399

HILLS PARK

THE HEART OF THE HILLS

399

HILLS PARK



IT'S ALL ABOUT THAT



FEEL THE PULSE...
A CARING AND

COMMUNITY AWAITS.



FEEL THE SECURITY...
A SOUND

FOR TODAY AND
THE FUTURE.



FEEL THE LOVE...
YOUR

IS HOME.


ATIONAL BONDS

FEEL THE DIFFERENCE...

A BETTER LIFE AT 399 HILLS PARK

Discover a community surrounded by nature’s beauty, where you and your family can live, work and play in harmony each day, creating moments and memories that last a lifetime.

COME HOME TO THE HEART OF THE HILLS

399

HILLS PARK

399 HILLS PARK

399 HILLS PARK

A development steeped in sophistication, style and serenity is rising alongside one of Dubai's biggest and most attractive parks in Dubai Hills Estate, a prestigious and popular neighborhood where everything you need for the lifestyle of your dreams is just moments away.





Stroll along a network of green corridors lined with sporting facilities and barbeque spots while your family cycle safely to neighborhood playgrounds on dedicated cycling tracks.

An outstanding selection of restaurants, cafés, schools, medical clinics, to name a few are all within easy reach, even as the stunning Downtown Dubai skyline rises majestically on the nearby horizon.



With 399 modern and stylish residences in two mid-rise buildings connected by a mixed-use podium level, 399 Hills Park brings together a diverse and vibrant community to enjoy comfortable, wholesome living with a generous touch of luxury. Residents have access to a range of exclusive facilities and attractive amenities that bring people of all ages together to revel in parkside-living at its finest.



Step into the lobby of 399 Park Hills and you're immediately immersed in stylish surroundings and attentive service that make you feel at right at home. With double height ceilings that let the natural light flood in, the main lobby and lounge invite you to soak in the atmosphere in plush seating areas surrounded beautiful works of art and natural features.



Make yourself at home in a thoughtfully designed residence that defines modern style and contemporary comfort.

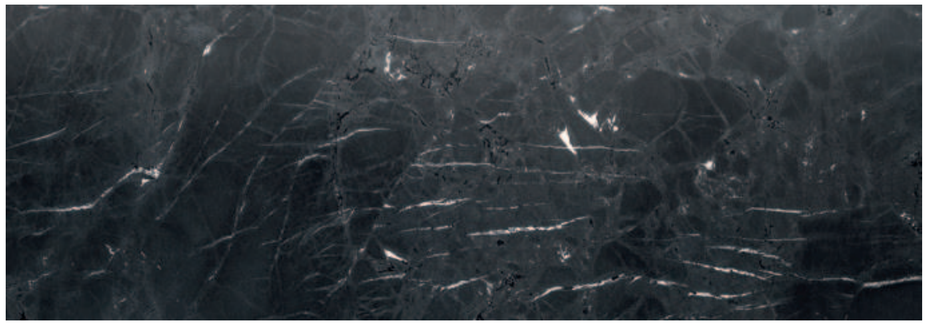
With high-quality finishing and smart design, 399 Park Hills' spacious one-, two- and three-bedroom apartments, with various layouts and choice of open-plan or enclosed kitchens, all energize with their bright living spaces that flow naturally into expansive balconies overlooking lush landscapes and the nearby high-rises of Downtown Dubai.

STUNNING DESIGN AND FINISHING

Elegant design, luxury specifications and designer amenities set 399 Hills Park apart, creating a distinguished atmosphere around every corner of each of the 399 residences.

Living and dining areas are perfectly positioned to take in the stunning views, floor-to-ceiling windows and terraces maximize light and space, while designer kitchens and branded bathrooms provide that extra touch of class.














399

















A CARING COMMUNITY WITH STRONG BONDS





Residents of all ages will delight in the communal and social ambience, where families, friends and neighbors come together for an afternoon at the pool, rooftop barbeques and shared celebrations for every special occasion.



Experience indoor-outdoor living in harmony with nature, as a superior selection of facilities and features in the residences and throughout the property to prioritize health, wellness and leisure every day.



Lush, green spaces abound, with pools, padel tennis court and playgrounds to satisfy all generations, while the endless, shaded pathways of Dubai Hills Park are only steps away.



