



PARADISE HILLS

ABOUT PARADISE HILLS

Paradise Hills, developed by Gulf Land Property Developers, is a vibrant community spanning 2 million square feet of land and situated just a short distance from major areas in Dubai. With 170 elegantly designed villas and townhouses enriched with unique features, it stands out from competitors in terms of quality, spacious living, exceptional attributes, and value for money. The convenient location of Paradise Hills allows for easy access to key locations in Dubai through a fantastic network of highways, enabling quick travel across the city in just a few minutes.

PROJECT AMENITIES & LOCATION



Community center with
retails shops and services



Kids play areas



Multi-use event hall for
special occasions, weddings,
conference, and etc.



20 Minutes away from
Palm Jumeirah



Expansive green areas
adorned with water features



25 Minutes away from
Downtown



Gated community with
24-hour security

MASTER PLAN

Villa Type

3 Bedroom G+1

4 Bedroom G+1

4 Bedroom G+2

5 Bedroom G+2

6 Bedroom G+2

Community Center

Event Hall

Color Code

Calm

Calm

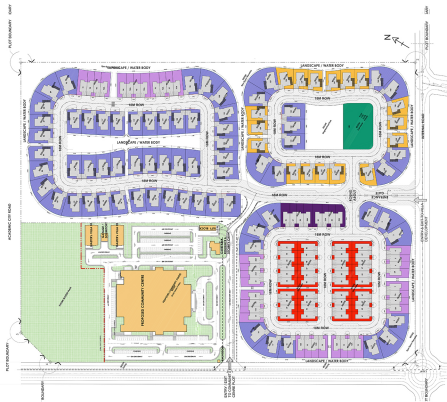
Harmony

Heaven

Eternity

Community Center

Event Hall



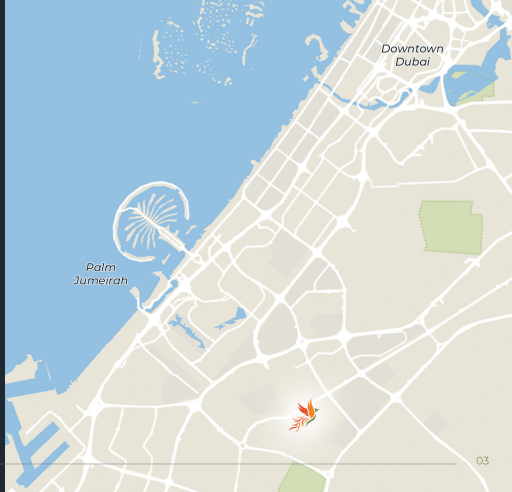


PIN YOUR NEW LOCATION

Paradise Hills is a contemporary gated community featuring 170 penthouse suites and townhouses, complete with outstanding amenities. Situated on Sheikh Zayed Bin Hamdan street.

Our estate offers a central location in Dubai, allowing you to fully experience the vibrancy and energy of the city from the comfort of your own home.

Additionally, our location is just a 20-minute drive from the iconic Palm Jumeirah and 25 minutes from the lively Downtown area.





VILLAS & TOWNHOUSES FEATURES



Private pools for all
Townhouse units and Villas



Modern smart elevators



Laundry & Utility room



Spacious green areas
with water features



Spacious Bedrooms
with ensuite bathrooms



Maid room with bathroom



Walk-in closets



Ultra-spacious Pent-Suites for
Villas with private Rooftop terraces



Spacious kitchens



Premium quality floor tiles, marble
tops, elegantly designed interiors



German branded
kitchen appliances



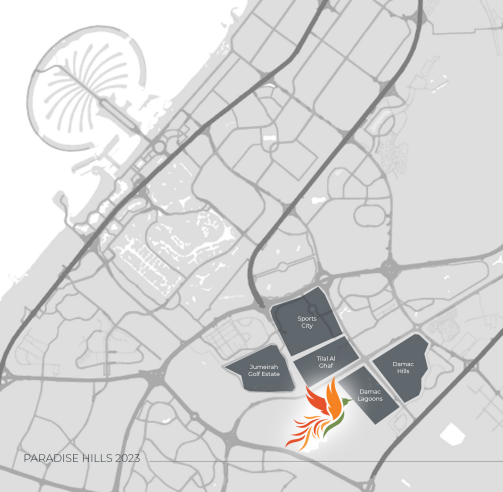
Additional Family Halls



Double glazed windows



German branded
sanitaryware



NEIGHBORING PROJECTS

- › Tilal Al Ghaf
- › Damac Lagoons
- › Sports City
- › Jumeirah Golf Estate
- › Damac Hills

