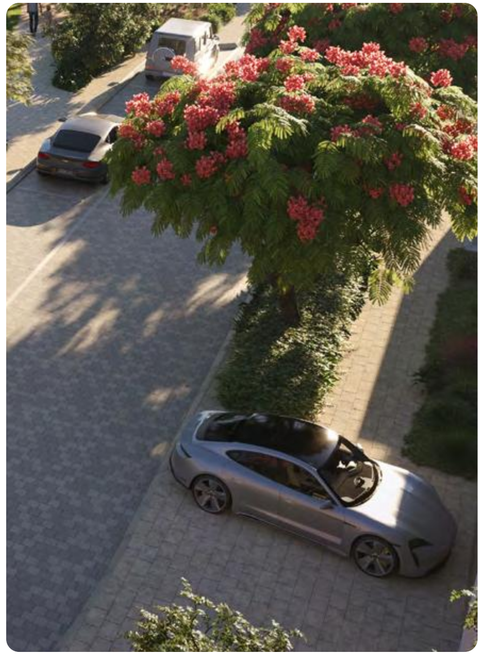
CONNECTING THE COMMUNITY

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.

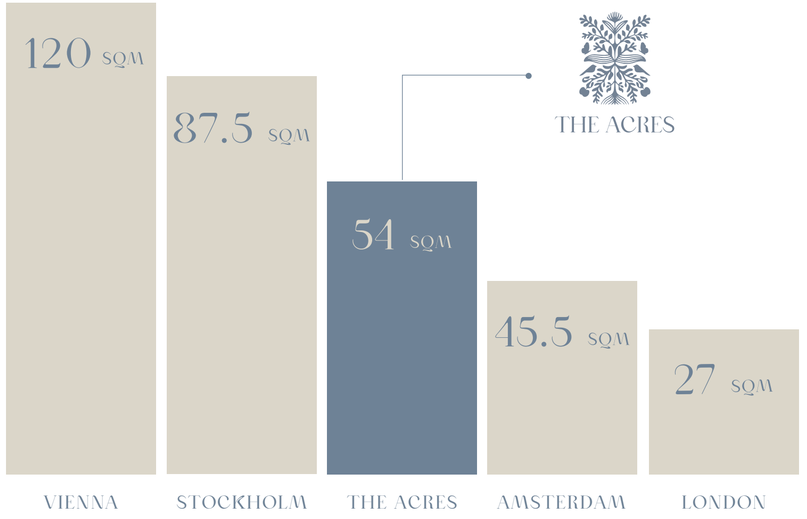


ENHANCING WELLNESS

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.





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





THE GARDENS

IMMERSIVE AMENITIES

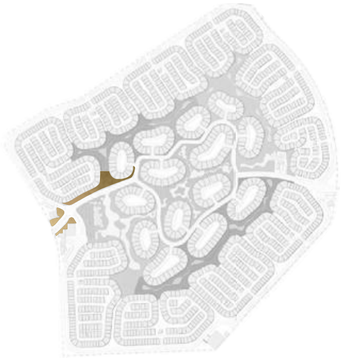


Discover an array of engaging amenities nestled within carefully curated gardens that foster enriching interactions with nature. These gardens strategically encircle the main park, creating a harmonious blend of natural beauty and recreation. Within this expansive and integrated green network, a variety of facilities and amenities, tailored to a diverse range of interests, are easily accessible for all to enjoy.



ARRIVAL GARDEN

Walk into The Acres, where palm tree-lined boulevards extend the warmest of welcomes. Here, you'll find the forest theatre, where nature and art meet, and the mosque plaza that sets the tone of peace. Each step in the Arrival Garden offers a calming glimpse into the greater environment that awaits within The Acres.



