



mallside
residence

CURIO COLLECTION
by Hilton™

Connecting you to
the essence of life



Developer

Development Manager



ROYAL DUNES
REAL ESTATE DEVELOPMENT LLC
AN **ESG** COMPANY



**ROYAL
DEVELOPMENT
COMPANY**
AN **ESG** COMPANY

CONNECTING YOU TO

DUBAI HILLS ESTATE

Discover a sanctuary with a lush green heart in one of Dubai's most desirable communities, where your home is a curated retreat from the hustle of everyday life.

Welcome to Mallside Residence in the sophisticated Dubai Hills Estate.

This enviable address seamlessly integrates convenience with opulence, granting easy entry to the city's longest park at 180,000 sqm, panoramic vistas, and a suite of world-class amenities.

Ideally positioned between the vibrant hubs of Downtown Dubai and Dubai South, Mallside Residence provides proximity to iconic destinations such as Dubai Marina, Palm Jumeirah, and Jumeirah, making it the discerning choice for those seeking a refined living.





CONNECTING YOU TO

DUBAI HILLS MALL

Life isn't supposed to be hard. That is why Mallside Residence is connected side by side to Dubai Hills Mall meaning high-quality shopping, dining, and entertainment are mere minutes away from your doorstep.





DUBAI HILLS
MALL



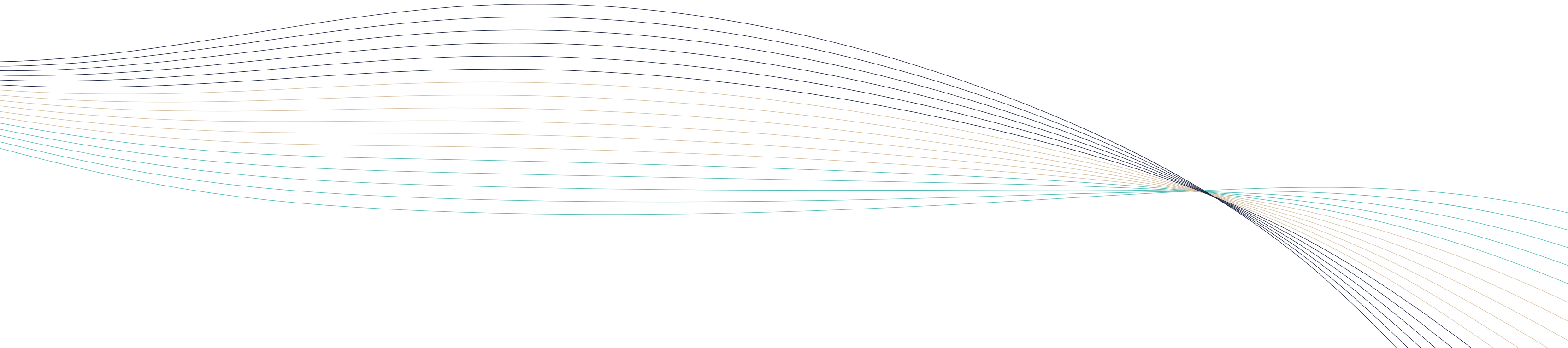
CONNECTING YOU TO **CURIO COLLECTION BY HILTON**

Mallside Branded Residence: A Blend of Modernity and Excellence.

Nestled in pristine Dubai Hills Estate, Mallside Residence combines the elegance of perfectly conceived branded living with the utmost comfort.

An ideal partnership in every sense, Mallside marries a dedication to excellence with the upscale essence of the Curio Collection by Hilton to create something truly special.

Beautiful in design and with a welcoming ambiance, this development promises the standard of living that has made Dubai famous.



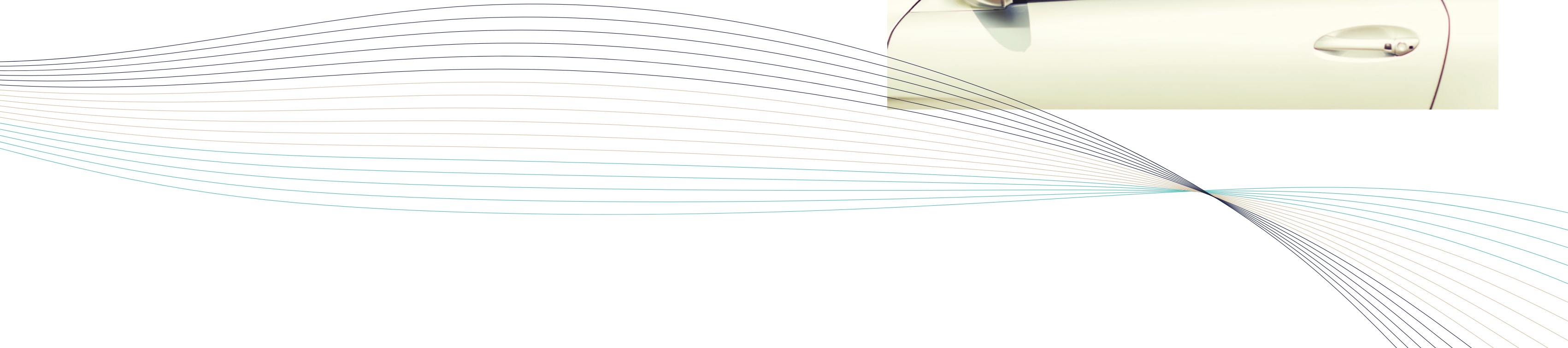


CONNECTING YOU TO **DUBAI'S ATTRACTIONS**

In a city where great connectivity makes a real difference, Mallside Residence has an enviable location strategically connected to key road networks, including Umm Suqeim Road and Al Khail Road.

Life at Mallside Residence means swift access to all of Dubai's key areas, so whether it's an important meeting in DIFC, a day of shopping at Dubai Mall, or a leisurely evening at Dubai Marina – you can be there within a 15-minute drive.

Commuter stress doesn't exist here.





Dubai International Airport



View to Burj Khalifa



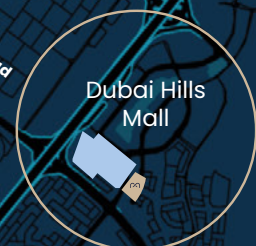
View to Burj Al Arab



Palm Jumeirah



Mall of the Emirates



Dubai Hills Mall



Dubai Marina

Umm Suqeim Road

Al Khail Road

mallside
residence

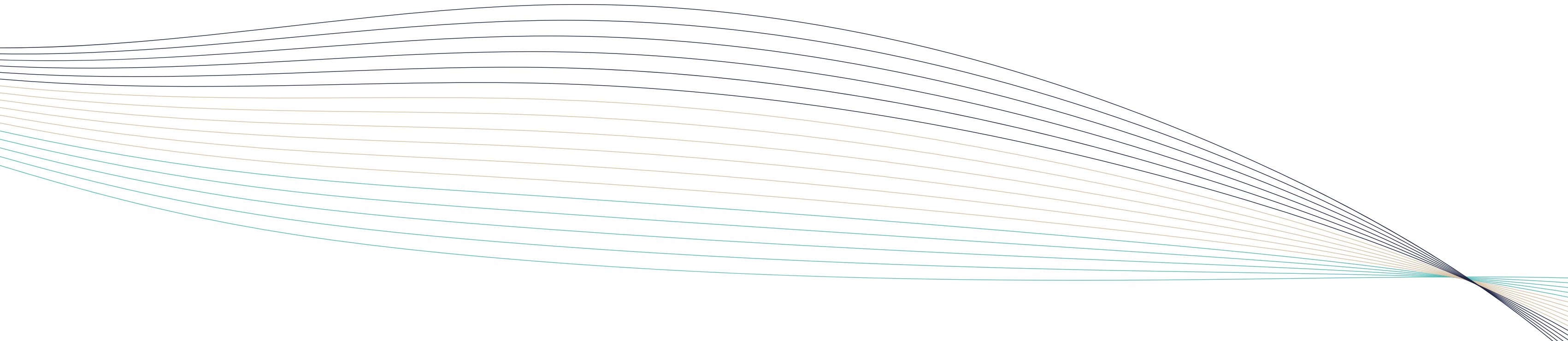
CURIO COLLECTION
by Hilton™





BREATHTAKING VIEWS: THE CANVAS OF DUBAI

Immerse yourself in inspiring views of Dubai's skyline. Mallside Residence is a vantage point for panoramic vistas capturing iconic landmarks, including the magnificent Burj Al Arab and the towering Burj Khalifa, set against the vibrant backdrop of the Dubai Hills community.



**UNOBSTRUCTED VIEWS OVERLOOKING
BURJ KHALIFA & BURJ AL ARAB**



WHERE UPSCALE LIVING MEETS CONVENIENCE

Mallside Residence offers a range of apartments, from studios to 3 bedrooms. Residents can indulge in a comfortable and sophisticated lifestyle connected to Dubai Hills Mall and F&B outlets. These residences provide unparalleled urban convenience and stunning panoramic views. Nestled at the heart of commercial hubs, Mallside Residence ensures you are perfectly positioned to enjoy the best Dubai offers for leisure, work, or relaxation.

UNITS AREA

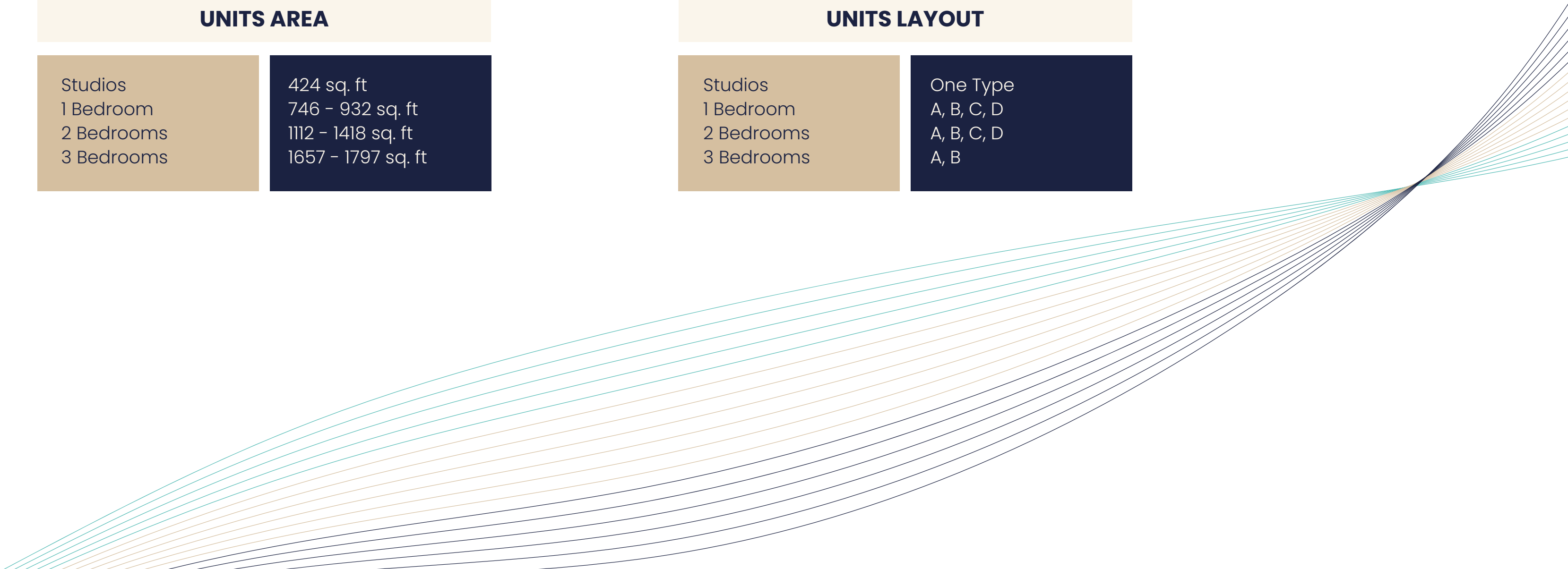
Studios
1 Bedroom
2 Bedrooms
3 Bedrooms

424 sq. ft
746 - 932 sq. ft
1112 - 1418 sq. ft
1657 - 1797 sq. ft

UNITS LAYOUT

Studios
1 Bedroom
2 Bedrooms
3 Bedrooms

One Type
A, B, C, D
A, B, C, D
A, B



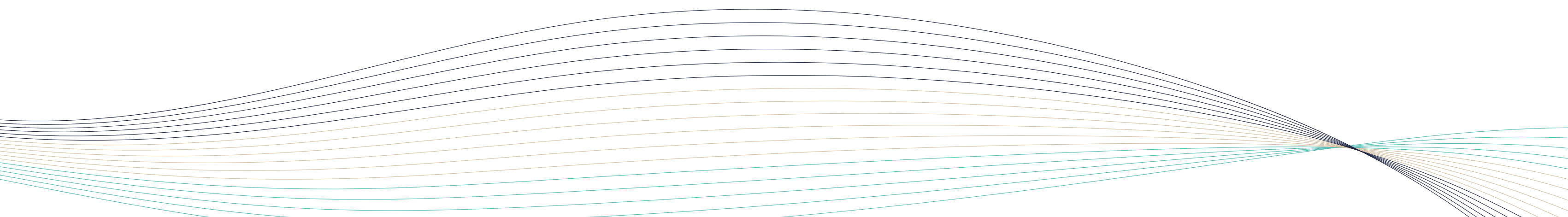


FACILITIES & AMENITIES

Mallside Residence elevates the living experience by offering an array of amenities designed to meet your every need and preference.

Enjoy a tranquil rooftop bar and lounge, a charming rooftop restaurant with stunning views of Dubai's skyline, a variety of ground-floor dining options, a versatile all-day dining restaurant, an inviting infinity pool, a designated kids pool, a well-equipped fitness center, and a rejuvenating spa.

Moreover, distinct lobbies for hotel and branded residential apartment guests guarantee a tailored and exclusive environment. Every detail has been thoughtfully considered to create an atmosphere of well-being.





KEY FEATURES



Retail (F&B)
Ground floor



Infinity Pool



Fitness Centre



Roof Top Specialty Restaurant



Branded Furniture Package (Optional)



Walking distance to Dubai Hills Park



Kids Pool



Relaxation Spa



Allocated Parking
Available on the three podium floors



Unobstructed views
Burj Khalifa & Burj Al Arab



All-Day Dining Restaurant



Pool Bar & Lounge



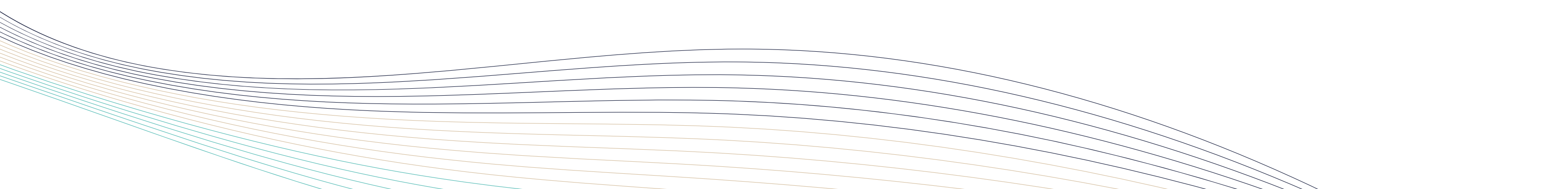
Roof Top Bar and Lounge



Rental Pool (Optional)



