

The Community

Dubai Hills Estate – the green heart of Dubai – is a first-of-its-kind destination. This masterfully planned, multi-purpose development forms an integral part of the Mohammed Bin Rashid City. Strategically situated between Downtown Dubai and Dubai Marina, flanked by Al Khail Road, the community offers easy access to the city’s most popular districts and attractions.

Why Hillsedge?

- ◆ Nestled within the green heart of Dubai Hills Estate, offering a perfect balance of active living and tranquil surroundings.
- ◆ Provides a range of 1- & 2-bedroom apartments with spacious layouts, floor-to-ceiling windows, and elegant modern finishes.
- ◆ Vistas of the extravagant Hillside Park and the iconic Dubai skyline where Burj Khalifa will adorn your views every day.
- ◆ Access to an expansive Hillside Park comprising of four zones which is curated to appeal to every resident based on their definition of wellbeing.
- ◆ Building amenities include serene adult and kids’ pools, a state-of-the-art gym and landscaped green spaces on the podium.
- ◆ Walking distance to Kings College Hospital and a short drive to Dubai Hills Mall, providing a vibrant shopping and entertainment experience.
- ◆ Dubai Hills Golf Club nearby offers a world-class golfing experience set against the backdrop of Downtown Dubai and Burj Khalifa.
- ◆ Easy access to Al Khail Road, ensuring seamless connectivity to Downtown Dubai, Dubai Marina, and major business hubs.



Location & Views

- ◆ Overlooking Hillside Park and Dubai skyline
- ◆ 5-minute walk to Kings College Hospital
- ◆ 5-minute drive to Dubai Hills Business Park
- ◆ 8-minute drive to Dubai Hills Mall
- ◆ 12-minute drive to Downtown Dubai

Instalment	Payment Percentage	Date
1st Instalment	10%	DEC 2024
2nd Instalment	10%	FEB 2025
3rd Instalment	10%	JUL 2025
4th Instalment	10%	JAN 2026
5th Instalment 30% Construction Completion	10%	JUL 2026
6th Instalment 50% Construction Completion	10%	JAN 2027
7th Instalment 70% Construction Completion	10%	JUN 2027
8th Instalment 90% Construction Completion	10%	JAN 2028
9th Instalment 100% Construction Completion	20%	JAN 2029

Apartments	Units	Min. Area (sq. ft.)	Max. Area (sq. ft.)	Starting Price (In AED Mn)
1-Bedroom	204	708	779	1.84 Mn
2-Bedroom	202	1,095	1,352	2.69 Mn

Residential Units

- ◆ 1 & 2 bedroom apartments.
- ◆ Each unit is designed to provide luxury, comfort, and serenity.
- ◆ Total number of units - 406



Hillside Park



- ◆ **Zen Spaces:** Art elements, Tree Groves, Dry Fountains, Cove Seating
- ◆ **Leisure Zone:** Amphitheatre, Outdoor Cinema, Event Lawn, Picnic Cove, Pet Park
- ◆ **Energy Hub:** Skate Bowl, Outdoor Gym, Jogging Loop, Parkour & Pump Track
- ◆ **Fitness Zone:** Various Sports Courts, Lap Pool, Yoga Deck, Fitness Rig

The Developer

EMAAR'S REVENUE FOR H1 2024 – AED 14.4 Bn

With a proven track-record in delivery, Emaar has delivered approximately 115,000 residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.