

# DUBAI HILLS ESTATE

## COMMUNITY GUIDE

Dubai Hills Estate is a prestigious residential community developed by Emaar Properties, renowned for its vast green landscapes, world-class amenities, and luxurious living options. Strategically located within Mohammed bin Rashid City, this community is designed to offer an exceptional lifestyle experience with a blend of modernity and nature.

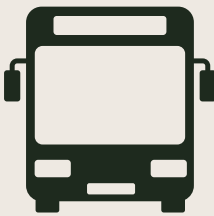


### Property Types

**Villas:** Luxurious standalone villas and townhouses with various architectural styles, including contemporary, modern, and Arabesque.

**Apartments:** Stylish apartments ranging from one to four bedrooms, often with stunning views of the golf course or park.

**Mansions:** High-end mansions located in the exclusive Dubai Hills Grove and Dubai Hills View, offering unparalleled luxury and privacy.



### Transportation

**Car:** Residents primarily use cars for commuting, facilitated by easy access to major roads and ample parking spaces.

**Public Transport:** Bus routes and nearby metro stations (like Mall of the Emirates) provide public transport options.



### Location

**Proximity:** Centrally located, Dubai Hills Estate offers easy access to major highways such as Al Khail Road (E44) and Sheikh Mohammed Bin Zayed Road (E311), connecting residents to key areas of Dubai.

**Nearby Areas:** Adjacent to Al Barsha South, it's close to popular districts like Downtown Dubai, Dubai Marina, and Jumeirah Beach.



### Pros & Cons

**Luxurious Living:** High-quality, luxurious homes with modern amenities.

**Green Spaces:** Extensive parks and green areas promote a serene and healthy environment.

**Strategic Location:** Central location with easy access to major parts of Dubai.

**Community Feel:** A well-planned community with a strong sense of neighborhood.

**Premium Pricing:** Property prices and maintenance costs can be high.

**Construction Activity:** Some areas may still have ongoing construction, potentially causing noise and inconvenience.



### Lifestyle

**Family-Friendly:** With its secure environment, wide streets, and plenty of play areas, Jumeirah Park is ideal for families with children.

**Pet-Friendly:** Spacious yards and nearby parks make it a great place for pet owners.

**Leisure and Entertainment:** Close to various entertainment hubs like Dubai Marina, JBR, and The Walk, offering plenty of options for dining, shopping, and leisure activities.

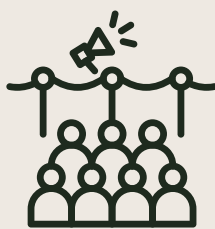


### Tips

**Visit the Community:** Explore the community's parks, facilities, and overall atmosphere before deciding.

**Check Amenities:** Ensure the amenities meet your lifestyle needs, such as proximity to schools, healthcare, and shopping.

**Understand Costs:** Be aware of property prices, service charges, and maintenance fees associated with living in a premium community.



### Community Events

**Festivals and Markets:** Regular community events, including seasonal festivals, farmers' markets, and outdoor activities.

**Sports and Fitness:** Community-organized sports events, fitness classes, and wellness programs.



### Community Events

**Dubai Hills Mall:** A large shopping destination featuring retail outlets, dining options, entertainment facilities, and a hypermarket.

**Dubai Hills Park:** A vast park with jogging tracks, open green spaces, children's play areas, and sports facilities.

**Dubai Hills Golf Club:** An 18-hole championship golf course with a state-of-the-art clubhouse and dining options.

**Schools and Healthcare:** Reputable schools such as GEMS International School and healthcare facilities like King's College Hospital.



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