# GOLF HILLSIDE

DUBAI HILLS ESTATE

EMAAR

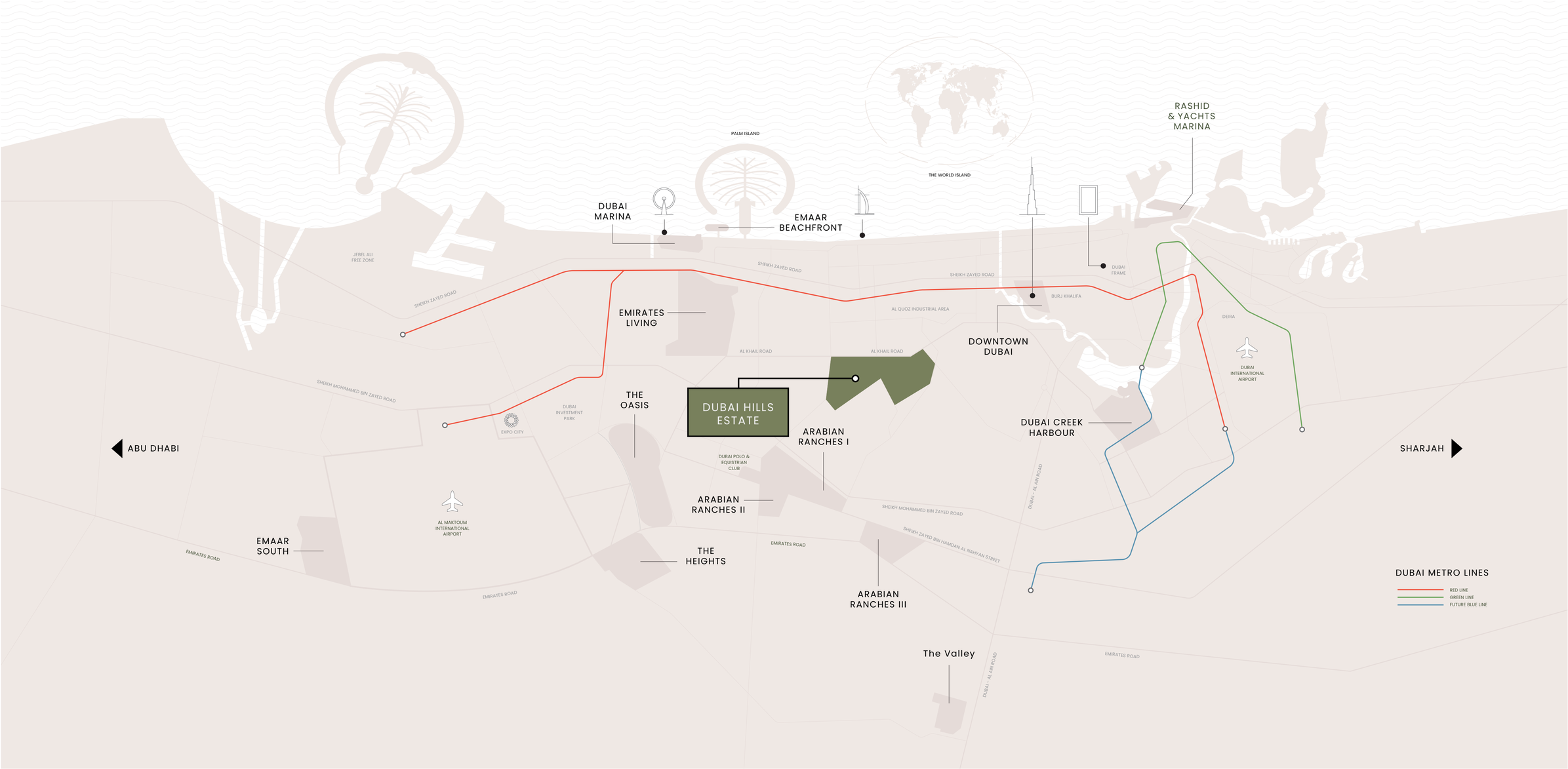
A LIFESTYLE OF QUIET LUXURY AND

# *GREEN SPACES*

## WHERE NATURE AND CITY LIFE

# *FLOURISH TOGETHER*

Dubai Hills Estate is a first-of-its-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.




