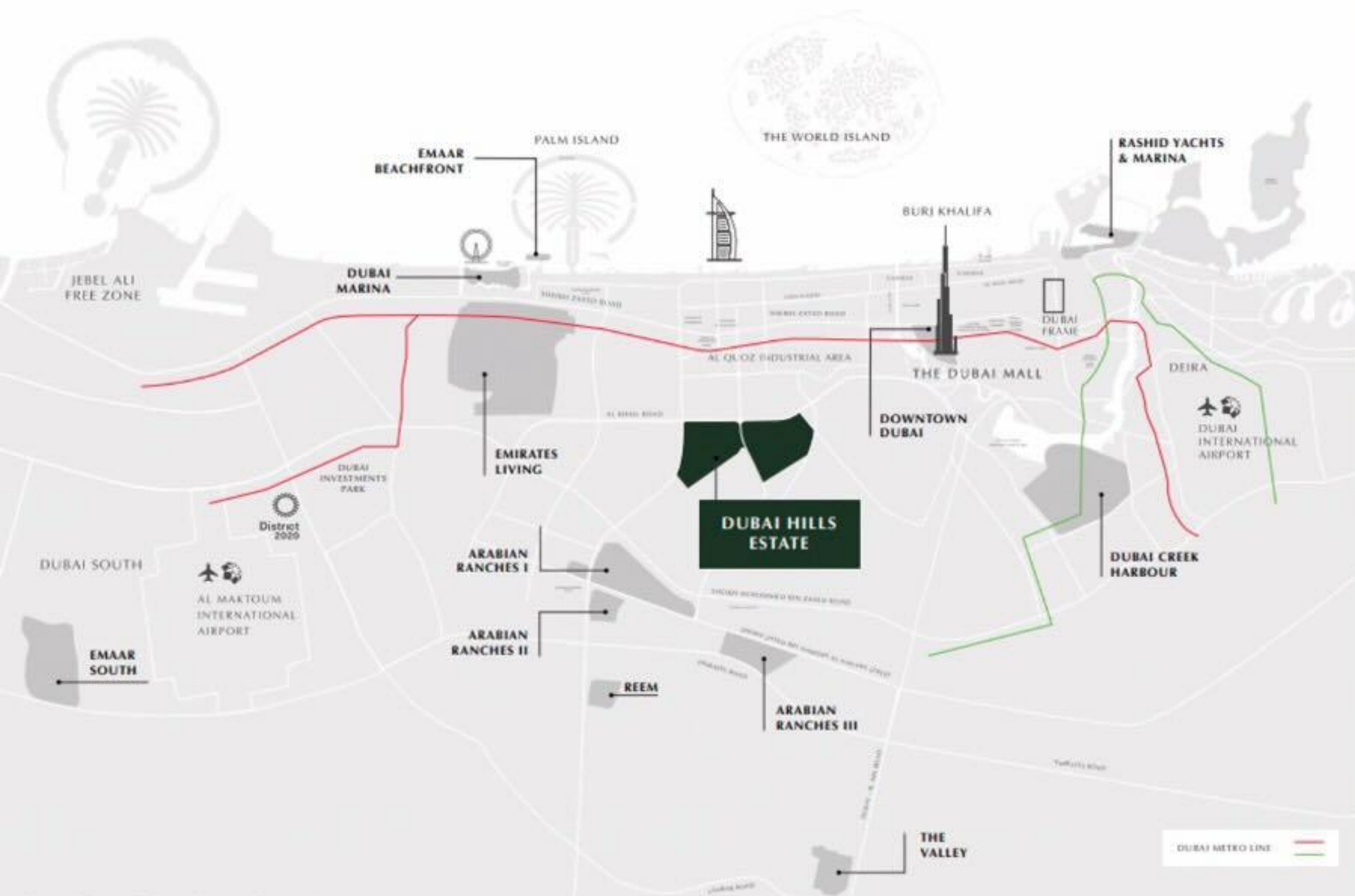


DUBAI HILLS
ESTATE

A PREMIUM ADDRESS
IN THE HEART OF
DUBAI

Perfectly Positioned

With easy access to Al Khail Road, Dubai Hills Estate 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.