Easy Access
Through Umm Sugeim and Al Khail Roads

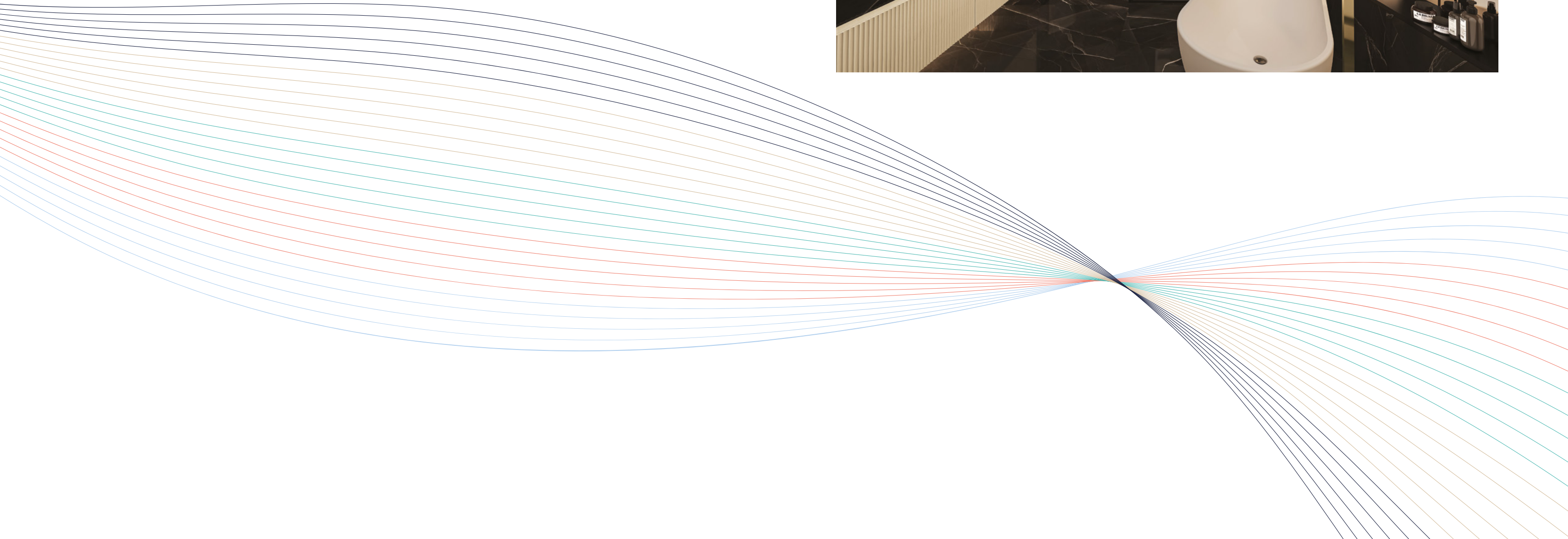








CONNECTING YOU TO
**A WORLD OF ELEGANT
DESIGN AND LUXURY**









FLOOR PLANS








Mallside Residence offers a range of apartments, from studios to 3 bedrooms.

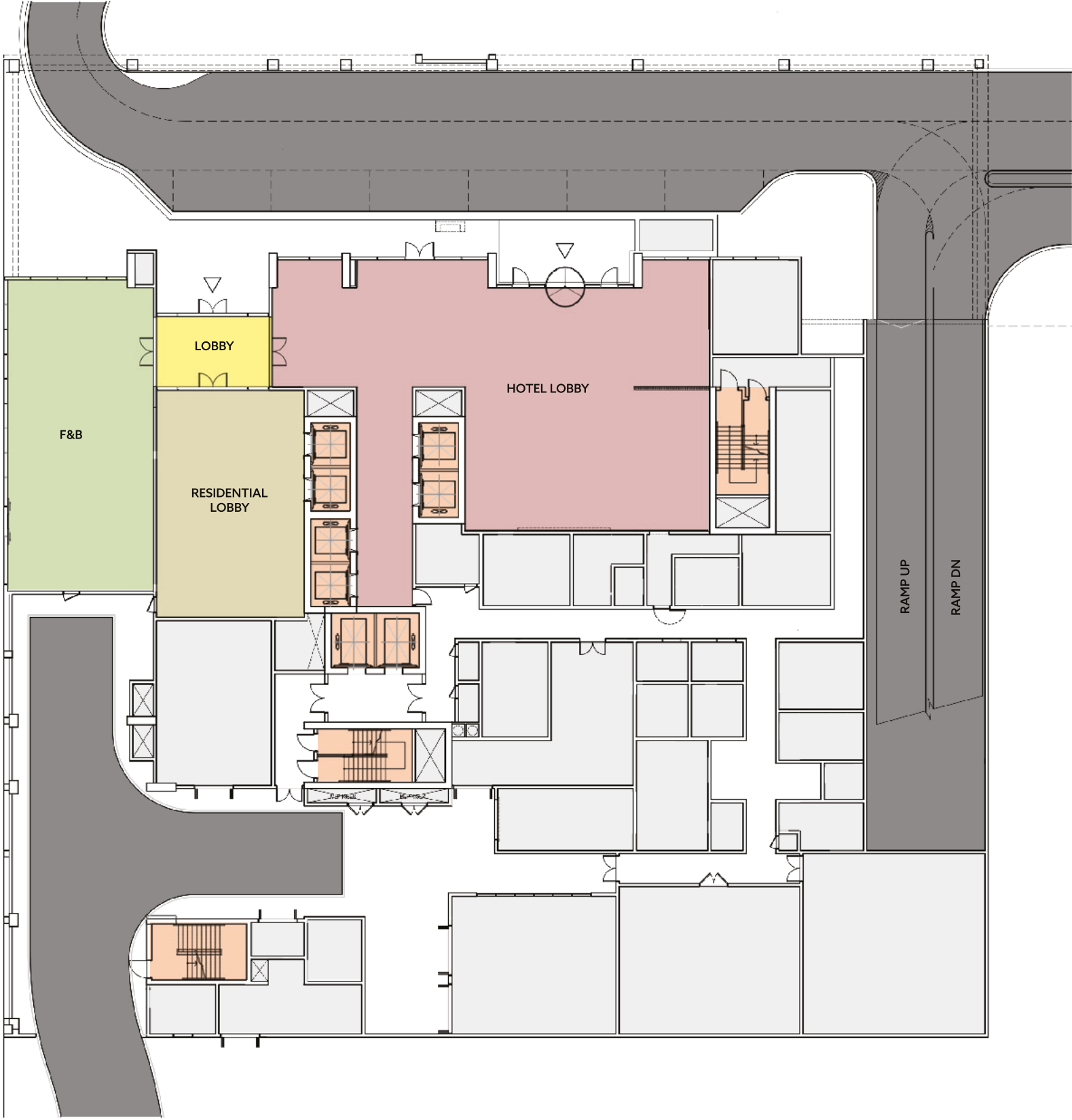
Residents can indulge in a lifestyle filled with comfort and sophistication, connected side by side with Dubai Hills Mall and F&B outlets.

These residences provide unparalleled urban convenience and stunning panoramic views. Nestled at the heart of commercial hubs, Mallside Residence ensures you are perfectly positioned to enjoy the best Dubai offers for leisure, work, or relaxation.





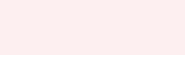



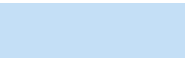



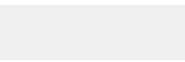

GROUND FLOOR

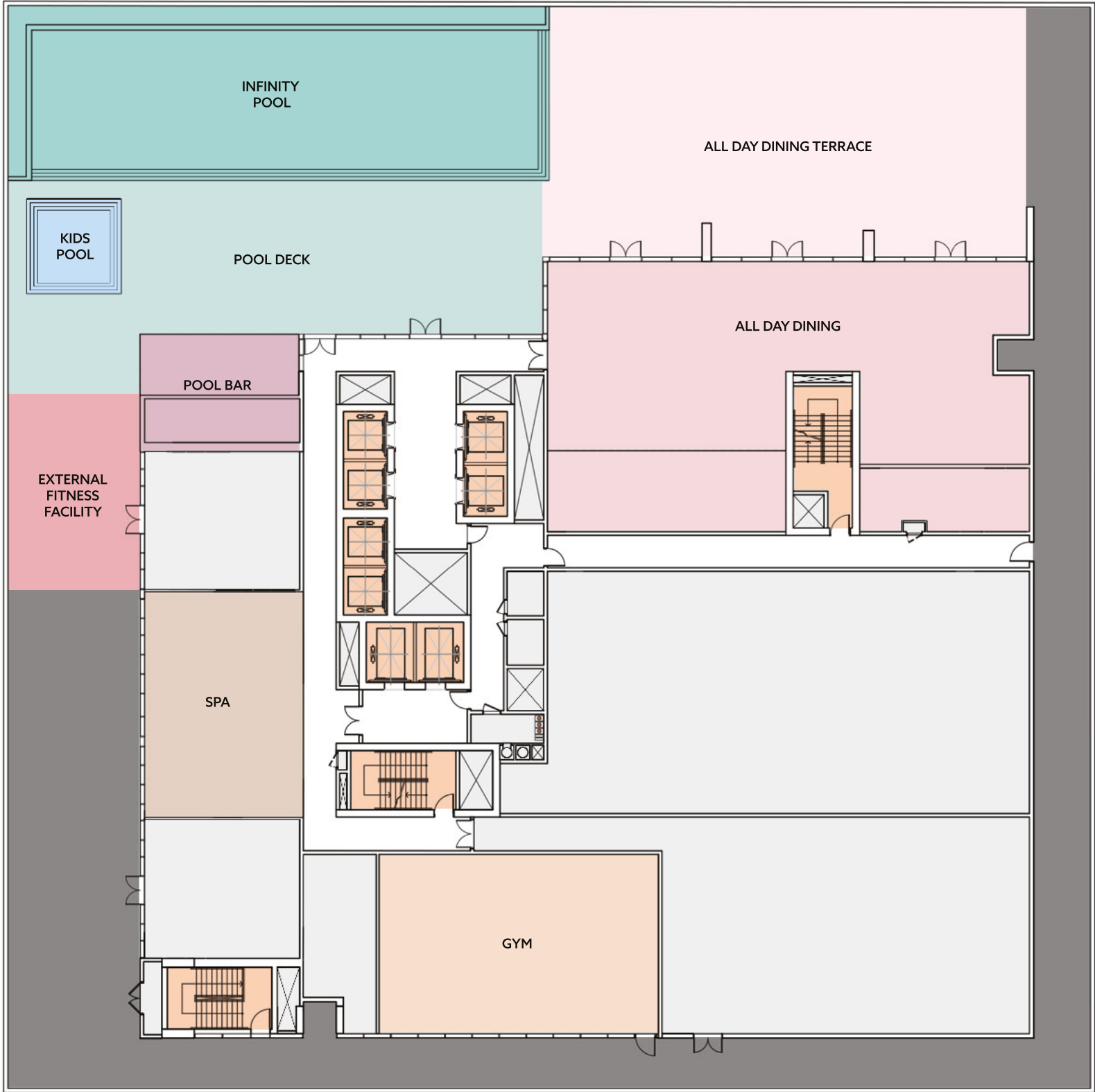
DESCRIPTION	
COLOR CODE	TYPE
	F&B
	HOTEL LOBBY
	LOBBY
	RESIDENTIAL LOBBY
	SERVICES
	OTHER
	ROAD



Disclaimer: Numbers, square footage, and floor plans are approximate. Final dimensions, square footage, and floor plans may vary.


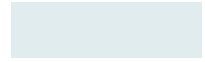








FIRST FLOOR

DESCRIPTION	
COLOR CODE	TYPE
	INFINITY POOL
	POOL DECK
	ALL-DAY DINING TERRACE
	ALL DAY DINING
	EXTERNAL FITNESS FACILITY
	POOL BAR
	KIDS POOL
	SPA
	GYM
	SERVICES
	OTHER
	EXTERNAL ACCESS



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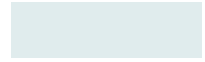







SIXTH TO NINTH FLOOR PLAN

DESCRIPTION		
COLOR CODE	APARTMENT TYPE	TOTAL AREA INCLUDING INTERNAL UNIT AND BALCONY IN (SQ FT)
	ST-A	424.31
	1B-A	826.13
	1B-A1	868.21
	1B-B	846.58
	1B-C	932.69
	1B-D	753.90
	1B-D1	750.56
	2B-A	1222.67
	2B-B	1418.36
	2B-C	1119.45



Disclaimer: Numbers, square footage, and floor plans are approximate. Final dimensions, square footage, and floor plans may vary.


