

DUBAI HILLS ESTATE

PARK FIELD

EMAAR



PARK FIELD

LOCATION: DUBAI HILLS COMPLETED: Q4 2025

Park Field is a brand-new residential addition consisting of 2 elegant towers, with 10 and 19 floors with a range of sophisticated 1-3 bedroom apartments, as well as just 3 ultra-luxury 2-bedroom townhouses. The total number of units in both buildings amounts to 301. There will be a vast array of retail, dining and entertainment options right on the doorstep of residences. This vibrant park-facing neighbourhood is ideal for community-oriented living.

FACILITIES



SIZES & PRICES

1 BR – 645 SQFT TO 855 SQFT	FROM AED 1,064,000
2 BR – 983 SQFT TO 1,826 SQFT	FROM AED 1,684,000
3 BR – 1,358 SQFT TO 2,199 SQFT	FROM AED 2,655,000
2 BR TH FROM 2,012 SQFT	FROM AED 3,409,000

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 International School

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

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

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

LOCATION FACTORS

- DIRECT ACCESS TO AL KHAİL ROAD AND HESSA STREET (TWO OF THE MAJOR HIGHWAYS AND TRANSPORT CONNECTIONS)
- 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
- WORLD CLASS HEALTH AND EDUCATION FACILITIES NEARBY
- 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



Park Field living space exudes sophistication, style and comfort, with floor-to-ceiling windows welcoming in natural light and providing wonderful views of the park outside. Elegance, spaciousness and intuitive design combine effortlessly to create the perfect setting for cherished moments with family.

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
- DOG FRIENDLY AREA
- EXCELLENT HEALTHCARE AND EDUCATION ESTABLISHMENTS IN THE COMMUNITY
- CHAMPIONSHIP GOLF COURSE AND GOLF CLUB WITHIN THE COMMUNITY
- ALL INCLUSIVE COMMUNITY
- PARK FIELD IS WITHIN WALKING DISTANCE TO LOCAL AMENITIES, F&B, GROCERY STORES ETC

PAYMENT PLAN: 70/30

ROI: 5.2% for one-bedroom apartments in Dubai Hills Estate

DEVELOPER OVERVIEW

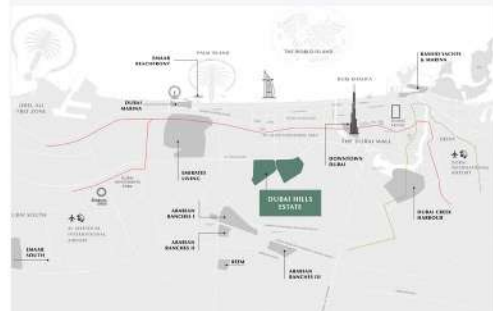
EMAAR properties is an Emirati multinational company and one of the largest real estate developers in the UAE. EMAAR is present in 36 markets across the Middle East, North Africa, Asia, Europe and North America, and is famous for its large-scale projects, including The Dubai Mall, Emaar Beachfront and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

THINGS TO KNOW

SERVICE CHARGE:	AED 16-18 PER SQFT
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

- 2BR & 3BR UNITS HAVE A WALK-IN-CLOSET AND COME WITH 2 BALCONIES
- ALL UNITS COME WITH A LAUNDRY ROOM
- ALL UNITS HAVE AT LEAST ONE BALCONY
- KIDS POOL
- 3BR RESIDENCES COME WITH A LINEN ROOM AND POWDER ROOM
- FLOOR-TO-CEILING WINDOWS THROUGHOUT
- COMMUNAL SWIMMING POOL SURROUNDED BY LUSCIOUS GREENERY
- FULLY EQUIPPED GYM