



PARADISE HILLS

Luxurious.

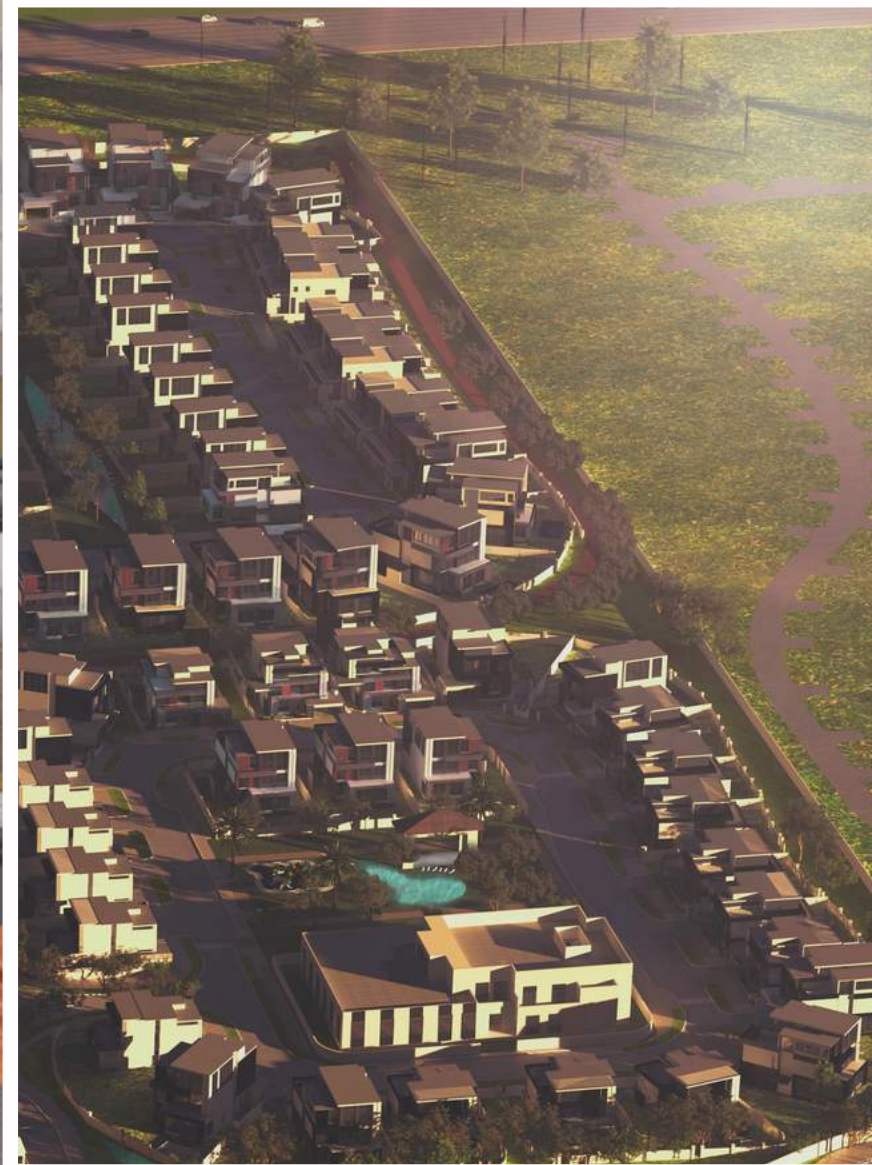
Exotic.

Serene.





# PARADISE HILLS



What you need, to take your  
Dubai lifestyle to the next level!



