



The Community

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.

Why Address Villas – Hillcrest?

- ◆ A first-of-its-kind branded development by Address Hotels + Resorts
- ◆ A premium collection of branded 5-bedroom villas
- ◆ Connected to nature and just moments away from exceptional shopping, dining, leisure and recreation experiences
- ◆ Exquisite villas, thoughtfully designed with luxury, comfort and serenity in mind
- ◆ Footsteps away from Dubai Hills Park
- ◆ A host of world-class amenities



Location & Views

- ◆ 12 mins to Downtown Dubai; 15 mins to Dubai Marina, 20 mins to Dxb Int' Airport; 25 mins to Al Maktoum Int' Airport
- ◆ Breath-taking views of Burj Khalifa and the Dubai Skyline
- ◆ Central location with easy access to Al Khail Road
- ◆ Footsteps from Dubai Hills Park and Dubai Hills Mall
- ◆ Close to 18-hole Championship Golf Course

Instalment	Payment Percentage	Due Date
Down Payment	10%	AUG 2022
1st Instalment	10%	OCT 2022
2nd Instalment	10%	APR 2023
3rd Instalment 20% Construction Completion*	10%	OCT 2023
4th Instalment 20% Construction Completion*	10%	MAR 2024
5th Instalment 40% Construction Completion*	10%	OCT 2024
6th Instalment 60% Construction Completion*	10%	MAR 2025
7th Instalment 80% Construction Completion*	10%	SEP 2025
8th Instalment 100% Construction Completion*	20%	JUN 2026

*Estimated Construction Completion Date

Available Units	Plot Area Sq. ft.		Built Up Area Sq. ft.		Starting Price (in AED Mn)
	Min.	Max.	Min.	Max.	
5-Bedroom Classic Villas	6,986	8,997	9,918	9,918	21,679,888
5-Bedroom Modern Villas	6,983	10,805	10,372	10,372	21,950,888

Facts

- ◆ 51 Units: 5-bedroom homes



Residential Units

- ◆ 5-bedroom villas
- ◆ Designed with luxury, comfort and serenity in mind
- ◆ Boasting a captivating water feature, elegant architectural touches throughout, and a contemporary design aesthetic that exemplifies class
- ◆ Each villa is designed with a provision for an elevator for truly enhanced accessibility

Amenities



- ◆ Fully equipped gym
- ◆ Health and educational facilities
- ◆ Multi-purpose room
- ◆ Community Centre
- ◆ Kid's Pool & Water Play Area
- ◆ Swimming Pool
- ◆ Yoga & Activity Decks

The Developer

EMAAR REVENUE FOR 2021 – AED 28.27 BN

With a proven track-record in delivery, Emaar has delivered over 81,600 residential units in Dubai and other key global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination.