

THE COMMUNITY

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, and flanked by Al Khail Road, the community offers easy access to the city's most popular districts and attractions

WHY PARK HORIZON?

- An elegant two-tower development consisting of one, two and three-bedroom apartments and 2-bedroom duplex townhouses
- Perfectly positioned at the centre of a vibrant community with a host of world-class amenities nearby
- Intuitive design and contemporary appeal make it the perfect home for every lifestyle
- Footsteps away from Dubai Hills Park, Dubai Hills Mall, and a wide array of retail and dining options
- Leisure and entertainment options alongside world-class health and educational facilities



LOCATION & VIEWS

- 12 mins to Downtown Dubai; 15 mins to Dubai Marina; 20 mins to Dxb Int'l Airport; 25 mins to Al Maktoum Int'l Airport
- Overlooking Dubai Hills Park
- Central location with easy access to Al Khail Road
- Just minutes away from Downtown Dubai and other businesses, retail and tourism hubs
- Easy access to the city's most popular attractions
- Convenient interchanges and bus network

RESIDENTIAL UNITS

- One, two and three-bedroom apartments
- Two-bedroom townhouses
- Elegant, spacious, comfortable, and ambient living spaces
- Floor-to-ceiling windows
- Effortless blend of contemporary living and nature



Instalment	Payment Percentage	Due Date
Down Payment	10%	NOV 2022
1st Instalment	10%	JAN 2023
2nd Instalment	10%	JUN 2023
3rd Instalment	10%	JAN 2024
4th Instalment 20% Construction Completion*	10%	JUN 2024
5th Instalment 40% Construction Completion*	10%	JAN 2025
6th Instalment 60% Construction Completion*	10%	JUN 2025
7th Instalment 80% Construction Completion*	10%	JAN 2026
9th Instalment 100% Construction Completion*	20%	SEP 2026

*Estimated Construction Completion Date

Building 1			
Available Units	Area Sq. ft.		Starting Price (in AED mn)
	Min.	Max.	
1-Bedroom	655	757	1.17
2-Bedroom	992	1,719	1.84

Building 2			
Available Units	Area Sq. ft.		Starting Price (in AED mn)
	Min.	Max.	
1-Bedroom	653	868	1.16
2-Bedroom	1,004	1,881	1.81
3-Bedroom	1,356	2,291	2.89

FACTS

- **BUILDING 1**
1-Bedroom: **40 Units**
2-Bedroom: **57 Units**
- **BUILDING 2**
1-Bedroom: **84 Units**
2-Bedroom: **79 Units**
3-Bedroom: **40 Units**



AMENITIES



- Fully Equipped Gym
- Multi-Purpose Room
- Kid's Room
- Direct Access to Dubai Hills Park
- Swimming Pool & Children's Pool
- Landscaped Podium & Outdoor Areas
- World-Class Health & Educational Facilities Nearby

THE DEVELOPER

EMAAR REVENUE FOR 2021 – AED 28.27 BN

With a proven track-record in delivery, Emaar has delivered over 81,600 residential units in Dubai and other key global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination