ABU DHABI

MIRA HILLS

AD PORTS GROUP | MIRA DEVELOPMENTS

ABU DHABI

MIRA HILLS

← Abu Dhabi

Dubai →



A NEW STANDARD OF URBAN LIVING

A fully integrated destination bringing together residences, business, hospitality, education, healthcare and culture within one master-planned environment.

SITE LOCATION



CONNECTING TWO EMIRATES

A landmark master-planned development between Abu Dhabi and Dubai, designed around connectivity, lifestyle and long-term growth.



DESIGNED AROUND ALL 12 SENSES

This approach changes how people physically and emotionally experience a project – from climate, air and light to sound, movement, safety, nature and belonging – turning the master plan into a more human, more balanced and happier environment.



DESIGNED AROUND HOW LIFE FEELS



1. TEMPERATURE

Sea-water lagoons and lots of greenery soften the climate.



2. HUMIDITY

Advanced climate systems help to freshen the outdoor environment.



3. AIR QUALITY

Planted streets and reduced car movement help breathe cleaner.



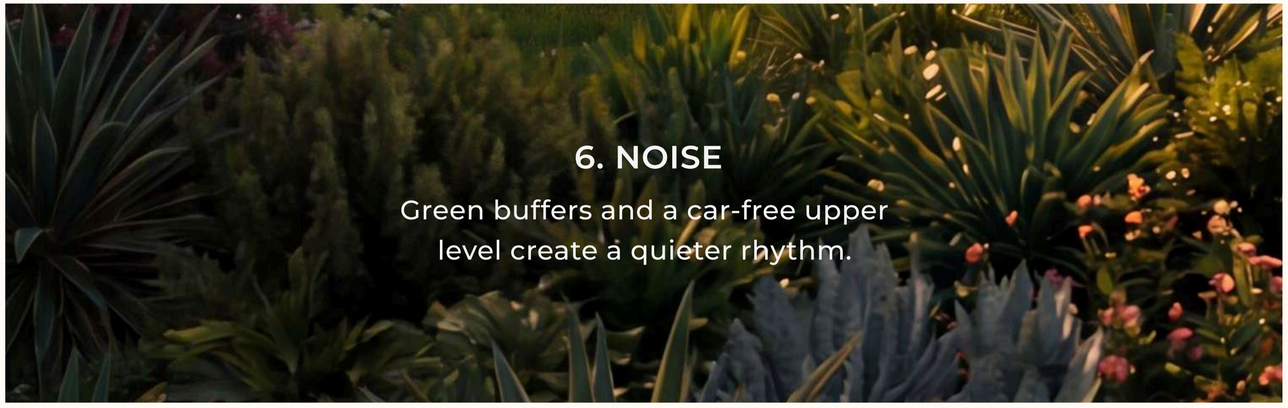
4. WATER

Lagoon network and 8 private beaches make water part of everyday living.



5. LIGHT

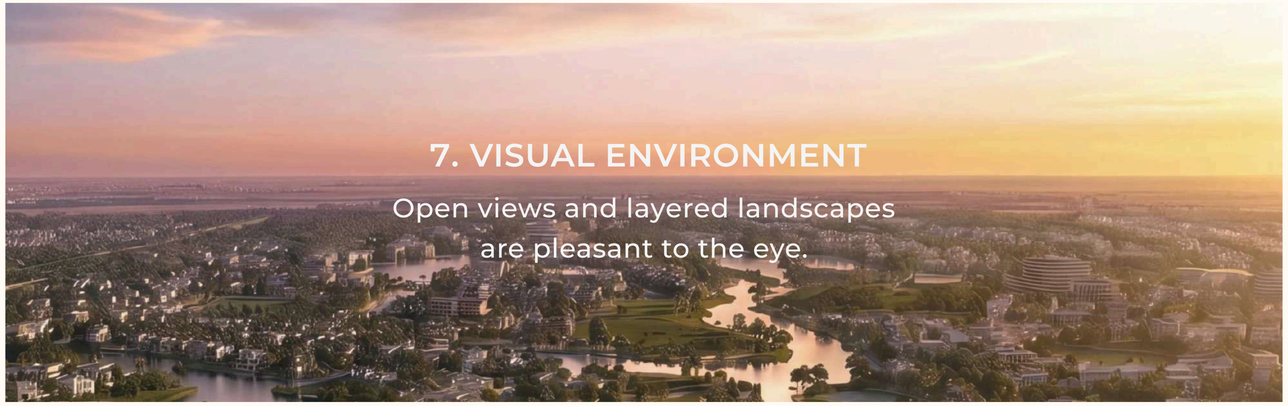
Daylight, shade and controlled evening lighting calm the atmosphere.



6. NOISE

Green buffers and a car-free upper level create a quieter rhythm.

DESIGNED AROUND HOW LIFE FEELS



7. VISUAL ENVIRONMENT

Open views and layered landscapes are pleasant to the eye.



8. TACTILITY

Cooler surfaces and natural materials make comfort tangible.



9. SMELL

Fragrant planting and landscaped greenery bring natural freshness.



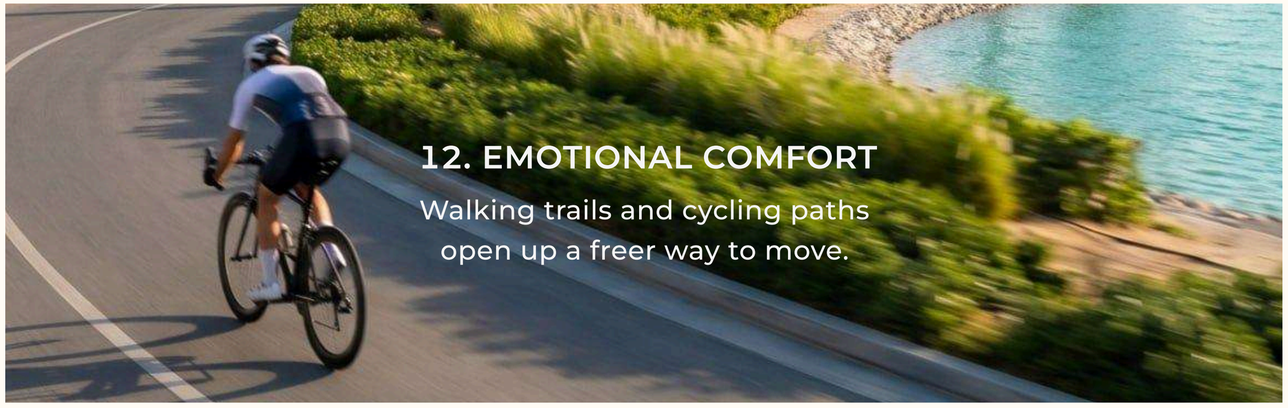
10. TASTE

Restaurants, cafés and fresh food destinations are just steps away.



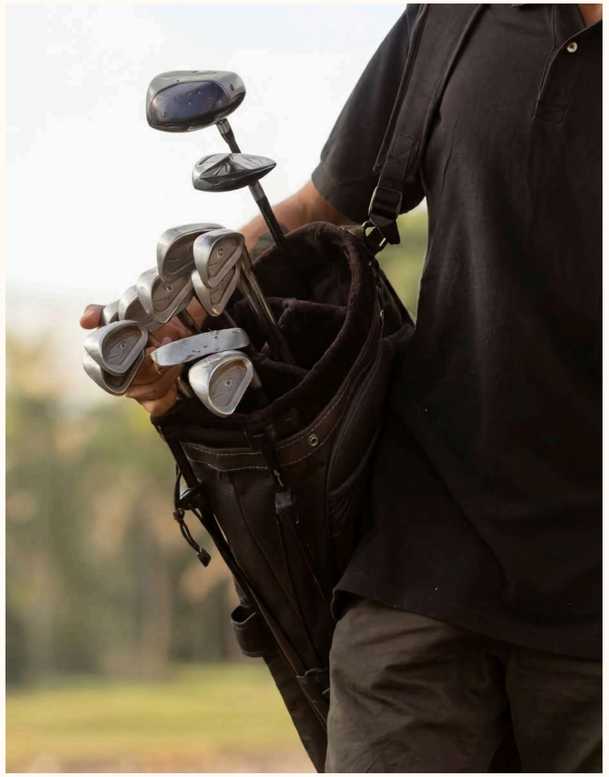
11. SAFETY AND PRIVACY

Smart security and controlled access provide peace of mind.



12. EMOTIONAL COMFORT

Walking trails and cycling paths open up a freer way to move.



18 HOLE CHAMPIONSHIP GOLF COURSE

An 18-hole championship golf course introducing expansive greenery and open landscapes into the master plan, while supporting leisure, hospitality and everyday recreation across the community.



LAGOON

A continuous water network shaping movement across the district, connecting key destinations and creating a cooler, more refreshing environment.



