



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.

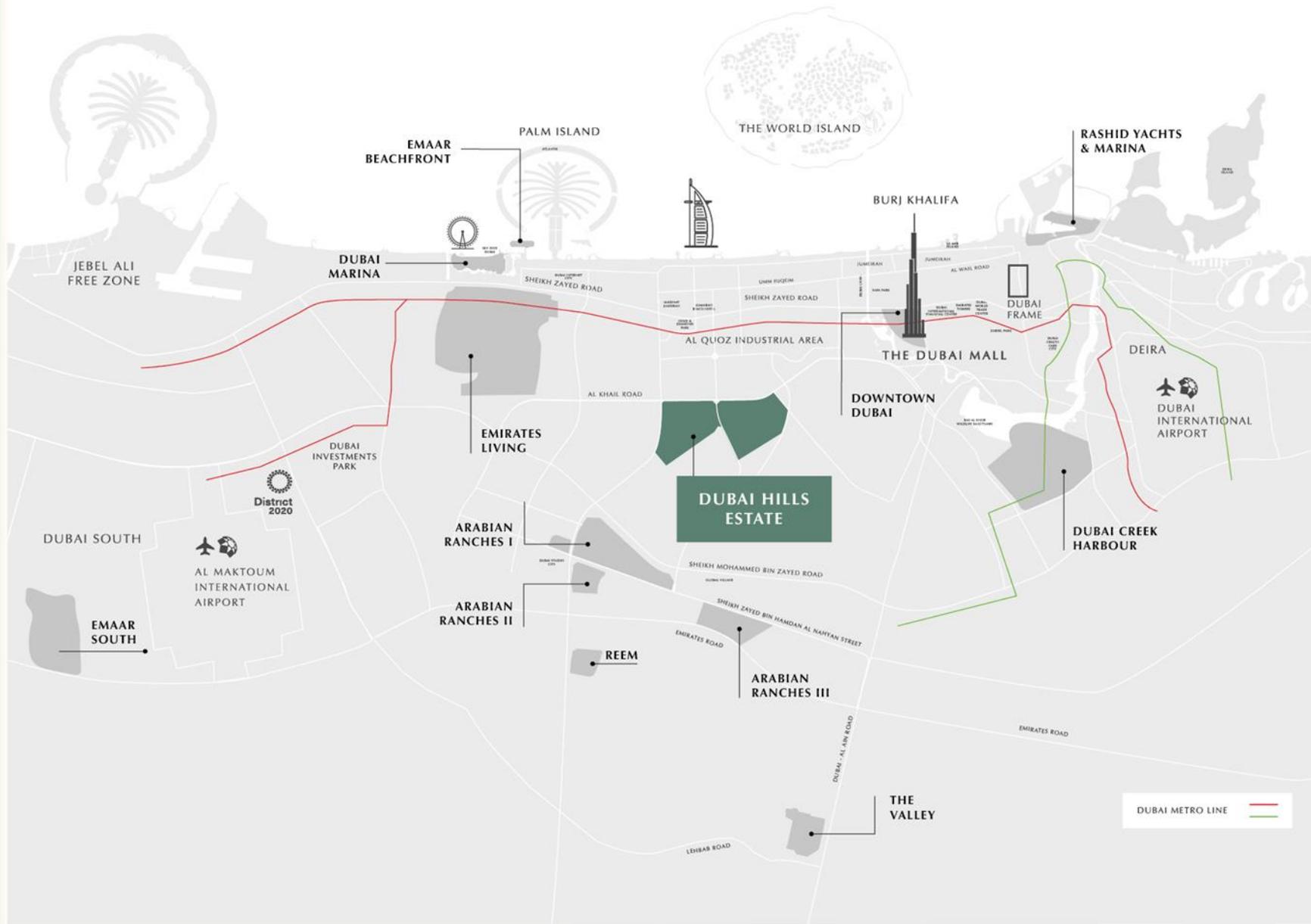
 Central
Location

 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





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



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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

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An architectural rendering of the Dubai Hills Estate, specifically the Park Field area. The image shows a modern, multi-story residential building with balconies on the left, overlooking a lush green park with winding paths, palm trees, and other vegetation. In the background, several other high-rise buildings are visible under a clear blue sky. The overall scene is bright and sunny, suggesting a high-quality urban living environment.

