

ELEVATE YOUR SENSES

DUBAI HILLS  
ESTATE

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MAJESTIC VISTAS

EMAAR



# YOUR HOME, IN EVERY SENSE

## SEE /

Marvel at prime views of the immaculate fairways

## SMELL /

The garden-fresh air when you rise and shine

## TOUCH /

Experience the comfort of your plush 6-bedroom villa

## TASTE /

Indulge in social gatherings in a signature ambience

## HEAR /

Lead a golf lifestyle, strike a chord with nature







*See*

# YOUR VIEW. A WORK OF ART

Make your home at Dubai Hills Estate's most exclusive address. Where the only boundary between you and the green are your full-height windows. Where every view is a painting, crafted in nature.

A PICTURESQUE  
GOLF SIDE  
COMMUNITY

ENDLESS VIEWS  
OF 18-HOLE  
GOLF COURSE







*Smell*

# A BREATH OF FRESH AIR

Experience the reviving scent of nature from your doorstep. Take a stroll along the winding walkways and golf course past the water features. The smell of freshly cut grass has never felt this extraordinary.

1,730,700 SQM  
OF GREEN OPEN  
SPACES

NEVER-ENDING  
VIEWS OF  
NATURE















*Touch*

# A SENSE OF TOGETHERNESS

Enveloped by the epic landscape of Dubai Hills Estate, the six-bedroom villas are equally alluring once you step inside. Impressively proportioned, richly styled and flooded with natural light.

CREATE MEMORIES  
AND CELEBRATE  
MILESTONES

FEEL THE BREEZE  
FROM THE GOLF  
COURSE

RECONNECT WITH NATURE  
IN YOUR GARDEN









*Taste*

# A FEAST FOR YOUR SENSES

They say that the kitchen is the heart of your home. At Majestic Vistas, you will have two. One to share with your family, the other to entertain friends. Both for focusing on what matters the most.

TWO  
KITCHENS

PRIVATE  
GARDEN

FORMAL  
& FAMILY  
LIVING AREA

LAWN & WALKING  
TRAILS

CHILDREN'S  
PLAYGROUND









*Touch*

# YOUR ULTRA- PREMIUM MODERN VILLA

Your home should be your sensory delight. A seamless blend of indoor and outdoor that keeps nature and fresh air always by your side. Where clean lines and balanced design create a permanent sense of calm. Your six-bedroom villa, your retreat.



# AMBROSE COLLECTION

*Total Area = 763 sqm / 8,217 sqft*

6  
Bedrooms  
(in total)

1  
Master Suite  
(with dressing room)

7  
Bathrooms

2  
Kitchens  
(main and open kitchen)

Formal &  
Family Living  
Rooms

Maid's  
Room

Storage  
Room

Parking  
Garage







AMBROSE COLLECTION





# MULLIGAN COLLECTION

*Total Area = 849 sqm / 9,145 sqft*

6 Bedrooms <small>(in total)</small>	1 Master Suite <small>(with dressing room and master lounge)</small>
7 Bathrooms	2 Kitchens <small>(main and open kitchen)</small>
Formal & Family Living Rooms	Maid's Room
Storage Room	Study

Parking Garage





MULLIGAN COLLECTION









*Touch*

# YOUR ULTRA- PREMIUM ARABESQUE VILLA

Richly detailed and unabashedly glamorous, these six-bedroom villas will redefine modern Arabic splendour. With the presence of traditional Arabic Mashrabiya for privacy and temperature control, you are guaranteed intimate, cool luxury.





# ROWAN COLLECTION

*Total Area = 897 sqm / 9,655 sqft*

6 Bedrooms <small>(in total)</small>	1 Master Suite <small>(with dressing room)</small>
7 Bathrooms	2 Kitchens <small>(main and open kitchen)</small>
Formal & Family Living Rooms	Maid's Room
Storage Room	Study
Pantry Room	Parking Garage





ROWAN COLLECTION



# ALBATROSS COLLECTION

*Total Area = 932 sqm / 10,036 sqft*

6 Bedrooms <small>(in total)</small>	1 Master Suite <small>(with dressing room)</small>
7 Bathrooms	2 Kitchens <small>(main and open kitchen)</small>
Formal & Family Living Rooms	Maid's Room
Storage Room	Study
Pantry Room	Nanny's Room
Driver's Room	Parking Garage







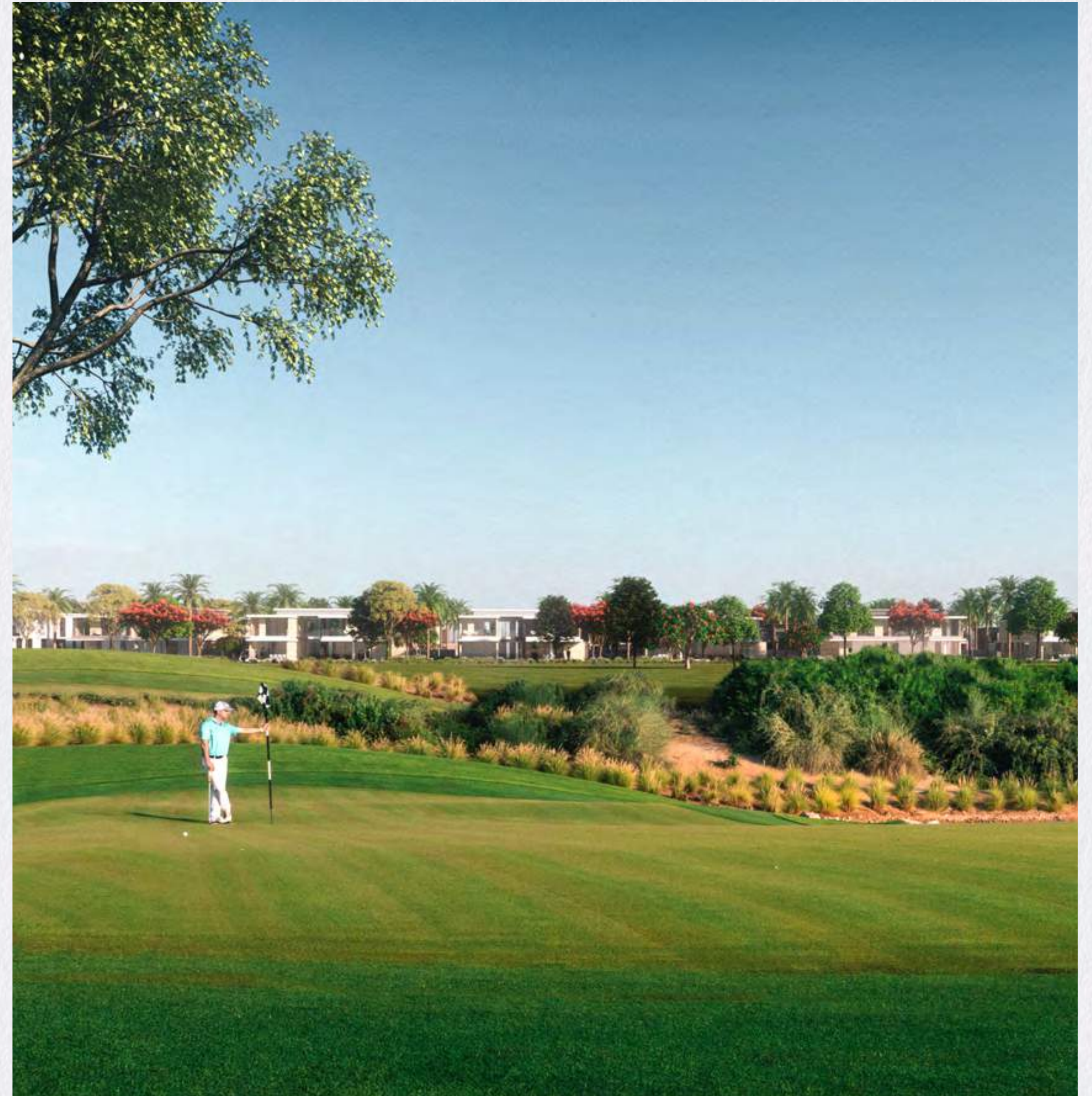
ALBATROSS COLLECTION



*Hear*

# AT ONE WITH NATURE

Step outside your home and hear birds chirping, leaves rustling in the wind and other reviving sounds of nature. Cherish moments that speak volumes as you enjoy a four-ball match with your friends or family. What better place for wellbeing?











*Hear*

# THE SOUND OF GREAT GOLF

Dubai Hills Golf Club encompasses 1.2 million sqm of meticulously manicured fairways (the size of 63 football fields). Set against the backdrop of Burj Khalifa and Downtown Dubai, with a glorious outward nine, the fully-functional golf course is bound to inspire your peak performance.

DESIGNED BY  
EUROPEAN GOLF  
DESIGN

OPERATED  
BY TROON  
GOLF

A HOST OF  
DINING  
OPTIONS

83  
STRATEGICALLY  
PLACED BUNKERS

GOLF  
ACADEMY &  
PRACTICE  
FACILITIES

ICONIC  
CLUBHOUSE







# THE GREEN HEART OF DUBAI

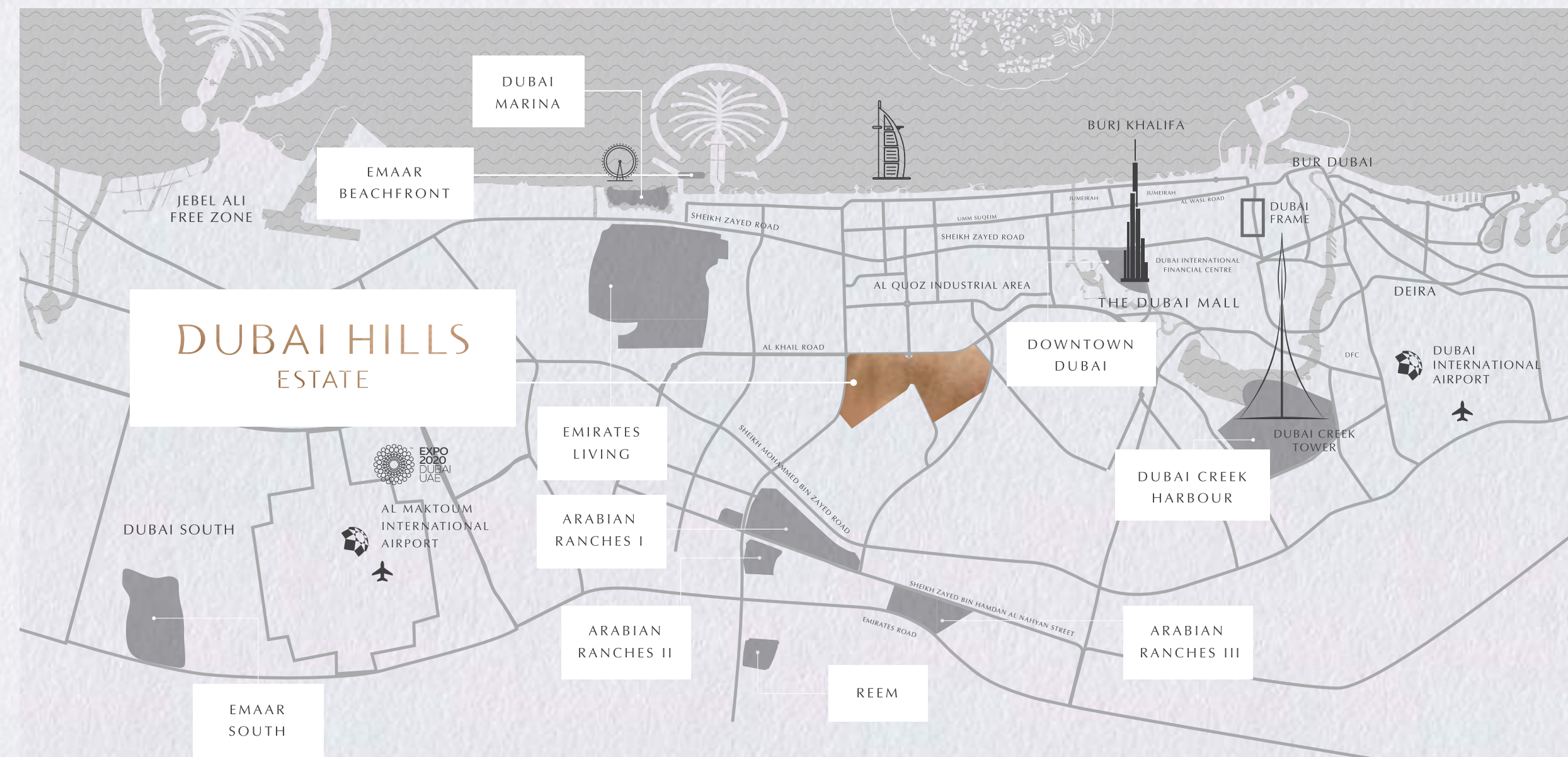
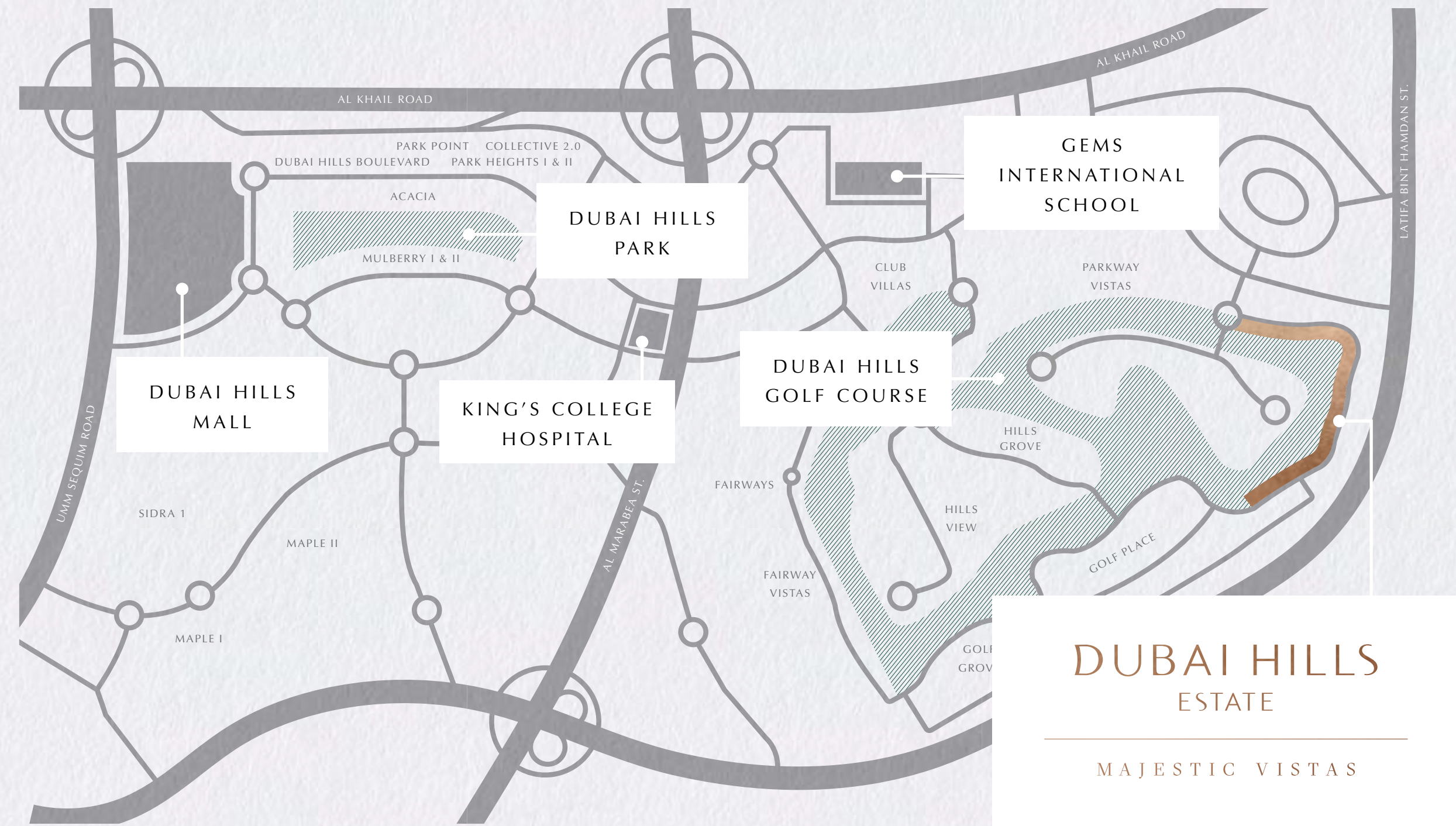
Ordinary has no home at Dubai Hills Estate. Surrounded by pristine fairways and lush gardens with stunning views of the Burj Khalifa, your new address is a masterfully-planned oasis.

