Rosehill
DUBAI HILLS ESTATE

EMAAR

THE COMMUNITY

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 ROSEHILL?

- Emerald Horizons: Life flows with light and greenery, framed by golf course views and tranquil landscaped courtyards.
- Harmonies of Home: Discover 1, 2, and 3-bedroom sanctuaries that are artfully composed to embrace the soul.
- Radiant Spaces: The interiors feature a soothing palette of soft neutrals sets a tranquil tone.
- Nearby Attractions: Moments from Rosehill: Dubai Hills Mall, Dubai Hills Park, and Dubai Hills Golf Club, plus top schools, gourmet dining, and Kings College Hospital—all within easy reach.



LOCATION & VIEWS

- Connectivity: 10 Mins to Downtown Dubai, 10 Mins to Dubai Marina, 15 Mins to Dubai Int'l Airport, 25 Mins to Al Maktoum Int'l Airport
- Centrally located with direct access to Al Khail Road and Dubai's key destinations

Instalment	Payment Percentage	Date
Downpayment	10%	ON BOOKING
1st Instalment	10%	SEP 2025
2nd Instalment	10%	MAR 2026
3rd Instalment	10%	SEP 2026
4th Instalment 40% Construction Completion	10%	FEB 2027
5th Instalment 60% Construction Completion	10%	AUG 2027
6th Instalment 80% Construction Completion	10%	FEB 2028
7th Instalment 90% Construction Completion	10%	JUN 2028
8th Instalment 100% Construction Completion	20%	JUN 2029

Bedrooms	Units	Min. BUA (sq. ft.)	Max. BUA (sq. ft.)	Starting Price (in AED Mn)
1 -Bedroom	197	741	844	1.6 Mn
2 -Bedroom	118	1,081	1,365	2.31 Mn
3 -Bedroom	38	1,656	1,799	3.56 Mn

RESIDENTIAL UNITS

- Total Units: 353 units
- Discover 1, 2, and 3-bedroom sanctuaries are artfully composed to embrace both space and soul
- The interiors are meticulously designed to evoke a serene sanctuary with a soothing palette of soft neutrals
- The outdoors flows into the fabric of home amid lush sanctuaries



AMENITIES



- Swimming Pool
- Padel Court
- Basketball court
- Ping Pong
- Yoga Deck
- Botanical Garden
- Outdoor Gym Area
- BBQ Area
- Gymnasium
- Kid's Play Area

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.