



PALACE

RESIDENCES
DUBAI HILLS ESTATE

EMAAR

Where Luxury, Royalty & Heritage All Come Together To Create
A Premium Experience!!!



2007 – PALACE DOWNTOWN



PALACE
The Art of Luxury Living

As part of the Address Hotels + Resorts portfolio, the award-winning Palace brand epitomizes Dubai's definition of a luxurious and meticulously built hotel.

2017 – PALACE BEACH RESORT FUJAIRAH



WHEN MODERN LIFESTYLE MEETS ROYAL HERITAGE

LUXURY



HERITAGE



MODERN LIFESTYLE



UNMATCHABLE
PRODUCT



THE PALACE
RESIDENCES
2024

MAY 2024 - PALACE DUBAI CREEK HARBOUR



IMAGINE WHEN ALL OF THIS LUXURY ARRIVES AT DUBAI MOST
PREMIUM MASTER COMMUNITY

A CITY IN ITSELF

DUBAI HILLS ESTATE



DUBAI HILLS
ESTATE

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Elements That Go behind creating A Successful Urban City!!!



Dubai Hills Estate – The City Within A City!!!



THE LUXURY OF PALACE ARRIVES IN DUBAI HILLS ESTATE

THE LUXURY OF PALACE ARRIVES IN DUBAI HILLS ESTATE

Introducing

The First 5  Branded Residential
Apartments in Dubai Hills Estate!!!

DUBAI HILLS ESTATE

MASTERPLAN

EMAAR



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DUBAI HILLS ESTATE

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PALACE
RESIDENCES
DUBAI WORLD ESTATE

Embrace the Beauty of Each Day!
Magnificent Views Await!!!

Majestically Redefining
Lifestyles

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Experience Luxury Redefined At The Palace, Where Curated Amenities Set The Tone For A Premium Living!!!

Crafted

COMFORTS IN CONTEMPORARY ELEGANCE



Step into a world where luxury knows no bounds at Palace Residences. An expansive lap pool offers a cool respite from the day's endeavours, while playful splash pads bring joy to our younger guests. The architecturally inclined will revel in both sumptuous indoor and vibrant outdoor gyms, and the rooftop terrace invites enchanting evenings under the stars.



State-Of-The-Art
Gym



Expansive
Swimming Pool



Indoor & Outdoor
Children's Play Areas



Multipurpose Room for
all Activities And Events



Outdoor Fitness
Stations and Yoga Area



Landscaped Lawns
and BBQ Area

EVERY DAY IS A CELEBRATION!!!



LIVE LIFE KING-SIZE!!!

MASSIVE PODIUM DECK SPREAD ACROSS 17,708 SQM!!!

Legend

- ① Outdoor Lounge
- ② Pergola
- ③ Gazebo
- ④ Outdoor tables and chair
- ⑤ Flexible Natural lawn
- ⑥ 50m Lap pool
- ⑦ Kids Pool area
- ⑧ Splash pad
- ⑨ Kids Play area
- ⑩ Half basketball court
- ⑪ Padel court
- ⑫ Sensory garden
- ⑬ Outdoor fitness station
- ⑭ Multi BBQ area
- ⑮ Outdoor Yoga area
- ⑯ Pool Deck
- ⑰ Cabana
- ⑱ Lift to Ground Floor
- ⑲ Staircase to Ground Floor
- ⑳ Table Tennis
- ㉑ Sculpture
- Architectural extents



Let's see how life will unfold at Palace Residences-DHE.
From serene mornings to glamorous evenings, every moment is a
chapter in refined living!!!

An aerial view of a modern residential development. In the foreground, a large, rectangular swimming pool with clear blue water is surrounded by a sandy deck and several lounge chairs. To the left of the pool, there are several rectangular green lawns. The area is filled with lush greenery, including many palm trees and other tropical plants. In the background, several high-rise apartment buildings with glass facades are visible under a clear blue sky. The overall scene is bright and sunny, suggesting a warm climate.

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A modern residential building with a blue tennis court in the foreground and a playground in the background. The scene is set in a lush, green environment with many trees and a clear blue sky. The building has multiple floors with balconies and large windows. The tennis court is a vibrant blue with white lines. A woman in a black top and white pants is playing tennis on the court. In the background, there is a colorful playground with a large yellow and orange structure. The overall atmosphere is bright and sunny.