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Amenities



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

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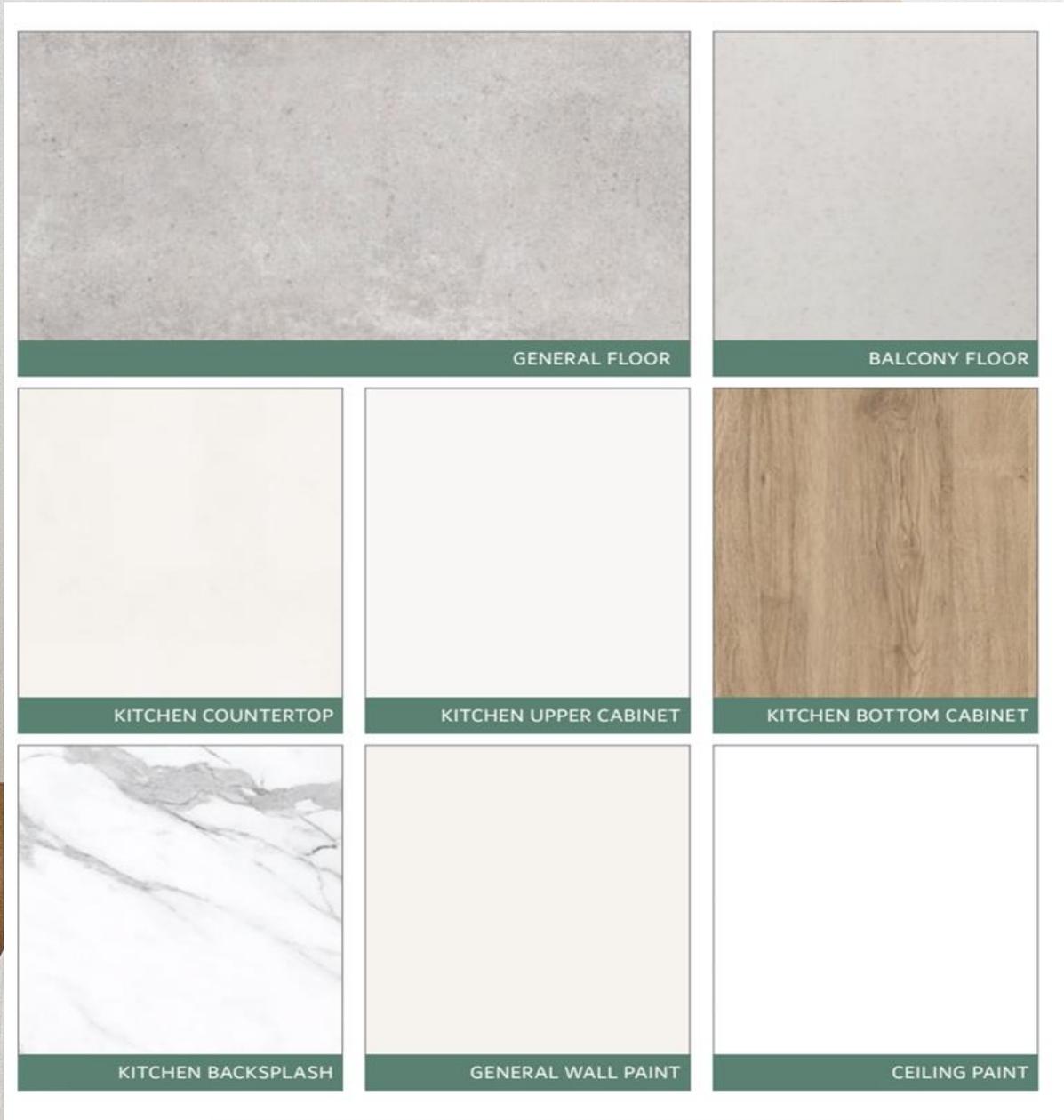


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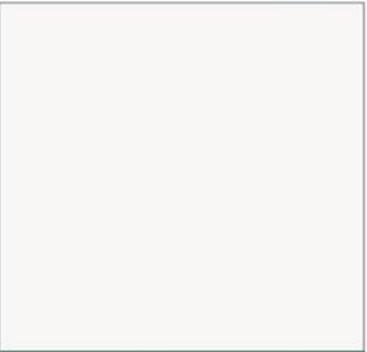
GENERAL FLOOR



BALCONY FLOOR



KITCHEN COUNTERTOP



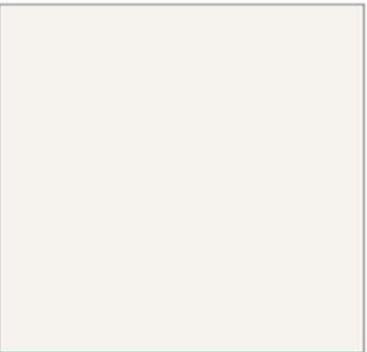
KITCHEN UPPER CABINET



KITCHEN BOTTOM CABINET



KITCHEN BACKSPLASH



GENERAL WALL PAINT



CEILING PAINT

Sophisticated
Living Spaces



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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%

1st Instalment

August 2022

10%

2nd Instalment

February 2023

10%

3rd Instalment
Upon 10% Construction
Completion*

July 2023

10%

4th Instalment
Upon 30% Construction
Completion*

March 2024

10%

5th Instalment
Upon 50% Construction
Completion*

August 2024

10%

6th Instalment
Upon 70% Construction
Completion*

January 2025

30%

7th Instalment
Upon 100% Construction
Completion*

December 2025

*Estimated Construction Completion Date