Designed with innovation and insight, 399 Hills Park delivers smart solutions with stunning style to fulfill the priorities, preferences and the practicalities you desire. From the intelligent, flexible use of space and high-speed bandwidth to an abundance of electric car charging points, every facet of your life has been carefully considered and optimized.



VALUE YOU CAN COUNT ON

The newest development by National Properties, 399 Hills Park is set to create a lasting legacy where owners and residents enjoy peace of mind that no detail has been overlooked to ensure the highest standards of quality and security.

In a community built on solid financial foundations, everyone benefits from a place that fosters exceptional quality of life and long-term value creation.




ENJOY LUSH
SURROUNDINGS
WITH STUNNING...
DOWNTOWN
SKYLINE VIEWS

THE BEST OF DUBAI IS ALWAYS NEARBY

Ideally situated in the Green Heart of Dubai, Dubai Hills Estate enjoys a prime location with easy access to Al Khail Road and Sheikh Zayed Road. Only a short drive away from hotspots like Downtown and Dubai Marina, while the tranquility of the desert and beauty of the beach are never far away.

14 min to Downtown

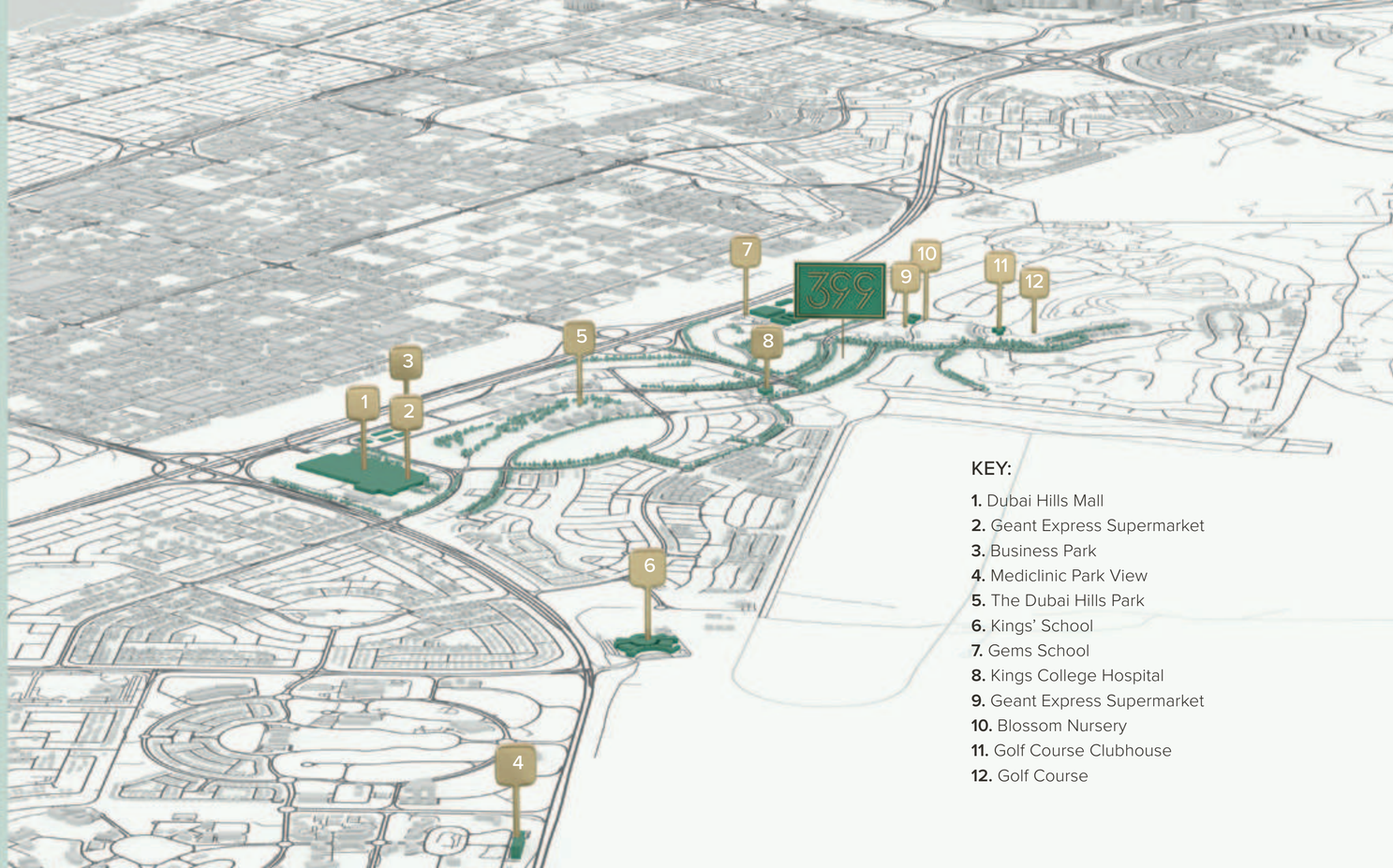
17 min to The Palm Jumeirah

20 min to Bluewaters

23 min to DXB Airport



Only a short drive away from hotspots like Downtown and Dubai Marina, while the tranquility of the desert and beauty of the beach are never far away.



