

DUBAI HILLS  
ESTATE

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PALM HILLS

ELIE SAAB × EMAAR

# OWN A HOME IN THE GREEN HEART OF DUBAI

A city within a city – Dubai Hills Estate comprises elegantly planned neighbourhoods of contemporary apartment buildings and villa compounds in a country-village setting.

This comprehensive community embodies the concept of comfortable living, with essential amenities close by and a world of retail, leisure and entertainment on the doorstep.



Central City  
Location



World-Class Healthcare  
& Education



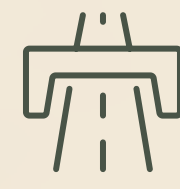
Dubai Hills  
Mall



Dubai Hills  
Park

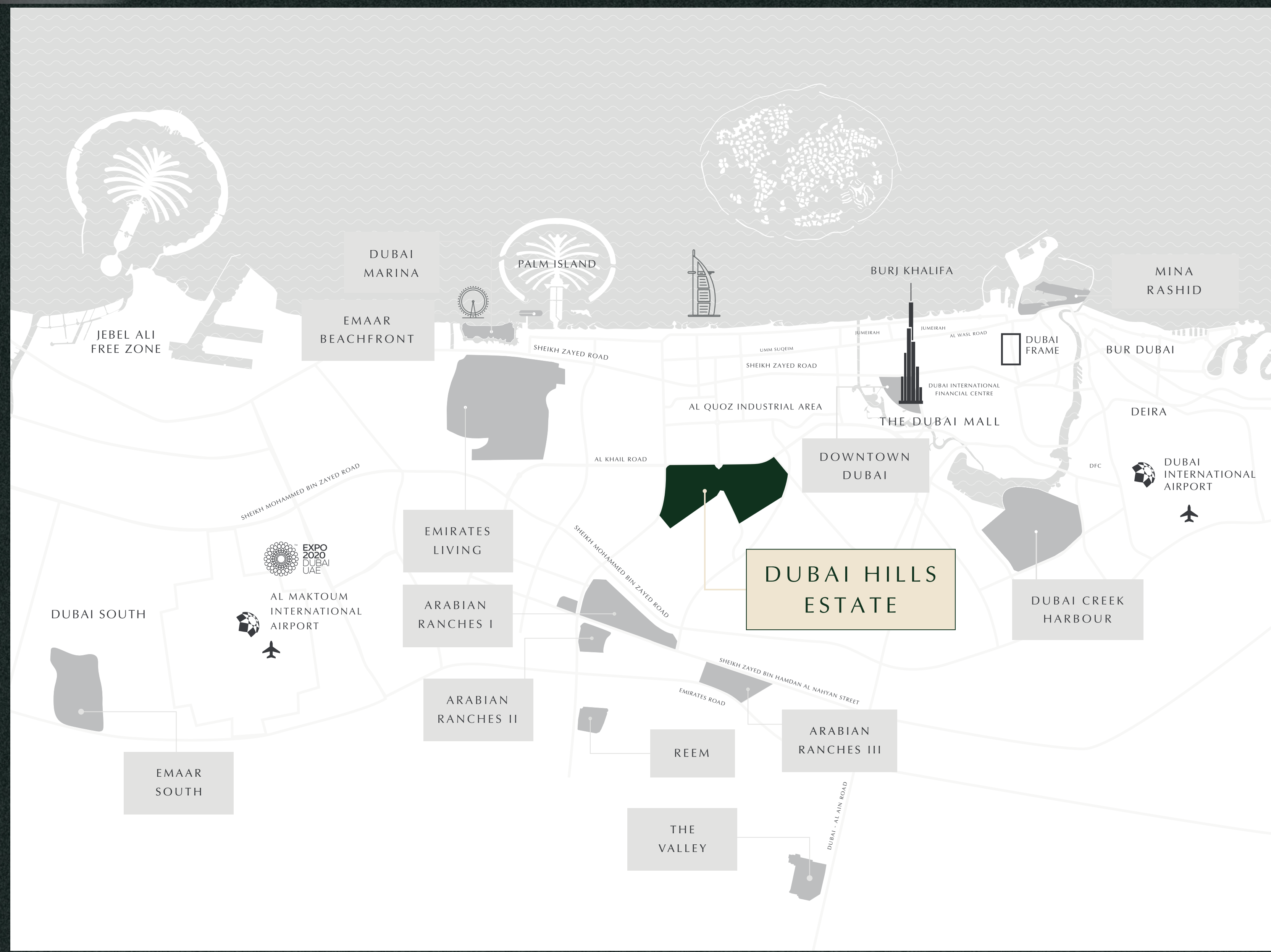


Championship  
Golf Course



Superior  
Connectivity





LIVE AT THE  
HEART  
OF IT ALL

15  
MINUTES FROM  
DOWNTOWN  
DUBAI

15  
MINUTES FROM  
DUBAI  
MARINA

20  
MINUTES FROM  
DUBAI INTL.  
AIRPORT

25  
MINUTES FROM  
EXPO  
DUBAI 2021

20  
MINUTES FROM  
AL MAKTOUM  
INTL. AIRPORT

SUMPTUOUS & SPACIOUS

# ELIE SAAB-DESIGNED VILLAS WITH BREATH-TAKING VIEWS

Be comfortable, be happy, belong in PALM HILLS – the newest addition to Dubai Hills Estate.

This private and exclusive neighbourhood comprises lavish and spacious 5-bedroom villas with interiors designed by ELIE SAAB, marking the global fashion icon's first-ever interior-design concept in Dubai Hills Estate.

