



MOTOR CITY
HILLS

DREAM IT

LIVE IT

REJOICE IN IT



About the Developer

Union Properties' story began with an epic and ambitious vision. From the beginning, they were fixated on becoming a visionary in the property development sector. Over the years, they have grown to become one of the most trusted names in residential and commercial developments in the UAE.

Union Properties' projects represent their steady and forward-thinking confidence, bringing diversity and pioneering the future trends in the property development sector. Union Properties' leadership in developing landmark projects in several sectors highlights a proactive drive to build infinite possibilities and cultivate connections across future generations.

They see challenges as opportunities, catalysts for their success and sustainable growth.





The new address for
vibrant family living.



Introducing

Motor City Hills

Motor City Hills is a vibrant family-oriented development by Union Properties boasting bright and spacious 3-storey townhouses combined with an array of exciting communal amenities.

These modern 4-bedroom residences are available in two different types (type A and B). They all feature modern contemporary design that optimises the usage of space, thus offering the utmost comfort and ease. Surrounded by lush greenery and dazzling pathways, here you will easily unwind and simply reconnect with nature.

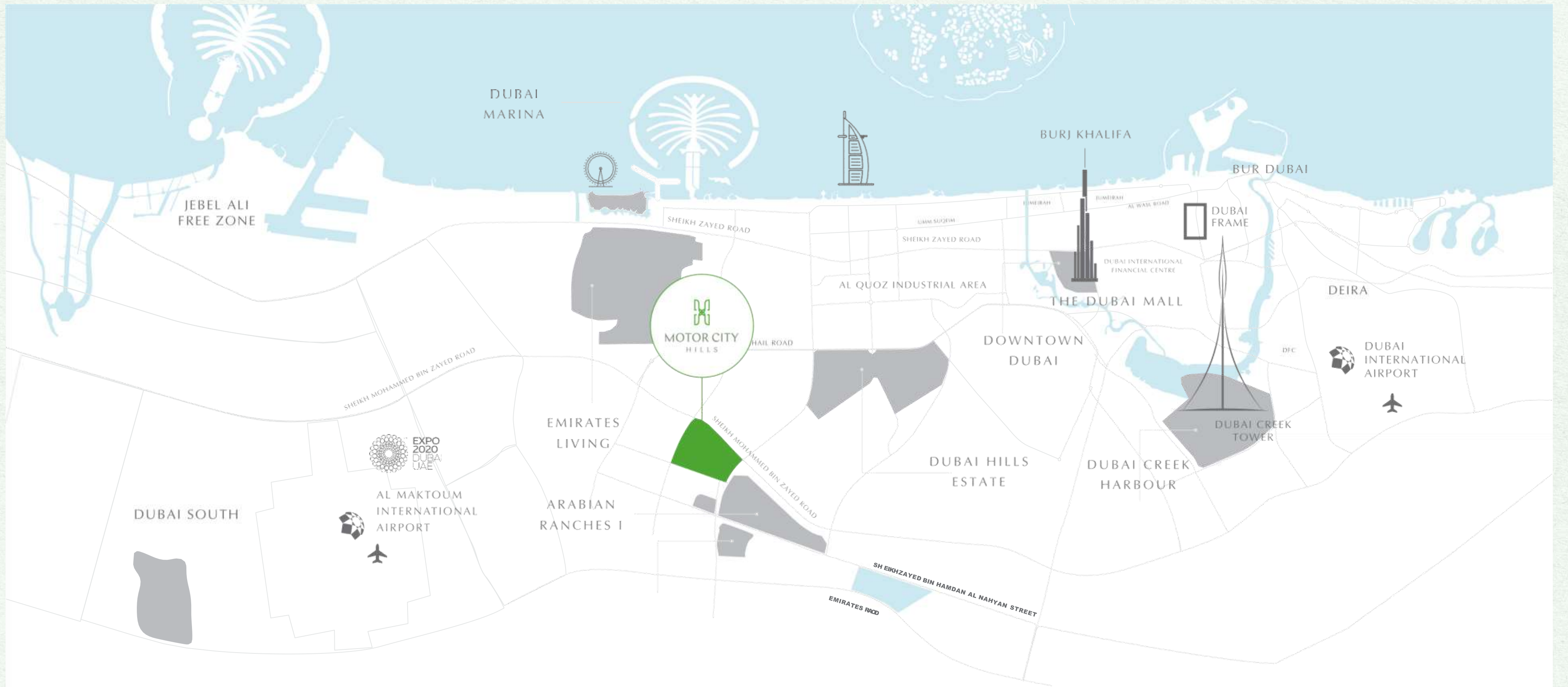
www.motorcityhills.co





Motor City Hills Location Map





3
MIN
GEMS METROPOLE
SCHOOL

3
MIN
DUBAI
AUTODROME

7
MIN
MIRACLE
GARDEN

12
MIN
IMG WORLDS OF
ADVENTURE

12
MIN
GLOBAL
VILLAGE

18
MIN
DUBAI
MARINA

20
MIN
DOWNTOWN
DUBAI

25
MIN
INTERNATIONAL
AIRPORT

30
MIN
AL MAKTUUM
AIRPORT



About Motor City Hills

These contemporary townhouses offer spacious living spaces and optimal layouts. 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, ensuring the utmost privacy and serenity.