ARRIVAL AREA | CLUSTER GARDENS | BOULEVARD
FOREST THEATRE | MOSQUE PLAZA

VILLAGE GARDEN

Immerse yourself in the bustling ripe markets,
discovering the fresh, flavourful treats.
Soothe your senses by the waterfront seating
and meander along the retail promenade.
In the Village Garden, every corner tells a tale
of community, recreation, and natural charm.



ADVENTURE PARK | RETAIL PROMENADE | RIPE MARKET | COMMUNITY CLUBHOUSE
PRIMARY SCHOOL | KINDERGARTEN | HEALTHCARE | SPORTS AREAS
EVENT LAWN & EVENT ISLAND





LAGOON GARDEN

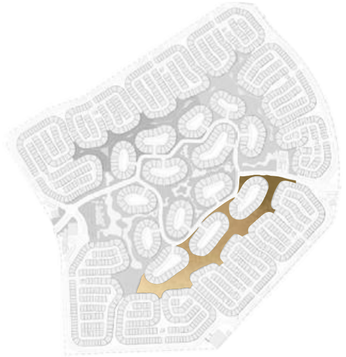
In the singular calmness of The Acres' lagoon, water becomes a canvas for both leisure and play. Nestled within this aquatic playground is a swimmable lagoon and floating decks inviting you for a refreshing dip all year round.



CLUSTER GARDENS | SWIMMABLE LAGOON & LAKES | LAGOON CLUBHOUSE
SPORTS AREAS | JOGGING TRACKS | FLOATING DECKS

NATURE GARDEN

Step into a scene of conservation, where the wetlands and natural ponds offer nature's finer treasures. Relax in the wellness garden and take leisurely strolls along the dry wadi trails and wetland parks.



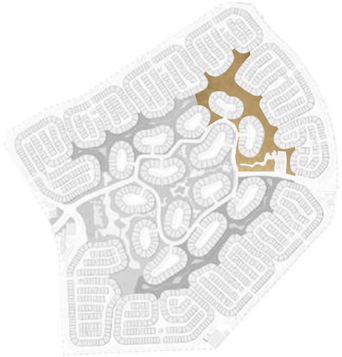
COMMUNITY PAVILION | OUTDOOR GYM | NATURAL PONDS | DRY WADI TRAIL / WETLAND PARK | WELLNESS GARDEN | KIDS' PLAY AREAS | OUTDOOR TERRACE





LOST GARDEN

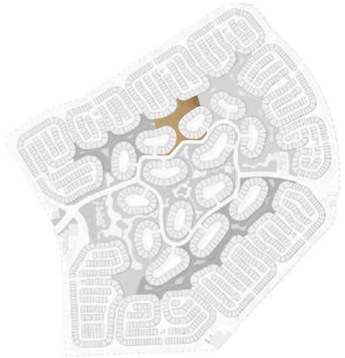
This charming corner beckons you into a world of discovery, from the enchanting land art trail to the adventurous treehouses that offer a novel perspective on the surroundings. With crafting stations, forest terraces, and water features, the Lost Garden provides both a fun and fascinating escape.



COMMUNITY PAVILION | KIDS' PLAY AREAS | DOG PARKS | GARDEN MAJLIS
FOREST TERRACES | CRAFTING STATIONS | TREEHOUSE VIEWING DECK | CLUBHOUSE

PERFUME GARDEN

Wander through the gardens as each blossom treats your senses. The mystical appeal of the place with the wetlands and ponds creates a harmonious atmosphere, making this garden a picture-perfect representation of flora and fauna.



CLUSTER GARDENS | PERENNIAL GARDEN | ART GARDEN





EDIBLE GARDEN

This green expanse invites you to explore a garden where fragrant herbs offer a touch of culinary magic. Here, you have the dining oasis that houses the freshest natural offerings to be enjoyed in a beautiful al fresco setting.



CLUSTER GARDENS | KIDS' PLAY AREAS | HERBAL GARDEN | ORCHARD GARDEN

THE ACRES ESTATES

YOUR PATH TO REFINED LIVING

What is it to truly immerse yourself in nature? Where expansive landscapes are untouched by the rumblings of the everyday. Where the delicate rustling of leaves and gentle whispers of waters become your daily sonnet. Where your living space opens into a realm of natural grandeur and where venturing to greener pastures means returning home.

That is The Acres Estates.

A community distinguished by two architectural designs: the Ivory Collection inviting the outside in, and the Amber Collection bestowing unparalleled exclusivity.

Characterised by lofty ceilings, expansive interiors, and bespoke finishes, discover a residence where refined living is not only in the simple pleasures, but in the richness of nature.

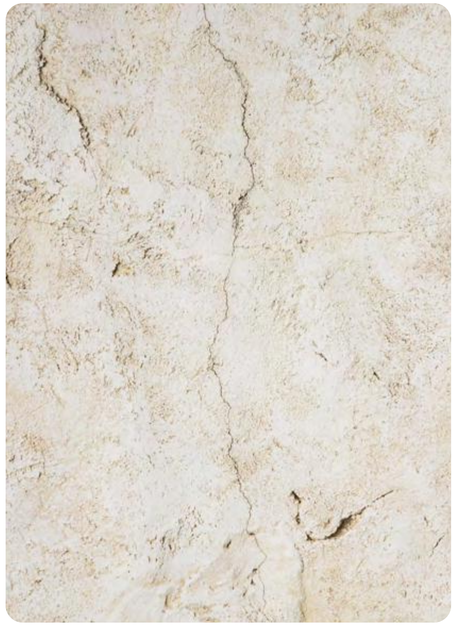


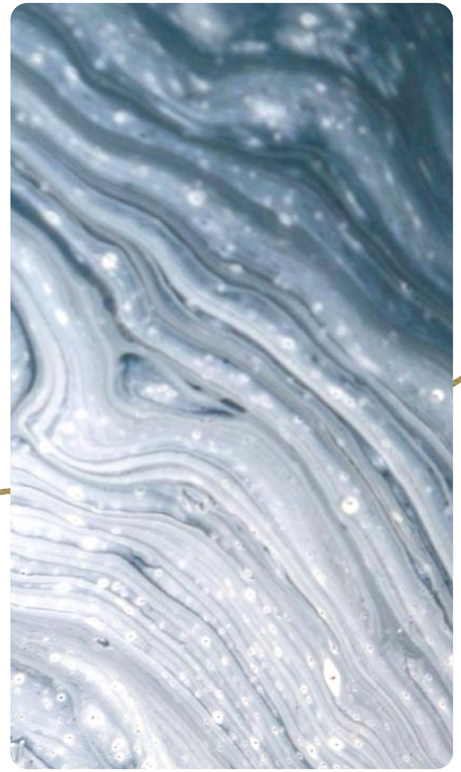
IVORY COLLECTION

IVORY COLLECTION

BUILT BY CHARACTER

A collection graced by a grand tree standing tall in the centre of each home, transforms the meaning of natural living on a magnificent scale. Sculpted from the finest materials, every detail is thoughtfully considered to blur the boundaries between elegance and the majesty of nature.





