

HYDE

RESIDENCES
DUBAI HILLS



CITYVIEW



ENNISMORE

CITYVIEW DEVELOPMENTS

City View Developments is a prominent real estate development company **headquartered** in the **United Arab Emirates**, with significant **operations** in **Turkey** and **Georgia**. With over a decade of experience, the company has developed approximately 5 Million square feet of residential and 1 million square feet of properties, and in the hospitality sector

ACCOR GROUP

Accor Group, founded in France in 1967, is a global hospitality leader with a presence in **110 countries**. It operates over **5,600 hotels** and **10,000 restaurants** and bars worldwide. Its portfolio includes more than **45 brands**, such as Raffles, Fairmont, and Ibis, offering diverse hospitality experiences from ultra-luxury resorts to economy stays, shaping the future of global travel.

CITYVIEW



ENNISMORE

TRUSTED PARTNERSHIPS WITH LEADING BRANDS

LACASA



A leading architectural & engineering consultancy, LACASA specializes in innovative, functional designs. With 500+ projects, they bring decades of expertise to residential, commercial, and hospitality developments.

MORGANTI
GCC



A top project management and construction consulting firm with 20+ years of regional experience. As part of the 100-year-old US-based Morganti, they oversee large-scale developments with efficiency and high standards.

BISHOP
DESIGN



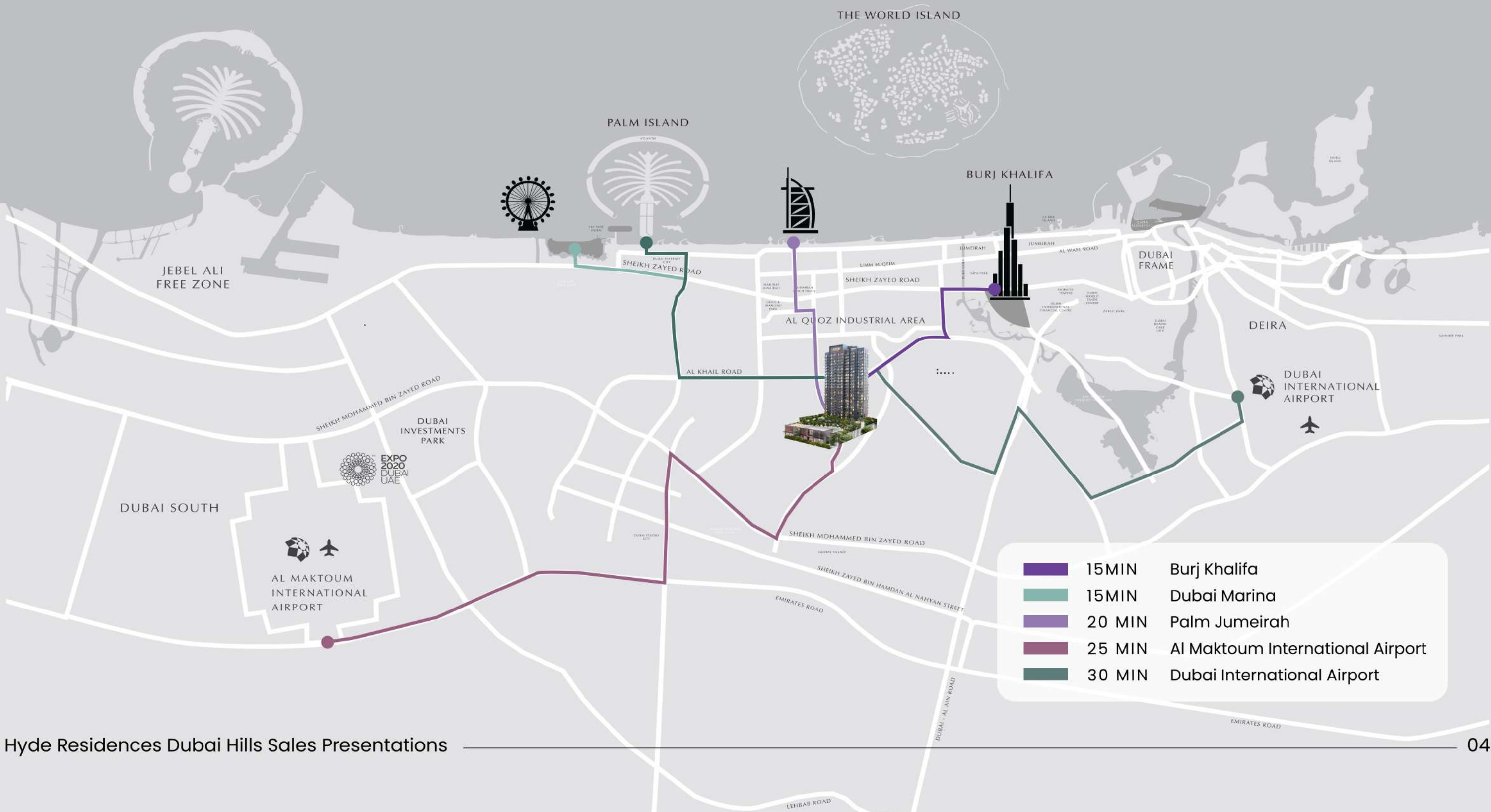
An award-winning interior design firm with offices in Dubai and Miami. Known for bespoke designs, they bring elegance, creativity, and luxury to projects like HYDE.

