PARK GATE

DUBAI HILLS ESTATE

EMAAR

The

GREEN HEART OF DUBAI



Dubai Hills Estate 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.



Prime

POSITION, PERFECT ACCESS

Park Gate boasts a prime location at the gateway of Dubai Hills Estate, offering convenient access to Al Khail Road. This advantageous position is further enhanced by a variety of amenities. In addition to its own charming sikkas and intimate pocket parks, residents can enjoy state-of-the-art recreational, educational, and health facilities, all of which contribute to the exclusive lifestyle offered by Dubai Hills Estate.

- Prime Location
- Dubai Hills Mall
- Dubai Hills Park
- Premier Golf Course



Perfectly POSITIONED

Experience luxury—strategically positioned, yet distant from the city's hustle. Thanks to Al Khail Road, Downtown Dubai and major hubs are minutes away and soon, Etihad Rail and Dubai Metro will offer swift airport and emirate connections.

15 minutes from Dubai Downtown

15 minutes from Dubai Marina

20 minutes from Dubai Int'l Airport

25 minutes from District 2020

Luxury

NATURE, AND ELEGANCE

The

ESSENCE OF FINE LIVING



Park Gate is Dubai Hills Estate's final villa community, offering a harmonious blend of modern luxury and serene nature. This bespoke development, crafted with the utmost attention to detail, promises a lifestyle that transcends the ordinary, positioning itself as a sought-after destination for discerning individuals.

Park Gate is your personal haven that encapsulates natural beauty and luxurious amenities, boasting an ideal location at the master development's main entrance.



Urban

CHIC AND NATURAL CHARM



Park Gate is an oasis where urban chic seamlessly blends with nature's bliss. It's a serene haven that celebrates the lush landscapes of manicured sikkas and pocket parks, alongside the vibrant urban avenues of Dubai Hills Estate and a host of world-class amenities, creating diverse experiences for every resident.

