THE ACRES

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

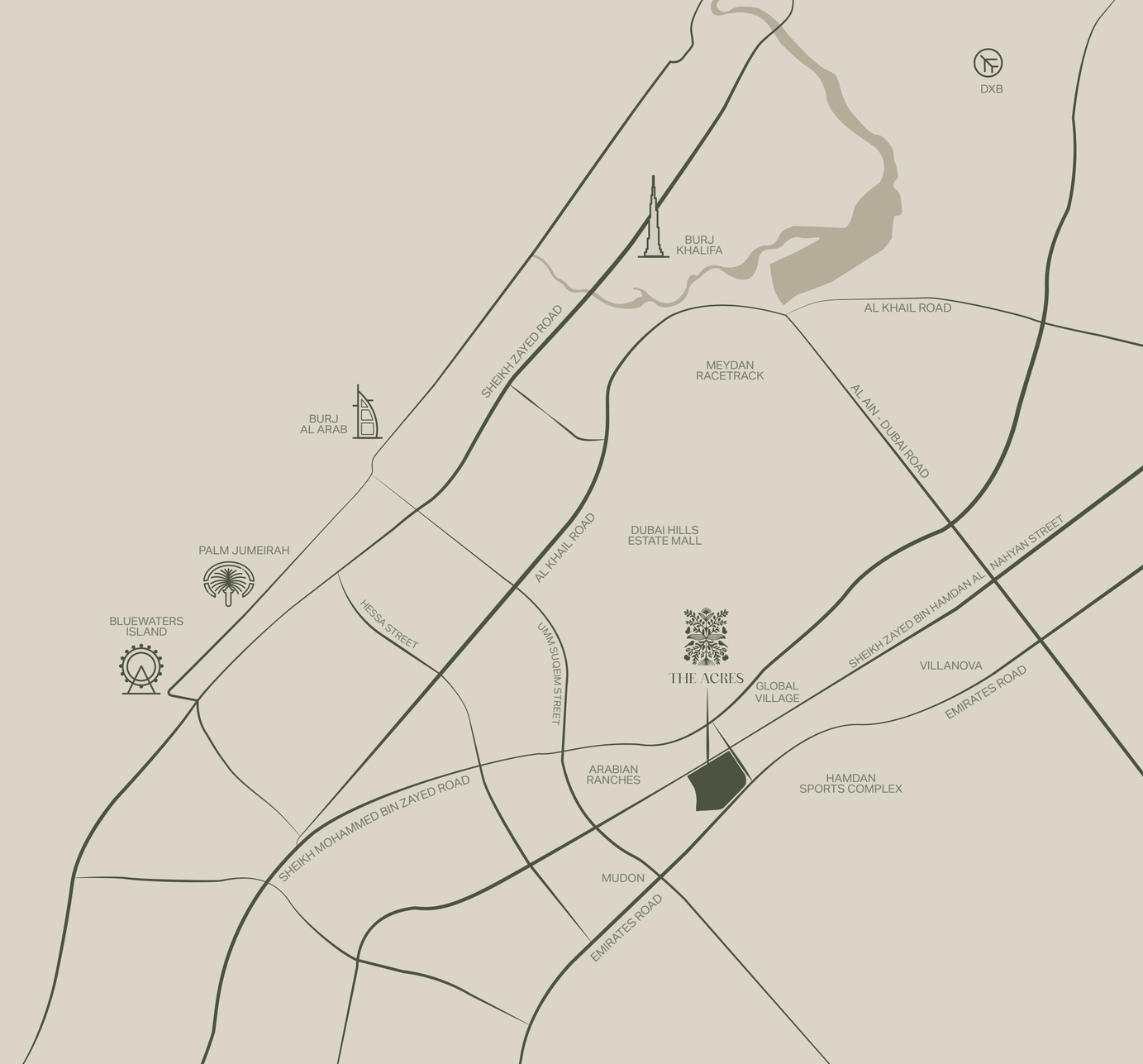
IN THE MIDST OF NATURE

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.



