

A wide-angle photograph of a lush green field filled with small, delicate flowers in shades of yellow and purple. The field stretches towards a distant horizon under a bright, hazy sky. The lighting is soft and warm, creating a bokeh effect with the flowers in the foreground.

SIDRA 3

AT DUBAI HILLS ESTATE



DUBAI HILLS

ESTATE













AN EXCLUSIVE PREMIUM
COMMUNITY LIKE
NO OTHER

3, 4 and 5 bedroom villas available

All villas can accommodate private swimming pools

Equipped with modern amenities



SURROUNDED BY A WORLD-CLASS
GOLF COURSE AND NUMEROUS
RECREATIONAL FACILITIES

18-Hole Course

Driving Range

Putting Greens

Gymnasium

Multi Use Game Areas



WANDER THROUGH THE LUSH
GREEN PARKS AND TAKE IN
NATURE'S BEAUTY

Children's Play Areas

Outdoor Gymnasium

2 Kilometre Jogging Track

Art Installations

Fountains, Water Features

and Splash Pad



SHOP, DINE AND BE
ENTERTAINED AT A
STATE-OF-THE-ART MALL

Cutting-edge Cinemas
Family Entertainment Venues
Wide Array of Dining Options

Linked Directly to Future Metro Lines
Leading Fashion and Retail Outlets

DUBAI HILLS ESTATE

Jumeirah Beach
12 Minutes

The Dubai Mall
10 Minutes

Burj Khalifa
10 Minutes