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Sports



VIEW ALONG NATURAL FLEXIBLE LAWN AREA AND BBQ UNIT- TOWER 1



VIEW FROM ENTRANCE OF EXTERNAL STAIRCASE INTO PODIUM

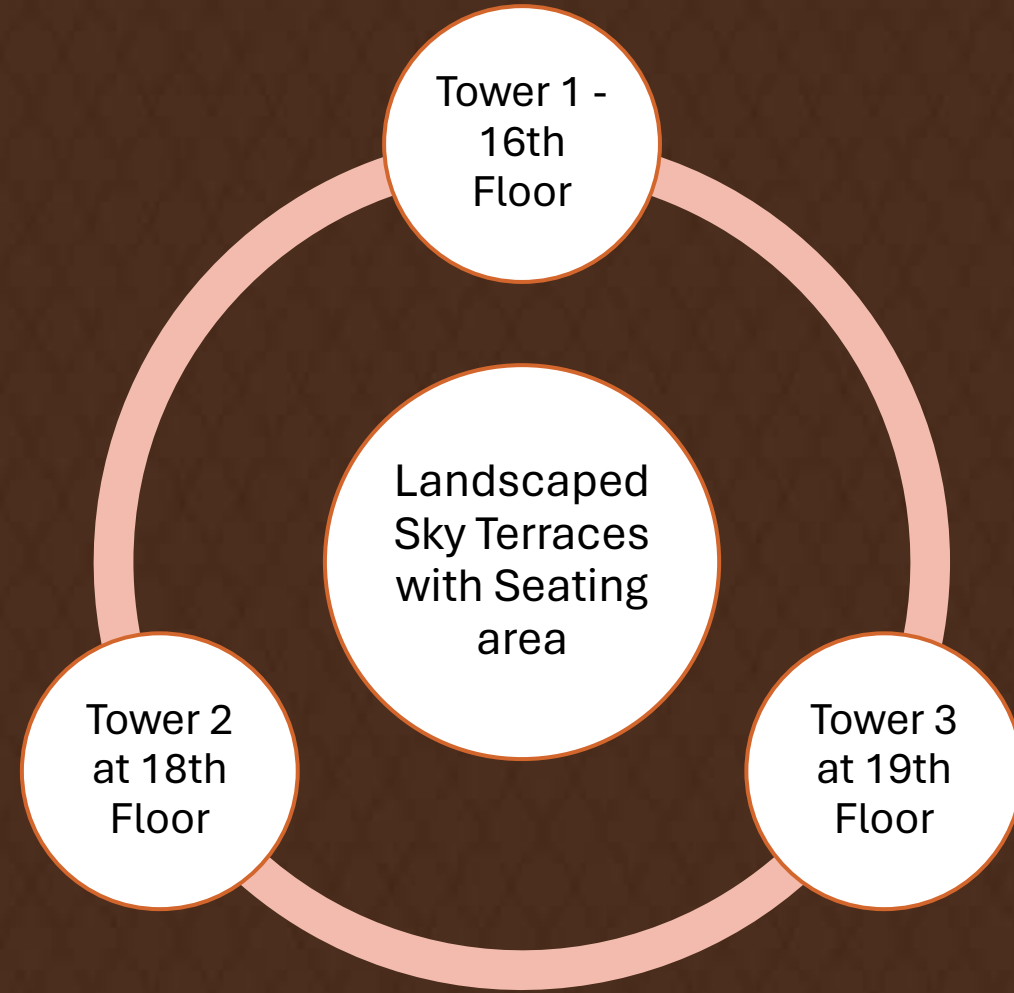


VIEW ALONG KID'S SPLASH PAD AND BBQ AREA- TOWER 3



VIEW ALONG SPORTS AREA- TOWER 3

BEAUTIFUL SKY TERRACES



Explore Palace Residences: Where Bespoke Elegance
Permeates Every Space, Crafting An Unmatched Living
Experience!!!

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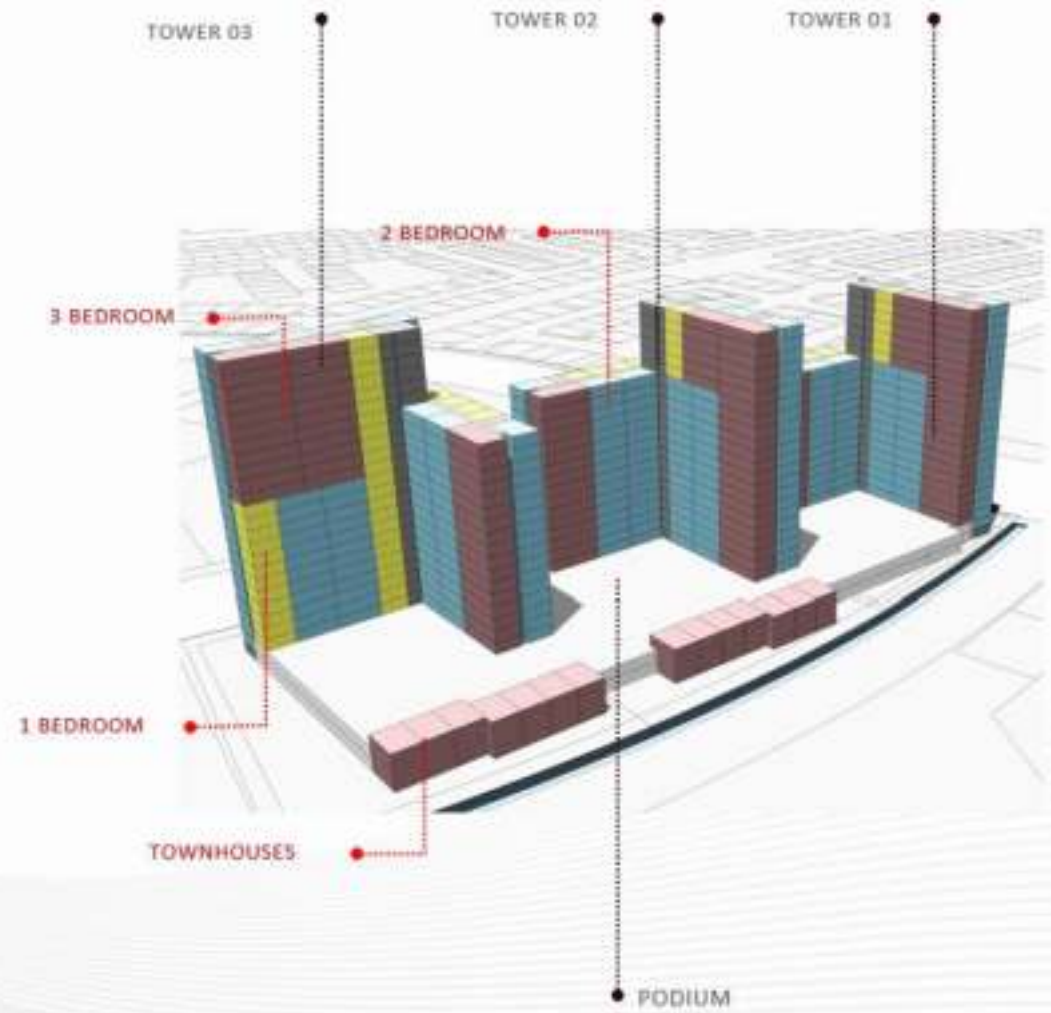
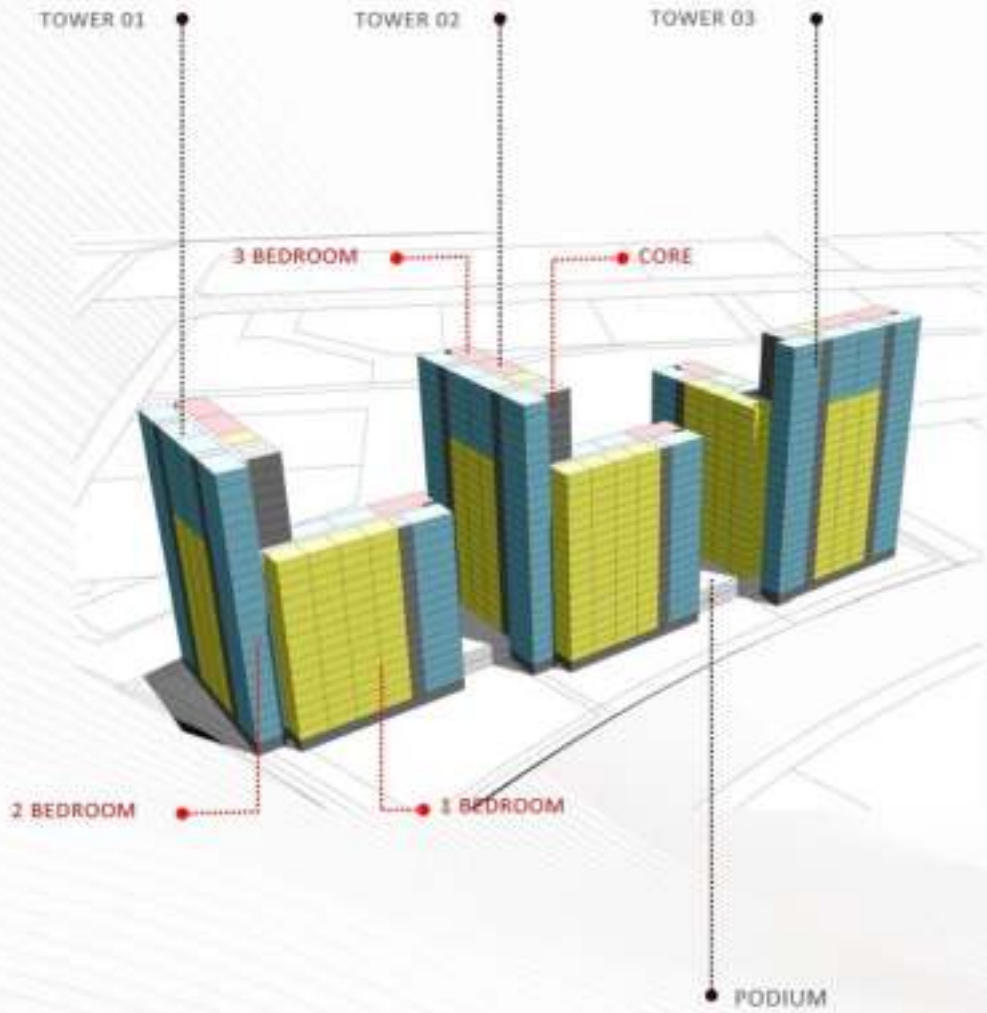


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PROJECT MASSING



- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CORE
- TOWNHOUSE

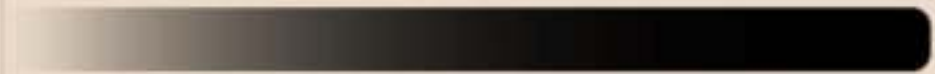
THE OPPORTUNITY

AED 2350 PSF

BRANDED RESIDENCES @GROWING MARKET WITH GREAT RETURNS

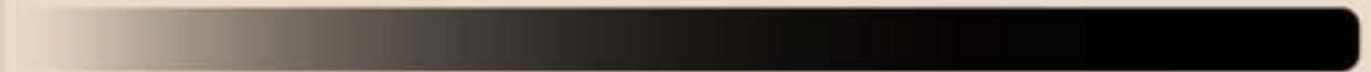
Popularity by Type

Residential units within a hotel



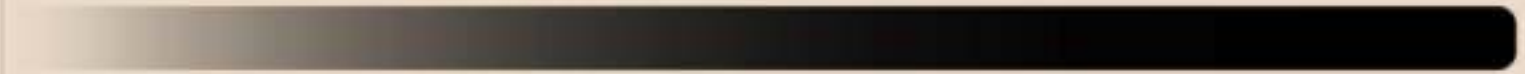
17%

Residential development adjacent to a hotel



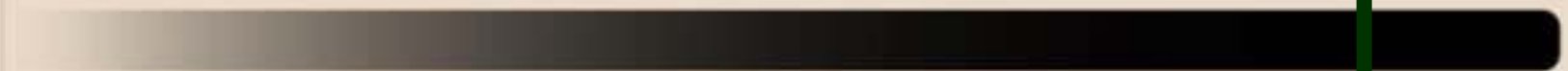
25%

Residential developments with hotel management



28%

Stand-alone residential developments with brand association

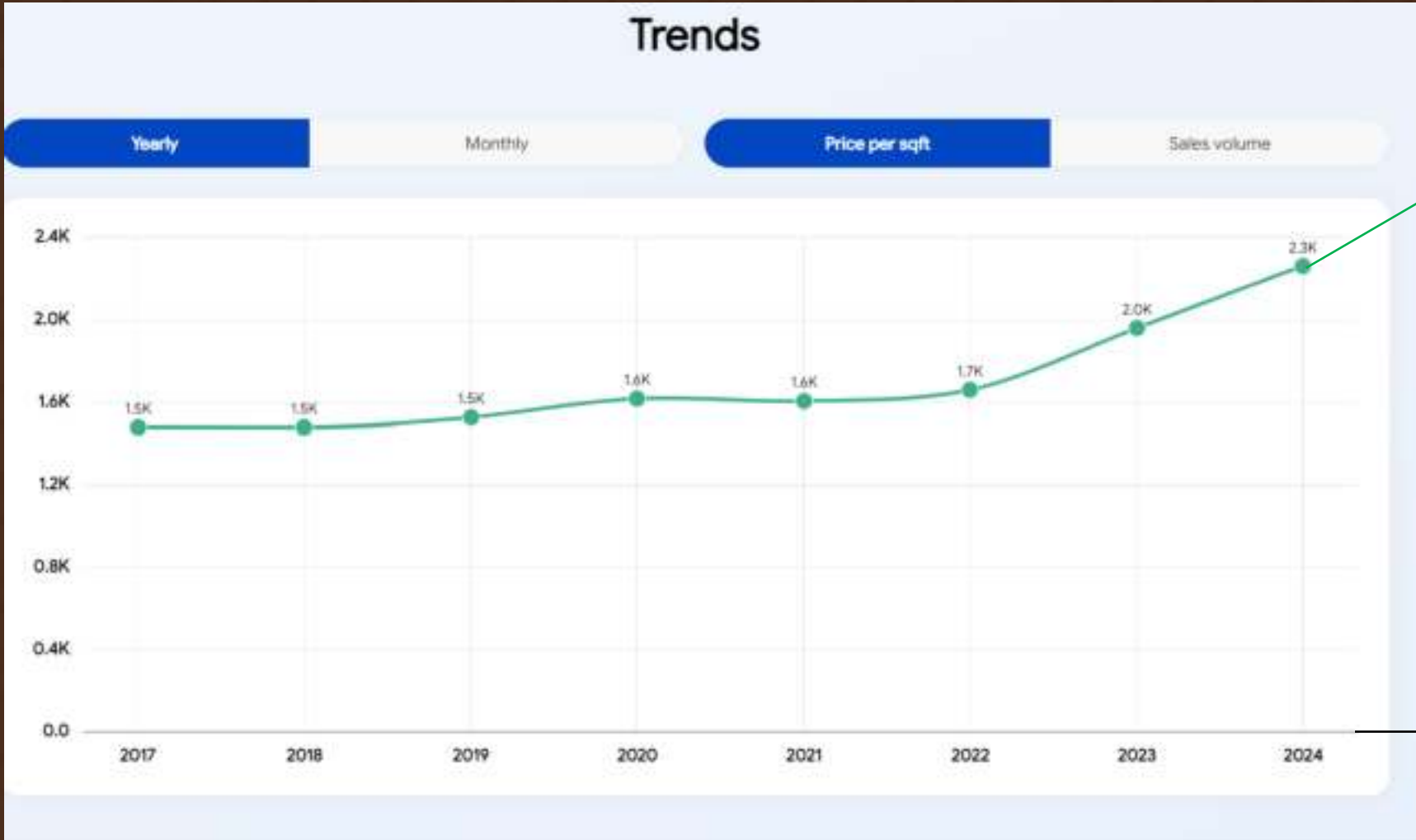


30%



FUTURE APPRECIATION STEMS FROM PAST SUCCESSES

Trends



3.4 K

(Avg Appreciation
30% +20% (Branded
Residences*))

2028

DUBAI HILLS ESTATE –PREMIUM RENTAL YIELDS

Rentals History

Data from 1 May 2023 - 5 May 2025 Include data for current month

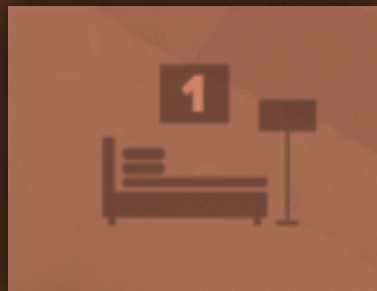
