PALACE
RESIDENCES
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 PALACE RESIDENCES?

- Comfort, convenience and connectivity combined in 1-, 2-, and 3-bedroom apartments, and 3-bedroom townhouses, in the luxury signature of Palace Hotels + Resorts
- A wide array of world-class amenities
- A variety of dining, business, retail, and leisure destinations at your doorstep
- At the center of a comprehensive community, offering residents and visitors the very best health, education and recreational facilities
- Direct access to Dubai Hills Park and Dubai Hills Mall
- Designed with contemporary living in mind, ideal for those who seek a balanced lifestyle



LOCATION & VIEWS

- 15 mins to Downtown Dubai; 15 mins to Dubai Marina, 20 mins to Dxb Int'l Airport; 25 mins to Al Maktoum Int'l Airport
- Central location with easy access to Al Khail Road
- Close to 18-hole Championship Golf Course
- Strategically located, Palace Residences connects you effortlessly to Dubai's vibrant lifestyle.
- For a touch of grandeur, the higher floors offer breathtaking views of the iconic Dubai Skyline, symbolising the pinnacle of Dubai's luxury

Instalment	Payment Percentage	Due Date
Down Payment	10%	May 2024
1st Instalment	10%	July 2024
2nd Instalment	10%	January 2025
3rd Instalment	10%	June 2025
4th Instalment 20% Construction Completion	10%	January 2026
5th Instalment 40% Construction Completion	10%	September 2026
6th Instalment 60% Construction Completion	10%	March 2027
7th Instalment 80% Construction Completion	10%	October 2027
8th Instalment 100% Construction Completion	20%	April 2028

Available Units	Area Sq. ft.		Starting Price
	Minimum	*Maximum*	*(In AED Mn)*
1-Bedroom	738	920	1.76
2-Bedroom	1,106	1,515	2.59
3-Bedroom	1,466	1,959	3.58
3-Bedroom Townhouses	2,294	2,303	6.26

FACTS

- 1, 2 & 3-bedroom Apartments & 3-bedroom Townhouses: 962 units



RESIDENTIAL UNITS

- One, two and three-bedroom apartments with vast balconies
- Three-bedroom townhouses with lush landscape views
- Palace Residences' sophisticated living spaces are the epitome of chic practicality and modernity
- Floor-to-ceiling windows

AMENITIES



- Lap Pool & Pool Deck
- Children's Play Areas
- Fitness Centre
- Indoor Multipurpose Room
- Landscaped Podium Decks
- 24/hour Security
- Covered Car Park

THE DEVELOPER

EMAAR'S REVENUE FOR 2023 –
AED 26.7 Bn (US$ 7.3 Bn)

With a proven track-record in delivery, Emaar has delivered approximately 108,000 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.