MASTERPLAN

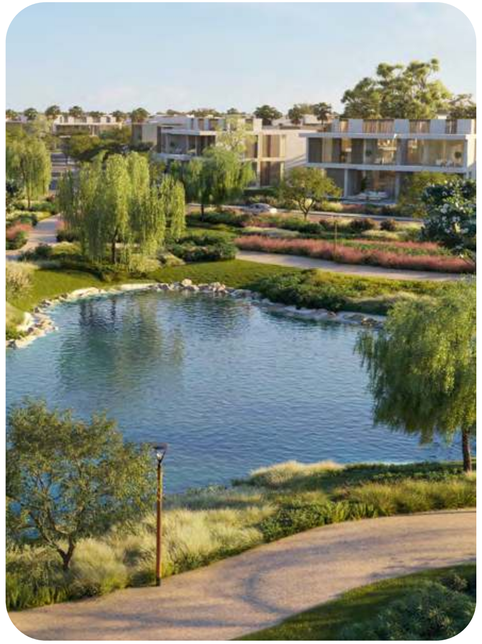
NATURE'S BLUEPRINT

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.



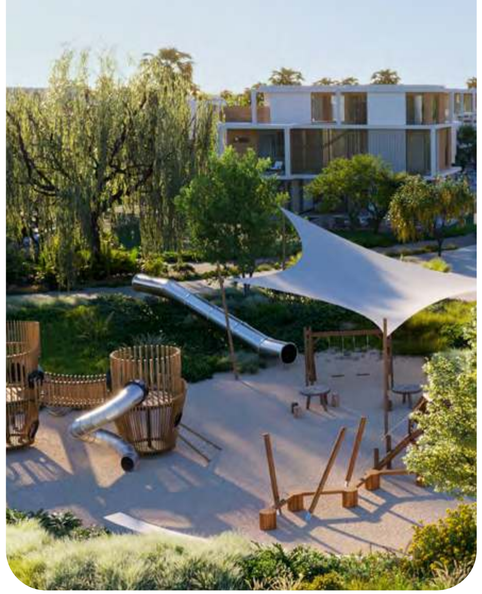
SAVING WATER

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

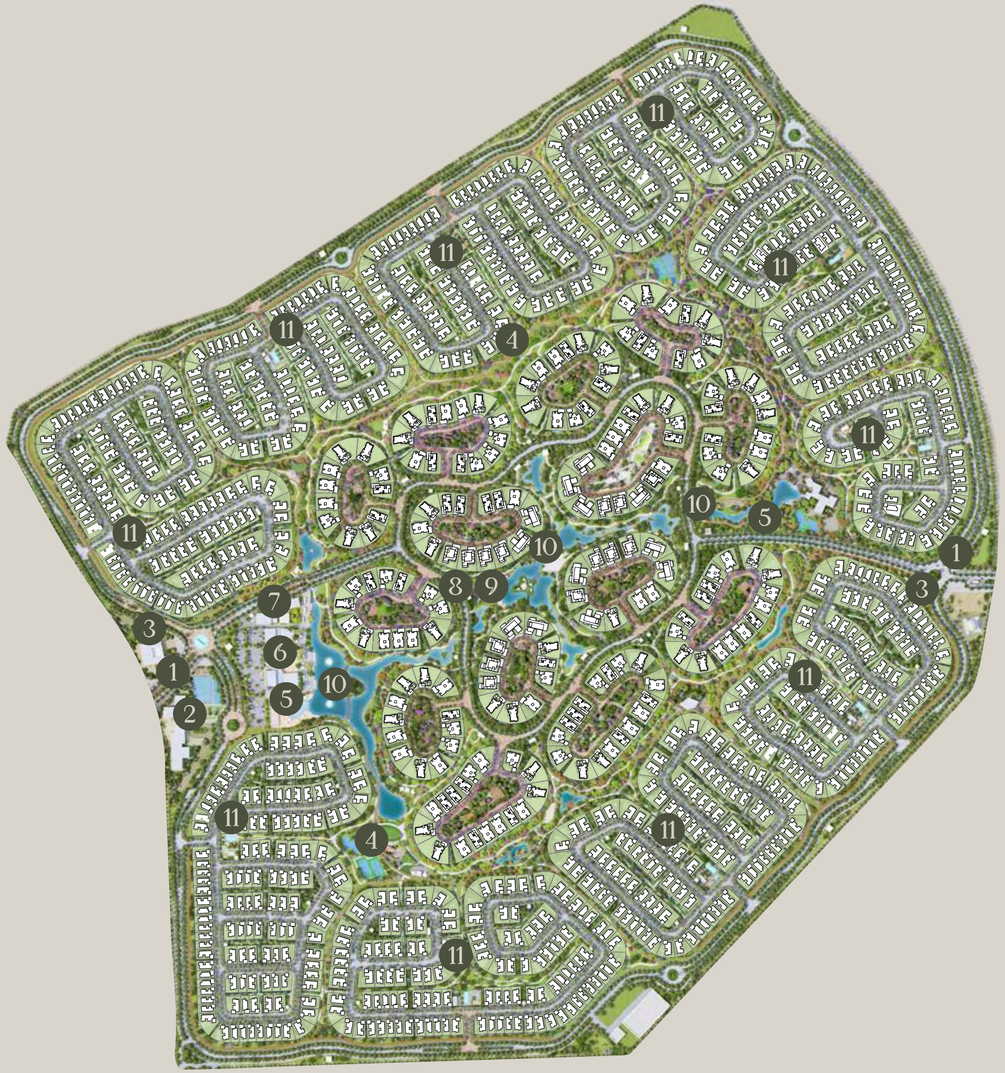
This graph illustrates the average amount of green space available per person, compared to the most livable cities around the world.





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

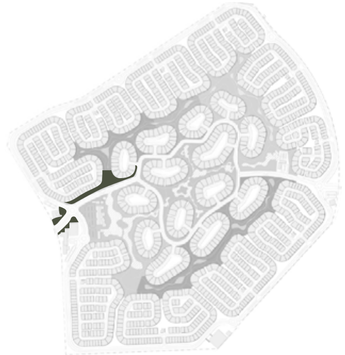
Discover an array of engaging amenities nestled within carefully curated gardens that foster enriching interactions with nature. These gardens strategically encircle the main park, creating a harmonious blend of natural beauty and recreation. Within this expansive and integrated green network, a variety 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.

