

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 Elvira?

- ◆ Comfort, convenience and connectivity combine in one, two and three-bedroom apartments that exude elegance.
- ◆ A wide array of world-class amenities.
- ◆ A variety of dining, business, retail, and leisure destinations at your doorstep.
- ◆ At the centre of a comprehensive community, offering residents and visitors the very best health, education and recreational facilities.
- ◆ Directly on Dubai Hills Park and minutes away from Dubai Hills Mall.
- ◆ Designed with contemporary living in mind, ideal for those who seek a balanced lifestyle.



Location & Views

- ◆ 12 mins to Downtown Dubai; 15 mins to Dubai Marina, 20 mins to Dxb Int' Airport; 25 mins to Al Maktoum Int' Airport.
- ◆ Central location with easy access to Al Khail Road.
- ◆ Breath taking views of the Dubai Marina Skyline and Dubai Hills Estate flourishing landscapes.
- ◆ Just minutes away from Downtown Dubai and other businesses, retail, and tourism hubs.
- ◆ Close to 18-hole Championship Golf Course.

Instalment	Payment Percentage	Due Date
Down Payment	10%	January 2023
1st Instalment	10%	March 2023
2nd Instalment	10%	September 2023
3rd Instalment	10%	March 2024
4th Instalment 20% Construction Completion	10%	August 2024
5th Instalment 40% Construction Completion	10%	March 2025
6th Instalment 60% Construction Completion	10%	September 2025
7th Instalment 80% Construction Completion	10%	March 2026
8th Instalment 100% Construction Completion	20%	December 2026

Available Units	Area Sq. ft.		Starting Price (In AED Mn)
	Minimum	Maximum	
1-Bedroom Apartment	693	721	1.29
2-Bedroom Apartment	1,063	1,142	1.91
3-Bedroom Apartment	1,501	3,392	2.99
3-Bedroom Townhouse	2,395	2,395	4.80
3-Bedroom Duplexes	2,500	2,532	4.44

Facts

- ◆ 320 Units: 1-bedroom apartments
- ◆ 344 Units: 2-bedroom apartments
- ◆ 188 Units: 3-bedroom apartments
- ◆ 12 Units: 3-bedroom townhouses
- ◆ 28 Units: 3-bedroom duplexes



Residential Units

- ◆ One, two and three-bedroom apartments with vast balconies.
- ◆ 3-bedroom townhouses located directly on Dubai Hills Park.
- ◆ 3-bedroom duplex apartments with generous terraces.
- ◆ Elvira's sophisticated living spaces are the epitome of chic practicality and modernity.
- ◆ Floor-to-ceiling windows.

Amenities



- ◆ Swimming Pool & Kids' Pool
- ◆ Fully Equipped Gym
- ◆ Multi-Function Room
- ◆ Kids' Room
- ◆ Vibrant Shared Spaces
- ◆ Generous landscaped podium area
- ◆ BBQ Area with access to Dubai Hills Park

The Developer

EMAAR REVENUE FOR 2021 – AED 28.27 BN

With a proven track-record in delivery, Emaar has delivered over 81,600 residential units in Dubai and other key 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.