



# THE ACRES



## STEP INSIDE THE OUTDOORS

Welcome to The Acres, an exclusive community of bespoke 3 to 5-bedroom standalone villas surrounded by seven serene gardens and inviting swimmable lagoons. Each carefully designed villa offers privacy while allowing you to immerse yourself in the natural beauty of refined living spaces.

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 practice.



## CENTRALLY LOCATED

Placed within the Dubailand area, the community benefits from a well-connected road network with direct access to Sheikh Zayed Bin Hamdan Al Nahyan Street and Emirates Road.

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.



## AMENITIES

- Green parks and themed gardens
- Luxury retail promenade
- Swimmable lagoons and lakes
- Sports areas & outdoor gym
- Community clubhouses
- Healthcare facilities
- Community pavilion
- Ripe markets
- Natural ponds
- Kids' play areas
- Outdoor terraces
- Schools

## VILLAS

| Unit Type       | Unit Size             |                            | Price    |
|-----------------|-----------------------|----------------------------|----------|
| 3-bedroom villa | 283.16 sq.m.          | 3,047.91 sq.ft.            | AED 5.5M |
| 4-bedroom villa | 370.38 - 379.72 sq.m. | 3,986.74 - 4,087.27 sq.ft. | AED 6.6M |
| 5-bedroom villa | 461.00 - 557.55 sq.m. | 4,962.16 - 6,001.42 sq.ft. | AED 8.0M |

## PAYMENT PLAN

| Instalment                  | Payment % | Due Date                    |
|-----------------------------|-----------|-----------------------------|
| Down Payment                | 10%       | On Booking                  |
| 1 <sup>st</sup> Instalment  | 10%       | January 2025                |
| 2 <sup>nd</sup> Instalment  | 10%       | May 2025                    |
| 3 <sup>rd</sup> Instalment  | 5%        | August 2025                 |
| 4 <sup>th</sup> Instalment  | 5%        | November 2025               |
| 5 <sup>th</sup> Instalment  | 5%        | February 2026               |
| 6 <sup>th</sup> Instalment  | 5%        | May 2026                    |
| 7 <sup>th</sup> Instalment  | 5%        | August 2026                 |
| 8 <sup>th</sup> Instalment  | 5%        | November 2026               |
| 9 <sup>th</sup> Instalment  | 5%        | February 2027               |
| 10 <sup>th</sup> Instalment | 35%       | February 2028 (on handover) |

\* Estimated construction completion: February 2028

For more information, visit [theacres.meraas.com](https://theacres.meraas.com)