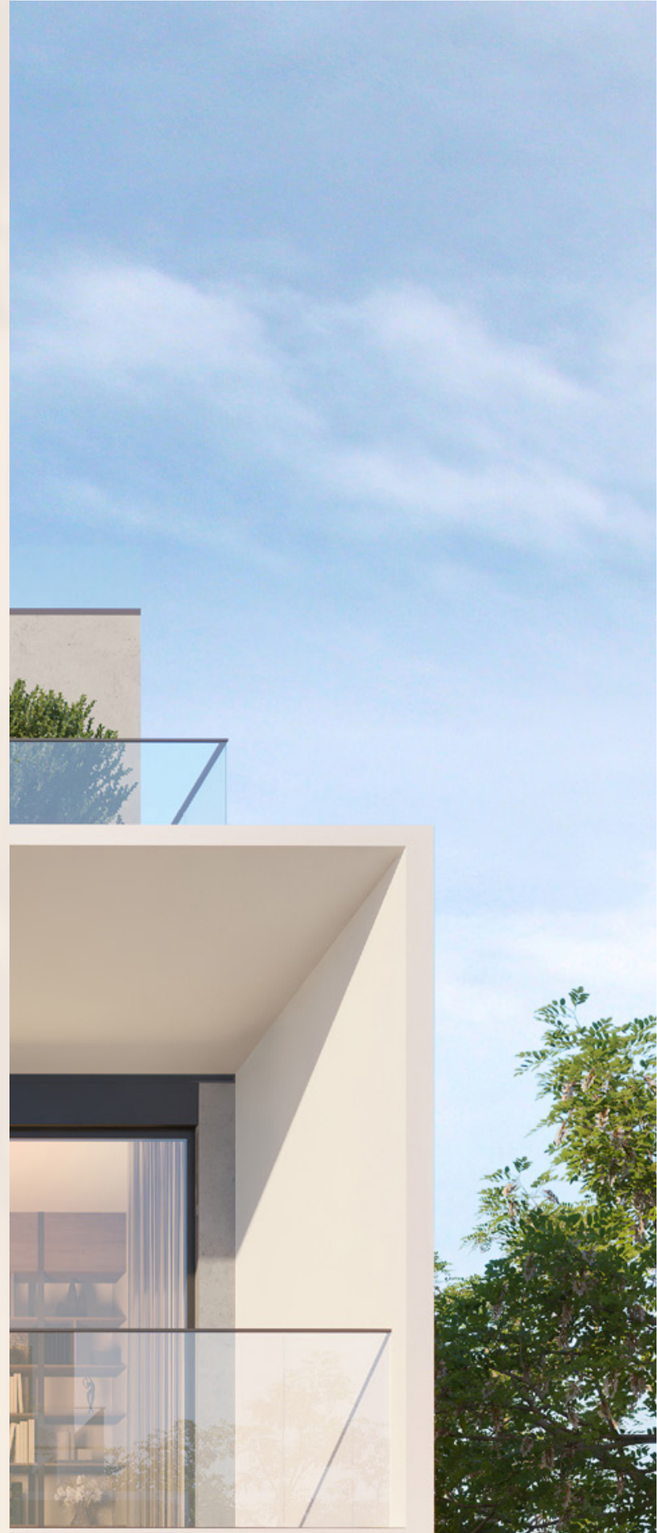


Modern

DESIGN EXCELLENCE



The architectural vocabulary at Park Gate is a perfect example of minimalist form and functional appeal. The villas have a contemporary appearance and feel, with clean lines and a minimalist approach that blends in with the natural surroundings. Each residence is thoughtfully designed with expansive balconies and garden roof terraces that provide breathtaking views of the amenities and lush linear parks and foster an exceptional indoor-outdoor living experience.





Pure

ELEGANCE, REFINED DESIGN

Park Gate's elegant interiors highlight the value of fine craftsmanship and thoughtful design. Each villa's neutral colour scheme and natural textures create a comfortable and relaxing environment. Luxury and comfort are communicated using high-end flooring, cabinetry, and fixtures. Because of the open floor plan and floor-to-ceiling windows, each room is aesthetically pleasing, functional, and ideal for living a stress-free life.

















Reflects

ARCHITECTURAL BRILLIANCE

Coveted

SANCTUARIES OF LIVING

At Park Gate, each villa reflects architectural brilliance and interior grace. The development presents two distinct villa types, each crafted to perfection.



5-Bedroom Masterpieces

These exclusive units are sanctuaries of opulence and sophistication, offering expansive living spaces, elegant interiors, and serene outdoor areas.

