

# HILLS PARK

DUBAI HILLS ESTATE



EMAAR





# The Green Heart of Dubai

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Dubai Hills Estate – the green heart of Dubai – is a first-of-its-kind destination. This masterfully planned, multi-purpose development, 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.





# Come home to the Dubai Hills Estate.

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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.



# A Community Connected to Nature

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



Dubai Hills  
Park



Dubai Hills  
Mall



World-Class  
Amenities



Championship  
Golf Course







# Perfectly Positioned

With easy access to Al Khail Road, Hills Park 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.



Superior  
Connectivity



Central  
Location



Convenient  
Interchanges



Bus  
Network





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Contemporary Living  
Connected to Nature



# Welcome to Hills Park

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# A Community-Focused Lifestyle

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A vibrant haven for urban living, Hills Park is nestled in the heart of a thriving community, bringing a world of leisure, recreation and convenience to your doorstep. Situated just footsteps from a host of retail, dining and entertainment experiences, yet connected to meticulously landscaped greens, this comprehensive neighbourhood is the perfect setting for a community-focused lifestyle.



Close Proximity to  
Dubai Hills Park



Footsteps Away from  
Dubai Hills Mall





# Your Ideal Urban Retreat

Discover a lifestyle that gives you the best of both worlds in the green heart of Dubai, where modernity and convenience effortlessly combine with lush greenery and natural beauty. From world-class amenities and recreational facilities, to leisure experiences and retail destinations, your home in Dubai Hills Estate is the epitome of contemporary living connected to nature.







# All You Need and More

With world-class amenities and everything you could possibly need just footsteps away, Hills Park is located in a prime position at the centre of a comprehensive community, offering residents and visitors the very best health, education and recreational facilities, along with a variety of dining, retail, business, and leisure destinations.



Barbecue & Outdoor  
Dining Areas



Yoga &  
Sun Decks



Outdoor Kids'  
Play Area



Community Pool  
& Kids' Pool



Outdoor  
Fitness Area



Fully Equipped  
Gym



# An Urban Abode Nestled in Nature

At Hills Park, comfort, convenience and connectivity combine in one, two and three-bedroom apartments that exude elegance. Designed with contemporary living in mind, these stylish homes are ideal for those who seek a balanced lifestyle, from leisure-loving families and activity-seeking couples, to career-driven professionals and anyone in between.





# An Exquisite Atmosphere of Contemporary Interior

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# The Future of Quality Living

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# Stylish Living Spaces

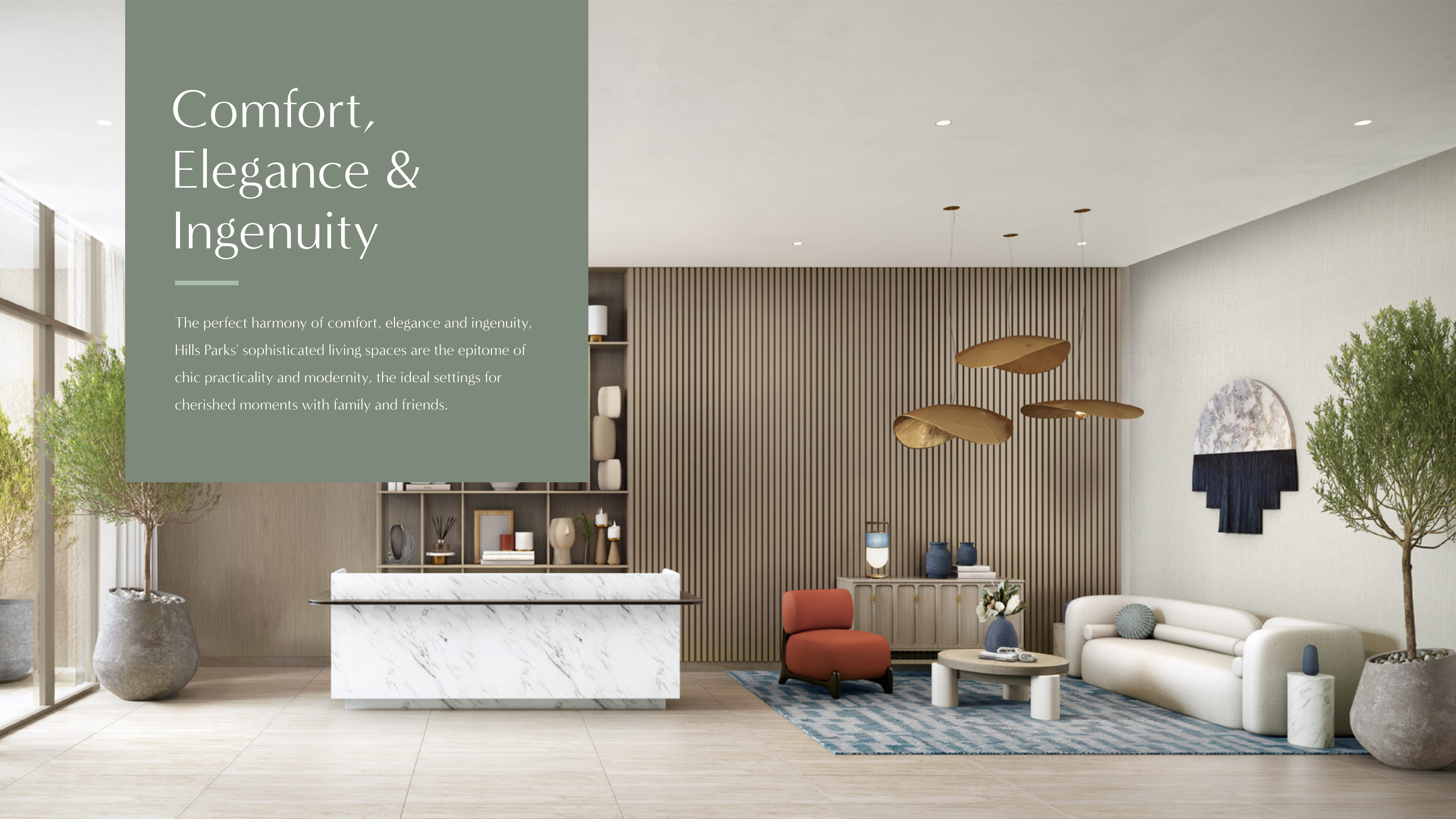
Wake up every day to the beautiful views of the Dubai Marina skyline and Dubai Hills Estates' flourishing landscape, as natural light flows through floor-to-ceiling windows and into your vibrant living space.





# Comfort, Elegance & Ingenuity

The perfect harmony of comfort, elegance and ingenuity, Hills Parks' sophisticated living spaces are the epitome of chic practicality and modernity, the ideal settings for cherished moments with family and friends.







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Space for What  
Matters Most





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Immerse Yourself  
in the Outdoors



# Dubai Hills Park

Dubai Hills Park is a lush green oasis in the heart of Dubai Hills Estate's southern district. The park encompasses wadi trails, children's play areas, a kids' splash park, sports facilities, an outdoor gym, and much more



Longest Park of any Community



Jogging Track



Basketball Court



Skate Park



Dog Park



Volleyball Court







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Shopping Experiences  
at Your Doorstep





# Dubai Hills Mall

Dubai Hills Mall is a destination of endless possibilities. Ideally positioned on the crossroads of Umm Sugeim Road and Al Khail Road, and only a short walk from Address Villas, the mall grants you:



650+ Shopping & Dining Outlets



Eclectic Array of Restaurants



Record-Breaking Indoor Rollercoaster



Family-Friendly Activities





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# A Championship Golf Course



# Dubai Hills Golf Club

Dubai Hills Golf Club encompasses 1.2 million sqm of meticulously manicured fairways, set against the backdrop of Burj Khalifa and Downtown Dubai, with a glorious outward nine.



