

mīrfa

IBC

***BUILDING LEGACY.
CREATING VALUE.
SHAPING CITIES.***

A LIFESTYLE THAT'S ABOVE & BEYOND

WWW.MIRFA.COM

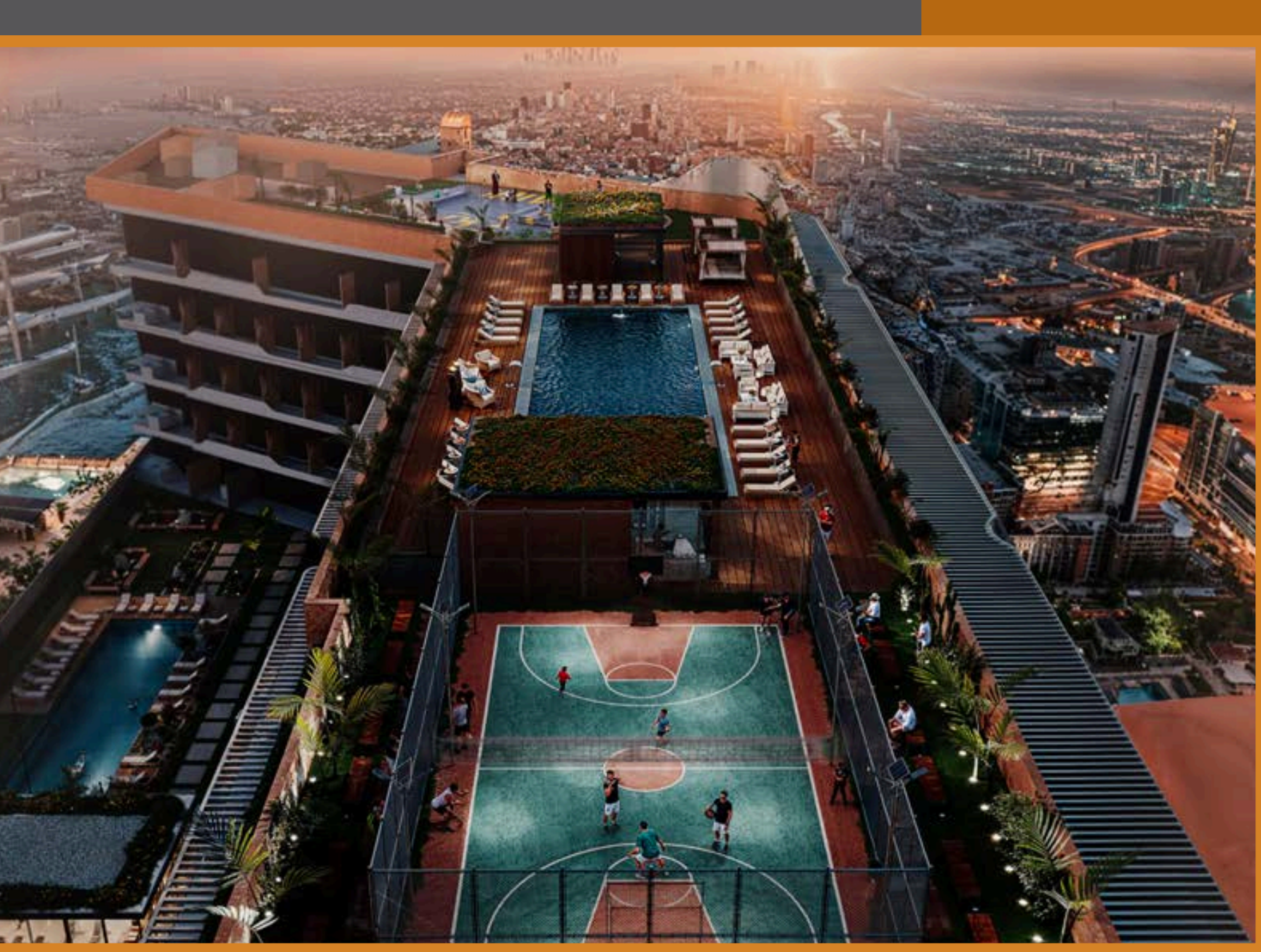
WWW.IBC.CO.IN



VISION & INVESTMENT PHILOSOPHY

ALIGNMENT WITH DUBAI VISION 2040 AND SAUDI 2030

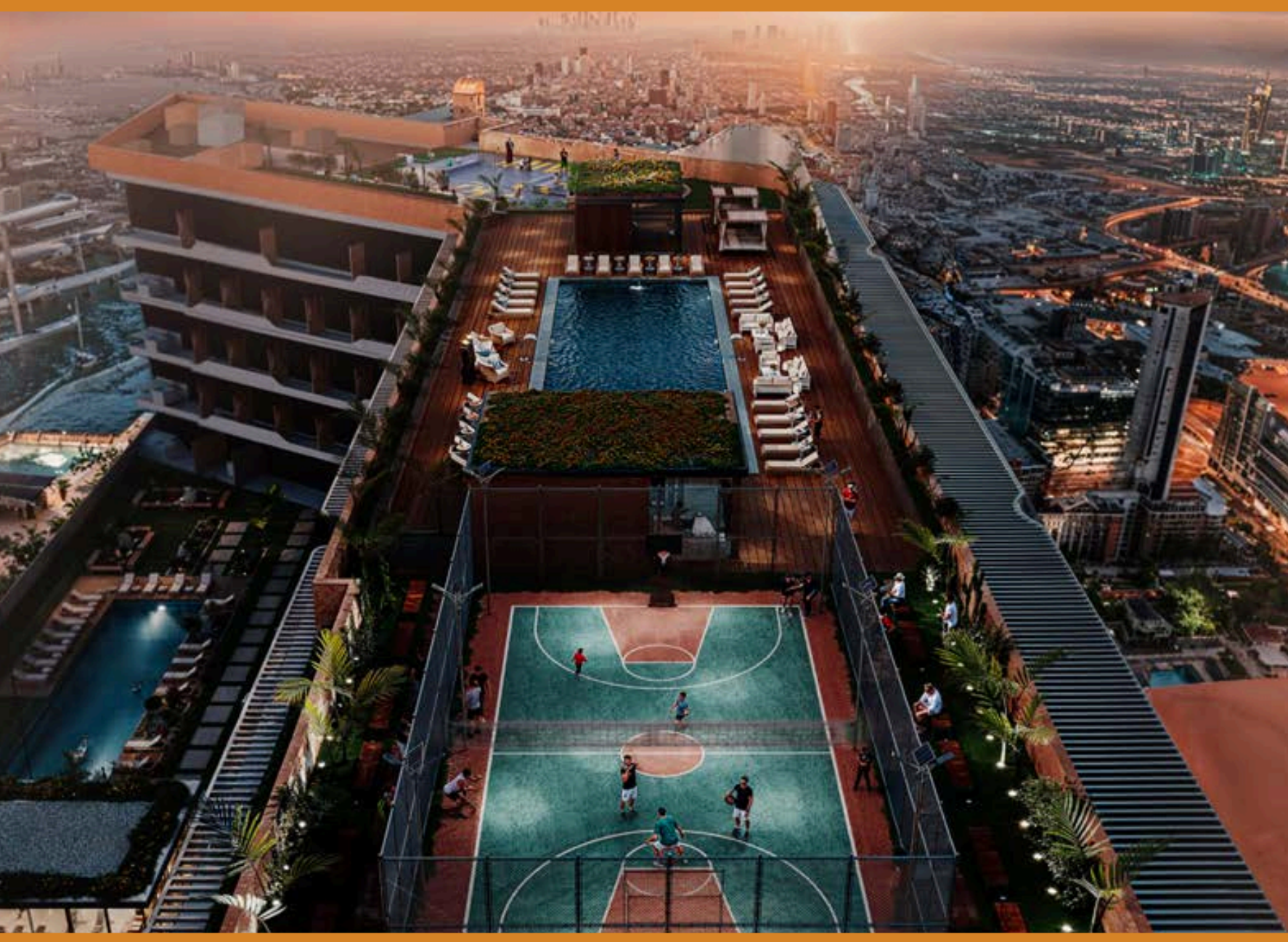
- Aligned with Dubai Vision 2040 and Saudi Vision 2030 strategic frameworks
- Focused on sustainable urban growth and responsible expansion
- Committed to enhancing quality of life through well-planned communities
- Supporting balanced and integrated community development



VISION & INVESTMENT PHILOSOPHY

ALIGNMENT WITH DUBAI VISION 2040 AND SAUDI 2030

- Creating developments that deliver both strong investor returns and lasting social value
- Driven by integrity, innovation, and long-term value creation
- Balancing design excellence, financial performance, and urban impact
- Creating developments that deliver both strong investor returns and lasting social value





TWO MARKETS. ONE POWERFUL PLATFORM.

