

THE COMMUNITY

DUBAI HILLS ESTATE - THE GREEN HEART OF DUBAI

Dubai Hills Estate unfolds like a retreat, an escape into a blissful sanctuary. A place to unwind, recharge, and reconnect with nature. Framed by rolling greens and panoramic vistas, it is where wellness flows, movement thrives, and connections come to life. Spanning over 11 million square meters, Dubai Hills Estate seamlessly weaves contemporary living into a lush, green tapestry. Often hailed as 'The Green Heart of Dubai', it offers a balance — moments from the city, yet worlds away in spirit.

WHY GREENCREST?

- Carved by Nature: A haven where architecture breathes with nature and golf course views.
- Community Connection: Curated social spaces and peaceful terraces encourage shared moments and laughter.
- Intimate and Timeless: Every residence is crafted to bring life with style, comfort, and modern sophistication.
- Calm by Design: A lifestyle rooted in wellness and belonging.
- Wellness Flows: Designed to inspire movement with indoor & outdoor gyms, pools, barbeque areas, yoga decks.
- Elegant Designs: Contemporary flair, a striking silhouette against the lush Dubai Hills Estate landscape.



LOCATION & VIEWS

- Dubai Hills Estate - The Green Heart of Dubai: Blissful sanctuary nearby Dubai Hills Mall, Dubai Hills Golf Club, Dubai Hills Park.
- Seamless Access: 10 mins to Downtown Dubai, 10 mins to Dubai Marina, 15 mins to Dubai Int'l Airport, 20 mins to Al Maktoum Int'l Airport.

| Instalment                                     | Payment Percentage | Date       |
|------------------------------------------------|--------------------|------------|
| Down Payment                                   | 10%                | On Booking |
| 1st Instalment                                 | 10%                | MAR 2026   |
| 2nd Instalment                                 | 10%                | AUG 2026   |
| 3rd Instalment                                 | 10%                | JAN 2027   |
| 4th Instalment<br>30% Construction Completion  | 10%                | APR 2027   |
| 5th Instalment<br>50% Construction Completion  | 10%                | OCT 2027   |
| 6th Instalment<br>70% Construction Completion  | 10%                | FEB 2028   |
| 7th Instalment<br>90% Construction Completion  | 10%                | AUG 2028   |
| 8th Instalment<br>100% Construction Completion | 20%                | JUN 2029   |

| Bedrooms  | Units | Min. Area (Sq. ft.) | Max. Area (Sq. ft.) | Min. Prices (in AED Mn) |
|-----------|-------|---------------------|---------------------|-------------------------|
| 1 Bedroom | 84    | 774                 | 847                 | 1.57 Mn                 |
| 2 Bedroom | 70    | 1,266               | 1,543               | 2.60 Mn                 |
| 3 Bedroom | 41    | 1,735               | 1,928               | 3.89 Mn                 |

FACTS

- Total Units: 195 Units

RESIDENTIAL UNITS

- Unwind in calming, elegant surroundings where sunlight fills every thoughtfully designed layout, creating a sense of openness and ease.
- Discover one, two, and three-bedroom residence perfectly balances comfort and functionality.



AMENITIES



- Indoor Gym
- Outdoor Gym
- Adult Swimming Pool
- Kids Pool
- Multi-purpose Hall
- Indoor Kids Play Area
- Outdoor Kids Play Area
- Barbeque Area
- Muga Court
- Yoga Deck

The Developer

EMAAR'S REVENUE FOR 2024 – AED 35.5 Bn

With a proven track-record in delivery, Emaar has delivered approximately 118,400+ residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.