PALACE
RESIDENCES
DUBAI HILLS ESTATE

EMAAR

City Life

SURROUNDED BY NATURE

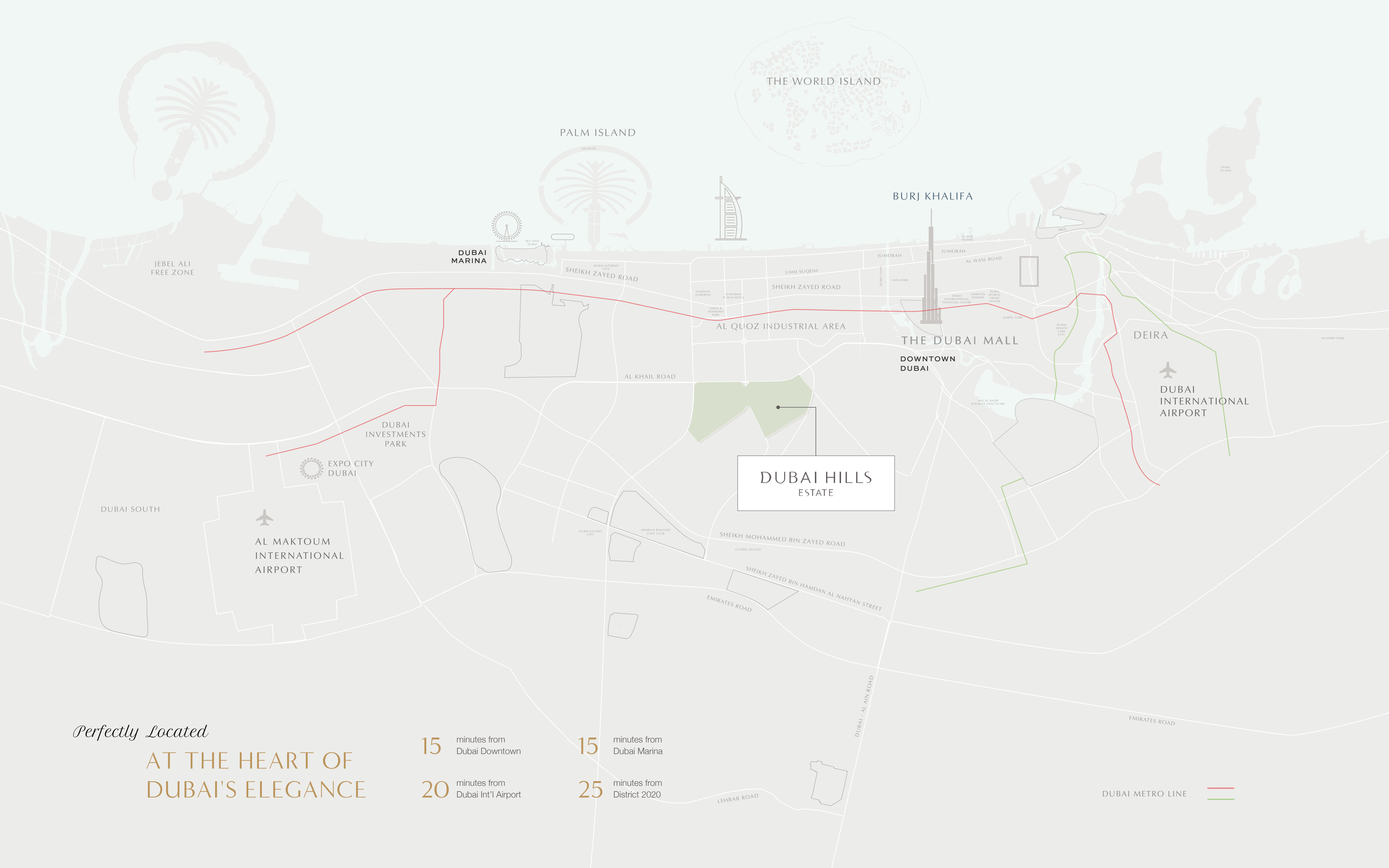




Dubai Hills Estate

THE GREEN HEART OF DUBAI

Dubai Hills Estate is a one-of-a-kind location.
This masterfully designed mixed-use development is an integral part of Mohammed Bin Rashid City. Strategically located between Downtown Dubai and Dubai Marina, flanked by Al Khail Road, the community provides easy access to the city›s most popular districts and attractions.