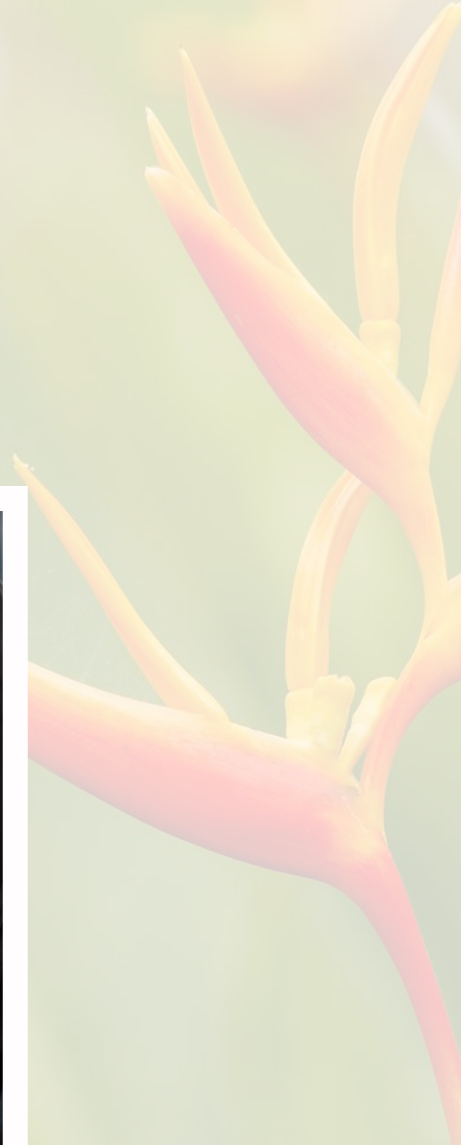
# UTOPIA



**P**aradise Hills is a true paradise on earth. Located right within the heart of Dubai, and offering a unique luxurious experience.

*Going above and beyond to  
make you experience a pure  
nirvana.*

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 Paradise Hills

 Palm Jumeirah

 Burj Al Arab

# PIN YOUR NEW LOCATION

Our estate is an ultra-modern gated community housing 170 pent suites and townhouses, accompanied with stellar amenities.

At the Hills, located on Sheikh Zayed Bin Hamdan street, you will be centered within Dubai, with its exuberating shine and essence vibrating through your home.

- 20 Minutes away from Palm Jumeirah
- 25 Minutes away from Downtown

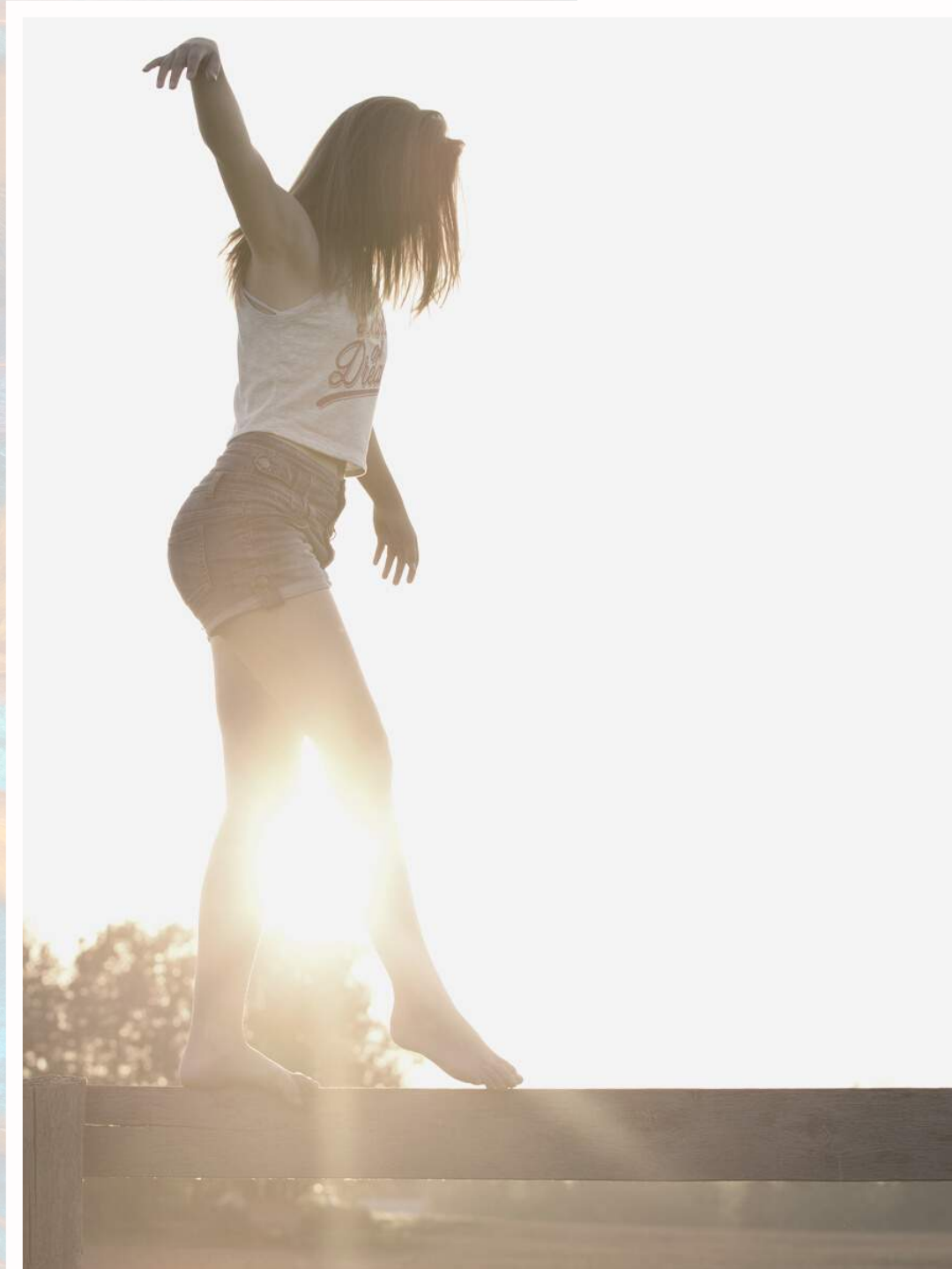


# YOUR NEW ADDRESS

**P**aradise Hills offers a distinctive location, one far from the crowds and closer to serenity and calmness.

Paradise Hills is located only minutes away from Dubai's key attractions, offering a strategic location combining luxurious city living with nature and calmness.