EVOLUTIONS



Dubai's premier Real Estate Intelligence Hub, offering consultancy for developers and investors. They connect key industry players and provide strategic guidance for seamless real estate development.

INTRODUCING HYDE RESIDENCES
A FIRST IN THE MIDDLE EAST



HYDE RESIDENCES
A FIRST FOR THE REGION





CityView

IMMERSE YOURSELF IN UNPARALLELED LUXURY



SWIM

in the family-friendly
splash or signature pools



RECOVER

in the indoor and
outdoor wellness spaces



PLAY

a friendly game
of padel or pickleball



RELAX

in the
summer house



DINE

in the premium F&B
concept by Rikas Group



MOVE

in the fully fitted
fitness studio



WATCH

the best films in the
outdoor cinema



READ

everything you need
at the library



PODCAST

recording Room



KIDS PLAY AREA

ultimate indoor
soft play area



LIBRARY

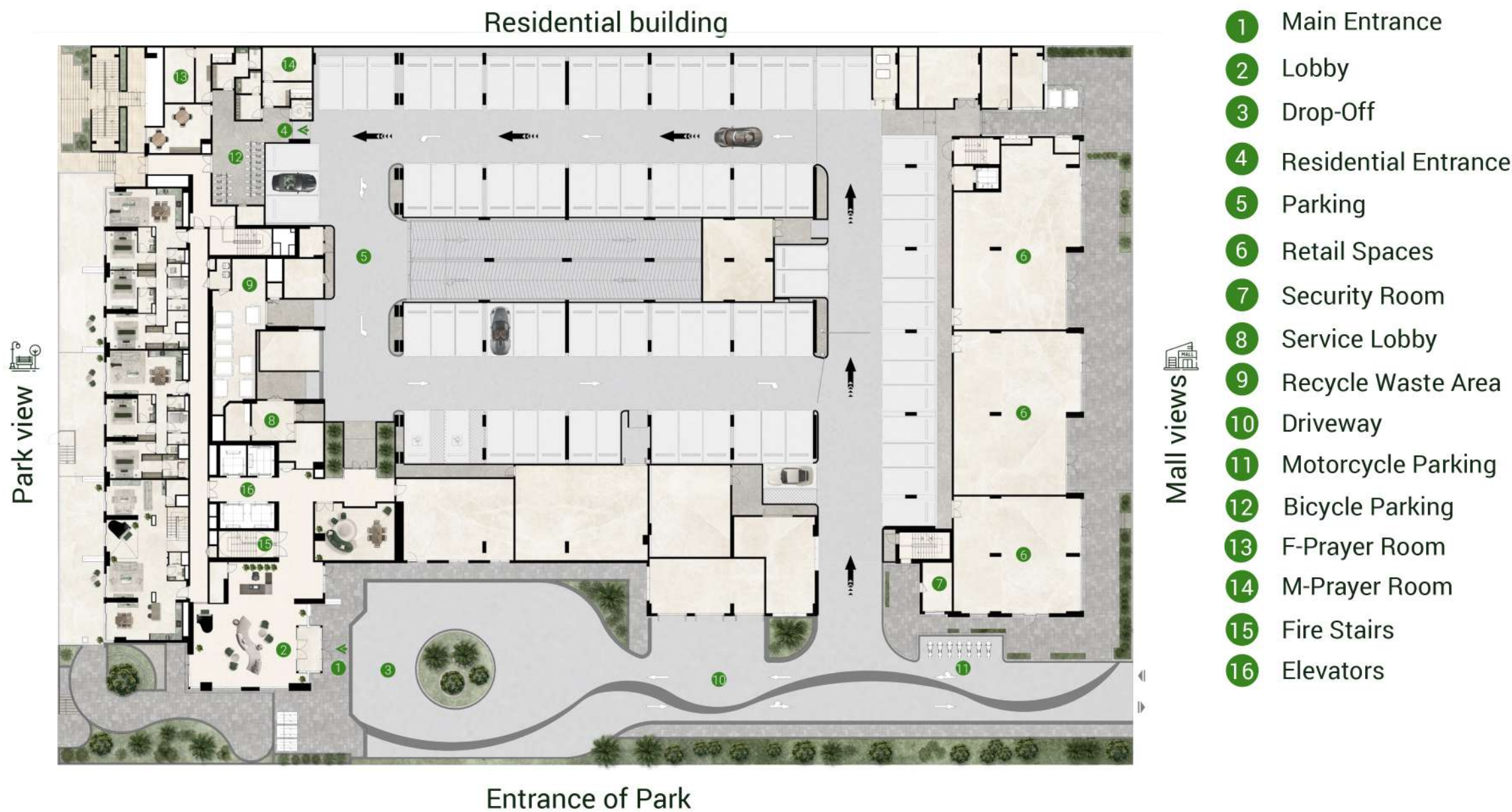
room containing
collections of books



BBQ

an outdoor
meal

MASTERPLAN (GROUND FLOOR PLAN)



MASTERPLAN (FIRST FLOOR PLAN)



CityView



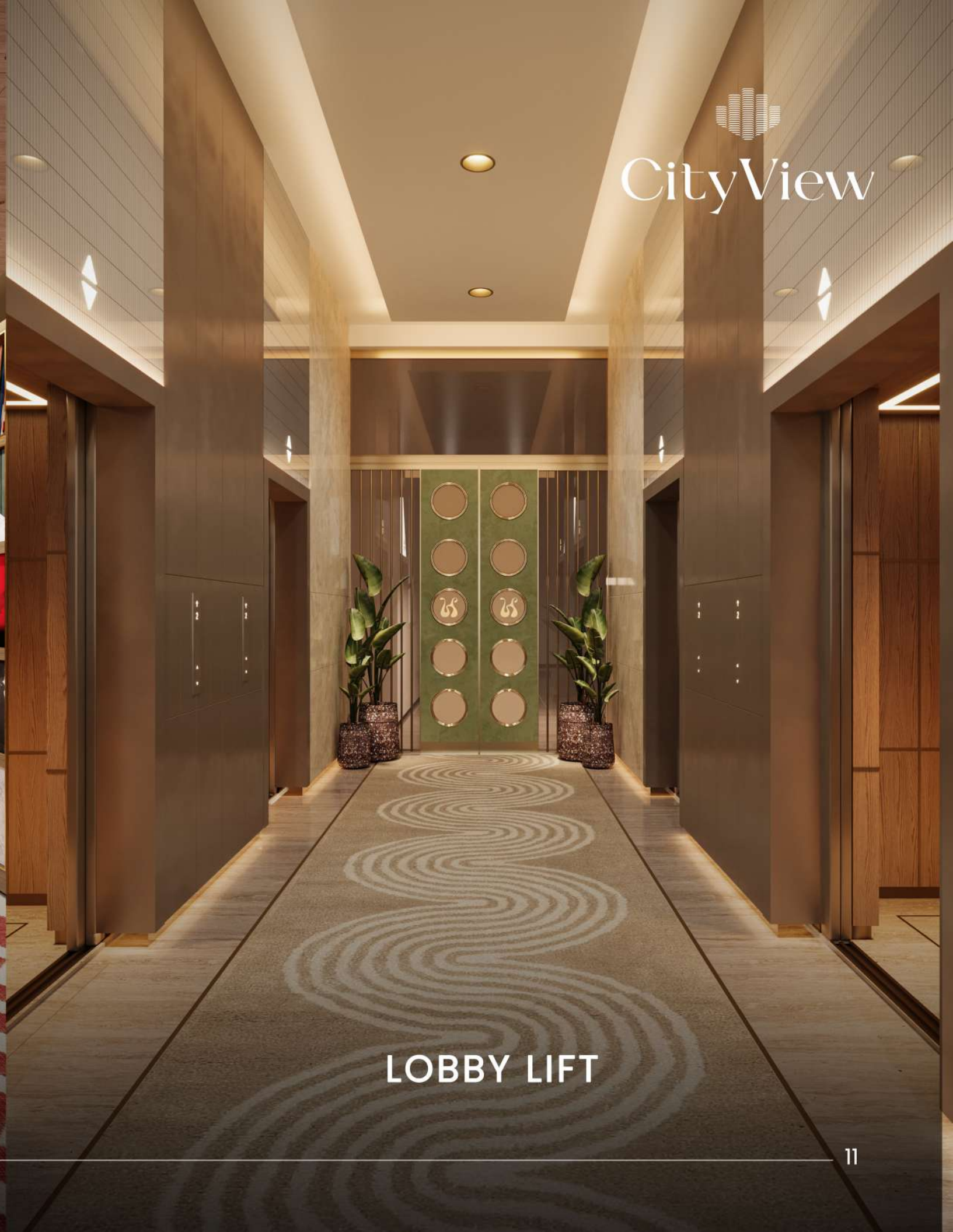
- 1 Reception
- 2 Residential Elevators
- 3 Service Lift
- 4 Entrance on the Podium
- 5 Library
- 6 Gym
- 7 Outdoor Gym
- 8 Co-Working Space
- 9 Podcast Room
- 10 Yoga Area
- 11 Family Seating Area
- 12 Paddle Court
- 13 Kids' Pool
- 14 Kids' Playroom
- 15 Pool Garden Cabanas
- 16 Sunken Lounge
- 17 Main Pool
- 18 Outdoor Cinema
- 19 Shaded Terrace
- 20 Summer House
- 21 Shaded BBQ Area
- 22 Shower Area

