

DUBAI HILLS ESTATE

AREA GUIDE



'DUBAI'S MOST AMBITIOUS REAL ESTATE VENTURE TO DATE'

Part of Mohammed Bin Rashid City, Dubai Hills Estate is a unique blend of elegantly-planned neighborhoods centered around a magnificent 18-hole championship golf course. As the largest development of its kind in the region, it's an exciting new way to live – in a city within a city.

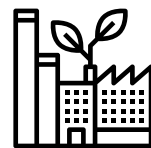
INVESTOR HIGHLIGHTS

See the value of your property grow along with the development of the most ambitious and talked about projects in the region!



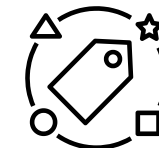
TOP AREA

Largely popular with investors, families and young couples.



DIVERSE OFFERING

Home to luxury apartments, villas, townhouses & plots.



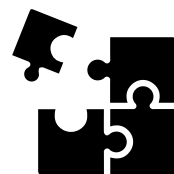
INVESTORS' PICK

Several sub-communities, ranging in size & opulence.



PRIME LOCATION

Most centrally located master community with wide access.



MULTI-PURPOSE

Well-planned development, a true city within a city.



HIGH RETURNS

High transaction rate with substantial profit recorded.



DESTINATIONS

DUBAI

DUBAI HILLS GOLF CLUB

Spanning 1.2 million square metres – the size of about 63 football fields.

KINGS HOSPITAL

100-bed facility and one of the most technologically sophisticated hospitals in the city, directly linked to London's world-renowned King's College institution.



DUBAI HILLS MALL

With 2M sqft of leasable space, with over 650 retail and F&B outlets.



DUBAI HILLS PARK

Spanning an impressive 18,000 sqm, with a 2.5km jogging track, activity area & gym, skatepark, dragon playground and more.





HILLS BUSINESS PARK

PARK POINT

PARK HEIGHTS 1 & 2

AL KHAIL ROAD

AL KHAIL ROAD

UMM SUQEIM ROAD

LATIFA BINT HAMDAN ST.

AL MARABEA ST.

MASTER PLAN

- VILLAS
- TOWNHOUSES
- RESIDENTIAL APARTMENTS
- COMMERCIAL / MIXED USE
- OFFICES
- PUBLIC FACILITIES
- SOLD PLOTS
- SHELL AND CORE PLOTS
- LAUNCHED PLOTS

DUBAI HILLS MALL

ACACIA

DUBAI HILLS PARK

MULBERRY 1

MULBERRY 2

COLLECTIVE

SIDRA 2

SIDRA 1

MAPLE 2

MAPLE 1

SIDRA 3

MAPLE 3

KING'S COLLEGE HOSPITAL

PARK RIDGE

EXECUTIVE RESIDENCES

SOCIO

COLLECTIVE 2.0

EXECUTIVE RESIDENCES II

PARK HIGHTS OFFICES

ROVE

GEMS INTERNATIONAL SCHOOL

GOLF VILLE

GOLF SUITES

RETAIL & NURSERY

PARKWAYS

CLUB VILLAS

PARKWAY VISTAS

FAIRWAYS

GOLF CLUB

EMERALD HILLS

FAIRWAY VISTA

HILLS GROVE

GOLF COURSE

HILLS VIEW

GOLF PLACE 1

GOLF PALACE TERRACES

GOLF GROVE

FACILITIES & AMENITIES

Suburban-living with an opulent feel, home to a rich array of lifestyle destinations.

BUSINESS
PARK



RETAIL & DINING
CONCEPTS



SPORTS
COURTS

GREEN OPEN
SPACES

RECORD-
BREAKING
ROLLERCOASTER



PLAYGROUNDS
& POOLS



GOLF
COMMUNITY



MULTI-PURPOSE
PARKS



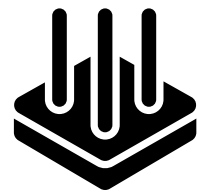
LOCATION: MOST CENTRAL COMMUNITY

This 2,700-acre multi-purpose development forms an integral part of Mohammed Bin Rashid City, and is the most centrally located Dubai master community. Strategically situated near Al Khail Road & Umm Suqeim Street, very close to Downtown, Dubai Marina, Barsha & Al Quoz.

FIND DUBAI HILLS ON [GOOGLE MAPS](#)

WHY DUBAI?

Dubai has risen from an unremarkable port to a global metropolitan and major hub. A haven for investors, both foreign and local.



SUPERB INFRASTRUCTURE

Innovative city planning & well-developed transport.



STABLE ECONOMY

Dirham has been pegged to the US\$ at constant rate since 1997.



EVERYONE WELCOME

Accommodating 200+ nationalities, there is something for everyone.



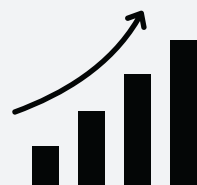
HIGH SAFETY

Consistently ranking high in safety, with virtually no crime.



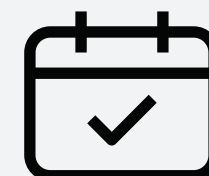
DISTINCT LIFESTYLE

Unrivaled amenities & services. A retail and tourism paradise.



ONGOING EVOLUTION

Dubai has evolved so much in its short lifespan & continues to do so.



HAPPY AGENDA

Dubai ranked 1 of the happiest places on Earth to live.



WORLD-CLASS

Everything superlative, setting the benchmark for other global cities.



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REAL ESTATE

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