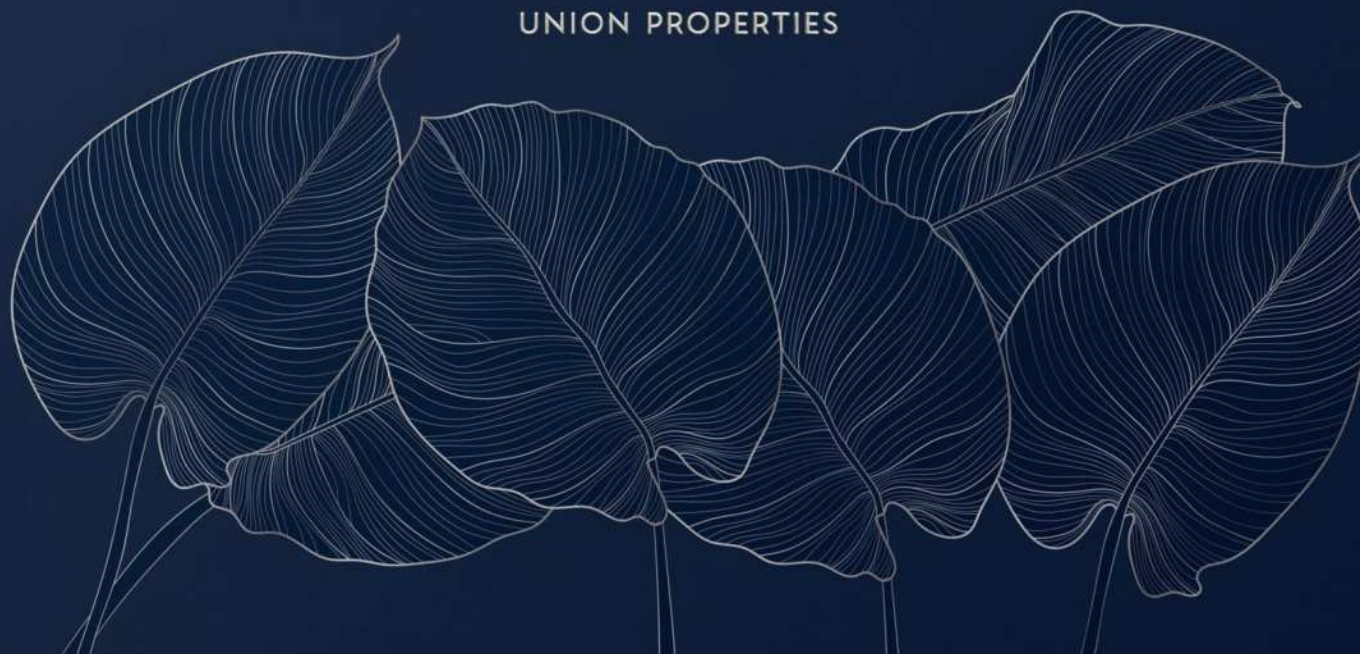




MIRDAD

UNION PROPERTIES



MIRDAD STORY

MIRDAD is a place crafted for the soul that seeks, explores, and dreams; a place where every journey finds its way back to the warmth of home.

Inspired by the journey of a traveler who roams the world, gathering memories, embracing new adventures, and savoring success, Mirdad represents that special feeling of returning to a place filled with love and comfort.





Projects

- 1** UP TOWN COMMUNITY
- 2** GREEN COMMUNITY
- 3** PRIVATE DEVELOPER PLOT - CONSTRUCTED PROJECT

Upcoming Projects

- 4** TAKAYA UP
- 5** MIRDAD UP
- 6** UP THE VILLAS COMMUNITY
- 7** UP HEAD OFFICE
- 8** UP SALES CENTER
- 9** UP MIXED-USE DEVELOPMENT
- 10** UP ENTERTAINMENT CENTRE
- 11** UPCOMING PROJECT
Private Developer Plot

Facilities & Amenities

- 1** DUBAI AUTODROME
- 2** NEW DUBAI KARTDROME CIRCUIT
- 3** F&B, RETAILS & MEDICAL CENTERS
- 4** UTILITIES
- 5** MOSQUE
- 6** HOSPITAL
- 7** SCHOOL
- 8** PARK
- 9** HOTEL
- 10** UPCOMING RETAILS
- 11** UPCOMING UTILITIES
- 12** CLUB HOUSE

ABU DHABI > 1HR > MOTOR CITY > 30 MIN > SHARJAH

MALLS



13 minutes
To Dubai Hills Mall

20 minutes
To Dubai Marina Mall

21 minutes
To Mall of the Emirates

24 minutes
To Dubai Mall

SCHOOLS



5 minutes
To GEMS Metropole School

9 minutes
To Nord Anglia International School Dubai

10 minutes
To Kings' School Al Barsha

16 minutes
To Dubai American Academy

LANDMARKS



20 minutes
To Burj Al Arab

22 minutes
Museum of The Future

24 minutes
To Dubai International Airport

24 minutes
To Al Maktoum International Airport



PROJECT OVERVIEW

Core Value Propositions

- 
Prime Location, connectivity to major Dubai hubs, close to schools, shopping malls, and business centers
- 
Sustainability and Innovation: Smart Building Management System (BMS), high performance façade for thermal and acoustic isolation, electric vehicle chargers, and extensive landscaped zones.
- 
Community & Retail Integration: Walkable retail and leisure ecosystem, with a dedicated retail island with restaurants, cafes, and diverse F&B concepts to serve both residents and visitors.



