

The background is a solid teal color with a subtle, out-of-focus pattern of green leaves and branches, creating a natural and serene atmosphere.

# DUBAI HILLS

ESTATE

---

PARK FIELD

EMAAR

# TOP BUYER NATIONALITIES @ DUBAI HILLS ESTATE



INDIA



CHINA



UK



RUSSIA



UAE



SAUDI  
ARABIA



IRAN





*Come home to*  
**Dubai Hills Estate**

Wake up to luscious, landscaped greens and pristine fairways with an iconic backdrop of Burj Khalifa and the Dubai skyline. Live in a sophisticated address that inspires peak performance, every day.





# The *Green Heart* of Dubai

This masterfully-planned, multi-purpose development forms an integral part of the Mohammed Bin Rashid City. Strategically situated between Downtown Dubai and Dubai Marina, flanked by Al Khail Road, the community offers easy access to the city's most popular districts and attractions.





# *A Community* Connected to Nature

A city within a city – Dubai Hills Estate comprises elegantly planned neighbourhoods of contemporary apartment buildings and villa compounds in a country-village setting.



Central  
Location



Dubai Hills  
Park



Dubai Hills  
Mall

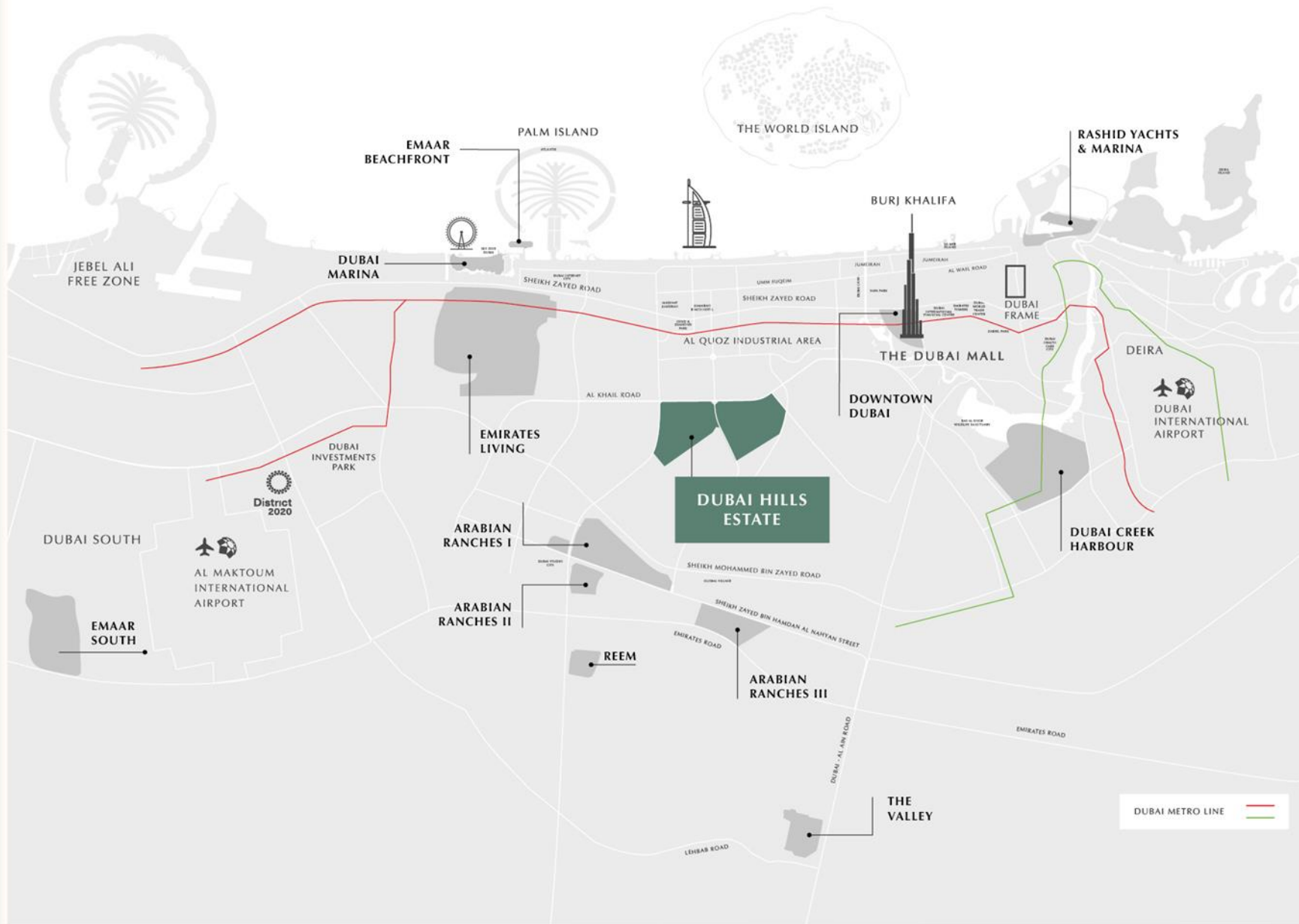


Championship  
Golf Course



World-Class  
Health & Education





# Prime Location

With easy access to Al Khail Road, Park Field is just minutes away from Downtown Dubai and other business, retail and tourism hubs. Close proximity to planned Etihad Rail and Dubai Metro lines will allow for fast and easy access to airports and other emirates in the near future.



**12 Min'**  
from Downtown Dubai



**15 Min'**  
from Dubai Marina



**20 Min'**  
from Dubai Int' Airport



**25 Min'**  
from Al Maktoum Int' Airport





# DUBAI HILLS CENTRAL PARK

180,000 sqm



Longest Park of  
any Community



Jogging  
Track



Basketball  
Court



Skate  
Park



Dog  
Park



Volleyball





# Dubai Hills Mall

282,000 sqm



650+ Shopping & Dining Outlets



Eclectic Array of Restaurants



Record-Breaking Indoor Rollercoaster



Family-Friendly Activities



# Dubai Hills *Golf Club*

1.2 MILLION  
SQM OF  
FAIRWAYS

SIZE OF 63  
FOOTBALL  
FIELDS

EUROPEAN  
GOLF DESIGN  
OPERATED  
BY TROON  
GOLF



Driving  
Range



Putting  
Green



A Host Of  
Dining Options



Golf  
Academy



Gym, Pool &  
Other Amenities



Spacious Floodlit  
Practice Facility





# DUBAI HILLS ESTATE

# EMAAR








*Perfectly*  
**Positioned**

 Superior  
Connectivity

 Central  
Location

 Convenient  
Interchanges

 Bus  
Network



# TOWER SPECIFICATIONS

## TOWER 1

**BASEMENT**  
**GROUND**  
**PODIUM**  
**10 FLOORS**

## TOWER 2

**GROUND**  
**PODIUM**  
**19 FLOORS**

**ACD –Dec 2025**





## DUBAI HILLS ESTATE

PARK FIELD

EMAAR



Two elegant towers of 1/2/3 BR  
Apartments & 2 BR Townhouses



Intuitive design & contemporary appeal  
make it the perfect home for every  
lifestyle



Perfectly positioned at the centre of a  
comprehensive community with  
exceptional amenities



Footsteps away from Dubai Hills  
Park, Dubai Hills Mall, & a host of retail  
& dining options



World-class health & educational  
facilities ,alongside leisure & wellness  
experiences



# DUBAI HILLS

ESTATE

PARK FIELD

EMAAR





A high-angle architectural rendering of the Dubai Hills Estate. On the left, a tall, modern apartment building with a light blue facade and white balconies is shown. The balconies have black metal railings and some have potted plants. To the right of the building is a wide, landscaped park area with many palm trees, green lawns, and winding pedestrian paths. In the background, several other high-rise buildings are visible under a clear blue sky. The overall scene depicts a modern, green urban environment.

# DUBAI HILLS ESTATE

PARK FIELD

EMAAR





## Amenities

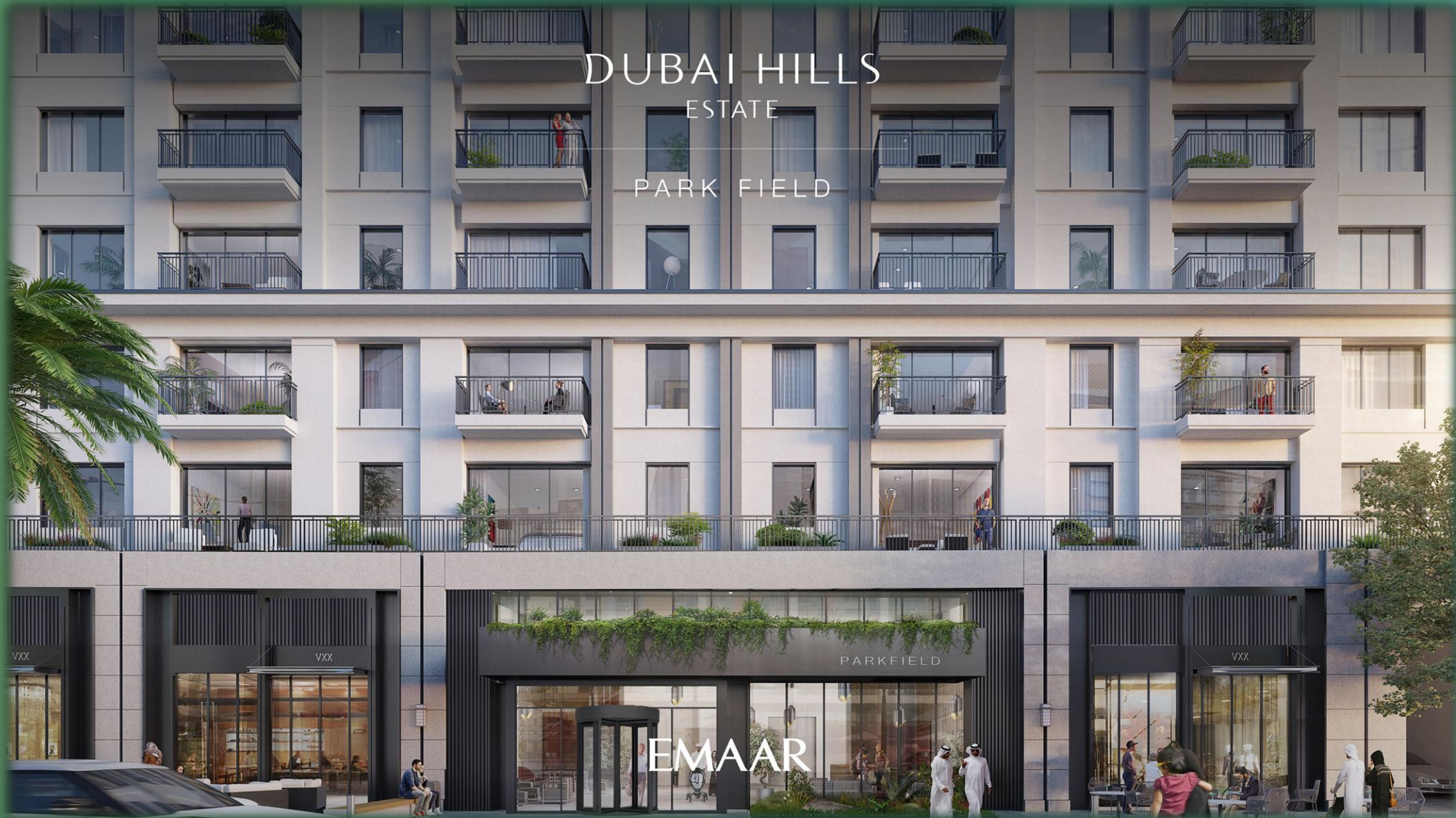


- Swimming Pool Kids' Pool
- Fully Equipped Gym
- Vibrant Shared Spaces
- Multi-Function Room
- World-class Health and Educational Facilities Nearby



DUBAI HILLS  
ESTATE  
PARK FIELD

EMAAR





DUBAI HILLS  
ESTATE

PARK FIELD

EMAAR

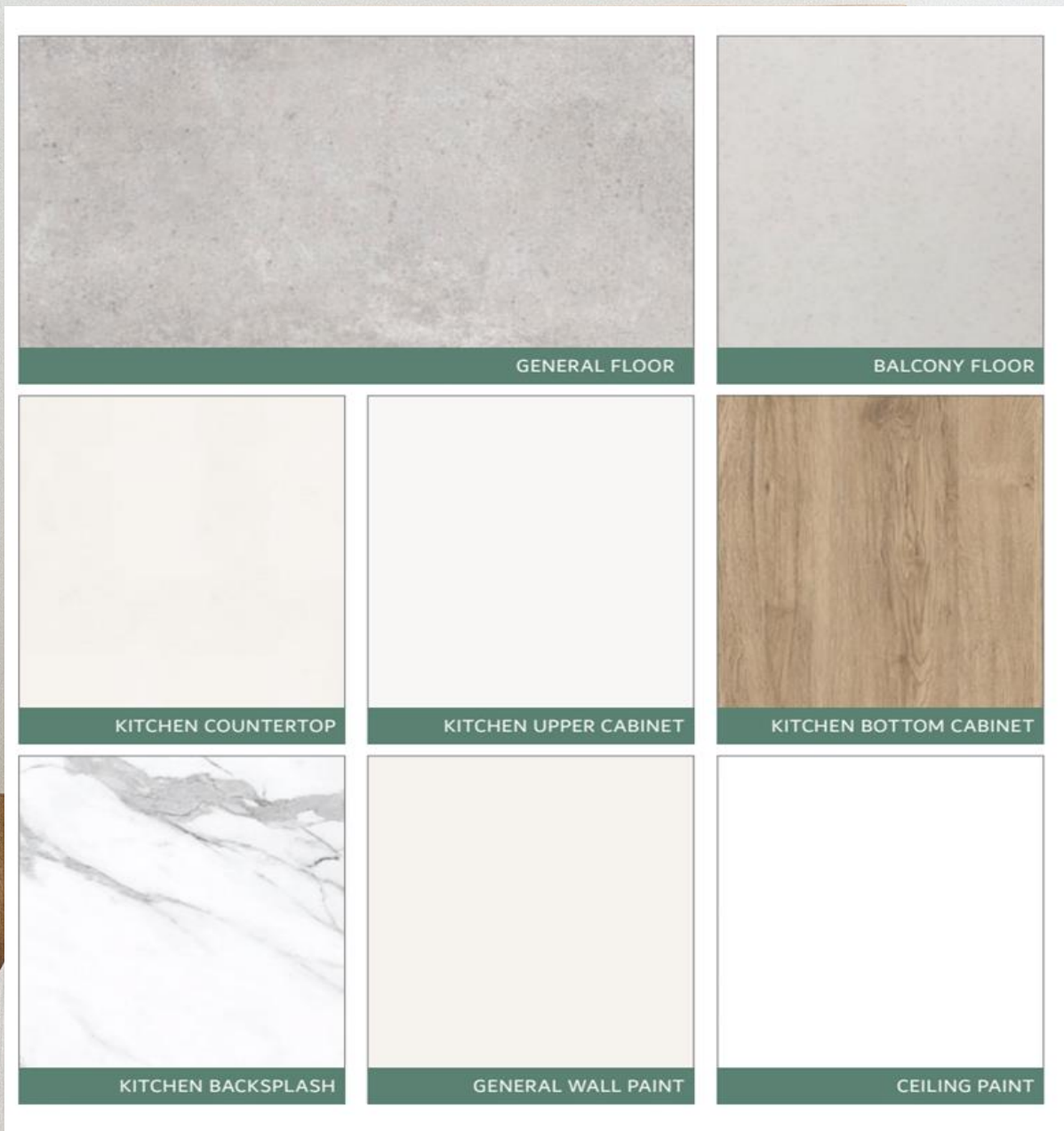


DUBAI HILLS  
ESTATE

PARK FIELD

EMAAR





# *Sophisticated* Living Spaces





DUBAI HILLS  
ESTATE

PARK FIELD

EMAAR







EMAAR



DUBAI HILLS  
ESTATE

PARK FIELD



EMAAR



# DUBAI HILLS ESTATE

PARK FIELD

EMAAR





# DUBAI HILLS

ESTATE

PARK FIELD

EMAAR







## Your *Happy* Place

Unit Type	Number
One Bedroom	124
Two Bedroom	137
Three Bedroom	40
Townhouses (2 BR)	3

**Total Units : Apartments – 301**  
**Town Houses – 3**



## SIZES & PRICES

Bedrooms	Area (SqFt)		Price (AED)	
	Min Area	Max Area	Min Price	Max Price
1 Bedroom	645	855	1.06 M	1.26 M
2 Bedrooms	983	1,826	1.68 M	2.49 M
3 Bedrooms	1,358	2,199	2.65 M	2.99 M
Duplexes	2,012		3.4 M	



# PAYMENT PLAN

# 70:30

## Payment Plan

10%

**Downpayment**  
On Booking

June 2022

10%

**1<sup>st</sup> Instalment**

August 2022

10%

**2<sup>nd</sup> Instalment**

February 2023

10%

**3<sup>rd</sup> Instalment**  
Upon 10% Construction  
Completion\*

July 2023

10%

**4<sup>th</sup> Instalment**  
Upon 30% Construction  
Completion\*

March 2024

10%

**5<sup>th</sup> Instalment**  
Upon 50% Construction  
Completion\*

August 2024

10%

**6<sup>th</sup> Instalment**  
Upon 70% Construction  
Completion\*

January 2025

30%

**7<sup>th</sup> Instalment**  
Upon 100% Construction  
Completion\*

December 2025

\*Estimated Construction Completion Date



The background is a solid teal color with a subtle, out-of-focus pattern of green leaves and branches, creating a natural and serene atmosphere.

# DUBAI HILLS

ESTATE

---

PARK FIELD

EMAAR