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\*Prop971 is a curated data platform for UAE off plan properties.\*



# MIRDAD

UNION PROPERTIES





# UNION PROPERTIES History & Achievements

## A Legacy Built on Vision and Innovation

Union Properties PJSC (UP) has been a visionary force in Dubai's real estate landscape for over 30 years. From commercial hubs to residential sanctuaries, UP has set a high standard of quality and innovation. As pioneers, UP built some of Dubai's most recognizable landmarks, such as Motor City, Uptown Mirdiff, The Ritz-Carlton in DIFC, and Index Tower.

Union Properties warmly invites you to immerse yourself in a legacy crafted with dedication, excellence, innovation, and a commitment to shaping the future.



# THE UAE & DUBAI

## A Thriving Hub of Opportunities

The UAE has long attracted people from across the globe, and it's no wonder. It's safe, stable, has good relationships with the rest of the world, has solid economic foundations, and has protection for investors. The government has proven how it can overcome challenges and has even established appealing visa policies, making it easy for people to live and work here. But what makes the UAE especially incredible is its real vision for the future and its commitment to progress and dedication to creating high standards of living. Dubai, in particular, is a thriving crossroad of culture, business, and tourism. This has made Dubai a booming and competitive property market that guarantees superior rental yields and high returns on investment. It's an ideal destination for both rental income and resale value, and a perfect place to call home. Dubai seamlessly combines luxury and convenience, offering its citizens and residents a world-class lifestyle.







Abu Dhabi > 1hr n > Motor city > 30 min > Sharjah



16  
minutes  
To Mall of  
the Emirates

16  
minutes  
To Dubai  
Hills Mall

18  
minutes  
To Dubai  
Marina

21  
minutes  
To Dubai  
Mall



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



18  
minutes  
To Palm  
Jumeirah

20  
minutes  
To Burj  
Al Arab

22  
minutes  
Museum of  
The Future

24  
minutes  
To Dubai  
International  
Airport





## Nearby Landmarks:

- Dubai Autodrome
- 2 public parks
- Dubai Kartdrome
- First Avenue Mall
- Motor City Mall
- The Ribbon Mall



## Architecture That Inspires

The design of Mirdad combines bold aesthetics with everyday livability, emphasizing form, function, and flow:

### The Central Plaza

A unique detached podium concept ensures:

- Safe, pedestrian-prioritized walkways
- Designated valet and drop-off zones for ease of access
- Lively ground-floor retail, wellness, and caf spaces





## Façade Design Philosophy

Rooted in simplicity, sophistication, and sustainability, the façade strategy ensures timeless elegance:

- Clean-lined, modern forms with minimal curvature
- Highlighted activity zones using curtain wall systems within the central plaza
- Tiered building heights offer both depth and distinction
- High performing façade to reduce cooling requirement in the building





## A NEW ERA OF REFINED, SUSTAINABLE LIVING

Embodying a vision of sustainability and community-centered design, Mirdad by UP 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 38 floors of premium residences and supported by two parking basements, ensuring convenience and accessibility for all residents and visitors.

|                                                                                     |                      |                      |                      |             |           |
|-------------------------------------------------------------------------------------|----------------------|----------------------|----------------------|-------------|-----------|
|  | <b>50+</b>           | <b>500+</b>          | <b>300+</b>          | <b>100+</b> | <b>15</b> |
| Studios                                                                             | 1 Bedroom Apartments | 2 Bedroom Apartments | 3 Bedroom Apartments | Lofts       |           |















  
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MIRDAD

CONDOMINIUMS



## Mirdad Amenities



2 Spas



Swimming Pools



3 Gyms



2 Paddle Courts



2 Kids Play Areas



Game Room



Cinema



Multipurpose Halls



Coworking Space



Community Clubhouse



Cigar Lounge



BBQ Areas



50% EV Charging  
Carparking



Retail Shops



Licensed restaurants









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LET'S  
DO IT!







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