



ADDRESS  
VILLAS  
HILLCREST

EMAAR



# Dubai Hills Estate

A city within a city – Dubai Hills Estate comprises elegantly planned neighbourhoods of contemporary apartment buildings and villa compounds in a country-village setting. This comprehensive community embodies the concept of comfortable living, with essential amenities close by and a world of retail, leisure and entertainment on the doorstep.



Dubai Hills Park



Dubai Hills Mall



World-Class Amenities



Dubai Hills Golf Club

# The Green Heart of Dubai

Come home to luxury, serenity and lush greenery set against the iconic backdrop of Burj Khalifa and the Dubai skyline. With world-class amenities at every turn and outstanding schools and hospitals just moments away – life in the green heart of Dubai is the epitome of convenience and contentment.



1,450,000 sqm of Parks & Open Spaces



+650 Shopping & Dining Outlets



18-Hole Championship Golf Course



World-Class Education

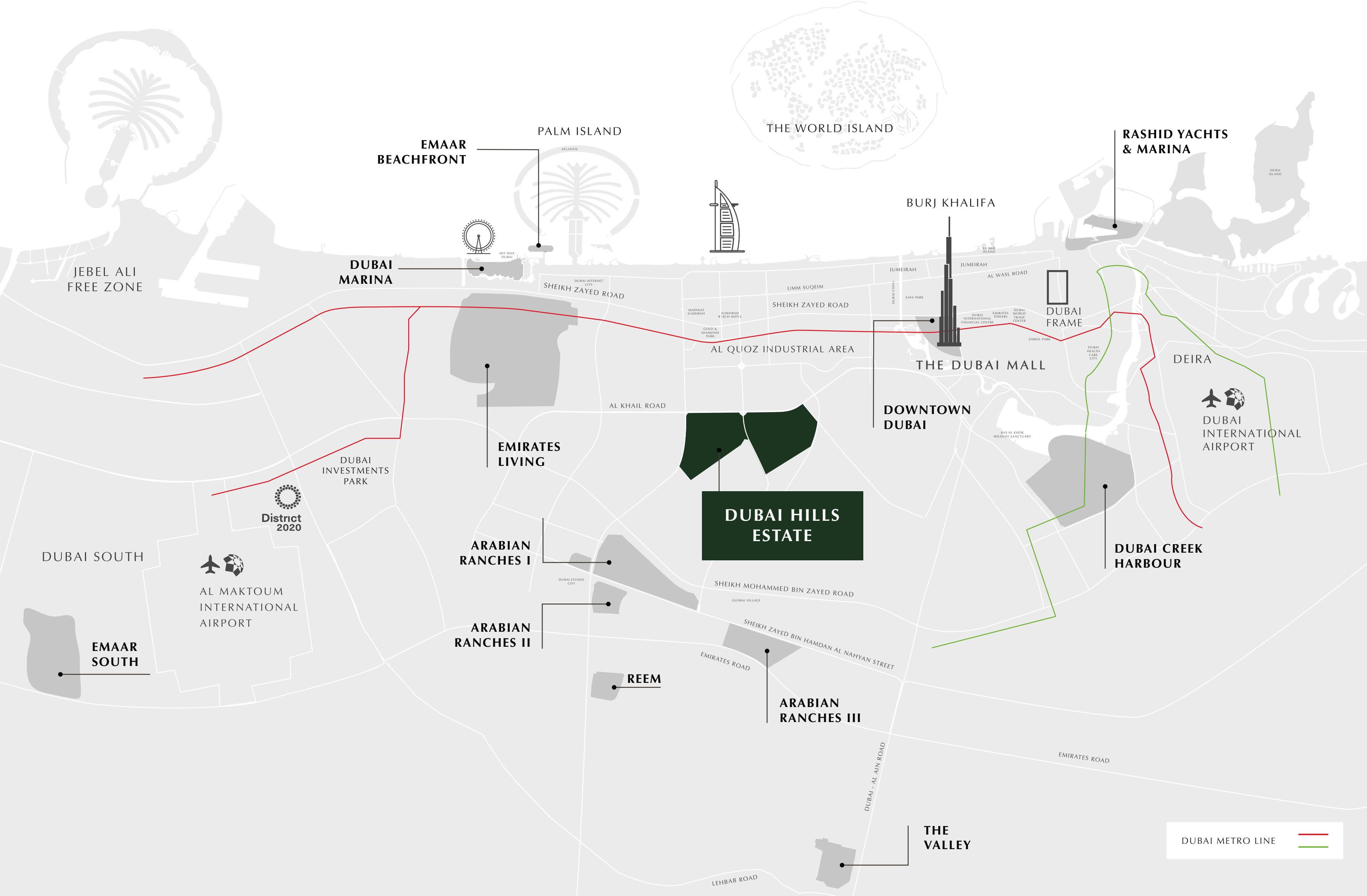


World-Class Healthcare



# Perfectly Positioned

With easy access to Al Khail Road, Dubai Hills Estate 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.



15 mins from Downtown Dubai



15 mins from Dubai Marina



20 mins from Dubai & Al Maktoum Intl' Airports



25 mins from District 2020

DUBAI METRO LINE





Welcome to  
Address Villas – Hillcrest



# A Life of Luxury & Leisure, Naturally

A first-of-its-kind development by Address Hotels + Resorts, Address Villas – Hillcrest is a premium collection of branded five-bedroom luxury homes surrounded by idyllic lakes, meandering streams, babbling brooks, and luscious greenery, footsteps from Dubai Hills Park and Dubai Hills Mall.



First of its Kind by Design.  
One of a Kind in Every Detail.





# One Exclusive Address. Infinite Possibilities.

Address Villas – Hillcrest is the ultimate address for a perfectly balanced lifestyle. Whether it's spending quality time with family, connecting with nature, taking in the stunning views on a lakeside stroll, or spending blissful evenings on your roof terrace, this exclusive neighbourhood is the ideal place to savour life's beautiful moments.





 DUBAI HILLS BUSINESS PARK

 AL KHAIL ROAD

 GEMS INTERNATIONAL SCHOOL

 DUBAI HILLS MALL

 DUBAI HILLS PARK

  
ADDRESS  
VILLAS  
HILLCREST

 KING'S COLLEGE HOSPITAL

 DUBAI HILLS GOLF CLUB

 DUBAI HILLS GOLF COURSE

# DUBAI HILLS ESTATE

MASTER PLAN

# Two Exquisite Styles



CLASSIC



MODERN

# Modern

Street View



26

A 0123

M 1856

# Modern

Garden View



# Classic

Street View



# Classic

Garden View





Where Life Happens





Spacious  
Beyond Belief



# Contemporary Style. Timeless Sophistication.

Every home in Address Villas – Hillcrest has been thoughtfully designed with luxury, comfort and serenity in mind. Boasting a captivating water feature and elegant architectural touches throughout, the contemporary aesthetic exemplifies class, whilst each villa is designed with a provision for an elevator to ensure truly enhanced accessibility for residents.

# A Truly Exclusive Address

Wake up in an exquisite living space that exudes Address' signature blend of luxury, elegance and intuitive design, welcoming in vibrant natural light complemented by breath-taking views of Burj Khalifa and the Dubai skyline.





Living Spaces that  
Epitomise Elegance

The Lifestyle you Deserve

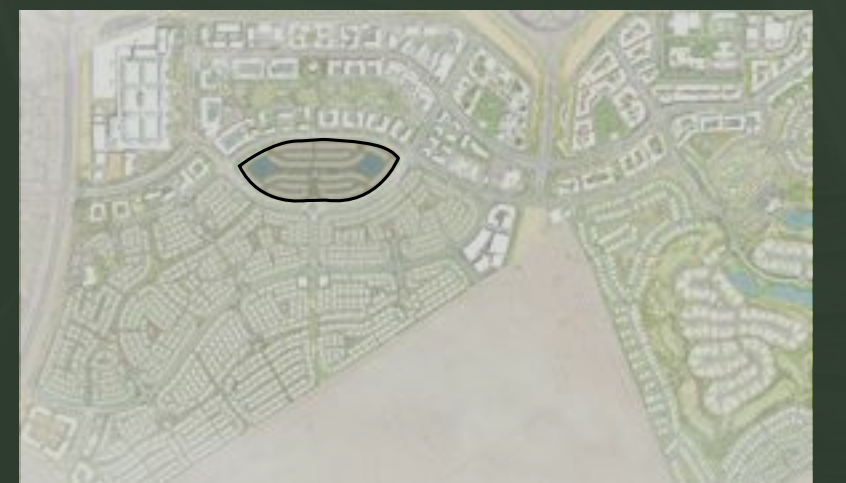




Substation Pumpstation

- 1 Gated Community
- 2 Clubhouse for Gym and Pool
- 3 Kids Play Area
- 4 Recreational lawn
- 5 Half Basketball Court
- 6 Outdoor Gym
- 7 Urban river and Green Open Spaces
- 8 Lakeside Picnic Areas
- 9 Lily Pond
- 10 Connection to Central park

- Classic
- Modern



# Exceptional Amenities for Enriched Living

Find yourself at the heart of a thriving community connected to nature, just moments away from exceptional shopping, dining, leisure, and recreation experiences and a host of world-class amenities.



Community Centre



Fully Equipped Gym



Multi-Purpose Room



Swimming Pool



Kids' Pool & Water Play Area



Yoga & Activity Decks





# 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



# 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 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

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



Putting  
Green



Spacious Floodlit  
Practice Facility



Golf  
Academy



Gym, Pool &  
Other Amenities



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.

Marker Cap AED

### 40Bn

FY 2021

Presence in

### 12+

Global Markets

Revenue AED

### 28.27Bn

As of Dec. 2021

Delivered

### 81,600+

Residential Units

Net Profit AED

### 3.8Bn

FY 2021

Under Development

### 35,200+

Units

\* As of 31 December 2021



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RISEONIC REALTY



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