### GREENSIDE RESIDENCE

DUBAI HILLS ESTATE

**EMAAR** 



# COME HOME TO DUBAI HILLS ESTATE

Wake up to luscious, landscaped greens and pristine fairways with an iconic backdrop of Burj Khalifa and the Dubai skyline. Live in a sophisticated address that inspires peak performance, every day.

## A COMMUNITY CONNECTED TO NATURE

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



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Dubai Hills

Dubai Hills

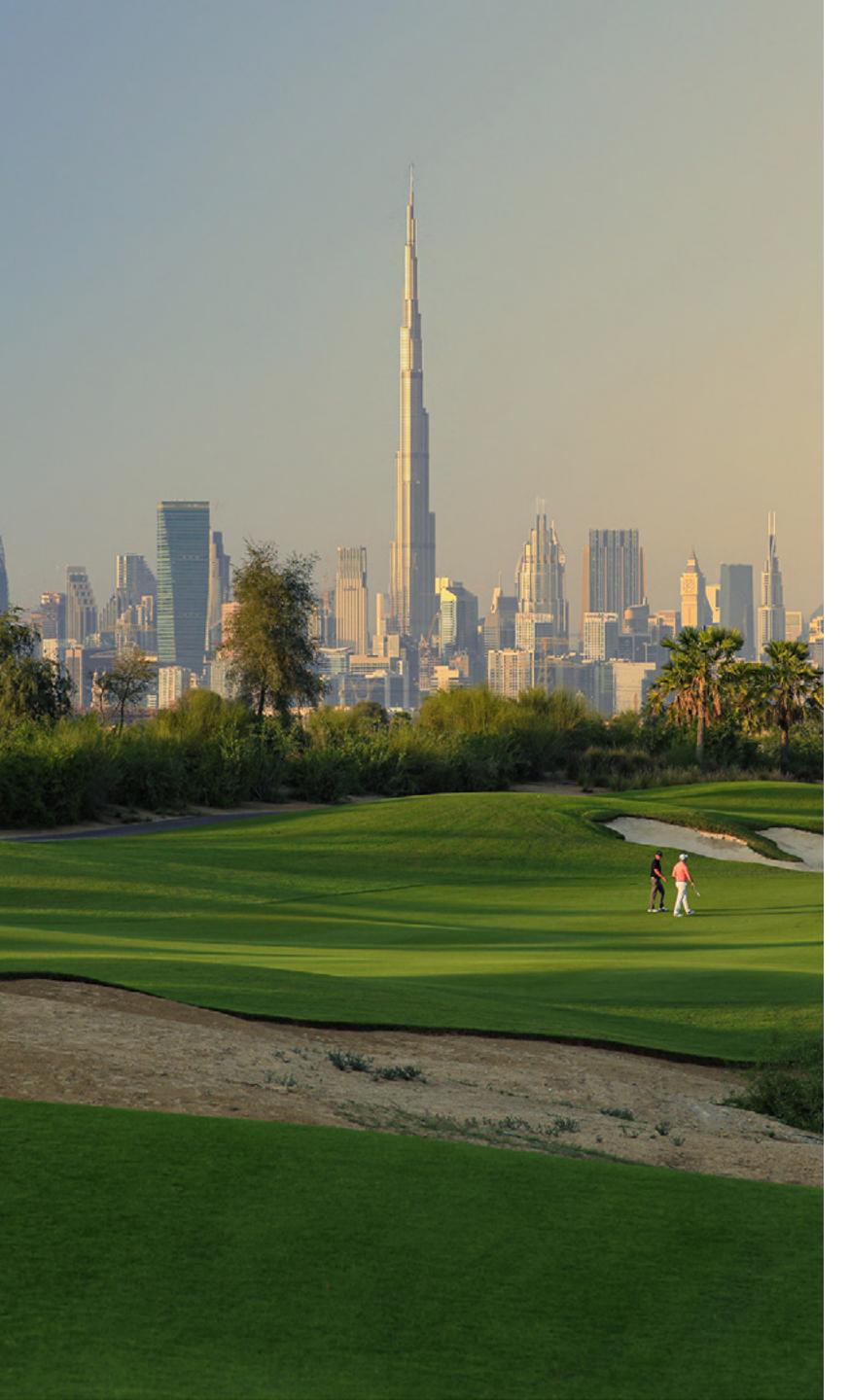
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Championship Golf Course World-Class Health and Education



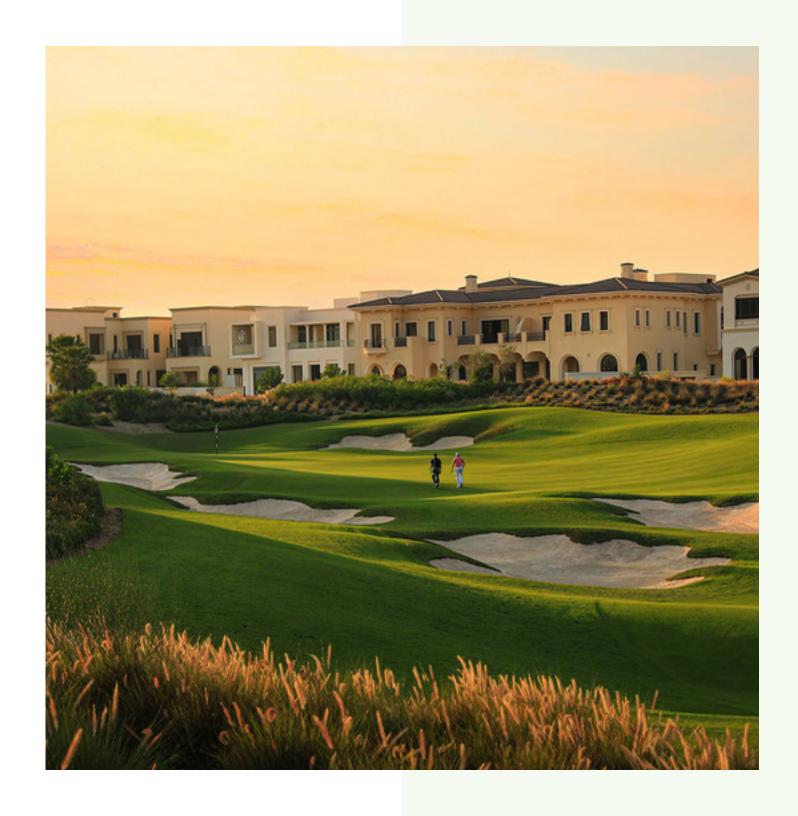




### THE GREEN HEART OF DUBAI

Dubai Hills Estate – the green heart of Dubai – is a first of its kind destination. This masterfullyplanned, 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.









#### AT THE CENTRE OF IT ALL

Luxury is about being in the heart of the city and yet away from the hustle and bustle of downtown living. With easy access to Al Khail Road, Dubai Hills Estate is just minutes away from Downtown Dubai and other business, retail and tourism hubs. Close proximity to the planned Etihad Rail and Dubai Metro lines will allow for fast and easy access to airports and other emirates in the near future. With three international schools and a nursery within walking distance, this is the ideal neighbourhood for your family to grow and flourish.

Dubai Downtown

Dubai Marina





## VERDANT NATURE & SUBURBAN BLISS

Come home to Greenside Residence and bask in the tranquillity of the Dubai Hills Estate's greenery and open spaces. Add a touch of suburban bliss to your experience of modern urban luxury by taking in the scenic views of the Dubai Hills Golf Course and the surrounding low-rise communities.

全全

Landscape

pe Nearby int'l schools
w and nurseries

deck view and nurseries

Dubai Hills

golf course

Low

Low-rise communities





### GRAND ARRIVALS

The sense of arrival at Greenside Residence is unlike any other neighbourhood development.

This expansive golf course side haven welcomes all guests to indulge in its facilities, comprising a luxurious lobby with classic contemporary interiors, a stylish residents lounge, and a state-of-the-art elevated podium.