15 mins from
Downtown Dubai



15 mins from
Dubai Marina



20 mins from Dubai &
Al Maktoum Intl' Airports



25 mins from
District 2020

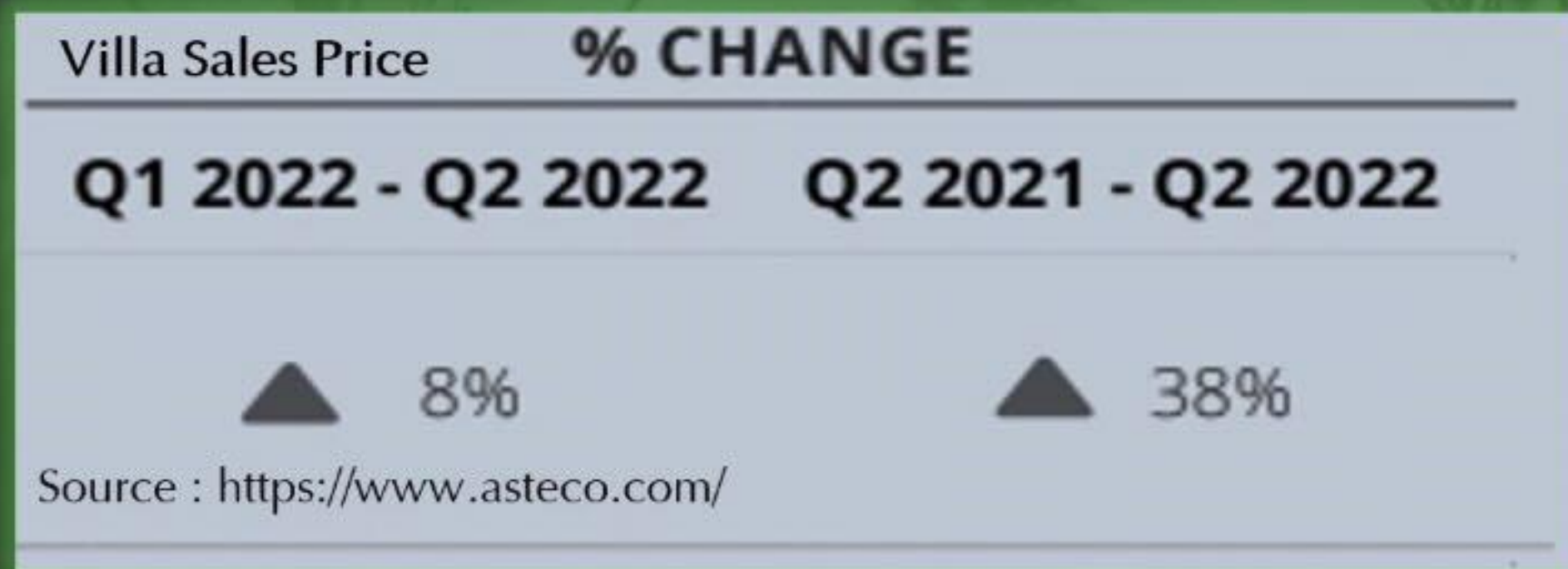


DUBAI HILLS ESTATE – Premium Address



The top searched areas for villas/townhouses were Dubai Hills Estate, Jumeirah, Arabian Ranches, Mirdif and Al Barsha

<https://dubailand.gov.ae/en/news-media>



As per data , 5 Bedroom Villas enjoy a great ROI Of more than 5%

H1 2022- Dubai Hills Estate : Key Buyer Nationalities



RUSSIA



INDIA



UNITED
KINGDOM



CHINA



PAKISTAN



IRAN

DUBAI HILLS
ESTATE

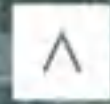
+



ADDRESS
HOTELS + RESORTS

PREMIUM ADDRESS - YOU CAN'T MISS!!!