TYPICAL FLOOR PLAN





PODCAST RECORDING ROOM



LOBBY LIFT

SUMMER HOUSE & FINE DINING EXPERIENCE

Managed by Rikas Group

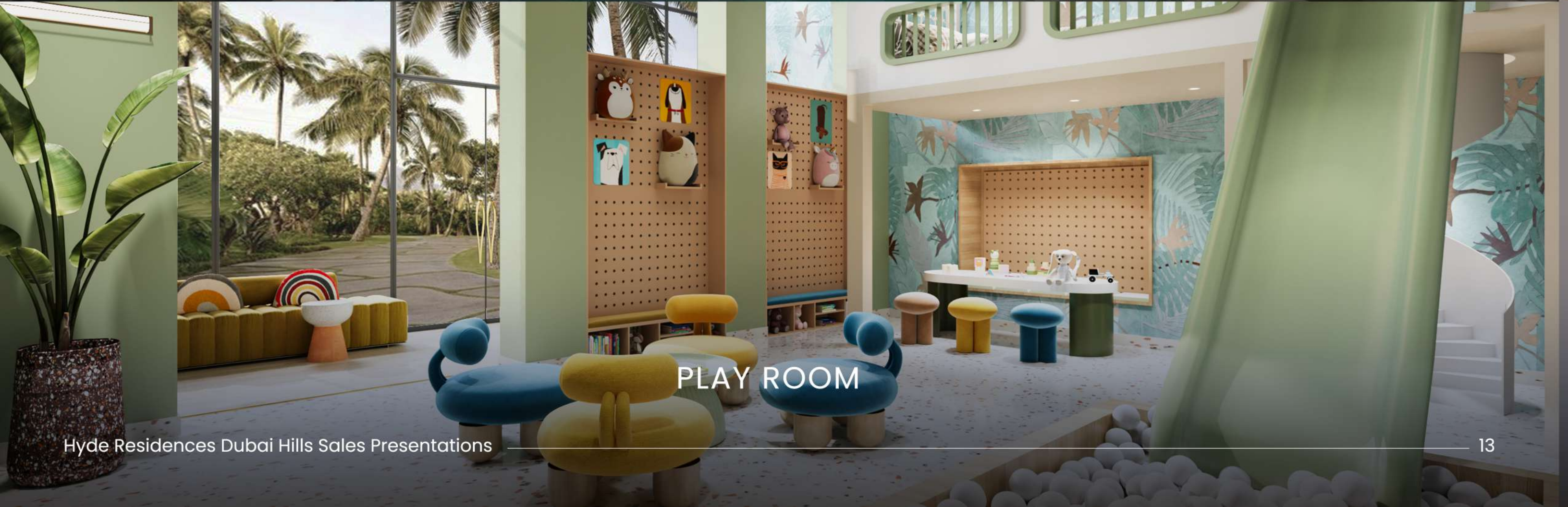


CityView



CityView

SWIMMING POOL



PLAY ROOM



GYMNASIUM



CityView

CINEMA ROOM

UNITS SIZE SQ.FT

UNIT TYPE	MIN TOTAL AREA	AVE TOTAL AREA	MAX TOTAL AREA
1 B/R	800.08	853.68	903.31
2 B/R	1,326.76	1,356.86	1,848.27
3 B/R	1,777.77	2,087.05	4,002.45

PRICE AED

UNIT TYPE	AVE TOTAL AREA	MAX TOTAL AREA
1 B/R	2,468.43	1,975,777
2 B/R	2,723.51	3,670,777
3 B/R	2,531.87	5,750,777

1 BEDROOM

TYPE A



TOTAL AREA
900 SQFT

UNIT AREA
733 SQFT

BALCONY AREA
167 SQFT

1 BEDROOM

TYPE A2



TOTAL AREA

906 SQFT

UNIT AREA

760 SQFT

BALCONY AREA

146 SQFT

TYPE B



TOTAL AREA

835 SQFT

UNIT AREA

684SQFT

BALCONY AREA

150 SQFT

1 BEDROOM

TYPE C



TOTAL AREA
795 SQFT

UNIT AREA
641 SQFT

BALCONY AREA
155 SQFT



2 BEDROOM

TYPE A



TOTAL AREA

1,388 SQFT

UNIT AREA

1,180 SQFT

BALCONY AREA

209 SQFT

2 BEDROOM

TYPE B



TOTAL AREA

1,388 SQFT

UNIT AREA

1,132 SQFT

BALCONY AREA

206 SQFT



3 BEDROOM
TYPE A



TOTAL AREA
1,786 SQFT

UNIT AREA
1,472 SQFT

BALCONY AREA
314 SQFT



HYDE RESIDENCES



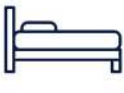
Location

Dubai Hills Estate



Building Configuration

G + 24 floors



