



# parkside VIEWS

DUBAI HILLS ESTATE

EMAAR



# Dubai Hills Estate

*Wake up to*

luscious, landscaped greens and pristine fairways with an iconic backdrop of Burj Khalifa and the Dubai skyline. Live in a sophisticated address that inspires peak performance, every day.



## A Community Connected to Nature

*A city within a city*

Dubai Hills Estate comprises elegantly planned neighbourhoods of contemporary apartment buildings and villa compounds in a country-village setting.

Central Location	Dubai Hills Park	Dubai Hills Mall
Championship Golf Course	World-Class Health & Education	





# The Green Heart of Dubai

## *Dubai Hills Estate*

the green heart of Dubai – is a first of its kind destination. This masterfully planned, multi-purpose development forms an integral part of the Mohammed Bin Rashid City.

Strategically situated between Downtown Dubai and Dubai Marina, flanked by Al Khail Road, the community offers easy access to the city's most popular districts and attractions.

*Where Serenity*  
Meets Splendour





## Welcome to Parkside Views

*A harmonious blend of*

well-being and opportunity; where verdant surroundings meet urban living, and a strong sense of community complements the allure of personal space.

Discover our inspiring new collection of thoughtfully designed 1-, 2-, and 3-bedroom apartments, elegant 3-bedroom duplexes, and charming 3-bedroom townhouses, all thoughtfully placed amidst breathtaking landscaping. Set against the backdrop of the iconic Burj Al Arab in the horizon, with views of the Dubai Hills Park's lush greenery and the elegantly landscaped deck, Parkside Views offers you an idyllic sanctuary to call home, a walking distance from the prestigious Dubai Hills Mall.



# Perfect Location

*With easy access to*

Al Khail Road, Parkside Views is just minutes away from Downtown Dubai and other business, retail and tourism hubs. Close proximity to planned Etihad Rail and Dubai Metro lines will allow for fast and easy access to airports and other emirates in the near future.



Superior Connectivity



Central Location



Convenient Interchanges



Bus Network





# Enriched Urban Lifestyle

*Nestled within*

a short walk from the vibrant Dubai Hills Mall, this thriving urban suburb invites you to savour life to the fullest. Embrace the perfect balance of modern living and natural beauty at Parkside Views, where you'll find yourself immersed in a unique and enriching experience that only this exceptional community can offer.

Whether you seek the bustling excitement of the city or the tranquility of nature, Parkside Views caters to your every desire, allowing you to lead a truly fulfilling and active lifestyle.



*The Perfect Balance of*  
Modern Living and  
Natural Beauty





# Serenity in Contemporary Living

## *Parkside Views*

showcases a captivating modern contemporary architectural style, characterized by clean lines and a timeless aesthetic. The thoughtful placement of the building maximizes residents' enjoyment of the stunning park views, fostering a harmonious connection with nature.

With comfortable balconies that invite relaxation and offer panoramic vistas, Parkside Views harmonizes aesthetics, functionality, and a profound appreciation for the environment, providing residents with an exceptional living experience.

# Grand Arrivals

## Stepping into

Parkside Views' entrance lobby, a comfortable and welcoming atmosphere embraces you from the moment you arrive. The lobby's inviting furniture, tastefully adorned with hints of colours, sets the tone for relaxation and social interaction.

Exuding a sense of modern elegance that instantly puts you at ease, it's a space that seamlessly blends style with comfort, making it the perfect spot to connect with neighbours and friends.

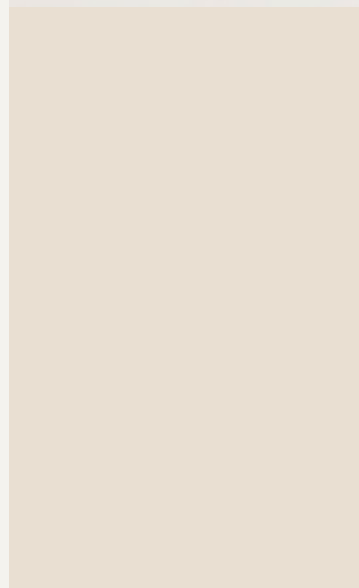
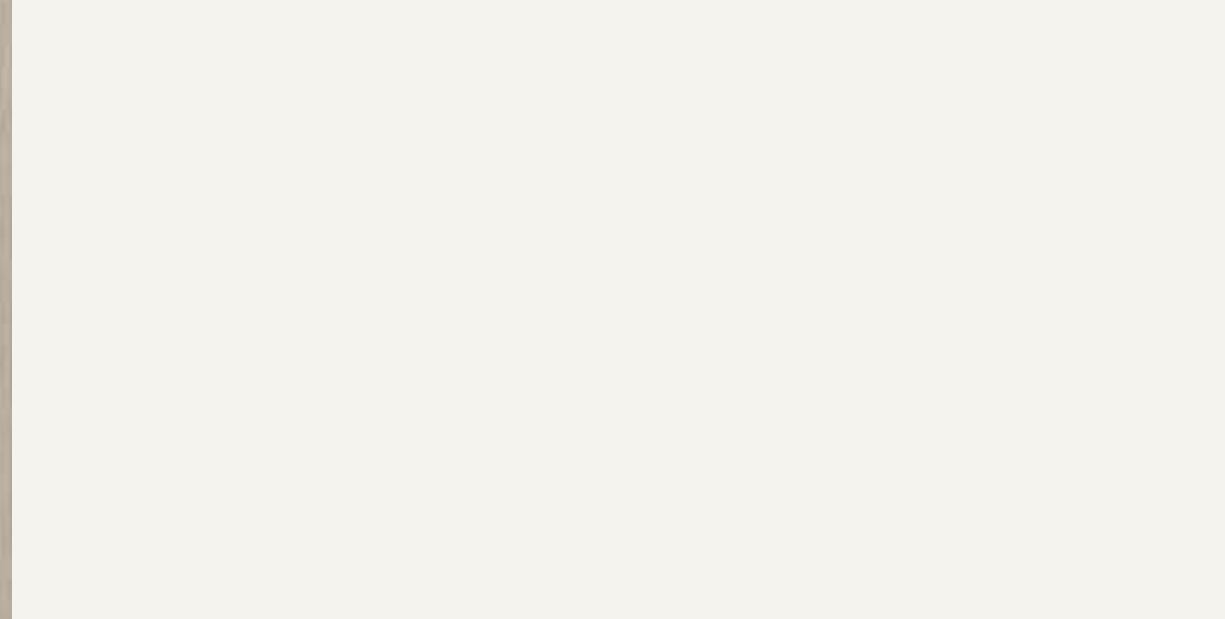


Create

Lasting Memories in a  
Vibrant Community



*Thoughtfully*  
Designed



# Modern Living Redefined

*Thoughtfully designed*

to optimize space and functionality, each residence at Parkside Views offers the epitome of modern living. Natural materials reminiscent of the outdoors infuse the living spaces with a warm and inviting ambiance.

Floor-to-ceiling windows invite the breathtaking views of the surroundings, bathing the interiors in an abundance of natural light. With an emphasis on harmony between indoor and outdoor living, these homes offer a serene escape while keeping you connected to the beauty of the surrounding landscape.



*Spaces Designed*  
for Modern Living at Its Finest





# Elevated Luxury

## *Impeccable finishes*

elevate the living experience to new heights at Parkside Views with the finest materials and meticulous attention to detail. From elegant flooring to stylish fixtures, each element has been thoughtfully selected to enhance the overall aesthetic and provide residents with a space that is both luxurious and comfortable.

Every aspect has been carefully curated to create an environment of timeless beauty, ensuring a refined and elegant ambience that complements your modern lifestyle, making each moment spent in your home an absolute pleasure.



DUBAI HILLS ESTATE

*An Inspiring Collection*  
of Thoughtfully Designed  
Residences

PARKSIDE VIEWS





## Embrace Life in a Green Haven

### *Experience*

the unparalleled privilege of living with direct access to Dubai Hills Park at Parkside Views. Step outside your residence and find yourself immersed in a lush oasis of greenery and serenity. Embrace the opportunity to explore the park's sprawling landscapes, engage in outdoor activities, and create lasting memories with family and friends.

Enjoy the convenience of having a picturesque escape right at your doorstep, making everyday life at Parkside Views a truly enriching and captivating experience.

*Elevate Your Lifestyle*  
with Cutting-Edge Amenities





## Exceptional Amenities

### *Parkside Views*

offers an array of exceptional amenities designed to enhance your lifestyle and provide endless opportunities for relaxation and enjoyment. Maintain your fitness goals with state-of-the-art indoor and outdoor gym facilities. Or cool off and take a refreshing dip in the adult pool while your little ones enjoy the kids' pool and the play area, thoughtfully designed to provide a safe and engaging space for children.

Unwind and socialize with neighbours and friends in the inviting communal spaces, where you can indulge in the convenient BBQ area, offering a perfect setting for memorable gatherings.



# Dubai Hills Park

*A lush green*

oasis in the heart of Dubai Hills Estate's southern district. The park encompasses wadi trails, children's play areas, a kids' splash park, sports facilities, an outdoor gym, and much more.

Longest Park of any Community	Basketball Court
Jogging Track	Skate Park
Volleyballk	Dog Park





# Dubai Hills Mall

*Is a destination of*

endless possibilities. Ideally positioned on the crossroads of Umm Suqeim Road and Al Khail Road, and only a short walk from Address Villas, the mall grants you:

650+ Shopping & Dining Outlets	Eclectic Array of Restaurants & Eateries
Family-Friendly Activities & Amusements	Record-Breaking Indoor Rollercoaster





# Dubai Hills Golf Club

## Encompasses

1.2 million sqm of meticulously manicured fairways, set against the backdrop of Burj Khalifa and Downtown Dubai, with a glorious outward nine.

Driving Range	Golf Academy
Putting Green	Gym, Pool & Other Amenities
Spacious Floodlit Practice Facility	A Host Of Dining Options







# EMAAR Global Lifestyle Developer

*A Leader*

in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world\*.

Market Cap AED <b>51.8Bn</b> FY 2022	Revenue AED <b>24.9Bn</b> As of Dec. 2022
Net Profit AED <b>6.8Bn</b> FY 2022	Presence in <b>12+</b> Global Markets
Delivered <b>85,000+</b> Residential Units	Under Development <b>27,000+</b> Residential Units

\*As in 31 December 2022