# CLUBDRIVE DUBAI HILLS ESTATE









#### The Green Heart of Dubai

Dubai Hills Estate – the green heart of Dubai – is a first of its kind destination. This masterfully-planned, multipurpose 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.

#### Nature's Touch in the community

Dubai Hills Estate is an urban masterpiece—a sublime balance of modern apartments and villa communities set against a rustic backdrop.



Prime Location





Dubai Hills Park

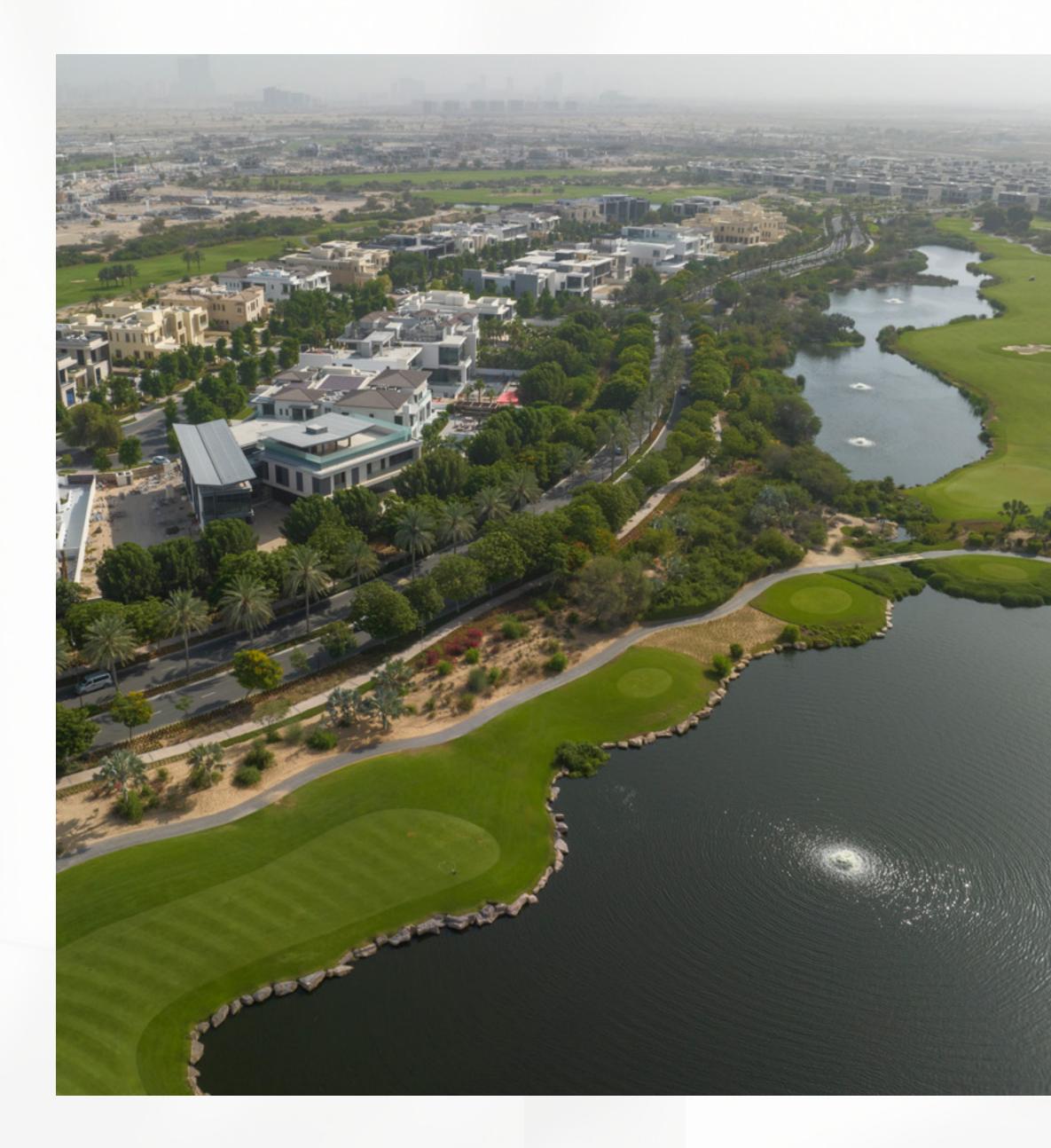


Dubai Hills Mall



Premier Golf Course





#### Dubai's verdant Oasis

Dubai Hills Estate, Dubai's verdant heart, is a unique
destination. 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.



#### Modern living, rustic charm.





#### Step into the world of Club Drive

Discover a sanctuary where nature's elegance meets the grandeur of a sprawling golf landscape. In a community resonating with shared dreams, see your family flourish and weave timeless tales. Your luxurious home, curated for you, awaits.