Perfectly Located

AT THE HEART OF DUBAI'S ELEGANCE

15 minutes from Dubai Downtown

15 minutes from Dubai Marina

20 minutes from Dubai Int'l Airport

25 minutes from District 2020

Majestically

REDEFINING YOUR LIFESTYLE

The Brand

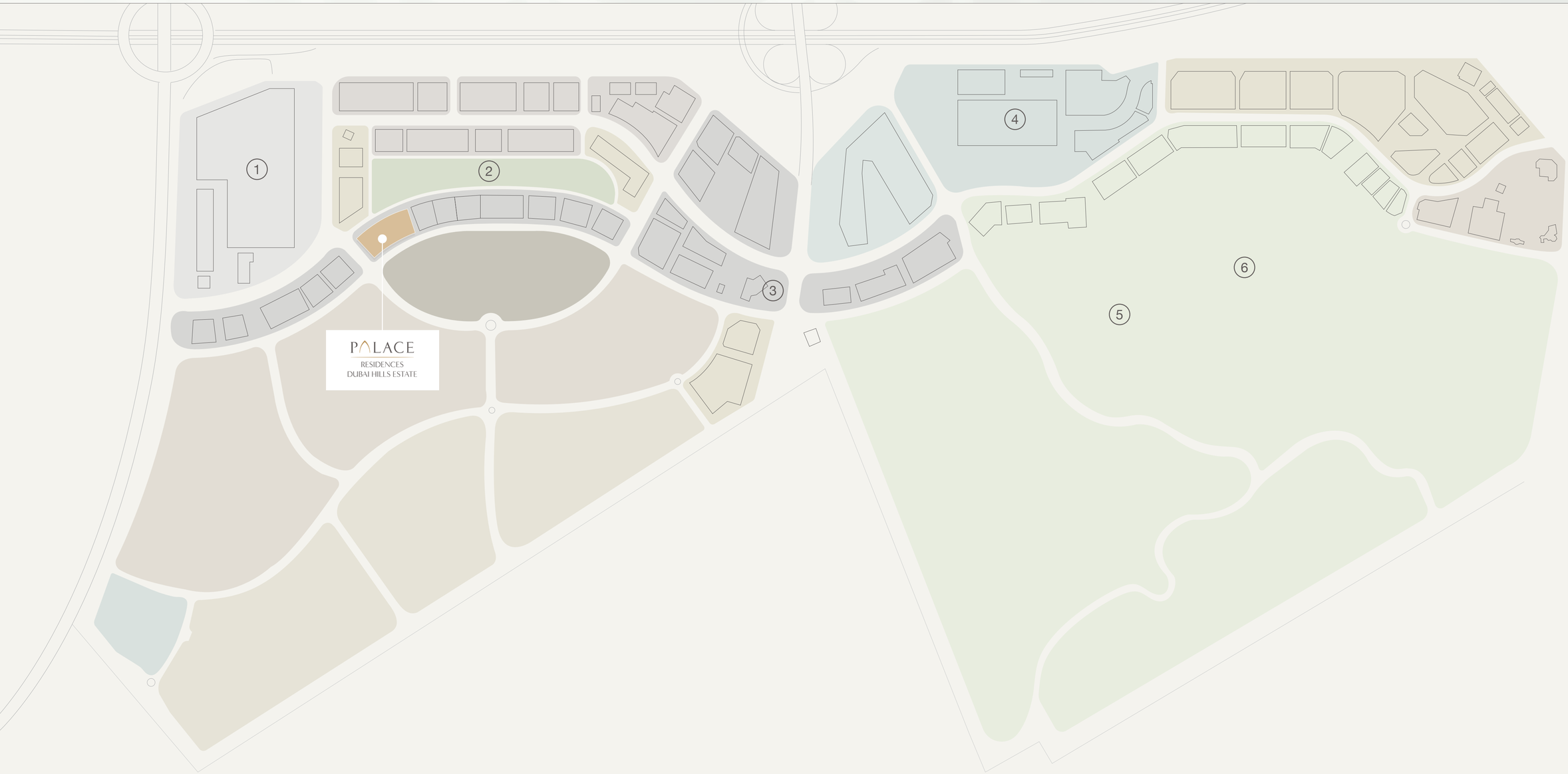
PALACE
HOTELS + RESORTS

As a distinguished member of the Address Hotels + Resorts portfolio, the Palace Hotels + Resorts is celebrated for setting the benchmark in luxury and meticulous craftsmanship. Staying at Palace transcends typical hospitality, offering a unique approach to refinement with personalised services and meticulous attention to detail. An experience that is truly a continuation of your desired lifestyle where you can be “at the heart of it all.”

