The image is a promotional advertisement for 'ARABELLA 2 TOWNHOUSES AT MUDON'. It features a modern, two-story townhouse with large glass windows and balconies. The building is set in a lush green environment with trees and a clear blue sky. In the foreground, a young girl in a green dress is running on a grassy lawn. A man in a white thobe is standing near a small tree on the left. The text 'ARABELLA 2 TOWNHOUSES AT MUDON' is displayed in a white box at the top. The tagline 'More joy in every breath' is written in a cursive font at the bottom. The Dubai Properties logo and contact information are in the bottom right corner.

ARABELLA 2

TOWNHOUSES

AT MUDON

*More joy
in every breath*

دبي

ثراء ثقافي

تمكنت دبي من حيازة مكانة عالمية مرموقة ووفّرت أسلوب حياة فريداً جذب إليها جنسيات عديدة من مختلف أنحاء العالم. من قلب الصحراء أطلت دبي على العالم وقدمت له نموذجاً مثالياً في تطوير وبناء مجتمعات عمرانية تغير ملامح أفقها كل يوم. أكثر من 70 جنسية تعيش في دبي، يكوّنوا معاً نسيجاً مجتمعياً تتناغم فيه الثقافات بشكل فريد، ويثري بدوره مختلف مناحي الحياة من أسلوب معيشة وثراء ثقافي بكافة ألوانه وهو ما يُسهل على الزوّار والمقيمين من عيش تجربة غنية لا مثيل لها.

Dubai

A RICH MIX OF CULTURES

Dubai is a pioneering global city with an international lifestyle. Soaring from the desert, it's a vibrant society with a predominantly modern personality and a cosmopolitan neighbourhood. Over 70 different nationalities from all corners of the world live in this bustling emirate crafting a distinct, seamless blend of cultures. To cater to the needs of this unique diversity, we develop communities where residents and visitors can comfortably enjoy this inspiring infusion of experiences.





دبي للعقارات شركة رائدة في عالم التطوير العقاري وإدارة الأصول تتخذ من دبي مقراً لها، وتحظى وجهاتها المنتشرة في كافة أنحاء الإمارات بشهرة واسعة.

يتسع نطاق عمل دبي للعقارات ليشمل وحدات سكنية معاصرة، ومشاريع تجارية ووجهات وأيقونات عمرانية بما فيها منطقة جميرا بيتش ريزيدنس أحد الأحياء السكنية الراقية في دبي وأيضاً دبي لاند التي تضم مجموعة من التطويرات العمرانية (ذا فيلا، الواحة، رمرام، أرابيلا ومدن) وغيرها من المشاريع التجارية في الخليج التجاري والسكنية مثل دبي سكوير الذي يقع على امتداد خور دبي، ذا اكزيوتف تاورز، فيجون تاور وغيرها من التطويرات العمرانية حول خور دبي مثل دبي وورف، منازل الخور وفندق ألتانتارا.

وباعتبارها واحدة من أكبر شركات إدارة الأصول يزخر سجل دبي للعقارات بالعديد من التطويرات العمرانية السكنية والتجارية ومتاجر البيع بالتجزئة التي يتم توفيرها للإيجار والتي تضم أكثر من 19,500 وحدة سكنية في ليان وشروق وغروب وبوابة الخيل ومساكن للموظفين في مشروع نزل. وتقوم بتوفير خدمات الإدارة والتأجير لمساحة تغطي أكثر من 1.2 مليون قدم مربع منها الممشى في الـ JBR وبني أفنيو وبني سكوير والخليج التجاري، إضافة إلى سجل متنوع في توفير محلات ومتاجر البيع بالتجزئة في المجمعات السكنية.



Dubai Properties (DP) is a leading Dubai-based real estate master developer and asset manager known for renowned destinations across the Emirate.

DP's portfolio of mixed-use contemporary residential, commercial developments, landmarks and luxury destinations includes the upmarket Jumeirah Beach Residence; the DUBAILAND district (The Villa, Al Waha, Remraam, Arabella, and Mudon); residential and commercial developments in Business Bay, the mixed-use developments along the Dubai Creek extension, such as Bay Square, The Executive Towers and Vision Tower; as well as recently launched developments around the Dubai Creek, such as Dubai Wharf, Manazel Al Khor, and the Anantara Hotel.

As one of Dubai's largest asset managers, DP maintains an extensive residential, commercial and retail leasing portfolio which includes over 19,500 residential units in Layan, Shorooq, Ghorroob, Al Khail Gate communities, and Nuzul staff accommodation and the management and leasing services of over 1.2m sq. ft. of retail space across destinations such as The Walk in JBR, Bay Avenue and Bay Square in Business Bay, in addition to a growing portfolio of community retail in its residential communities.



مدن

في قلب دبي لاند يقع مجمّع «مدن» السكني الخاص حيث تنبض الحياة وسط المساحات المفتوحة والحدائق الخضراء. تحتضن «مدن» بين أسوارها تجربة حياة نشيطة تجمع بين الغلل ومنازل التاون هاوس ذات المساحات الرحبة الواسعة وبين المرافق والخدمات المتكاملة الخارجية مثل مسارات الركض والحدائق والمرافق الرياضية والمدارس، كلها عوامل تساهم في جعل «مدن» المجمّع السكني الأمثل للراغبين في الاستمتاع بالحياة بتنوع أشكالها.