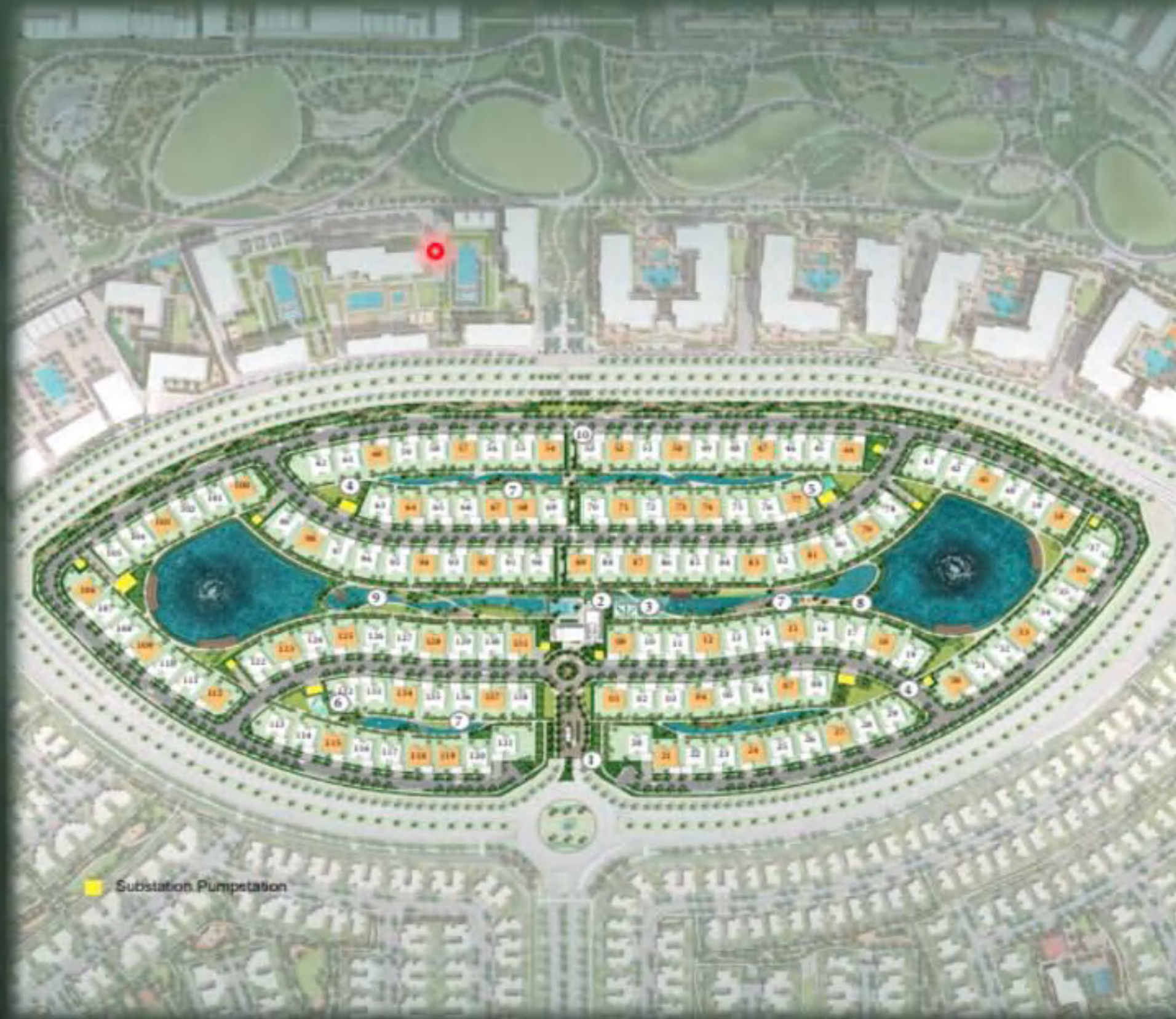
ADDRESS
VILLAS
HILLCREST

EMAAR

ADDRESS VILLAS - HILLCREST – LOCATION MAP



ADDRESS VILLAS - HILLCREST – CLUSTER MAP



Substation Pumpstation



ADDRESS VILLAS HILLCREST

- ① Gated Community
- ② Clubhouse for Gym and Pool
- ③ Kids Play Area
- ④ Recreational lawn
- ⑤ Half Basketball Court
- ⑥ Outdoor Gym
- ⑦ Urban river and Green Open Spaces
- ⑧ Lakeside Picnic Areas
- ⑨ Lily Pond
- ⑩ Connection to Central park