### Opulent city living

This green, family-centric area, rich in simplicity and elegance, effortlessly connects residents to conveniences. Situated along the Northern Boulevard, Club Drive is a tranquil urban pocket of Dubai, yet city centre attractions are moments away. Here, you're near premium healthcare, educational centres, a central park, a leading golf course, and the expansive Dubai Hills Mall.



### Green Serenity & Suburban charm



At Club Drive, relish the calming vistas of Dubai Hills Golf Course and the serene beauty of low-rise areas, offering a harmonious blend of urban luxury and suburban grace.

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# Craftsmanship & Care

Club Drive embodies modernity with a lush backdrop. Apart from the innovative architecture of its towers, Club Drive champions sustainability, with versatile layouts, neutral-toned finishes, and ecofriendly choices.

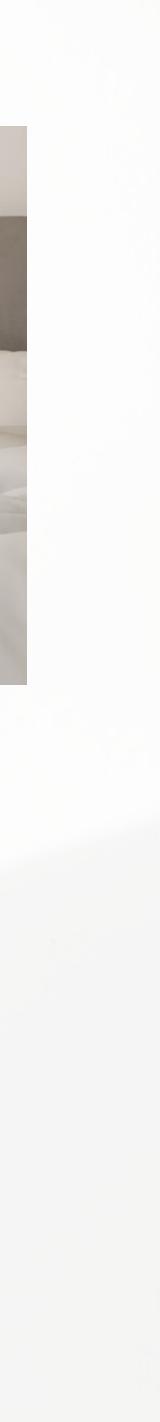
### Designed For You







From one to three-bedroom apartments, Club Drive offers meticulously designed homes. Modernity meets utility with sustainable materials and flexible spaces that can transition into home offices.









### Where every *Space* echoes you

## Panoramic Serenity, everyday



# Everything at your Doorstep

Embrace a neighbourhood rich in greenery. Experience Dubai Hills Estate's variety of cafés, restaurants, and shops, just a short drive from Dubai Hills Mall and Dubai Hills Park.





### Supreme Indulgences

Club Drive's entrance is unlike any. Boasting a grand lobby, plush resident lounge, and an avant-garde podium. Relax by the infinity pool, surrounded by cabanas and nature, or indulge in facilities like the multipurpose room, kids' area, and top-tier fitness centres.

## Elevated Experiences

Event Lawns





Fitness Centre

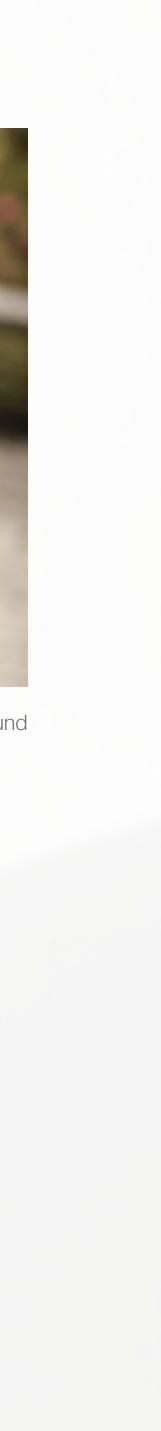


Kids' Playground



Multi-purpose Court

Club Drive is a place where modern conveniences meet the grandeur of nature. The community boasts an inviting infinity pool, dedicated children's dry and wet play areas, and an external sports court, in addition to landscaped decks and top-tier fitness centres. Club Drive embodies luxury in harmony, with dedicated spaces for children and 24-hour security.







#### Urban Bliss, moments from the hustle





Central *Elegance* 

Experience luxury-strategically positioned, yet distant from the city's hustle. Thanks to Al Khail Road, Downtown Dubai and major hubs are minutes away and soon, Etihad Rail and Dubai Metro will offer swift airport and emirate connections.

minutes from L V Dubai Downtown L V Dubai Marina

20 minutes from Dubai Int'l Airports 25 minutes from District 2020

minutes from



#### 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



- S Volleyball
- Basketball Court
- ्र्र्ट्रे Skate Park
- 당간 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 Park Horizon, the mall grants you:



### Dubai Hills Golf Club

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





- Deutting Green
- Spacious Floodlit Practice Facility
- Golf Academy
- Gym, Pool & Other Amenities
- $\Psi$  A Host of Dining Options







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.

**51.8**Bn MARKET CAP AED FY 2022

12+ GLOBAL MARKET PRESENCE **24.9** Bn **REVENUE AED** FY 2022

+85,000 Delivered Residential Units **6.8** Bn **NET PROFIT AED** FY 2022

27,000 UNDER DEVELOPMENT RESIDENTIAL UNITS

\*As in 31 December 2022

# CLUBDRIVE

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 Hills Estate Sales Pavilion | Umm Sugeim 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

#### DUBAI HILLS ESTATE

#### Contact us

#### 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

#### **EMAAR**