KEY:

1. Dubai Hills Mall
2. Geant Express Supermarket
3. Business Park
4. Mediclinic Park View
5. The Dubai Hills Park
6. Kings' School
7. Gems School
8. Kings College Hospital
9. Geant Express Supermarket
10. Blossom Nursery
11. Golf Course Clubhouse
12. Golf Course



DUBAI HILLS ESTATE

Dubai Hills Estate is more than just a place to live. It is an 11 million-square-meter master-planned community, designed to the highest standards of sustainability. The mixed-use mega-project features elegant neighborhoods interwoven with landscaped parks, winding walkways and an 18-hole championship golf course.

With world-class hospitality, shopping, education and healthcare facilities all within walking distance, the Dubai dream becomes your everyday reality at Dubai Hills Estate.

2,700 ACRE
Multi-purpose Devlopment

1,450,000 SQM
Parks & Open Spaces

282,000 SQM
Shopping Mall

180,000 SQM
Dubai Hills Park

18 HOLE
Championship Golf Course

54 KM
Bicycle Route

FOUR
Schools

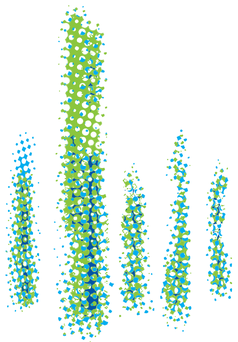
TWO
Hospitals

A SECURE AND TRUSTED DEVELOPER

الصكوك الوطنية
NATIONAL BONDS

NATIONAL PROPERTIES

Part of the National Bonds Corporation, National Properties is a leading UAE-government-backed real estate developer and property manager with a mandate to invest in driving the nation forward. Since 2007, we have delivered an excess of 3,200 units (apartments, luxury villas, retail units etc.)



