



ميرداد MIRDAD

UNION PROPERTIES



Sales Presentation

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.



PROJECT OVERVIEW

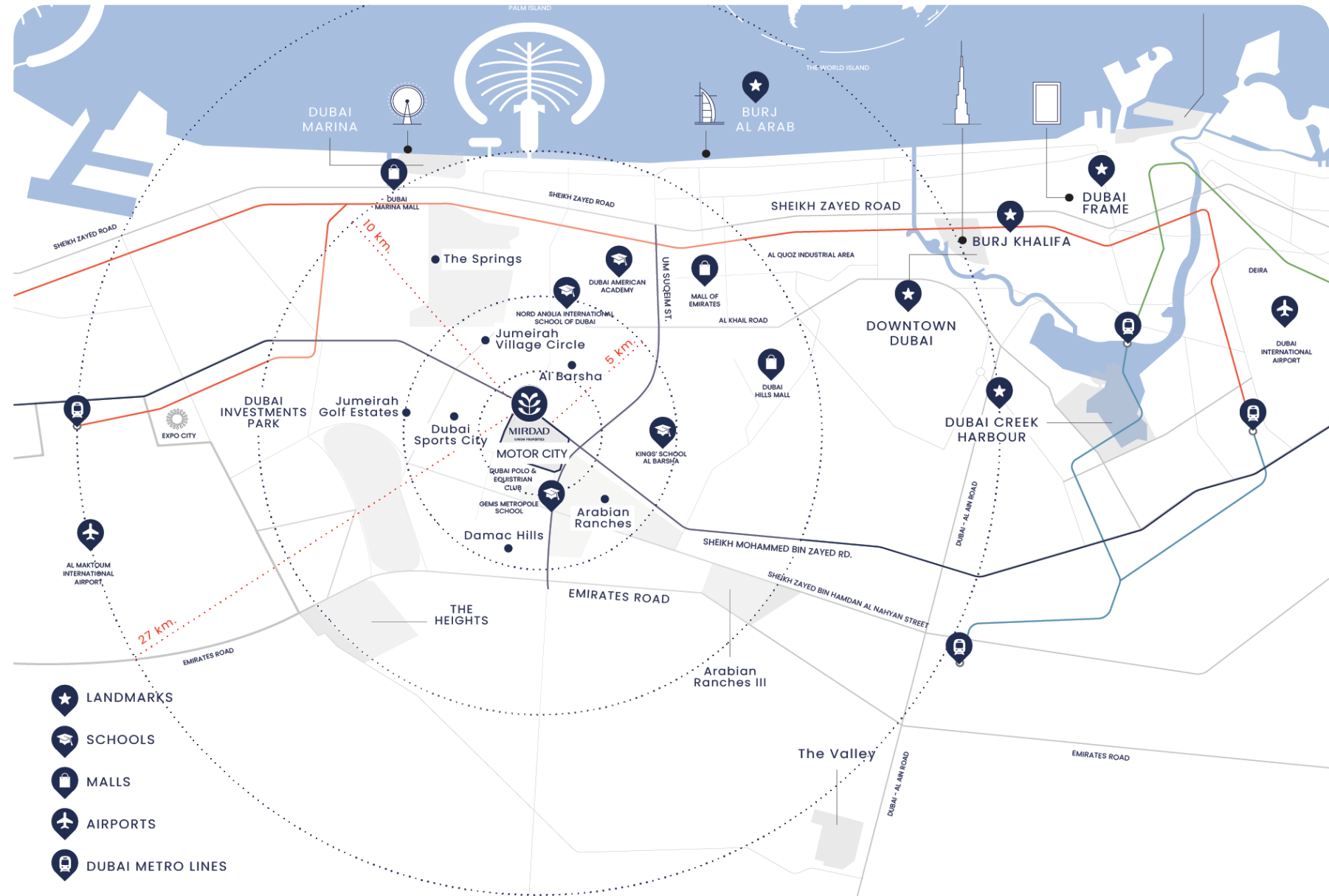
Core Value Propositions

-  **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.



LOCATION

1. Dubai Autodrome.....	1 Min
2. Dubai International Cricket Stadium.....	8 Min
3. Miracle Garden.....	10 Min
4. Dubai Polo & Equestrian Club	12 Min
5. Dubai Hills Mall.....	14 Min
6. Arabian Ranches	15 Min
7. Trump International Golf Club	15 Min
8. Dubai Science Park	12 Min
9. Dubai Production City	13 Min
10. Global Village	17 Min
11. Mall of the Emirate	18 Min
12. Jumeirah Golf Estates	16 Min
13. Jebel Ali Racecourse	14 Min
14. Burj Al Arab	20 Min
15. Palm Jumeriah	19 Min
16. Dubai International Airport	24 Min
17. Dubai Maktoum International Airport ..	30 Min



