



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.

GOLF HILLSIDE

DUBAI HILLS ESTATE



EMAAR

A LIFESTYLE OF QUIET LUXURY AND
GREEN SPACES

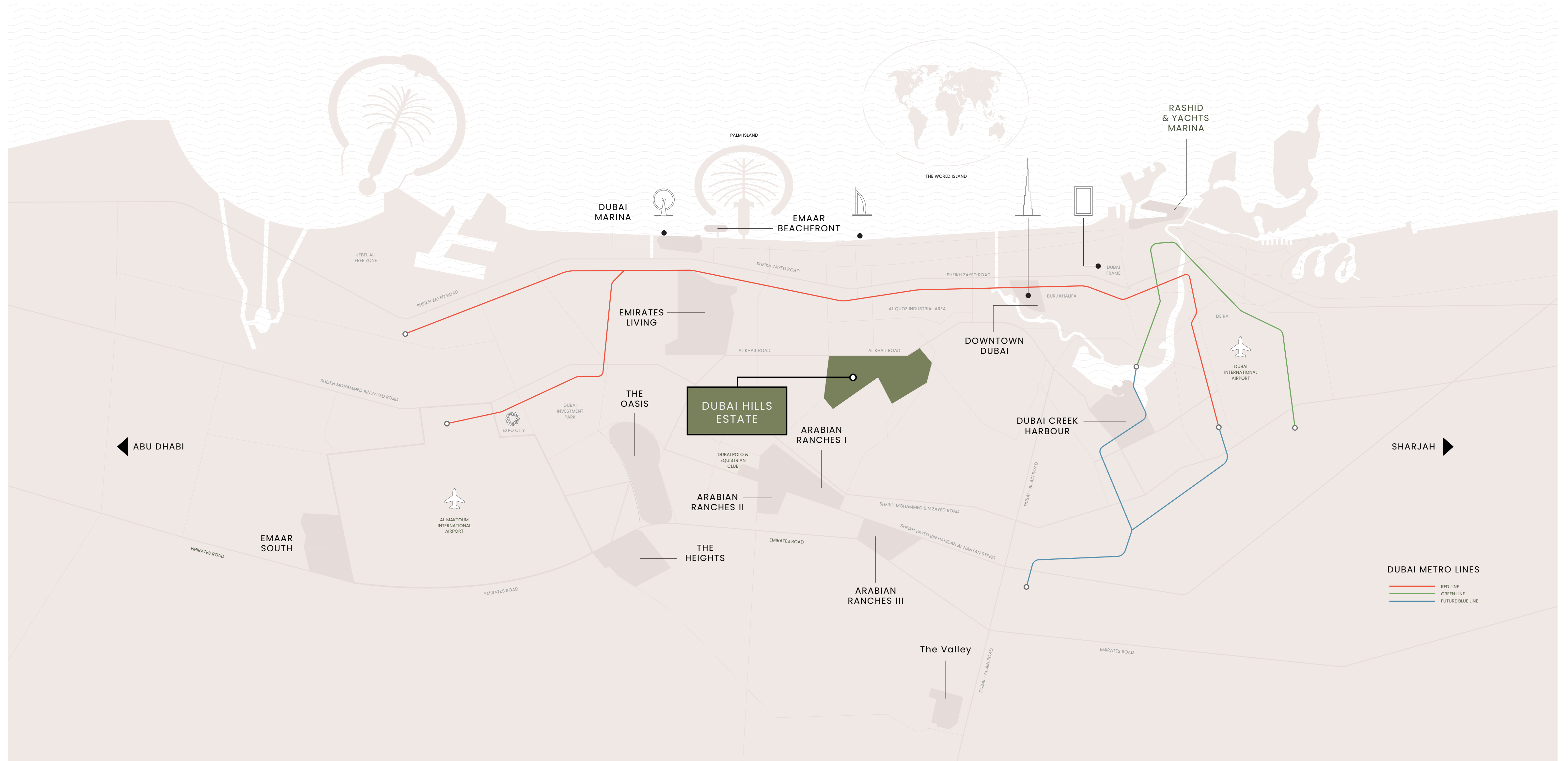


THE GREEN HEART OF DUBAI

WHERE NATURE AND CITY LIFE
*FLOURISH
TOGETHER*

Dubai Hills Estate is a first-of-its-kind destination. This masterfully planned, multi-purpose development forms an integral part of 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.





EFFORTLESS LIVING IN A

PRIME LOCATION

10 Mins to
Downtown Dubai

15 Mins to
Dubai Int'l Airport

10 Mins to
Dubai Marina

25 Mins to
Al Maktoum Int'l Airport



GOLF HILLSIDE
AT DUBAI HILLS ESTATE

NESTLED IN THE
GREEN HEART

Imagine waking up to the soft glow of sunlight streaming through your windows, with uninterrupted views of a lush golf course stretching beyond. At Golf Hillside, you're not just living—you're thriving, surrounded by the calm beauty of Dubai Hills Estate and the energy of a modern, connected community, with uninterrupted views of the lush golf greens and elegant villa communities.

THE GREEN HEART OF DUBAI

IDEAL BLEND OF CONVENIENCE AND
SERENITY

Golf Hillside is first and foremost a place designed to nurture your well-being. Every apartment is carefully planned to flood your space with natural light, offering a sense of openness and tranquility. From your balcony, you'll look out onto the vast green fairways of the Dubai Hills Golf Course and the charming villa communities nearby. This is where comfort meets nature, in the best possible way.





THOUGHTFULLY DESIGNED
FOR YOU



A NEW STANDARD FOR LIVEABILITY



YOUR SPACE, YOUR *COMFORT*

Golf Hillside's luxury apartments are spread across a 20-storey tower. Whether you're seeking a one-bedroom retreat or a spacious three-bedroom residence, each apartment has been crafted to provide exceptional comfort and functionality.

A modern, minimalist living room with large windows, indoor plants, and contemporary furniture. The room features a large, light-colored wall with a subtle pattern, a large potted tree, and a long, low coffee table. The furniture includes green velvet armchairs, a white sofa, and a large wooden bookshelf. The space is bright and airy, with natural light streaming in from the windows.

DESIGN THAT ENHANCES
EVERYDAY LIFE

AMENITIES CURATED FOR YOUR
LIFESTYLE





FITNESS AND LEISURE IN *STYLE*

Residing at Golf Hillside is all about living well. Whether you want to take a refreshing swim in the pristine pool, work out in the state-of-the-art gyms, or simply relax with family by the kid's play areas or sports court, Golf Hillside's opulent platform has it all. There's something for everyone—whether you're looking for relaxation or action, it's right at your doorstep.



Indoor & Outdoor Gyms



Adult & Kids Swimming Pools



Multi-purpose Room



MUGA Court



Barbecue Area



Kids' Play Areas

A SANCTUARY CREATED FOR YOUR
WELL-BEING



SUSTAINABLE

DESIGN FOR A BETTER FUTURE

At Golf Hillside, sustainability is at the forefront, benefiting both the environment and the residents. This development will be achieving Gold LEED and Al Safat Certification, the building incorporates energy-efficient LED lighting, sustainable materials, and water-saving systems that not only reduce environmental impact but also lower long-term utility costs.





NEARBY AMENITIES



CLOSE TO EVERYTHING THAT *MATTERS*

Whether you're looking for top-notch schools for your kids, quality healthcare, or a quick shopping trip, Golf Hillside keeps you close to all the essentials. And when you need to unwind, the serene fairways of Dubai Hills Golf Club are just a stroll away, offering peace and a connection to nature.

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.





DUBAI HILLS MALL

Dubai Hills Mall is a destination of endless possibilities. Ideally positioned at 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



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.

DUBAI HILLS PARK

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 out-side of China. You will be investing with one of the best-regarded brands in the world*.

Market Cap AED

71.7Bn

H1 2024

Revenue AED

14.4Bn

As on 30 June 2024

Presence in

12 +

Global Markets

Delivered

115,000 +

Residential Units

Net Profit AED

5.3Bn

H1 2024

Under Development

42,200 +

Residential Units

*As on 30 June 2024



GOLF HILLSIDE

DUBAI HILLS ESTATE

For more information please call 800 36227 (UAE) / +971 4 366 1688 (International) or talk to our Property Advisor directly at +971 4888 8844 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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