IVORY COLLECTION

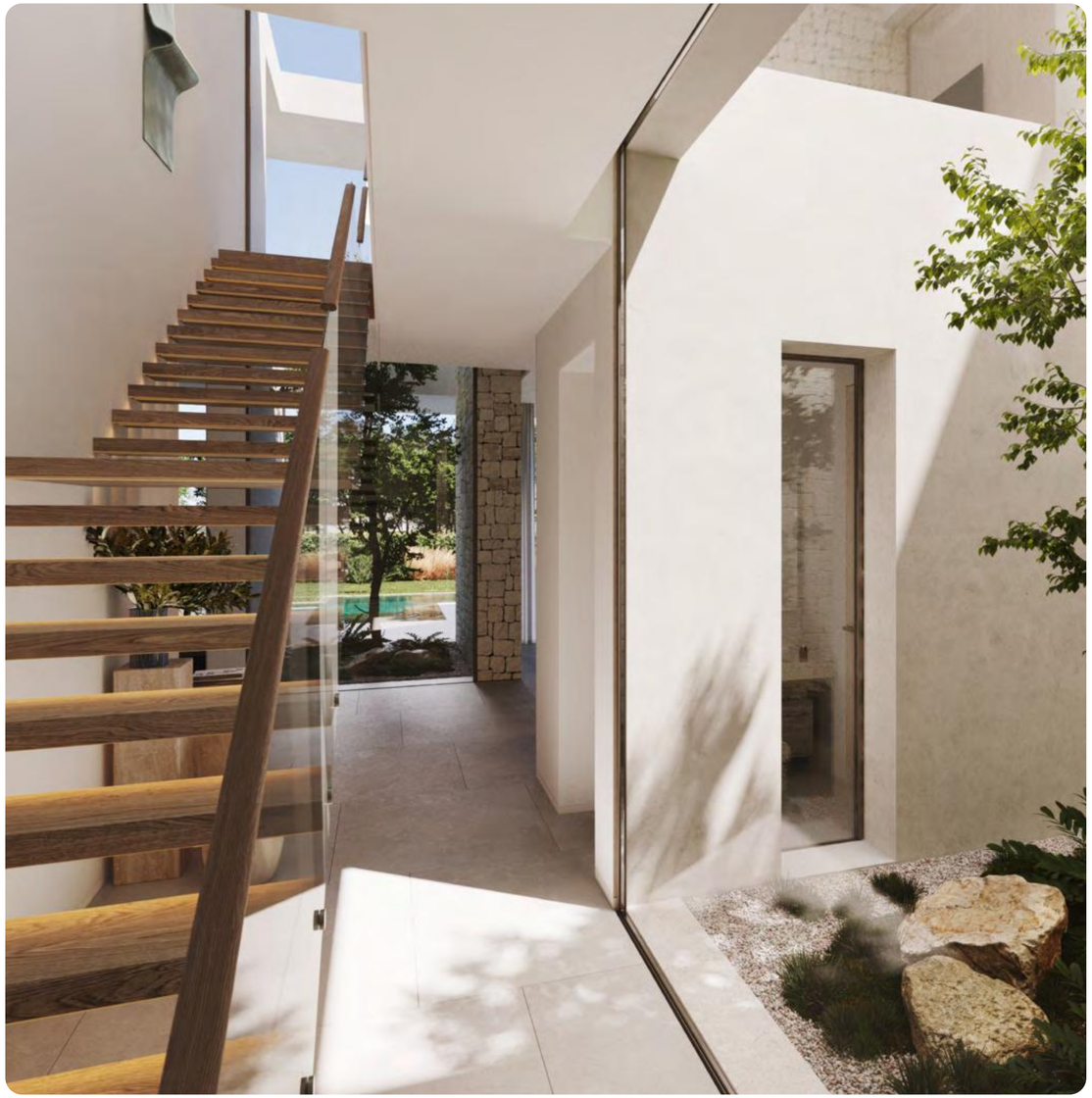
5-BEDROOM VILLA

Introducing a two-storey masterpiece of organic design. With immersive glass facades and stone accents, natural abundant light floods the interior, creating an airy and luminous ambiance.