Floor Plans

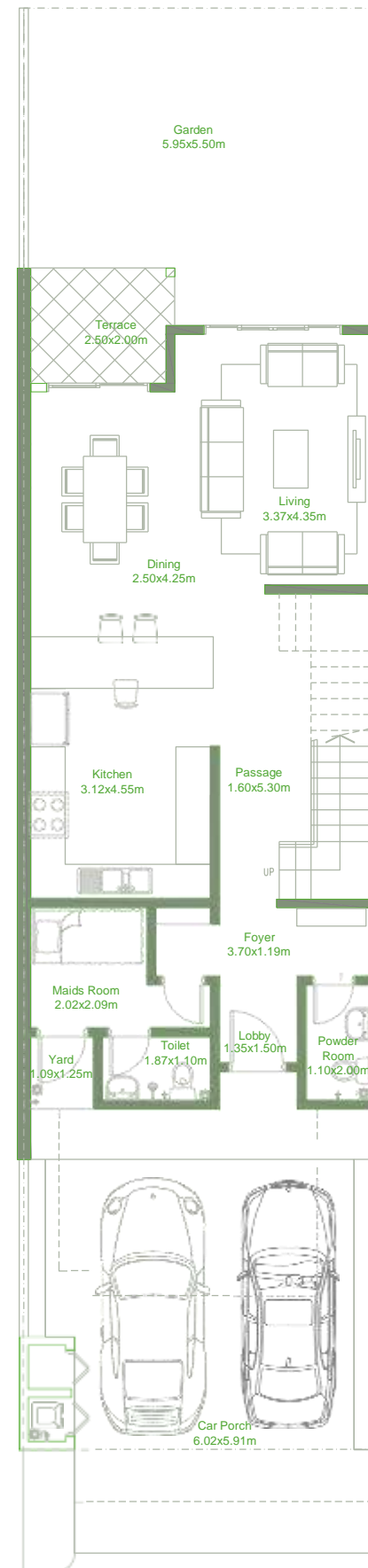
Townhouse

TYPE

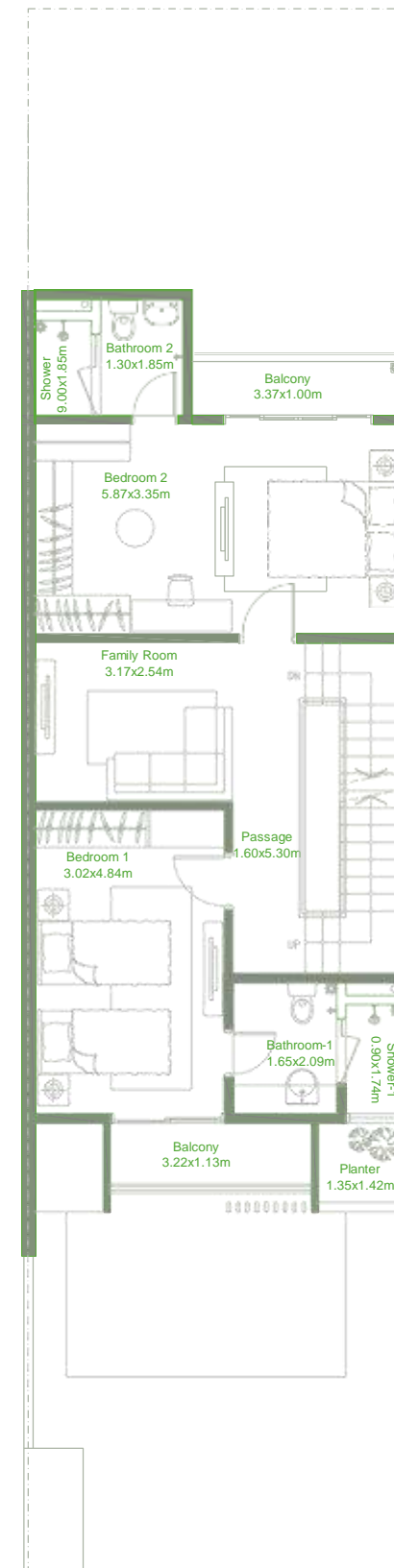
A

Total gross floor area: 279 m2 (3,002 sq.ft.)