Mirfa IBC and India Builders Corporation together represent decades of experience across high-growth real estate markets in the UAE, Saudi and India.

WHO WE ARE – AT A GLANCE





MIRFA IBC | REDEFINING MODERN LIVING IN DUBAI

- Operate as a debt-free developer
- Full control over strategic and operational decision-making
- No bank covenants or restrictive financing conditions
- No interest burden impacting project timelines or pricing

WHO WE ARE –
AT A GLANCE



MIRFA IBC | REDEFINING MODERN LIVING IN DUBAI

- No lender approvals slowing execution
- Faster, more efficient project delivery
- Greater flexibility to respond to market opportunities

WHO WE ARE –
AT A GLANCE

mīrfa

IBC

MIRFA IBC | REDEFINING MODERN LIVING IN DUBAI

- Capital committed upfront, ensuring full funding from start to completion
- Continuous financial stability throughout the development cycle
- Construction progresses without interruption, even during market fluctuations
- Contractors paid on time, supporting smooth site operations

WHO WE ARE – AT A GLANCE



mīrfa

IBC

MIRFA IBC | REDEFINING MODERN LIVING IN DUBAI

- Early material procurement to avoid supply delays
- Consistent timelines with reduced stop-start risk
- No liens or encumbrances on projects
- Clean land titles and straightforward escrow structures

WHO WE ARE – AT A GLANCE





MIRFA IBC | REDEFINING MODERN LIVING IN DUBAI

- Financial independence enables disciplined, strategic pricing
- Margins are not burdened by debt servicing costs
- Greater control over cost structures and profitability

WHO WE ARE – AT A GLANCE



mīrfa

IBC

MIRFA IBC | REDEFINING MODERN LIVING IN DUBAI

- Efficiencies gained through speed and funding certainty
- Savings reinvested into build quality and execution
- Focus on delivering stronger value to both buyers and investors

WHO WE ARE – AT A GLANCE



mīrfa

IBC

MIRFA IBC | REDEFINING MODERN LIVING IN DUBAI

Our execution track record speaks for itself:

- Oak – Fully sold out
- Ashton Park – Fully sold out
- Ashton Park Townhouses – Fully sold out
- Ashton Park – Phase II – Fully sold out
- The Borough – 70% of units sold
- Numa Reserve – Only 1 villa remaining



OAK BY MIRFA

OUR PROJECTS

**Launched on
Q1 2022**



01

Gross Saleable Area of
13,300 Sq. Fts.

**Completed on
Q3 2023**



02

Total Gross Development
Value 13.30 Million AED

5 Villas



03

Location
Furjan, Dubai

ASHTON PARK RESIDENCES BY MIRFA

OUR PROJECTS

01

Gross Saleable Area of
104,911 Sq. Fts.

Launched on
Q3 2024



Completed on
Q4 2025



02

Total Gross Development
Value 81 Million AED

99 Units with 28
private pools



03

Location
JVC, Dubai

ASHTON PARK TOWN HOUSES BY MIRFA

OUR PROJECTS

Launched on
Q1 2024



01

Gross Saleable Area of
32,000 Sq. Fts.

Completed on
Q2 2025



02

Total Gross Development
Value 47 Million AED

12 Townhouses



03

Location
JVC, Dubai

ASHTON PARK THE SECOND BY MIRFA

OUR PROJECTS

**Launched on
Q3 2024**



01

Gross Saleable Area of
218,000 Sq. Fts.

**Completed on
Q4 2025**



02

Total Gross Development
Value 185 Million AED

**194 Units with
51 private pools**



03

Location
JVC, Dubai

THE BOROUGH BY MIRFA

OUR PROJECTS

Launched on
Q2 2025



01

Gross Saleable Area of
110,000 Sq. Fts.