THE EMPTY VESSEL
ANGELLA GRAFF













5-BEDROOM VILLA



1. GENERAL FLOORING
2. KITCHEN COUNTERTOP
3. BATHROOM COUNTERTOP
4. SECONDARY BATHROOM ACCENT WALL
5. BEDROOM TIMBER FLOORING
6. BATHROOM CABINET LAQUER
7. GENERAL TIMBER
8. ACCENT METAL
9. SHOWER GLASS
10. MIRROR

IVORY COLLECTION

6-BEDROOM VILLA

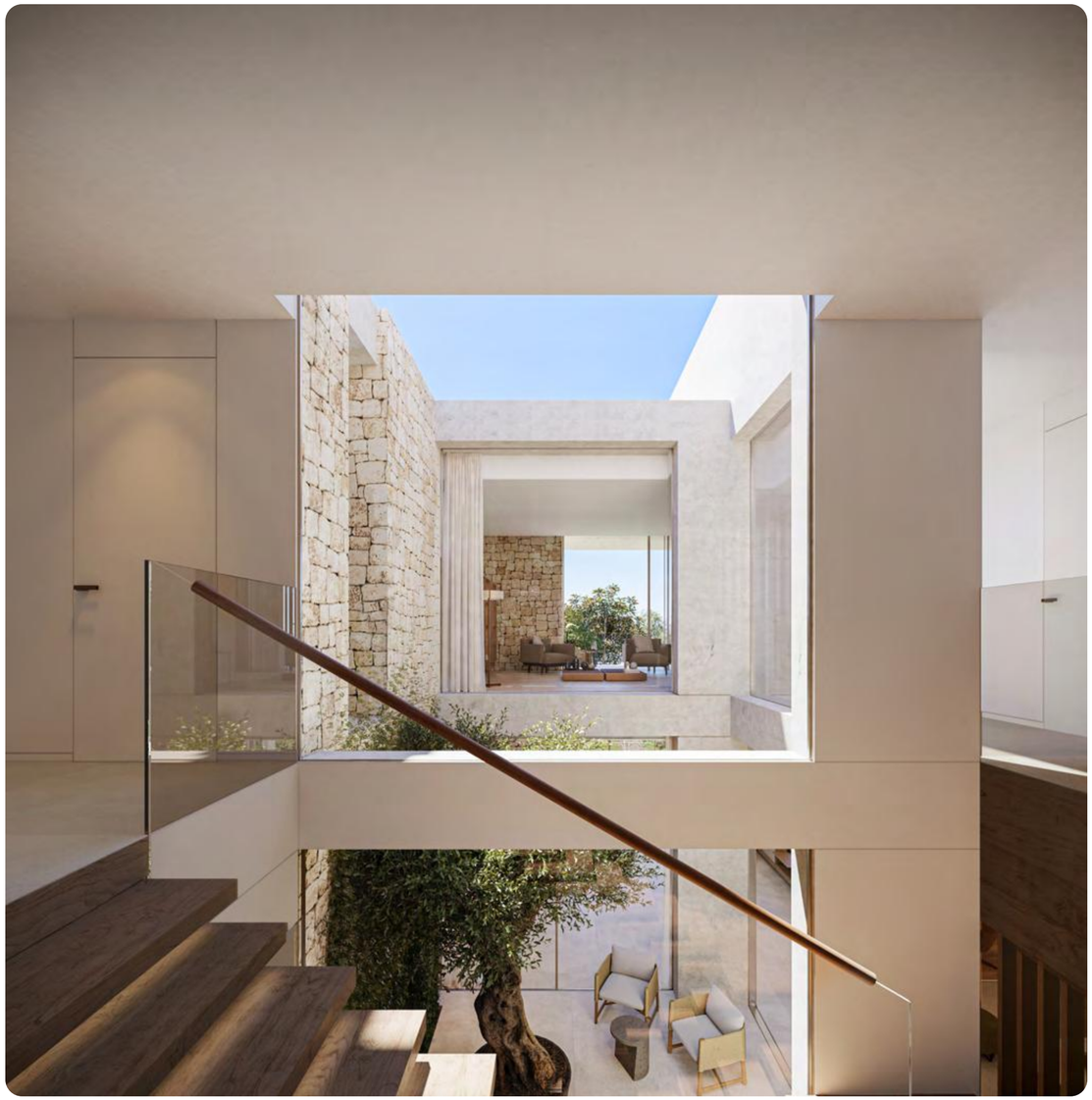
Designed with bespoke architectural features, each room enhances the sense of space while overlooking beautifully landscaped courtyards, evoking a distinct sense of calm.