Unit Mix

1, 2 & 3 BR & 3 BR Duplex



Total Units

246 Apartments



Handover

Q4 - 2026



Payment Plan

50% During Construction,
50% on Handover



Developer

City View Developments



Brand Operator

Accor Group & Ennismore



Starting Price

AED 1.8 Million

ACCOR OWNERSHIP BENEFITS PROGRAM

Residence owners are eligible to participate in the **Accor Ownership Benefits Program**, affording them **VVIP** status on a global basis.

*Eligibility continues for as long as **Purchaser owns Hyde branded real estate**, subject to inclusion of the **annual Residence Ownership Benefits Fee** being included in the property service charge assessed to all Residence Owners

Exclusive invitation to join **PLATINUM status in Accor Live Limitless**.

- **VIP reservation desk to support** travel planning across Accor's global network of hotels, resorts and related hospitality offerings.
- **Automatic upgrades** on arrival across more than 5,500 hotels and resorts worldwide (subject to availability)**.
- **20% off** best available rate worldwide at participating Accor hotels and resorts.





HYDERESIDENCESDUBAIHILLS.COM

BRAND OPERATORS

ENNISMORE



INTERIOR DESIGN

BISHOP
DESIGN

ARCHITECTURE & ENGINEERING

LACASA

CONSTRUCTION CONSULTING

MORGANTI
GCC

PRESENTED BY

EVOLUTIONS