



# GREENSIDE

## RESIDENCE



DUBAI HILLS ESTATE

EMAAR



## COME HOME TO DUBAI HILLS ESTATE

Wake up to luscious, landscaped greens and pristine fairways with an iconic backdrop of Burj Khalifa and the Dubai skyline. Live in a sophisticated address that inspires peak performance, every day.

# A COMMUNITY CONNECTED TO NATURE

A city within a city – Dubai Hills Estate comprises elegantly planned neighbourhoods of contemporary apartment buildings and villa compounds in a country-village setting.



Central  
Location



Dubai Hills  
Park



Dubai Hills  
Mall



Championship  
Golf Course



World-Class Health  
and Education





A NATURAL CHARM  
THAT WILL NEVER FADE



## THE GREEN HEART OF DUBAI

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.





WELCOME TO  
GREENSIDE RESIDENCE

# GREENSIDE RESIDENCE AT DUBAI HILLS ESTATE

Imagine a place with stunning natural beauty and a green championship golf course that goes on forever. Just for a moment, picture yourself with every desire satisfied. Imagine what it would be like to have everything your heart could ever want in a community of like-minded people. This is the place where you can watch your family grow and create lasting memories together in a efficiently-designed home tailored to your needs.





## AT THE CENTRE OF IT ALL

Luxury is about being in the heart of the city and yet away from the hustle and bustle of downtown living. 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 the planned Etihad Rail and Dubai Metro lines will allow for fast and easy access to airports and other emirates in the near future. With three international schools and a nursery within walking distance, this is the ideal neighbourhood for your family to grow and flourish.

**15** minutes from  
Dubai Downtown

**15** minutes from  
Dubai Marina

**20** minutes from  
Dubai Int'l Airports

**25** minutes from  
District 2020

An aerial view of a modern residential development. The scene is dominated by a large, rectangular swimming pool in the foreground, surrounded by lounge furniture and palm trees. The middle ground is filled with rows of modern, multi-story apartment buildings, interspersed with lush greenery, including many palm trees and other tropical plants. In the background, a city skyline is visible under a clear blue sky. On the left, a balcony of a building is visible, with a woman in a floral dress and a child in a white dress looking out over the view. On the right, another balcony with a potted plant is visible. The overall atmosphere is bright, sunny, and luxurious.

EMBRACE A LIFE OF  
ENDLESS POSSIBILITIES



## VERDANT NATURE & SUBURBAN BLISS

Come home to Greenside Residence and bask in the tranquillity of the Dubai Hills Estate's greenery and open spaces. Add a touch of suburban bliss to your experience of modern urban luxury by taking in the scenic views of the Dubai Hills Golf Course and the surrounding low-rise communities.



Park views



Landscape deck view



Nearby int'l schools and nurseries



Dubai Hills golf course



Low-rise communities





## GRAND ARRIVALS

The sense of arrival at Greenside Residence is unlike any other neighbourhood development.

This expansive golf course side haven welcomes all guests to indulge in its facilities, comprising a luxurious lobby with classic contemporary interiors, a stylish residents lounge, and a state-of-the-art elevated podium.



Infinity Pool &  
Pool Deck



Children's  
Play Area



Multi-function  
room



Landscaped  
Podium Deck



Outdoor  
Lawn Area



Indoor and Outdoor  
fitness facilities





## SOAK IN NEW PERSPECTIVES

An events lawn and BBQ area provides a perfect setting for small social gatherings. In this warm and inviting setting, not only can you unwind, but you can also take in the spectacular scenery all around you.

Expertly designed for lifestyle needs and desires, Greenside Residence is poised to provide exceptional experiences for you and your family.



A modern living room scene featuring a light grey, textured fabric sofa with wooden legs. The sofa is positioned against a light grey wall. To the left of the sofa is a tall, leafy green plant in a white, cylindrical pot. On the sofa, there is a dark brown pillow with a white wavy pattern, a plain light grey pillow, and a folded newspaper or magazine. The floor is made of light-colored wood. The overall atmosphere is clean, minimalist, and comfortable. A white rectangular frame is overlaid on the right side of the image, containing the text "LUXURIATE IN COMFORT".

LUXURIATE IN  
COMFORT

## CRAFTED TO YOUR NEEDS

Offering a range of unit types from one- to three-bedroom luxury apartments, including ground-floor level residential units, Greenside Residence ensures a layout that perfectly matches your lifestyle. Here, you'll discover meticulously designed spaces that provide effortless relaxation. Moreover, Greenside Residence exemplifies modern living with its stylish and remarkably adaptable spatial layouts, optimizing panoramic views and seamlessly blending with the surrounding environment.





## SERENE HAVEN WITH PANORAMIC VIEWS

At Greenside Residence, you will enjoy the neighborhood's carefully planned surroundings, which feature an abundance of green space.

Discover the breathtaking landscaped terrace providing panoramic views that stretch across the Dubai Hills Golf Course and the charming low-rise community. Additionally, residents can unwind in the thoughtfully designed common area, purposefully created to offer a serene space where they can relax and soak in the magnificent views.



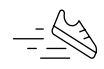
FEEL INVITED, INDULGED  
AND INSPIRED

# 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 Greenside Residence, 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





## GLOBAL LIFESTYLE DEVELOPER

As one of the most valuable and reputable real estate developers in the world, Emaar aims to provide world-class design and unrivalled products in the most desirable locations. The Group's portfolio consists of large-scale integrated residential developments, shopping malls, hotels, entertainment, and leisure destinations. Some of Emaar's most iconic landmarks include Burj Khalifa, the world's tallest building.

Market Cap AED <b>51.8 BN</b> FY 2022	Revenue AED <b>24.9 BN</b> FY 2022	Net Profit AED <b>6.8 BN</b> FY 2022
Presence In <b>+12</b> Global markets	Delivered <b>+85,000</b> Residential Units	Under Development <b>+27,000</b> Residential Units

\*As in 31 December 2022

# GREENSIDE RESIDENCE

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DUBAI HILLS ESTATE

## CONTACT US

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](http://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

# EMAAR