Sustainability & Innovation

-  Mirdad is compliant with the Dubai Green Code
-  Thermal performance achieved by the enhanced building envelope is higher than the minimum authority's requirement.
-  Double glazed Glass is used to enhance the acoustic performance
-  High quality Sustainable facade materials will be used to enhance the building envelope's performance.
-  EV Charging stations are covering 50% of the parking spaces.
-  Advance BMS system will be used to control temperature, indoor air quality, lighting and maintenance for all public spaces, contributing to energy saving.
-  District cooling will be provided



Energy efficient systems



Waste management



Smart systems



Green areas



Materials



50% EV Charging



Low-carbon materials



Green building certifications



Masterplan & Architecture

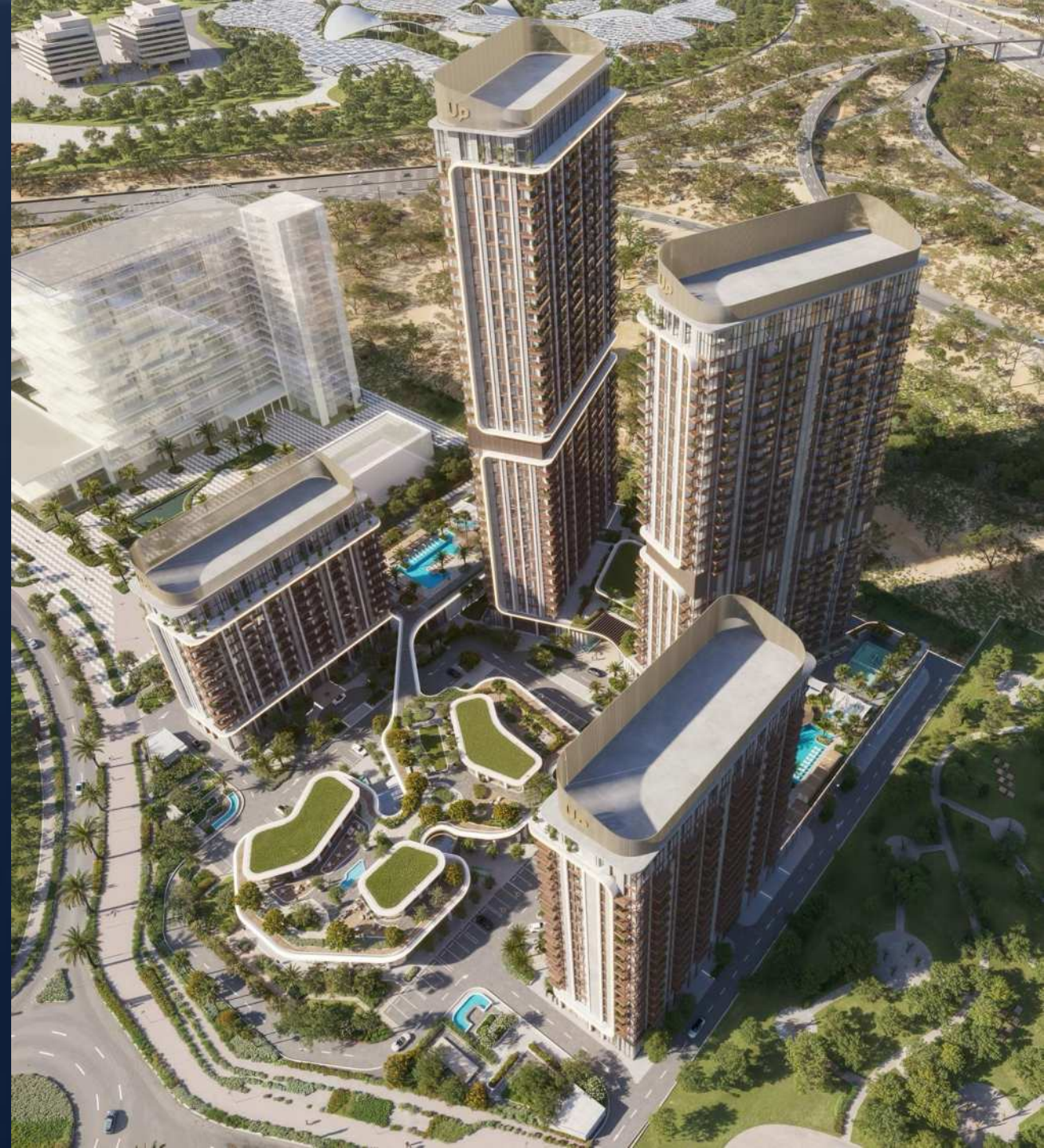
Four towers rise gracefully

M1 - 19th Floors

M2 - 31st Floors

M3 - 39th Floors

M4 - 13th Floors



Landscape Vision

Mirdad landscape inception will be an extension of the overall public realm enhancement.