● Classic

○ Modern





Substation Pumpstation

ADDRESS VILLAS - HILLCREST – CLUSTER MAP



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● Classic

○ Modern



■ Substation Pumpstation

ADDRESS VILLAS - HILLCREST - Life of luxury & nature



ADDRESS VILLAS - HILLCREST

One Exclusive Address, Infinite possibilities



Exceptional Amenities for Enriched Living

Find yourself at the heart of a thriving community connected to nature, just moments away from exceptional shopping, dining, leisure, and recreation experiences and a host of world-class amenities.



Community Centre



Fully Equipped Gym



Multi-Purpose Room



Swimming Pool



Kids' Pool & Water Play Area



Yoga & Activity Decks



Two Exquisite Styles



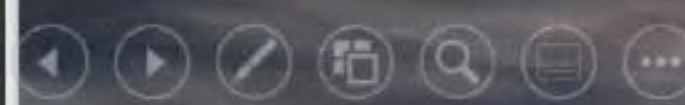
CLASSIC



MODERN

Classic

Street View



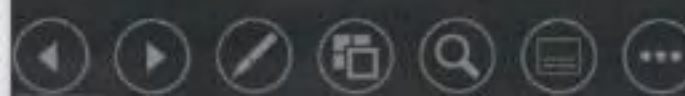
Classic

Garden View



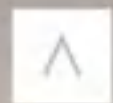
Modern

Street View



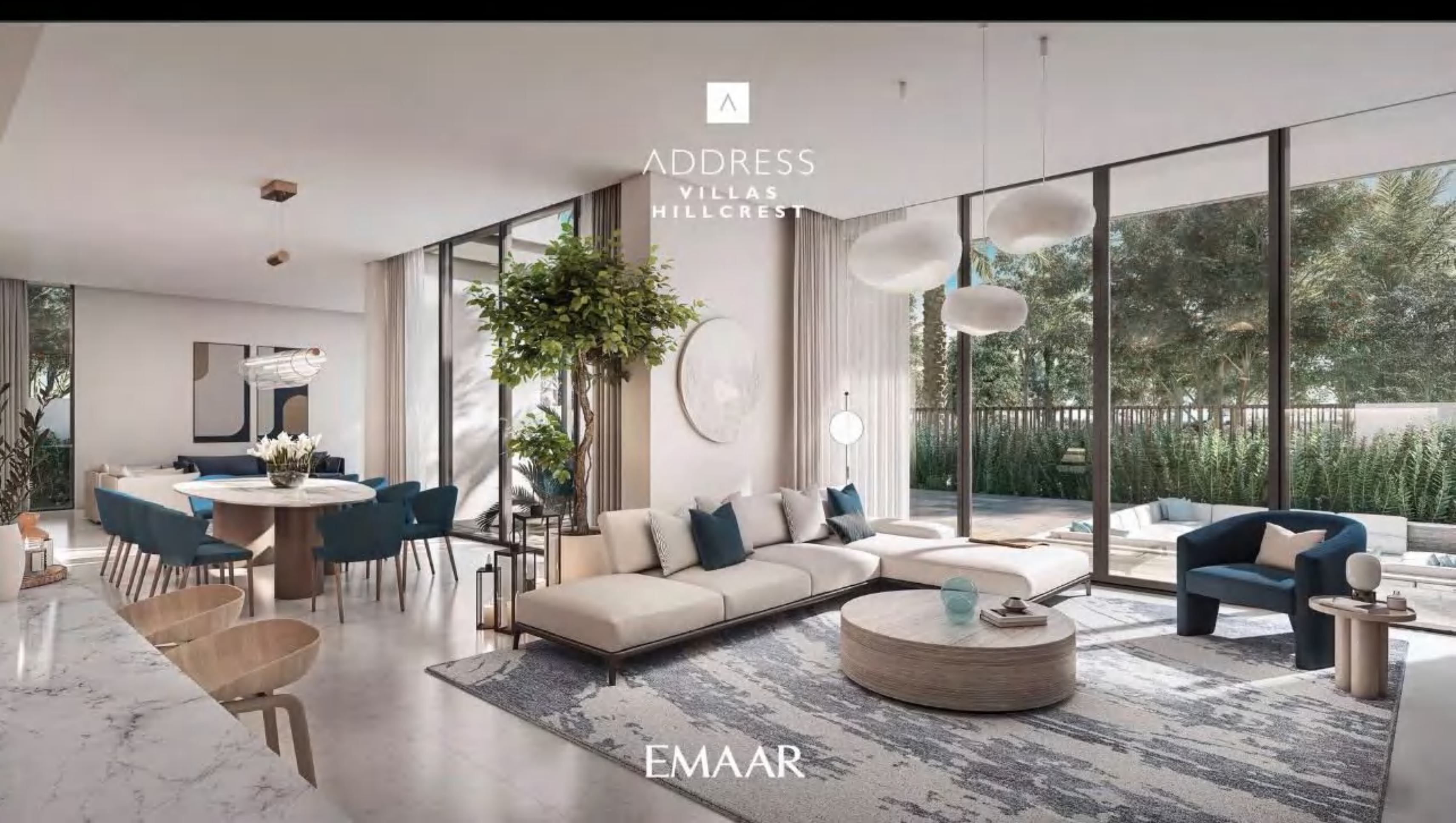
USP'S of the Villas

- Spacious Areas
- Show Kitchen
- Provision for a Lift
- Basement with Recessed "Gardens" allowing natural light in.
- Roof Terrace.
- Standalone bathtub in Master Bathroom •
- Double Volume at the entrance of the house.
- Every villa is located on a water feature.