Mudon

Located in the dynamic district of DUBAILAND, Mudon is a unique gated community set amidst an abundance of parkland. Created for a dynamic living experience, Mudon perfectly merges spacious villas and townhouses with extensive facilities and amenities such as jogging tracks, landscaped parks, sports fields and schools, making it the ultimate community for holistic living. In short, if it's an active lifestyle you seek, Mudon is the place for you.







أربيللا 2 تاون هاوسز

طرق عديدة للتواصل في
مكان واحد نابض بالحركة

أهلاً بكم من جديد في أربيللا 2 تاون هاوسز. نظراً للطلب المتزايد، سنقوم بإطلاق مرحلة جديدة من المشروع السكني الذي يضم وحدات حصرية مكونة من 2 و 3 و 4 غرف وفلل 5 غرف نوم توفر جميعها حياة عصرية تنبض بالحياة.

تدعوك المساحات المفتوحة في أربيللا 2 لتستمتع بالحياة في مجمّع سكني مفعّم بالنشاط والحيوية، حيث توفر حديقة مدن سنترال بارك مساحات خضراء وحدائق وممرات للدراجات والمشبي ومسطحات مائية وغيرها من المرافق التي تجعل كل يوم في أربيللا 2 يوماً نابضاً بالحياة.

بفضل تصميمها المميز وواجهات منازلها الزجاجية التي تطل على الحدائق الخضراء، تتمتع كافة وحدات أربيللا 2 تاون هاوسز بأجواء صحية ومنعشة، لتكون المكان الأمثل للعيش لك وللعائلة.

Arabella 2 Townhouses

Many ways to stay active.
One lively community.

Welcome back to Arabella 2 Townhouses. Due to popular demand, we are launching a new phase with exclusive 2, 3, 4, and 5 bedroom homes that offer an eclectic fusion of contemporary lifestyle with lush greenery and open spaces.

At Arabella 2, the outdoors invite you to an active community life complemented by Mudon Central Park's vast expanses of sloping lawns, cycling and walking tracks, making every day here come alive.

With its sleek design and glass façades overlooking beautifully landscaped gardens and exquisite facilities, each Arabella 2 Townhouse is bathed in sunlight and life, creating the ideal environment for you and your family.





تصاميم هندسية داخلية وخارجية فريدة

بفضل موقعها وسط المساحات الخضراء في المجمع السكني، تعكس الوحدات السكنية في أرابيلا 2 طبيعة ومميزات تصميمها العصري والحديث. حيث تتمتع الوحدات السكنية بجمال التصميم الداخلي واللمسات النهائية التي تم اختيارها بعناية.

توفر الغرف الواسعة والرحبة خصوصية وراحة، كما توفر الواجهات الزجاجية شعوراً عاماً بروح المجمع السكني النابضة بالحياة.



Unique Architecture inside and out

Nestled in the greenery of the community, the homes in Arabella 2 reflect the signature design of Arabella 1. The sleek, contemporary, and spacious homes are enveloped in natural light showcasing the quality finish of the interiors that were carefully selected for your new home.

Generous rooms provide comfort and privacy.



مسبح المجمع

سواء كنت ترغب في الاسترخاء أو السباحة أو قضاء بعض الوقت من الترفيه بصحبة عائلتك، تمنحك مسابح المجمع السكني شعوراً بالراحة وتوفر لك الأجواء المناسبة لتستمتع بكل لحظة، كما توفر لك فرصة تجديد نشاطك بمواقعها المتميزة وسط المساحات المخصصة لذلك.

Community Pool

Whether you're looking for relaxation, or fun family time, the shimmering pools are the convenient setting. Located amid the stretching greenery, the vast decks, perfect for basking in the sun's rays during the day, or the lively vibe of the community in the evening, await you at each of the pristine pools.





مدن
سنترال بارك

*Mudon
Central Park*



حديقة مدن سنترال بارك

حديقة مفعمة بالنشاط والحيوية تتوسطها منازل
أرابيلا 2 تاون هاوسز وسط المساحات الخضراء
المفتوحة وغيرها من المرافق

صُممت الحديقة لتناسب حياة كل مقيم في أرابيلا 2. كما تدعوك
الحديقة لعيش أسلوب حياة صحي بصحبة عائلتك. سواء كنت
ترغب في التنزه سيراً على الأقدام في الحديقة أو الجري في
مسارات الركض أو قضاء وقت ممتع مع الأهل والأصدقاء أو فقط
أن تسترخي وسط المساحات الخضراء والاستمتاع بأجواء هادئة
ومريحة، باختصار توفر لك الحديقة كل ما تتمناه لعيش حياة
متكاملة في مكان واحد.

Mudon Central Park

A dynamic activity-filled park with lush greenery
sets the backdrop for Arabella 2 Townhouses

Thanks to endless verdant spaces, open areas with myriad
activities that were planned keeping each resident in mind,
Mudon Central Park invites you and your family to an active
and healthy lifestyle. You can go for a walk in the park, jog on a
trail, celebrate with friends and neighbours, or bask in nature.
The park's unique features will complement your life.





