



# ADDRESS VILLAS HILLCREST

EMAAR



## ADDRESS VILLAS- HILLCREST

LOCATION: DUBAI HILLS COMPLETED: Q2 2026

A first-of-its-kind development by Address Hotels + Resorts, Address Villas – Hillcrest is a premium collection of branded five-bedroom, 4-storey luxury homes surrounded by idyllic lakes, meandering streams and luscious greenery, footsteps from Dubai Hills Park and Dubai Hills. The villas come in 2 design styles: Classic and Modern and have an abundance of amenities both within the residence and in the surrounding community.

### FACILITIES

- SWIMMING POOL & LAGOON
- COMMUNITY PARK
- DOG PARK
- YOGA & ACTIVITY DECK
- MULTIPURPOSE ROOM
- GYM
- PICNIC AREAS & LAWNS
- KID'S PLAY AREA
- DUBAI HILLS MALL
- CLUBHOUSE
- HALF BASKETBALL COURT
- GOLF COURSE
- OUTDOOR GYM

### SIZES & PRICES

1 BR – 6,986 SQFT TO 10,805 SQFT

FROM AED 21,679,888

### LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Geant Express- Golf Estate, Express Madina Supermarket, Fair Mart Supermarket

**PUBLIC TRANSPORT:** BUS – Le Meridiean Hotel Accommodation 2, METRO– Umm Al Sheif

**SCHOOLS/NURSERIES:** GEMS Founder School-Al Barsha, King's School Al Barsha, Blossom Dubai Hills, GEMS Interational School

**MEDICAL FACILITIES:** King's College Hospital, Mediclinic Parkview Hospital, Al Khail Medical Center, Multi Care Medical Center

**RETAIL/F&B:** Dubai Hills Mall, Dubai Hills Clubhouse, The Farm Restaurant Al Barari

**PETROL STATION:** ADNOC- Dubai Hills, ADNOC-Nad Al Sheba

**LANDMARKS:** Dubai Hills Golf Club, Al Barari, Dubai Hills Mall

### LOCATION FACTORS

- DIRECT ACCESS TO AL KHAIL ROAD AND HESSA STREET (TWO OF THE MAJOR HIGHWAYS AND TRANSPORT CONNECTIONS IN THE CITY)
- WITHIN WALKING DISTANCE TO DUBAI HILLS MALL AND DUBAI HILLS PARK
- VERY CENTRAL LOCATION WITHIN THE CITY
- GOOD ROAD LINKS TO THE REST OF THE CITY
- ALL INCLUSIVE COMMUNITY-RETAIL MALL, CLUBHOUSE, SUPERMARKETS, HOSPITAL AND SCHOOLS
- PLENTY OF SCHOOLS AND FACILITIES IN THE SURROUNDING AREAS
- 15 MINUTES TO DOWNTOWN DUBAI
- 15 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DXB
- 25 MINUTES TO EXPO 2020 SITE



+7 969 179 97 79





Every home in Address Villas – Hillcrest has been thoughtfully designed with luxury, comfort and serenity in mind. Boasting a captivating water feature and elegant architectural touches throughout, the contemporary aesthetic exemplifies class, whilst each villa is designed with a provision for an elevator to ensure truly enhanced accessibility for residents.

## PITCH POINTS / WHY BUY?

- DUBAI HILLS IS A HIGHLY SOUGHT-AFTER COMMUNITY
- FREEHOLD COMMUNITY-OPEN TO ALL NATIONALITIES
- ATTRACTIVE PAYMENT PLAN
- CENTRAL LOCATION- EQUAL DISTANCE TO DUBAI MARINA AND DOWNTOWN DUBAI
- EXCELLENT HEALTHCARE AND EDUCATION ESTABLISHMENTS WITHIN THE COMMUNITY
- DOG FRIENDLY AREA
- CHAMPIONSHIP GOLF COURSE AND GOLF CLUB WITHIN THE COMMUNITY
- ALL INCLUSIVE COMMUNITY
- ADDRESS VILLAS-HILLCREST IS WITHIN WALKING DISTANCE TO LOCAL AMENITIES, F&B, GROCERY STORES ETC
- LOCATED CLOSE TO THE DUBAI HILLS MALL
- EXCELLENT GOLF COURSE AND CLUB HOUSE ON-SITE

**PAYMENT PLAN:** 80/20

## DEVELOPER OVERVIEW

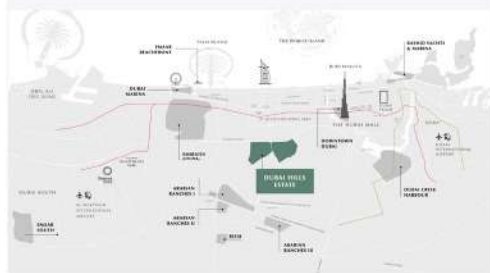
EMAAR properties is an Emirati multinational company and one of the largest real estate developers in the UAE. EMAAR is present in 36 markets across the Middle East, North Africa, Asia, Europe and North America, and is famous for its large-scale projects, including The Dubai Mall, Emaar Beachfront and The Address Hotels, just to name a few

## THINGS TO KNOW

SERVICE CHARGE:	AED 22 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 50% PAYMENT. READY PROPERTY – ANYTIME

## IN CLOSE PROXIMITY

- 1.4km BLOSSOM NURSERY
- 1.4km DUBAI HILLS GOLF CLUB
- 1.6km GEANT EXPRESS SUPERMARKET
- 2.2km KING'S COLLEGE HOSPITAL
- 5.3km ADNOC PETROL STATION
- 6.5km GEMS INTERNATIONAL SCHOOL



## KEY FEATURES

- 2 DESIGN STYLES: CLASSIC AND MODERN
- 4 FLOORS: B + G + 1 + R
- ALL UNITS INCLUDE: GARAGE, PATIO, PRIVATE GARDEN, MAID'S ROOM, GALLERY LIBRARY AND A GAMES ROOM
- THERE IS A PROVISION FOR AN INTERNAL ELEVATOR
- GORGEOUS VIEWS OF THE BURJ KHALIFA AND THE DUBAI SKYLINE
- SHADED TERRACES
- FLOOR-TO-CEILING WINDOWS AND SLIDING DOORS