Find Solace in

THE NATURAL BEAUTY AROUND YOU

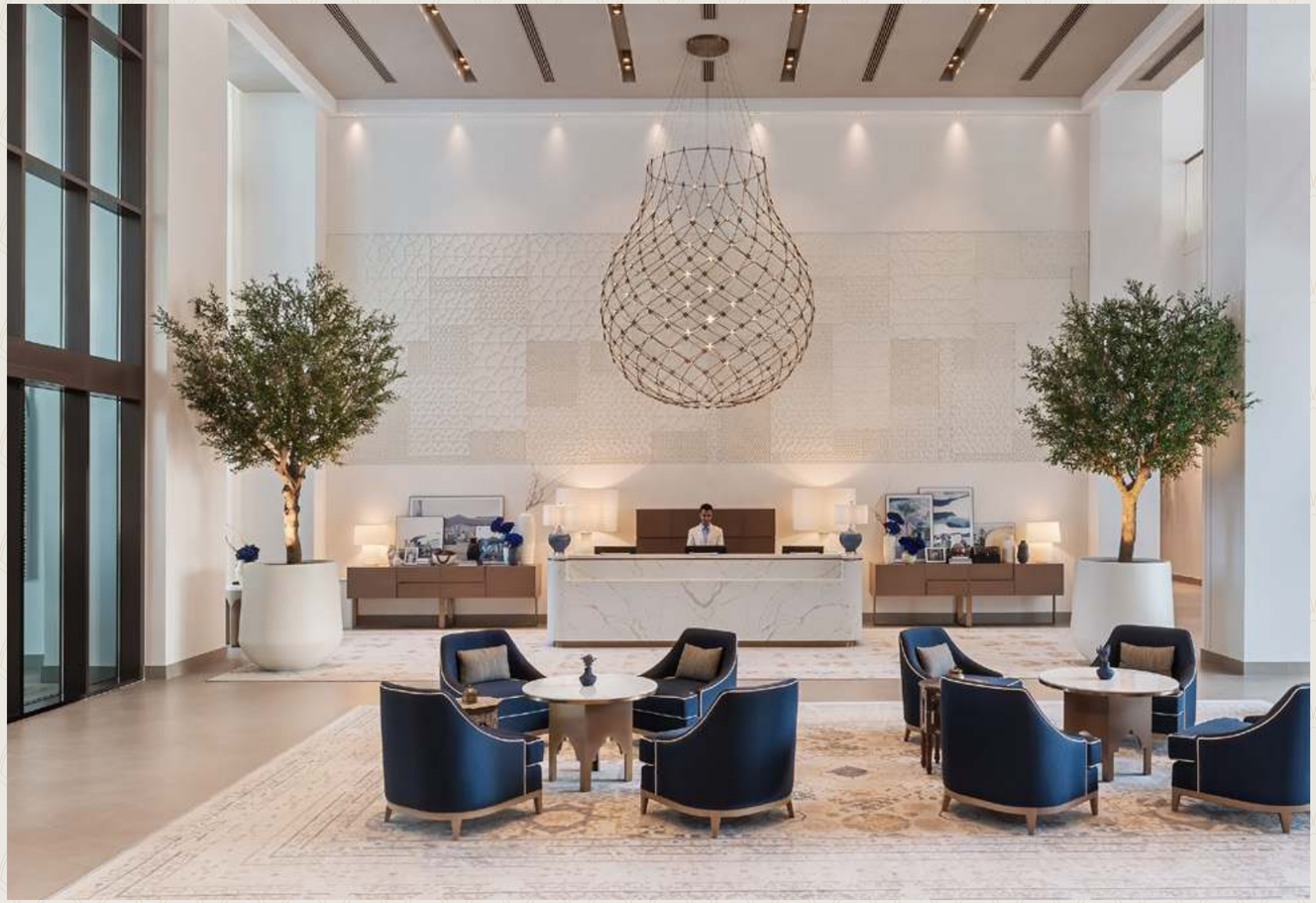
1. Dubai Hills Mall
2. Dubai Hills Park
3. King's College Hospital
4. Gems International School
5. Dubai Hills Golf Club
6. Dubai Hills Golf Course




EMAAR

Elevate Your Existence,

EMBRACE
THE EXQUISITE



Located in the prestigious Dubai Hills Estate, Palace Residences embodies luxury and elegance, reflecting the renowned excellence of Palace Hotels & Resorts. Discover a harmonious blend of modern architecture and vibrant urban energy in this exquisite residence. Immerse yourself in the cosmopolitan elegance of Dubai, surrounded by peaceful landscapes that create a true sanctuary.

