

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 Parkside Hills?

- ◆ Comfort, convenience and connectivity combined in 1-, 2-, and 3-bedroom apartments
- ◆ A wide array of world-class amenities
- ◆ A variety of dining, business, retail, and leisure destinations at your doorstep
- ◆ At the centre of a comprehensive community, offering residents and visitors the very best health, education and recreational facilities
- ◆ Minutes away from Dubai Hills Mall
- ◆ Designed with contemporary living in mind, ideal for those who seek a balanced lifestyle



Location & Views

- ◆ 12 mins to Downtown Dubai; 15 mins to Dubai Marina, 20 mins to Dxb Int' Airport; 25 mins to Al Maktoum Int' Airport
- ◆ Central location with easy access to Al Khail Road
- ◆ Breath taking views of the Dubai Marina Skyline and Dubai Hills Estate flourishing landscapes
- ◆ Just minutes away from Downtown Dubai and other businesses, retail, and tourism hubs.
- ◆ Close to 18-hole Championship Golf Course

Instalment	Payment Percentage	Due Date
Down Payment	10%	February 2024
1st Instalment	10%	April 2024
2nd Instalment	10%	September 2024
3rd Instalment	10%	February 2025
4th Instalment <small>20% Construction Completion</small>	15%	December 2025
5th Instalment <small>30% Construction Completion</small>	5%	April 2026
6th Instalment <small>50% Construction Completion</small>	10%	November 2026
7th Instalment <small>70% Construction Completion</small>	10%	April 2027
8th Instalment <small>90% Construction Completion</small>	10%	December 2027
9th Instalment <small>100% Construction Completion</small>	10%	June 2028

Available Units	Area Sq. ft.		Starting Price <small>(In AED Mr)</small>
	Minimum	Maximum	
1-Bedroom	681	755	1.51
2-Bedroom	1,066	1,317	2.19
3-Bedroom	1,771	1,855	3.73

Facts

- ◆ 141 Units: 1-bedroom Apartments
- ◆ 177 Units: 2-bedroom Apartments
- ◆ 52 Units: 3-bedroom Apartments



Residential Units

- ◆ One, two and three-bedroom apartments with vast balconies
- ◆ Parkside Hills' sophisticated living spaces are the epitome of chic practicality and modernity
- ◆ Floor-to-ceiling windows

Amenities



- ◆ Infinity Pool & Pool Deck
- ◆ Children's Play Area
- ◆ Fitness Centre
- ◆ Indoor Multipurpose Room
- ◆ Landscaped Podium Deck
- ◆ 24/hour Security
- ◆ Covered Car Park

The Developer

EMAAR REVENUE FOR 2022 – AED 24.9 BN

With a proven track-record in delivery, Emaar has delivered 92,000 residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination.