ABU DHABI MIRA HILLS

A New Vision *for Wellness Living*

Oasis-inspired residences within Abu Dhabi Mira Hills. A SIWA Global Development.

Preliminary concept visualization

01

The SIWA Abu Dhabi Vision

Inspired by the tranquil wellness retreats of Bali and Thailand, SIWA Abu Dhabi brings together lush landscapes, flowing water, natural materials and restorative experiences with Arabian architectural character and the refined luxury of the UAE.

This is not a tropical concept imported into the desert. It is an original, climate-conscious destination designed specifically for Abu Dhabi—international in perspective, culturally grounded and unmistakably SIWA.

02

SIWA Global Developments

SIWA Global Developments creates extraordinary places rooted in nature, culture, wellness and enduring design.

Its journey includes the completed SIWA Tulum and SIWA Élevé projects in Mexico—nature-integrated developments that helped shape the group's approach to architecture, hospitality, wellness and immersive living.

SIWA Abu Dhabi represents the proposed next chapter: an adaptation of this development philosophy for the UAE and the beginning of a broader international destination vision.

THE SIWA JOURNEY

SIWA Tulum
Completed • Mexico

SIWA Élevé
Completed • Mexico

SIWA Abu Dhabi
Proposed next chapter • UAE

FUTURE DESTINATION CONCEPTS UNDER EXPLORATION

San Miguel de Allende
Mexico

Nusa Penida
Indonesia

CORE PILLARS Nature · Wellness · Design · Destination · Commercial Value

03

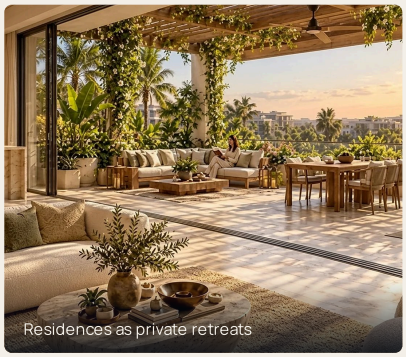
The Proposed G+7 Concept

A preliminary vision that adapts SIWA's nature-led design philosophy into a sophisticated G+7 residential community of wellness-oriented branded residences.

Bright interiors open onto shaded terraces and generous outdoor spaces. Layered planting, pergolas, reflecting pools and water channels filter the desert sun, while wellness—movement, restoration and longevity—is woven into daily life.


The community at golden hour


Nature as architecture


Residences as private retreats

04

Mira Hills Context

Strategically positioned along the corridor connecting Abu Dhabi and Dubai, Abu Dhabi Mira Hills is an ambitious, city-scale master development planned by Mira Developments and AD Ports Group—bringing residences, hospitality, education, healthcare, culture, leisure and business together within one connected destination.

In 1968, Sheikh Zayed bin Sultan Al Nahyan and Sheikh Rashid bin Saeed Al Maktoum met on this historically significant ground in a dialogue that helped lay the foundations for the Union.

> SIWA Abu Dhabi is being developed by SIWA Global Developments within Abu Dhabi Mira Hills. References to the wider masterplan are for context only.



Abu Dhabi Mira Hills masterplan visualization — master developer imagery, shown for context.

05

Proposed Land Acquisition & Development JV SPV

SIWA Global Developments is assessing interest from qualified private investors, family offices, funds, institutions and strategic capital partners for potential participation in the proposed land-acquisition and development joint venture through a dedicated SPV.

PROJECT	SIWA Abu Dhabi at Mira Hills
PROPOSED VEHICLE	Dedicated Land Acquisition & Development JV SPV
DEVELOPMENT VISION	G+7 wellness-oriented branded residences
DEVELOPMENT BRAND	SIWA Global Developments
INTENDED PARTICIPANTS	Qualified investors, family offices, funds, institutions and strategic capital partners

06

Current Preliminary Stage

CURRENT PHASE

Land acquisition and early development planning. The structure, terms, capital requirements, timeline and availability remain preliminary and subject to further development, definitive agreements and required approvals.

01	02	03	04	05
Register interest	Preliminary review	Private introduction	Future information access	Formal evaluation

PRIVATE REGISTRATION

Register your interest

Join the private interest list to receive future information as the vision progresses.

CONTACT daniel@siwaabudhabi.com

REGISTER siwaabudhabi.com/invest

SCAN TO REGISTER

NON-BINDING DISCLAIMER

This brief is a non-binding introduction only. No investment opportunity is currently being offered, and nothing in this document constitutes an offer, solicitation, contract or guarantee of investment performance. Any future participation would remain subject to finalized project terms, investor qualification, definitive documentation, KYC and AML review, applicable regulatory requirements and required approvals. All imagery, architecture, residences, amenities and landscaping shown are preliminary concept visualizations; final designs, specifications, facilities, timelines and availability remain subject to approvals, development agreements and change. Abu Dhabi Mira Hills is being developed by Mira Developments and AD Ports Group; references to it do not imply that SIWA Global Developments owns, controls or develops the wider masterplan.

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