Parkland

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 Parkland?

- Prime location with easy access to key spots: King's College Hospital (5-minute drive), Business Park (5-minute walk), Dubai Hills Mall (8-minute walk), and Downtown Dubai (15-minute drive).
- Direct views of Dubai Hills Park and panoramic city skyline vistas.
- A vibrant community with regular events and opportunities for connection.
- 1, 2 & 3- bedroom apartments designed for comfort and practicality, with calming open spaces, modern kitchens, and luxurious bathrooms.
- World-Class Amenities including indoor and outdoor gyms, swimming pools for adults and kids, play areas, communal spaces, and BBQ zones.
- Direct access to Dubai Hills Park, the longest park-stretch in any community,
- Across the street from Dubai Hills Mall with over 650 shopping and dining outlets.
- Short stroll to Dubai Hills Golf Club with pristine fairways and views of Burj Khalifa.



Location & Views

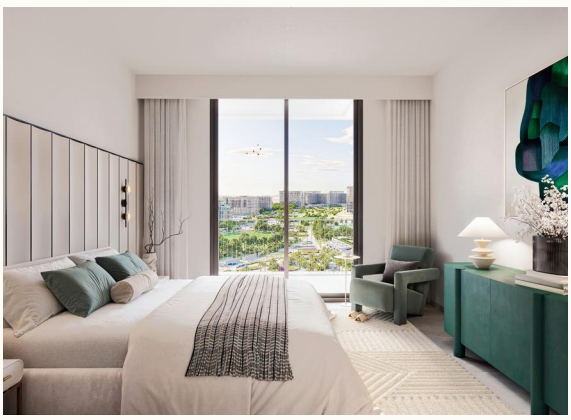
- Overlooking Dubai Hills Park
- 5-minute drive to King's College Hospital
- Across the street from Dubai Hills Business Park
- Across the street from Dubai Hills Mall
- 15-minute drive to Downtown Dubai

Instalment	Payment Percentage	Date
Down Payment	10%	AUG 2024
1st Instalment	10%	OCT 2024
2nd Instalment	10%	MAR 2025
3rd Instalment	10%	AUG 2025
4th Instalment 20% Construction Completion	10%	APR 2026
5th Instalment 40% Construction Completion	10%	DEC 2026
6th Instalment 51% Construction Completion	5%	MAR 2027
7th Instalment 70% Construction Completion	10%	SEP 2027
8th Instalment 80% Construction Completion	5%	JAN 2028
9th Instalment 100% Construction Completion	20%	NOV 2028

Apartments	Units	Min. Area (sq. ft.)	Max. Area (sq. ft.)	Starting Price (in AED Mn)
1 -Bedroom	95	742	884	1.5 Mn
2 -Bedroom	69	1,227	1,380	2.8 Mn
3 -Bedroom	45	1,813	1,841	4 Mn

Facts

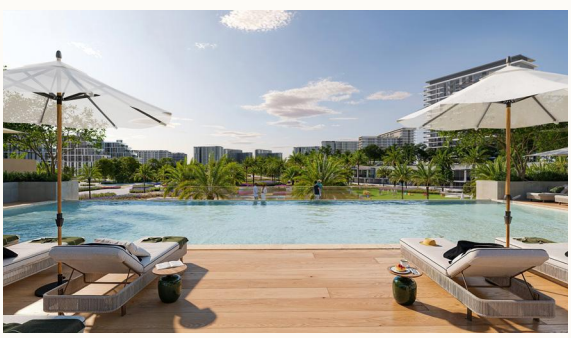
- 209 Units: 1, 2 & 3- bedroom apartments



Residential Units

- 1, 2 & 3-bedroom apartments
- Each unit is designed to provide luxury, comfort, and serenity

Amenities



- Gym (Indoor & Outdoor)
- Swimming Pool (Adults & Kids)
- Play Area
- Communal Spaces
- BBQ Area
- Padel Tennis Court

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.