



Hillsedge

DUBAI HILLS ESTATE

PRIME LOCATION

10 Mins to
Downtown Dubai

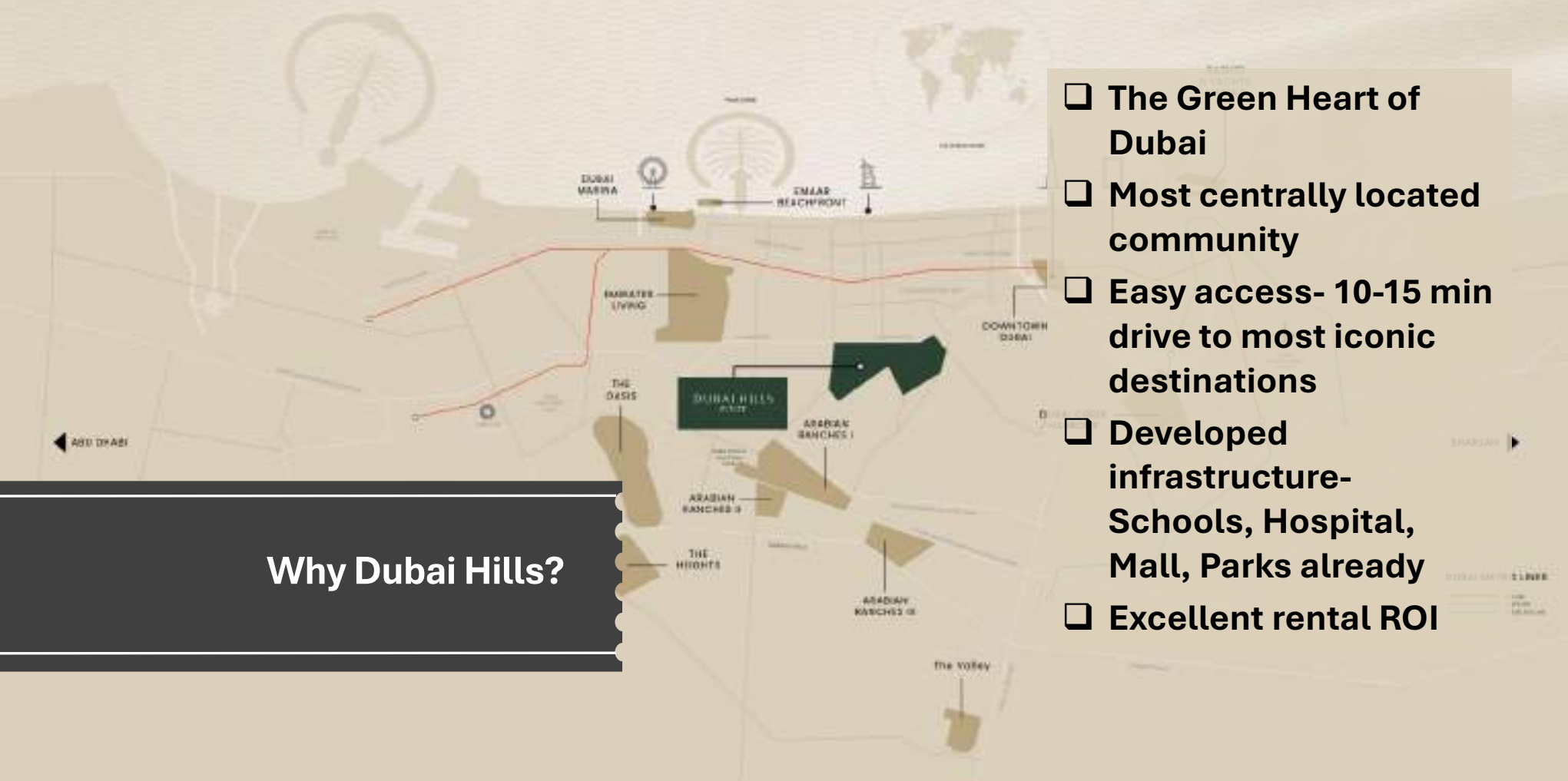
15 Mins to
Dubai Int'l Airport

10 Mins to
Dubai Marina

25 Mins to
Al Maktoum Int'l Airport

- ☐ The Green Heart of Dubai
- ☐ Most centrally located community
- ☐ Easy access- 10-15 min drive to most iconic destinations
- ☐ Developed infrastructure- Schools, Hospital, Mall, Parks already
- ☐ Excellent rental ROI

Why Dubai Hills?





- ☐ New Cluster in Dubai Hills Estate with a New Hillside Park
- ☐ Walkable to the Dubai Hills Park, Hospital, Schools and Mall

HILLSIDE PARK, YOUR SANCTUARY OF VITALITY

**Brand New Park
featuring over 32
activities centered
around athletics,
leisure and energy-
offering a fresh
experience every
day of the month**





HILLSEGE

1 and 2 Bed Apartments

**Views on the Dubai Hills
community or the Hillside
Park**

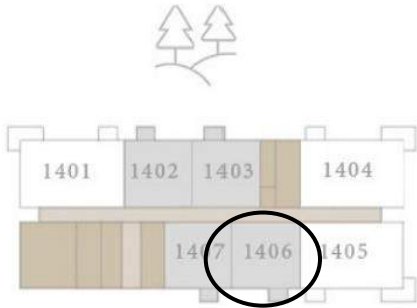
**Handover- Jan 2029
Payment Plan- 80:20 (on
Handover)**



- **Tower B**
- 1 bed- unit 1406
- Size- 711 sq ft
- Price- AED 1,902,888
- Community view

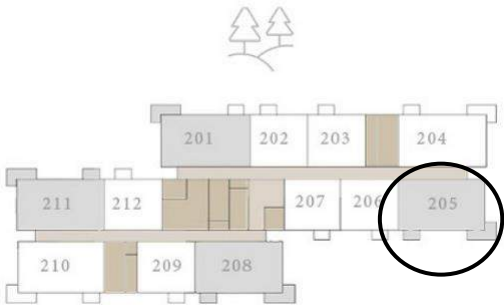


Instalment	Milestone	Percentage (%)	Date	Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Total Amount (AED)
1	1st Instalment	10 %	05-Feb-2025	190,289.00	0	0.00	190,289.00
2	2nd Instalment	10 %	21-Mar-2025	190,289.00	0	0.00	190,289.00
3	3rd Instalment	10 %	21-Aug-2025	190,289.00	0	0.00	190,289.00
4	4th Instalment	10 %	21-Feb-2026	190,289.00	0	0.00	190,289.00
5	30% Construction	10 %	01-Jul-2026	190,289.00	0	0.00	190,289.00
6	50% Construction	10 %	13-Jan-2027	190,289.00	0	0.00	190,289.00
7	70% Construction	10 %	25-Jun-2027	190,289.00	0	0.00	190,289.00
8	90% Construction	10 %	18-Jan-2028	190,289.00	0	0.00	190,289.00
9	100% Construction	20 %	31-Jan-2029	380,576.00	0	0.00	380,576.00
						Purchase Price (AED)	1,902,888.00



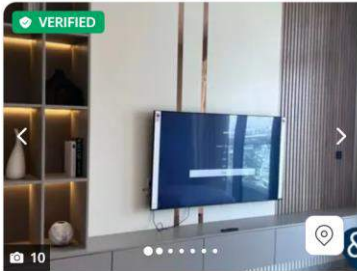
- **Tower B**
- 1 bed- unit 1205
- Size- 1140 sq ft
- Price- AED 2,750,888
- Community view

Instalment	Milestone	Percentage (%)	Date	Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Total Amount (AED)
1	1st Installment	10 %	05-Feb-2025	275,089.00	0	0.00	275,089.00
2	2nd Installment	10 %	21-Mar-2025	275,089.00	0	0.00	275,089.00
3	3rd Installment	10 %	21-Aug-2025	275,089.00	0	0.00	275,089.00
4	4th Installment	10 %	21-Feb-2026	275,089.00	0	0.00	275,089.00
5	30% Construction	10 %	01-Jul-2026	275,089.00	0	0.00	275,089.00
6	50% Construction	10 %	13-Jan-2027	275,089.00	0	0.00	275,089.00
7	70% Construction	10 %	25-Jun-2027	275,089.00	0	0.00	275,089.00
8	90% Construction	10 %	18-Jan-2028	275,089.00	0	0.00	275,089.00
9	100% Construction	20 %	31-Jan-2029	550,176.00	0	0.00	550,176.00
				Purchase Price (AED)		2,750,888.00	



Amongst the Highest Rentals in Dubai

1 Beds



VERIFIED

Apartment

160,000 AED/year

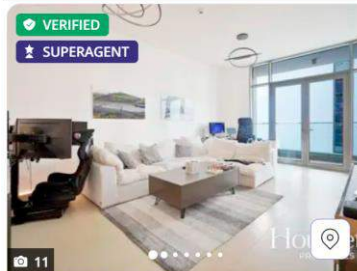
Golf Course View | Upgraded | Furnished

Golf Suites, Dubai Hills, Dubai Hills Estate, Dubai

1 | 1 | 715 sqft

Listed 3 months ago

Call Email WhatsApp



VERIFIED

SUPERAGENT

Apartment

145,000 AED/year

Exclusive | Pool View | Available Jan

Acacia B, Park Heights, Dubai Hills Estate, Dubai

1 | 2 | 946 sqft

Listed 1 month ago

Call Email WhatsApp



SUPERAGENT

Apartment

145,000 AED/year

Modern | Brand New | Monthly Stays

Executive Residences 2, Executive Residences, Dubai Hill

1 | 1 | 680 sqft

Listed 28 days ago

Call Email WhatsApp

2 Beds



SUPERAGENT

Apartment

335,000 AED/year

Upgraded Interior | Full Park View | Monthly Stays

Executive Residences 1, Executive Residences, Dubai Hil

2 | 3 | 1,300 sqft

Listed 3 months ago

Call Email WhatsApp



18

Apartment

270,000 AED/year

POOL AND PARK VIEW | FURNISHED | NO AGENTS

Acacia A, Park Heights, Dubai Hills Estate, Dubai

2 | 3 | 1,046 sqft

Listed 20 days ago

Call Email WhatsApp



VERIFIED

SUPERAGENT

Apartment

240,000 AED/year

Fully Upgraded | Fully Furnished | Prime Location

Park Ridge Tower C, Park Ridge, Dubai Hills Estate, Duba

2 | 3 | 989 sqft

Listed 3 days ago

Call Email WhatsApp



Interior Renders