Redefining

OPULENCE
IN EVERY DETAIL

Within the lush landscape of Dubai Hills Estate, Palace Residences stand as a striking blend of urban lifestyle and natural serenity. The development comprises three mid-rise towers, each offering a range of living spaces from cosy 1, 2 & 3 bedroom apartments to spacious 3-bedroom townhouses.

A Celebration of

SOPHISTICATED LIVING

Living at Palace Residences offers the best of both worlds: an invigorating lifestyle with seamless access to Dubai Hills Park and its various amenities, and Dubai Hills Mall, the ultimate hub for shopping and entertainment. This prime location is further enhanced by top-tier dining options at the nearby Dubai Hills Business Park, placing residents at the intersection of leisure, luxury, and lively urban energy.



Enhancing

DAILY EXPERIENCES





Elevated Vistas

ELEVATING PERSPECTIVES ON LUXURY

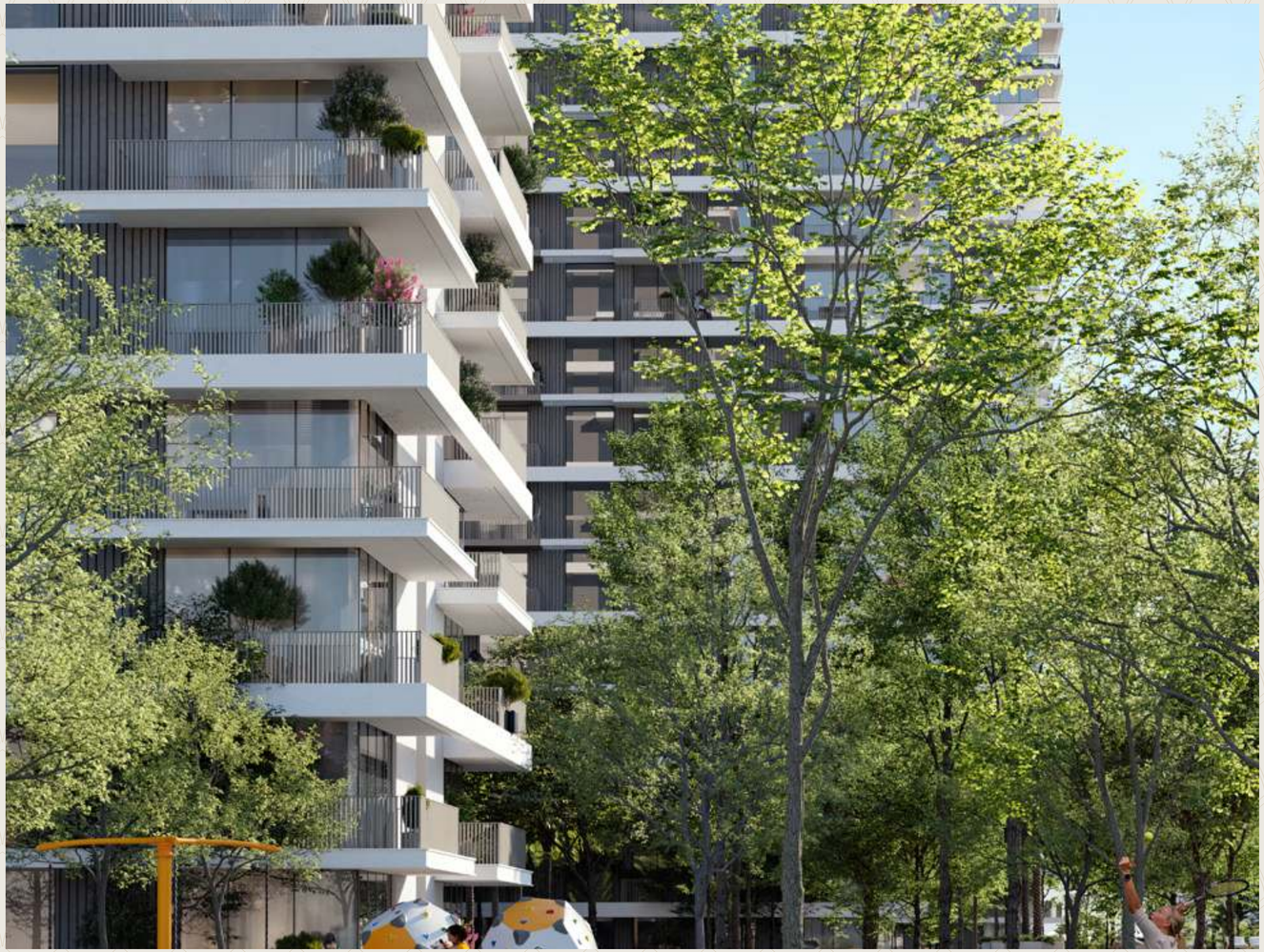
At Palace Residences, each window frames a living portrait of Dubai's dynamic scenery—where the lush tapestries of Dubai Hills Park and the meticulously designed landscape decks offer a backdrop that shifts with the day's light. Perfectly poised beside the serene park and just steps from the lively Dubai Hills Mall, this residence redefines modern living, where the tranquillity of nature and the vibrancy of city life blend in a luxurious symphony.

Heartbeat of Dubai

A LUXURIOUS AND COMPREHENSIVE LIFESTYLE

Strategically placed a mere 15 minutes from the pulsating heart of Downtown Dubai and a swift journey from Dubai International Airport, Palace Residences stand as a beacon of connectivity. Its coveted location near key thoroughfares and future rail links ensures effortless transitions, while the lush Dubai Hills Park and the bustling Business Park invite daily explorations.





Architecture Style

THE QUINTESSENCE OF ELEGANCE



Every aspect of Palace Residences radiates contemporary elegance. The clean architectural lines of its facades are complemented by serene balconies and chic interiors—from the majestic lobby to each private home—curated with a palette that speaks to both the earth and urban sophistication.

Bespoke

ELEGANCE WITHIN EVERY SPACE



Palace

INSPIRED ELEGANCE





At Palace Residences, every living space is meticulously sculpted to cater to diverse lifestyles.
From cosy -1bedroom retreats to sprawling -3bedroom sanctuaries and opulent townhouses, each home is a vision of modern luxury, with interiors inspired by Palace's oriental modernism, inviting the breathtaking views of Dubai Hills Park into the very heart of your living space. Here, every residence is thoughtfully designed to resonate with your individual sense of style and elegance.

Exceptional

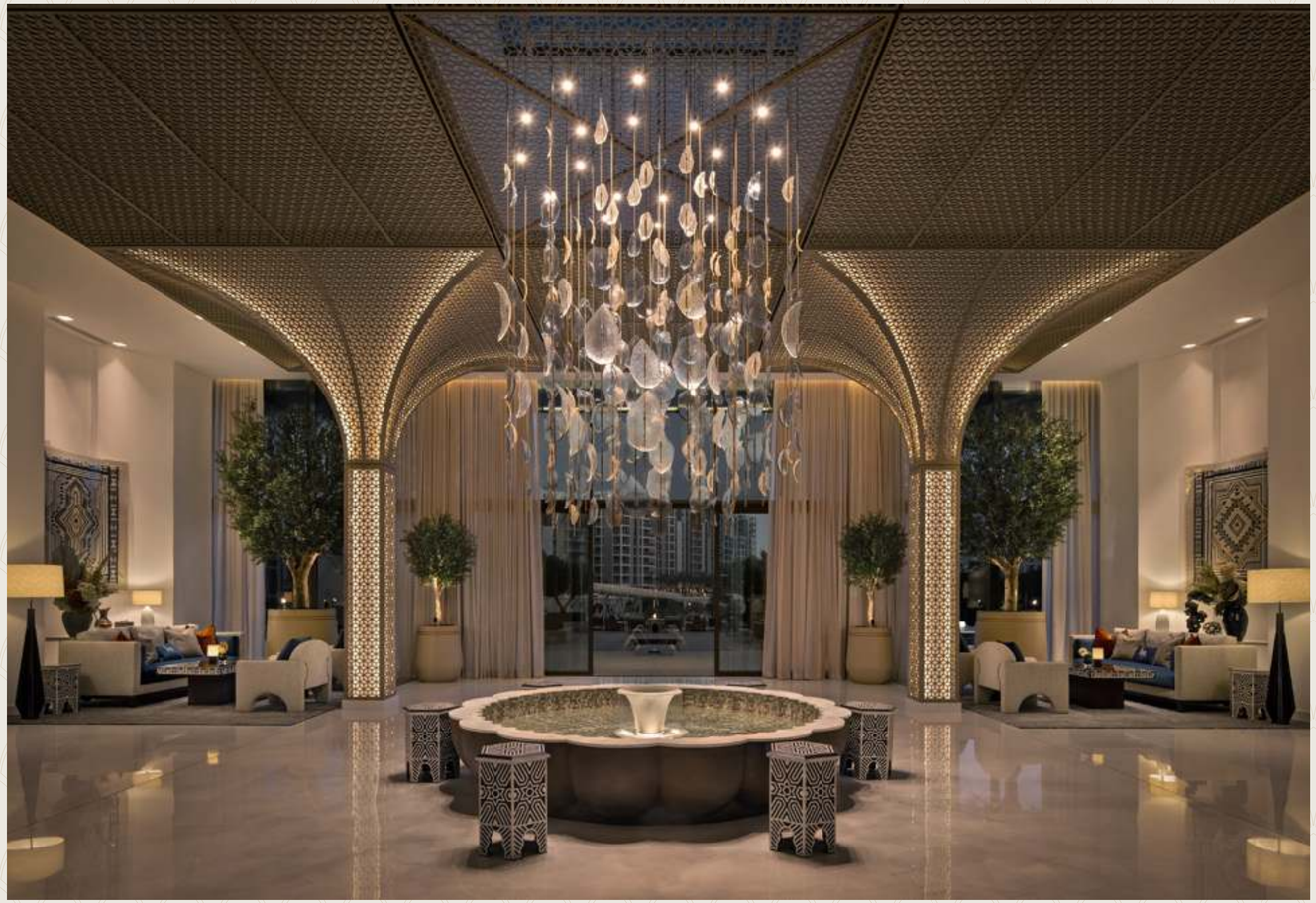
AMENITIES FOR UNPARALLELED LIVING



Crafted

COMFORTS IN CONTEMPORARY ELEGANCE





Step into a world where luxury knows no bounds at Palace Residences. An expansive lap pool offers a cool respite from the day›s endeavours, while playful splash pads bring joy to our younger guests. The athletically inclined will revel in both sumptuous indoor and vibrant outdoor gyms, and the rooftop terrace invites enchanting evenings under the stars.

