



DUBAI HILLS ESTATE

PARK HEIGHTS II

CONVENIENCE OF A BUSINESS PARK AND HOTEL



7 MINUTES
WALK TO THE MALL

DIRECT ACCESS
TO BOULEVARD

5 MINUTES
WALK TO
THE CENTRAL PARK





A detailed architectural rendering of a modern residential resort community. The scene is set at dusk, with a warm, golden light from the setting sun illuminating the sky and the buildings. In the foreground, a man and a woman are standing on a balcony of a high-rise apartment building, looking out over the community. The balcony has a dark metal railing and a wooden deck. Below them, another balcony is visible, featuring a white sofa and a wicker chair. The central part of the image shows a large, rectangular swimming pool with a wooden deck around it. Several lounge chairs and umbrellas are placed along the poolside. To the right of the pool, there is a landscaped area with palm trees and other tropical plants. In the background, another high-rise building is visible, and a few people can be seen walking on a path. The overall atmosphere is one of luxury and modern living.

A RESIDENTIAL RESORT COMMUNITY

OUTDOOR INFINITY EDGE POOL
INDOOR GYMNASIUM







PARK HEIGHTS II
AT
DUBAI HILLS ESTATE



DUBAI HILLS
ESTATE

Burj Khalifa
10 Minutes

The Dubai Mall
10 Minutes

Dubai Marina
10 Minutes

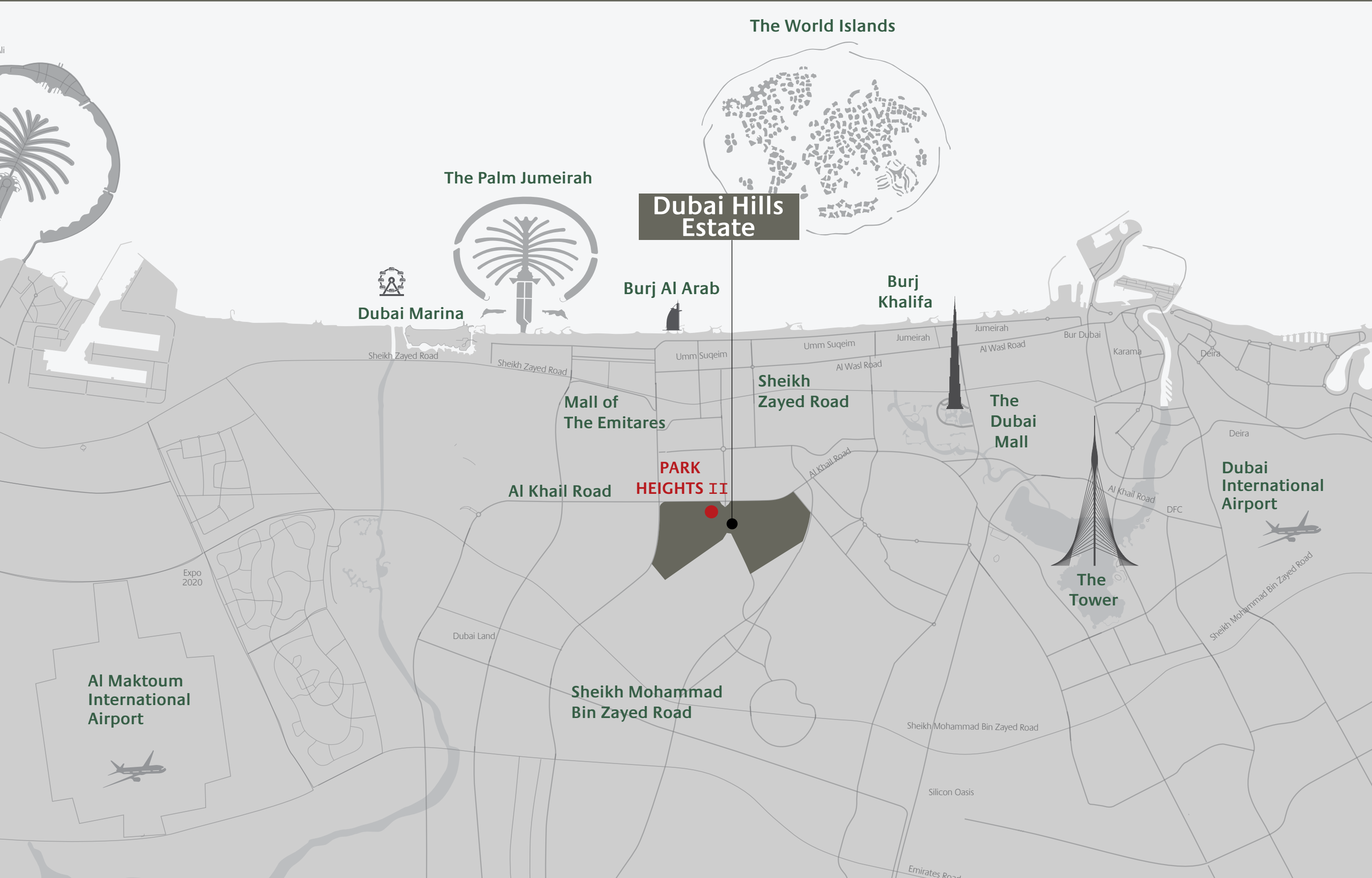
Jumeirah Beach
12 Minutes

The Tower - DCH
15 Minutes

Dubai Intl Airport
20 Minutes

Al Maktoum Airport
35 Minutes

DISTANCES ARE APPROXIMATE



DUBAI HILLS
ESTATE

PARK HEIGHTS II
TOWER 2

FLOOR PLANS



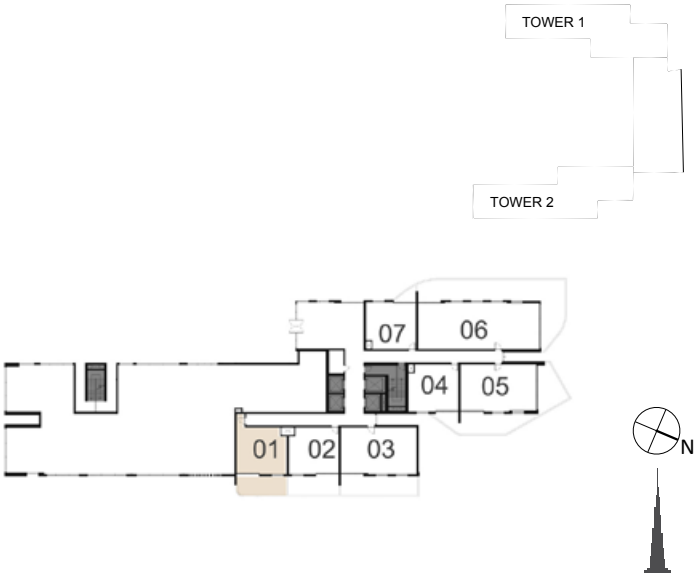
EMAAR



MERAAS

TOWER 2
1 BEDROOM APARTMENT

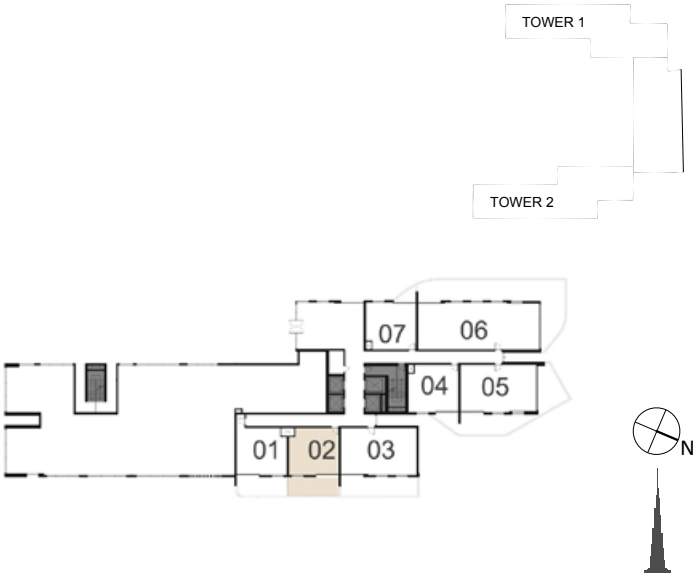
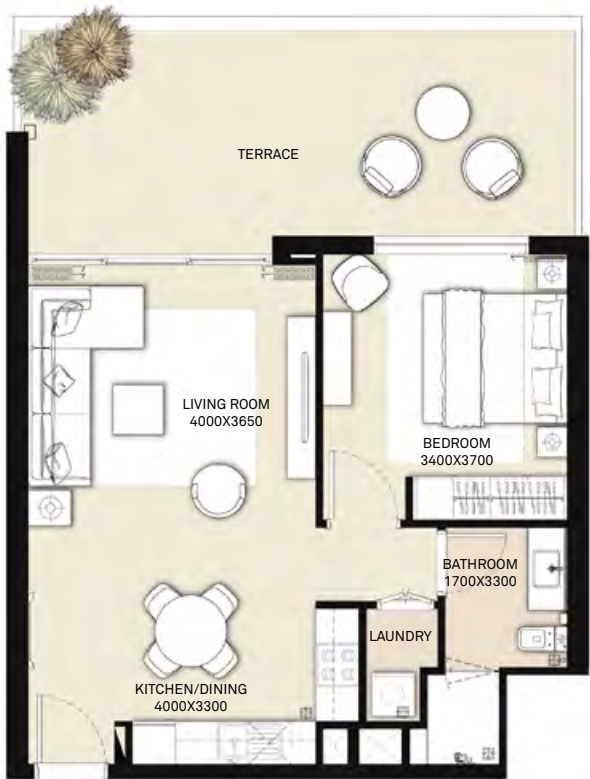
LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT.	SQM.	SQFT.	SQM.	SQFT.
Ground Floor	UNIT 01	57.07	614.30	23.94	257.69	81.01	871.99