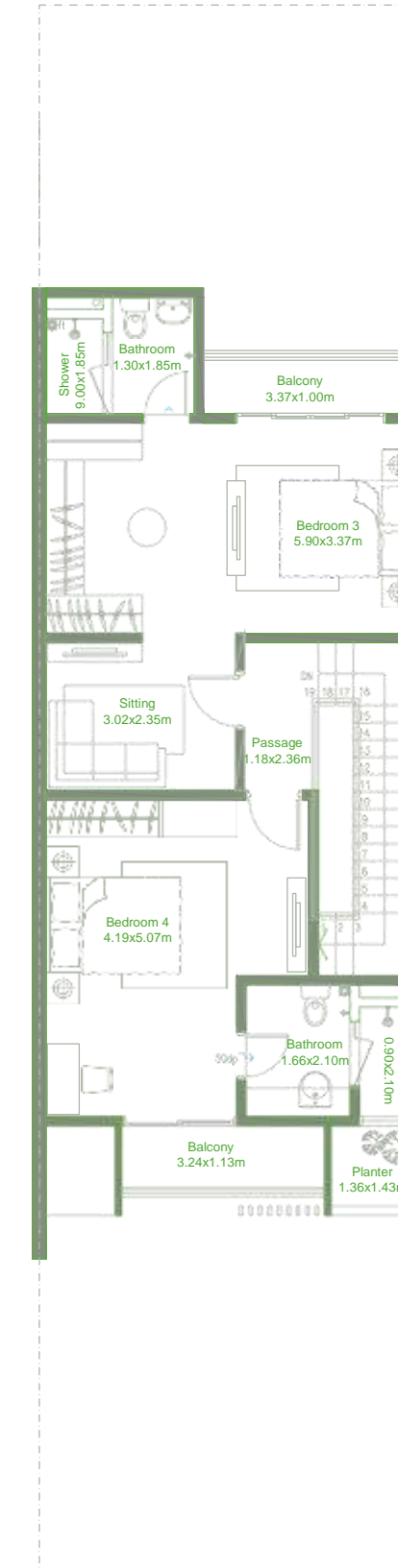
4 bedrooms + family room + maid's room



Ground Floor



First Floor



Second Floor