Driving  
Range



Putting  
Green



A Host Of Din-  
ing Options



Golf  
Academy



Gym, Pool & Other  
Amenities



Spacious Floodlit  
Practice Facility







15 mins from  
Downtown Dubai



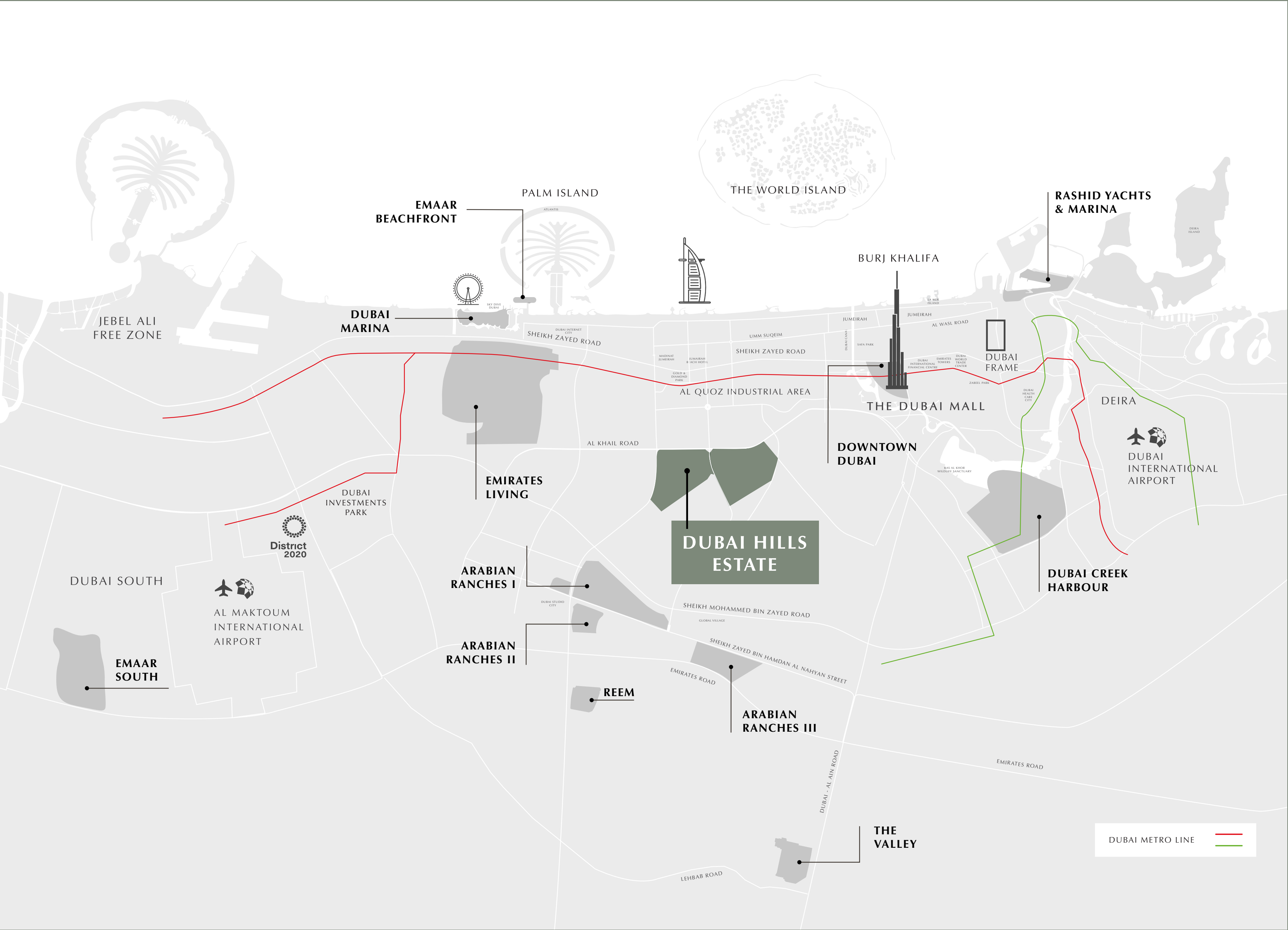
15 mins from  
Dubai Marina



20 mins from  
Dubai Int' Airport



20 mins from  
Al Maktoum Int' Airport





# Emaar Global Lifestyle Developer

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A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world\*.

40BN AED\*

Market Cap

28.27BN AED

Revenue

3.8BN AED

Market Cap

81,600+

Residential Units Delivered

35,200+

Residential Units Currently  
Under Development

\* As of 31 December 2021







## FOR MORE INFORMATION

Please call 800 36227 (UAE) / +971 4 366 1688 (International)  
or talk to our Property Advisor directly at +971 4888 8844 from 9 AM to 7 PM (GST), Monday to Friday.

Visit our online sales centre at [emaar.com](http://emaar.com) or any of our Sales Centres across the UAE.

### DUBAI

Emaar Sales Centre | Downtown Dubai

9:30 AM to 10 PM, Sunday - Friday

9:30 AM to 7 PM, Saturday

Dubai Hills Estate Sales Pavilion | Umm Suqeim Road

Dubai Creek Harbour Sales Pavilion | Ras Al Khor

From 9:30 AM to 7 PM, Sunday - Saturday

### ABU DHABI

Emaar Sales Centre | Al Nahda Tower, Ground Floor, 4th Street, Corniche, Al Muroor Road

From 9:30 AM to 7 PM, Sunday - Friday

# EMAAR