خدمات
الحدائق

*Park
Amenities*



مركز المجمّع في مدن

يقدم المركز التجاري، الذي يتمتع بموقع متميز، باقةً من خيارات التسوق التي تتناغم مع طبيعة المجمّع السكني، كسوبر ماركت (مايل ستون) وحضانة ومحل للنظارات، وصيدلية (ابن سينا) وعيادة طبية. كما يلبي المركز كافة احتياجاتك اليومية بسهولة وراحة دون الحاجة لمغادرة المجمّع السكني. أما بالنسبة للسيدات، فيمكنهن الاستمتاع بالاسترخاء والراحة في صالون ذا لوفت (فيفث أفينيو) الذي يقدم أرقى خدمات العناية الشخصية، أو التواصل مع الأصدقاء والاستمتاع بتناول مشروبهن المفضل في ستاريكس.



Community centre at Mudon

Conveniently located in Mudon, the community centre will offer you shopping solutions with its supermarket (Milestone), nursery, an optician, pharmacy (BinSina), and medical clinic. Your everyday needs will be fulfilled without having to leave the comfort of your neighbourhood. Ladies will also be able to enjoy relaxing afternoons and pamper themselves at The Loft (Fifth Avenue), a trendy beauty salon; or catch up with friends around a soothing cup of coffee at Starbucks.



الصحة

توفر أرابيلا ٢ مرافق حديثة للياقة البدنية ومسارات للركض مظلة بالأشجار، كما تضم مساراً للدراجات، كل ذلك وأكثر لتتعم بحياة صحية.



Wellness

Combine health, fitness and wellbeing with state-of-the-art exercise stations, a jogging track winding through shady green areas and a cycling track extending through the neighbourhood.



الأطفال

تقدم لك الحديقة خيارات متنوعة لأطفالك ليستمتعوا بأوقاتهم بطريقة مثالية في مرافق ألعاب خلابة. حيث توفر لهم المساحات الواسعة إمكانية اللعب بأمان والاستمتاع بوقتهم في الهواء الطلق ومنحهم الحرية للاستكشاف.



Kids

The park offers multiple choices for your children to enjoy themselves and engage with each other in the bustling play areas. The sprawling lawns are the ideal setting for them to safely play and enjoy the outdoors with freedom to explore.





الرياضة واللياقة البدنية

تم تجهيز الحديقة بمجموعة متنوعة من المرافق المتكاملة التي تلبي كافة احتياجاتك وعائلتك من الألعاب الرياضية لتحظى بحياة صحية متوازنة.

تضم الحديقة صالة رياضية حديثة، إضافة إلى استديو خاص باللياقة البدنية وملعب كرة قدم وتنس.

Sports & fitness

The park is fully equipped with a variety of amenities for your family's sports and exercise needs.

Be it an ultra-modern gym, a fitness studio, a football field or a tennis court; every amenity was planned and designed to inspire and stimulate an active and balanced lifestyle.



أنشطة المجمّع السكني

تضم حديقة مدن التي تمتد على مساحة 41 فداناً، مساراً للركض يمتد لمسافة 1.5 كلم ومضماراً للدراجات وملاعب كرة سلة وقدم وتنس وأماكن مخصصة لممارسة الرياضة في الهواء الطلق. إضافة إلى نوافير المياه ومرافق للألعاب.

كما ستوفر الحديقة مجموعة متنوعة من المقاهي والمحلات وأماكن مخصصة للمناسبات، كما يعد المسرح الخارجي هو المكان المثالي لاستضافة الأسواق المفتوحة وغيرها من الفعاليات.

Community Activities

The vast 41-acre family-oriented, Mudon Central Park will include a 1.5km jogging track, a cycling track, basketball courts, a football field, open-air exercise stations, water bodies and water play areas. It will also offer a variety of coffee shops, retail outlets, a Kids Zone as well as exclusive pavilions for special events. The unique open-air amphitheatre will be the ideal setting for lively markets and events.