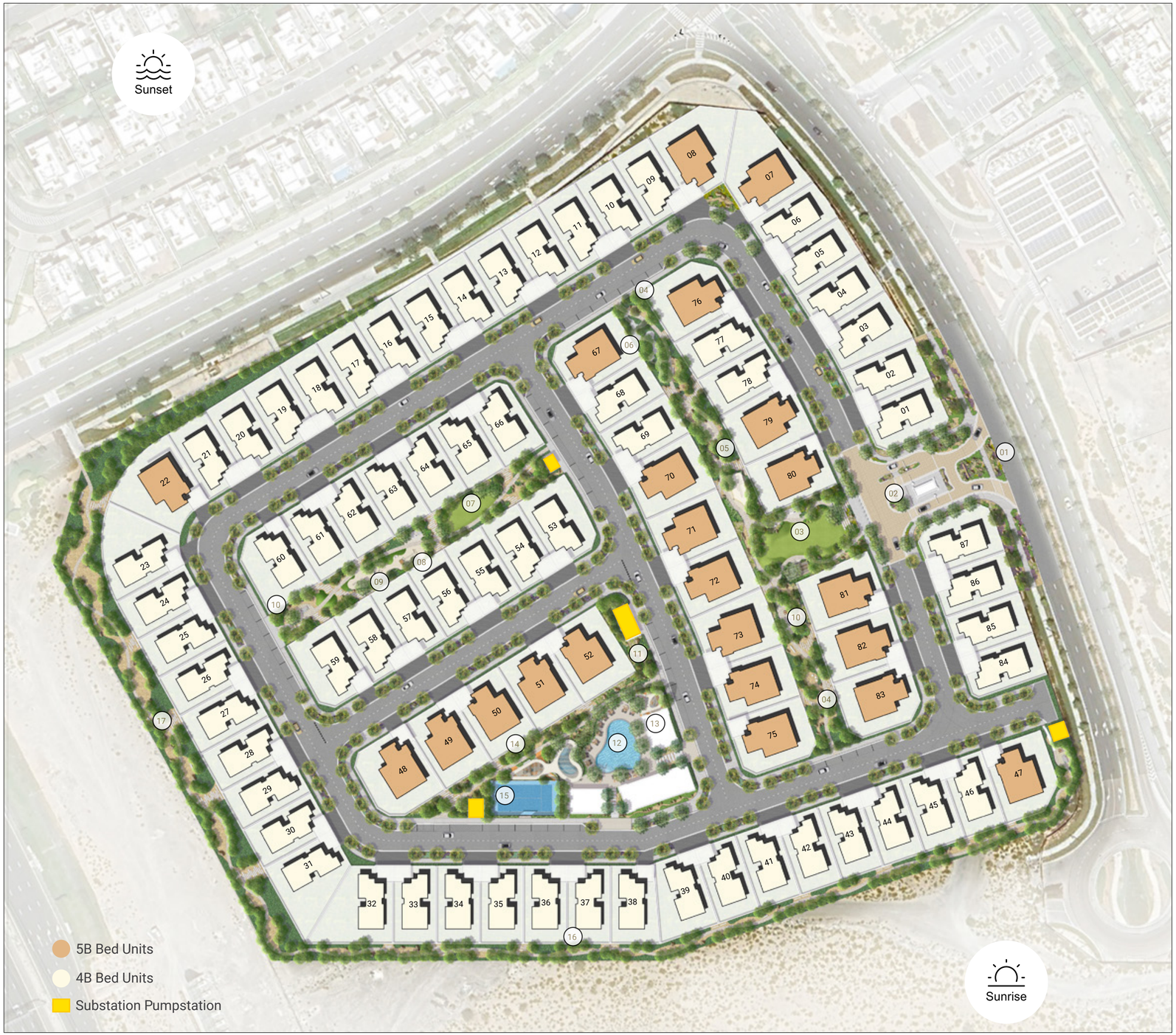


4-Bedroom Havens

Blend modern chic with intimate warmth; these abodes are ideal for families and individuals seeking a stylish yet cosy living environment. Each villa, epitomizes design excellence, ensuring a cherished life at Park Gate.

PARK GATE

DUBAI HILLS ESTATE



01 Gateway Entry

02 Guardhouse

03 Flexible Lawn - Gateway Garden

04 Seating Area

05 Play Trail

06 Scooter Loop

07 Pocket Lawn

08 Natural Play

09 Outdoor Fitness

10 Table Tennis

11 Lush Garden

12 Pool

13 Community Center

14 Kid’s Play

15 Padel Tennis

16 Buffer Zone 1

17 Buffer Zone 2
(Not part of plot boundary)





Exclusive

AMENITIES, ENHANCED LIFE





Park Gate's luxury amenities have been designed to enhance and elevate the lives of its residents. These cutting-edge amenities improve the living experience and foster a sense of belonging in a community where luxury and comfort intertwine in everyday life. The community offers an array of facilities for wellness, entertainment, and convenience:

- Fitness Facilities
- Swimming Pools
- Children's Play Areas
- Padel Court & Table Tennis
- Communal Spaces
- BBQ Areas
- Access to Dubai Hills Park
- Proximity to Premier Healthcare & Educational Facilities









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 in 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 Park Gate.

- 650+ Shopping & Dining Outlets
- Eclectic Array of Restaurants & Eateries
- Family-Friendly Activities & Amusements
- Record-breaking Indoor Rollercoaster





DUBAI HILLS GOLF *Club*

Dubai Hills Golf Club encompasses 1.2 million 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

Global

LIFESTYLE DEVELOPER

As one of the most valuable and reputable real estate developers in the world, Emaar aims to provide world-class design and unrivalled products in the most desirable locations. The Group's portfolio consists of large-scale integrated residential developments, shopping malls, hotels, entertainment, and leisure destinations. Some of Emaar's most iconic landmarks include Burj Khalifa, the world's tallest building.

51.8 BN
Market Cap AED
FY 2022

24.9 BN
Revenue AED
FY 2022

6.8 BN
Net Profit AED
FY 2022

12+
Global Market
Presence

85,000+
Delivered
Residential Units

27,000+
Under Development
Residential Units

*As in 31 December 2022



PARK GATE | DUBAI HILLS ESTATE

PARK GATE

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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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