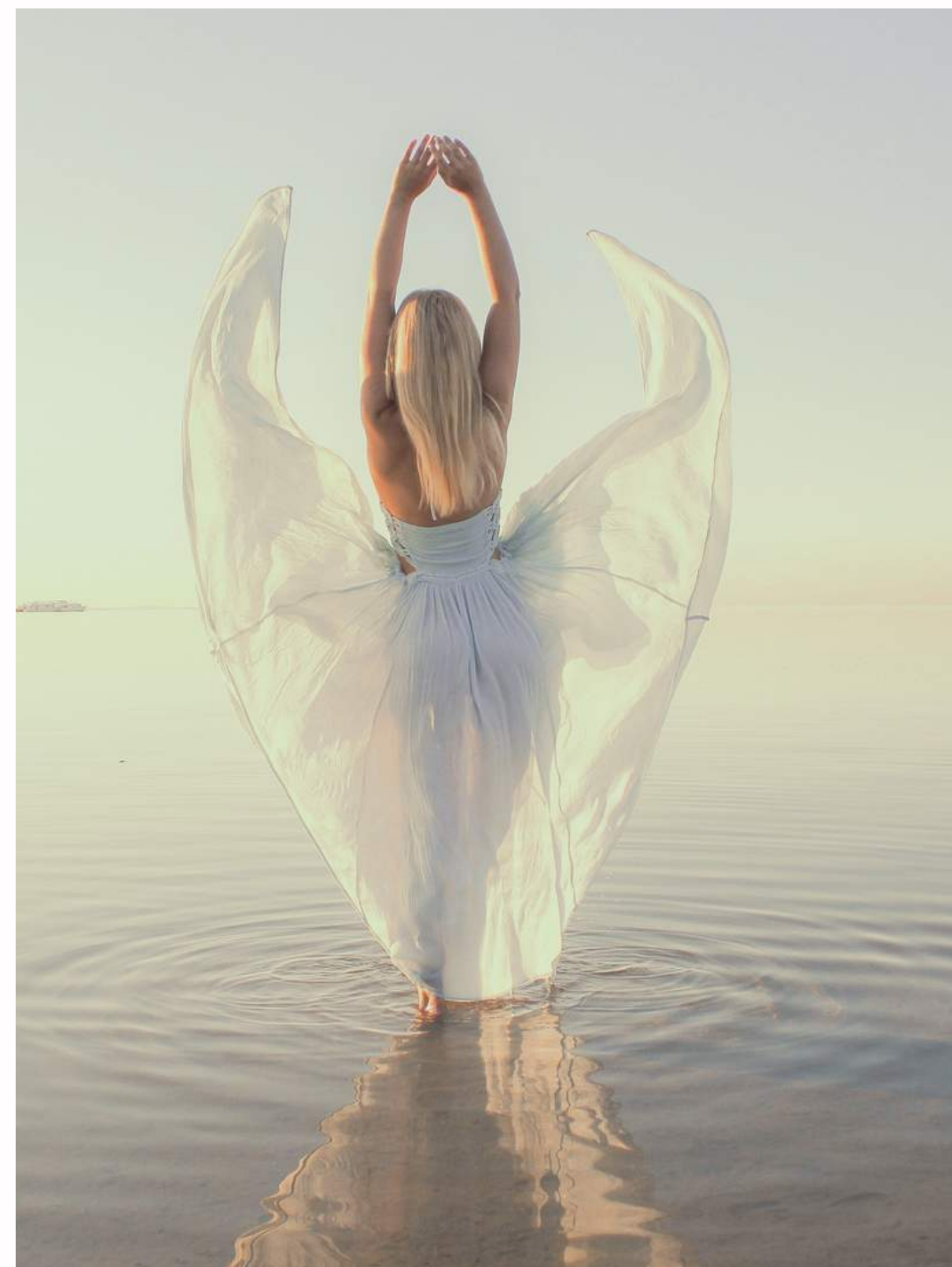
# *EXCLUSIVE LIVING*



Beyond our exceptional amenities, Paradise Hills offers remarkable landscaping within the estate. A true representation of fine landscape craftsmanship at work.

The lush and open landscapes amplify the common theme of tranquility and luxury within the community.

*YOU*



Our pent suites and townhouses at Paradise Hills are designed with only **YOU** in mind.

We deliver to **YOU** this residency with habitable, rest and magnificent style to create your own paradise.



# *SERENE*



Our villas meet your utmost needs of luxury, comfort, and serenity. The exclusive resort-inspired design offers a well-balanced combination of luxurious contemporary living along with an exceptional cozy aura.

# EXPERIENCE OUR LUXURIOUS FEATURES

- Stellar amenities
- Modern home-elevators
- Double bathroom vanity in Master Suite
- Private Balcony
- High-ceiling open hallways
- Fashionable wooden kitchen
- Floor to ceiling windows
- Private terrace
- Private pools



# A PLACE TO ENJOY LIFE

Our luxurious residency at Paradise Hills will have you experience comfort and luxury, all while soaking in the beautiful Dubai sun.

Paradise Hills offers an exclusive variety of social and recreational amenities.

**Facilities include:**

- High-end gym with the latest top of the notch equipment
- Resort-inspired swimming pool
- Retail shops



# BUILT FOR YOU

## TOWNHOUSES

### CALM

+3,000 sqft.

### CALM

+3,500 sqft.

### HARMONY

4,000 sqft.

## PENT SUITES

### HEAVEN

5,300 sqft.

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### ETERNITY

7,000 sqft.