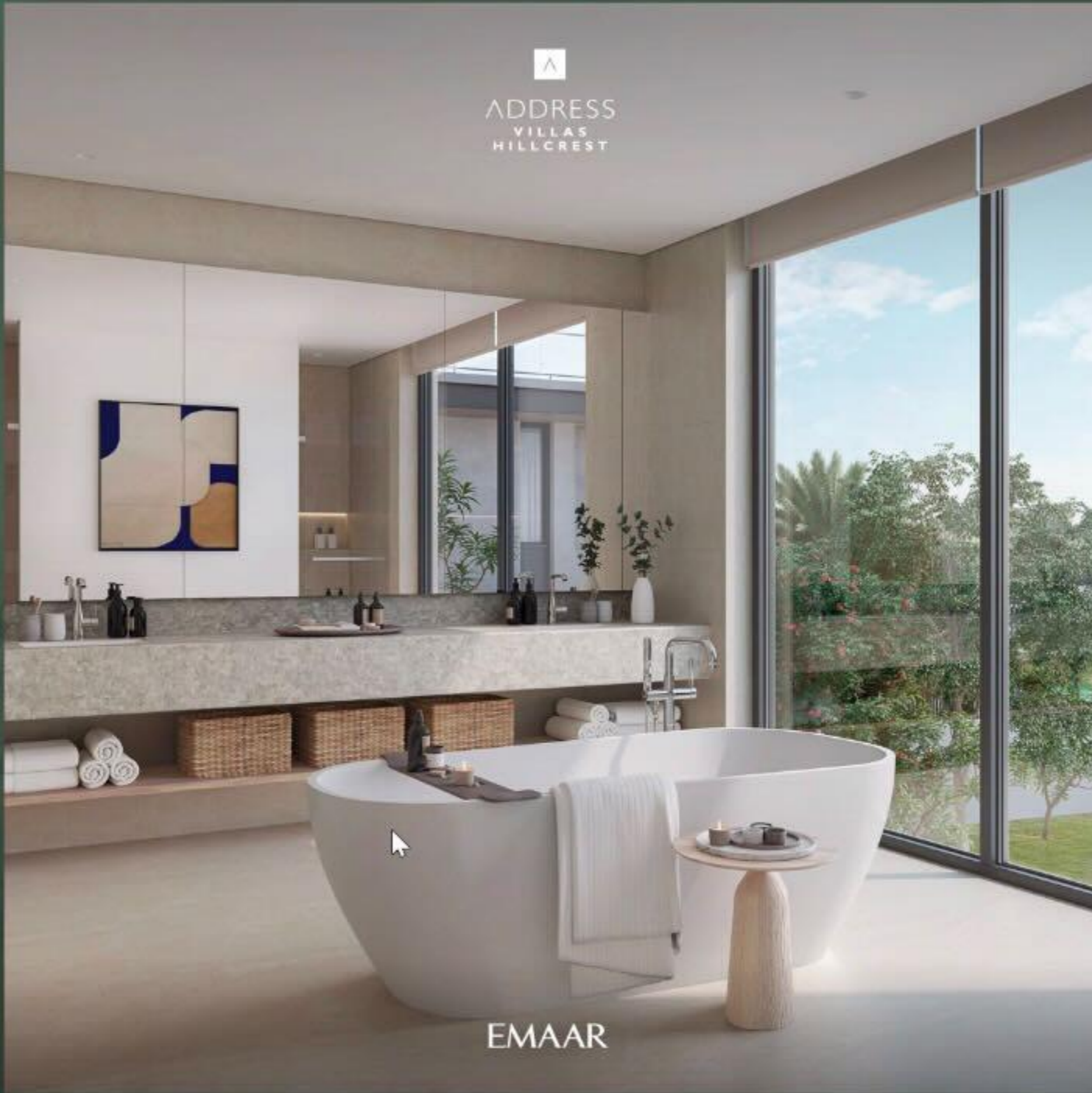
ADDRESS
VILLAS
HILLCREST

EMAAR





ADDRESS
VILLAS
HILLCREST



EMAAR





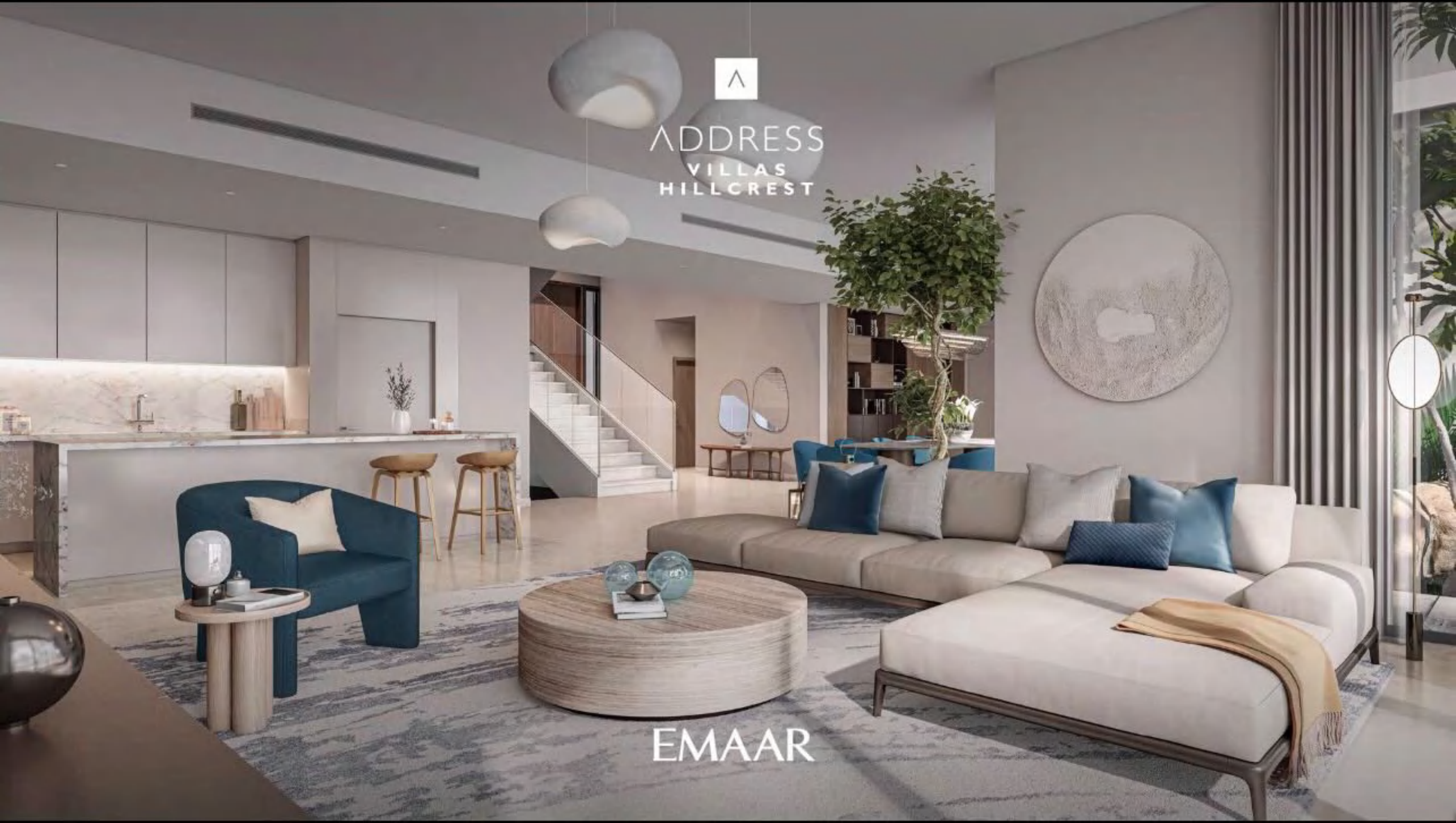
ADDRESS
VILLAS
HILLCREST

EMAAR





ADDRESS
VILLAS
HILLCREST



EMAAR

ADDRESS VILLAS - HILLCREST

MATERIAL BOARDS



PAYMENT PLAN

Payment Plan

10%

Down Payment
On Booking

August 2022

10%

1st Instalment

October 2022

10%

2nd Instalment

April 2023

10%

3rd Instalment
Upon 10% Construction
Completion*

October 2023

10%

4th Instalment
Upon 20% Construction
Completion*

March 2024

10%

5th Instalment
Upon 40% Construction
Completion*

