
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. Address Hotels + Resort: Where Life Happens.

THE COMMUNITY

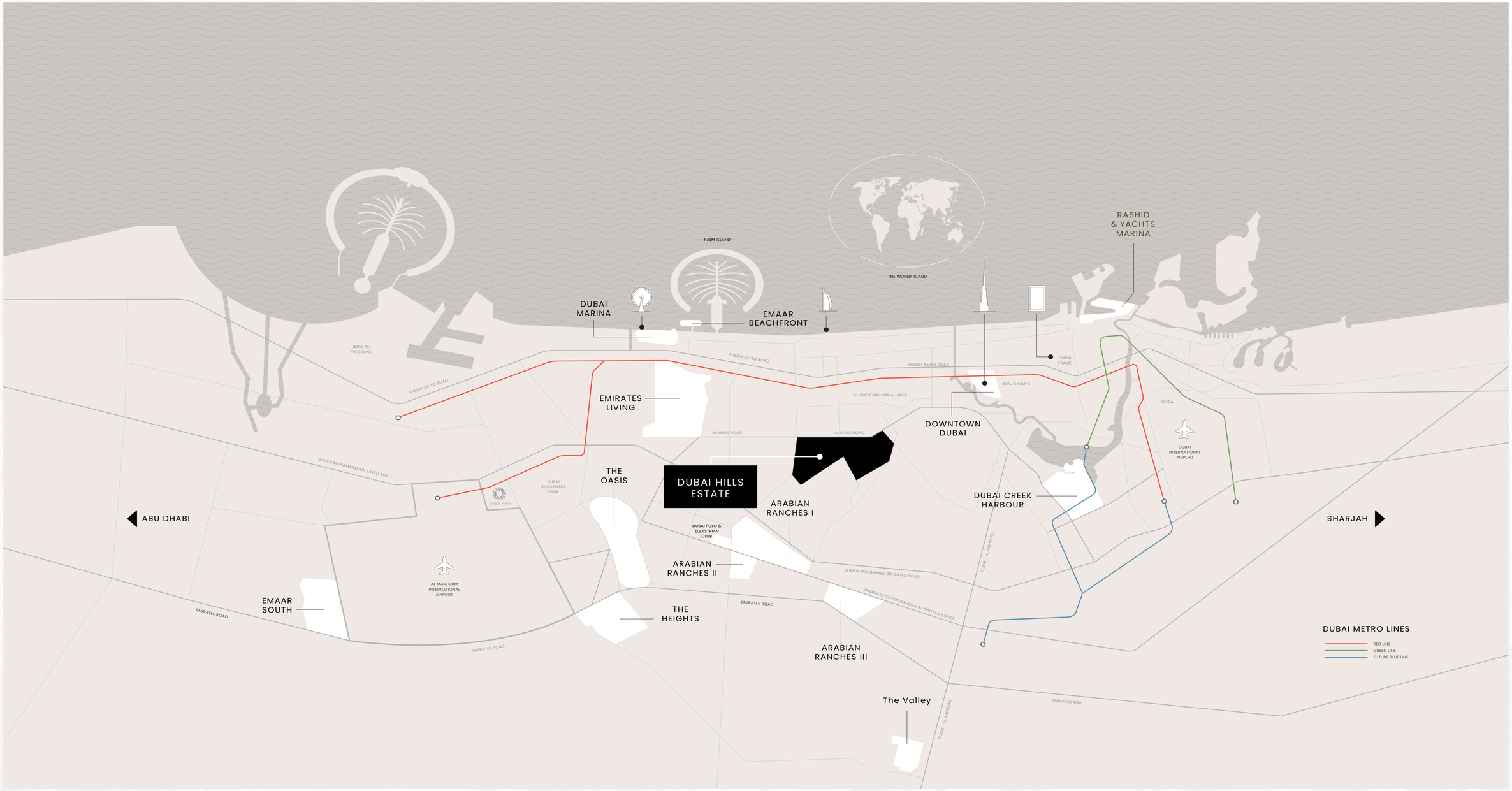
The Green Heart of Dubai

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.

