

DUBAI HILLS ESTATE

PALM HILLS

ELIE SAAB × EMAAR



PROINVEST

ELIE SAAB PALM HILLS

📍 LOCATION: DUBAI HILLS 📅 COMPLETED: Q4 2024

This private and exclusive neighbourhood comprises lavish and spacious 5-bedroom villas with interiors designed by ELIE SAAB, marking it the global fashion designer's first-ever interior-design concept in Dubai Hills Estate.

Boasting breath-taking views of THE Burj Khalifa and Dubai's wandering cityscape, PALM HILLS is set among luscious palm trees and greenery, alongside a spectacular golfing destination

FACILITIES

🏠 CLUBHOUSE

🏋️ SPORTS COURTS

🌳 OUTDOOR AREAS

🐕 DOG PARK

🏡 PLAY AREAS

🏌️ GOLF COURSE

⚽ FOOTBALL PITCH

🚪 GATED COMMUNITY

SIZES & PRICES

FLORA VILLA (LARGE)
5 BR FROM 5,500 SQFT

CHECK RESALE PRICE

BLOOM VILLA (EXTRA LARGE)
5 BR FROM 6,500 SQFT

CHECK REALE PRICE

LOCAL AMENITIES / INFRASTRUCTURE

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

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

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

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

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

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

LOCATION FACTORS

- DIRECT ACCESS TO AL KHAIL ROAD AND HESSA STREET (TWO OF THE MAJOR HIGHWAYS IN THE CITY)
- VERY CENTRAL LOCATION WITHIN THE CITY
- GOOD TRANSPORT 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 interior element has been thoughtfully and meticulously designed by the international fashion designer ELIE SAAB, to complement the villa's modern architecture and add a magical touch to each room. Villas come in 2 interior styles; Flora – which is modern and comforting, and Bloom – which has natural light and architectural touches.

PITCH POINTS / WHY BUY?

- BRANDED VILLAS ATTRACT HIGHER CAPITAL APPRECIATION / HIGHER POPULARITY
- DUBAI HILLS IS A HIGHLY SOUGHT-AFTER COMMUNITY FOR END USERS / TENANTS
- FREEHOLD COMMUNITY-OPEN TO ALL NATIONALITIES
- CHAMPIONSHIP GOLF COURSE
- CENTRAL LOCATION- EQUAL DISTANCE TO DUBAI MARINA AND DOWNTOWN DUBAI
- EXCELLENT HEALTHCARE AND EDUCATION ESTABLISHMENTS IN THE COMMUNITY
- DOG FRIENDLY AREA
- ALL INCLUSIVE COMMUNITY

ROI:

4.6% for 5-bedroom villas in Dubai Hills

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 AND THE ADDRESS HOTELS. THE COMPANY IS THE LARGEST DEVELOPER OUTSIDE OF CHINA.

THINGS TO KNOW

SERVICE CHARGE:	AED APPROX 3.7-4 PER SQFT
ALLOCATED PARKING:	YES (3 covered spaces per villa)
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

- CHOICE OF OPEN AND CLOSED KITCHENS
- FLOOR-TO-CEILING WINDOWS
- EN-SUITE BATHROOMS FOR ALL BEDROOMS
- AVAILABLE IN 2 INTERIOR STYLES (FLORA - LARGE, AND BLOOM – EXTRA LARGE)
- ALL VILLAS COME WITH A MAID'S ROOM
- VILLAS INCLUDE A COVERED PARKING FOR 3 CARS
- PANTRY AND POWDER ROOMS IN ALL UNITS