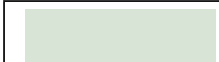

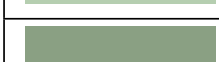




TENTH TO FIFTEENTH FLOOR PLAN

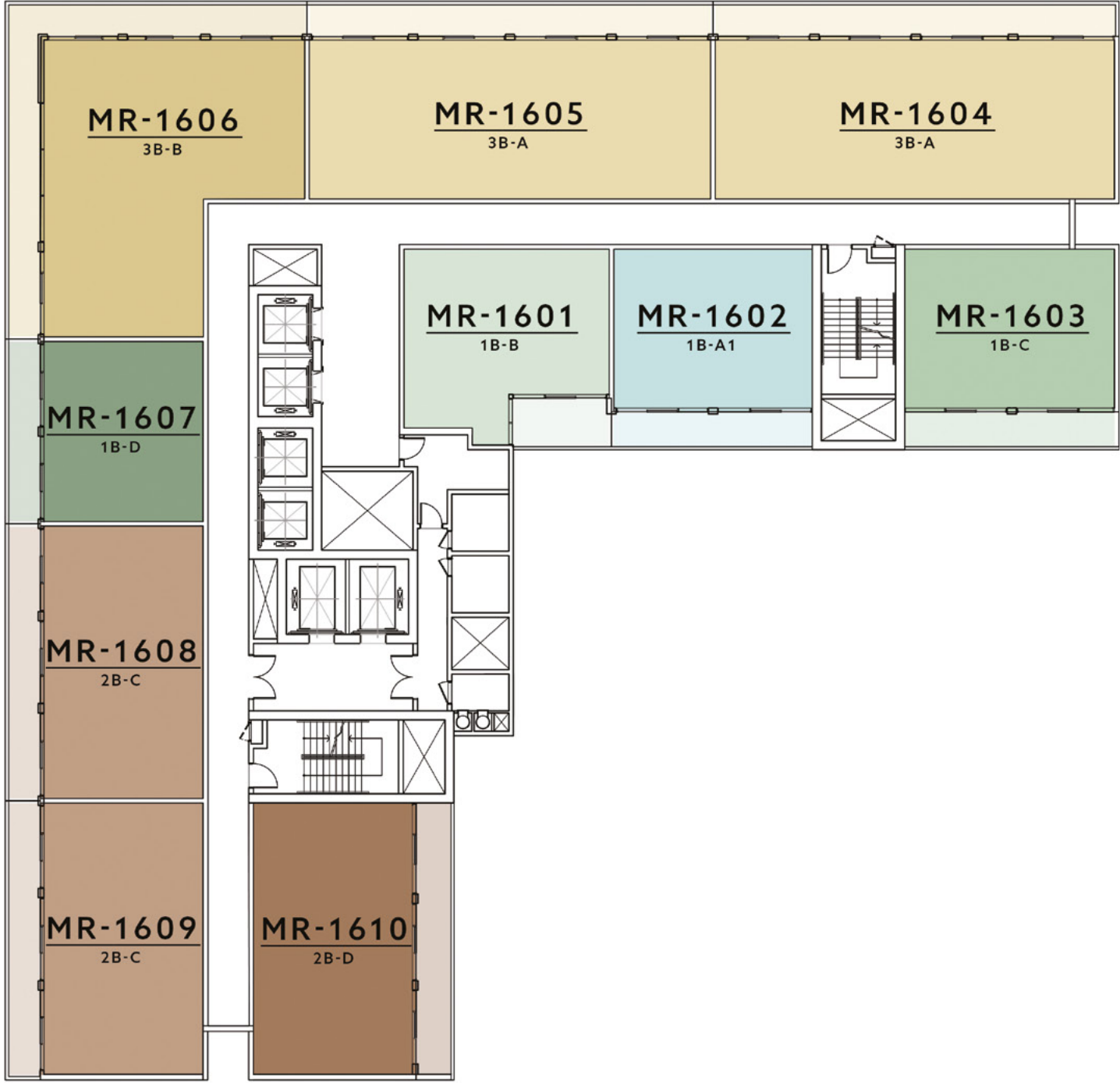
DESCRIPTION		
COLOR CODE	APARTMENT TYPE	TOTAL AREA INCLUDING INTERNAL UNIT AND BALCONY IN (SQ FT)
	ST-A	424.31
	1B-A	826.13
	1B-A1	868.21
	1B-B	846.58
	1B-C	932.69
	1B-D1	750.56
	2B-A	1222.67
	2B-B	1418.36
	2B-C	1119.45



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SIXTEENTH & SEVENTEENTH FLOOR PLAN

DESCRIPTION		
COLOR CODE	APARTMENT TYPE	TOTAL AREA INCLUDING INTERNAL UNIT AND BALCONY IN (SQ FT)
	1B-A1	868.21
	1B-B	846.58
	1B-C	932.69
	1B-D	753.90
	2B-C	1119.45
	2B-D	1171.75
	3B-A	1662.27
	3B-B	1797.46



Disclaimer: Numbers, square footage, and floor plans are approximate. Final dimensions, square footage, and floor plans may vary.

UNIT LAYOUTS



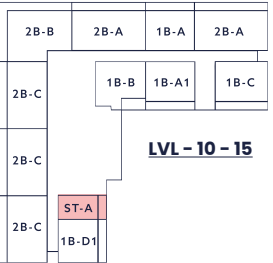
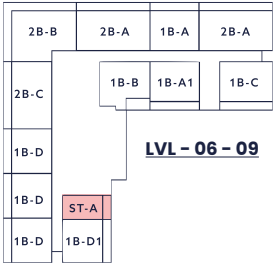
STUDIO

FEATURES

- Bedroom
- Kitchen
- Toilet & Bath
- Balcony

AREA

No. of BR	STUDIO
Total Area	424.31 sq. ft



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ONE BEDROOM (TYPE A)

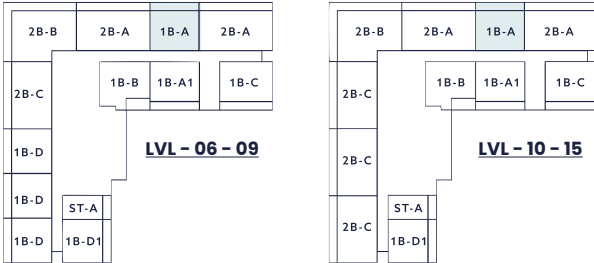
FEATURES

- Living Room
- Master Bedroom
- Dining / Kitchen
- Toilet & Bath
- Powder Room
- Balcony