EFFORTLESS LIVING IN A

# *PRIME LOCATION*

**10** Mins to Downtown Dubai

**15** Mins to Dubai Int'l Airport

**10** Mins to Dubai Marina

**25** Mins to Al Maktoum Int'l Airport

GOLF HILLSIDE
AT DUBAI HILLS ESTATE

NESTLED IN THE

# *GREEN HEART*

Imagine waking up to the soft glow of sunlight streaming through your windows, with uninterrupted views of a lush golf course stretching beyond. At Golf Hillside, you're not just living—you're thriving, surrounded by the calm beauty of Dubai Hills Estate and the energy of a modern, connected community, with uninterrupted views of the lush golf greens and elegant villa communities.

## IDEAL BLEND OF CONVENIENCE AND

# *SERENITY*

Golf Hillside 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 tranquility. From your balcony, you'll look out onto the vast green fairways of the Dubai Hills Golf Course and the charming villa communities nearby. This is where comfort meets nature, in the best possible way.

THOUGHTFULLY DESIGNED

# *FOR YOU*

## YOUR SPACE, YOUR *COMFORT*

Golf Hillside's luxury apartments are spread across a 20-storey tower. Whether you're seeking a one-bedroom retreat or a spacious three-bedroom residence, each apartment has been crafted to provide exceptional comfort and functionality.

DESIGN THAT ENHANCES

*EVERYDAY LIFE*

AMENITIES CURATED FOR YOUR
LIFESTYLE

## FITNESS AND LEISURE IN *STYLE*

Residing at Golf Hillside is all about living well. Whether you want to take a refreshing swim in the pristine pool, work out in the state-of-the-art gyms, or simply relax with family by the kid's play areas or sports court, Golf Hillside's opulent platform has it all. There's something for everyone—whether you're looking for relaxation or action, it's right at your doorstep.

- Indoor & Outdoor Gyms
- Adult & Kids Swimming Pools
- Multi-purpose Room
- MUGA Court
- Barbecue Area
- Kids' Play Areas

A SANCTUARY CREATED FOR YOUR
WELL-BEING

# SUSTAINABLE

## DESIGN FOR A BETTER FUTURE

At Golf Hillside, sustainability is at the forefront, benefiting both the environment and the residents. This development will be achieving Gold LEED and Al Safat Certification, the building incorporates energy-efficient LED lighting, sustainable materials, and water-saving systems that not only reduce environmental impact but also lower long-term utility costs.

# CLOSE TO EVERYTHING THAT *MATTERS*

Whether you're looking for top-notch schools for your kids, quality healthcare, or a quick shopping trip, Golf Hillside keeps you close to all the essentials. And when you need to unwind, the serene fairways of Dubai Hills Golf Club are just a stroll away, offering peace and a connection to nature.

# 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.

# DUBAI HILLS MALL

Dubai Hills Mall is a destination of endless possibilities. Ideally positioned at the crossroads of Umm Suqeim Road and Al Khail Road, and only a short walk from Park Horizon, the mall grants you:

650+ Shopping & Dining Outlets

Eclectic Array of Restaurants & Eateries

Family-Friendly Activities & Amusements

Record-Breaking Indoor Rollercoaster

# 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.

# GLOBAL LIFESTYLE DEVELOPER

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

Market Cap AED
**71.7Bn**
H1 2024

Revenue AED
**14.4Bn**
As on 30 June 2024

Presence in
**12+**
Global Markets

Delivered
**115,000+**
Residential Units

Net Profit AED
**5.3Bn**
H1 2024

Under Development
**42,200+**
Residential Units

*As on 30 June 2024