20 MINS' DRIVE

*to Downtown Dubai and Dubai Marina*

EASY ACCESS

*to Latifa bint Hamdan Street*







# WELCOMING OUR FIRST RESIDENTS

With construction moving swiftly and several projects nearing completion, Dubai Hills Estate is set to welcome its first residents in early 2019.

Residents and visitors can enjoy various ready or soon-to-launch amenities including:

DUBAI HILLS  
GOLF CLUB

DUBAI HILLS  
PARK

DUBAI HILLS  
MALL



# 2 MILLION SQ FT OF RETAIL INDULGENCE

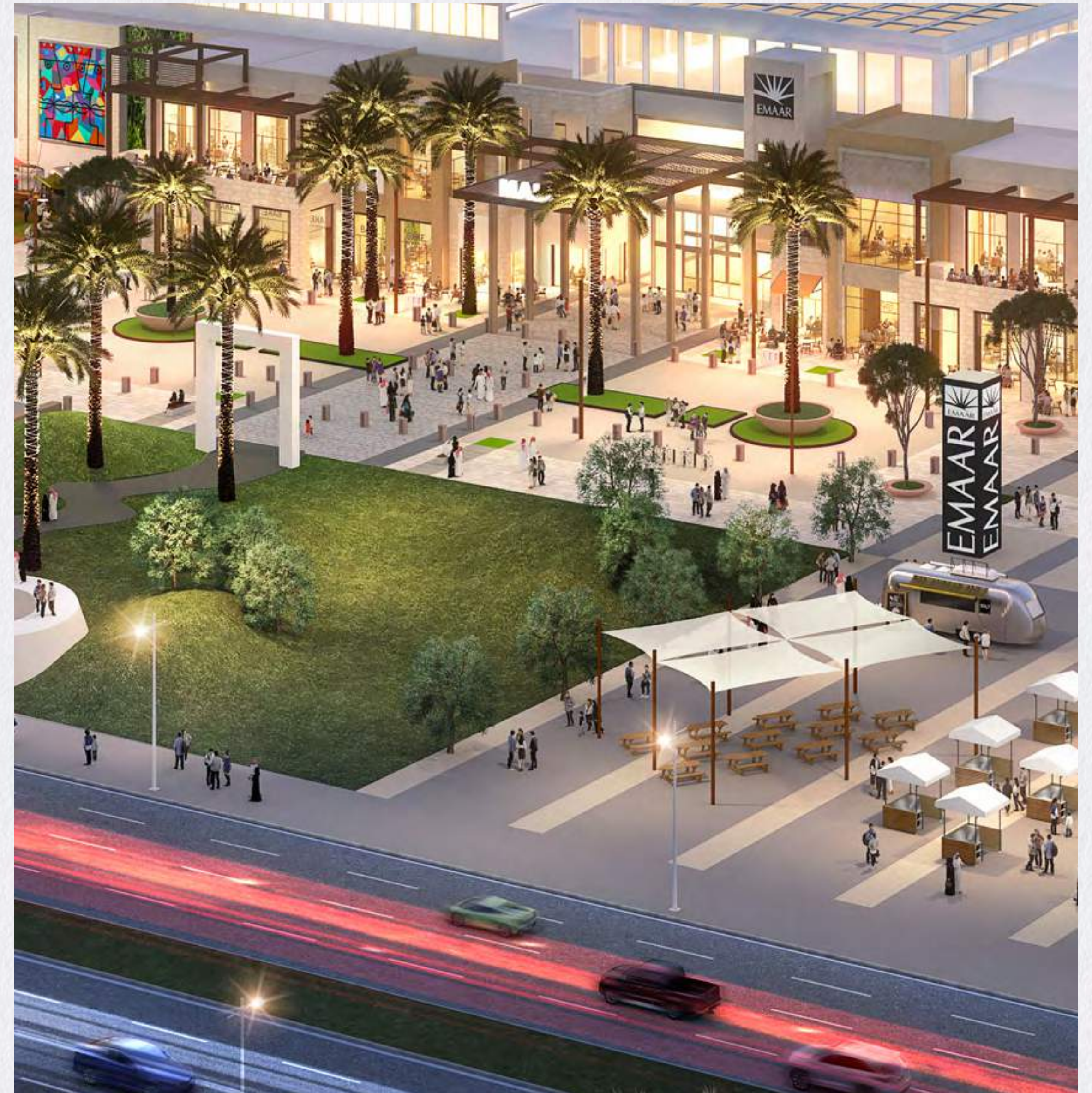
Dubai Hills Mall is a destination of endless possibilities. Ideally positioned on the crossroads of Umm Suqeim Road and Al Khail Road, and only a short drive from Majestic Vistas, the mall grants you:

650+  
SHOPPING &  
DINING CHOICES

A HOST OF  
FAMILY  
ADVENTURES

REEL CINEMA

HYPERMARKET







# THE STRENGTH OF EMAAR PROPERTIES

Established in 1997, we are the pioneering developer of integrated, master-planned communities in the UAE and 12 countries around the world.

BRAND VALUE

USD

**2.7 BN+**

FY 2018

REVENUE

USD

**6.99 BN**

FY 2018

NET PROFIT

USD

**1.96 BN**

FY 2018

YOY BRAND VALUE

**↑ 39%**

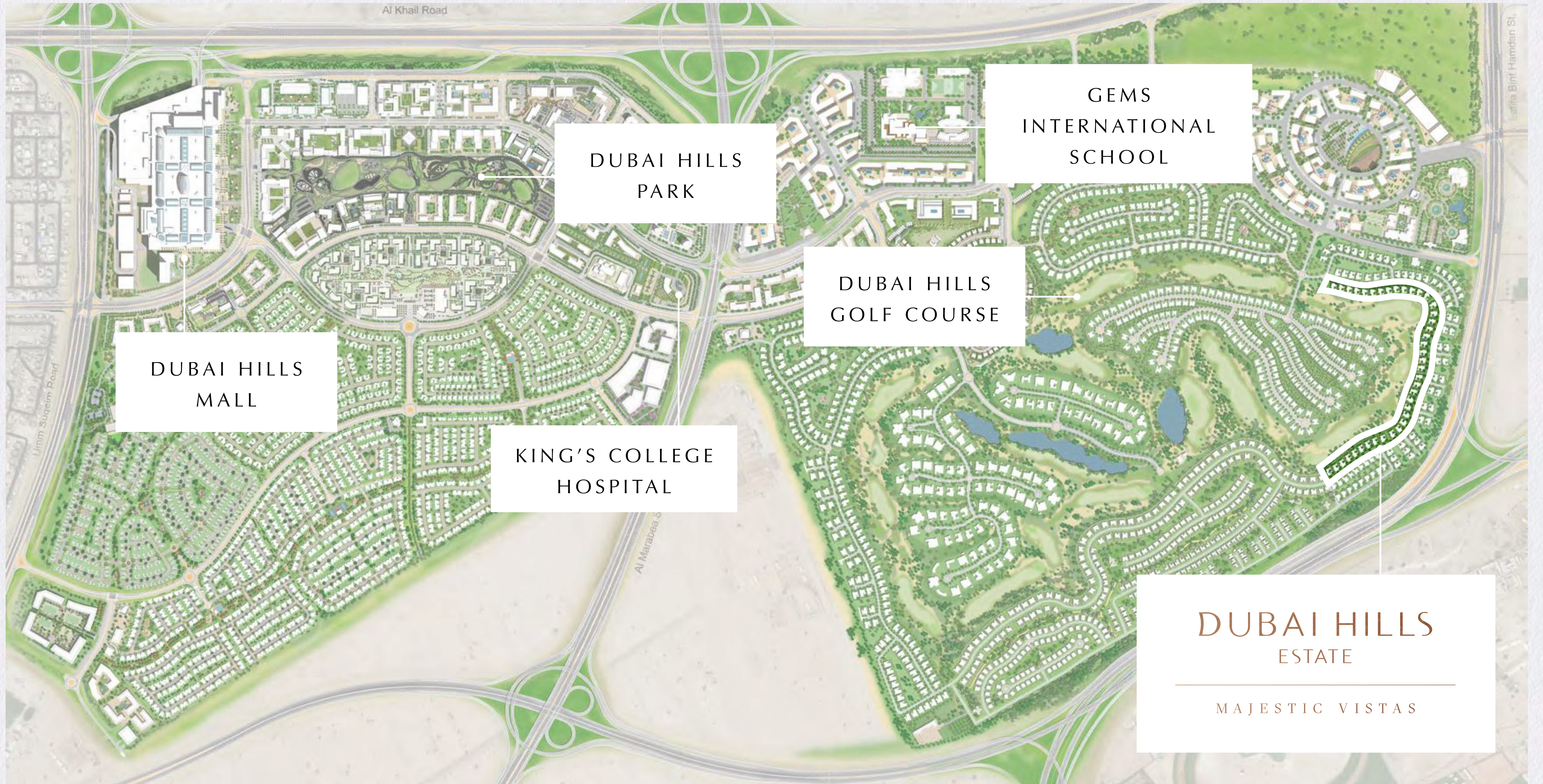
YOY REVENUE

**↑ 37%**

YOY NET PROFIT

**↑ 30%**





Al Khail Road

Latifa Bint Hamdan St.

Mirrah Saeem Road

Al Marabba

DUBAI HILLS  
MALL

DUBAI HILLS  
PARK

GEMS  
INTERNATIONAL  
SCHOOL

DUBAI HILLS  
GOLF COURSE

KING'S COLLEGE  
HOSPITAL

DUBAI HILLS  
ESTATE

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MAJESTIC VISTAS



## MODERN



### AMBROSE COLLECTION

TOTAL AREA = 763 SQM / 8,217 SQFT

6 BEDROOMS *(in total)*