بالقرب من

شارع الإمارات

شارع الشيخ محمد بن زايد

مسار دراجات دبي

موتور سيتي

سبورتس سيتي وأكاديمية دبي للسياحة

القرية العالمية

المراكز التجارية والمقاهي والمطاعم

Near

Emirates Road

Sheikh Mohammed Bin Zayed Road

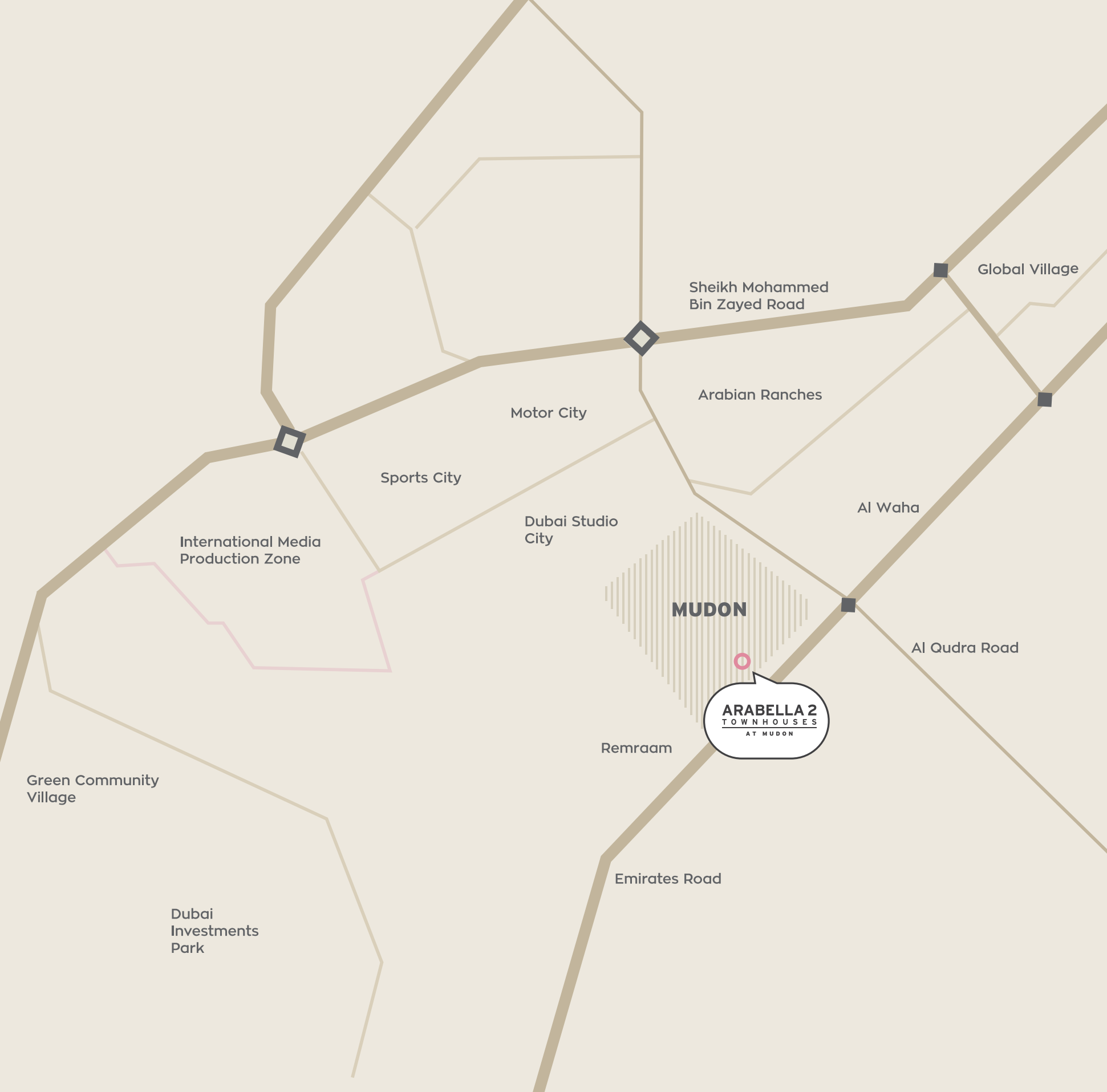
Dubai Cycling Course

Motor City

Sports City and Dubai Swimming Academy

Global Village

Shopping centres, cafés and restaurants





المخطط الرئيسي للمجمع
Community Master Plan





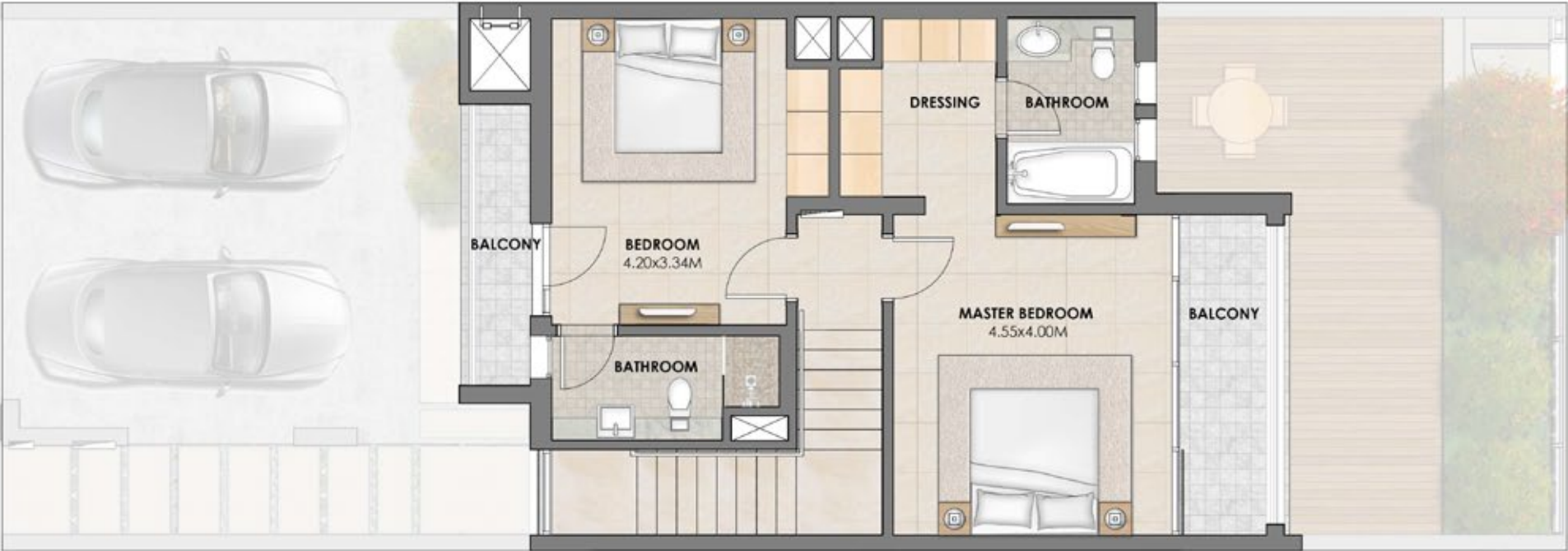
مخطط المجتمع السكني

Community Plan