LOCATION & CONNECTIVITY

- Quick access to key highways
- Close to retail, schools, hospitals

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

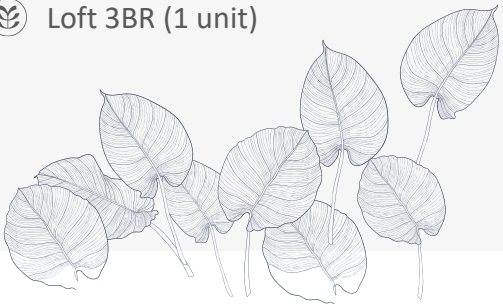


Tower – 1

G+19 – Total 238 units

Apartment types:

- ④ Studio (36 units)
- ④ 1BR (72 units)
- ④ 1BR+ (54 units)
- ④ 2BR (70 units)
- ④ Loft 1BR (3 units)
- ④ Loft 2BR (1 units)
- ④ Loft 3BR (1 unit)

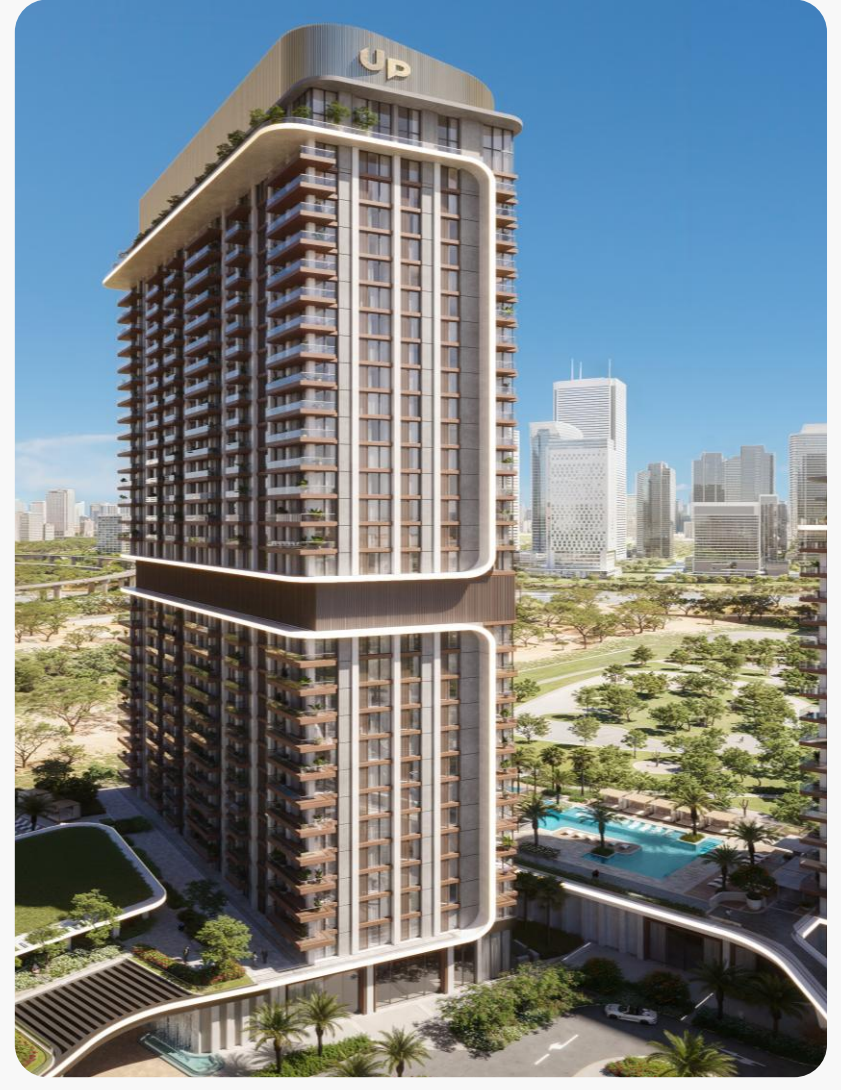


Tower – 2

G + 31 Total 303 units

Apartment types:

- ① 1BR (81 units)
- ② 1BR+ (57 units)
- ③ 2BR (58 units)
- ④ 2BR+ (58 units)
- ⑤ 3BR (46 units)
- ⑥ Loft 1BR (2 units)
- ⑦ Loft 3BR (1 unit)



26 Plus 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



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



PROJECT DETAILS

VALUE PROPOSITION

Luxury living with future-ready sustainability



Details	Area (sq. ft.)
Plot Area	356,931
Project's Planned GFA	1,243,845
Project's Planned GSA	1,097,575
Project's BUA	2,241,323
Mirdad 1 Tower Height	G + 19
Mirdad 2 Tower Height	G + 31
Land Use: Residential & Commercial	

Total Plot Area

356,931 sqm
AREA