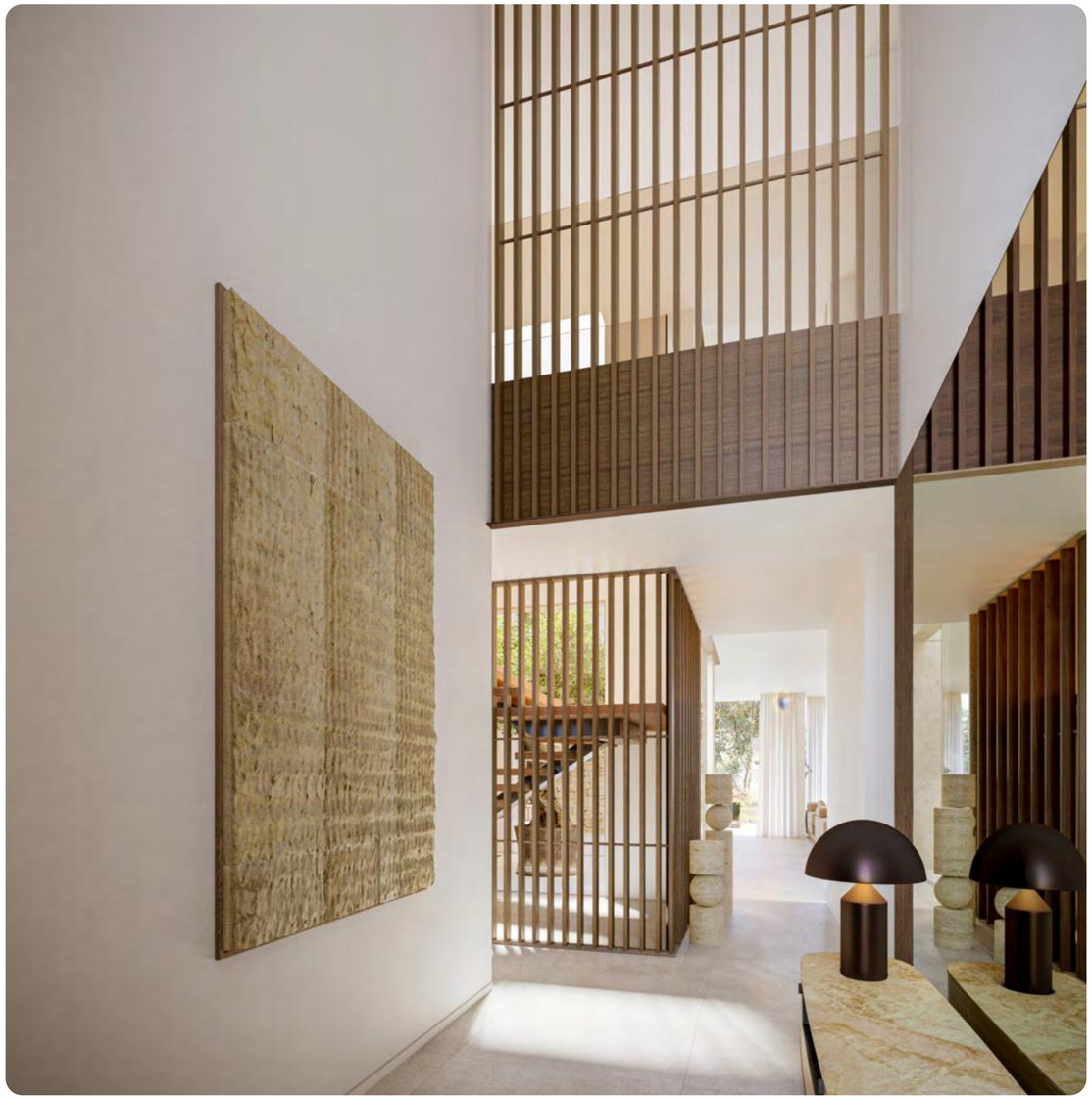


















6-BEDROOM VILLA



1. GENERAL FLOORING
2. KITCHEN COUNTERTOP
3. MASTER BATHROOM COUNTERTOP
4. SECONDARY BATHROOM ACCENT WALL
5. BEDROOM TIMBER FLOORING
6. BATHROOM CABINET LAQUER
7. GENERAL TIMBER
8. ACCENT METAL
9. SHOWER GLASS
10. MIRROR

IVORY COLLECTION

7-BEDROOM VILLA

A villa embracing a timeless minimalist aesthetic, and the largest residence in the community, features a beautiful water element at the entrance, creating a stunning arrival experience.





IVORY COLLECTION | VILLA TYPE L










EAT DRINK NAP
Francis Bacon Couplings









7-BEDROOM VILLA



1. GENERAL FLOORING
2. KITCHEN COUNTERTOP
3. STAIRCASE FLOOR FINISH
4. SECONDARY BATHROOM ACCENT WALL
5. BEDROOM TIMBER FLOORING
6. BATHROOM CABINET LAQUER
7. GENERAL TIMBER
8. ACCENT METAL
9. SHOWER GLASS
10. MIRROR

AMBER COLLECTION

AMBER COLLECTION

CARVED IN OPULENCE

Landscaped gardens frame this exquisite collection, enhancing your experience of nature's beauty while preserving your privacy. It's more than a home; it is a serene estate where comfort and sophistication offer an exceptional lifestyle.





AMBER COLLECTION

5-BEDROOM VILLA

With panoramic glass doors that glide open effortlessly, your living room seamlessly extends into the swimming pool and garden, offering enchanting views of flora and fauna.






NEW YORK



















5-BEDROOM VILLA



1. GENERAL FLOORING & MASTER BATHROOM WALLS
2. GENERAL PAINT
3. WOOD VENEER
4. KITCHEN & BATHROOMS COUNTERTOPS
5. ACCENT METAL
6. ACCENT GLASS
7. SECONDARY TOILET FLOORING AND WALLS

AMBER COLLECTION

6-BEDROOM VILLA

A double-height residence featuring the cool smoothness of stone and the warm embrace of wood, places you within nature, mirroring the same organic material palette that defines the community.



