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

TOWER 2
1 BEDROOM APARTMENT

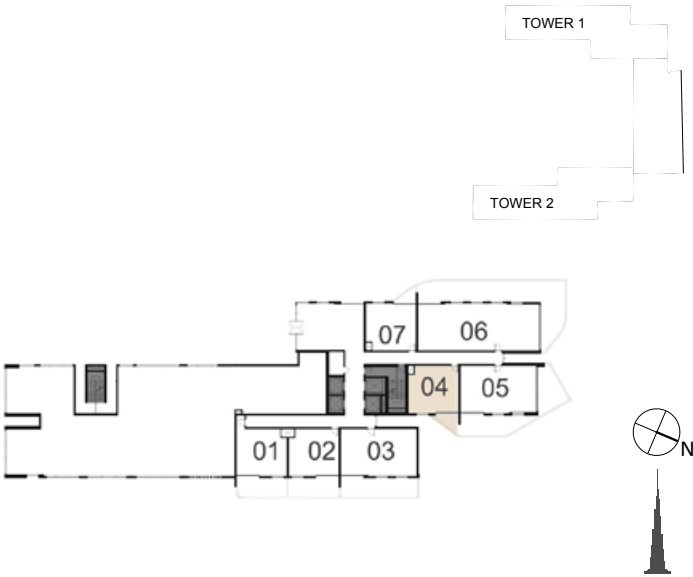
LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT.	SQM.	SQFT.	SQM.	SQFT.
GROUND FLOOR	UNIT 02	54.17	583.08	24.77	266.62	78.94	849.70



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TOWER 2
1 BEDROOM APARTMENT

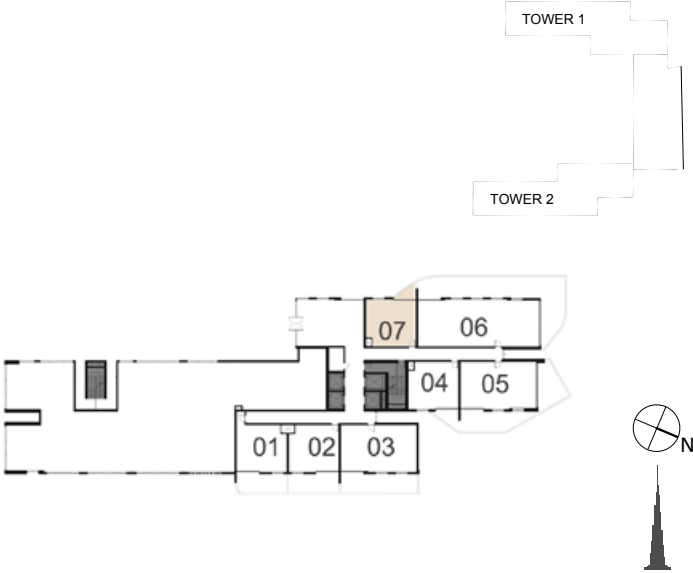
LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT.	SQM.	SQFT.	SQM.	SQFT.
GROUND FLOOR	UNIT 04	55.23	594.49	8.41	90.52	63.64	685.01