الوطنية العقارية

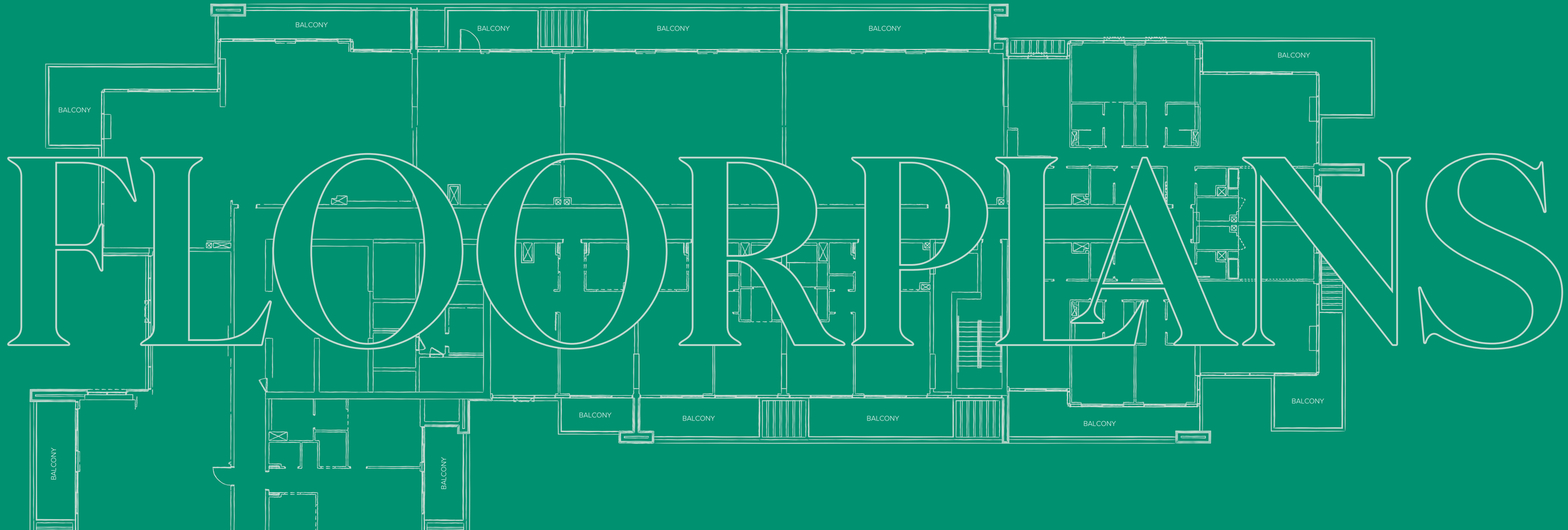
NATIONAL PROPERTIES

a National Bonds Corporation Company



399 HILLS PARK

FLOOR PLANS



A RANGE OF RESIDENCE SIZES AND LAYOUTS TO UNIQUE NEEDS.



APARTMENT SUMMARY - TYPICAL FLOOR

APT TYPE	APTS/ FLOOR	SIZE (SQM)	SIZE (SQ.FT.)
1B-A	4	91	984
1B-B	2	88	949
2B-A	1	136	1462
2B-B	2	142	1526
2B-C	2	141	1514
2B-E	1	132	1423
3B-A	2	186	2001
3B-B	1	212	2284
TOTAL	**15**		



APARTMENT SUMMARY - TYPICAL FLOOR

APT TYPE	APTS/ FLOOR	SIZE (SQM)	SIZE (SQ.FT.)
1B-A	4	91	984
1B-B	2	88	949
2B-A	1	136	1462
2B-B	2	142	1526
2B-C	2	141	1514
2B-E	1	132	1423
3B-A	2	186	2001
3B-B	1	212	2284
TOTAL	**15**		



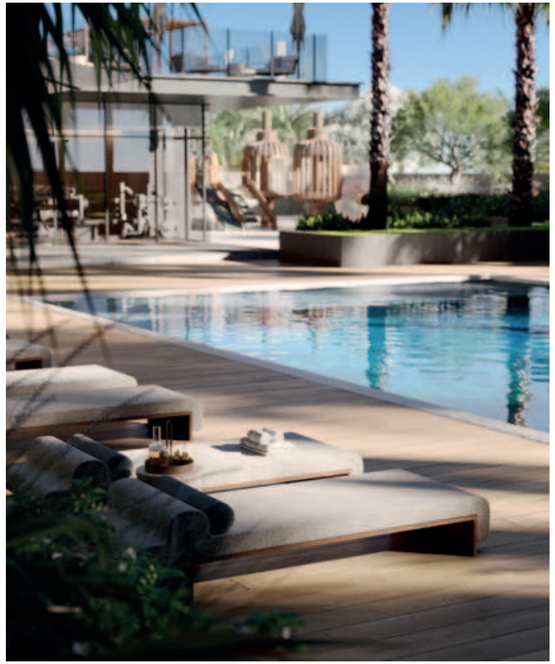
APARTMENT SUMMARY - TYPICAL FLOOR

APT TYPE	APTS/ FLOOR	SIZE (SQM)	SIZE (SQ.FT.)
1B-A	2	98	1053
1B-B	2	96	1031
2B-A	1	151	1628
2B-B	2	193	2075
2B-C	2	140	1509
2B-E	1	161	1738
3B-B	1	216	2328
2B-D	1	135	1455
TOTAL	**12**		



APARTMENT SUMMARY - TYPICAL FLOOR

APT TYPE	APTS/ FLOOR	SIZE (SQM)	SIZE (SQ.FT.)
1B-A	2	98	1053
1B-B	2	96	1031
2B-A	1	151	1628
2B-B	2	193	2075
2B-C	2	140	1509
2B-E	1	161	1738
3B-B	1	216	2328
2B-D	1	135	1455
TOTAL	**12**		



IT IS OUR VISION TO PROVIDE A PLACE OF QUALITY THAT INDIVIDUALS, COUPLES AND FAMILIES ARE HAPPY TO CALL HOME.

—

Mohammed Qasim Al Ali
GCEO, National Bonds





399

HILLS PARK