

## 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 Golf Hillside?

- ◆ Designed for modern living set against a backdrop of a lush landscape where you can enjoy the finer things in life.
- ◆ Luxurious lobby featuring a contemporary-furnished residents' lounge.
- ◆ A 20-floor contemporary tower with a comprehensive amenity podium.
- ◆ 1- to 3-bedroom apartments with uninterrupted views on the lush golf course and elegant low rise villa communities.
- ◆ Finishing and materials in neutral tones carefully chosen for their aesthetics qualities and efficiency.
- ◆ State-of-the-art project inspired by a passion for sustainability.



## Location & Views

- ◆ Minutes away from King's College Hospital and Dubai Hills Mall
- ◆ 20-minute drive to Downtown Dubai
- ◆ Overlooking the Dubai Hills Golf Course and low-rise communities
- ◆ 25-minute drive to Dubai International Airport

Instalment	Payment Percentage	Date
1st Instalment	10%	SEPT 2024
2nd Instalment	10%	NOV 2024
3rd Instalment	10%	APR 2025
4th Instalment	10%	SEPT 2025
5th Instalment 20% Construction Completion	10%	APR 2026
6th Instalment 40% Construction Completion	10%	DEC 2026
7th Instalment 60% Construction Completion	10%	JUL 2027
8th Instalment 80% Construction Completion	10%	JAN 2028
9th Instalment 100% Construction Completion	20%	DEC 2028

Apartments	Units	Min. Area (sq. ft.)	Max. Area (sq. ft.)	Starting Price (in AED Mn)
1-Bedroom	78	741	1,106	1.47 Mn
2-Bedroom	62	1,190	1,880	2.73 Mn
3-Bedroom	44	1,603	2,322	3.65 Mn

## Facts

- ◆ 184 Units: 1, 2 & 3- bedroom apartments



## Residential Units

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

## Amenities



- ◆ Infinity Pool & Pool Deck
- ◆ Children's Play Area
- ◆ Fitness Centre
- ◆ Indoor Multipurpose Room
- ◆ Landscaped Podium Deck
- ◆ Access to Dubai Hills Golf Course

## The Developer

EMAAR'S REVENUE FOR H1 2024 – AED 14.4 Bn

With a proven track-record in delivery, Emaar has delivered approximately 115,000 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.