CLUB DRIVE

DUBAI HILLS ESTATE

EMAAR

The Community

Dubai Hills Estate – the green heart of Dubai – is a first-of-its-kind destination. 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.

Why Club Drive – Dubai Hills Estate

- Designed for modern living set against a backdrop of a lush landscape where you can enjoy the finer things in life
- Luxurious lobby featuring a contemporary-furnished residents' lounge
- Contemporary two towers with a comprehensive amenity podium
- State-of-the-art project inspired with a passion for sustainability
- Adaptive layouts created for better living and working at home
- Finishing and materials in neutral tones carefully chosen for their aesthetics qualities and efficiency



Location & Views

- Minutes away from Dubai Hills Mall,
  20 min drive to Downtown Dubai,
  25 min drive to Dubai International Airport
- Overlooking the Dubai Hills Golf Course and low-rise communities
- Situated along the Golf Club villas community

Instalment	Payment Percentage	Due Date
Down Payment	10%	October 2023
1st Instalment	10%	December 2023
2nd Instalment	10%	April 2024
3rd Instalment	10%	August 2024
4th Instalment 10% Construction Completion	5%	January 2025
5th Instalment 30% Construction Completion	15%	November 2025
6th Instalment 50% Construction Completion	10%	June 2026
7th Instalment 70% Construction Completion	10%	December 2026
8th Instalment 90% Construction Completion	10%	July 2027
9th Instalment 100% Construction Completion	10%	February 2028

Available Units	Area Sq. ft.		Starting Price (In AED Mn)
	Minimum	*Maximum*	
1-Bedroom *Apartment*	724	907	1.5
2-Bedroom *Apartment*	1079	1533	2.2
3-Bedroom *Apartment*	1561	1960	3.4

Facts

- 297 Units: 1-bedroom apartments
- 176 Units: 2-bedroom apartments
- 56 Units: 3-bedroom apartments



Residential Units

- 1, 2 & 3-bedrooms homes including ground-floor level units
- Each unit is designed to provide luxury, comfort, and serenity

Amenities



- Infinity Pool & Pool Deck
- Children's Play Area
- Fitness Centre
- Indoor Multipurpose Room
- Landscaped Podium Deck
- 24-hour Security
- Rooftop Lounge

The Developer

EMAAR REVENUE FOR 2022 – AED 24.9 BN

With a proven track-record in delivery, Emaar has delivered 92,000 residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination.