

VILLA CONSTRUCTION WILL BE COMPLETED 01 / 2023



DUBAI HILLS • 迪拜山庄

NEW VILLA • LIFT • SWIMMING POOL • FACING GOLF AND BURJ KHALIFA

22 450 000 AED OR 5 900 000 € + TAX 4%

PLOT AREA 1174,65 M2 • BUILT-UP AREA INCL. BALCONIES 965,70 M2

GROSS FLOOR AREA 880,91 M2 • SWIMMING POOL 12 x 4 METERS

7 BEDROOMS • 10 WASHING ROOMS

(5 BEDROOMS INCL. MASTER BEDROOM + 2 BEDROOMS FOR HOUSEMAIDS)

BEAUTY SALON • HAMMAM STEAM ROOM • SAUNA • GYM • OFFICE ROOM

DEMONSTRATION KITCHEN • FOOD PREPARATION KITCHEN • INTERIOR MARBLE FINISHING



DUBAI HILLS • 迪拜山庄



DUBAI HILLS 迪拜山庄 • NEW VILLA • LIFT • SWIMMING POOL • GOLF VIEW



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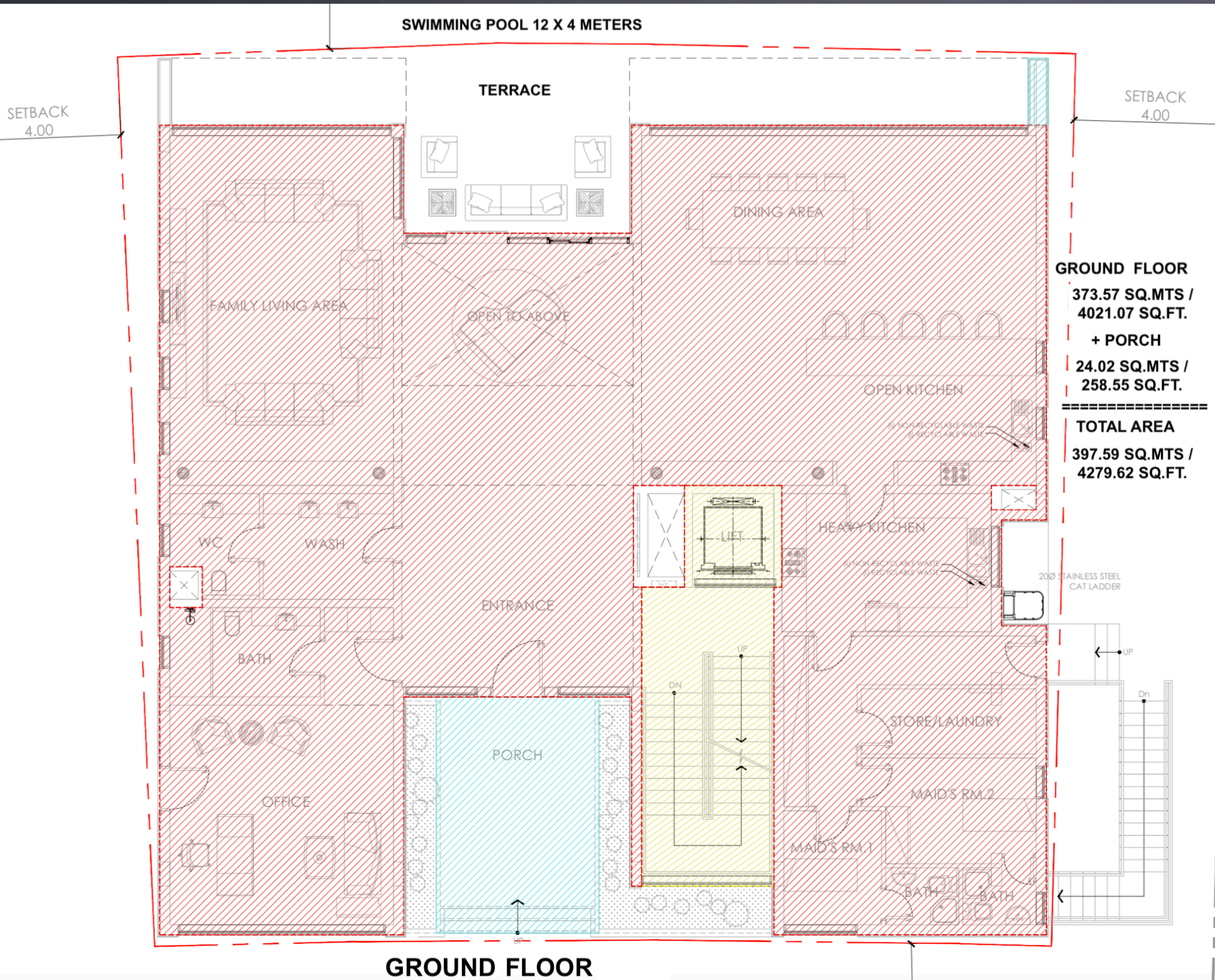
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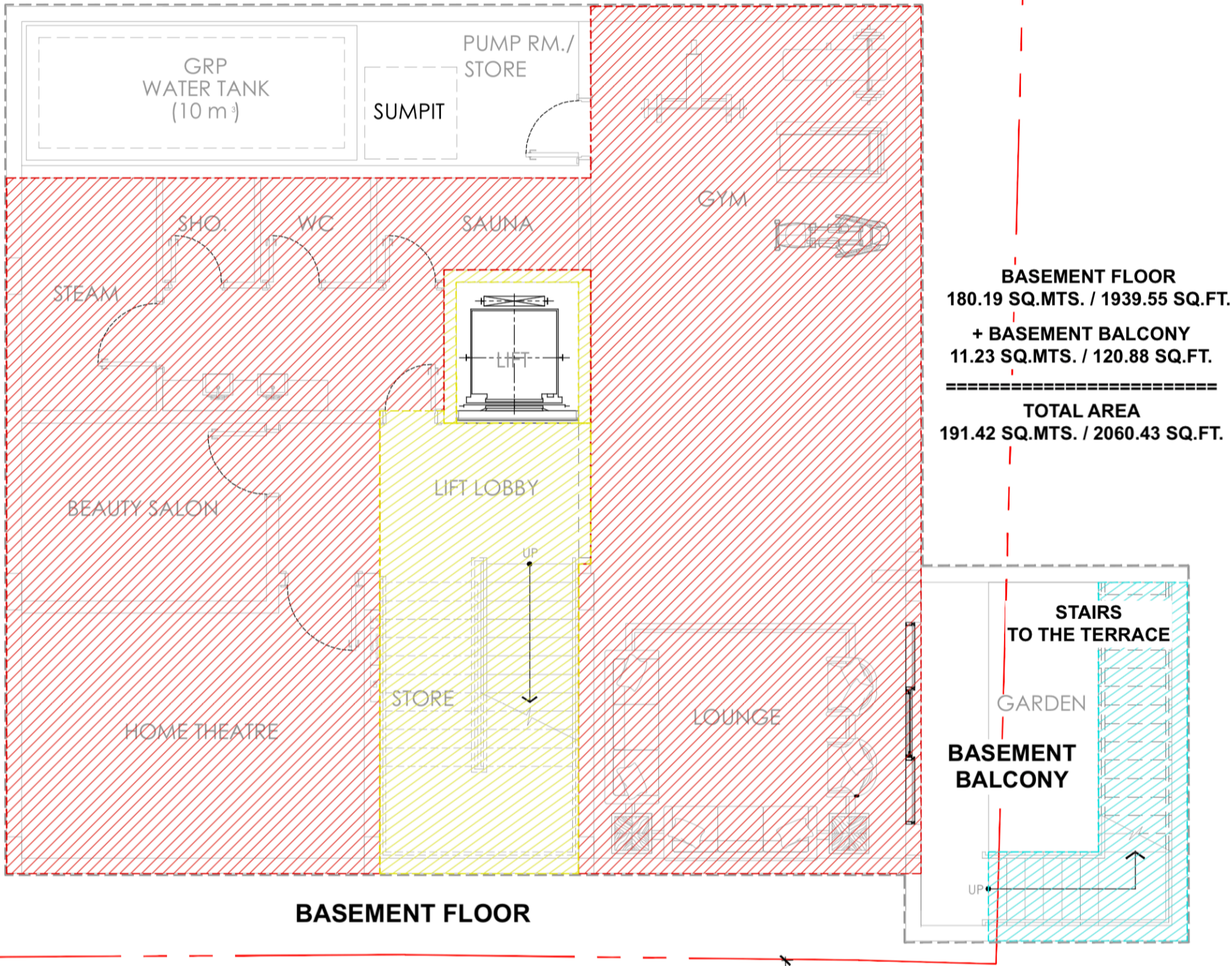
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GROUND FLOOR PLAN • ENTRANCE • 2 BEDROOMS FOR HOUSEMAIDS



