

# HILLS PARK

DUBAI HILLS ESTATE



EMAAR



# The Green Heart of Dubai

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Dubai Hills Estate – the green heart of Dubai – is a first-of-its-kind destination. This masterfully planned, multi-purpose development, 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.



# Come home to the Dubai Hills Estate.

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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

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



Dubai Hills  
Park



Dubai Hills  
Mall



World-Class  
Amenities



Championship  
Golf Course





# Perfectly Positioned

With easy access to Al Khail Road, Hills Park 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



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Contemporary Living  
Connected to Nature

# Welcome to Hills Park

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# A Community-Focused Lifestyle

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A vibrant haven for urban living, Hills Park is nestled in the heart of a thriving community, bringing a world of leisure, recreation and convenience to your doorstep. Situated just footsteps from a host of retail, dining and entertainment experiences, yet connected to meticulously landscaped greens, this comprehensive neighbourhood is the perfect setting for a community-focused lifestyle.



Close Proximity to  
Dubai Hills Park



Footsteps Away from  
Dubai Hills Mall



# Your Ideal Urban Retreat

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Discover a lifestyle that gives you the best of both worlds in the green heart of Dubai, where modernity and convenience effortlessly combine with lush greenery and natural beauty. From world-class amenities and recreational facilities, to leisure experiences and retail destinations, your home in Dubai Hills Estate is the epitome of contemporary living connected to nature.





# All You Need and More

With world-class amenities and everything you could possibly need just footsteps away, Hills Park is located in a prime position at the centre of a comprehensive community, offering residents and visitors the very best health, education and recreational facilities, along with a variety of dining, retail, business, and leisure destinations.



Barbecue & Outdoor Dining Areas



Yoga & Sun Decks



Outdoor Kids' Play Area



Community Pool & Kids' Pool



Outdoor Fitness Area



Fully Equipped Gym

# An Urban Abode Nestled in Nature

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At Hills Park, comfort, convenience and connectivity combine in one, two and three-bedroom apartments that exude elegance. Designed with contemporary living in mind, these stylish homes are ideal for those who seek a balanced lifestyle, from leisure-loving families and activity-seeking couples, to career-driven professionals and anyone in between.



An Exquisite  
Atmosphere of  
Contemporary Interior

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# The Future of Quality Living

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# Stylish Living Spaces

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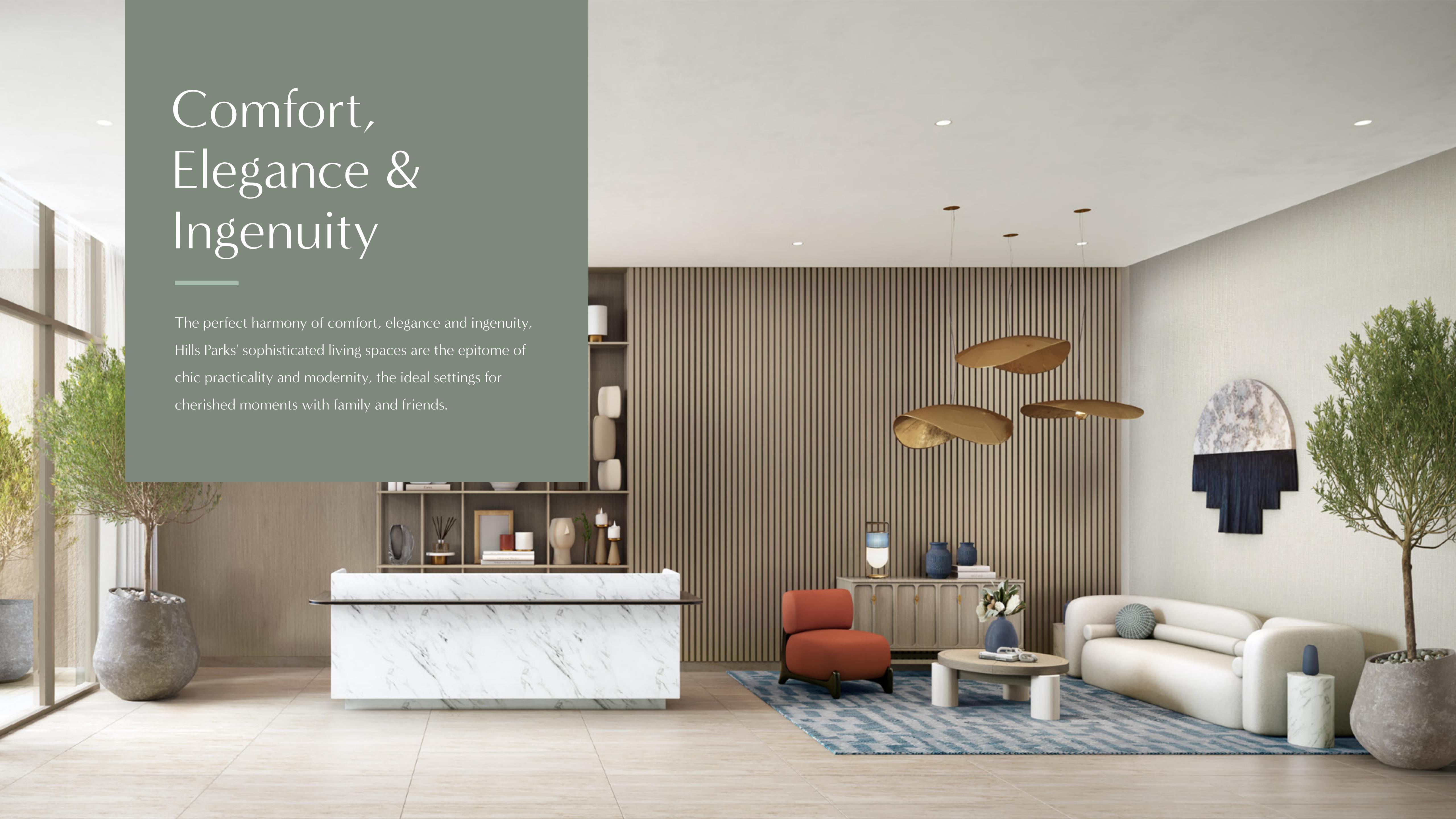
Wake up every day to the beautiful views of the Dubai Marina skyline and Dubai Hills Estates' flourishing landscape, as natural light flows through floor-to-ceiling windows and into your vibrant living space.



# Comfort, Elegance & Ingenuity

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The perfect harmony of comfort, elegance and ingenuity, Hills Parks' sophisticated living spaces are the epitome of chic practicality and modernity, the ideal settings for cherished moments with family and friends.



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Space for What  
Matters Most



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Immerse Yourself  
in the Outdoors



# 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

 Dog Park

 Volleyball Court



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Shopping Experiences  
at Your Doorstep





# 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 Address Villas, the mall grants you:

 650+ Shopping & Dining Outlets

 Eclectic Array of Restaurants

 Record-Breaking Indoor Rollercoaster

 Family-Friendly Activities



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A Championship  
Golf Course

# Dubai Hills Golf Club

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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

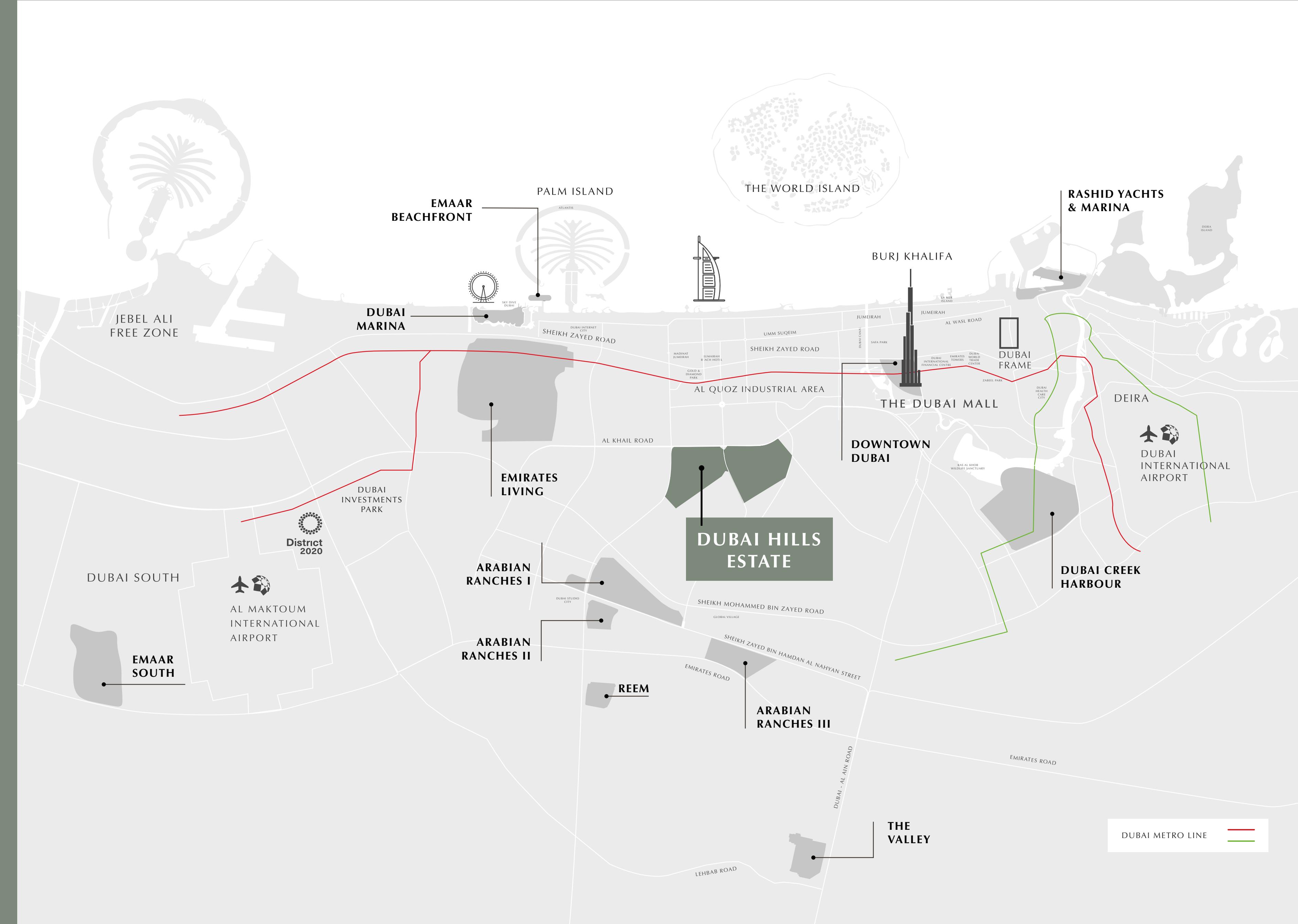


15 mins from  
Downtown Dubai

15 mins from  
Dubai Marina

20 mins from  
Dubai Int' Airport

20 mins from  
Al Maktoum Int'  
Airport



# Emaar Global Lifestyle Developer

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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

3.8BN AED  
Market Cap

35,200+  
Residential Units Currently  
Under Development

28.27BN AED  
Revenue

81,600+  
Residential Units Delivered

\* As of 31 December 2021