2 Bedroom Townhouse (Middle Unit) First Floor

Total Area 1,669 sq.ft. | 155 sq.m.



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.



2 Bedroom Townhouse (Middle Unit) Ground Floor

Total Area 1,669 sq.ft. | 155 sq.m.

All units come with a maid's room

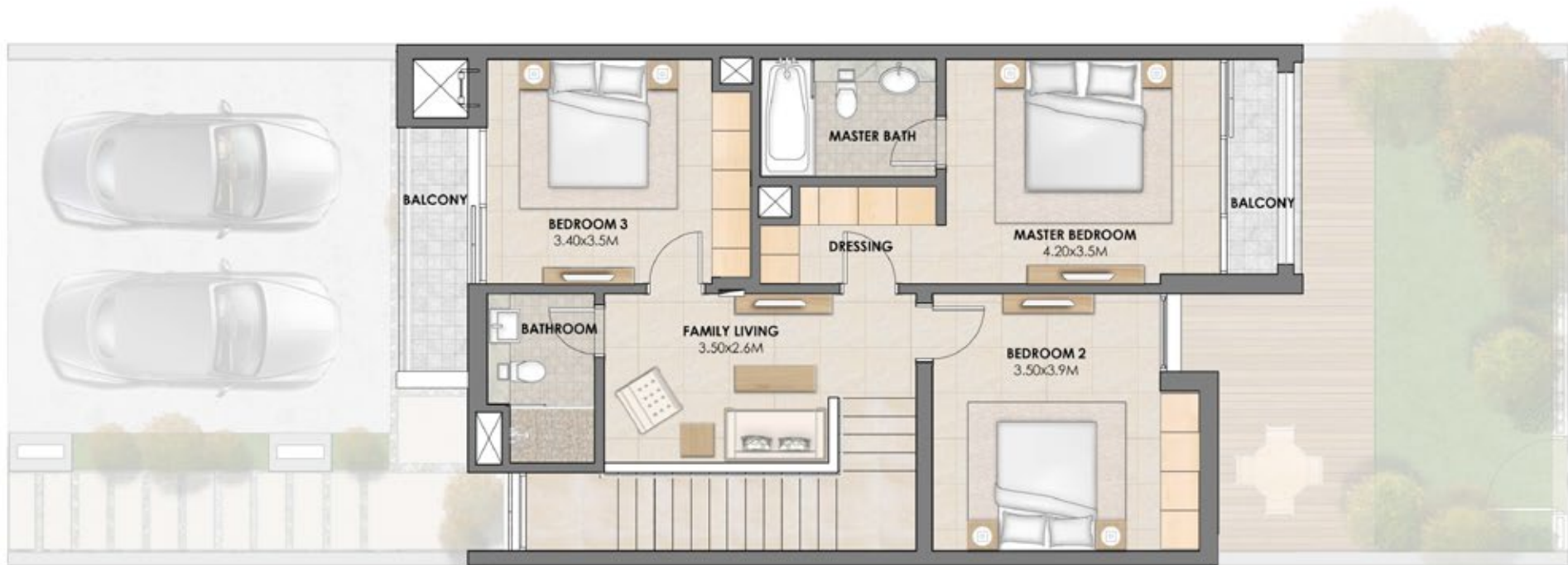


Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.



3 Bedroom Townhouse - Type A (Middle Unit) First Floor

Total Area 1,991 sq.ft. | 185 sq.m.



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.

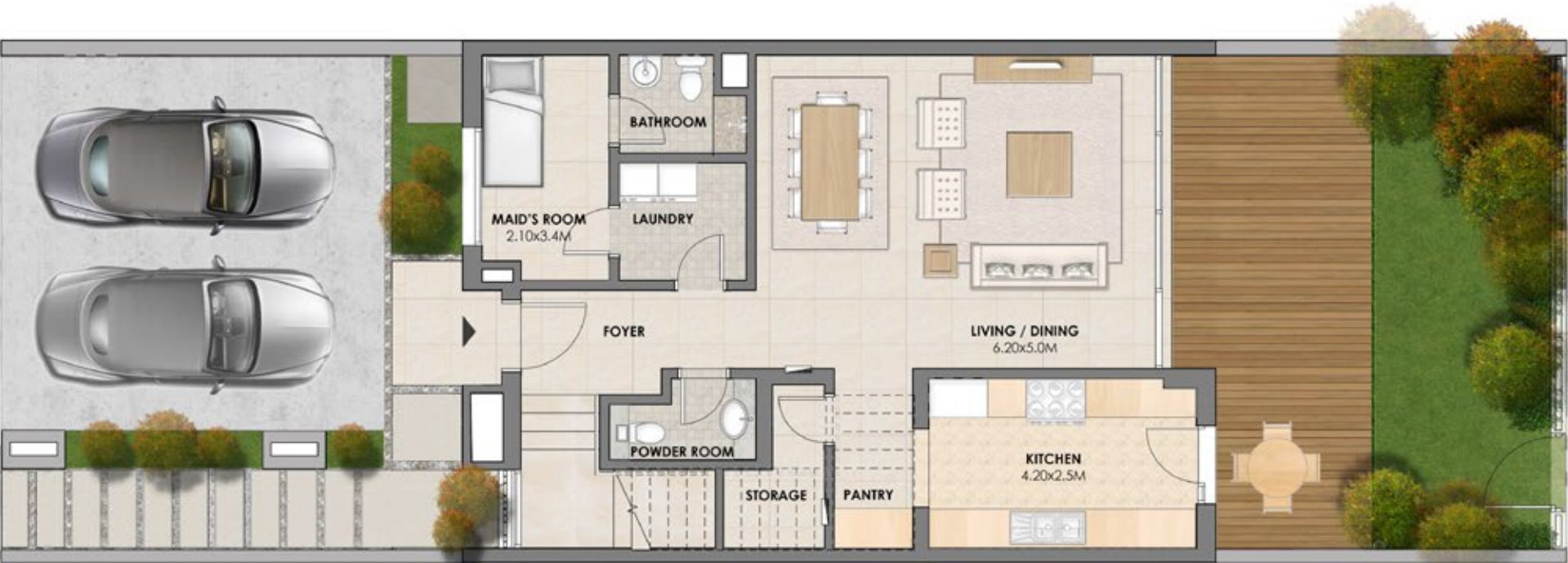


3 Bedroom Townhouse - Type A (Middle Unit)

Ground Floor

Total Area 1,991 sq.ft. | 185 sq.m.

All units come with a maid's room



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.



3 Bedroom Townhouse - Type A (End Unit) First Floor

Total Area 2,027 sq.ft. | 188 sq.m.



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.



3 Bedroom Townhouse - Type A (End Unit) Ground Floor

Total Area 2,027 sq.ft. | 188 sq.m.

All units come with a maid's room



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.

