

# Elvira

DUBAI HILLS ESTATE

EMAAR



PROINVEST

## ELVIRA

LOCATION: DUBAI HILLS ESTATE COMPLETED: Q4 2026

Elvira will consist of two towers and will have 892 units, including 1-3 bedroom apartments, 3-bedroom duplexes and just 12 3-bedroom townhouses. All duplex apartments and townhouses will come with a private garden, as well as select 3-bedroom residences. The development is perfectly positioned at the center of a vibrant community with excellent amenities, direct access to Dubai Hills Park and walking distance to Dubai Hills Mall.

### FACILITIES



### SIZES & PRICES

1 BR – 693 SQFT TO 721 SQFT	FROM AED 1,290,000
2 BR – 1,063 SQFT TO 1,142 SQFT	FROM AED 1,910,000
3 BR – 1,501 SQFT TO 3,392 SQFT	FROM AED 2,990,000
3 BR DUPLEX – 2,500 SQFT TO 2,532 SQFT	FROM AED 4,440,000
3 BR TOWNHOUSE – 2,395 SQFT	FROM AED 4,800,000

### LOCAL AMENITIES / INFRASTRUCTURE

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

**PUBLIC TRANSPORT:** BUS – Le Meridian 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)
- DIRECT ACCESS TO DUBAI HILLS PARK AND WALKING DISTANCE TO DUBAI HILLS MALL
- 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





Each apartment in Elvira will have an ultra-contemporary design that complements the building's elegant, streamlined architecture, guaranteeing the best park views. Sophistication and comfort are key when it comes to the interiors of the residences, with white walls and neutral finishes, as well as a neutral material palette adding a warm ambiance throughout the open-plan designed spaces. There will also be large floor-to-ceiling windows that will welcome in natural light and provide wonderful views of the park outside.

## 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
- CHAMPIONSHIP GOLF COURSE AND GOLF CLUB WITHIN THE COMMUNITY
- DOG FRIENDLY AREA
- ALL INCLUSIVE COMMUNITY
- ELVIRA IS WITHIN WALKING DISTANCE TO LOCAL AMENITIES, F&B, GROCERY STORES ETC
- RESIDENTS OF ELVIRA WILL HAVE DIRECT ACCESS TO DUBAI HILLS PARK

**PAYMENT PLAN:** 80/20 (10% deposit)

**ROI:** 7.4% for one-bedroom apartments in Dubai Hills Estate

## DEVELOPER OVERVIEW

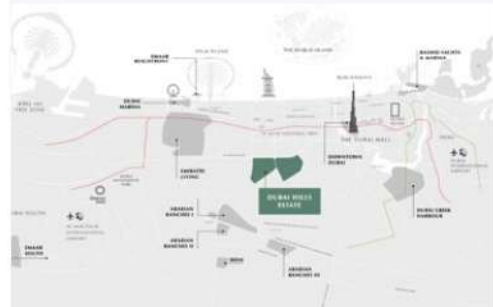
EMAAR properties is an Emirati multinational company and one of the largest real estate developers in the UAE. EMAAR is present in 36 markets across the Middle East, North Africa, Asia, Europe and North America, and is famous for its large-scale projects, including The Dubai Mall, Emaar Beachfront and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

## THINGS TO KNOW

SERVICE CHARGE:	AED 16 – 18 PER SQFT (PLUS A/C)
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 50% PAYMENT

## 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

- ALL UNITS COME WITH A BALCONY, A LAUNDRY ROOM AND WALK-IN-CLOSETS IN THE BEDROOMS
- ALL BEDROOMS COME WITH A BATHROOM
- FLOOR-TO-CEILING WINDOWS
- JUST 12 EXCLUSIVE TOWNHOUSES
- DIRECT ACCESS TO DUBAI HILLS PARK
- TOWNHOUSES, DUPLEXES AND SOME 3BR UNITS INCLUDE A PRIVATE GARDEN
- 2&3BR UNITS INCLUDE WITH A STORAGE ROOM
- TOWNHOUSES COME WITH A MAID'S ROOM, POWDER ROOM AND A LOBBY