- State-Of-The-Art Gym
- Expansive Swimming Pool
- Indoor & Outdoor Children's Play Areas
- Multipurpose Room for all Activities And Events
- Outdoor Fitness Stations and Yoga Area
- Landscaped Lawns and BBQ Area


MALL
1

Nearby Attraction

DUBAI HILLS PARK

Dubai Hills Park is 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
- Jogging Track
- Volleyball Court
- Basketball Court
- Skate Park
- Dog Park





Nearby Attraction

DUBAI HILLS MALL

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 Park Horizon, the mall grants you:

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

Nearby Attraction

DUBAI HILLS GOLF CLUB

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





Global

LIFESTYLE DEVELOPER

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

Market Cap AED
70.09Bn
FY 2023

Revenue AED
26.7Bn
As of Dec. 2023

Net Profit AED
11.6Bn
FY 2023

Presence in
12+
Global Markets

Delivered
108,000+
Residential Units

Under Development
25,500+
Residential Units

*As in 31 December 2023

PALACE

RESIDENCES
DUBAI HILLS ESTATE

For more information please call 36227 800 (UAE) / 1688 366 4 971+ (International)
or talk to our Property Advisor directly at 8844 4888 971+ from 9 AM to 7 PM (GST), Monday to Friday.
Visit our online sales centre at emaar.com or any of our Sales Centres across the UAE.

DUBAI

Emaar Sales Centre | Next to Souq Al Bahar, Downtown Dubai
9:30 AM to 10 PM, Sunday - Friday
9:30 AM to 7 PM, Saturday

Dubai Hills Estate Sales Pavilion | Umm Suqeim Road
Dubai Creek Harbour Sales Pavilion | Ras Al Khor
From 9:30 AM to 7 PM, Sunday - Saturday

ABU DHABI

Emaar Sales Centre | Al Nahda Tower, Ground Floor, 4th Street, Corniche, Al Muroor Road
From 9:30 AM to 7 PM, Sunday - Friday

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