

ADDRESS  
RESIDENCES  
DUBAI HILLS ESTATE

EMAAR



## Beyond Luxury, A Lifestyle

**Address Hotels + Resorts** redefines hospitality with its warm and personal touch. Setting new standards for luxury and elegance, every detail is crafted to create a memorable experience, enriching your life with style and comfort.

## THE COMMUNITY

# The Green Heart of Dubai

Dubai Hills Estate – the green heart of Dubai – is a premier destination offering a perfect blend of luxury living and natural beauty.

Strategically positioned within the Mohammed Bin Rashid City, this master-planned community is located between Downtown Dubai and Dubai Marina, with easy access to the city's most popular districts and attractions via Al Khail Road.

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Central Location

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Dubai Hills Park

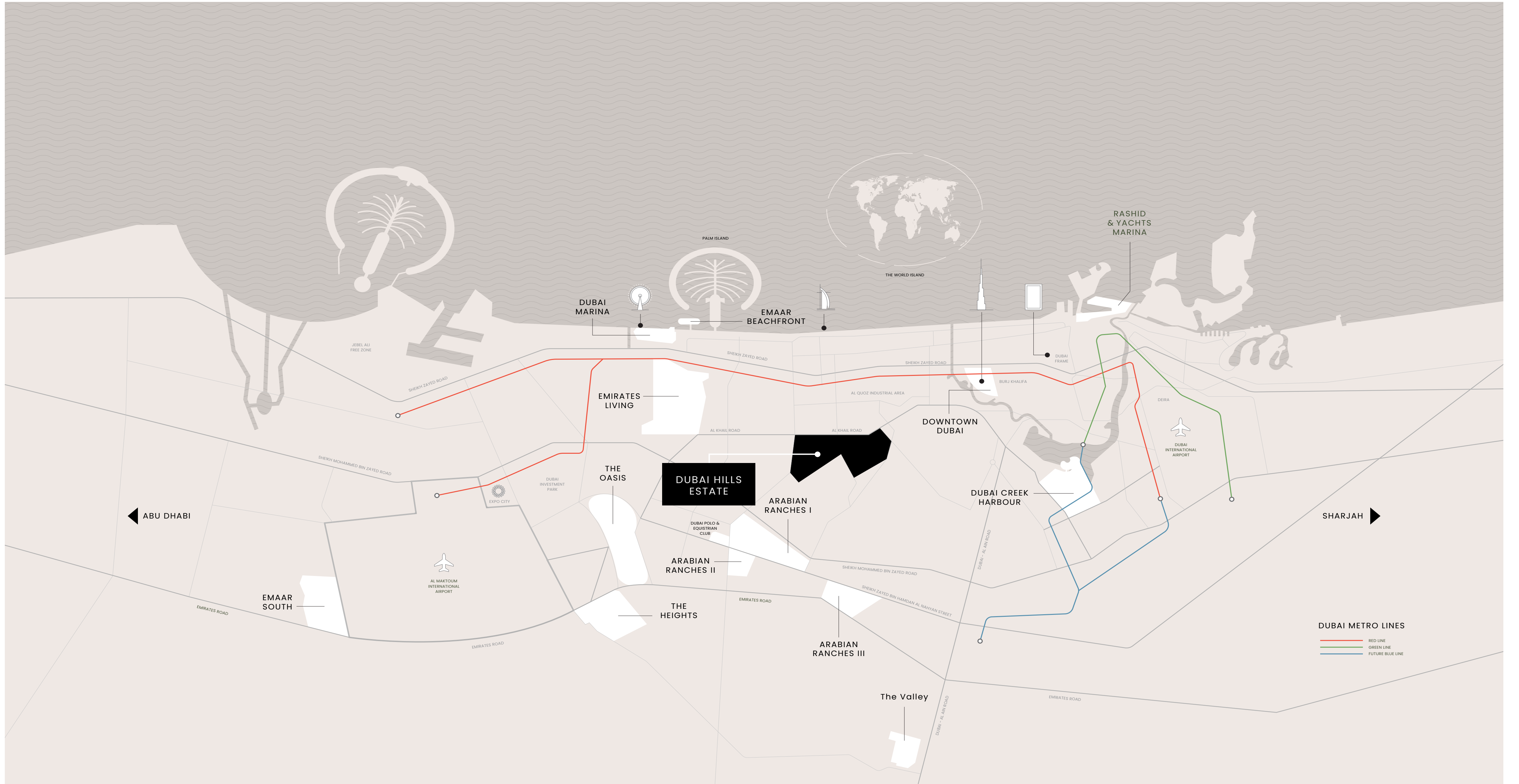
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Dubai Hills Mall

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Business Park





DUBAI MARINA

EMAAR BEACHFRONT

RASHID & YACHTS MARINA

EMIRATES LIVING

DOWNTOWN DUBAI

DUBAI HILLS ESTATE

ARABIAN RANCHES I

DUBAI CREEK HARBOUR

ABU DHABI

SHARJAH

EMAAR SOUTH

ARABIAN RANCHES II

ARABIAN RANCHES III

THE HEIGHTS

The Valley

DUBAI METRO LINES

- RED LINE
- GREEN LINE
- FUTURE BLUE LINE

Welcome to **Address**  
Residences Dubai Hills Estate



OVERVIEW

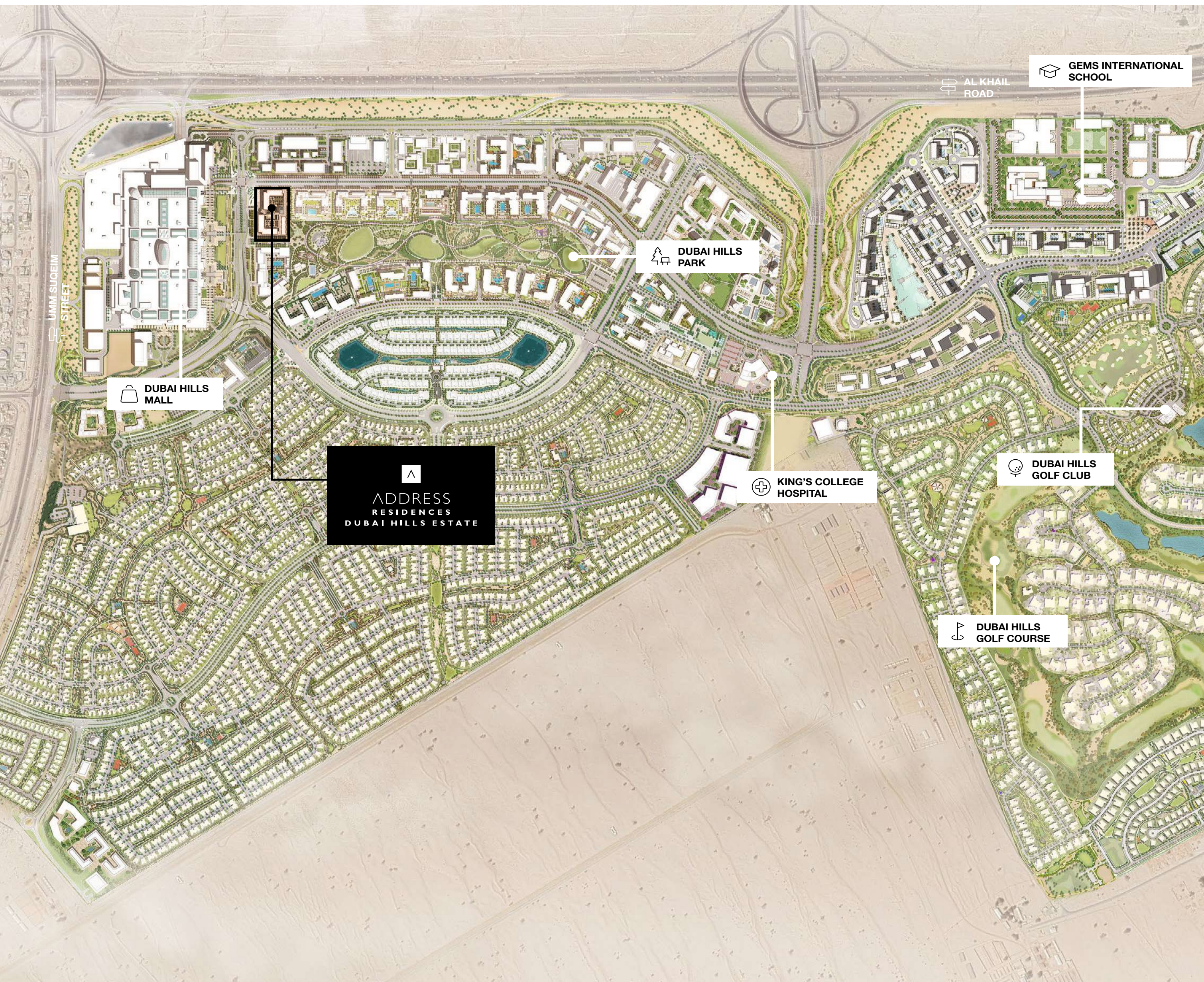
# Where Life Happens

Step into a sanctuary where contemporary luxury merges with vibrant urban living. Designed for modern lifestyles, Address Residences Dubai Hills Estate offers the finest in branded residential comfort and elegance. Your luxurious home, in the signature style of Address Hotels + Resorts, awaits you.





ADDRESS  
RESIDENCES  
DUBAI HILLS ESTATE



Connecting **Hearts,**  
Bridging Destinations



LOCATION

# Central Elegance

Experience luxury—strategically positioned, yet distant from the city’s hustle. Thanks to Al Khail Road, Downtown Dubai and major hubs are minutes away. Soon, Etihad Rail and Dubai Metro will offer swift airport and emirate connections.