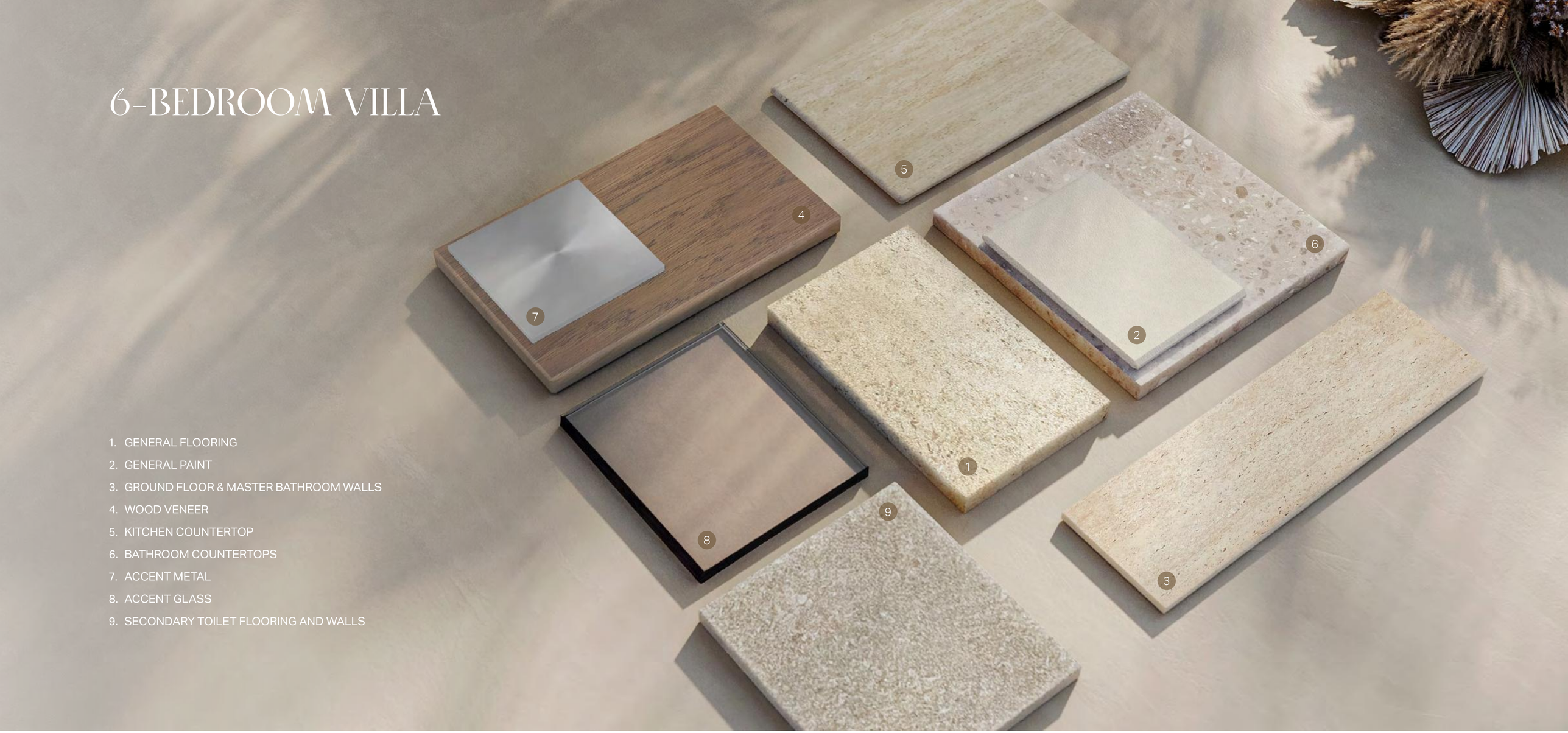

Contemporary Ceramic Artisans







6-BEDROOM VILLA



1. GENERAL FLOORING
2. GENERAL PAINT
3. GROUND FLOOR & MASTER BATHROOM WALLS
4. WOOD VENEER
5. KITCHEN COUNTERTOP
6. BATHROOM COUNTERTOPS
7. ACCENT METAL
8. ACCENT GLASS
9. SECONDARY TOILET FLOORING AND WALLS

AMBER COLLECTION

7-BEDROOM VILLA

A home tailored for entertaining, where multiple open terraces and sun-drenched balconies create the perfect setting for hosting spectacular gatherings of all kinds, merely steps away from the lagoon.






UCN 362










ARCHITECTURAL DIGEST









7-BEDROOM VILLA



1. GENERAL FLOORING & MASTER BATHROOM WALLS
2. GENERAL PAINT
3. WOOD VENEER
4. KITCHEN LAMINATE
5. KITCHEN & BATHROOMS COUNTERTOPS
6. ACCENT METAL
7. SECONDARY TOILET FLOORING AND WALLS

MERAAS

A LEADING MASTER DEVELOPER



Meraas is dedicated to enhancing Dubai's global real estate position through a diverse portfolio of master developments, land and properties, including iconic destinations such as Port de La Mer, Bluewaters Residences, City Walk Residences, Nikki Beach Residences, BVLGARI Residences, and Nad Al Sheba Gardens, to name a few. Meraas values sophistication and innovation to deliver exceptional residential experiences for a global clientele.

MERAAS