

# DUBAI HILLS ESTATE

## LIME GARDENS



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LOCATION: DUBAI HILLS COMPLETED: Q1 2026

An elegant 23-storey tower in Dubai Hills Estate consisting of 282 one, two & three-bedroom apartments, and 9 exclusive 1 & 2BR duplex townhouses. The development is perfectly positioned at the center of a vibrant community with exceptional amenities, overlooking Dubai Hills Park and adjacent to Dubai Hills Mall.

## FACILITIES



## SIZES & PRICES

1 BR – FROM 645 SQFT	FROM AED 1,120,888
2 BR – FROM 945 SQFT	FROM AED 1,600,000
3 BR – FROM 1,387 SQFT	FROM AED 2,800,000

## LOCAL AMENITIES / INFRASTRUCTURE

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

**PUBLIC TRANSPORT:** BUS – Le Meridien 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



Lime Gardens have light natural interiors throughout each apartment, which perfectly reflects the surroundings, and plenty of natural light will stream into living spaces from the floor-to-ceiling windows. Each unit captures sophistication, style and comfort, and is the epitome of a modern setting. The Lime Gardens project offers residents urban living and whilst still being close to nature.

## 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 IN THE COMMUNITY
- CHAMPIONSHIP GOLF COURSE AND GOLF CLUB WITHIN THE COMMUNITY
- DOG FRIENDLY AREA
- ALL INCLUSIVE COMMUNITY
- LIME GARDENS IS WITHIN WALKING DISTANCE TO LOCAL AMENITIES, F&B, GROCERY STORES ETC
- THERE ARE RETAIL OUTLETS ON THE GF OF THE BUILDING

**PAYMENT PLAN:** 80/20

**ROI:** 4-5% for one-bedroom apartments in Dubai Hills Estate

## DEVELOPER OVERVIEW

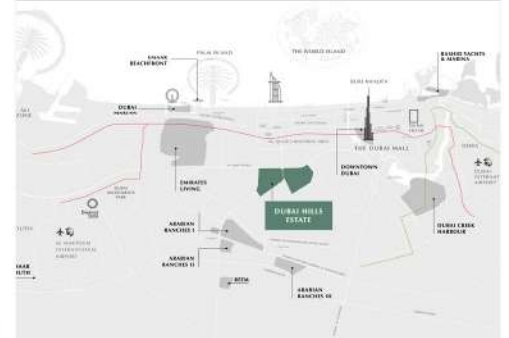
EMAAR properties is an Emirati multinational company and one of the largest real estate developers in the UAE. EMAAR is present in 36 markets across the Middle East, North Africa, Asia, Europe and North America, and is famous for its large-scale projects, including The Dubai Mall, Emaar Beachfront and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

## THINGS TO KNOW

SERVICE CHARGE:	AED 14 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% 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

- ALL UNITS COME WITH A BALCONY OR A TERRACE
- FLOOR-TO-CEILING WINDOWS
- JUST 9 EXCLUSIVE 1 & 2BR TOWNHOUSES
- OVERLOOKING DUBAI HILLS PARK
- LIGHT INTERIORS THROUGHOUT
- TOWNHOUSES INCLUDE A PRIVATE GARDEN
- 2BR TOWNHOUSES HAVE A FOYER, BALCONY, LINEN, POWDER AND LAUNDRY ROOM
- 1BR TOWNHOUSES HAVE A BALCONY, POWDER ROOM AND LAUNDRY ROOM