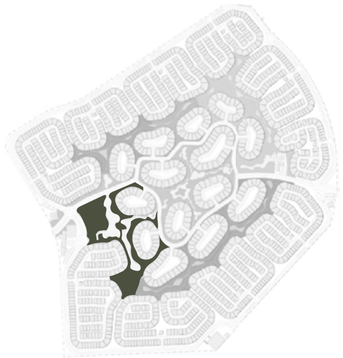
ARRIVAL AREA • CLUSTER GARDENS • BOULEVARD
FOREST THEATRE • MOSQUE PLAZA



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' lagoons, water becomes a canvas for both leisure and play. Nestled within this aquatic playground are swimmable lagoons and floating decks inviting you for a refreshing dip all year round.

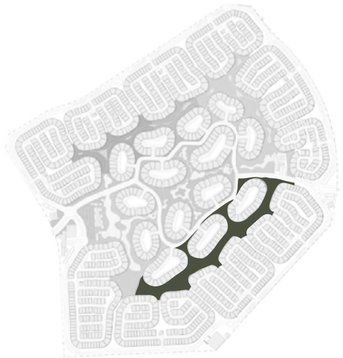
CLUSTER GARDENS • SWIMMABLE LAGOONS & LAKES
LAGOON CLUBHOUSE • SPORTS AREAS
JOGGING TRACKS • FLOATING DECKS



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



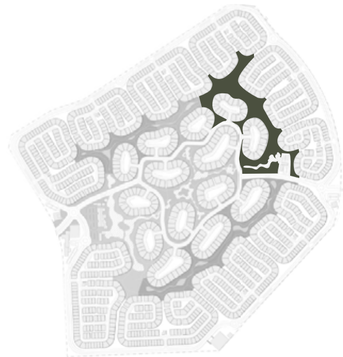




LOST GARDEN

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.