## COMMUNITY AMENITIES

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- Ample Green Spaces
- Jogging Tracks
- Themed Walking Tracks
- Community Shopping Center
- Retail Outlets
- Public Swimming Pools for Adults & Kids

- Kids Play Areas
- Outdoor Fitness Equipment
- Restaurants, SPA, Gymnasium, and Nursery
- Themed Birds Park
- Large Community Activity Hall
- Multiple Access Gates

- Themed Entrances
- 24 Hour Gated Security
- Lush Greenery and Themed Plantation
- Dedicated Dog Park
- Within a Premium Community Zone
- Connected Directly to SBH Road (D54 Road)

# CALM 3BR TOWNHOUSE

+3,000 sqft.



Our unique contemporary designed townhouses are created to offer you privacy, luxury, and comfort.

The three-bedroom townhouses offer an intimate floorplan, leaving you feeling cozy and serene.



# FLOOR PLANS

## Amenities

- Spacious Living Hall
- Dining Area
- Closed Kitchen
- Free Branded Kitchen Appliances
- Spacious Bedrooms
- Energy Saving Air-Conditioning

- Central Gas Connection
- Branded Sanitaryware
- Domestic Helper Room
- Utility Area
- Guest Bathroom
- Large Backyard

- Free Leisure Infinity Swimming Pool
- Premium Finishing Materials
- Full Height Double Glazed Glass Windows and Doors
- Excellent Space Management
- Private Terraces
- High Ceilings
- Spacious Two-Car Garage with Automatic Door

+3,000 sqft.

## END UNIT



## MIDDLE UNIT



# CALM 4BR TOWNHOUSE

+3,500 sqft.





Our modern townhouses are designed with space in mind to offer you luxury and privacy.

The four-bedroom villas reflect creativity in creating a feeling of serene to give you comfort at your own home.

Our designs, however, do not skip on your own private garage, balcony, and terrace.



# FLOOR PLANS

## Amenities

- Spacious Living Hall
- Dining Area
- Closed Kitchen
- Free Branded Kitchen Appliances
- All Master Bedrooms
- Additional living area in upper floor
- Energy Saving Air-Conditioning
- Central Gas Connection
- Bedroom on the Ground Floor
- Branded Sanitaryware
- Domestic Helper Room
- Utility Area
- Guest Bathroom
- Large Backyard
- Free Leisure Infinity Swimming Pool
- Premium Finishing Materials
- Full Height Double Glazed Glass Windows and Doors
- Excellent Space Management
- Private Terraces
- High Ceilings
- Spacious Two-Car Garage with Automatic Door

+3,500 sqft.

## END UNIT



## MIDDLE UNIT



# HARMONY 4BR TOWNHOUSE

4,000 sqft.



Our four-bedroom townhouses offer a relaxing yet an uncompromised lavish lifestyle with the private pool for each villa, built for our residents to enjoy the fresh water under Dubai's sun after a busy day. Committed to providing an extraordinary experience, we included modern home-elevators to serve residents and their guests to wander around the spacious villa.



# FLOOR PLANS

## Amenities

- 2 Spacious Living Halls
- Dining Area
- Closed Kitchen
- Free Branded Kitchen Appliances
- Free Modern Elevator
- All Master Bedrooms
- Bedroom on the Ground Floor
- Branded Sanitaryware
- Domestic Helper Room
- Utility Area & Guest Bathroom
- Large Backyard
- Premium Finishing Materials
- Free Leisure Infinity Swimming Pool
- Energy Saving Air-Conditioning & Central Gas Connection
- Full Height Double Glazed Glass Windows and Doors
- Excellent Space Management
- Private Terraces
- High Ceilings
- Spacious Two-Car Garage with Automatic Door

4,000 sqft.



# HEAVEN 5BR PENT SUITE VILLA

5,300 sqft.