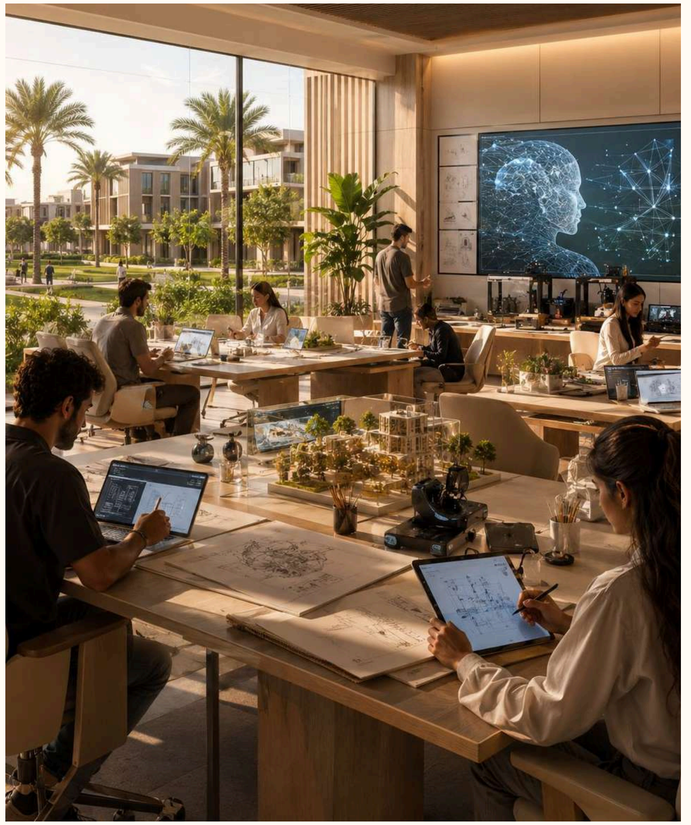
INTERNATIONAL SCHOOL

International education integrated into the master plan, supporting everyday learning within a connected and family-oriented environment.









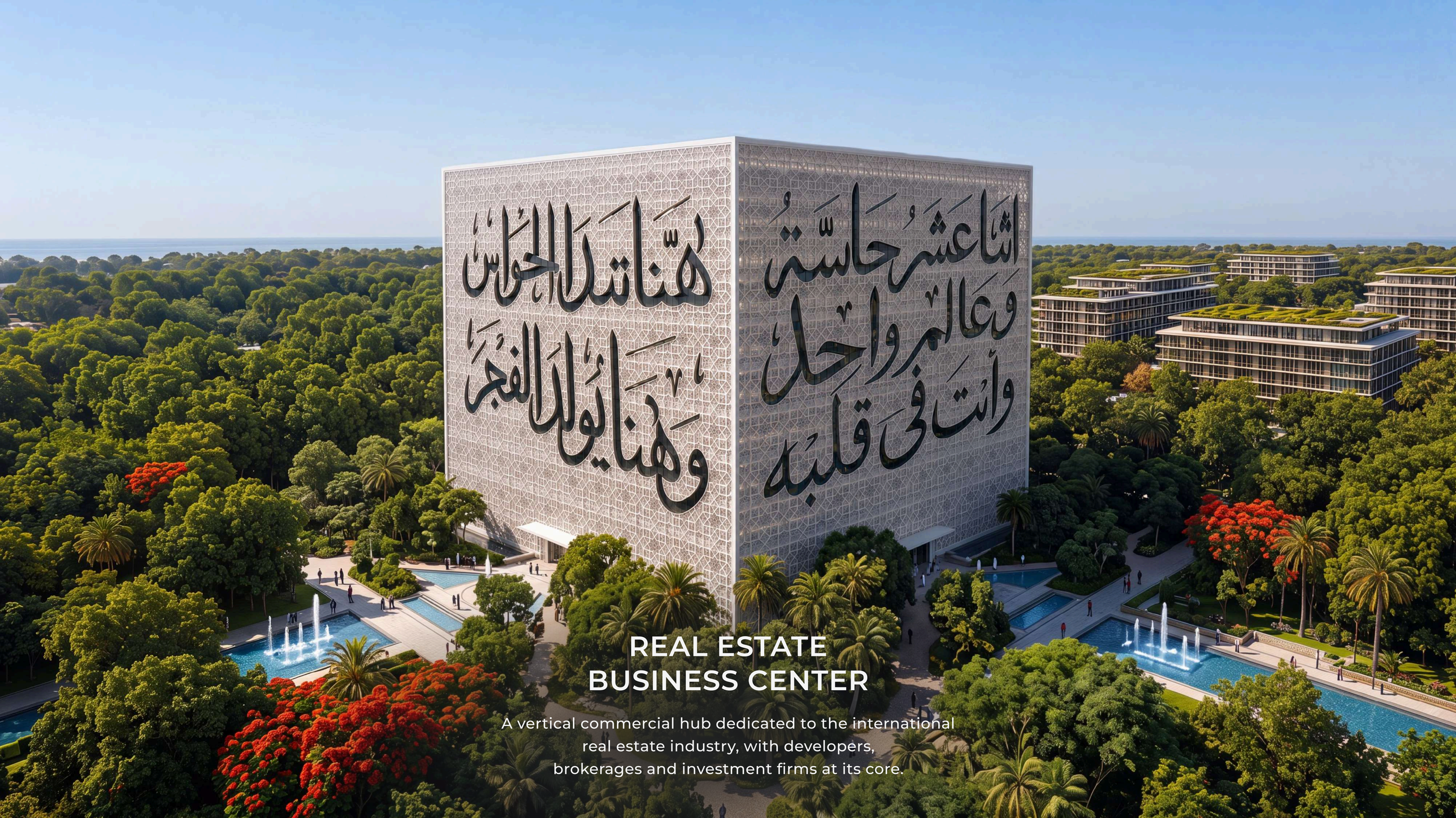
AI UNIVERSITY + ARCHITECTURE & ENGINEERING UNIVERSITY + RESEARCH & DEVELOPMENT CENTER

A knowledge-driven district bringing together technology, design, research and academic life in one destination.



KINDERGARTENS

Eight kindergartens integrated across the community, supporting early learning within a connected family-oriented environment.



REAL ESTATE BUSINESS CENTER

A vertical commercial hub dedicated to the international real estate industry, with developers, brokerages and investment firms at its core.

FAMILY LEISURE CENTER

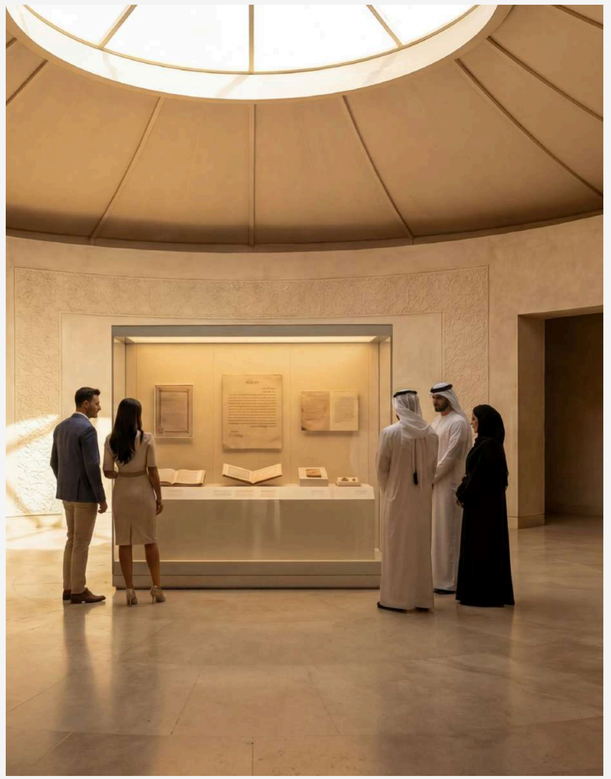
5,000 sq ft children’s destination within the mall designed for learning, entertainment and everyday family activity.







MUSEUM OF THE UAE



A cultural landmark set at a historic site where early dialogue in 1968 helped lay the foundations of the future Union.

MULTI-PURPOSE STADIUM

A large-scale venue designed for sports, entertainment and major public events within the wider master plan.





LANDMARK MALL

A large-scale retail and entertainment destination with shopping, dining, leisure and indoor skiing.





INDOOR SKI RESORT

A year-round indoor snow experience forming part of the project’s wider leisure and entertainment environment.

3 COMMUNITY CENTERS

Public spaces bringing together everyday services, social life and local activity across the district.



GRAND BOULEVARDS

A walkable urban address where shopping, dining
and social life extend naturally into the open air.