1 MASTER SUITE *(with dressing room)*

7 BATHROOMS

2 KITCHENS *(main and open kitchen)*

FORMAL & FAMILY LIVING ROOMS

MAID'S ROOM

STORAGE ROOM

PARKING GARAGE

### MULLIGAN COLLECTION

TOTAL AREA = 849 SQM / 9,145 SQFT

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FORMAL & FAMILY LIVING ROOMS

MAID'S ROOM

STORAGE ROOM

PARKING GARAGE

STUDY

## ARABIC



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FORMAL & FAMILY LIVING ROOMS

MAID'S ROOM

STORAGE ROOM

PARKING GARAGE

STUDY

PANTRY ROOM

### ALBATROSS COLLECTION

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7 BATHROOMS

2 KITCHENS *(main and open kitchen)*

FORMAL & FAMILY LIVING ROOMS

MAID'S ROOM

STORAGE ROOM

PARKING GARAGE

STUDY

PANTRY ROOM

NANNY'S ROOM

DRIVER'S ROOM





DUBAI HILLS  
GOLF COURSE

# DUBAI HILLS ESTATE

MAJESTIC VISTAS



AMBROSE  
COLLECTION



MULLIGAN  
COLLECTION



ROWAN  
COLLECTION



ALBATROSS  
COLLECTION