

DUBAI HILLS  
ESTATE

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LIME GARDENS

EMAAR



Come home to  
**DUBAI HILLS  
ESTATE**

Wake up to luscious, landscaped greens and pristine fairways with an iconic backdrop of Burj Khalifa and the Dubai skyline. Live in a sophisticated address that inspires peak performance, every day.

A Community  
**CONNECTED  
TO NATURE**

A city within a city – Dubai Hills Estate comprises elegantly planned neighbourhoods of contemporary apartment buildings and villa compounds in a country-village setting.



Central Location



Dubai Hills Park



Championship  
Golf Course



Dubai Hills  
Mall



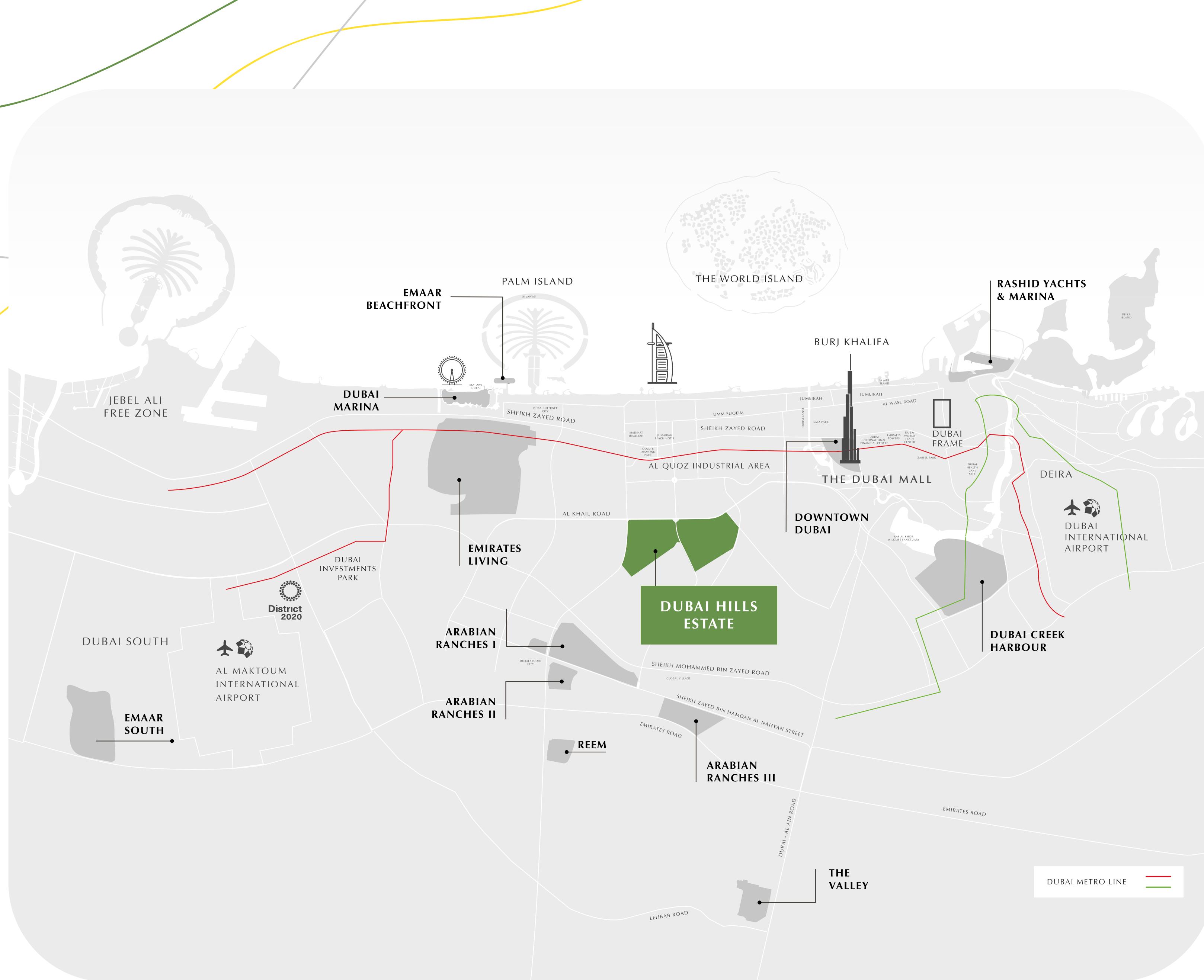


The Green  
**HEART OF DUBAI**

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.

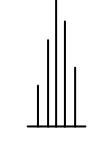
The Ideal Setting for  
**FAMILY-  
ORIENTED  
LIVING**





# Prime **LOCATION**

With easy access to Al Khail Road, Lime Gardens is just minutes away from Downtown Dubai and other business, retail and tourism hubs. Close proximity to planned Etihad Rail and Dubai Metro lines will allow for fast and easy access to airports and other emirates in the near future.

