
Elvira
DUBAI HILLS ESTATE
EMAAR



Dubai Hills *Estate*

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.

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





The Green Heart of *Dubai*

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.

A Natural
Charm that will Never

Fade Away





Welcome to

Elvira

Elvira is a refuge of luxury living within Dubai Hills Estate, and it's only a few minutes away from the hustle and bustle of Downtown Dubai, where you'll find the city's business, financial, and retail emporia.

This community has everything you might want, including spacious one- to three-bedroom homes, open green areas surrounded with trees, and convenient proximity to a variety of educational, retail, medical, recreational, and social amenities.



Perfectly *Positioned*

With easy access to Al Khail Road, Elvira 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

An Oasis of
Calm and
Tranquility





A Sense of *Belonging*

There's hours of wonderful fun waiting for you in Elvira, where bustling streets packed with tempting shop windows and attractive eateries give way to magnificent, tranquil park spaces teeming with birdsong.
Just step outside and be inspired.

Overlooking Dubai Hills Park

Footsteps away from cafés, restaurants & retail

Footsteps from Dubai Hills Mall





The Lifestyle
Your Family

Deserves

A Parkland *Paradise*

With every amenity you could ever need just a stone's throw away, Elvira is located at the centre of a comprehensive community, boasting world-class health and education facilities, exceptional leisure and wellness experiences, and a premium retail and lifestyle destination.

This well-connected two-tower development is the embodiment of comfort, convenience and connectivity – amidst the beauty of nature, yet minutes from the city's most popular hotspots.

- Swimming pool & kids' pool
- Fully equipped gym
- Multi-function room
- Generous landscaped podium area
- BBQ area with access to Dubai Hills Park







Urban Elegance at its *Best*

Elvira offers stylish 1, 2 and 3-bedroom apartments with vast balconies, 3-bedroom townhouses located directly on Dubai Hills Park, and 3-bedroom duplex units with generous terraces. Each apartment's ultra-contemporary design complement the building's elegant, streamlined architecture guaranteeing the best park views.

Sophisticated Living

Spaces

Come home to living spaces that exude sophistication, comfort with large windows welcoming in natural light and providing wonderful views of the park outside.
A neutral material palette adding a warm ambiance throughout the open-floor designed spaces.









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
- Volleyball
- Basketball Court
- Skate Park
- Dog Park





Dubai Hills *Mall*

Dubai Hills Mall is a destination of endless possibilities. Ideally positioned on the crossroads of Umm Suqeim 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 & Eateries
- Family-Friendly Activities & Amusements
- Record-Breaking Indoor Rollercoaster


ULL&BEAR
PULL&BEAR

Dubai Hills *Golf Club*

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

- Driving Range
- Putting Green
- Spacious Floodlit Practice Facility
- Golf Academy
- Gym, Pool & Other Amenities
- A Host Of Dining Options







EMAAR

Global Lifestyle Developer

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*.

Market Cap AED
40Bn
FY 2021

Revenue AED
28.27Bn
As of Dec. 2021

Net Profit AED
3.8Bn
FY 2021

Presence in
12+
Global Markets

Delivered
81,600+
Residential Units

Under Development
35,200+
Units

*As in 31 December 2021

Elvira

DUBAI HILLS ESTATE

CONTACT US

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 or any of our Sales Centres across the UAE.

DUBAI

Emaar Sales Centre | Next to Souq Al Bahar, 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

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