NEAR PARADISE HILLS

SPORTS & LEISURE

- › Dubai Autodrome - 7 minutes
- › Dubai Polo & Equestrian Club - 8 minutes
- › Miracle Gardens - 9 minutes
- › Dubai International Stadium - 10 minutes
- › IMG Worlds of Adventure - 10 minutes
- › Hamdan Sports Complex - 10 minutes

MALLS

- › First Avenue Mall - 7 minutes
- › City Centre Me'aisem - 7 Minutes
- › First Avenue Mall - 7 minutes
- › City Centre Me'aisem - 7 Minutes
- › Mall of the Emirates - 14 minutes

AIRPORT

- › Al Maktoum Airport - 20 Minutes

HOSPITALS

- › Aster clinic center - 7 mins
- › Mediclinic Park View hospital - 10 minutes
- › NMC Royal Hospital - 15 minutes

SCHOOLS

- › Jebel Ali School - 5 Minutes
- › Fairgreen International School - 9 minutes
- › Global Indian International - 13 minutes
- › Safa Community School - 13 minutes
- › King's School - 15 minutes



3BR TOWNHOUSES G+1 (CALM)



Private
Pool



Built Up
Area 3663 Sqft



Plot Area 2700
Sqft to 3650 Sqft



3 BR
TOWNHOUSES
G+1 (CALM)

A4 MIDDLE UNIT
GROUND FLOOR PLAN



A4 MIDDLE UNIT - GROUND FLOOR PLAN

A4 MIDDLE UNIT
FIRST FLOOR PLAN



A4 MIDDLE UNIT - FIRST FLOOR PLAN

A4 MIDDLE UNIT
GROUND FLOOR PLAN



A4 BUILT END UNIT GROUND FLOOR PLAN

A4 MIDDLE UNIT
FIRST FLOOR PLAN



A4 BUILT END UNIT FIRST FLOOR


3 BR
TOWNHOUSES
G+1 (CALM)

4BR TOWNHOUSES G+1 (CALM)



Private
Pool



Built Up Area 3663 Sqft
to 3800 Sqft



Plot Area 2500 Sqft
to 4000 Sqft



Front Side



Back Side

A4 MIDDLE UNIT
GROUND FLOOR PLAN



A4 MIDDLE UNIT
GROUND FLOOR PLAN

A4 MIDDLE UNIT
FIRST FLOOR PLAN



A4 MIDDLE UNIT
FIRST FLOOR PLAN



4 BR
TOWNHOUSES
G+1 (CALM)

4 BR
TOWNHOUSES
G+1 (CALM)



4BR TOWNHOUSE G+2 (HARMONY)



