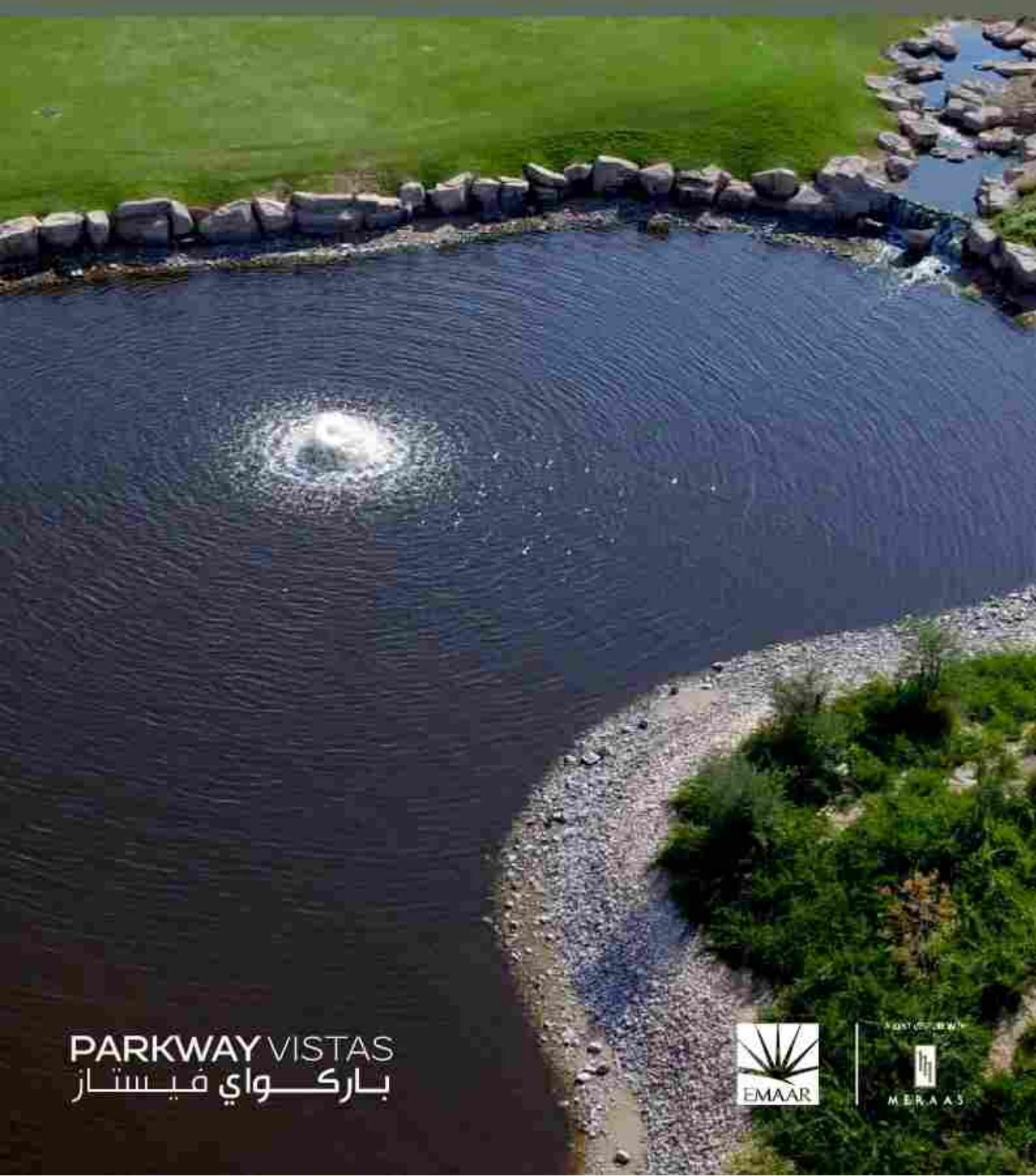


DUBAI HILLS ESTATE



PARKWAY VISTAS
باركواي فيستا



PARKWAY VISTAS
باركواي فيستاز

DUBAI HILLS ESTATE

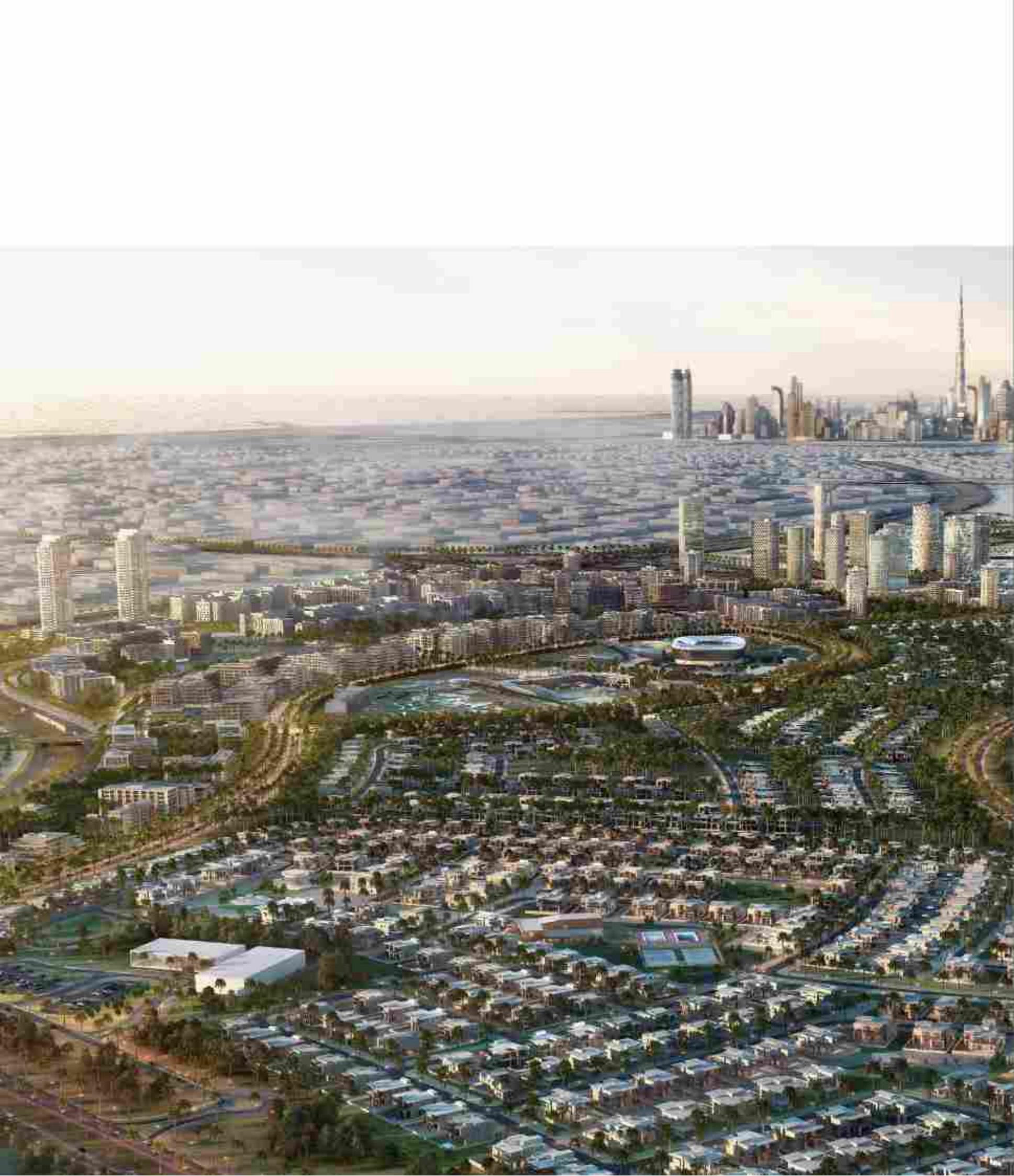
حيّل هيلز إستيت

More than just a place to live, Dubai Hills Estate is an 11 million square metre master-planned community where unsurpassed luxury meets natural wonder. Inspired by His Highness Sheikh Mohammed bin Rashid Al Maktoum's vision to make Dubai one of the world's most sought after cities in the world to live, work and play, it is the newest city-within-the-city development, brought to you by Emaar Properties and Meraas Holding.

Designed to the highest standards of sustainability, the mixed-use mega-project features elegant neighbourhoods interwoven with landscaped parks, winding walkways and an 18-hole championship golf course. With world-class hospitality, shopping, education and healthcare facilities all within walking distance, the Dubai dream becomes your everyday reality at Dubai Hills Estate.

إن دبي هيلز إستيت ليس مجرد مكان تعيش فيه، بل مجتمع متكامل ممتد على مساحة 11 مليون متر مربع حيث تلتقي الفخامة غير المسبوقة مع عجائب الطبيعة وبالإلهام من رؤية سمو الشيخ محمد بن راشد آل مكتوم لجعل مدينة دبي واحدة من المدن التي يسعى الكثيرون للإقامة بها في العالم للعيش والعمل والتزمية. فإن هذا المشروع يعد أحدث المشاريع التطويرية المتكاملة لمدينة دبي قلب المدينة وهو نتاج التعاون المشترك بين شركتي إعمار العقارية ومeras

القابضة. يضم هذا المشروع العملاق متعدد الاستخدامات وفقاً لأعلى معايير الاستدامة، ويضم أحياء سكنية أنيقة محاطة بالحدائق الخضراء والممرات المنعرجة وملاعب جولف مؤلفة من 18 حفرة، ومع مرافق الحياة والتسوق والتعليم والرعاية الصحية ذات المستوى العالمي التي تقع جميعها على بعد خطوات، يصبح حلم دبي حقيقة تعيشها كل يوم في دبي هيلز إستيت.



THE HEIGHT OF DUBAI LIVING

رُفَى الْحَيَاةُ فِي دُبَيِّ شَطَارَكَ

Every day is a breath of fresh air at Parkway Vistas, where stunning villas overlook the lush greenery of the sprawling golf course. A vibrant yet tranquil environment will greet you at every turn, inviting you to find true happiness as you lose yourself in the laughter of your family and friends.

Situated in The Parkway development of the prestigious Dubai Hills neighbourhood, the 61 six and seven-bedroom villas' cutting-edge architecture in both classic and contemporary design create indoor and outdoor spaces that effortlessly intertwine. Designed for life, you'll never want to leave, but you'll be proud to make it part of your legacy for those who follow.

كل يوم في باركواي فيستار تسمحة من الهواء العليل، حيث تطل الفيلات الرائعة على المساحات الخضراء الخاصة بهم في الجولف. وأيسما تنظرت أهليتك الوراثية التي تمتلك بالصورة وبدعمها لتجدد السعادة الحقيقة عندما تطلق لنفسك العنوان بين صدحات أسرتك وأصدقائك.

تقع مجموعة الميلات المكونة من 11 ميلات تتألف كل منها من ستة واسعة غرف يوم في مجتمع باركواي بحري دبي "هيلز الرفيع" وتساعد كل من أسلوب البناء المتتطور والتصميم الكلاسيكي والمعاصر على إنشاء مساحات داخلية وخارجية تندمج معاً دون عناء وآلتها مصممة للحياة. ملن ترعب أبداً في المقاضرة، ولكنك ستشعر بالقهر عندما تصبح فيلاك جزءاً من البركت الذي ستحظى به من سلائقيون بعدك.