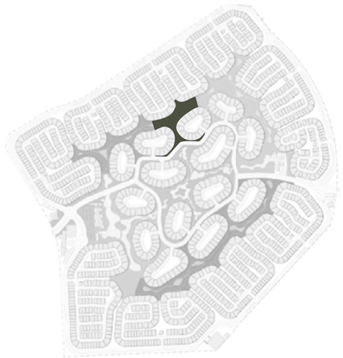
COMMUNITY PAVILION • KIDS' PLAY AREAS • DOG PARKS
GARDEN MAJLIS • FOREST TERRACES • CRAFTING STATIONS
TREEHOUSE VIEWING DECK • CLUBHOUSE



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 FINAL PHASE

A STEP CLOSER TO THE OUTDOORS

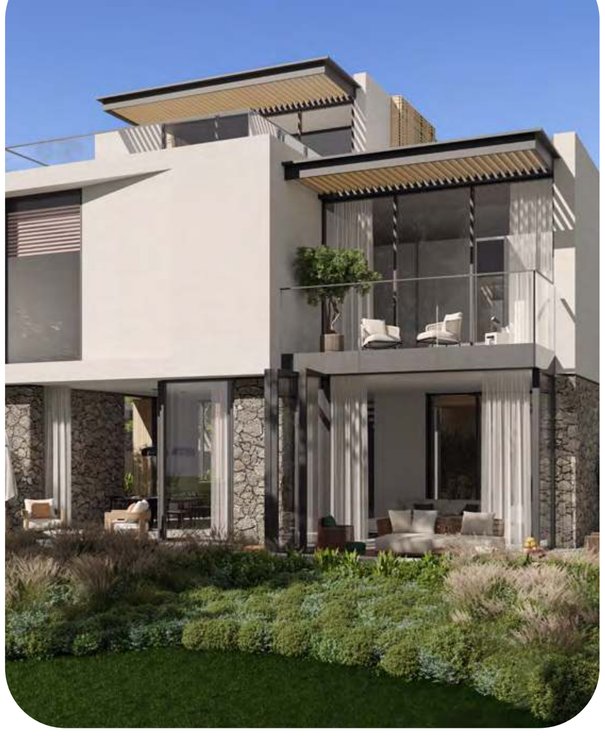
Discover The Acres' new release of exquisite 3 to 5-bedroom villas, distinguished by their signature outdoor rooms and rear gardens that merge with the nature around you and offer the most refined living space.

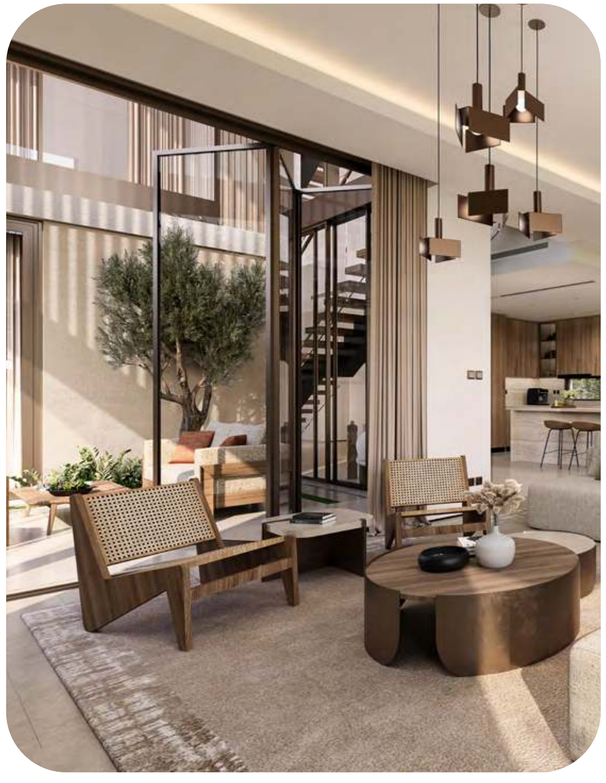
The villas' contemporary design, characterised by an open-plan layout, double-height living spaces and floor-to-ceiling windows, effortlessly brings the captivating flora indoors where nature is a natural part of everyday living.