The luxurious heaven five-bedroom pent suites at Paradise Hills offer open space and natural sunlight like no other. With your own private terrace, covered with custom-made wood working to ease the vibrant Dubai sun, the villa is equipped with a variety of features making you truly feel at home, without missing out on Dubai luxury.



# FLOOR PLANS

## Amenities

- Full-Floor Pent Suite in last floor
- Dedicated Space for Your Pets
- Spacious Living Hall
- Dining Area
- Closed Kitchen
- Free Branded Kitchen Appliances
- Free Modern Elevator
- All Master Bedrooms
- Bedroom on the Ground Floor
- Branded Sanitaryware
- Domestic Helper Room & Driver Room
- Storeroom & Utility Area
- Guest Bathroom
- Large Backyard
- Free Leisure Infinity Swimming Pool
- Premium Finishing Materials & Free Marble Decorative Wall
- Energy Saving Air-Conditioning & Central Gas Connection
- Full Height Double Glazed Glass Windows and Doors
- Excellent Space Management
- Private Rooftop Terrace & Private Terraces
- High Ceilings
- Spacious Two-Car Garage with Automatic Door

5,300 sqft.



A2 TYPE - GROUND FLOOR PLAN



A2 TYPE - FIRST FLOOR PLAN



A2 TYPE - SECOND FLOOR PLAN



ETERNITY 6BR PENT SUITE VILLA  
7,000 sqft.



Our largest villa here at Paradise Hills, incredible open spaces with picturesque views from every high ceiling window. A marvelous six-bedroom pent suites with a private balcony and terrace, offering you exceptional serenity and peacefulness. With stellar landscape draping the house and your very own parking garage, the villa is made with tranquility in mind.



# FLOOR PLANS

## Amenities

- Full-Floor Pent Suite in last floor
- Dedicated Space for Your Pets
- Spacious Living Hall
- Dining Area
- Closed Kitchen
- Free Branded Kitchen Appliances
- Free Modern Elevator
- All Master Bedrooms
- Bedroom on the Ground Floor
- Branded Sanitaryware
- Domestic Helper Room & Driver Room
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- High Ceilings
- Spacious Two-Car Garage with Automatic Door

7,000 sqft.





# KEY FACTS

5

TYPES OF VILLAS

2

MILLION SQFT.

170

TOWNHOUSES AND PENT SUITES

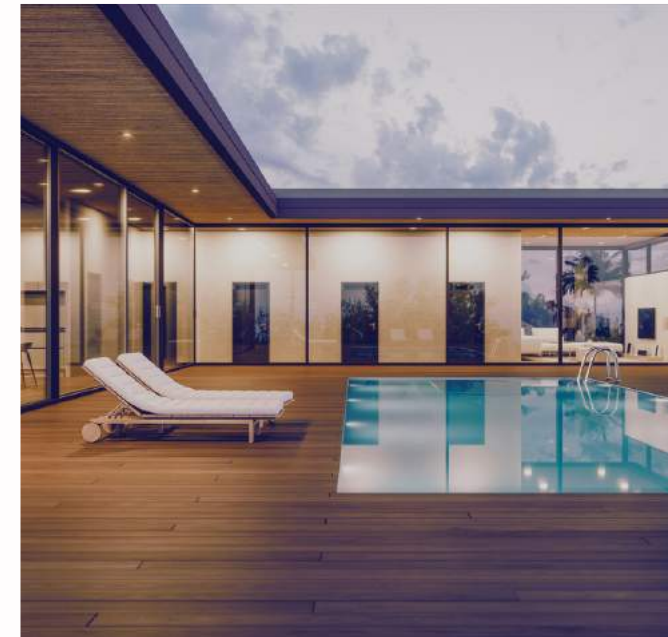
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MINUTES FROM KEY LOCATIONS

# KEY FACTS



**FREE  
ELEVATOR**



**FREE INFINITY  
SWIMMING POOL**



**FREE  
KITCHEN  
APPLIANCES**



**LARGE SPACES  
& PREMIUM  
FINISHES**