START DATE	LOCATION	DURATION	RENT (AED)	TYPE	BEDS	AREA (SQFT)
1 Mar 2024	Collective 2.0 Tower B Dubai Hills Estate > Collective 2.0	12 months NEW	140,000	Apartment	2	727
20 Nov 2023	Collective 2.0 Tower A Dubai Hills Estate > Collective 2.0	12 months NEW	140,000	Apartment	2	756

750 Sq Ft Unit – Collective (DHE) –Avg Rentals – AED 140,000

Branded Units - ~ 20% more

Net Rental Yield - 7 -9%

INVENTORY – 620 UNITS AVAILABLE FOR SALE



44%



41%



13%

BULK DEAL OPPORTUNITY

Building	Bedrooms	#Units	Total Area (Sqft)	Total Value (AED Mn)
	Half Floor	7	8,451	~20.60
	Full Floor	16	16,547	~39.51



COMMERCIALS



ONE BED

Avg Size

754 SqFt

Starting Price

AED 1.76 Mn

AED 2350 psf+

COMMERCIALS



TWO BED

Avg Size

1181 Sqft

Starting Price

AED 2.59 Mn

AED 2200 psf+

COMMERCIALS



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THREE BED

Avg Size

1,540 Sqft

Starting Price

AED 3.58 Mn

AED 2325 psf

EXCLUSIVE PRE-LAUNCH OFFER

**EOIs for Building 1 & 2
to commence from 12-May**