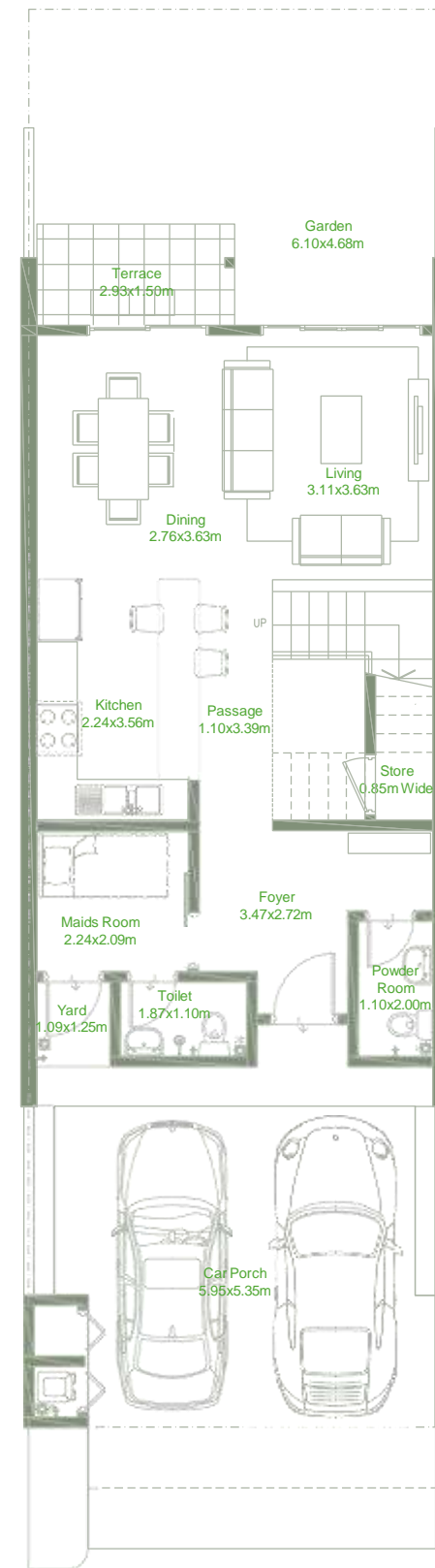
Townhouse

TYPE

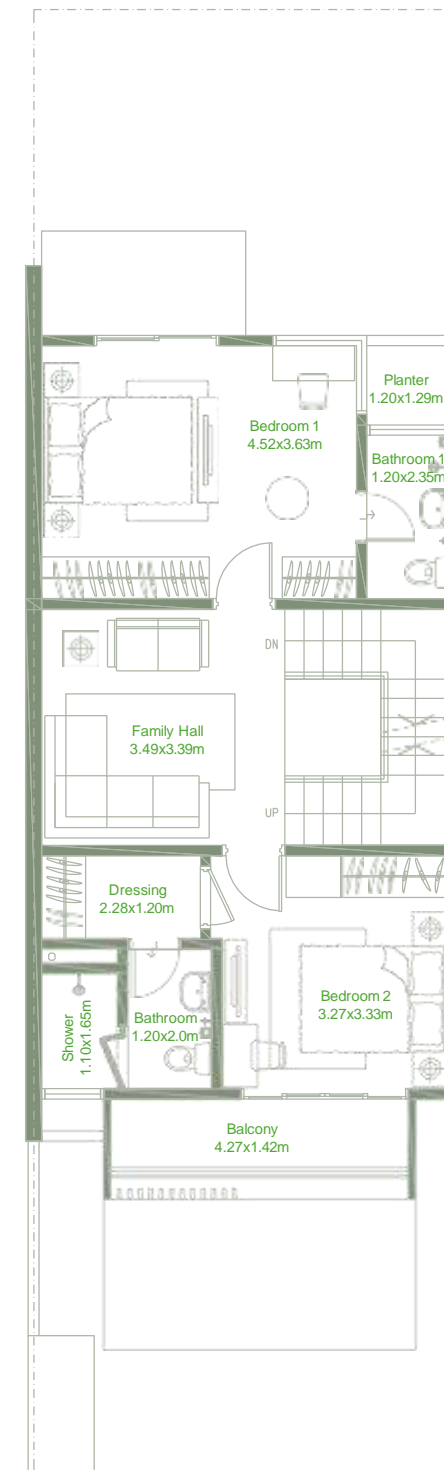
B

Total gross floor area: 243 m² (2,615 sq.ft.)

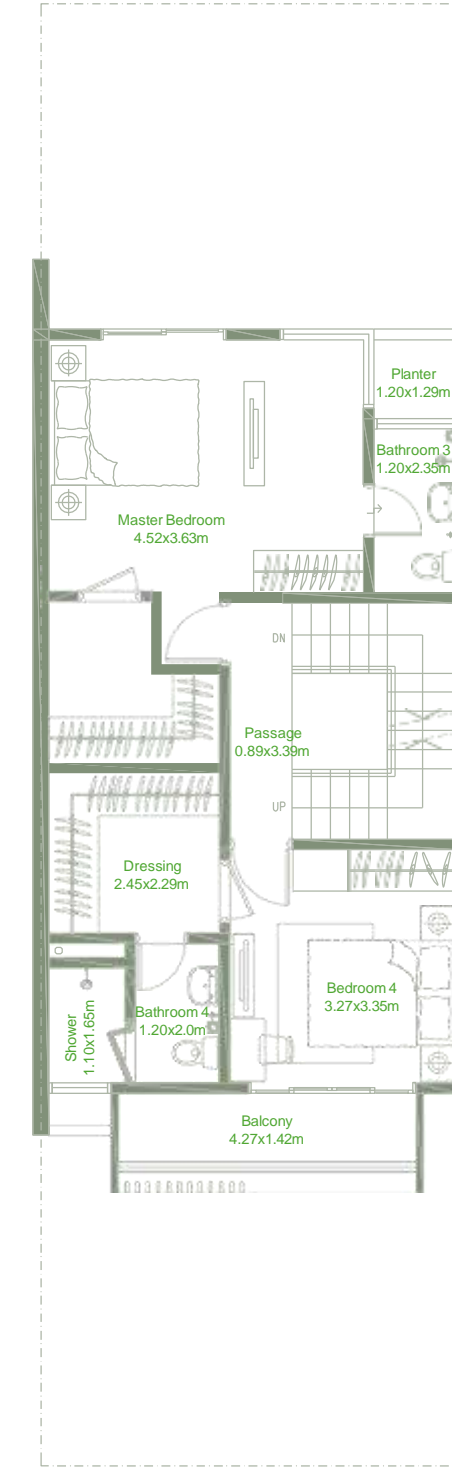
4 bedrooms + family room + maid's room



Ground Floor



First Floor



Second Floor

Live Life to the Fullest

Nourishing a strong community feeling, Motor City Hills offers a range of family-oriented amenities ensuring that all generations find the right activity to enjoy their leisure time.



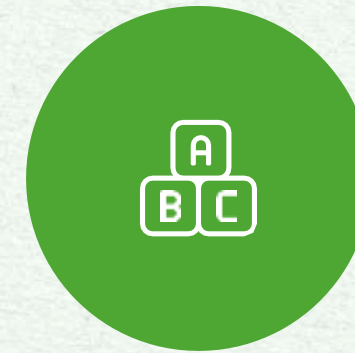
Swimming pool



Kids' pool



Playground



Clubhouse



Mini football court



Outdoor gym



Tennis court



Jogging track



Basketball court



Pricing

TYPE A

(BUP 3,002 sq.ft.)







Starting at AED 2,250,000

TYPE B

(BUP 2,615 sq.ft.)

Starting at AED 1,795,000

Comparison Analysis for Townhouses in Dubai Q4 2021

Project Name	Maple	Arabian Ranches III	La Rosa - Villanova	Motor City Hills	Tilal Al Ghaf	Damac Hills
Picture						
Location	Dubai Hills	Dubailand	Dubailand	Motor City	Al Hessa Rd	Dubailand
4 Bed size (sq. ft.)	2387	2100	2342	2600	1800	2657
Price per sq. ft.	1257	1000	877	669	1167	836
Price Total	3000000	2100000	2055000	1795000	2100000	2223000
Payment Plan	25/75	70/30		52/48		
Post Handover (months)	75% phpp 36 months	30% phpp for 24 months		48% for 48 months		
Living rooms	1	1	1	2	1	1
Provision for lift	no	no	no	yes	no	no
Minutes from Downtown	10	25	25	12	25	30
Minutes from the beach	8	25	25	10	15	30

Payment Plan





All four bedrooms come with ensuite bathrooms and ample wardrobes. Living and dining area set on the ground floor lead through a glass door to a private garden thus creating an ideal flow for indoor/outdoor entertainment. Maid's room comes with ensuite bathroom and is conveniently set at the entrance providing easy access to the garage and the rest of the house.





Location Overview

Motor City Hills is ideally located in the heart of Motor City, a well-developed community with its unique infrastructure. The project offers easy access to major roads, such as Hessa Street, Umm Suqeim Street and Sheikh Mohammad Bin Zayed Road. It is roughly a 20-minute drive away from the bustling city areas, such as Downtown Dubai, Palm Jumeirah and Dubai Marina.

Motor City is best known for its Dubai Autodrome, a racing venue that attracts yearly over 300 thousand car enthusiasts from around the globe. Furthermore, surrounded by popular communities, such as Dubai Sports City, Jumeirah Village Circle and Arabian Ranches, the residents benefit from a multitude of hospitality, recreational and leisure destinations at hand.





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