 12 Min'  
from Downtown  
Dubai

 15 Min'  
from Dubai  
Marina

 20 Min'  
from Dubai  
Int' Airport

 25 Min'  
from Al Maktoum  
Int' Airport



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Wake up to  
**ENDLESS  
SERENITY**





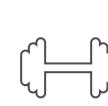
Welcome to  
**LIME GARDENS**

Immerse yourself in an urban lifestyle deeply rooted within the lushful nature of the green heart of Dubai. Surrounded by an exceptional blend of flourishing verdant open spaces, world-class amenities, recreational facilities, and entertainment experiences, your sublime home in Dubai Hills Estate is quintessentially modern, yet connected to nature.

# A Parkland **PARADISE**

Lime Garden is ideally situated in the heart of a thriving and well-balanced community, with every amenity within reach. The elegantly crafted residential tower embodies comfort, convenience, and connectivity amidst the tranquility of nature and mere minutes from the hubbub of the city's landmarks.

 Swimming Pool  
& Kids' Pool

 Fully Equipped  
Gym

 Multi-Function  
Room

 Vibrant Shared  
Spaces





Thrive with  
**COMMUNITY  
LIFE**

A suburban paradise, Lime Gardens is your stop for luxurious apartments, built on the union of elegance and nature, where a vibrant community is at the centre of it all. From a wide variety of leisurely and recreational activities to a vast amount of retail, dining, entertainment options, and world-class health and educational facilities.

 Overlooking Dubai  
Hills Park

 Footsteps away from cafés,  
restaurants & retail



A Quintessential Home for a  
**NATURAL URBAN  
LIFESTYLE**



Home is  
**WHERE  
THE GREEN  
HEART IS**

A perfect harmony of elegance, comfort, and ingenuity combine to bring to you the epitome of a modern setting, comprising elegant one, two, and three-bedroom apartments and, Lime Gardens' intuitive design and contemporary appeal make it the perfect home for any lifestyle, from tight-knit families, to head over heels couples, to the ambitious worker, and everyone in between.



Crystal Clear Skies, Sophisticated  
**DESIGN**

Open your eyes every morning to the beautifully verdant view of the landscaped surroundings, with floor-to-ceiling windows that invite natural light into a living space that captures sophistication, style, and comfort.





A Home Built to be Your  
**HAVEN**

A union of elegance, spaciousness, and ingenuity combine immaculately to bring to you a stunning setting that is sure to hold many cherished memories with your friends and family. Your home in Lime Gardens is the perfect haven to relax, unwind and live your best life.

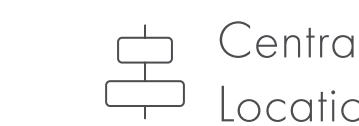


Perfectly  
**POSITIONED**

With easy access to Al Khail Road, Lime Gardens is just minutes away from Downtown Dubai and other business, retail, and tourism hubs. Close proximity to planned Etihad Rail and Dubai Metro lines will allow for fast and easy access to airports and other emirates in the near future.



Superior  
Connectivity



Central  
Location



Convenient  
Interchanges



Bus  
Network

# DUBAI HILLS PARK

Dubai Hills Park is a lush green oasis in the heart of Dubai Hills Estate's southern district. The park encompasses wadi trails, children's play areas, a kids' splash park, sports facilities, an outdoor gym, and much more

 Longest Park of any Community

 Jogging Track

 Basketball Court

 Skate Park

 Volleyball Court

 Dog Park





# DUBAI HILLS MALL

Dubai Hills Mall is a destination of endless possibilities. Ideally positioned on the crossroads of Umm Suqeim Road and Al Khail Road, and only a short walk from Lime Gardens, the mall grants you:

 650+ Shopping & Dining Outlets

 Eclectic Array of Restaurants

 Record-Breaking Indoor Rollercoaster

 Family-Friendly Activities

# DUBAI HILLS GOLF CLUB

Dubai Hills Golf Club encompasses 1.2 million sqm of meticulously manicured fairways, set against the backdrop of Burj Khalifa and Downtown Dubai, with a glorious outward nine.



Driving Range



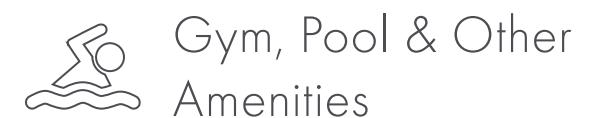
Putting Green



A Host Of  
Dining Options



Golf  
Academy



Gym, Pool & Other  
Amenities



Spacious Floodlit  
Practice Facility



PARK VIEW



A Global Lifestyle  
**DEVELOPER**

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world\*.

40BN AED\*  
Market Cap

28.27BN AED  
Revenue

3.8BN AED  
Net Profit

81,600+  
Residential Units Delivered

35,200+  
Residential Units  
Currently Under Development

\* As of 31 December 2021