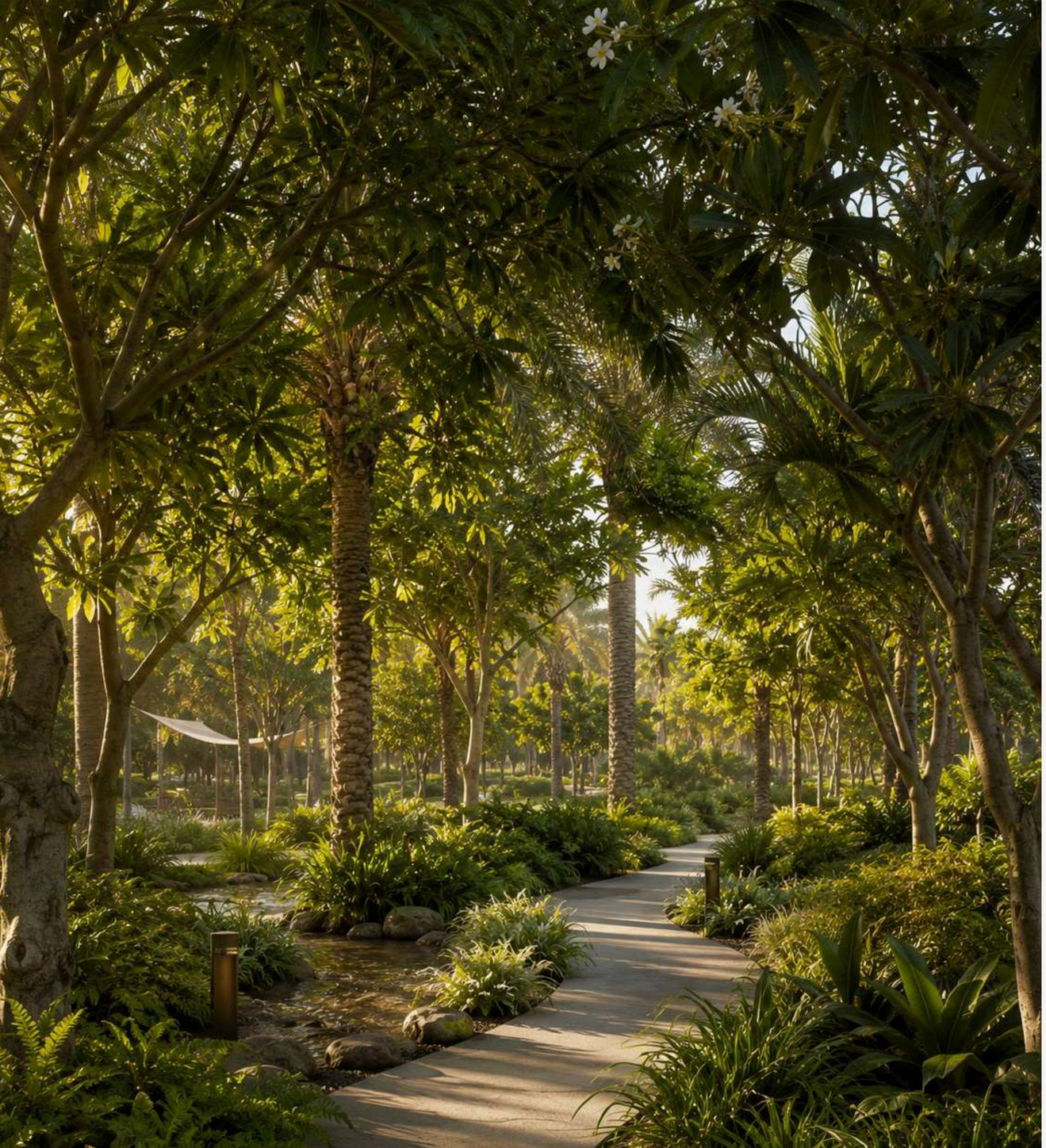
CAR-FREE UPPER CITY

Designed for walking, gathering and daily movement, an elevated, car-free layer creates a safer, quieter and more sustainable environment across the community.

3 FIVE-STAR HOTELS

Five-star hospitality destinations integrating branded living, premium service and leisure experiences.





URBAN FOREST

A dense landscape of diverse trees and greenery introducing shade, biodiversity and a stronger connection to nature throughout the master plan.



8 PRIVATE BEACHES

Private beaches bringing ocean water, resort-style leisure and waterfront living to different parts of the master plan.



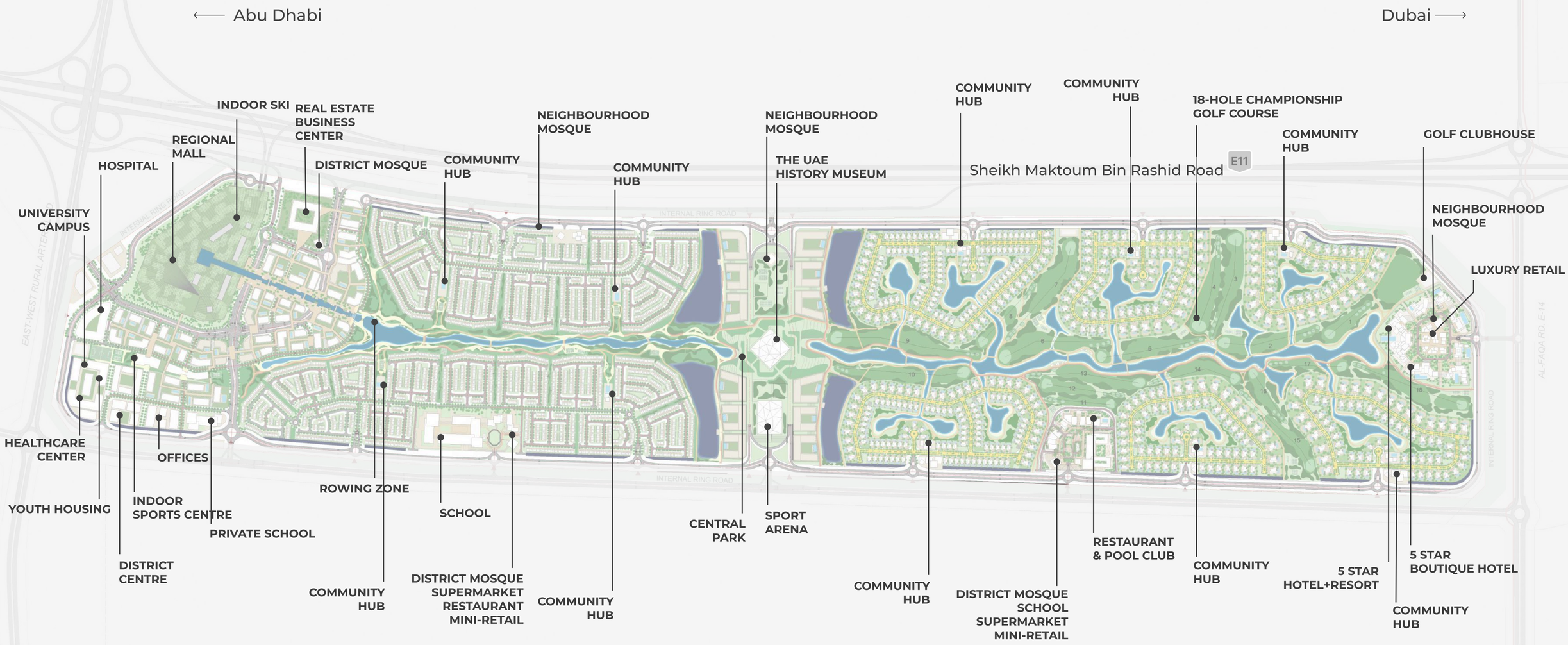
CENTRAL PARK

A 5 million sq ft green landscape forming the natural heart of the community, designed for recreation, relaxation and everyday outdoor life.



MASTERPLAN ZONES

MASTERPLAN


⟵ Abu Dhabi
Dubai ⟶
Sheikh Maktoum Bin Rashid Road
E11
INTERNAL RING ROAD
EAST-WEST RURAL ARTERY
AL-FAQA RD. E-14
INDOOR SKI
REAL ESTATE BUSINESS CENTER
REGIONAL MALL
HOSPITAL
DISTRICT MOSQUE
COMMUNITY HUB
NEIGHBOURHOOD MOSQUE
COMMUNITY HUB
NEIGHBOURHOOD MOSQUE
THE UAE HISTORY MUSEUM
COMMUNITY HUB
COMMUNITY HUB
18-HOLE CHAMPIONSHIP GOLF COURSE
COMMUNITY HUB
GOLF CLUBHOUSE
NEIGHBOURHOOD MOSQUE
LUXURY RETAIL
UNIVERSITY CAMPUS
HEALTHCARE CENTER
OFFICES
YOUTH HOUSING
INDOOR SPORTS CENTRE
PRIVATE SCHOOL
DISTRICT CENTRE
ROWING ZONE
COMMUNITY HUB
SCHOOL
DISTRICT MOSQUE
SUPERMARKET
RESTAURANT
MINI-RETAIL
COMMUNITY HUB
CENTRAL PARK
SPORT ARENA
COMMUNITY HUB
DISTRICT MOSQUE
SCHOOL
SUPERMARKET
MINI-RETAIL
RESTAURANT & POOL CLUB
COMMUNITY HUB
5 STAR HOTEL+RESORT
5 STAR BOUTIQUE HOTEL
COMMUNITY HUB

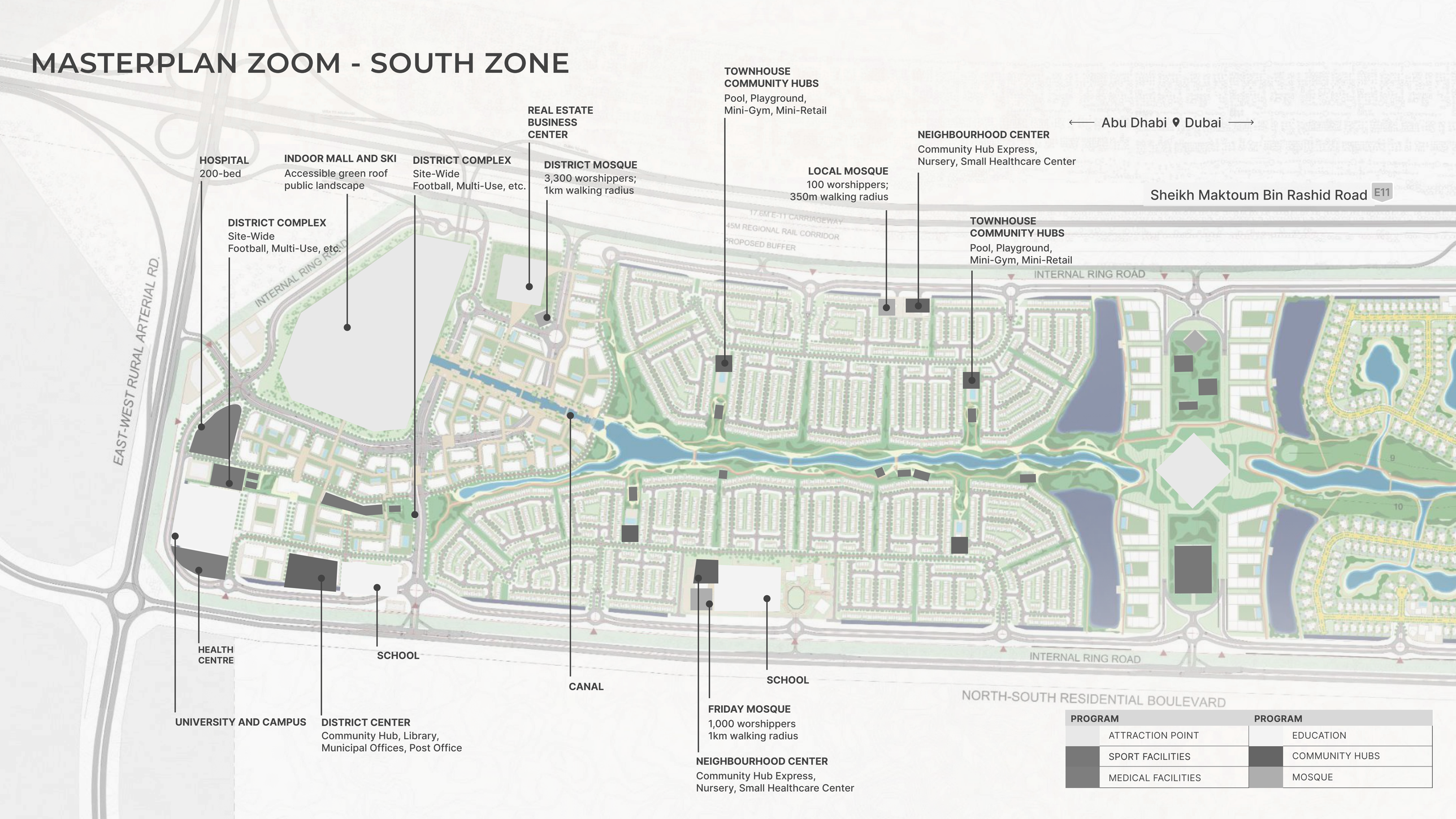
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SOUTH ZONE

MASTERPLAN ZOOM - SOUTH ZONE



PROGRAM		PROGRAM	
	ATTRACTION POINT		EDUCATION
	SPORT FACILITIES		COMMUNITY HUBS
	MEDICAL FACILITIES		MOSQUE




UNIVERSITY












cafe
cafe
cafe

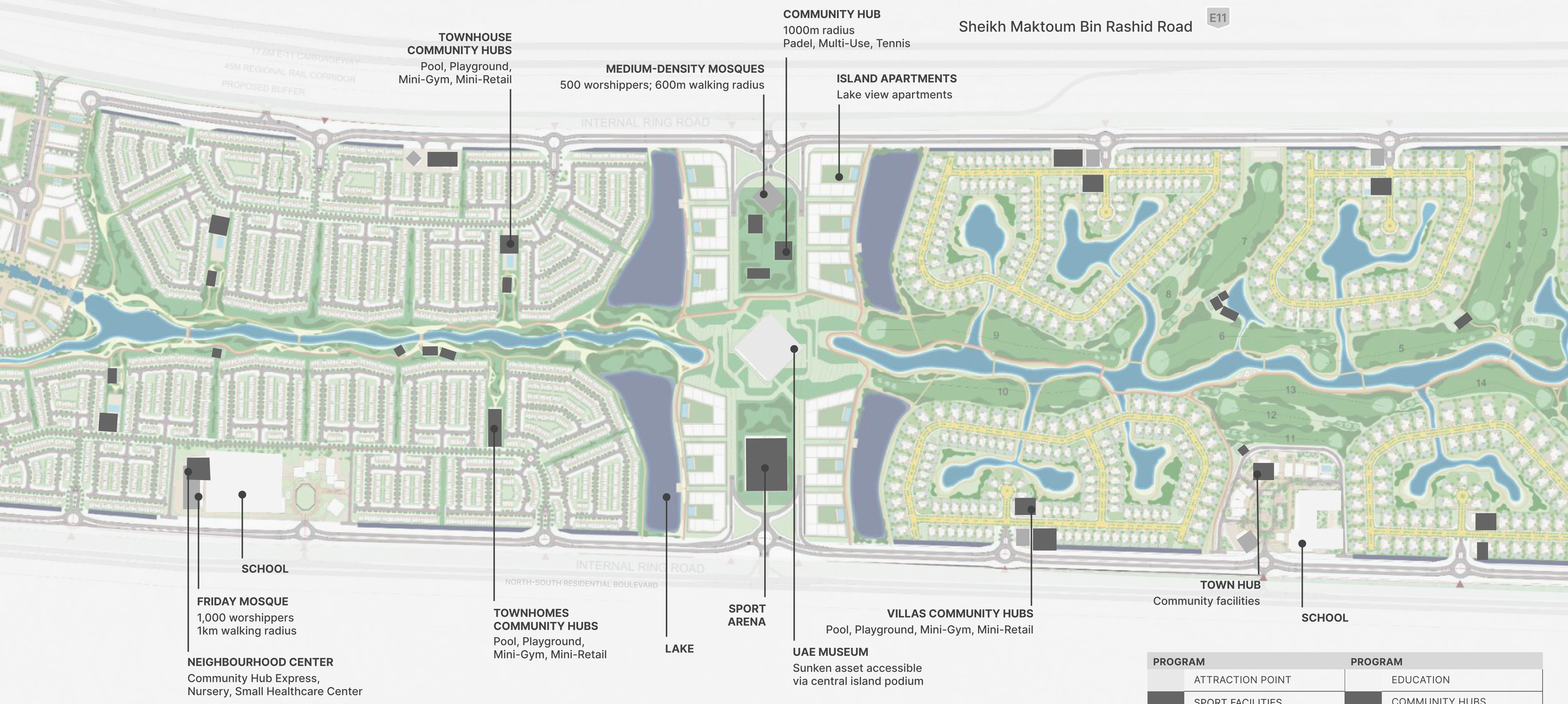
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CENTRAL ISLAND

MASTERPLAN ZOOM - CENTRAL ZONE



PROGRAM	PROGRAM
ATTRACTION POINT	EDUCATION
SPORT FACILITIES	COMMUNITY HUBS
MEDICAL FACILITIES	MOSQUE











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NORTH ZONE

MASTERPLAN ZOOM - NORTH ZONE



NEIGHBOURHOOD CENTRE
Community facilities: Mosque, retail

TOWN HUB
Large community facilites: mosque, health clinic, public school

LOCAL MOSQUE
100 worshippers;
350m walking radius

GOLF COURSE
Semi-private landscape surrounding lagoon

LOCAL MOSQUE
100 worshippers; 350m walking radius

GOLF CLUBHOUSE

LOCAL MOSQUE
100 worshippers; 350m walking radius

NORTH HUB
Luxury retail and hospitality destination

LUXURY RETAIL

NEIGHBOURHOOD CENTERS
Community Hub Express, Nursery, Small Healthcare Centre

FRIDAY MOSQUE
1,000 worshippers;
1km walking radius

MICRO-HUBS

SCHOOL

LOCAL MOSQUE
100 worshippers;
350m walking radius

5 STAR HOTEL+RESORT

5 STAR BOUTIQUE HOTEL

PROGRAM	PROGRAM
ATTRACTION POINT	EDUCATION
SPORT FACILITIES	COMMUNITY HUBS
MEDICAL FACILITIES	MOSQUE

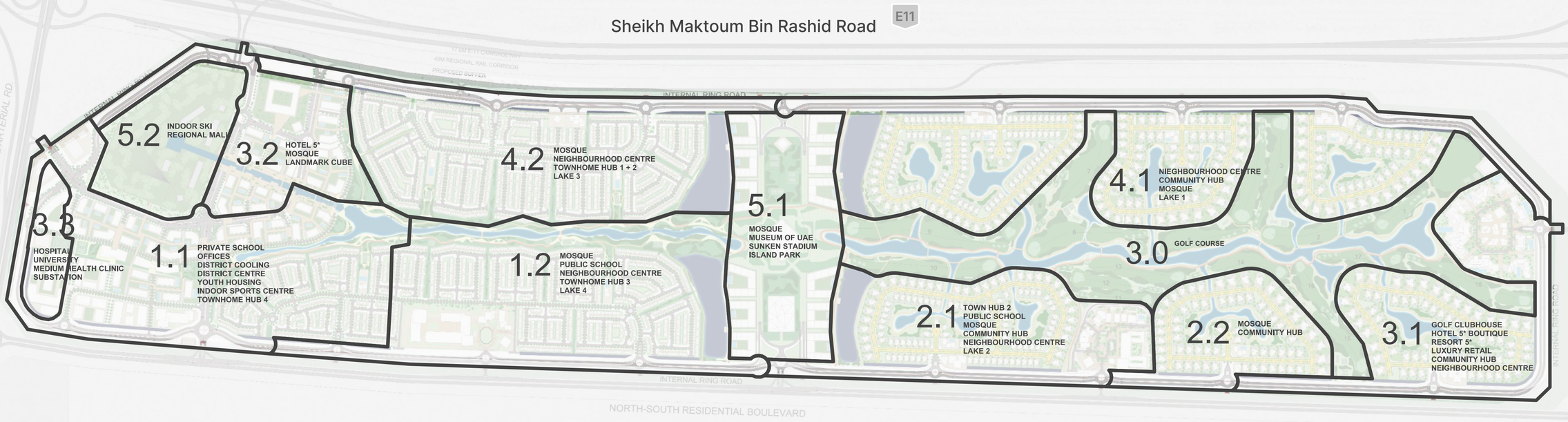






CONSTRUCTION PHASES

PHASING BOUNDARIES BUILDUP



⟵ Abu Dhabi 📍 Dubai ⟶

OPEN SPACES

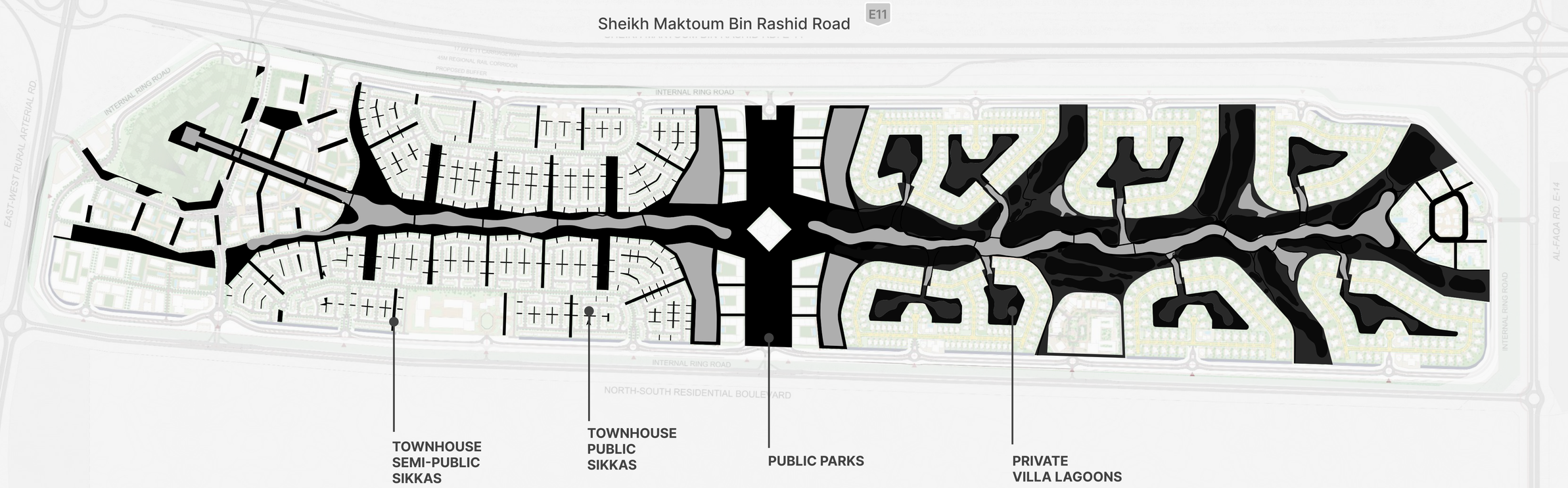
PUBLIC, SEMI-PUBLIC, PRIVATE OPEN SPACE

The masterplan's open space grows from very public into more semi-public (the golf course buffers) and private within the golf course fairways, lagoons and townhouses clusters.

PUBLIC OPEN SPACE:
1,070,080 M²
23% of site

SEMI-PUBLIC SPACE:
206,610 M²
4% of site

PRIVATE OPEN SPACE:
515,300 M²
11% of site



PUBLIC

SEMI-PUBLIC

PRIVATE OPEN SPACE

⟵ Abu Dhabi 📍 Dubai ⟶

PUBLIC OPEN SPACE (POS) ALLOCATION

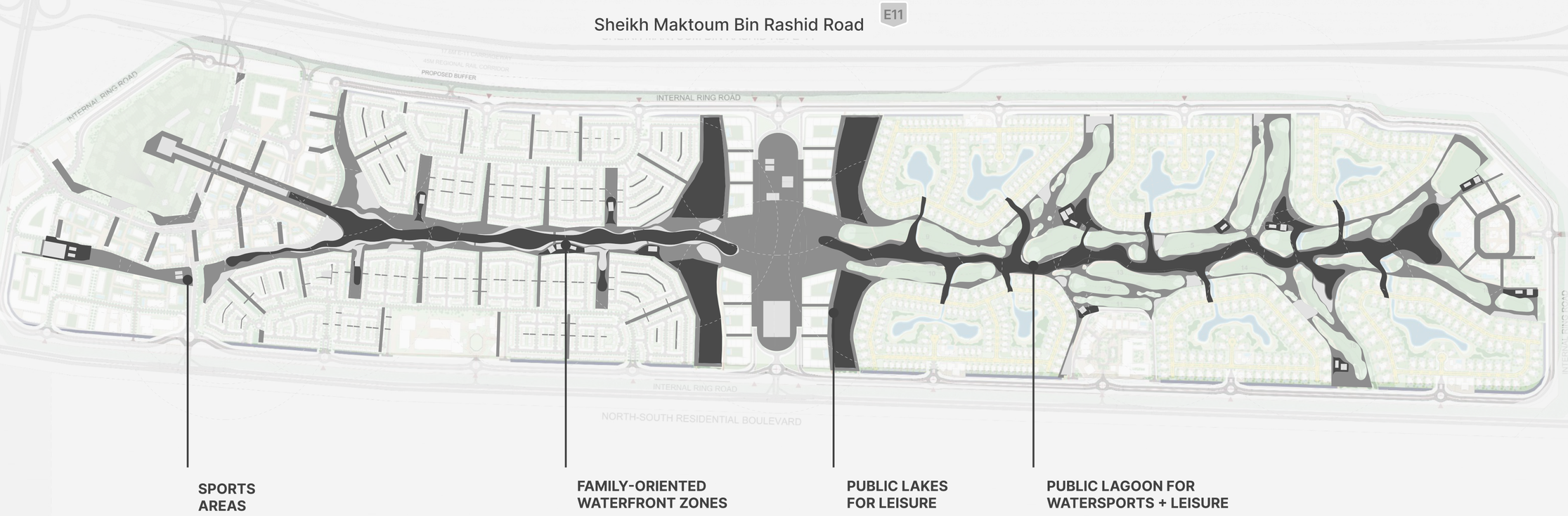
The masterplan includes provision for sports, play, and nature.
The distribution allows for easy access for every resident, such as to park space always within a 350m walk.

PUBLIC OPEN SPACE:
1,070,080 M²

'PROGRAMMED':
584,850 M²
55% of total POS

'SPORTS AND REC':
373,160 M²
35% of total POS

'PLAY FACILITIES':
112,064 M²
10% of total POS



PROGRAMMED

SPORTS+REC

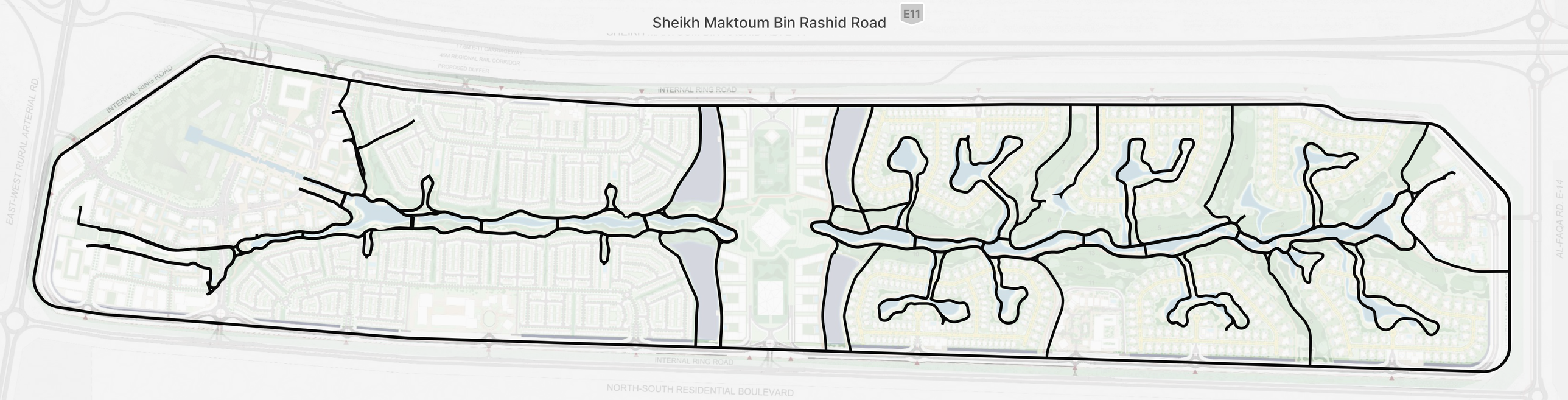
PLAY FACILITIES (350M RADIUS)

⟵ Abu Dhabi Dubai ⟶

TRANSPORTATION NETWORK

WALKING TRAILS NETWORK

40 KM of Walking trails permeate the masterplan's parks and open spaces, connecting to the perimeter loop and main nodes.

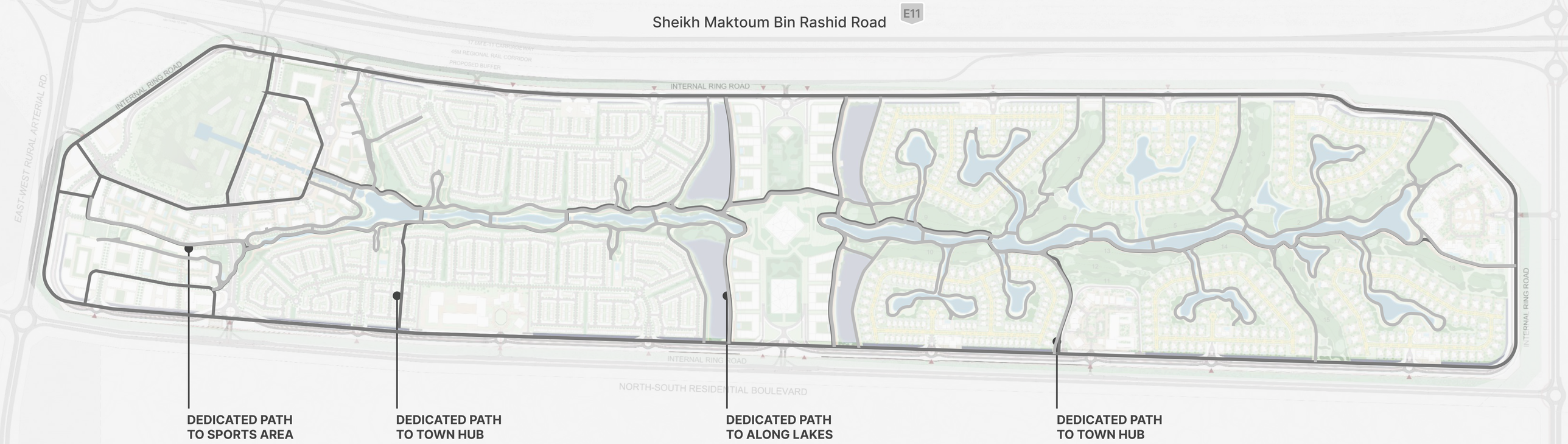


WALKING TRAILS

Abu Dhabi Dubai

CYCLING PATH NETWORK

21 KM of dedicated Cycling paths wind through the masterplan's parks and open spaces, connecting to the perimeter loop and main nodes.



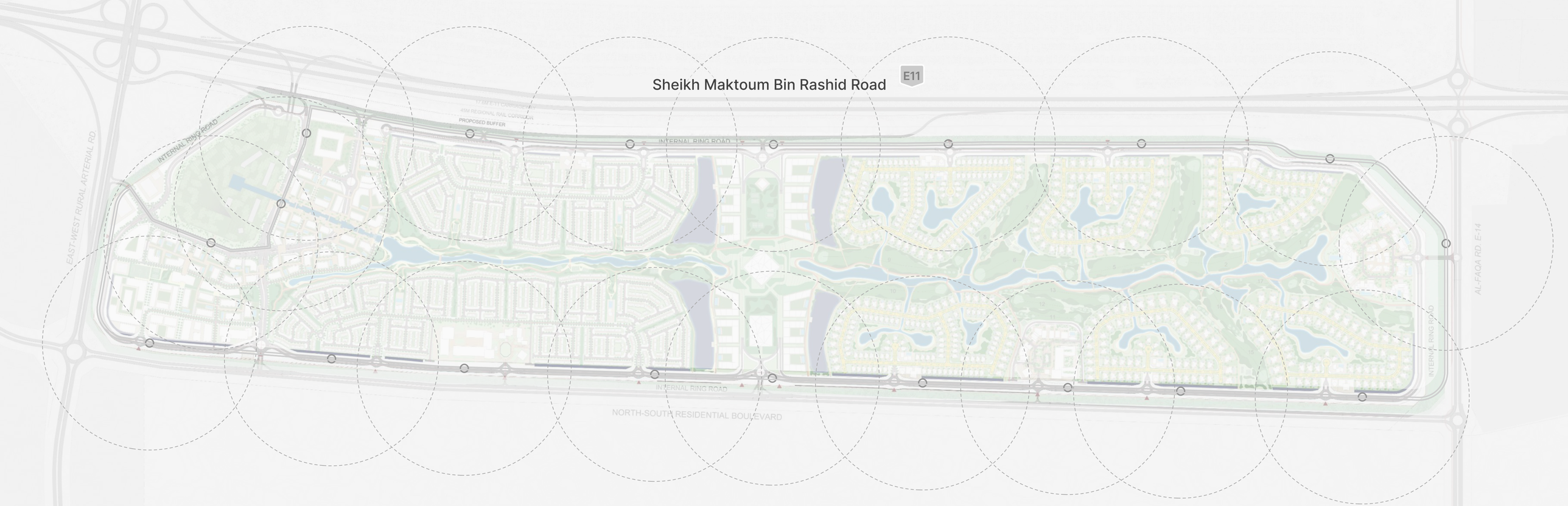
DEDICATED CYCLE PATH (3M WIDE)

SHARED PATH (2M WIDE)

⟵ Abu Dhabi 📍 Dubai ⟶

BUS ROUTE & STOPS

The masterplan proposes a simple loop bus route, complaint to planning guidelines that 90% of all residents must be within 400m walking distance of a bus stop.

