



MOTOR CITY HILLS TOWNHOUSES

 LOCATION: MOTOR CITY  COMPLETED: AUG 2024

These contemporary 3 storey, 4-bedroom townhouses offer spacious living spaces and optimal layouts in two separate designs. Thoughtfully designed interiors boast neutral colour palettes and quality materials that create a feeling of a warm urban home. This remarkable development offers only single-row townhouses with beautiful wide landscaped passages in between each unit, ensuring the utmost privacy and serenity for residents.

FACILITIES

- | | | |
|--|---|--|
|  SWIMMING POOL / INFINITY POOL |  MINI SPORTS COURTS |  KID'S POOL |
|  OUTDOOR GYM |  CHILDREN'S PLAYGROUND |  PARKING |
|  CLUBHOUSE |  RUNNING TRACK | |

SIZES & PRICES

| | |
|------------------------|--------------------|
| 4 BR TYPE A 3,002 SQFT | FROM AED 1,795,000 |
| 4 BR TYPE B 2,615 SQFT | FROM AED 1,795,000 |

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Carrefour Market, Blue Market Supermarket, Waitrose, Spinneys

PUBLIC TRANSPORT: METRO- Al Furjan Metro Station 2, BUS – Dubai Production City City Centre Meaisem 1

SCHOOLS/NURSERIES: GEMS Metropole School, Renaissance School Sports City, Sports City School, GEMS United School

RETAIL/F&B: JLT, Jumeirah Village Circle, Dubai Sports City

MEDICAL FACILITIES: Medicentres MotorCity, Medcare Medical Center MotorCity, HMC Medical Centers, Prime Medical Center

PETROL STATION: ADNOC Studio City, ADNOC Hessa Street

LANDMARKS: Dubai Autodrome, Dubai Sports City, Arabian Ranches

LOCATION FACTORS

- COMMUNITY IS LOCATED TOWARDS THE SOUTH OF DUBAI
- CLOSE TO MAJOR HIGHWAYS IN DUBAI, INCLUDING HESSA STREET AND SHEIKH MOHAMMAD BIN ZAYED ROAD
- PLENTY OF WELL-KNOWN COMMUNITIES IN SURROUNDING AREAS
- 20 MINUTES FROM DOWNTOWN DUBAI
- 20 MINUTES FROM PALM JUMEIRAH
- 20 MINUTES FROM DUBAI MARINA
- 25 MINUTES FROM DXB
- THIS IS A READY COMMUNITY – ALL AMENITIES AND FACILITIES ALREADY ESTABLISHED IN THE AREA



+7 969 179 97 79



The 4-bedroom townhouses come in two designs- Type A and Type B. All four bedrooms come with ensuite bathrooms and ample wardrobes. The living and dining area set on the ground floor, leads through a glass door to a private garden, creating an ideal flow for indoor/outdoor entertainment. The maid's room also comes with an ensuite bathroom and is conveniently set at the entrance providing easy access to the garage and the rest of the house.

PITCH POINTS / WHY BUY?

- EXCELLENT PAYMENT PLAN OPTION
- GREAT OPPORTUNITY FOR FIRST TIME BUYERS
- WELL KNOWN AND ESTABLISHED COMMUNITY IN THE CITY
- THE COMMUNITY IS KNOWN FOR BEING ACTIVE AND RELAXING
- EXCELLENT COMMUNITY INFRASTRUCTURE
- FAMILY ORIENTATED AREA OF THE CITY
- GREAT SCHOOLS AND NURSERIES IN THE SURROUNDING AREAS
- CLOSE TO EXPO 2020 SITE

PROMOTION: Refer to Developer

PAYMENT PLAN: Refer to Developer

DEVELOPER OVERVIEW

Union Properties was established in 1987 and has over 30 years experience in property development in Dubai. The company has four subsidiaries and is the master developer behind the entire MotorCity area, and has overseen other well-known projects in the city, including Uptown Mirdiff and The Dubai Autodrome.

THINGS TO KNOW

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|--------------------|---|
| SERVICE CHARGE: | AED 3 APPROX PER SQFT (PLOT AREA) |
| ALLOCATED PARKING: | YES |
| RESALE POLICY: | OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME. |

IN CLOSE PROXIMITY

- 2750m HMC MEDICAL CENTER
- 950m CARREFOUR MARKET
- 4.1km PETROL STATION
- 2.4km GEMS METROPOLE SCHOOL
- 2.5km SHEIKH MOHAMMAD BIN ZAYED RD
- 8km JUMEIRAH VILLAGE CIRCLE
- 6.4km BUS- DUBAI PRODUCTION CITY



KEY FEATURES

- ALL BEDROOMS HAVE AN ENSUITE BATHROOM AND BUILT-IN WARDROBES
- PRIVATE PARKING IS AVAILABLE WITH EACH UNIT
- GREAT COMMUNITY AMENITIES
- ALL UNITS COME WITH BALCONIES AND TERRACES