#### Aillsedge

DUBAI HILLS ESTATE





Dubai Hills Estate – the green heart of Dubai – is a first-ofits-kind destination. This masterfully planned, multi-purpose
development forms an integral part of 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.

#### PRIME LOCATION

10 Mins to Downtown Dubai

Mins to
Dubai Marina

5 Mins to
Dubai Int'l Airport Airport

25 Mins to Al Maktoum Int'l Airport



# WELCONE TO HILLSEDGE

Imagine living in a home which surrounds the active epicentre of Dubai Hills Estate. A collection of residences which uphold a promise of exceptional views of Dubai's iconic skyline and the Hillside Park.





THE ART
OF BLISSFUL
LIVING

HILLSIDE PARK,
YOUR SANCTUARY
OF VITALITY

Hillside Park is designed for a community that cherishes recreation, relaxation and connection.

This is where perfect balance between a lifestyle of leisure and wellness thrives.





Residing at Hillsedge is all about living well and thriving with vitality. Whether you want to take a refreshing swim in the pristine pool, work out in the state-of-the-art gym, or simply relax with family by the kids' play areas or sports court, Hillsedge gives you access to all areas of wellbeing and mindfulness on the podium or in the adjacent Hillside Park.



Swimming Pools



Yoga Deck & Parkour Area



Speciality Fitness
Centro



Mini-golf, Skate & Pump Track



Multi-level Kids' Play



Outdoor Cinema & Amphitheatre



Sports Courts & Jogging Tracks



Picnic & BBQ Areas

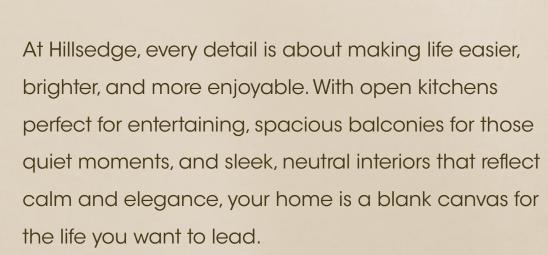








# THOUGHTFULLY CRAFTED FOR YOU









DESIGNTHAT
ENHANCES
EVERYDAY LIFE

Hillsedge is first and foremost a place designed to nurture your well-being. Every apartment is carefully planned to flood your space with natural light, offering a sense of openness and tranquillity. From your balcony, you'll look out onto the expansive Hillside Park or the iconic Dubai skyline. This is where comfort meets mindfulness, in the best possible way.





# CLOSE TO EVERYTHING THAT MATTERS

Whether you're looking for top-notch schools for your kids, quality healthcare, or a quick shopping trip, Hillsedge keeps you close to all the essentials.



Access the thriving



Next to a state-of-the-art healthcare institution



Nurseries & International Schools within walking distance



Dubai Hills Mall for shopping and dining



Dubai Hills Golf Club for leisure and relaxation

DUBAI HILE
MALL

Dubai Hills Mall is a destination of endless possibilities. With its fashion-forward collection and eclectic pop-up shops,
Dubai Hills Mall delivers a dynamic shopping experience that will make you come back for more.

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

Driving Range

Golf Academy

Putting Green

Gym, Pool & Other Amenities

Spacious Floodlit Practice Facility

A Host of Dining Options

#### **EMAAR**

### GLOBAL LIFESTYLE DEVELOPER

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world\*.

AED 71.7 Bn Market Cap - FY 2023 115,000+
Residential Units Delivered

AED 14.4 Bn
Revenue - As on 30 June 2024

12+

Global Market Presence

AED 5.3 Bn Net Profit - H1 2024

42,200+
Residential Units

Currently Under Development

\*As on 30 June 2024



