

DUBAI HILLS
ESTATE

An Unmissable Year-End Opportunity Awaits—
Seize It Before It's Gone!



A Bold New Destination Unfolds Within Dubai Hills Estate



Step Into 45,000 SqM of Lush, Verdant Bliss

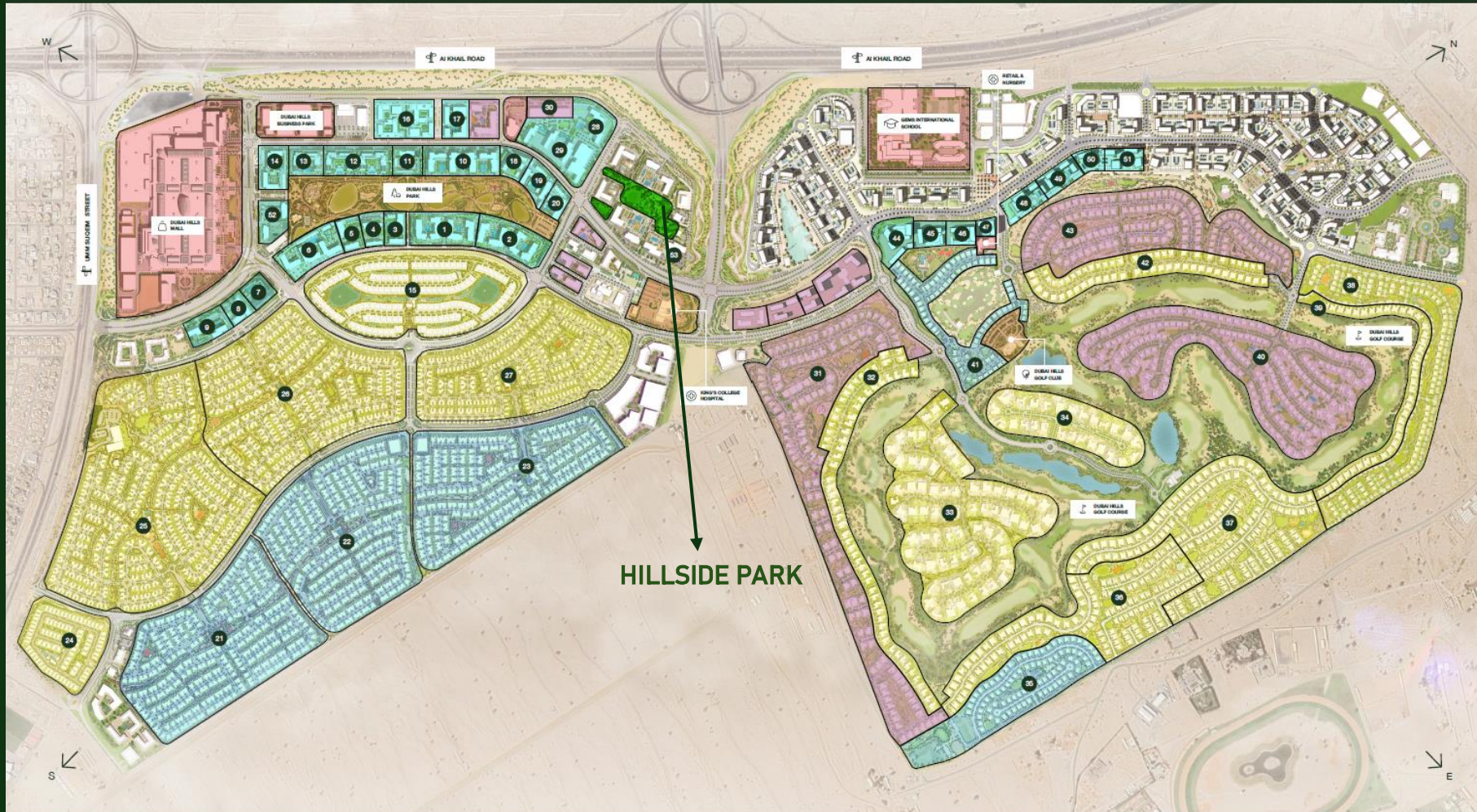
Hillside Park

A New Green Oasis In Dubai Hills



DUBAI HILLS

ESTATE



HILLSIDE PARK

- | | | | | | | |
|---------------------|-----------------------|----------------------------|-------------------------|--------------------|------------------------|-------------------------------|
| 1 MULBERRY I | 9 COLLECTIVE | 17 PARK POINT | 29 SORA 1 | 33 HILLS VIEW | 41 CLUB VILLAS | 49 CLUB PLACE |
| 2 MULBERRY II | 10 ACACIA | 18 EXECUTIVE RESIDENCES | 26 SORA 2 | 34 HILLS GROVE | 42 PARKWAY VISTAS | 50 GOLF HILLSIDE |
| 3 PARK FIELD | 11 VIDA RESIDENCES | 19 EXECUTIVE RESIDENCES II | 27 SORA 3 | 35 GOLF GROVE | 43 PARKWAYS | 51 VIDA RESIDENCES CLUB POINT |
| 4 LIME GARDEN | 12 ELVIRA | 20 PARK RIDGE | 28 SOCIO | 36 GOLF PLACE II | 44 GREENSIDE RESIDENCE | 52 PARKLAND |
| 5 PARK HORIZON | 13 PARKSIDE VIEWS | 21 MAPLE 1 | 29 PARK HEIGHTS 1&2 | 37 GOLF PLACE I | 45 GOLF VILLE | 53 HILLSEDGE |
| 6 PALACE RESIDENCES | 14 ADDRESS RESIDENCES | 22 MAPLE 2 | 30 PARK HEIGHTS OFFICES | 38 PALM HILLS | 46 GOLF GRAND | |
| 7 PARKSIDE HILLS | 15 ADDRESS HILLCREST | 23 MAPLE 3 | 31 FARWAYS | 39 MAJESTIC VILLAS | 47 GOLF SUITES | |
| 8 HILLS PARK | 16 PARK LANE | 24 PARK GATE | 32 FARWAYS VISTAS | 40 EMERALD HILLS | 48 CLUB DRIVE | |

- VILLAS
- TOWNHOUSES
- RESIDENTIAL APARTMENTS
- COMMERCIAL / MIXED USE
- PUBLIC FACILITIES
- SOLD PLOTS
- SHELL AND CORE PLOTS
- UNLAUNCHED PLOTS
- GIFTED PLOT

THE ART OF ACTIVE LIVING



Hillside Park- Vision

Create a **vibrant, inclusive** park that fosters **community** engagement, offering spaces for **recreation, relaxation**, and **connection** for people of all ages and abilities.

ACTIVE



LIFESTYLE



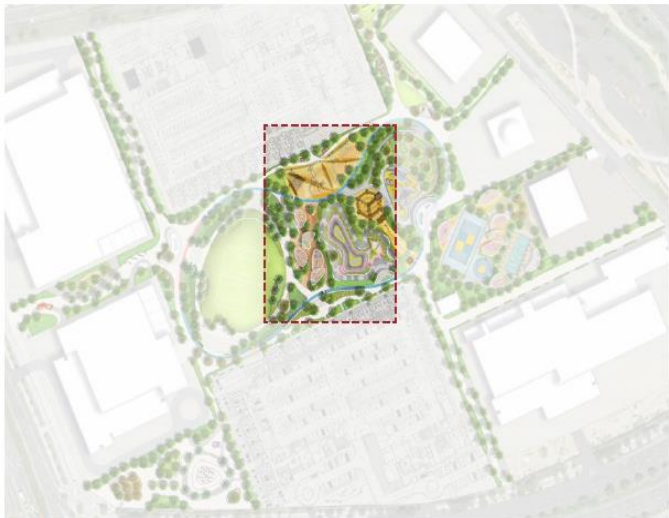
COMMUNITY



HILLSIDE PARK 45,000 SqM Of A Verdant Green Oasis



Active Sports Area



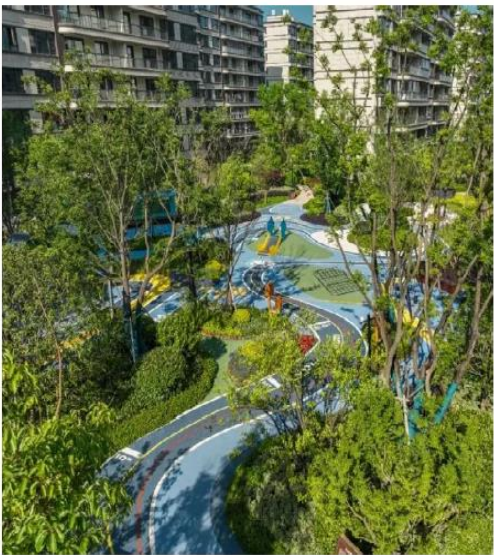
Key Plan

LEGEND

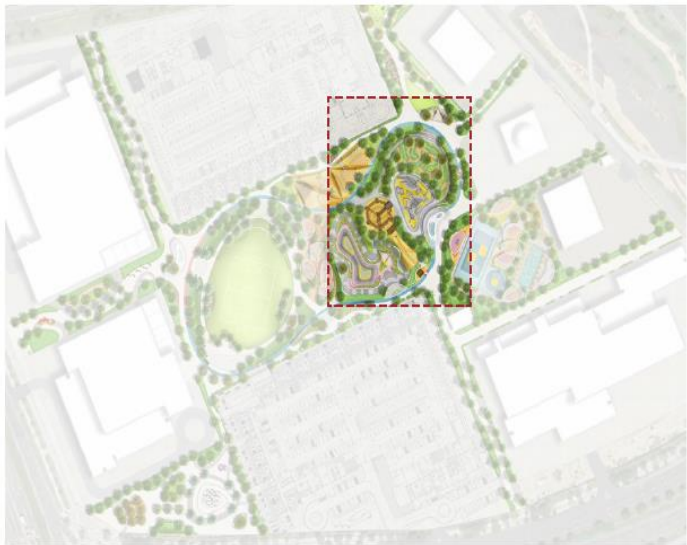
1	Skate 'Flow' Bowl
2	Pump Track
3	VEO Fitness
4	Multi Level Kids Play
5	Iconic Shade Element with Seating
6	Concrete Bench
7	Cove Seating
8	Jogging Loop
9	Steps
10	Circulation Around Activities



- Unique Twin Bowl Skating Bowl
- Jogging loop-550 M



Active Sports Area



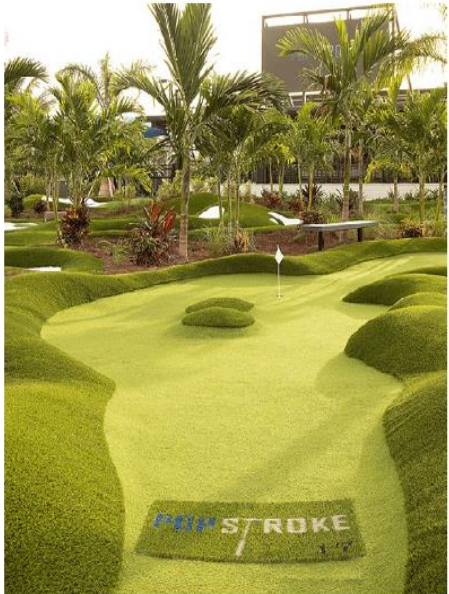
Key Plan

LEGEND

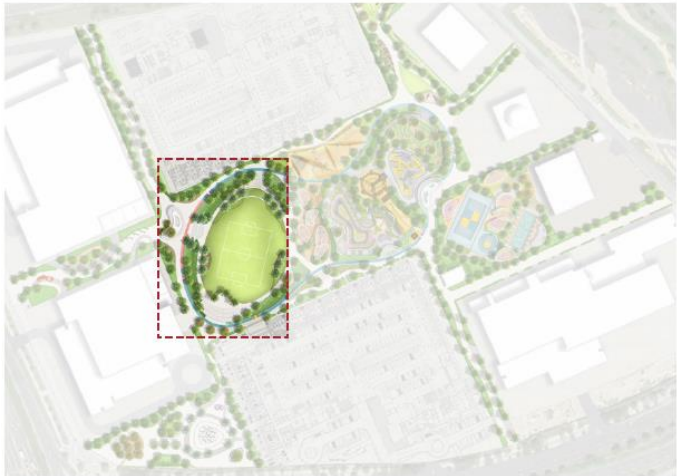
1	Rope Course
2	Parkour
3	Zip Line
4	Mini-Golf
5	Shade Structure
6	Terraced Seating
7	BBQ Deck
8	Jogging Loop
9	Peripheral Circulation
10	Circulation Around Activities



- 650 SqM Rope Course
- 10 Hole Mini Golf Course



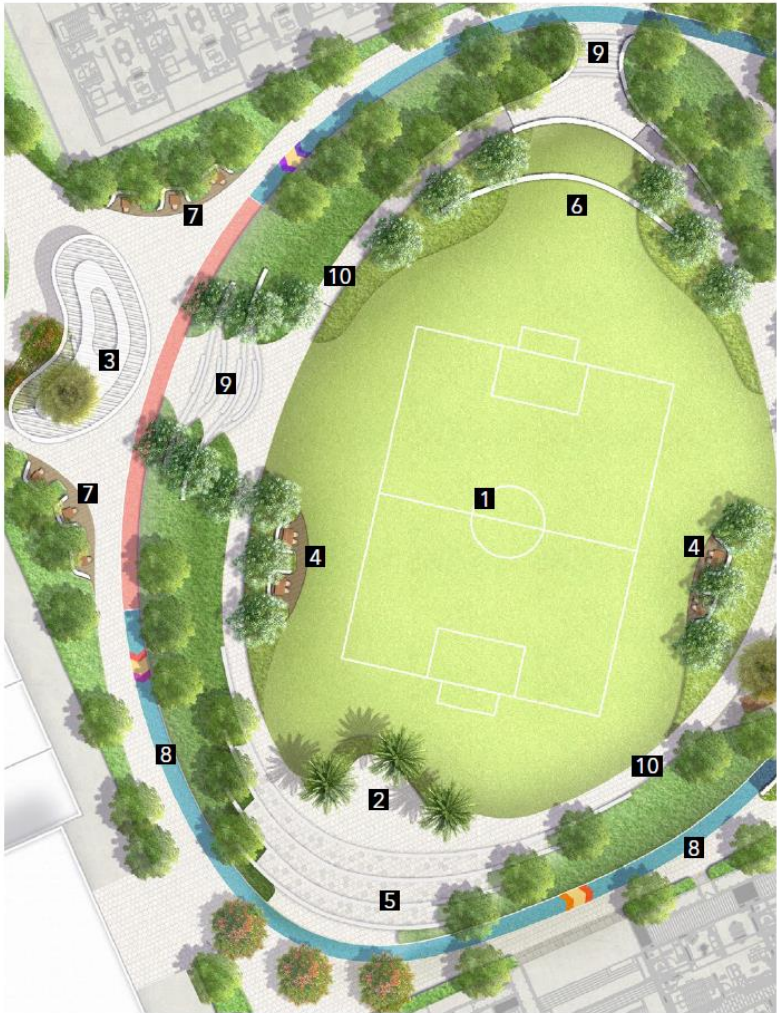
Community & Events Area



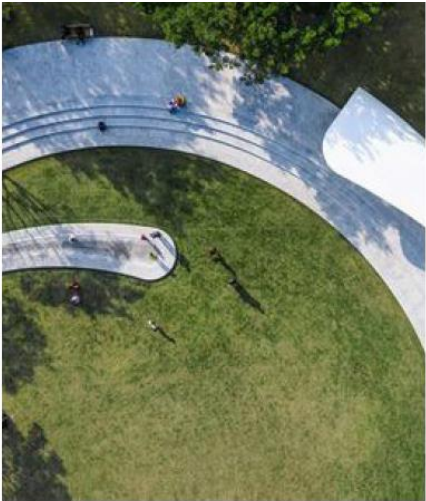
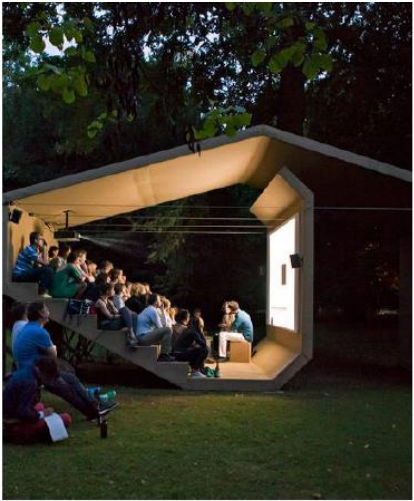
Key Plan

LEGEND

1	Event Lawn / 5a-Side Football
2	Performance Platform
3	Iconic Shade Element
4	Picnic Coves
5	Amphitheatre
6	Outdoor Cinema
7	Cove Seating
8	Jogging Loop
9	Steps
10	Peripheral Circulation

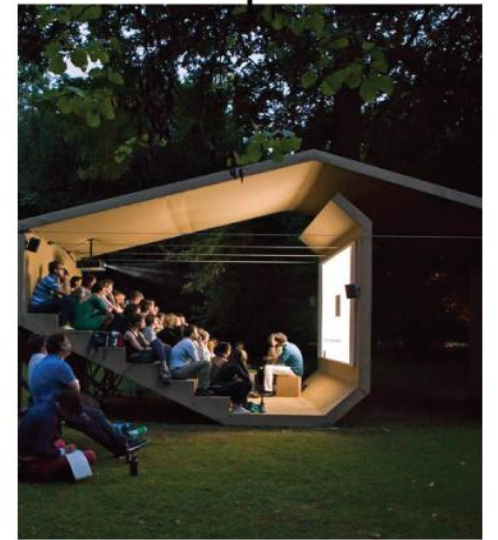


A Space for Families to Unite and Create Lasting Memories



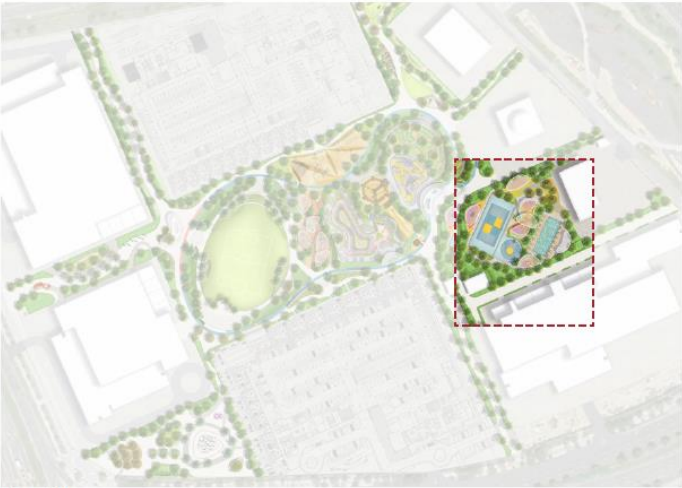


Built in Amphitheater
which can seat 200 people



Events Lawn - 3,000 Sq.m

Fitness & Pool Area




Key Plan


LEGEND	
1	Tennis Court
2	Informal Basketball Shoot Around
3	Yoga Platform
4	Shaded Games Table
5	Fitness Rig
6	Lap Pool
7	Teq Ball
8	Stepped Plaza
9	Shaded Seating
10	Circulation




MATERIALS




Concrete Paver Light Grey




Concrete Paver Light Grey




Shade Structure




Sports Court Fence




Asphalt with Acrylic



Asphalt with Acrylic



Sun Loungers



Porcelain Tiles



Water Plaza



Key Plan

LEGEND

- | | |
|---|--|
| 1 | Dry Fountain - Interactive Light Pylons and In-ground Pop-Jets |
| 2 | Seatwall |
| 3 | Dynamic Art Piece |
| 4 | Feature Tree Grove |
| 5 | Plaza |



MATERIALS	FURNITURE		
			
Concrete Paver Light Grey	Art Installation	Concrete Bench	Hammock
			
Concrete Paver Light Grey	Recycling Bin	Dry Fountain Jets	



UNLIMITED FUN FOR THE YOUNG ONES



MINI-GOLF, MAXIMUM FUN!



ADVENTURE &
THRILLS AWAIT



ELEVATE
YOUR
FITNESS



**Immerse Yourself in a Verdant Lifestyle!!!
Secure Your Place in This Vibrant New
Destination**



Introducing the Landmark First Development in Hillside Park



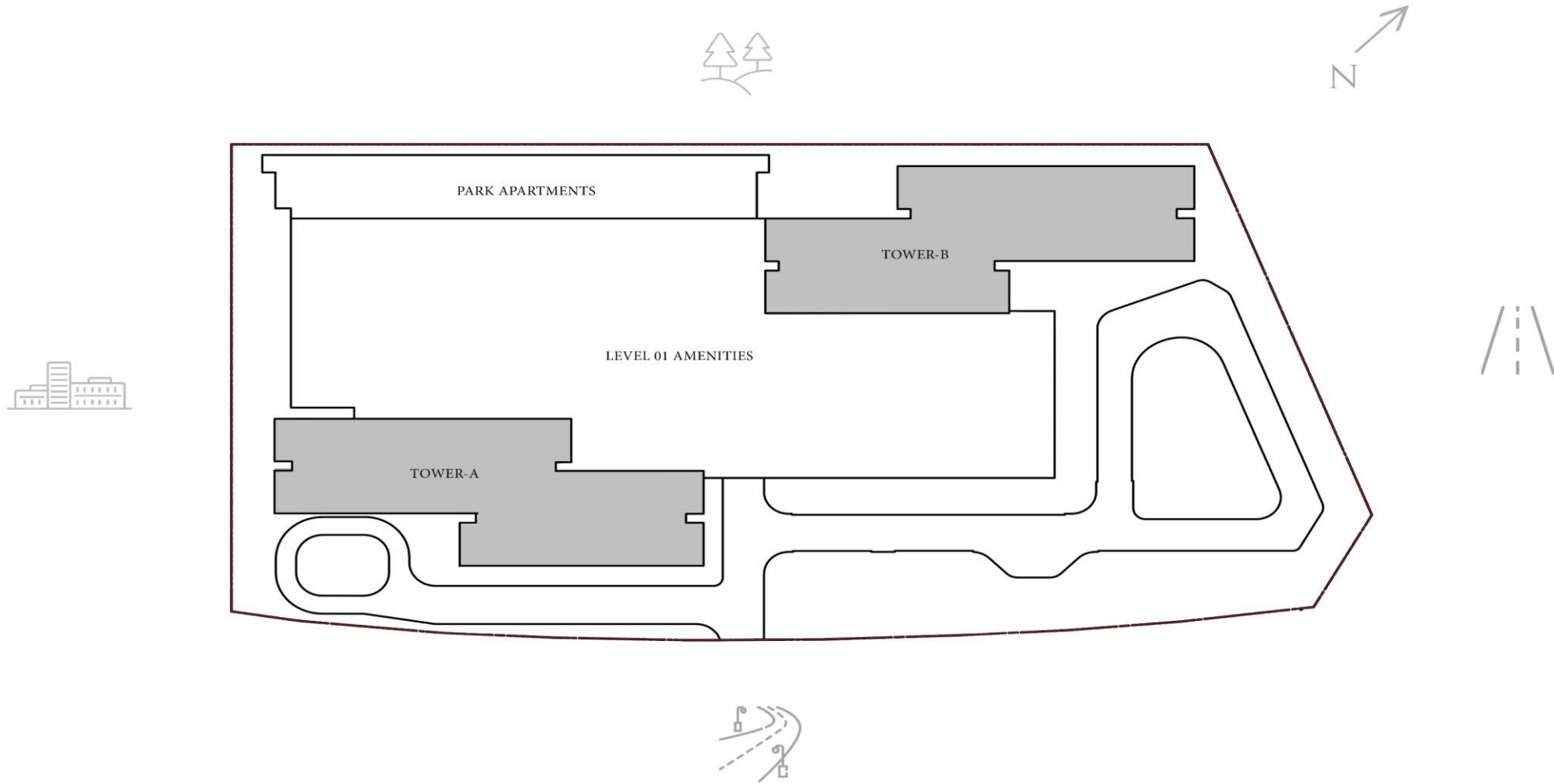
HILSEGE AT DUBAI HILLS ESTATE



DUBAI HILLS ESTATE



MASTER PLAN



Hillsedge

DUBAI HILLS ESTATE

Amenities Redefined

EMAAR

HOMES THAT PUT YOUR WELL-BEING FIRST

Hillsedge is first and foremost a place designed to nurture your well-being. Every apartment is carefully planned to flood your space with natural light, offering a sense of openness and tranquillity. From your balcony, you'll look out onto the expansive Hillside Park or the iconic Dubai skyline. This is where comfort meets mindfulness, in the best possible way.





FITNESS AND LEISURE TAKE CENTER STAGE

Residing at Hillsedge is all about living well and thriving with vitality. Whether you want to take a refreshing swim in the pristine pool, work out in the state-of-the-art gym, or simply relax with family by the kids' play areas or sports court, Hillsedge gives you access to all areas of wellbeing and mindfulness.



Indoor & Outdoor
Gyms



Yoga Deck
& Parkour Area



Adult & Kids
Swimming Pools



Skate Bowl
& Mini-Golf



Multi-level Kids' Play
Areas



Outdoor Cinema
& Amphitheatre



Sports Courts &
Jogging Tracks



Picnic & BBQ
Areas

Amenities Deck – 5,217 Sqm

Expansive Infinity Edge Pool measuring 400 Sqm



- Infinity Edge Pool
- MUGA Court
- Outdoor Gym
- Kids Play Area
- BBQ Decks
- Yoga Deck
- Landscaped Gardens
- Kids Pool & Splash Play



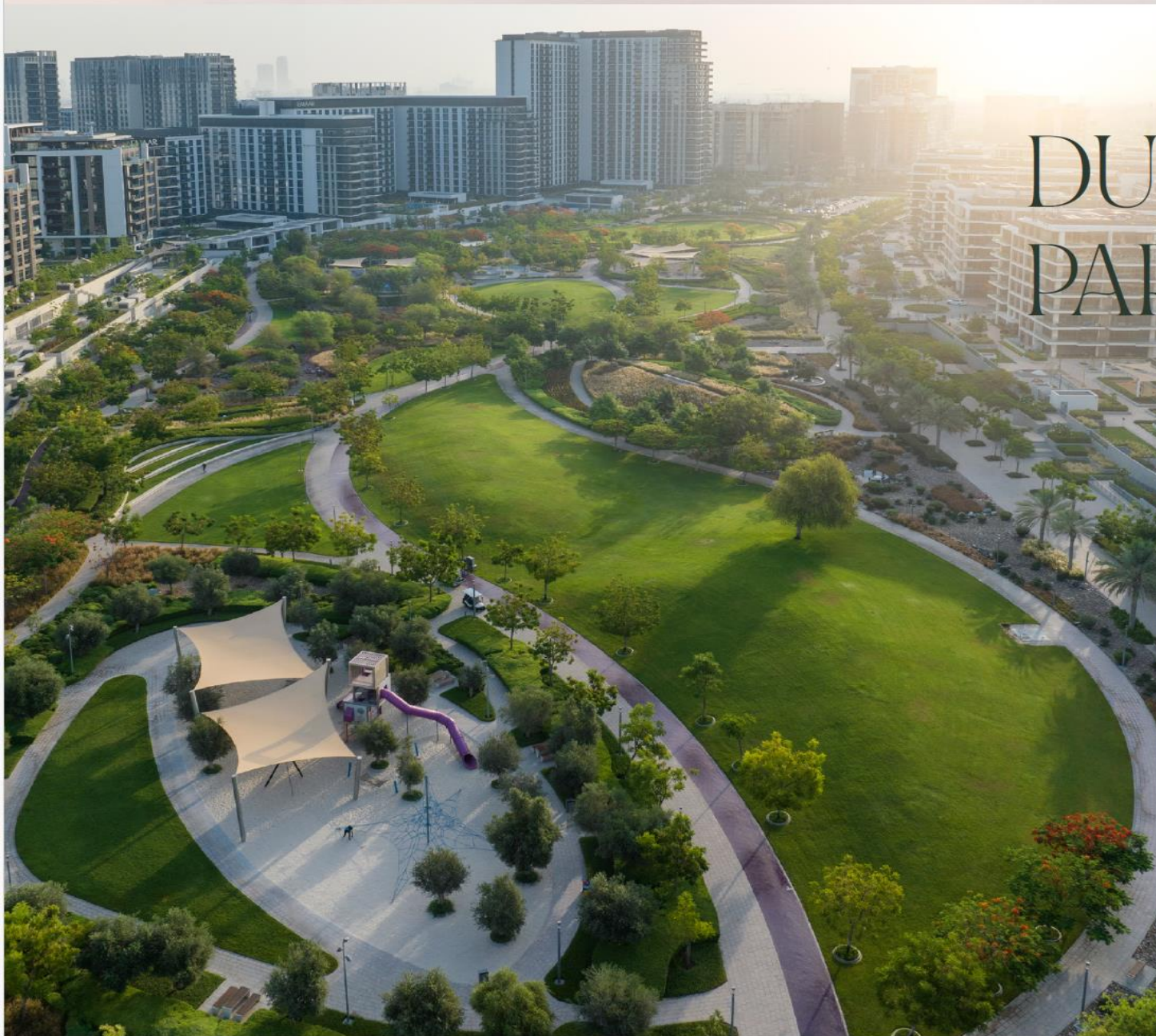
EMBRACE THE DYNAMIC LIFESTYLE



And There's So Much More....

A WORLD OF RETAIL AND ENTERTAINMENT AWAITS





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

Volleyball

Basketball Court

Skate Park

Dog Park

DUBAI HILLS MALL

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

650+ Shopping & Dining Outlets

Eclectic Array of Restaurants & Eateries

Family-Friendly Activities & Amusements

Record-Breaking Indoor Rollercoaster





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

Spacious Floodlit Practice Facility

Golf Academy

Gym, Pool & Other Amenities

A Host of Dining Options

Hillsedge

DUBAI HILLS ESTATE

Stylish Interiors

EMAAR

THOUGHTFULLY DESIGNED FOR YOU



At Hillsedge, every detail is about making life easier, brighter, and more enjoyable. With open kitchens perfect for entertaining, spacious balconies for those quiet moments, and sleek, neutral interiors that reflect calm and elegance, your home is a blank canvas for the life you want to lead.

DESIGN THAT
ENHANCES
EVERYDAY LIFE





EMAAR





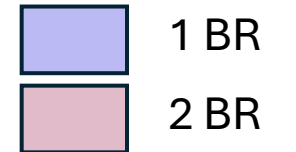
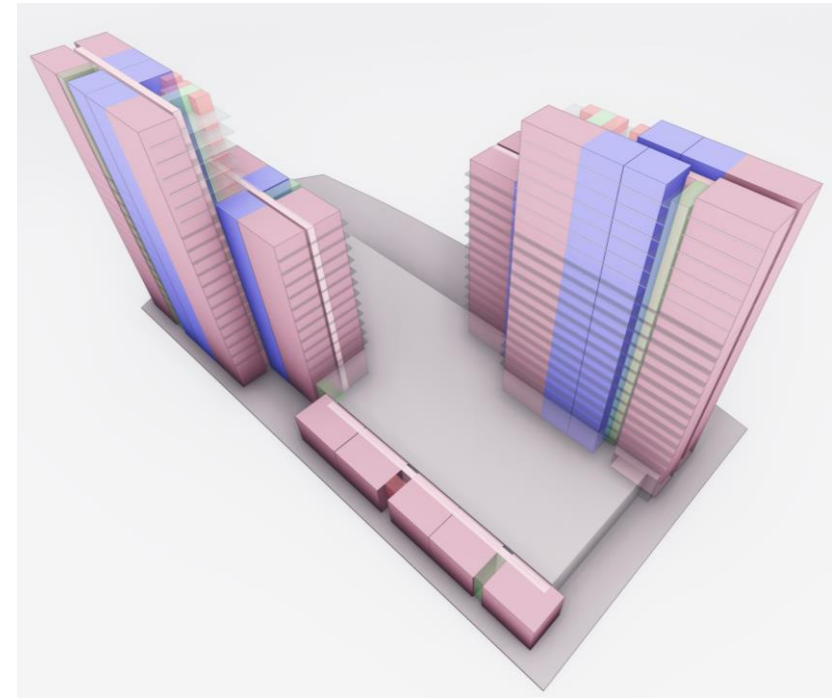
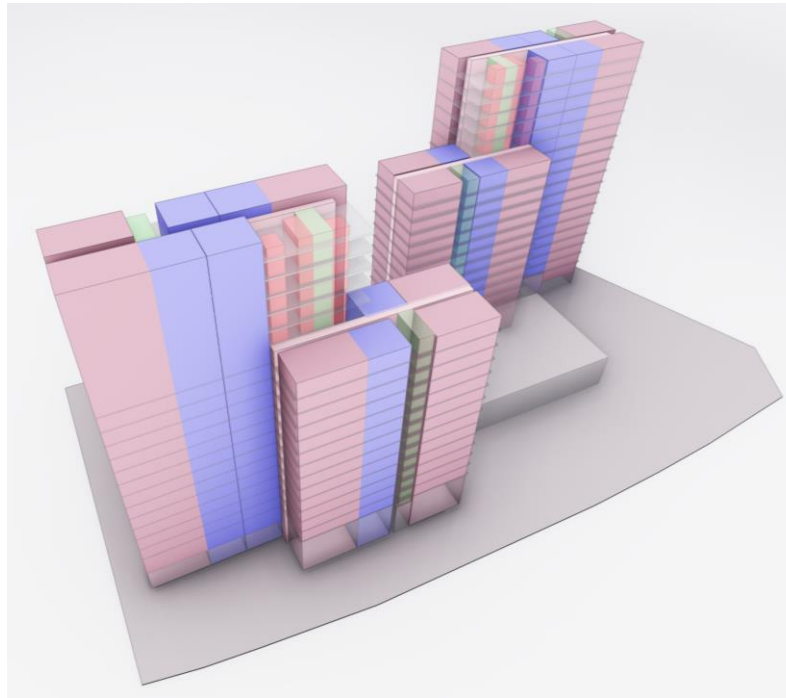
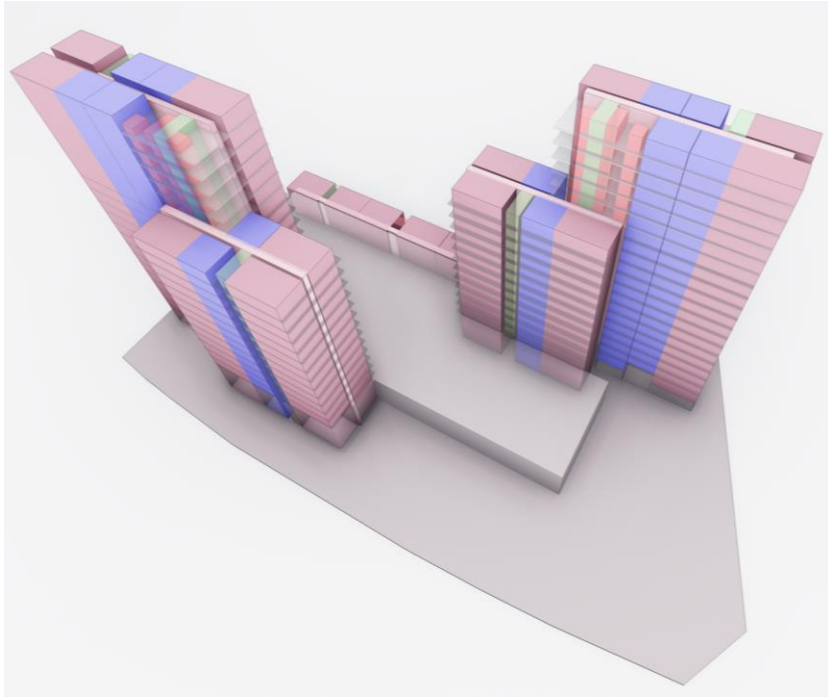
Hillsedge

DUBAI HILLS ESTATE

Floor Plans

EMAAR

Hillsedge -Massing



Typical Floor Plate



Typical Floor Plans

One Bedroom Apartments By The Hillside Park

Fully Fitted Kitchens
Area : 708- 840 Sqft



Typical Floor Plans

Two Bedroom Apartments
By The Hillside Park
Fully Fitted Kitchens
Area : 1,095-1,353 Sqft





Hillsedge

DUBAI HILLS ESTATE

Commercials

EMAAR



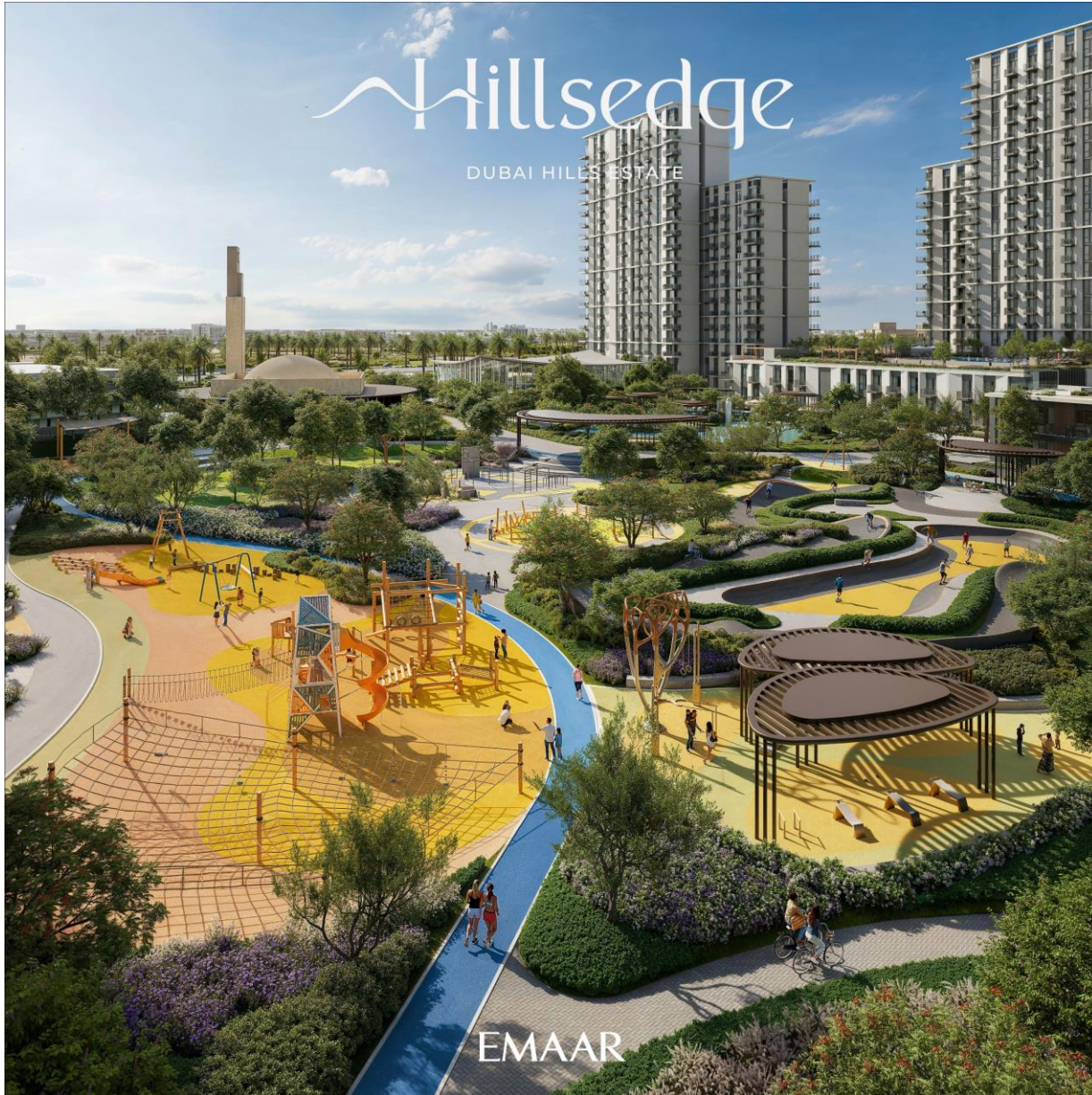
Exclusive Residences By The Hillside Park

One Bedroom Residences

Total Units – 102 Units (Each Tower)

Min Price – AED 1.84 Mn

Avg Price – AED 1.96 Mn



Exclusive Residences By The Hillside Park

Two Bedroom Residences

Total Units – 96 Units (Each Tower)

10 Units (Park Apartments)

Min Price – AED 2.69 Mn

Avg Price – AED 2.78 Mn



PAYMENT PLAN

10%

DOWN PAYMENT
Dec 2024

10%

1ST INSTALMENT
Feb 2025

10%

2ND INSTALMENT
Jul 2025

10%

3RD INSTALMENT
Jan 2026

10%

4TH INSTALMENT
30% Construction
Completion
Jul 2026

10%

5TH INSTALMENT
50% Construction
Completion
Jan 2027

10%

6TH INSTALMENT
70% Construction
Completion
Jun 2027

10%

7TH INSTALMENT
90% Construction
Completion
Jan 2028

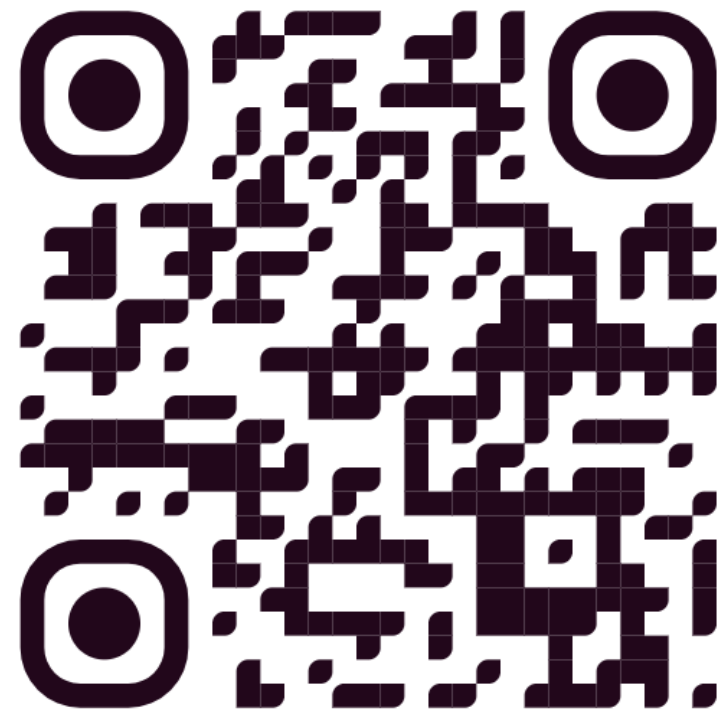
20%

8TH INSTALMENT
100% Construction
Completion
Jan 2029

*Estimated Construction Completion Date

Your Chance to Own a Unique Apartment in
a Vibrant New Destination Designed to Keep
You Active, Happy, and Inspired.
Scan the QR Code to Explore More

SCAN ME



EMBRACE THE DYNAMIC LIFESTYLE