Infinity Pool &

Pool Deck



Multi-function Children's Play Area

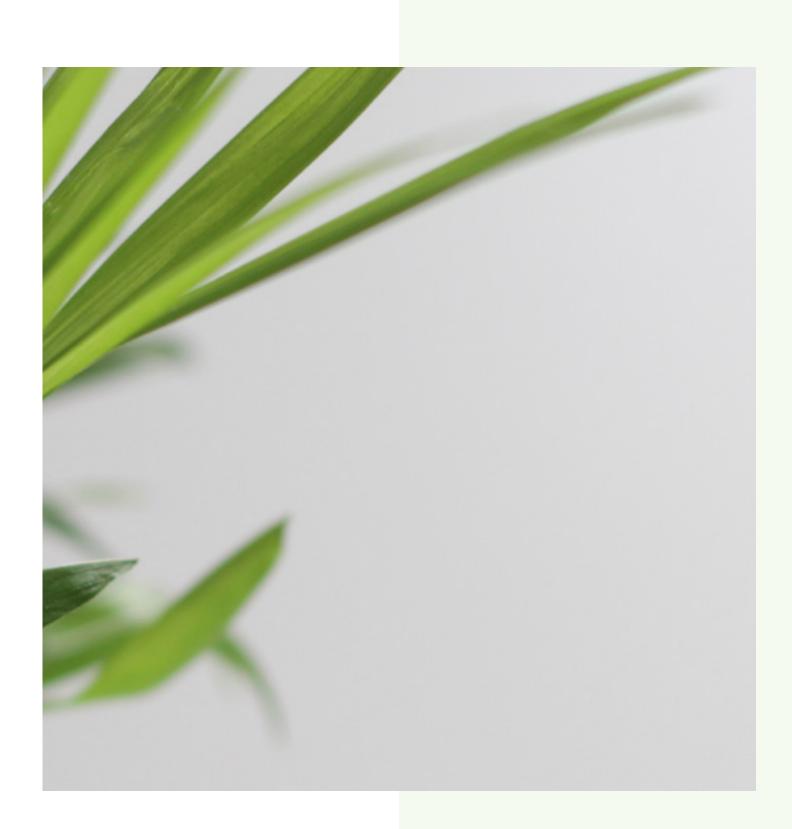


Landscaped Podium Deck

Outdoor Lawn Area



Indoor and Outdoor fitness facilities





## SOAK IN NEW PERSPECTIVES

An events lawn and BBQ area provides a perfect setting for small social gatherings. In this warm and inviting setting, not only can you unwind, but you can also take in the spectacular scenery all around you.

Expertly designed for lifestyle needs and desires, Greenside Residence is poised to provide exceptional experiences for you and your family.





## CRAFTED TO YOUR NEEDS

Offering a range of unit types from one- to three-bedroom luxury apartments, including ground-floor level residential units, Greenside Residence ensures a layout that perfectly matches your lifestyle. Here, you'll discover meticulously designed spaces that provide effortless relaxation. Moreover, Greenside Residence exemplifies modern living with its stylish and remarkably adaptable spatial layouts, optimizing panoramic views and seamlessly blending with the surrounding environment.







## SERENE HAVEN WITH PANORAMIC VIEWS

At Greenside Residence, you will enjoy the neighborhood's carefully planned surroundings, which feature an abundance of green space.

Discover the breathtaking landscaped terrace providing panoramic views that stretch across the Dubai Hills Golf Course and the charming low-rise community. Additionally, residents can unwind in the thoughtfully designed common area, purposefully created to offer a serene space where they can relax and soak in the magnificent views.



#### DUBAI HILLS PARK

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







Longest Park of any Community

Jogging Track Volleyball Court

Court

Basketball

Skate

Park

Dog

Park



#### DUBAI HILLS MALL

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 walk from Greenside Residence, the mall grants you:



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650+ Shopping & Dining Outlets

Eclectic Array of
Restaurants & Eateries



Family-Friendly Activities & Amusements

Record-Breaking
Indoor Rollercoaster

# DUBAI HILLS GOLF CLUB

Dubai Hills Golf Club encompasses 1.2 milion sqm of meticulously manicured fairways, set against the backdrop of Burj Khalifa and Downtown Dubai, with a glorious outward nine.



Driving

Range



Putting

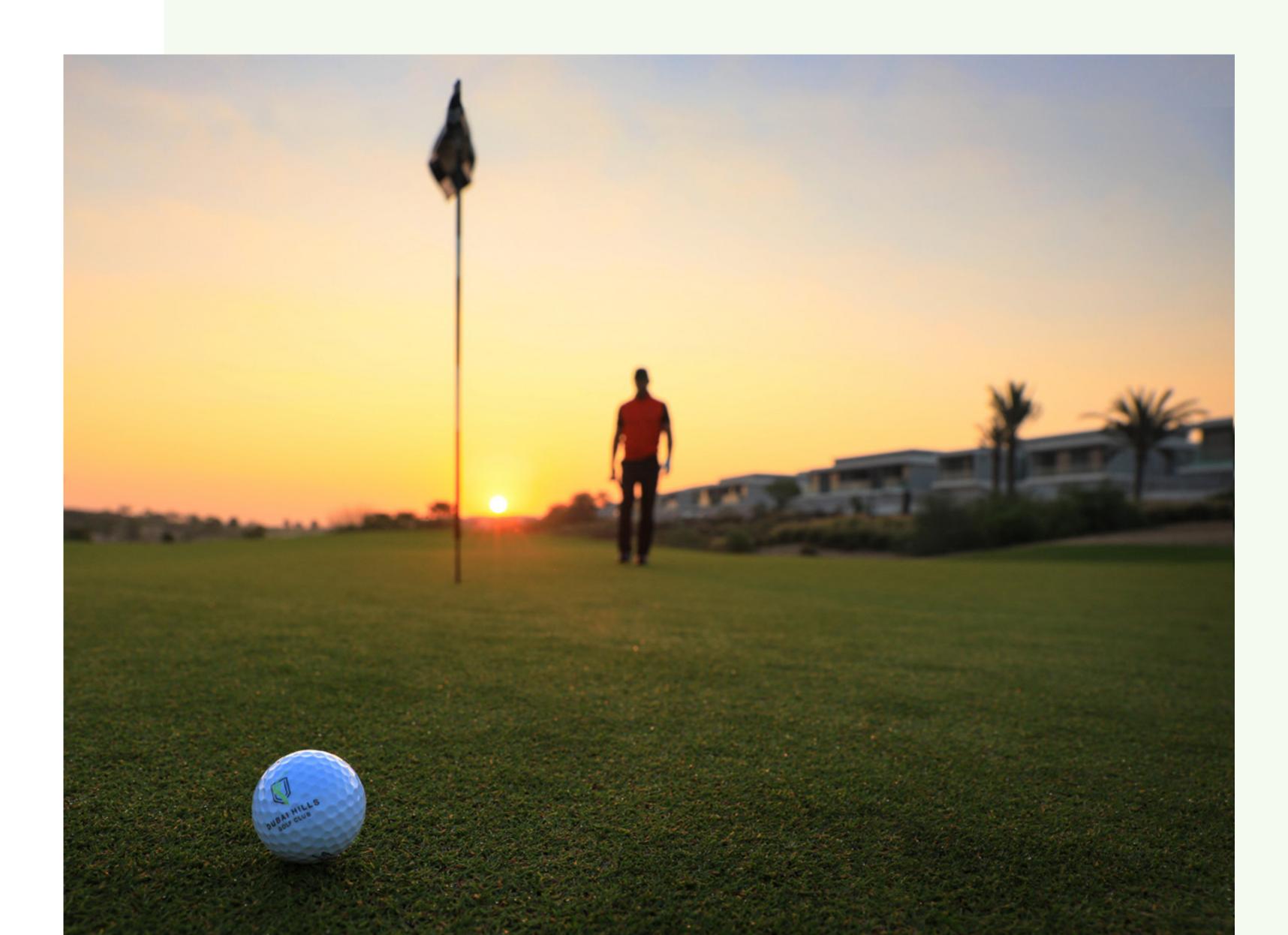
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Spacious Floodlit
Practice Facility



Golf Academy Gym, Pool &
Other Amenities

A Host Of Dining Options





#### GLOBAL LIFESTYLE DEVELOPER

As one of the most valuable and reputable real estate developers in the world, Emaar aims to provide worldclass design and unrivalled products in the most desirable locations. The Group's portfolio consists of large-scale integrated residential developments, shopping malls, hotels, entertainment, and leisure destinations. Some of Emaar's most iconic landmarks include Burj Khalifa, the world's tallest building.

Market Cap AED Revenue AED 51.8 BN

24.9 BN

FY 2022

Presence In

FY 2022

+12

Delivered

Under Development +85,000 +27,000

Net Profit AED

6.8 BN

FY 2022

Global markets

Residential Units

\*As in 31 December 2022



#### DUBAI HILLS ESTATE

#### CONTACT US

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