A NATURALLY BEAUTIFUL LIFESTYLE

أسلوب حياة بجمال طبّعي



Experience healthy living in harmony with nature, with long shaded pathways connecting parks, pools and people of all ages. Enjoy an endless array of community facilities, from a modern health club, golf club and tennis academy to nature trails, jogging tracks, children's play areas, and many other sporting, entertainment and leisure facilities.

Stroll along a network of green corridors to community shopping centres or the neighbourhood mosque, while your kids bike safely to school on dedicated cycling tracks. A great selection of restaurants, cafés, hotels, medical clinics, spas and salons are all within easy reach, even as the allure of Downtown Dubai rises majestically on the nearby horizon.

اكتُب الحياة الصحية المتناغمة مع الطبيعة، والمسارات المطللة الطويلة التي تربط بين الحدائق وأدوار المساجد وتجمّع بين الأفراد من مختلف الأعمار. استمتع بمجموعة متنوعة من المرافق الخدمية، التي تبدأ من النادي الصحي الحديث وملعب الغولف وأكاديمية التنس وتصل إلى المنتزهات الطبيعية ومصانع الركض ومناطق لعب الأطفال والكثير من المرافق الرياضية والترفيهية الأخرى.

تنزه على طول شبكة من الطرق الخضراء التي تؤدي إلى مراكز التسوق بالمجمع أو مسجد الحي، بينما يقود صغارك طاحتهم يامان للذهاب إلى المدرسة في المسارات المخصصة لركوب الدراجات. كما تقع مجموعة كبيرة من المطاعم والمcafés والcafés والعيادات الطبية والمستشفيات الصحية وصالونات التجميل على بعد مسافة قصيرة جداً منك، ويلوّح سحر وسط مدينة دبي بشكل مهيب من الأفق القريب.

COME HOME TO MODERN LUXURY

أَدْبِرْ إِلَى مُنْزِلِكَ وَاسْتَمْعْ بِرَهْبَانِيَّةِ الْعَصْرِيَّةِ

From the moment you step into your villa at Parkway Vistas, you'll know that you've truly arrived. Designed to four different specifications – area ranging from 8,286 to 9,868 sqft – all villas combine refined style with superior amenities for the exclusive lifestyle you deserve. Survey your lush garden framed by a spectacular panorama of Dubai from your second-storey balcony, or take a dip in your private pool under the crescent moon and twinkling stars.

منذ اللحظة التي تخطو فيها إلى داخل قيلاتك في باركواي فيستا، سدرك أنك قد وصلت بالفعل. ينقسم تصميم مجموعة القيلات المكونة من 10 قيلات، كل منها من ستة أو سبعة غرف نوم إلى مئتين متر مربع من المواجهات – إما 8,286 أو 9,868 قدمًا مربعاً – وتجمع جميعها الطراز الأنيق مع وسائل الراحة الفائقة لنوم لك أسلوب الحياة الحضري، المتغير الذي تستحقه. استمتع بإطلالة مدينة الساحرة التي تقع في قلب صورة بانورامية مذهلة لمدينة دبي من شرفةك بالطابق الثاني، أو استمتع بالسباحة في حوض السباحة الخاص بك تحت ضوء القمر والنجوم المتأللة.



ELEGANCE WITHOUT COMPROMISE

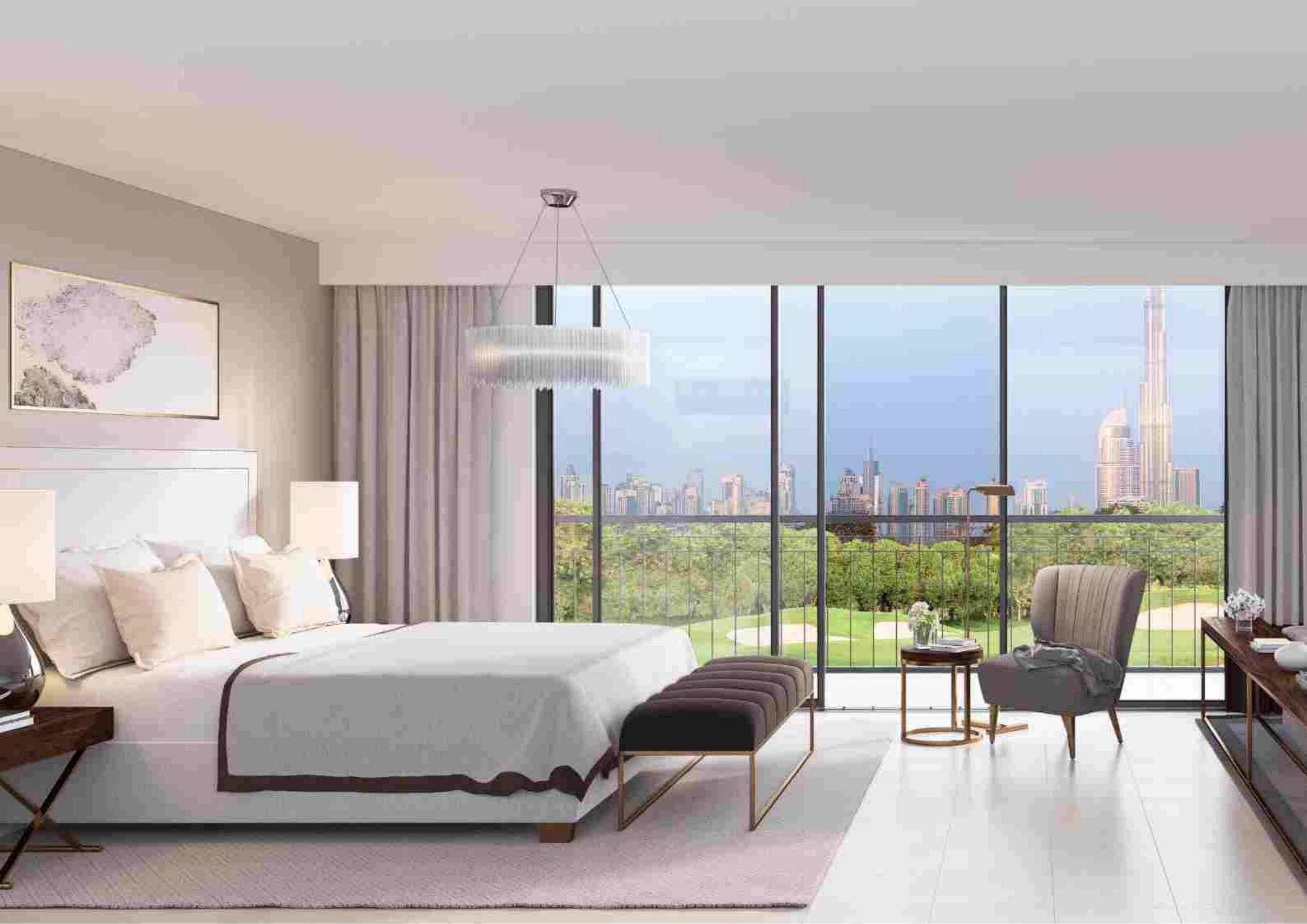
ازمّة خالصة دون تنازلات



Wake up each morning to the song of birds in your garden, as natural sunlight floods through your floor-to-ceiling windows. Thoughtful design and modern convenience are evident in every detail of the expansive villas, with high ceilings accentuating the open-plan layout to put your mind at ease. Marvel at the range of high quality materials and finishes in every room, an exquisite canvas for your personal style to flourish into the home of your dreams.

استيقظ كل صباح على تغريد الطيور من حديقتك، بينما ينفتح ضوء الشمس الطبيعي منزلك عبر النوافذ الممتدة من الأرض حتى السقف، ينطلي التصميم المدروس ووسائل الراحة العصرية في كل تفاصيل الفيلاات الواسعة. حيث تبرز الأسقف العالية التصميم ذو المخطط المفتوح الذي يفتح لك الاسترخاء اللام، وستذهب شرك مجموعة المواد والتسلطيات عالية الجودة الموجودة في كل غرفة، وتأتيها لوحة رائعة تسمح للأسلوبين الشديدين بالازدهار في منزل أحلامك.







