



SIDRA3

AT DUBAI HILLS ESTATE



DUBAI HILLS

ESTATE











AN EXCLUSIVE PREMIUM
COMMUNITY LIKE
NO OTHER

3, 4 and 5 bedroom villas available

All villas can accommodate private swimming pools

Equipped with modern amenities



SURROUNDED BY A WORLD-CLASS
GOLF COURSE AND NUMEROUS
RECREATIONAL FACILITIES

- | | |
|----------------|----------------------|
| 18-Hole Course | Gymnasium |
| Driving Range | Multi Use Game Areas |
| Putting Greens | |



WANDER THROUGH THE LUSH
GREEN PARKS AND TAKE IN
NATURE'S BEAUTY

Children's Play Areas
Outdoor Gymnasium
2 Kilometre Jogging Track

Art Installations
Fountains, Water Features
and Splash Pad



SHOP, DINE AND BE
ENTERTAINED AT A
STATE-OF-THE-ART MALL

Cutting-edge Cinemas
Family Entertainment Venues
Wide Array of Dining Options

Linked Directly to Future Metro Lines
Leading Fashion and Retail Outlets

DUBAI HILLS

ESTATE

Jumeirah Beach
12 Minutes

The Dubai Mall
10 Minutes

Burj Khalifa
10 Minutes

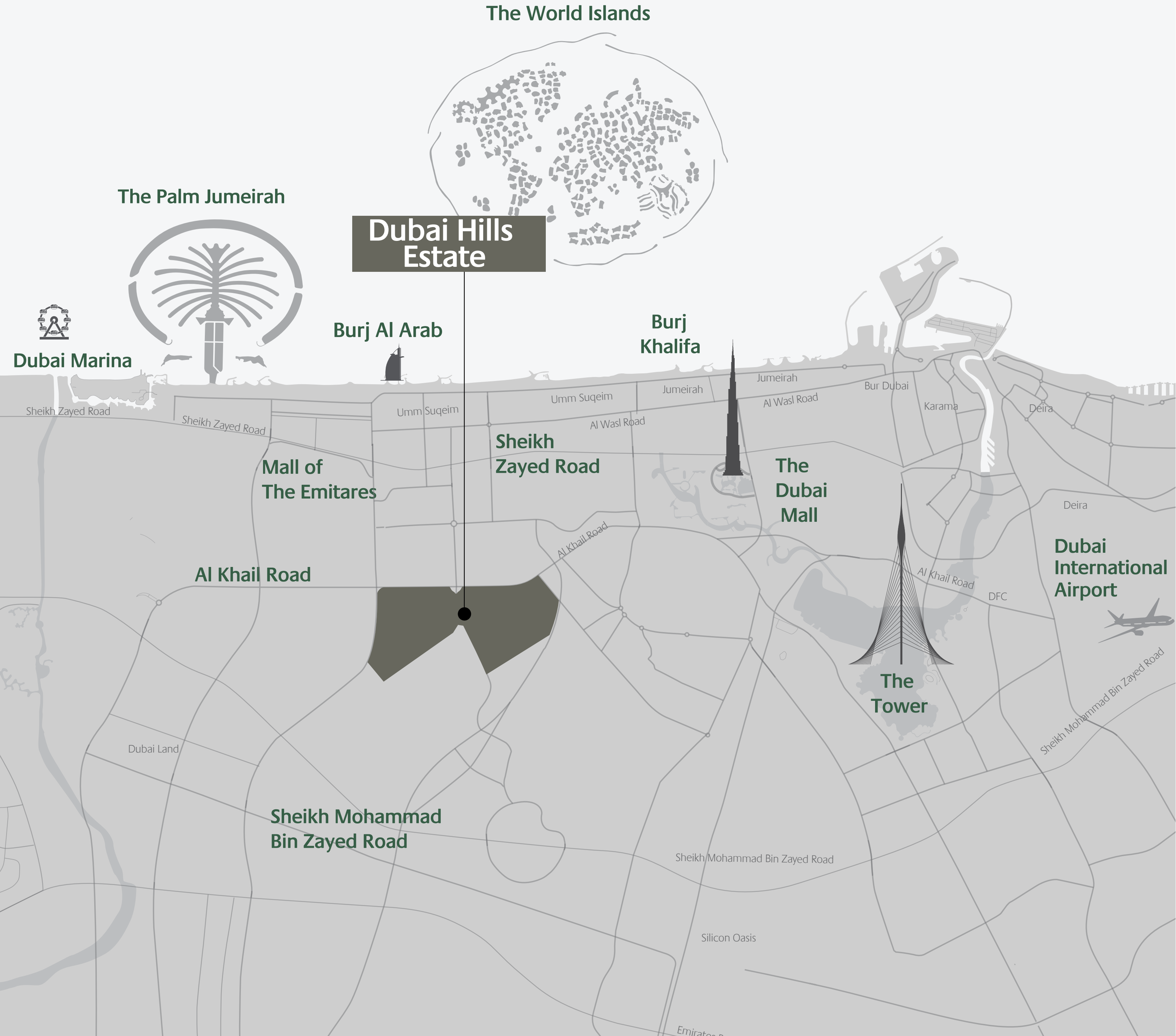
Dubai Marina
10 Minutes

Al Maktoum Airport
35 Minutes

The Tower - DCH
15 Minutes

Dubai Intl Airport
20 Minutes

DISTANCES ARE APPROXIMATE



DUBAI HILLS

ESTATE



32,000

RESIDENTIAL UNITS



282,000 SQM

REGIONAL MALL



132,000

RESIDENTS



3

SCHOOLS



1,100 KEYS

3 HOTELS



1.45

MILLION
SQM
PARKS & OPEN SPACES



KILOMETERS

54

BICYCLE ROUTES



1.120 M SQM

18 HOLE GOLF COURSE



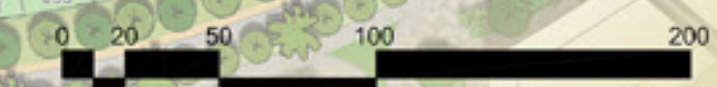
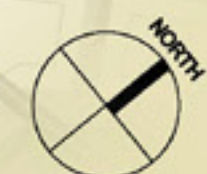
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HOSPITALS

SIDRA 3

SITE PLAN

DUBAI HILLS
ESTATE





FLOOR PLANS

SIDRA 3

VILLA 1

3 Bedroom
Total Built Up Area: 3,100 Sq Ft



Ground Floor



First Floor

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FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

SIDRA 3

VILLA 3

4 Bedroom
Total Built Up Area: 3,533 Sq Ft



Ground Floor



First Floor

DUBAI HILLS
ESTATE

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SIDRA 3

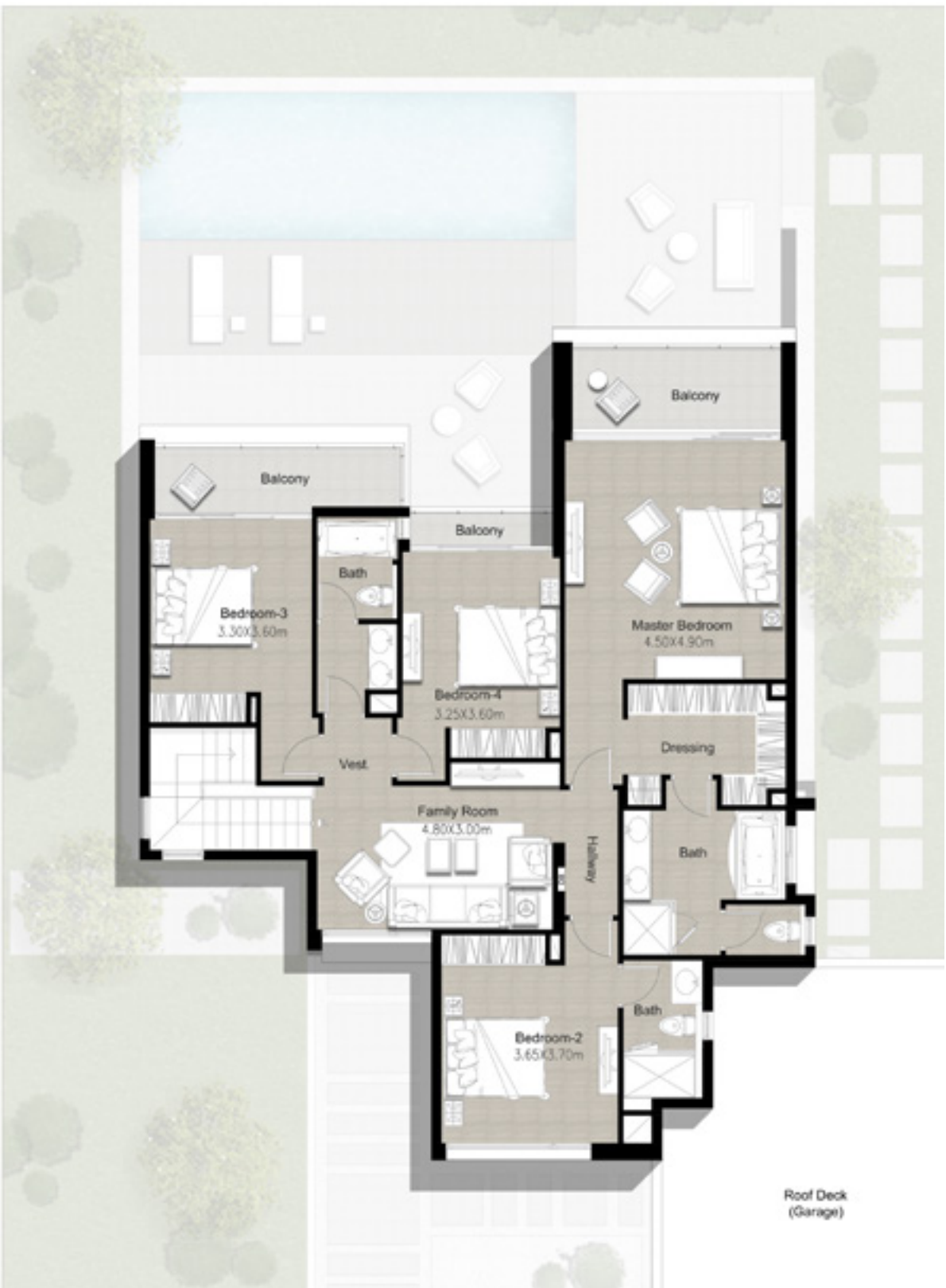
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VILLA 5

5 Bedroom
Total Built Up Area: 4,109 Sq Ft



Ground Floor



First Floor

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DUBAI HILLS ESTATE

SIDRA 3

For more information on **Sidra 3** at **Dubai Hills Estate**,
please call 800 36227(UAE) or +971 4 366 1688 (International).
Visit our online sales centre at emaar.com or any of our
sales centres across the UAE.

DUBAI

Dubai Hills Estate Sales Pavillion: Umm Suqeim Road
Emaar Sales Centre: Downtown Dubai
Dubai Creek Harbour Sales Pavillion: Ras Al Khor

ABU DHABI

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

Open from Saturday - Thursday, from 8.30am - 6pm



دبي هيلز استيت

سدرة 3

للمزيد من المعلومات حول **سدرة 3** في **دبي هيلز استيت**،
الرجاء الاتصال بالرقم (٨٠٠٣٦٢٢٧) في الإمارات العربية المتحدة أو +٩٧١ ٤ ٣٦٦١٦٨٨ (دولي)
أو قم بزيارة مركز مبيعاتنا الإلكتروني على الموقع emaar.com

دبي

مركز مبيعات دبي هيلز استيت على طريق أم سقيم
مركز مبيعات إعمار في وسط مدينة دبي
مركز مبيعات خور دبي في رأس الخور

أبوظبي

مركز مبيعات إعمار في برج النهضة، الشارع الرابع،
الكورنيش، طريق المرور - أبوظبي

السبت إلى الخميس من الساعة ٨:٣٠ صباحاً حتى الساعة ٦ مساءً