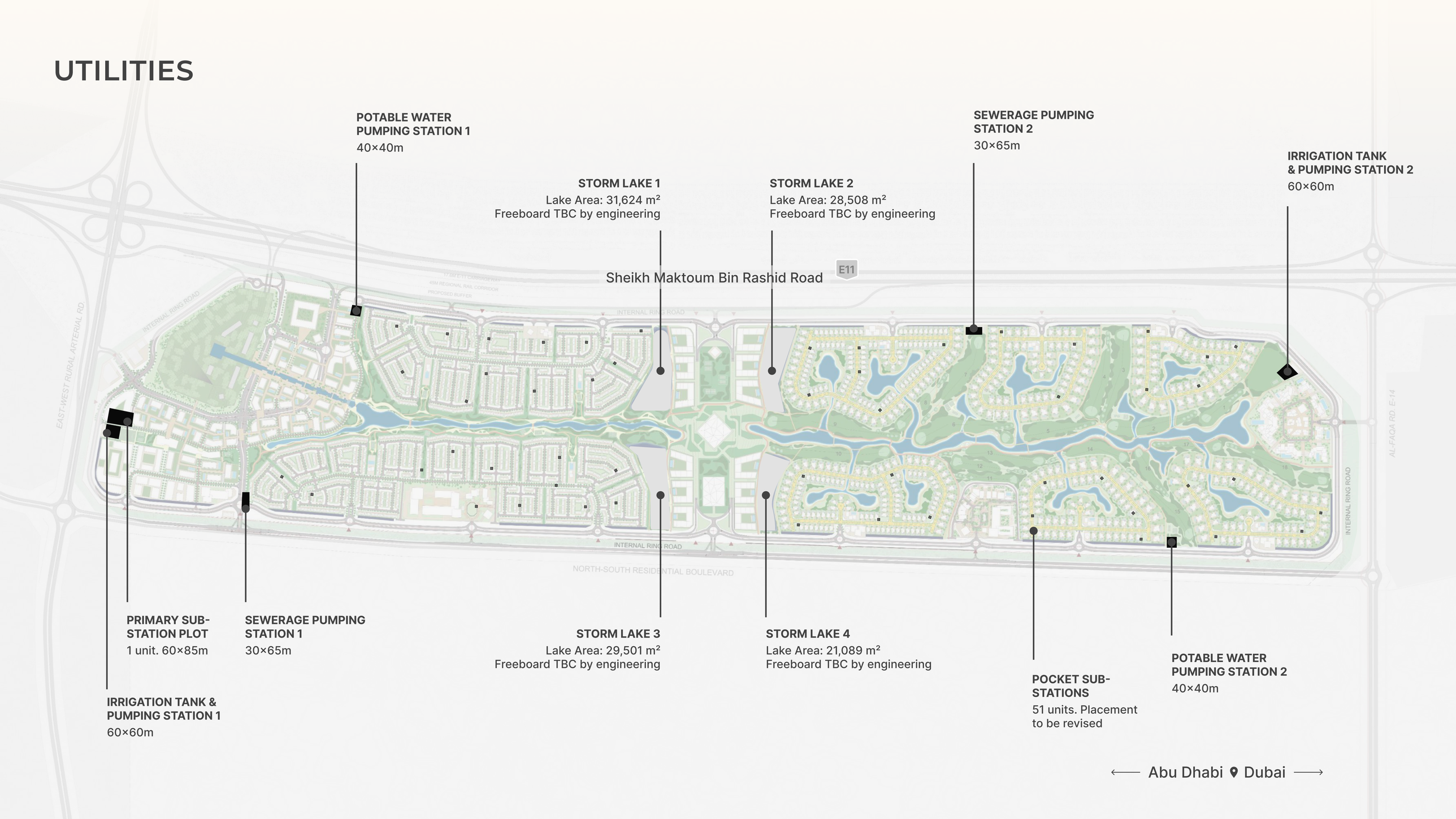


BUS ROUTE BUS STOP BUS STOP 400M RADIUS

⟵ Abu Dhabi 📍 Dubai ⟶

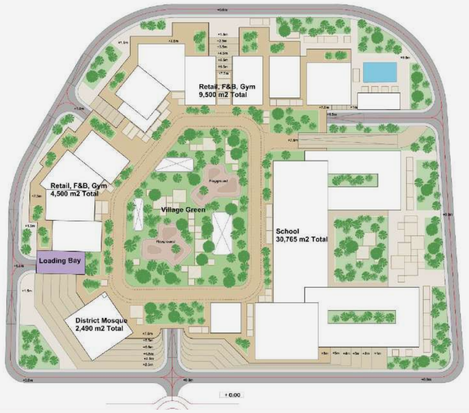
UTILITIES

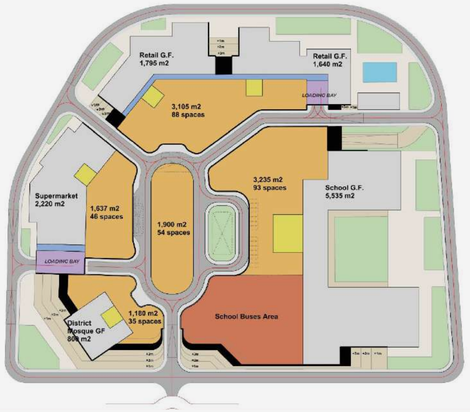
UTILITIES


POTABLE WATER PUMPING STATION 1
40×40m
STORM LAKE 1
Lake Area: 31,624 m²
Freeboard TBC by engineering
STORM LAKE 2
Lake Area: 28,508 m²
Freeboard TBC by engineering
SEWERAGE PUMPING STATION 2
30×65m
IRRIGATION TANK & PUMPING STATION 2
60×60m
Sheikh Maktoum Bin Rashid Road
E11
EAST-WEST RURAL ARTERIAL RD
INTERNAL RING ROAD
NORTH-SOUTH RESIDENTIAL BOULEVARD
AL FAQA RD, E14
PRIMARY SUB-STATION PLOT
1 unit. 60×85m
SEWERAGE PUMPING STATION 1
30×65m
IRRIGATION TANK & PUMPING STATION 1
60×60m
STORM LAKE 3
Lake Area: 29,501 m²
Freeboard TBC by engineering
STORM LAKE 4
Lake Area: 21,089 m²
Freeboard TBC by engineering
POCKET SUB-STATIONS
51 units. Placement to be revised
POTABLE WATER PUMPING STATION 2
40×40m
⟵ Abu Dhabi Dubai ⟶