SHAPED BY NATURE

The architecture and design philosophy at The Acres is a testament to a harmonious alliance between modern luxury and nature. Inspired by the elements, the architecture proudly features stone, wood and glass crafting a visual symphony that mirrors the natural surroundings.

The villas feature contemporary palettes that bathe the walls in light, while the sleek structures maximise exposure, creating a continuous interaction with the lush environment.



THE VILLAS



VILLA TYPE B

3-BEDROOM VILLA

The Acres' commitment to harmonious living can be seen in its 3-bedroom villas. These homes feature a garden facade that opens to lush surroundings, encouraging a lifestyle entwined with nature. Upon passing the double-height entrance, the sense of openness is enhanced with a direct view of the back garden. The design continues seamlessly into an L-shaped living area that integrates the kitchen, dining, and living rooms. Additionally, the first-floor master bedroom overlooks the pool and offers framed views of the park.



VILLA TYPE B



VILLA TYPE B



VILLA TYPE D

4-BEDROOM VILLA

The 4-bedroom villa at The Acres provides a peaceful home with a distinctive feature—the stone wall. It anchors the home's aesthetic, seamlessly blending privacy with architectural finesse. The master bedroom offers elevated park views, while the top-floor multi-purpose room extends to a spacious shaded terrace, providing a personal oasis overlooking the community. Each interior touchpoint is carefully crafted for privacy, luxury, and a seamless connection with the natural tapestry of The Acres.



VILLA TYPE D



VILLA TYPE D



VILLA TYPE D



VILLA TYPE A



VILLA TYPE A



VILLA TYPE A



VILLA TYPE A



VILLA TYPE C

5-BEDROOM VILLA

Crafted with an eye for luxury and pure elegance, The Acres' 5-bedroom villa features a facade that impresses with clean lines, creating selective openings on the street side to maximise privacy. In contrast, the thoughtful placement of large openings with full-length windows facing the courtyard invites the garden's tranquility into each room. The heart of the home unfolds in a double-height living area, with an open-plan design that blurs boundaries and extends living spaces into a shaded courtyard.



VILLA TYPE C



VILLA TYPE C



VILLA TYPE C



VILLA TYPE C



VILLA TYPE E



VILLA TYPE E



VILLA TYPE E



VILLA TYPE E



VILLA TYPE E



VILLA TYPE F



VILLA TYPE F



VILLA TYPE F



VILLA TYPE F



VILLA TYPE F

1. Living, Dining, Bedroom & Staircase Textured Accent Wall Finish
2. Staircase Tread
3. Wardrobe Shutter Textured Accent Wall
4. Bedroom Floor Porcelain Tile
5. General Floor Finish
6. Master Bathroom Porcelain Accent Wall Tile
7. Secondary Bathroom Porcelain Accent Wall Tile
8. Bathroom Vanity Mirror
9. Master & Secondary Bathroom Vanity Shutter
10. Bathroom Vanity Reconstituted Stone Countertop
11. General Paint for Wet Areas
12. Kitchen Cabinet & Bathroom Vanity Shutter Veneer Finish
13. General Metal Finish
14. Kitchen Countertop & Backsplash Porcelain Slab



MATERIAL BOARD

MERAAS

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