

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 Views?

- ◆ Comfort, convenience and connectivity combine in 1, 2, and 3-bedroom apartments, elegant 3-bedroom duplexes, and charming 3-bedroom townhouses
- ◆ 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.
- ◆ Directly on Dubai Hills Park and 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 -18hole Championship Golf Course

Instalment	Payment Percentage	Due Date
Down Payment	10%	October 2023
1st Instalment	10%	December 2023
2nd Instalment	10%	April 2024
3rd Instalment	10%	August 2024
4th Instalment <small>20% Construction Completion</small>	15%	April 2025
5th Instalment <small>40% Construction Completion</small>	10%	November 2025
6th Instalment <small>60% Construction Completion</small>	15%	May 2026
7th Instalment <small>80% Construction Completion</small>	10%	October 2026
8th Instalment <small>100% Construction Completion</small>	10%	August 2027

Available Units	Area Sq. ft.		Starting Price <small>(In AED Mn)</small>
	Minimum	Maximum	
1-Bedroom <small>Apartment</small>	693	1,009	1.45
2-Bedroom <small>Apartment</small>	1,058	1,142	2.16
3-Bedroom <small>Apartment</small>	1,502	2,246	3.25
3-Bedroom <small>Duplexes</small>	2,506	2,543	5.05
3-Bedroom <small>Townhouses</small>	2,397	2,401	5.44

Facts

- ◆ 140 Units: 1-bedroom Apartments.
- ◆ 150 Units: 2-bedroom Apartments.
- ◆ 79 Units: 3-bedroom Apartments.
- ◆ 14 Units: 3-bedroom Duplexes.
- ◆ 6 Units: 3-bedroom Townhouses.



Residential Units

- ◆ One, two and three-bedroom apartments with vast balconies.
- ◆ 3-bedroom townhouses located directly on Dubai Hills Park.
- ◆ 3-bedroom duplex apartments with generous terraces.
- ◆ Parkside Views's sophisticated living spaces are the epitome of chic practicality and modernity.
- ◆ Floor-to-ceiling windows.

Amenities



- ◆ Swimming Pool & Kids' Pool
- ◆ Fully Equipped Gym
- ◆ Multi-Function Room
- ◆ Vibrant Shared Spaces
- ◆ Generous landscaped podium area
- ◆ BBQ Area with access to Park
- ◆ Kids' Play Area

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.