- Central Location
- Dubai Hills Park
- Dubai Hills Mall
- Business Park






PALM ISLAND
THE WORLD ISLAND
RASHID & YACHTS MARINA
DUBAI MARINA
EMAAR BEACHFRONT
JEBEL ALI FREE ZONE
SHEIKH ZAYED ROAD
DUBAI FRAME
BURJ KHALIFA
AL QUOZ INDUSTRIAL AREA
DEIRA
EMIRATES LIVING
DOWNTOWN DUBAI
AL KHAIL ROAD
DUBAI INTERNATIONAL AIRPORT
SHEIKH MOHAMMED BIN ZAYED ROAD
DUBAI INVESTMENT PARK
EXPO CITY
THE OASIS
DUBAI HILLS ESTATE
DUBAI CREEK HARBOUR
ABU DHABI
SHARJAH
ARABIAN RANCHES I
DUBAI POLO & EQUESTRIAN CLUB
ARABIAN RANCHES II
AL MAKTOUM INTERNATIONAL AIRPORT
EMAAR SOUTH
EMIRATES ROAD
THE HEIGHTS
SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET
DUBAI – AL AIN ROAD
ARABIAN RANCHES III
The Valley
DUBAI METRO LINES
RED LINE
GREEN LINE
FUTURE BLUE LINE


Welcome to Address
Residences Dubai Hills Estate

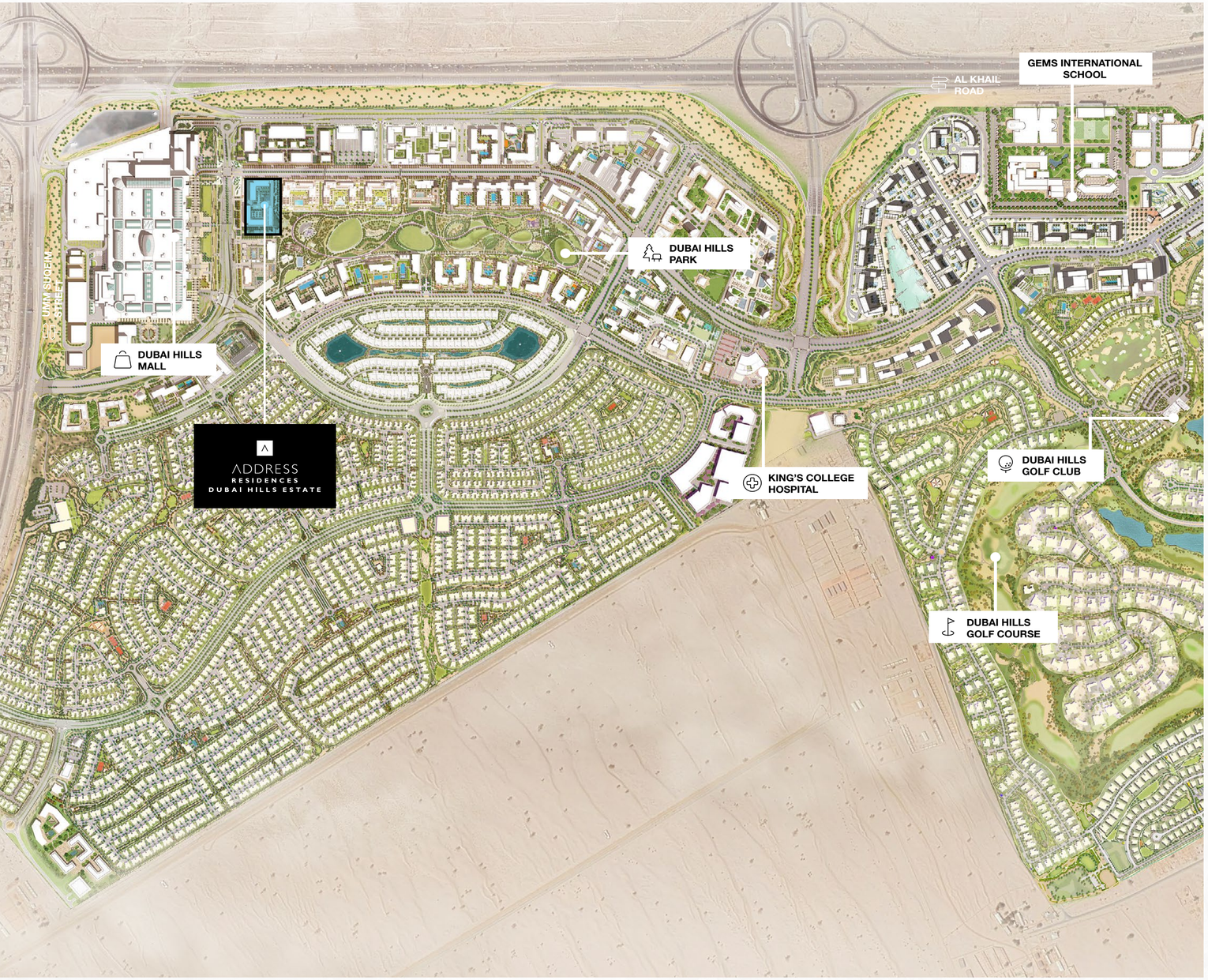
OVERVIEW

Modern Living, Redefined

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.




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DUBAI HILLS ESTATE



Connecting **Hearts,** **Bridging** Destinations

LOCATION

Central Charm

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.


HELMUT NEWTON

Luxury at Every Corner







Where Every **Space**
Echoes You

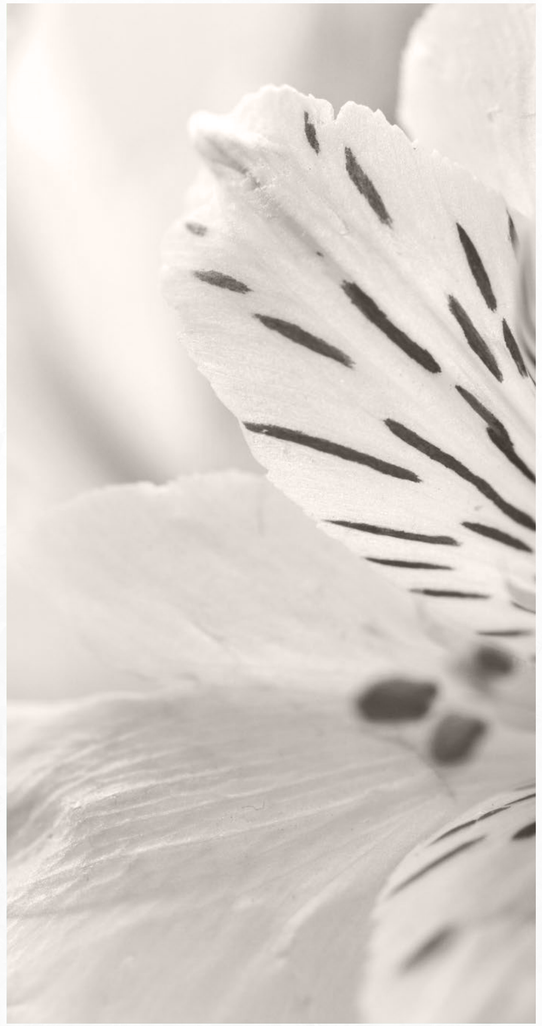


AMENITIES

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	Kids' playground
Rooftop Garden	Multipurpose Sports Court
Outdoor Rooftop Cinema	Fitness centre
Outdoor Yoga Area	Indoor Multipurpose Room
Pool deck	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 Lifstyle 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*



ADDRESS
RESIDENCES
DUBAI HILLS ESTATE

For more information please call 800 36227 (UAE) / +971 4 366 1688 (International) or talk to our Property Advisor directly at +971 4888 8844 from 9 AM to 7 PM (GST), Monday to Friday.

Visit our online sales centre at emaar.com or any of our Sales Centres across the UAE.

DUBAI
Emaar Sales Centre | Next to Souq Al Bahar, Downtown Dubai
9:30 AM to 10 PM, Sunday - Friday
9:30 AM to 7 PM, Saturday

Dubai Hills Estate Sales Pavilion| Umm Suqeim Road
Dubai Creek Harbour Sales Pavilion | Ras Al Khor
From 9:30 AM to 7 PM, Sunday - Saturday

ABU DHABI
Emaar Sales Centre | Al Nahda Tower, Ground Floor, 4th Street, Corniche, Al Muroor Road
From 9:30 AM to 7 PM, Sunday - Friday

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