AREA

No. of BR	01
Total Area	826.13 sq. ft*

*Starting from



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ONE BEDROOM (TYPE A1)

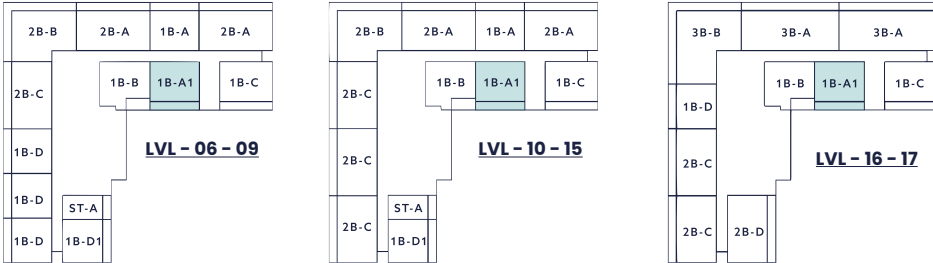
FEATURES

- Living Room
- Master Bedroom
- Dining / Kitchen
- Toilet & Bath
- Powder Room
- Balcony

AREA

No. of BR	01
Total Area	868.21 sq. ft*

*Starting from



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ONE BEDROOM (TYPE B)

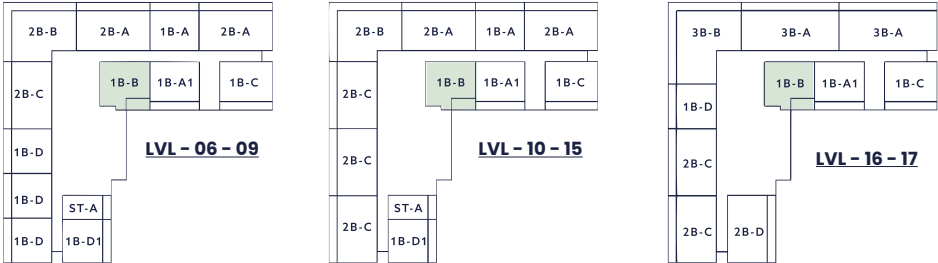
FEATURES

- Living Room
- Master Bedroom
- Dining / Kitchen
- Toilet & Bath
- Powder Room
- Balcony

AREA

No. of BR	01
Total Area	846.58 sq. ft*

*Starting from



Disclaimer: Numbers, square footage, and floor plans are approximate. Final dimensions, square footage, and floor plans may vary.

ONE BEDROOM (TYPE C)

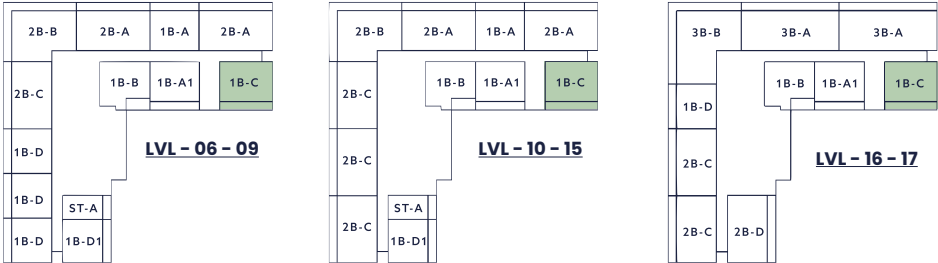
FEATURES

- Living Room
- Master Bedroom
- Dining / Kitchen
- Toilet & Bath
- Powder Room
- Balcony

AREA

No. of BR	01
Total Area	932.69 sq. ft*

*Starting from



Disclaimer: Numbers, square footage, and floor plans are approximate. Final dimensions, square footage, and floor plans may vary.

ONE BEDROOM (TYPE D)

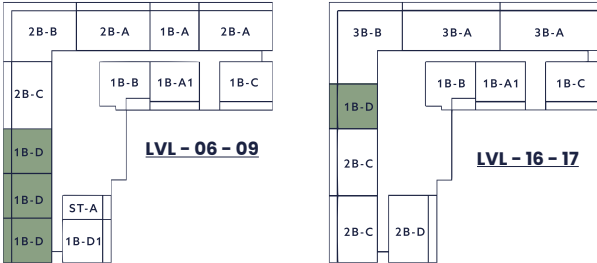
FEATURES

- Living Room
- Master Bedroom
- Dining / Kitchen
- Toilet & Bath
- Powder Room
- Balcony

AREA

No. of BR	01
Total Area	753.90 sq. ft*

*Starting from



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ONE BEDROOM (TYPE D1)

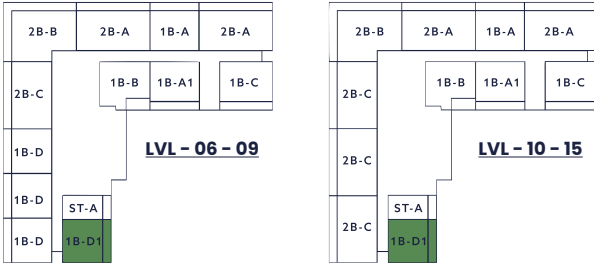
FEATURES

- Living Room
- Master Bedroom
- Dining / Kitchen
- Toilet & Bath
- Powder Room
- Balcony

AREA

No. of BR	01
Total Area	750.56 sq. ft*

*Starting from



Disclaimer: Numbers, square footage, and floor plans are approximate. Final dimensions, square footage, and floor plans may vary.

TWO BEDROOM (TYPE A)

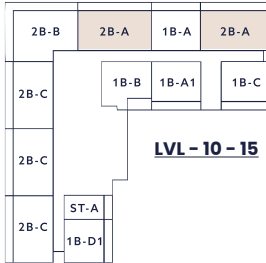
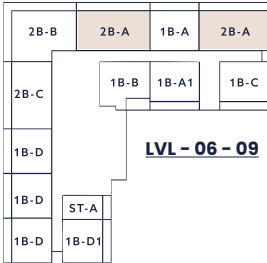
FEATURES

- Living Room
- Master Bedroom
- Master Bathroom
- 2 Bedroom
- Toilet & Bath
- Dining / Kitchen
- Powder Room
- Balcony
- Laundry

AREA

No. of BR	02
Total Area	1222.67 sq. ft*

*Starting from



Disclaimer: Numbers, square footage, and floor plans are approximate. Final dimensions, square footage, and floor plans may vary.

TWO BEDROOM (TYPE B)

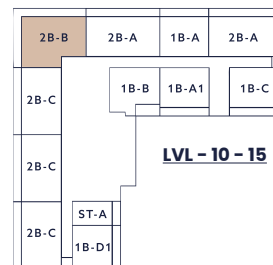
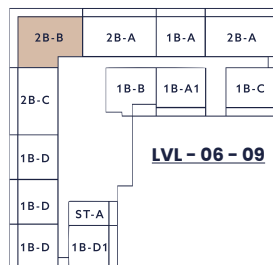
FEATURES

- Living Room
- Master Bedroom
- Master Bathroom
- 2 Bedroom
- Toilet & Bath
- Dining / Kitchen
- Powder Room
- Balcony
- Laundry

AREA

No. of BR	02
Total Area	1418.36 sq. ft*

*Starting from



Disclaimer: Numbers, square footage, and floor plans are approximate. Final dimensions, square footage, and floor plans may vary.

TWO BEDROOM (TYPE C)

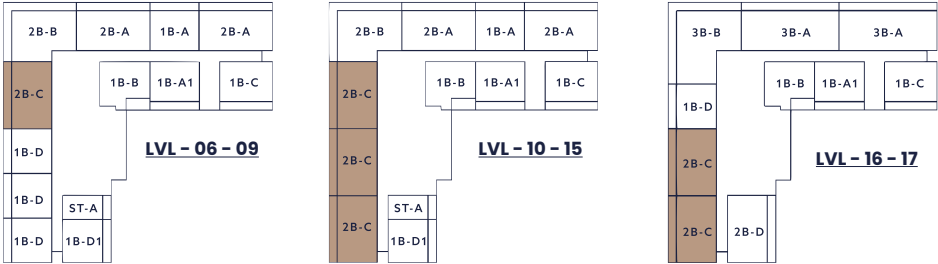
FEATURES

- Living Room
- Master Bedroom
- Master Bathroom
- 2 Bedroom
- Toilet & Bath
- Dining / Kitchen
- Powder Room
- Balcony
- Laundry

AREA

No. of BR	02
Total Area	1119.45 sq. ft*

*Starting from



Disclaimer: Numbers, square footage, and floor plans are approximate. Final dimensions, square footage, and floor plans may vary.

TWO BEDROOM (TYPE D)

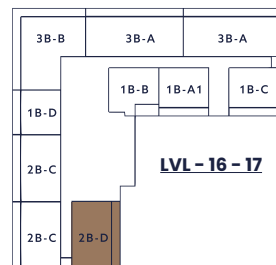
FEATURES

- Living Room
- Master Bedroom
- Master Bathroom
- 2 Bedroom
- Toilet & Bath
- Dining / Kitchen
- Powder Room
- Balcony
- Laundry

AREA

No. of BR	02
Total Area	1171.75 sq. ft*

*Starting from



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THREE BEDROOM (TYPE A)

FEATURES

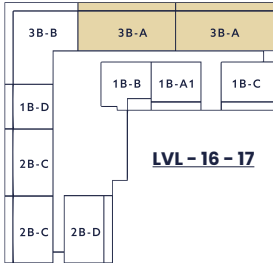
- Living Room
- Master Bedroom
- Master Bathroom
- 2 Bedroom
- Toilet & Bath
- 3 Bedroom
- Maid's Room
- Toilet
- Dining / Kitchen
- Powder Room
- Balcony
- Laundry



AREA

No. of BR	03
Total Area	1662.27 sq. ft*

*Starting from



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THREE BEDROOM (TYPE B)

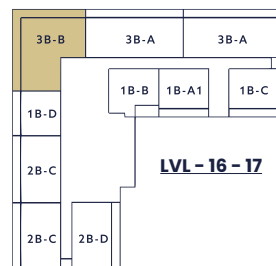
FEATURES

- Living Room
- Master Bedroom
- Master Bathroom
- 2 Bedroom
- Toilet & Bath
- 3 Bedroom
- Maid's Room
- Toilet
- Dining / Kitchen
- Powder Room
- Balcony
- Laundry

AREA

No. of BR	03
Total Area	1797.46 sq. ft*

*Starting from



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Developer



Development Manager



Royal Dunes Development (RDD) is a joint venture between **ESG Hospitality**, the Hospitality arm of **Emirates Stallions Group PJSC** and Montgomerie Proprietary Investment Limited.

On the other hand, **Royal Development Company (RDC)** – a leading UAE-based real estate development management company – is a subsidiary of **Emirates Stallions Group PJSC**, which is in turn a subsidiary of **International Holding Company PJSC**.

RDC's services encompasses all development management solutions from inception to completion and the company has successfully delivered over **60** global projects across **20** countries in Africa, Asia, Europe, and the Americas.



Developer

Development Manager

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ROYAL DUNES
REAL ESTATE DEVELOPMENT LLC
AN ESG COMPANY



**ROYAL
DEVELOPMENT
COMPANY**
AN ESG COMPANY