Completing on
Q4 2027



02

Total Gross Development
Value 182.6 Million AED

G + 5P + 17



03

Location
JVC, Dubai

NUMA RESERVE BY MIRFA

OUR PROJECTS

Launched on
Q2 2025



01

Gross Saleable Area of
250,000 Sq. Fts.

Completing on
Q4 2026



02

Total Gross Development
Value 516 Million AED

35 Villas



03

Location
MBR City, District 11, Dubai

mīrfa

IBC

**RADISSON BLU HOTEL
BY IBC**

WWW.MIRFA.COM

OUR PROJECTS



WWW.IBC.CO.IN

**WISDOM WORLD
BY IBC**

OUR PROJECTS



mīrfa
IBC

**CHAPEL HOUSE
BY IBC**

OUR PROJECTS



WWW.MIRFA.COM

WWW.IBC.CO.IN

mīrfa
IBC

OUR PROJECTS

ENCORE BY IBC

WWW.MIRFA.COM

WWW.IBC.CO.IN



mīrfa
IBC

ONE ORR BY IBC

OUR PROJECTS



WWW.MIRFA.COM

WWW.IBC.CO.IN

mīrfa

IBC

**GOLDEN TOWER
BY IBC**

OUR PROJECTS



WWW.MIRFA.COM

WWW.IBC.CO.IN

mīrfa
IBC

**THE ESTATE BY
IBC**

OUR PROJECTS

WWW.MIRFA.COM

WWW.IBC.CO.IN



mīrfa

IBC

**THE SENATE BY
IBC**

WWW.MIRFA.COM

OUR PROJECTS



WWW.IBC.CO.IN

mīrfa

IBC

MORE INFORMATION

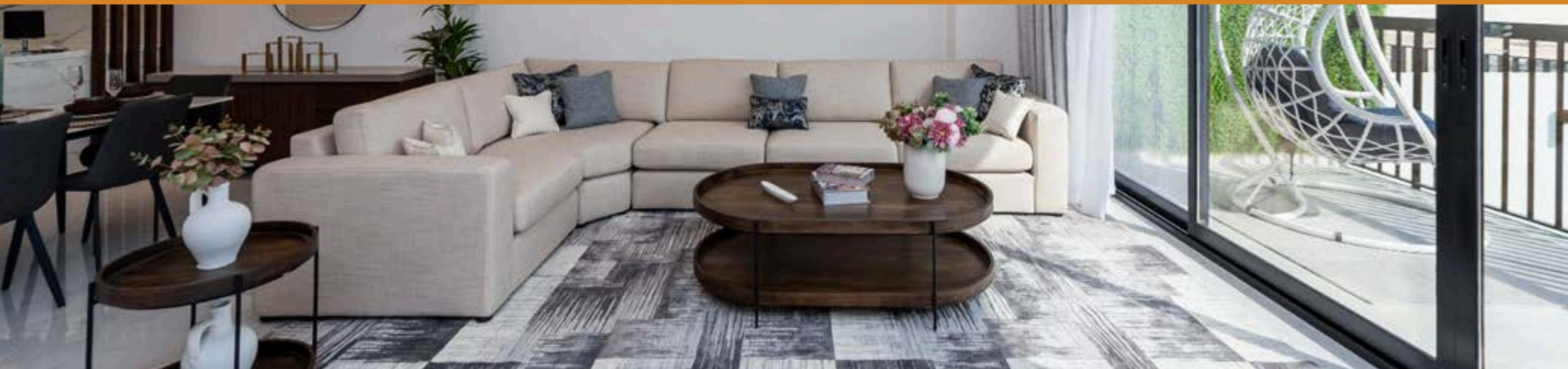
INTERESTED? LET'S GET IN TOUCH

OUR ADDRESS :

Park square heights 2 – 304 – Dubai
Hills – Dubai

OUR PHONE :

04 394 3373



A modern interior space with a wooden ceiling, a brick wall, and large windows. The room is furnished with yellow chairs and small round tables. The text "THANK YOU FOR YOUR ATTENTION" is overlaid in large white letters.

THANK YOU FOR YOUR ATTENTION