12 mins

to Downtown Dubai

15 mins

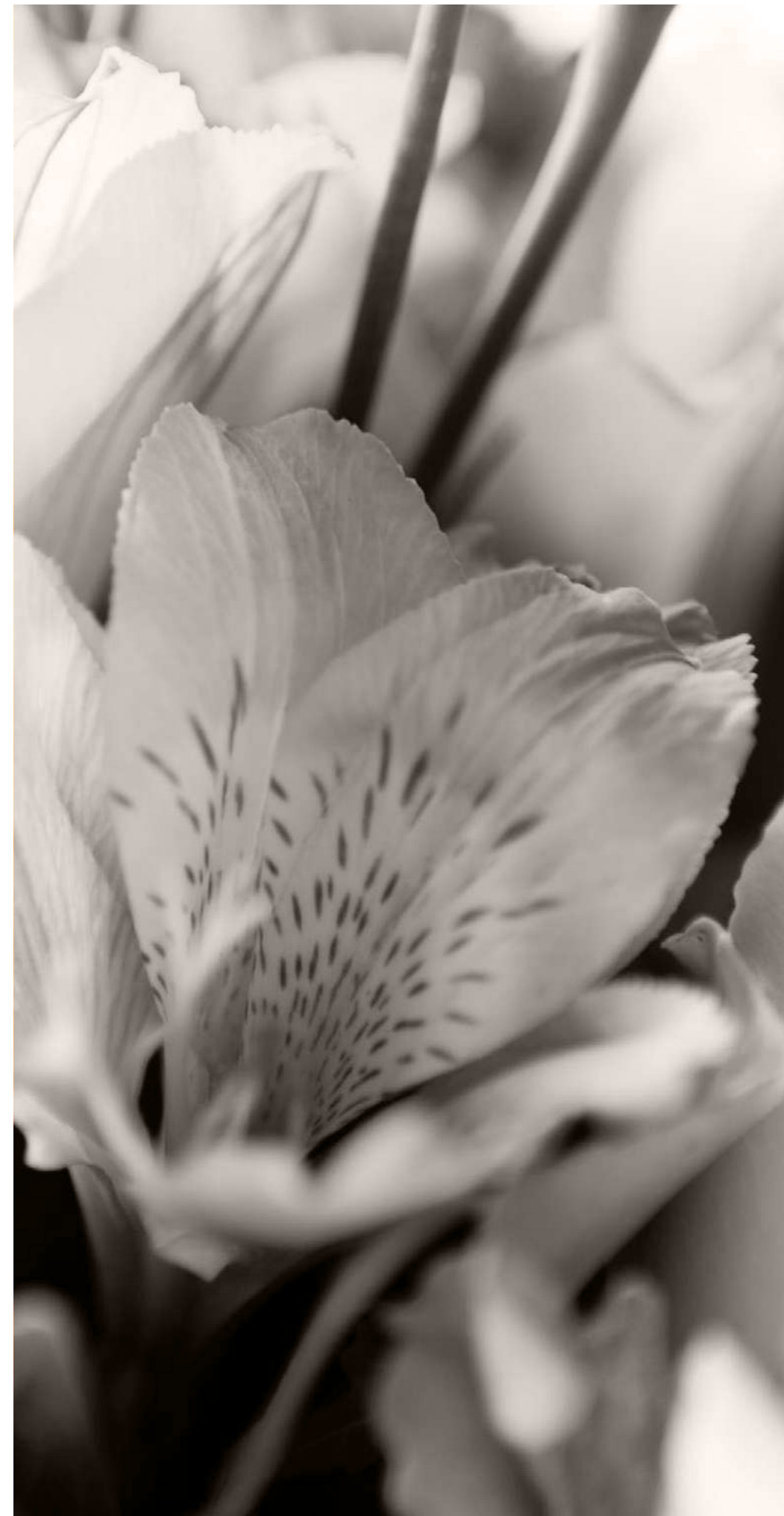
to Dubai Marina

20 mins

to Dubai Int’l Airport & Al Maktoum Int’l Airport

25 mins

to District 2020 Strategically Placed, Distinctly Elegant.



Modern Luxury,  
Timeless Elegance





LOCATION

## Dubai's Verdant Jewel

Dubai Hills Estate, the green heart of Dubai, is a unique destination. As a cornerstone of Mohammed Bin Rashid City, it bridges Downtown Dubai and Dubai Marina. Positioned by Al Khail Road, the estate ensures seamless access to the city's iconic locales.

## Opulent City Living

This green, family-centric area, rich in simplicity and elegance, effortlessly connects residents to conveniences. Address Residences Dubai Hills Estate offers a tranquil urban pocket of Dubai, with city centre attractions just moments away. Nearby, you'll find premium healthcare, educational centres, a central park, and the expansive Dubai Hills Mall.





# Everything at Your Doorstep

Beyond Address Residences Dubai Hills Estate's retail offerings, embrace a neighbourhood rich in greenery.

Experience Dubai Hills Estate's variety of cafés, restaurants, and shops, just a short walk from Dubai Hills Mall and Dubai Hills Park.





THE TOWERS

## Modern Heights, New Horizons

Address Residences Dubai Hills Estate embodies modernity set against a lush backdrop. The development features two towers: Tower A, with 18 floors, and Tower B, with 21 floors. Positioned to maximize views of Dubai Hills Park and Dubai Hills Mall, the towers boast versatile layouts, clean lines, and eco-friendly choices, enhancing both functionality and sustainability.

# Craftsmanship & Care, in Every Detail







INTERIORS

## Designed For You

Step into Address Residences Dubai Hills Estate and be welcomed by a stylish lobby with chic seating areas that set the tone for luxury and elegance. Beyond the grand entrance, discover meticulously designed homes ranging from one to three-bedroom apartments and spacious townhouses, each residence seamlessly blends modern design with practical utility.



# Luxury at Every Corner







Where Every **Space**  
Echoes You



## AMENITIES

## Elevated Experiences

Address Residences Dubai Hills Estate blends modern comforts with nature's charm. Enjoy the landscaped podium with green vistas, state-of-the-art fitness centre, playful areas for kids, and 24/7 security. Experience the rooftop garden with its outdoor cinema, an enchanting space for relaxation and entertainment.

Landscaped Podium Deck

Rooftop Garden

Outdoor Rooftop Cinema

Outdoor Yoga Area

Pool deck

Kids' playground

Multipurpose Sports Court

Fitness centre

Indoor Multipurpose Room

24/7 Security





NEARBY ATTRACTIONS

# Dubai Hills Mall

A Dynamic Shopping Experience



NEARBY ATTRACTIONS

# Dubai Hills Park

A Verdant Haven





NEARBY ATTRACTIONS

# Dubai Hills Golf Club

Iconic Golfing Destination

# Global Lifestyle Developer

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

Market Cap AED

**71.7 Bn**

FY 2023

Revenue AED

**14.4 Bn**

H1-2024

Presence in

**12 +**

Global Markets

Delivered

**115,000 +**

Residential Units

Net Profit AED

**5.3 Bn**

H1-2024

Under Development

**42,200 +**

Residential Units

*\*As on 30th June 2024*