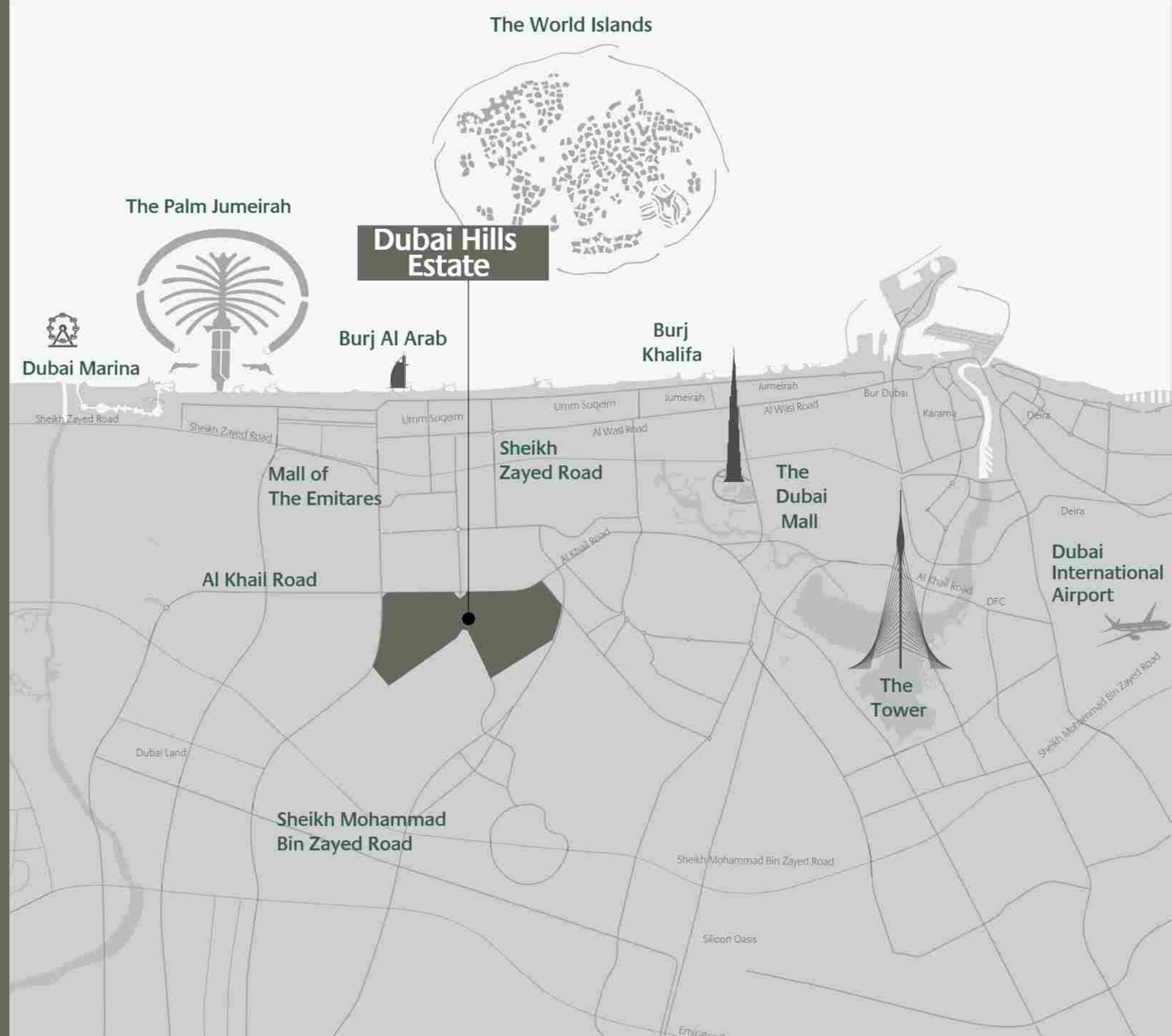
Dubai Marina
10 Minutes

Al Maktoum Airport
35 Minutes

The Tower - DCH
15 Minutes

Dubai Intl Airport
20 Minutes

DISTANCES ARE APPROXIMATE



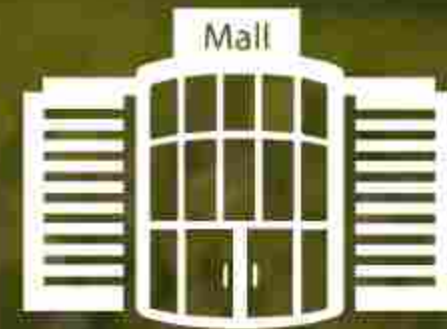
DUBAI HILLS

ESTATE



32,000

RESIDENTIAL UNITS



282,000 SQM

REGIONAL MALL



132,000

RESIDENTS



3

SCHOOLS



1,100 KEYS

3 HOTELS



1.45

MILLION
SQM

PARKS & OPEN SPACES



54

KILOMETERS

BICYCLE ROUTES



1.120 M SQM

18 HOLE GOLF COURSE



2

HOSPITALS

SIDRA 3

SITE PLAN

DUBAI HILLS
ESTATE



A wide-angle photograph of a lush green field filled with small yellow wildflowers. The field stretches to a flat horizon under a bright, hazy sky. The overall tone is warm and natural.

FLOOR PLANS

SIDRA 3

VILLA 1

3 Bedroom
Total Built Up Area: 3,100 Sq Ft



Ground Floor



First Floor

DUBAI HILLS
ESTATE

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

SIDRA 3

VILLA 3

4 Bedroom
Total Built Up Area: 3,533 Sq Ft



Ground Floor



First Floor

DUBAI HILLS
ESTATE

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

SIDRA 3

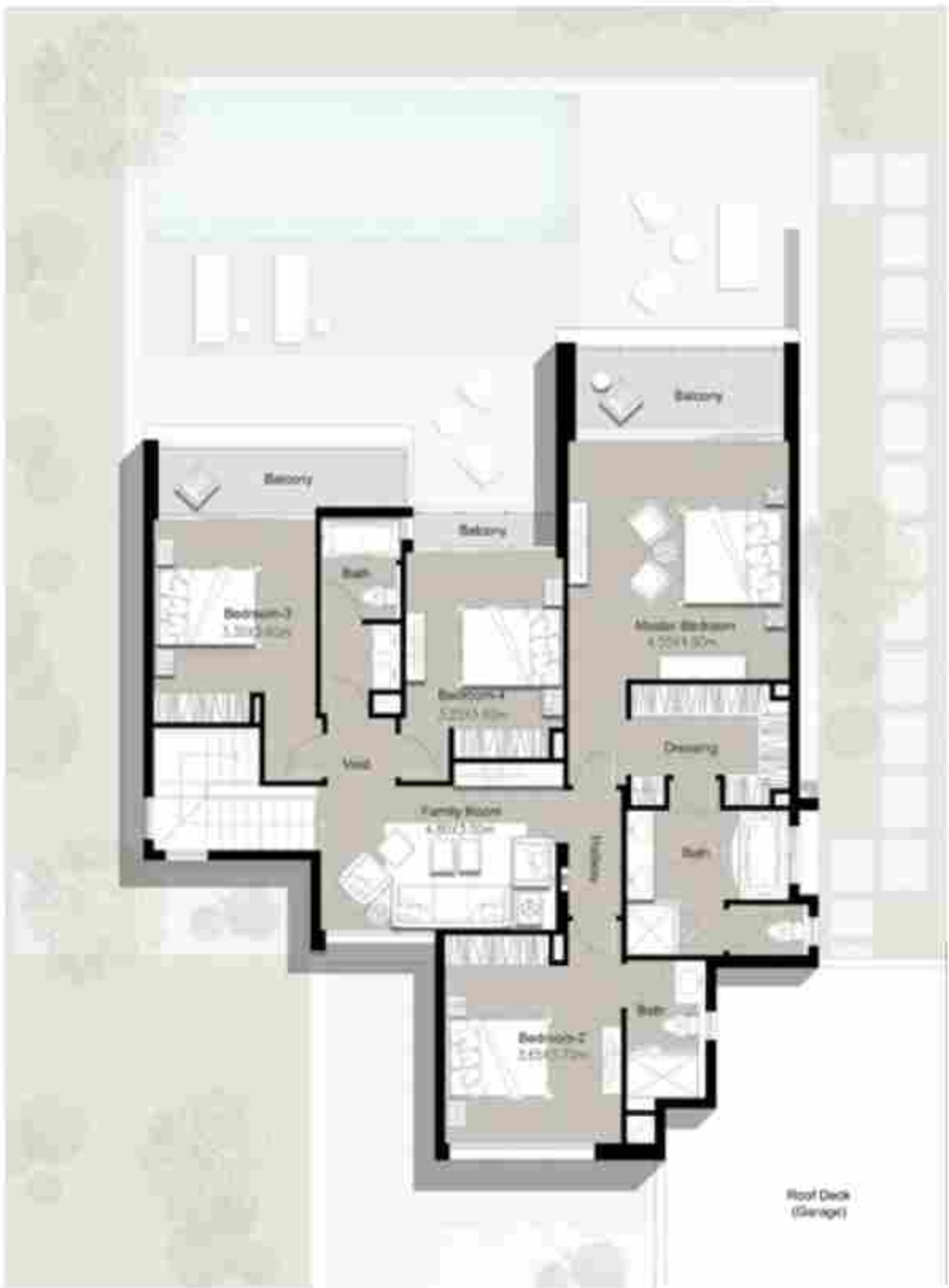
DUBAI HILLS
ESTATE

VILLA 5

5 Bedroom
Total Built Up Area: 4,109 Sq Ft



Ground Floor



First Floor