GOLF HILLSIDE

DUBAI HILLS ESTATE



EMAAR

A LIFESTYLE OF QUIET LUXURY AND

GREEN SPACES

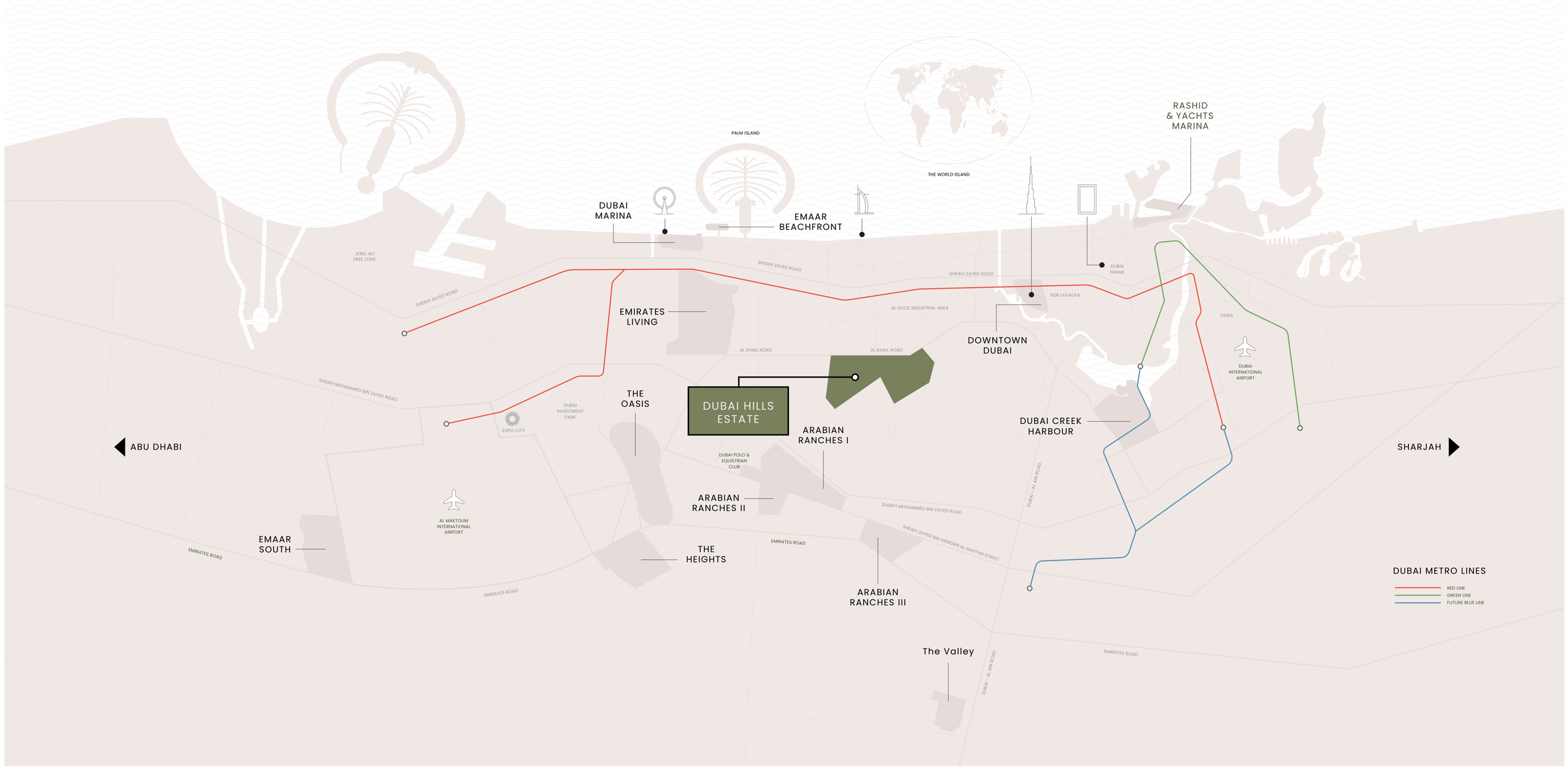
THE GREEN HEART OF DUBAI

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.





NEARBY AMENITIES



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.

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 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

