HILLS PARK

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 Hills Park?

- 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.
- Footsteps from Dubai Hills Park and 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
- Breathtaking 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%	AUG 2022
1st Instalment	10%	OCT 2022
2nd Instalment	10%	APR 2023
3rd Instalment	10%	OCT 2023
4th Instalment 20% Construction Completion*	10%	FEB 2024
5th Instalment 40% Construction Completion*	10%	AUG 2024
6th Instalment 60% Construction Completion*	10%	FEB 2025
7th Instalment 80% Construction Completion*	10%	JUL 2025
8th Instalment 100% Construction Completion*	20%	APR 2026

*Estimated Construction Completion Date

Available Units	Area Sq. ft. Minimum	Area Sq. ft. Maximum	Starting Price (In AED Mn)
1-Bedroom *Apartment*	675	676	1.21
2-Bedroom *Apartment*	994	1,074	1.74
3-Bedroom *Apartment*	1,683	1,777	2.96

Facts

- 1-bedroom apartments: 232 Units
- 2-bedroom apartments: 177 Units
- 3-bedroom apartments: 35 Units



Residential Units

- One, two and three-bedroom apartments
- Hills Park's sophisticated living spaces are the epitome of chic practicality and modernity
- Floor-to-ceiling windows

Amenities



- Barbecue & Outdoor Dining Areas
- Yoga & Sun Decks
- Outdoor Kids´ Play Area
- Community Pool & Kids´ Pool
- Outdoor Fitness Area
- Fully Equipped Gym

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.