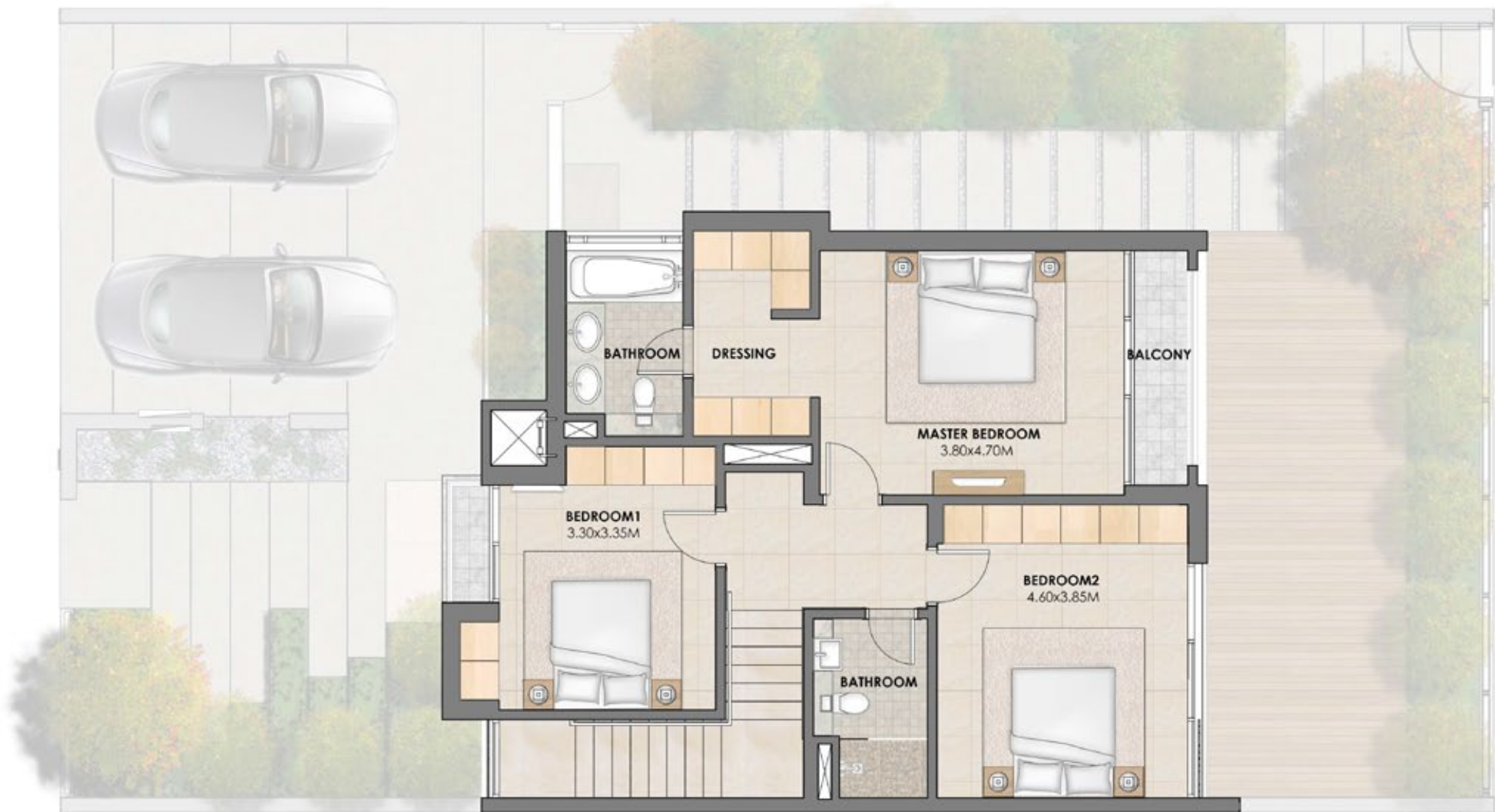


corner plot



3 Bedroom Townhouse - Type B (End Unit) First Floor

Total Area 2,071 sq.ft. | 192 sq.m.

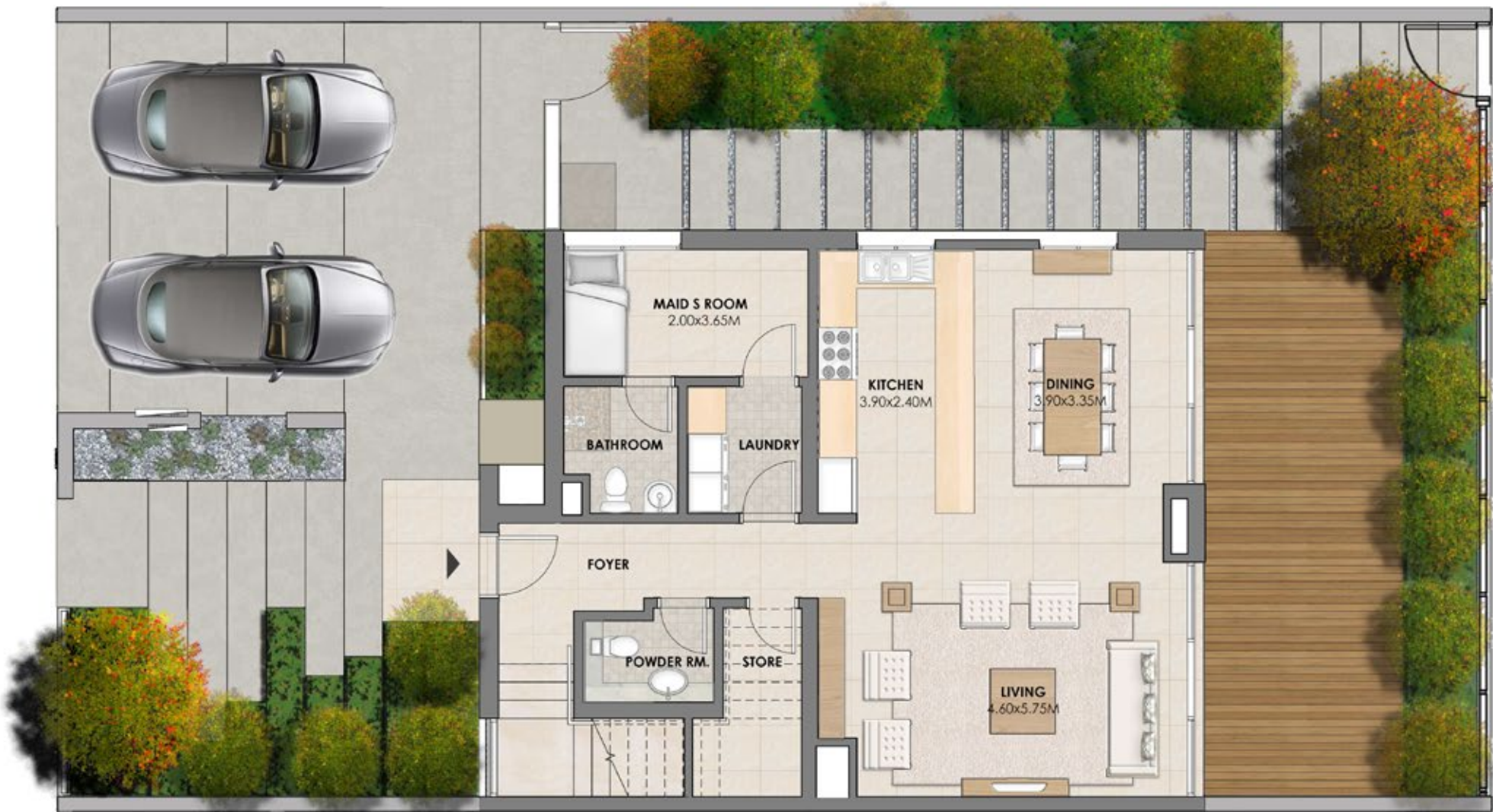


Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.