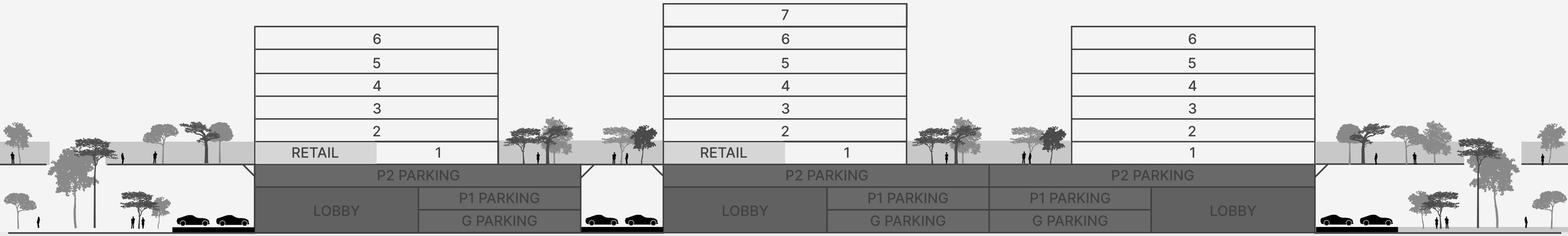
ELEVATION

ELEVATION EXAMPLE

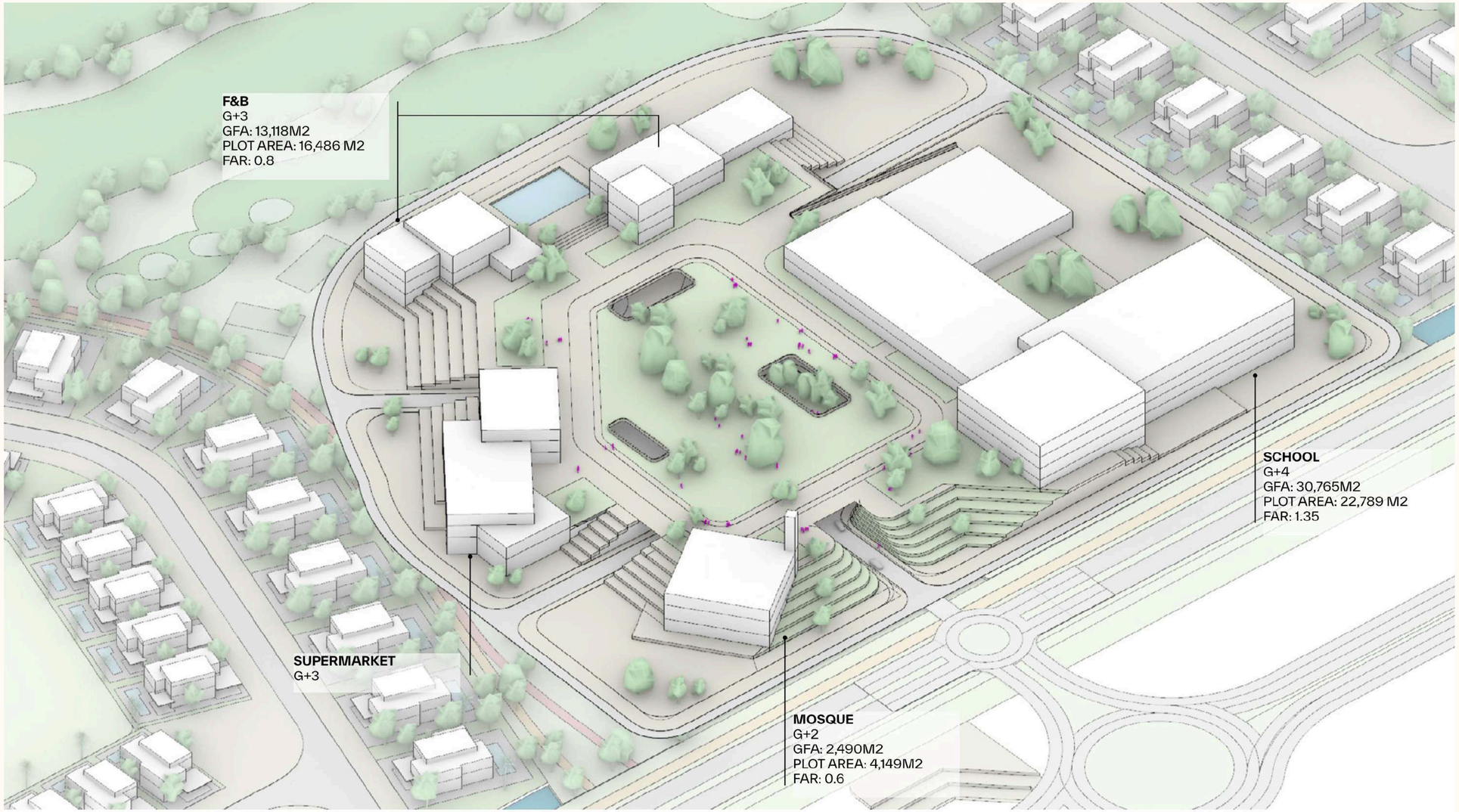




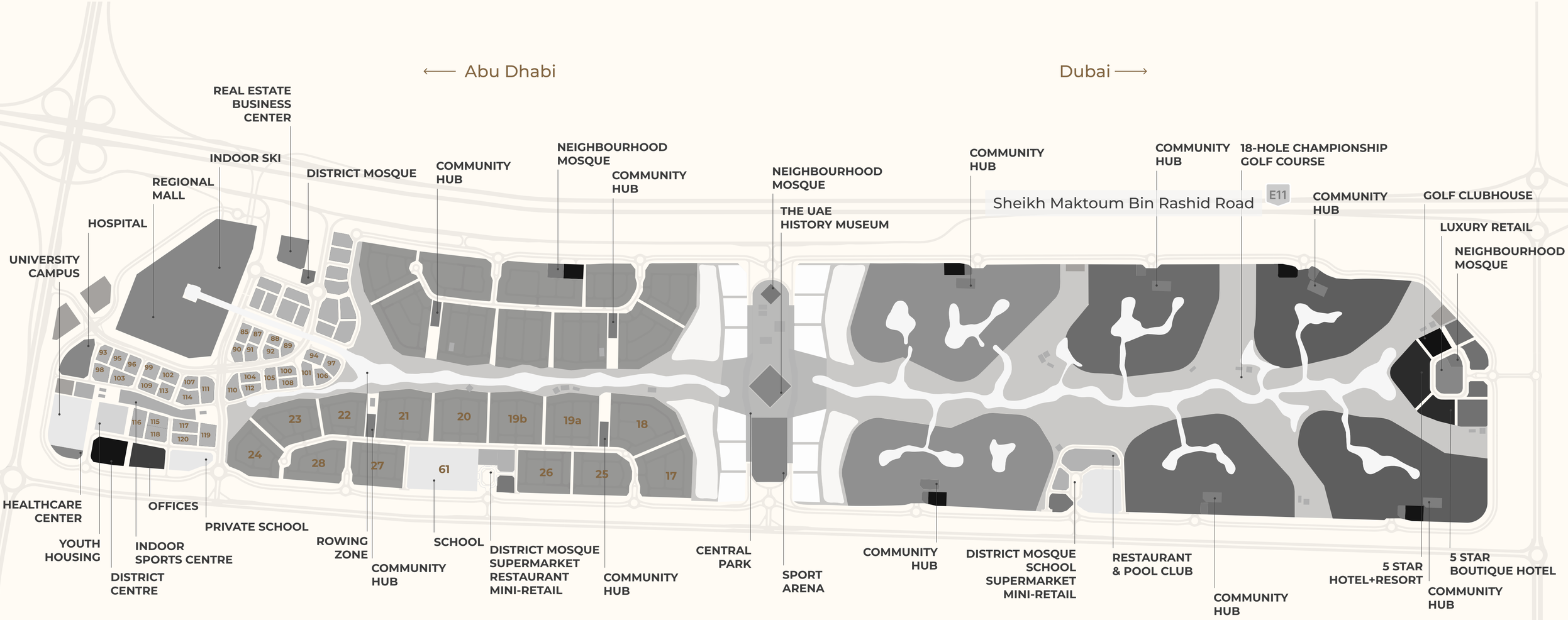




TOWN HUB - CAR-FREE AND FLS PRINCIPLES



PHASE 1.1



RESIDENTIAL APARTMENT PLOTS

	GFA (M²)	FAR	PLOT (M²)
PLOT 93	7,798	3.23	2,414
PLOT 94	8,017	3.23	2,482
PLOT 95	8,970	3.23	2,777
PLOT 96	8,563	3.23	2,651
PLOT 97	8,747	3.23	2,708
PLOT 98	10,220	3.23	3,164
PLOT 99	7,926	3.23	2,454
PLOT 100	6,573	3.23	2,035
PLOT 101	9,244	3.23	2,862
PLOT 102	8,337	3.23	2,581
PLOT 103	10,678	3.23	3,306
PLOT 104	7,080	3.23	2,192
PLOT 105	9,906	3.23	2,816
PLOT 106	7,368	3.23	2,281

RESIDENTIAL APARTMENT PLOTS

	GFA (M²)	FAR	PLOT (M²)
PLOT 107	6,793	3.23	2,103
PLOT 108	6,809	3.23	2,108
PLOT 109	8,149	3.23	2,523
PLOT 110	11,483	3.23	3,555
PLOT 111	13,020	3.23	4,031
PLOT 112	6,861	3.23	2,124
PLOT 113	7,865	3.23	2,435
PLOT 114	11,227	3.23	3,476
PLOT 115	9,367	3.23	2,900
PLOT 116	14,677	3.23	4,544
PLOT 117	11,153	3.23	3,453
PLOT 118	11,395	3.23	3,528
PLOT 119	14,015	3.23	4,339
PLOT 120	10,068	3.23	3,117

VILLA / TOWNHOUSE PLOTS

	GFA (M²)	FAR	PLOT (M²)
PLOT 17	26,503	0.8	33,129
PLOT 18	32,371	0.8	40,464
PLOT 19A	26,417	0.8	33,021
PLOT 19B	25,976	0.8	32,470
PLOT 20	26,016	0.8	32,520
PLOT 21	25,209	0.8	31,511
PLOT 22	17,320	0.8	21,650
PLOT 23	22,083	0.8	27,604
PLOT 24	21,314	0.8	26,643
PLOT 25	22,498	0.8	28,123
PLOT 26	21,537	0.8	26,921
PLOT 27	21,534	0.8	26,917
PLOT 28	19,993	0.8	24,991

PROGRAM

- BRANDED VILLAS CLUSTER
- LUXURY BRANDED VILLAS CLUSTER
- ULTRA LUXURY BRANDED VILLAS CLUSTER
- BRANDED RESIDENCES
- APARTMENTS CENTRAL ISLAND PLOTS
- APARTMENTS TOWN CENTRE PLOTS
- 5 STAR HOTEL
- NEIGHBOURHOOD CENTRE (COMMUNITY HUB, NURSERY, HEALTHCARE)
- SIGNATURE LANDMARK
- LAGOONS

PROGRAM

- MOSQUE
- MEDICAL FACILITIES
- GOLF CLUBHOUSE
- SPORT FACILITIES
- OFFICES
- COMMUNITY HUB (POOL, PLAYGROUND, GYM, RETAIL)
- LUXURY RETAIL
- TOWNHUB (F&B, SUPERMARKETS)
- EDUCATION FACILITIES
- YOUTH HOUSING

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