BASEMENT FLOOR PLAN • LIFT

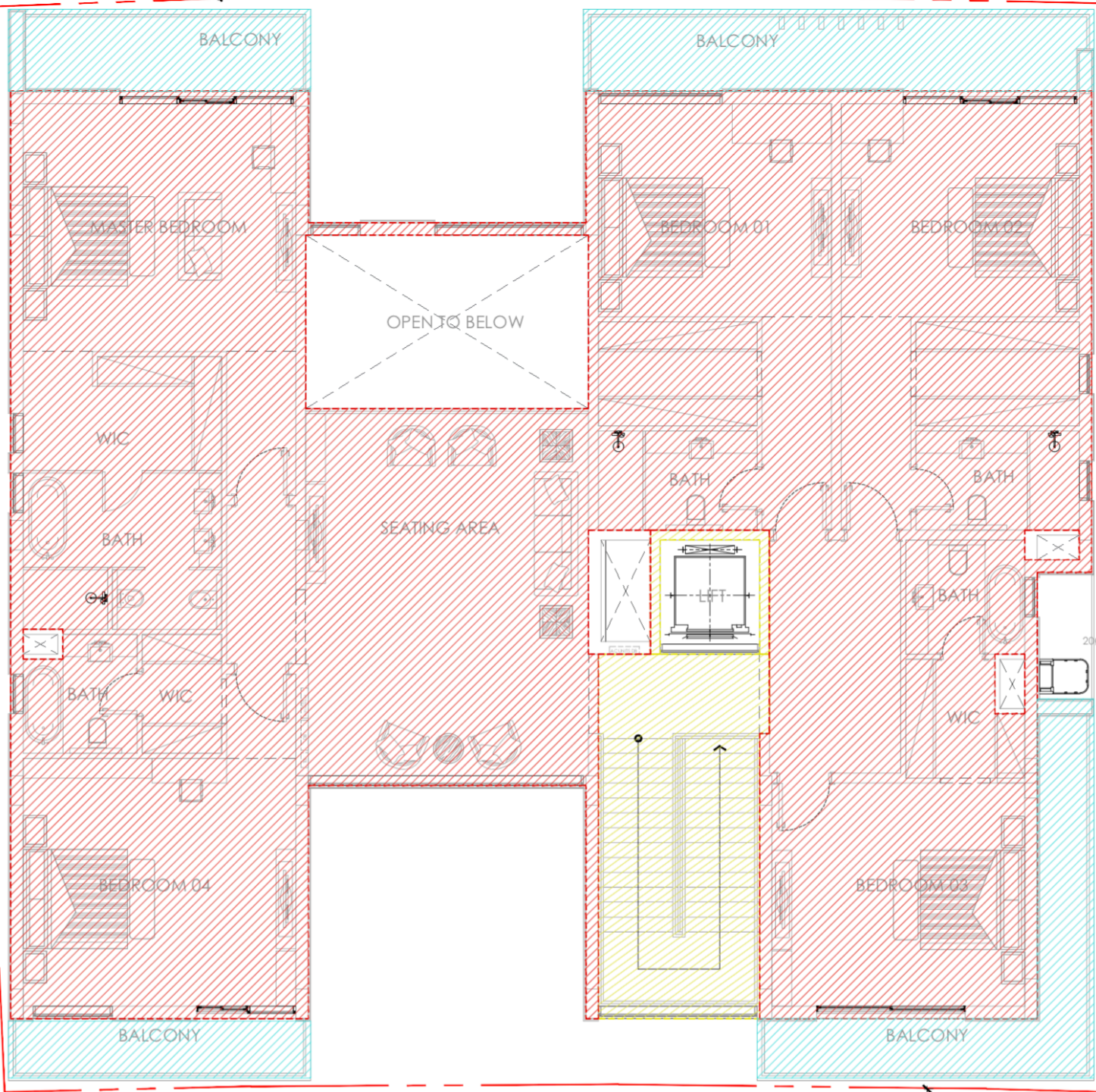


GFA (GROSS FLOOR AREA) CALCULATION

	GROSS FLOOR AREA (GFA)			BUILT-UP AREA (BUA)	
	SQ. MTS.	SQ. FT.	RATIO	SQ. MTS.	SQ. FT.
BASEMENT FLOOR	180.19	1939.55	0.15	191.42	2060.43
GROUND FLOOR	373.57	4021.07	0.32	397.59	4279.62
FIRST FLOOR	327.05	3520.33	0.28	376.69	4054.65
TOTAL	880.81	9480.95	0.75	965.70	10394.70
	SQ. MTS.	SQ. FT.			
PLOT AREA	1174.65	12643.83			

SETBACK
4.00

SETBACK
4.00



FIRST FLOOR

327.05 SQ.MTS. /
3520.33 SQ.FT.
+ BALCONIES
49.64 SQ.MTS. /
534.32 SQ.FT.

=====

376.69 SQ.MTS. /
4054.65 SQ.FT.

FIRST FLOOR



DUBAI HILLS is an unique luxury residential neighbourhood crafted around a magnificent 18-hole championship golf course.

Dubai Hills is an integral part of the Mohammed Bin Rashid City. Ideally 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.

DUBAI HILLS INCLUDES:

- An 11 million square meter development with 2,000 villas and thousands of apartments**
- 18-hole functional championship golf-course (European design) within the development operated by Troon Golf. There is also an academy, a beautiful clubhouse with dining options, and 83 bunkers**
- 14 tennis courts, 4 schools, many kilometres of natural trails, 2 hotels & resorts**
- Rail & metro-link connectivity**
- Other amenities for kids & families include: Dog Park, Skate Park, Glice Rink, Bounce Park, Urban Beach & Splash Park, and Weekend Markets**

THE MBR (MOHAMMED BIN RASHID) CITY • DUBAI HILLS 迪拜山庄 • DUBAI 杜拜

The MBR City is one of the biggest developments in Dubai. With its prime location and access to prime amenities and attractions, it is the great destination for residents and tourists. The development area includes state-of-the-art tourist attractions, a center for recreational and leisure activities, the biggest shopping center in the world, a large-scale park, the world's largest man-made lagoon and 45 million sq. ft. of freehold property. The community is a collection of residential, commercial and retail spaces.

One of the key features of MBR City is the world's largest crystal lagoons, the 7-kilometre water body and man-made beaches for residents, sweeping parklands and breathtaking architecture.

The development MBR City comprises few neighbourhoods that are primarily centred on the concept of "living in the garden" reflecting the Japanese gardens of the East as well as the styles of the French and English countryside.

A calm location of this area just minutes from the center of the Dubai city.

Designed to decorate the quality of living, this new residential development represents the right stability in terms of luxurious living with a modern lifestyle

FACING GOLF AND BURJ KHALIFA