A LIFE FULL OF CHOICES

- 11 million sq. metres
- 12 minutes drive from Downtown Dubai
- More than 2000 villas
- More than 20,000 apartments
- Villas from 4,500 – 30,000 sq feet
- 18-hole golf course
- 14 tennis courts
- 4 schools
- 45 km of nature trails
- Rail and metro links offering connectivity to the development

- 01 - Community Park
- 02 - Regional Park
- 03 - Golf Club
- 04 - Golf Academy
- 05 - Driving Range
- 06 - Tennis Academy
- 07 - Schools
- 08 - Hotels
- 09 - Juma Mosque
- 10 - Metro Station

- 11 - Townhouse Community
- 12 - Townhome Community
- 13 - Private Hospital
- 14 - Government Hospital
- 15 - Civil Defence
- 16 - Police
- 17 - Community Retail
- 18 - Golf Villas
- 19 - Golf Apartments
- 20 - Business Park

TYPE B1 MODERN





TYPE B1 CONTEMPORARY ARABESQUE





DUBAI HILLS ESTATE

PARKWAY VISTAS
بارکوی فیستاز

TYPE B1

7 Bedroom
Ground Floor

Total Built Up Area: 9,212 Sq Ft



DUBAI HILLS ESTATE

PARKWAY VISTAS
بارکوی فیستاز

TYPE B1

7 Bedroom
First Floor

Total Built Up Area: 9,212 Sq Ft



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TYPE B2 MODERN





TYPE B2 CONTEMPORARY ARABESQUE





DUBAI HILLS ESTATE

PARKWAY VISTAS
بارکوی فیستاز

TYPE B2

6 Bedroom
Ground Floor

Total Built Up Area 8286 Sq Ft



DUBAI HILLS ESTATE

PARKWAY VISTAS
بارکوی فیستاز

TYPE B2

6 Bedroom
First Floor

Total Built Up Area 8286 Sq Ft



TYPE B3 MODERN





DUBAI HILLS
ESTATE

PARKWAY VISTAS پارک ویسٹس

TYPE B3 MODERN

7 Bedroom
Ground Floor

Total Built Up Area: 9449 Sq Ft



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DUBAI HILLS
ESTATE

PARKWAY VISTAS پارک ویسٹس

TYPE B3 MODERN

7 Bedroom
First Floor

Total Built Up Area: 9449 Sq Ft



第10章

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TYPE B3 CLASSIC





DUBAI HILLS
ESTATE

PARKWAY VISTAS
پارکوی ویستا

TYPE B3 CLASSIC

7 Bedroom
Ground Floor

Total Built Up Area: 9449 Sq Ft



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DUBAI HILLS
ESTATE

PARKWAY VISTAS
بارکوای فیسٹس

TYPE B3 CLASSIC

7 Bedroom
First Floor

Total Built Up Area: 9449 Sq Ft



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TYPE B4 MODERN





TYPE B4 MODERN

7 Bedroom
Ground Floor

Total Built Up Area: 9,868 Sq Ft



TYPE B4 MODERN

7 Bedroom
First Floor

Total Built Up Area: 9,868 Sq Ft



TYPE B4 CLASSIC





DUBAI HILLS ESTATE

PARKWAY VISTAS
بارکوی فیستا

TYPE B4 CLASSIC

7 Bedroom
Ground Floor

Total Built Up Area: 9,868 Sq Ft



DUBAI HILLS ESTATE

PARKWAY VISTAS
بارکوی فیستا

TYPE B4 CLASSIC

7 Bedroom
First Floor

Total Built Up Area: 9,868 Sq Ft



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