Boasting breath-taking views of Burj Khalifa and Dubai's wandering cityscape, PALM HILLS is set among lush palm trees and greenery, alongside a spectacular golfing destination.







## MODERN DESIGN FOR 2021 LIVING

Whether you're looking to indulge in fun-filled family time with the kids, or hoping to take a relaxing stroll along a picturesque trail, Palm Hills has it all.

With verdant landscapes all around, there is a peaceful sense of retreating from the hustle and bustle of the city, but with the best of Dubai life on your doorstep.



Gated  
Community



Multi-purpose  
Fitness Trail



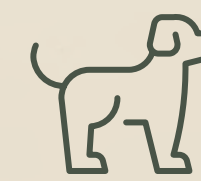
Picnic & Kids'  
Play Areas



Football  
Pitch



Tennis &  
Basketball Courts



Dog Park

# DUBAI HILLS ESTATE

## PALM HILLS



- 1 Gated Community
- 2 Multipurpose Fitness Trail
- 3 Kids Play Area
- 4 Tennis Court
- 5 Half Basketball Court
- 6 Football Pitch
- 7 Parks/Green Spaces
- 8 Picnic Areas
- 9 Dog Park

- FLORA Collection
- BLOOM Collection

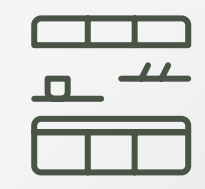


■ UTILITY/SUBSTATION

BURJ  
KHALIFA

# ELIE SAAB X EMAAR

Every interior element of your new home has been thoughtfully and meticulously designed by international fashion icon ELIE SAAB, to complement the villa's modern architecture and add a magical touch to each room.



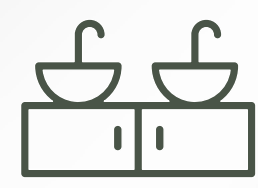
Choice of Open & Closed Kitchen



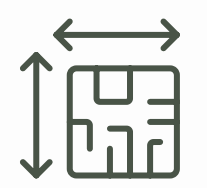
Floor-to-ceiling Windows



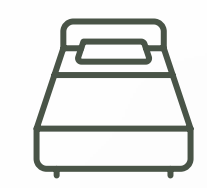
Covered Parking



En-suite Bathrooms for All Bedrooms\*



Available in 2 Styles



Maid's Room



\*Flora collection only









# FLORA

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## LARGE 5-BEDROOM VILLAS

Surround yourself with 5-star style, quality and comfort in these modern and luxurious 5-bedroom villas.

- 3 Parking Spaces
- En-suite bathrooms for all bedrooms
- Roof access & lounge
- Pantry & Powder Room





# BLOOM

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## EXTRA-LARGE 5-BEDROOM VILLAS

Savour the spacious luxury of these exquisite 5-bedroom villas, illuminated by natural light, magical architectural touches and unparalleled finishes.

- 3 Parking Spaces
- Landscaped Courtyards
- Shaded Swimming-Pool Deck
- Roof access & lounge













AL KHAIL ROAD

UMM SUQEIM ST.

GEMS INTERNATIONAL  
SCHOOL

DUBAI HILLS  
PARK

DUBAI HILLS  
GOLF COURSE

DUBAI HILLS  
MALL

KING'S COLLEGE  
HOSPITAL

DUBAI HILLS  
GOLF CLUB

DUBAI HILLS  
ESTATE  
PALM HILLS





# TAKE A SWING AT THE GOLF CLUB LIFESTYLE

Designed by European Golf Design and operated by Troon Golf, this 18-hole, par-72 championship course is as challenging as it is stunning, with a network of lakes and 83 bunkers. Spanning 1.2 million square metres the course meanders through a series of valleys and wadis with Downtown Dubai as its backdrop.



18-Hole Golf Course



Driving Range



Putting Green



Spacious Floodlit Practice Facility



Delicious Eateries at the Golf Club



Gym, Pool & More Neighbourhood Amenities

# RESPITE & RECREATION AT DUBAI HILLS PARK

Dubai Hills Park is a lush green oasis in the heart of Dubai Hills Estate's southern district. Designed with natural beauty and wellness in mind, the park encompasses wadi trails, children's play areas, a kids' splash park, sports facilities, an outdoor gym, and much more.

A stone's throw from Dubai Hills Mall and just 15 minutes from Downtown Dubai, this verdant green space serves as a new haven in which to nourish the mind, body and soul.



Longest Park of any Community



Jogging Track



Beach Volleyball



Basketball Court



Dog Park & More



Skate Park





## RETAIL INDULGENCE AT DUBAI HILLS MALL

An exciting new addition to Dubai Hills Estate, Dubai Hills Mall complements the development's coveted residential and commercial community while attracting visitors from far and wide.

Featuring two million square feet of leasable space spread out over two floors, it is home to over 650 retail and F&B outlets including family entertainment offerings, a Cineplex and hypermarket.

Dubai Hills Mall is easily accessible from Downtown Dubai, Emirates Hills, Dubai Marina, Arabian Ranches and other nearby communities via Al Khail Road and Umm Suqeim street.

A BENCHMARK FOR QUALITY  
**THE STRENGTH  
OF EMAAR**

An undisputed leader in the local real estate market, Emaar has grown over the years to become the largest global developer outside China. You will be investing with one of the most prestigious brands in the world.\*

MARKET CAP  
AED  
**27BN**  
FY 2020

REVENUE  
AED  
**19.7BN**  
FY 2020

NET PROFIT  
AED  
**2.6BN**  
FY 2020

RESIDENTIAL UNITS  
DELIVERED  
**72,000+**

UNITS UNDER  
CONSTRUCTION  
**38,000+**



\*Source: Brand Finance 2018 Report