3 Bedroom Townhouse - Type B (End Unit) Ground Floor

Total Area 2,071 sq.ft. | 192 sq.m.
All units come with a maid's room



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.



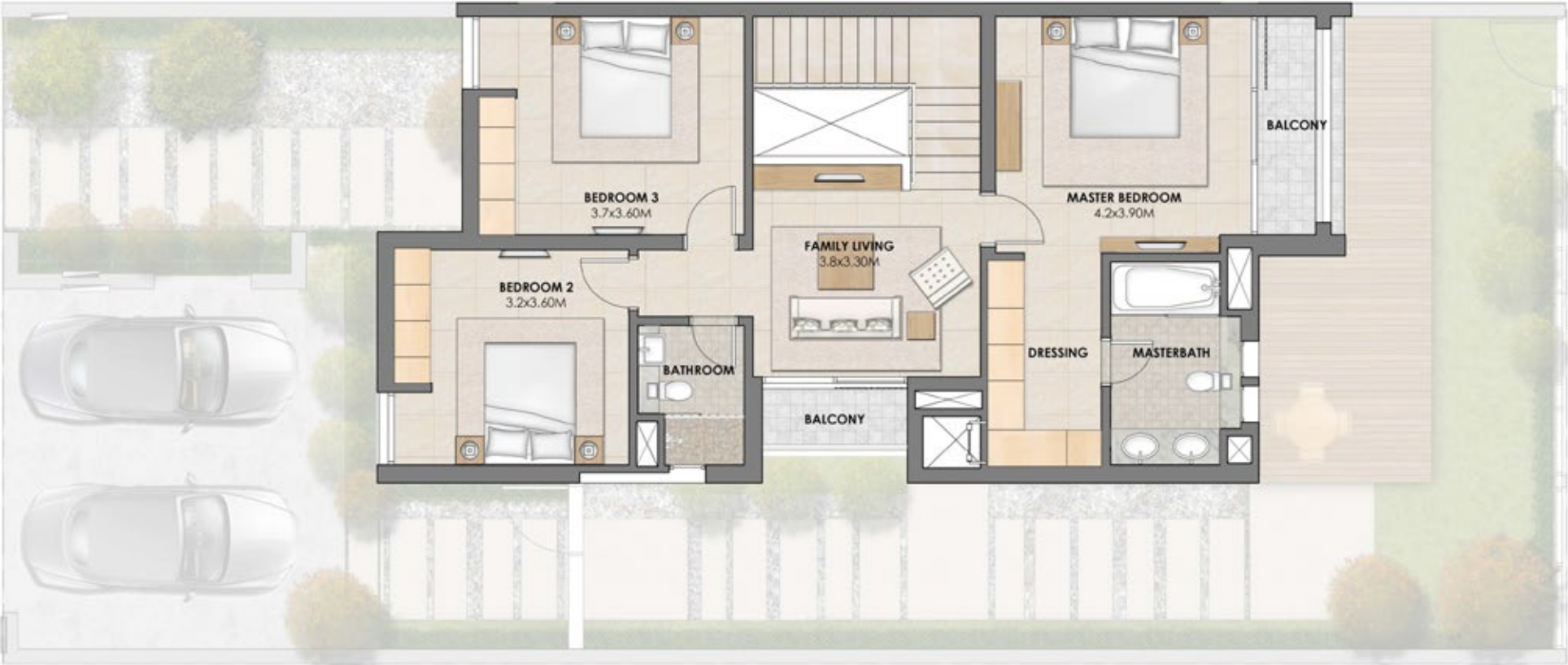
corner plot



3 Bedroom Semi-detached - Type A

First Floor

Total Area 2,341 sq.ft. | 217 sq.m.



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.



3 Bedroom Semi-detached - Type A

Ground Floor

Total Area 2,341 sq.ft. | 217 sq.m.

All units come with a maid's room



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.



3 Bedroom Semi-detached - Type B

First Floor

Total Area 2,400 sq.ft. | 223sq.m.



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.



3 Bedroom Semi-detached - Type B

Ground Floor

Total Area 2,400 sq.ft. | 223sq.m.

All units come with a maid's room



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.



4 Bedroom Semi-detached First Floor

Total Area 2,603 sq.ft. | 242 sq.m.



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.



4 Bedroom Semi-detached Ground Floor

Total Area 2,603 sq.ft. | 242 sq.m.

All units come with a maid's room



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.



5 Bedroom Semi-detached First Floor

Total Area 3,068 sq.ft. | 285 sq.m.



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.



5 Bedroom Semi-detached Ground Floor

Total Area 3,068 sq.ft. | 285 sq.m.
All units come with a maid's room



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.



التصميم الداخلي



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.

Interiors



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.

التصميم الداخلي



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.

Interiors



Note: Unless stated above, all accessories and interior finishes like wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard & soft landscaping, pavements, features, swimming pool, etc. displayed in the brochure or within the show unit or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustration purposes only.