October 2024

10%

6th Instalment
Upon 60% Construction
Completion*

March 2025

10%

7th Instalment
Upon 80% Construction
Completion*

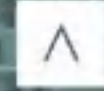
September 2025

20%

8th Instalment
Upon 100% Construction
Completion*

June 2026

*Estimated Construction Completion Date



ADDRESS
VILLAS
HILLCREST

EMAAR

Address-Hillcrest Villas -USP

- A first-of-its-kind premium branded development by Address Hotels +Resorts of 5-Bedroom branded villas
- Connected to nature & just moments away from exceptional shopping , dining, leisure & recreation experiences
- Designed with luxury, comfort & serenity in mind



- Boasting a captivating water feature, elegant architectural touches throughout & a contemporary design aesthetic that exemplifies class
- Each villa is designed with a provision for an elevator for truly enhanced accessibility
- Livable basement space extend sthe footprint of the villa
- 3 Parking bays Provided in each villa

COMMERCIALS



TYPE	No	Plot Size (Sq Ft)		Built Up Area (Sq.Ft)	Price (AED)	
		Min Area	Max Area	Total	Min	Max
Classic	51	6,986	8,997	9,918	21,679,888	24,744,888
Modern	87	6,983	10,805	10,372	21,950,888	25,553,888

Total – 138 Villas

Avg Per Sq ft Price ~2335 AED