Lush greenery combined with water elements will improve the microclimate of the project



PROJECT SNAPSHOT

Embodying a vision of sustainability and community-centered design, MIRDAD redefines affordable luxury within **Motor City**, offering a sophisticated urban lifestyle. At its heart are four residential towers, each planned to enhance urban living. These towers rise elegantly, featuring a highest of 39 floors of premium residences and supported by two parking basements with EV charging enabled for 50% of the parking.



26+

AMENITIES

50%

EV CHARGING

4

RESIDENTIAL
TOWERS

1,087

UNITS



60

STUDIOS

524

1 BR
APARTMENTS

380

2 BR
APARTMENTS

105

3 BR
APARTMENTS

18

LOFT + DUPLEX

Interior Renders



Living Room



Dining



Bedroom



Living Room



LIFESTYLE & AMENITIES

MIRDAD is designed to enrich every aspect of life with an extensive range of amenities tailored for relaxation, wellness, and family recreation, including a serene zen garden, a sky garden and a yoga studio to rejuvenate mind and body.



Sports Complex



Coworking Space



Indoor Cinema



Gaming Zone



Golf Simulator



3 Multipurpose Halls



3 Gyms



Kids Play Area



2 Unguided Spas



Community Clubhouse



Half Olympic Lap Pool



2 Pool Lounges



2 Kids Shaded Play Areas



2 Paddle courts



2 Pocket Pet Park With Seatings



Pocket Zen Garden & Yoga Lawn



AMENITIES



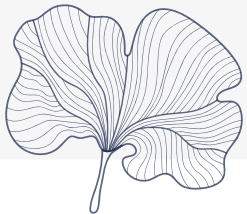
Squash Courts

- International standard squash court with premium flooring and glass back wall for a professional playing experience.
- Designed for both recreational and competitive play, promoting fitness and an active lifestyle.
- Equipped with modern lighting and ventilation to ensure all-season comfort and usability.



Gyms

- ④ State-of-the-art fitness center with cardio, strength, and functional training equipment.
- ④ Designed for all fitness levels with dedicated zones for weights, machines, and floor exercises.
- ④ Features climate control, full-length mirrors, and professional flooring for a safe and motivating workout environment.



Golf Simulator

- Advanced golf simulator offering a realistic virtual golfing experience with world-famous courses.
- Perfect for all skill levels – practice swings, improve accuracy, or enjoy a casual game indoors.
- Equipped with high-definition graphics, swing analysis, and climate-controlled comfort for year-round use.



Indoor Cinema

- Private, state-of-the-art cinema with plush seating and surround sound for a true theatre experience.
- Ideal for movie nights, private screenings, and entertainment events within the comfort of the community.
- Features high-definition projection, acoustic paneling, and ambient lighting for immersive viewing.



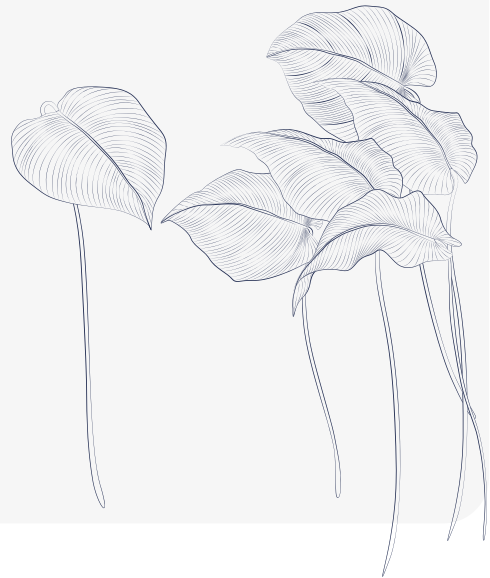
Community Club

- ④ A vibrant space for residents to connect, relax, and socialize in a comfortable setting.
- ④ Includes multipurpose rooms and lounges ideal for events, meetings, and gatherings.
- ④ Designed to foster a strong sense of community and enhance residents' lifestyle.



Game Room

- ☞ A thoughtfully designed Game Room for elevated recreation
- ☞ A premium Game Lounge crafted for all ages
- ☞ An upscale Game Room designed for leisure and connection



Multi-purpose Party Hall

- ④ An elegant, multi-purpose hall designed for every celebration.
- ④ A premium party space crafted for gatherings and events.
- ④ A versatile venue with refined finishes for memorable occasions.



Kids Play Area

- ☘ A safe and cheerful play zone designed for kids' imagination.
- ☘ A vibrant space crafted for fun, growth, and exploration.
- ☘ A secure kids' area with thoughtfully designed play features.



Co – Working Space

- ⑤ A modern co-working hub designed for focus and collaboration.
- ⑤ A well-appointed workspace crafted for productivity and comfort.
- ⑤ A professional shared office environment with premium finishes.



Retail Island

- ④ A curated retail zone offering daily conveniences within the community.
- ④ An integrated shopping island designed for ease and accessibility.
- ④ A premium retail nook crafted for lifestyle and comfort.