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TOWER 2
1 BEDROOM APARTMENT

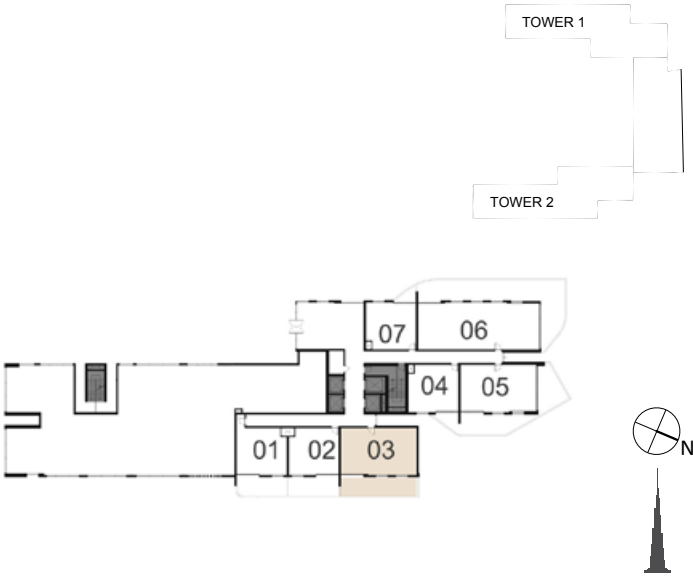
LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT.	SQM.	SQFT.	SQM.	SQFT.
GROUND FLOOR	UNIT 07	54.17	583.08	5.62	60.49	59.79	643.57



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TOWER 2
2 BEDROOM APARTMENT

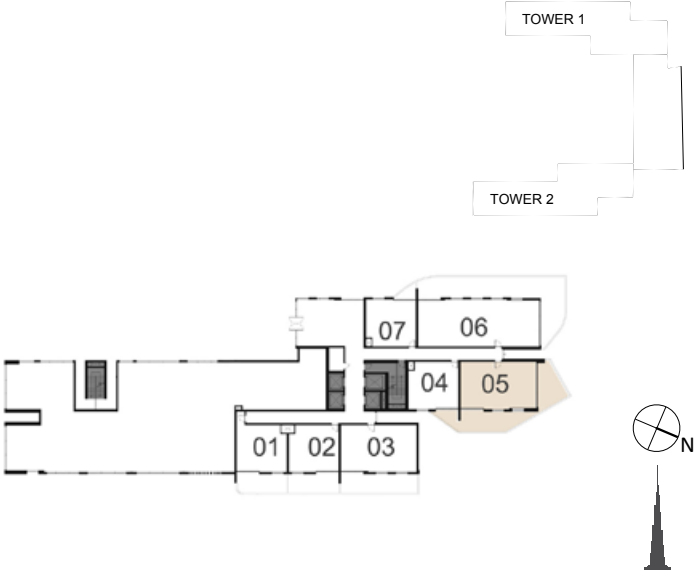
LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT.	SQM.	SQFT.	SQM.	SQFT.
Ground Floor	UNIT 03	83.32	896.85	37.12	399.56	120.44	1296.41



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TOWER 2
2 BEDROOM APARTMENT

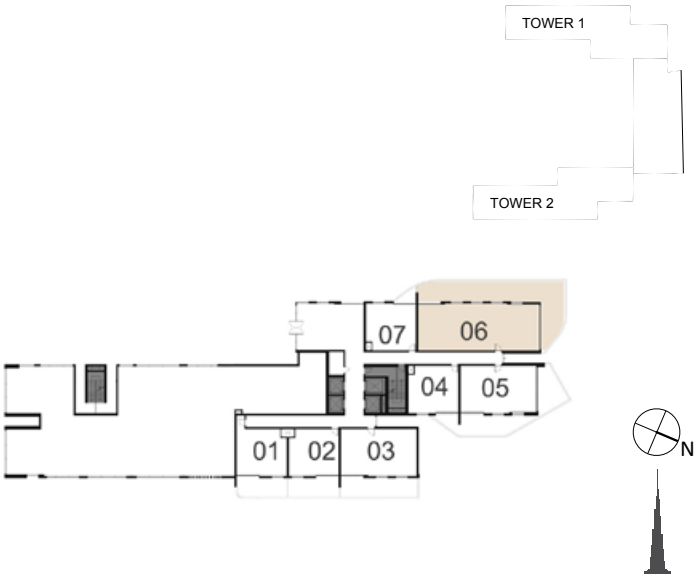
LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT.	SQM.	SQFT.	SQM.	SQFT.
Ground Floor	UNIT 05	83.82	902.23	57.62	620.22	141.44	1522.45



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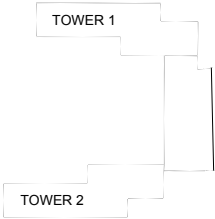
TOWER 2
3 BEDROOM APARTMENT

LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM.	SQFT.	SQM.	SQFT.	SQM.	SQFT.
Ground Floor	UNIT 06	132.24	1423.42	95.70	1030.11	227.94	2453.53



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TOWER 2
1 BEDROOM APARTMENT



LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT.	SQM.	SQFT.	SQM.	SQFT.
1-15	UNIT 01	54.31	584.59	5.85	62.97	60.16	647.56
	UNIT 02	54.17	583.08	5.85	62.97	60.02	646.05
	UNIT 06	54.17	583.08	5.85	62.97	60.02	646.05
	UNIT 07	54.17	583.08	5.85	62.97	60.02	646.05
	UNIT 08	54.17	583.08	5.85	62.97	60.02	646.05
	UNIT 09	54.17	583.08	5.85	62.97	60.02	646.05
	UNIT 11	55.25	594.71	5.85	62.97	61.10	657.68
	UNIT 14	54.18	583.19	5.85	62.97	60.03	646.16
16-18	UNIT 01	54.34	584.91	5.85	62.97	60.19	647.88
	UNIT 02	54.20	583.40	5.85	62.97	60.05	646.37
	UNIT 06	54.20	583.40	5.85	62.97	60.05	646.37
	UNIT 07	54.20	583.40	5.85	62.97	60.05	646.37
	UNIT 08	54.20	583.40	5.85	62.97	60.05	646.37
	UNIT 09	54.20	583.40	5.85	62.97	60.05	646.37
	UNIT 11	55.25	594.71	5.85	62.97	61.10	657.68
	UNIT 14	54.18	583.19	5.85	62.97	60.03	646.16



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TOWER 2
2 BEDROOM APARTMENT

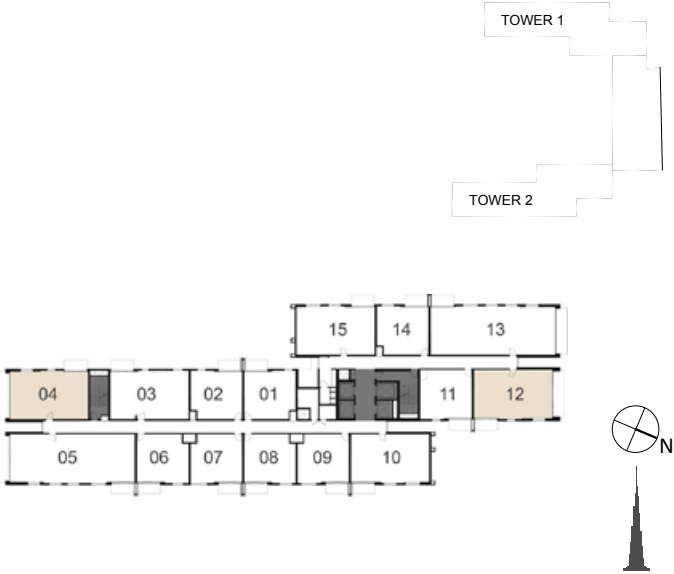
LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT.	SQM.	SQFT.	SQM.	SQFT.
1-15	UNIT 03	83.37	897.39	5.69	61.25	89.06	958.64
	UNIT 10	83.31	896.74	5.85	62.97	89.16	959.71
	UNIT 15	83.21	895.66	5.69	61.25	88.90	956.91
16-18	UNIT 03	83.33	896.96	5.69	61.25	89.02	958.21
	UNIT 10	83.42	897.93	5.85	62.97	89.27	960.90
	UNIT 15	83.25	896.10	5.69	61.25	88.94	957.35



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TOWER 2
2 BEDROOM APARTMENT

LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT.	SQM.	SQFT.	SQM.	SQFT.
1-15	UNIT 04	82.67	889.85	16.90	181.91	99.57	1071.76
	UNIT 12	83.81	902.12	17.14	184.49	100.95	1086.61
16-18	UNIT 04	82.61	889.21	16.90	181.91	99.51	1071.12
	UNIT 12	83.84	902.45	17.14	184.49	100.98	1086.94



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TOWER 2
3 BEDROOM APARTMENT

LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT.	SQM.	SQFT.	SQM.	SQFT.
1-15	UNIT 05	132.18	1422.77	17.31	186.32	149.49	1609.09
	UNIT 13	132.27	1423.74	16.98	182.77	149.25	1606.51
16-18	UNIT 05	132.22	1423.20	17.31	186.32	149.53	1609.52
	UNIT 13	132.30	1424.07	16.98	182.77	149.28	1606.84



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