Plot Area 2300 Sqft
to 3150 Sqft



Built Up Area
3950 Sqft to 4480 Sqft



Private Pool



Modern Elevator



4 BR
TOWNHOUSE
G+2 (HARMONY)



Ground Floor



First Floor



Second Floor



Ground Floor



A1 MIDDLE UNIT
GROUND FLOOR PLAN

First Floor



A1 MIDDLE UNIT
FIRST FLOOR PLAN

Second Floor

A1 MIDDLE UNIT
SECOND FLOOR PLAN



4 BR TOWNHOUSE G+2 (HARMONY)

5 BR PENT SUITE VILLA G+2 (HEAVEN)



Private Pool



Rooftop Terrace



Modern Elevator



Plot Area 4700 Sqft
to 5600 Sqft



Built Up Area
5750 Sqft



5 BR PENT SUITE VILLA (HEAVEN)



A2 TYPE - GROUND FLOOR PLAN

Ground Floor



A2 TYPE - FIRST FLOOR PLAN

First Floor



A2 TYPE - SECOND FLOOR PLAN

Second Floor

6 BR PENT SUITE VILLA (ETERNITY)



Private Pool



Rooftop Terrace



Modern Elevator



Plot Area 5600 Sqft
to 9300 Sqft



Built Up Area
7363 Sqft



6 BR PENT SUITE VILLA (ETERNITY)



Ground Floor



First Floor



Second Floor

ETERNITY PENT SUITE

Rooms	Dimensions (m)	Area (sqf)
1 Living	8.15 x 5.65	46.00
2 Pantry	2.90 x 1.75	5.00
3 Office	3.75 x 3.10	11.60
4 Bedroom	6.60 x 3.10	20.45
5 Pool	3.80 x 2.84	10.80
6 Jacuzzi	1.80 x 1.25	2.25
7 Dressing	3.00 x 4.25	12.75
8 Bathroom	3.55 x 4.00	14.20



GROUND FLOOR

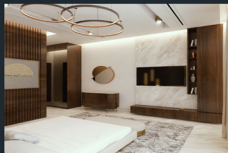
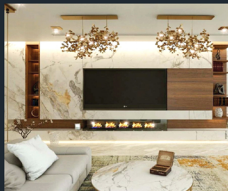


Rooms	Dimensions (m)	Area (sqf)
1 Lobby	3.10 x 6.50	20.14
2 Lift Lobby	2.30 x 1.60	3.70
3 Kitchen	4.40 x 6.00	26.40
4 Family Living	5.35 x 4.65	24.85
5 Dining	4.65 x 4.50	20.90
6 TV Lounge	7.00 x 3.95	27.65
7 Bedroom 1	4.20 x 4.10	17.20
8 Dressing 1	1.70 x 2.50	4.25
9 Bathroom 1	2.35 x 2.35	5.50
10 Maid's Room	2.80 x 3.10	8.70
11 Toilet	1.90 x 1.45	2.75
12 Driver's Room	2.60 x 3.15	8.20
13 Toilet	1.45 x 2.15	3.10
14 Toilet	1.45 x 1.60	2.30

FIRST FLOOR



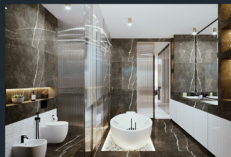
Rooms	Dimensions (m)	Area (sqf)
1 Lobby	3.00 x 6.40	19.20
2 Pantry	1.15 x 1.45	1.66
3 Lift Lobby	2.25 x 1.56	3.51
4 M. Bedroom	7.00 x 4.15	29.
5 M. Dressing	4.30 x 1.75	7.50
6 M. Bathroom	4.30 x 2.55	10.95
7 Bedroom 2	4.20 x 4.10	17.20
8 Dressing 2	1.70 x 2.50	4.25
9 Bathroom 2	2.35 x 2.35	5.50
10 Bedroom 3	4.20 x 4.10	17.20
11 Dressing 3	1.70 x 2.50	4.25
12 Bathroom 3	2.35 x 2.35	5.50
13 Bedroom 4	4.20 x 4.00	16.80
14 Dressing 4	1.70 x 2.50	4.25
15 Bathroom 4	2.35 x 2.35	5.50

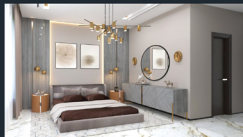


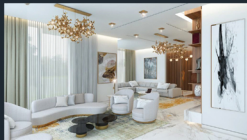
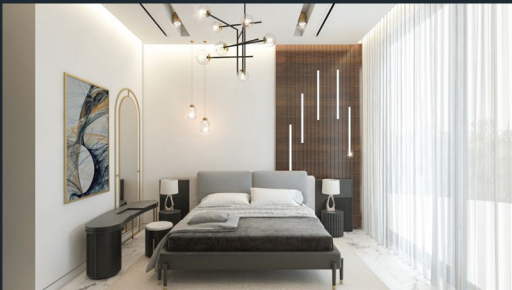












COMPLETION Q2 2024





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