

Hillsedge

DUBAI HILLS ESTATE

Amenities Redefined

EMAAR

Sale Transactions for Properties in Dubai in the [last 12 months](#) ▾

powered by TruView™



Sales Volume

174,971 38.3% ↑

Sales Value (AED)

446.2 B 26.6% ↑

Average Price (AED)

1,731 / sqft 4.6% ↑

Jumeirah Village Circle (JVC) (16,511)	Business Bay (10,254)	Dubailand (7,416)	Dubai Hills Estate (6,858)
Dubai South (6,513)	DAMAC Hills 2 (Akoya by DAMAC) (5,842)	Dubai Marina (5,401)	Meydan City (5,238)
Dubai Land Residence Complex (5,080)	Arjan (4,582)	Bukadra (4,537)	Jumeirah Lake Towers (JLT) (4,534)
Downtown Dubai (4,292)	Dubai Creek Harbour (4,204)	Al Furjan (3,981)	Dubai Sports City (3,974)
The Valley by Emaar (3,546)	DAMAC Lagoons (3,211)	Jumeirah Village Triangle (JVT) (3,202)	Town Square (3,103)
International City (2,809)	Dubai Science Park (2,799)	Ras Al Khor (2,629)	Dubai Maritime City (2,613)
Dubai Production City (IMPZ) (2,405)	Dubai Investment Park (DIP) (2,341)	Majan (2,310)	Motor City (2,253)
Za'abeel (2,135)	Dubai Silicon Oasis (DSO) (2,076)	Mohammed Bin Rashid City (1,944)	Discovery Gardens (1,788)
Sobha Hartland (1,786)	DAMAC Hills (1,780)	Dubai Islands (1,687)	Mina Rashid (1,681)
Palm Jumeirah (1,677)	Al Wasl (1,624)	Dubai Harbour (1,599)	Expo City (1,341)
Al Jaddaf (1,130)	Wasl Gate (1,062)	Athlon by Aldar (998)	Dubai Studio City (964)
Bur Dubai (924)	The Acres (908)	Liwan (884)	Mudon (881)
Jumeirah Beach Residence (JBR) (822)	Jebel Ali (809)	Arabian Ranches 3 (736)	Remraam (687)
Umm Suqeim (640)	Nad Al Sheba (637)	Tilal Al Ghaf (628)	Culture Village (Jaddaf Waterfront) (596)
The Springs (479)	City of Arabia (474)	Arabian Ranches (423)	Al Satwa (418)
The Oasis by Emaar (416)	Jumeirah (397)	The Greens (395)	Mirdif (360)
Jumeirah Golf Estates (355)	The Views (321)	Reem (317)	Dubai Industrial City (292)
Palm Jebel Ali (269)	Al Mina (217)	Jumeirah Park (196)	Arabian Ranches 2 (195)
The Meadows (192)	Al Quoz (187)	Al Sufouh (183)	The Villa (166)
Bluewaters Island (161)	Deira (156)	Green Community (154)	Dubai Media City (152)
Barsha Heights (Tecom) (151)	The World Islands (139)	Serena (133)	Al Barari (128)
Living Legends (128)	Jumeirah Islands (121)	The Lakes (97)	Hadaeq Sheikh Mohammed Bin Rashid (96)
Dubai Festival City (89)	Falcon City of Wonders (84)	Al Barsha (78)	The Hills (71)
Al Warsan (62)	Al Rashidiya (60)	Dubai Internet City (57)	Muhaisnah (55)
Dubai Design District (53)	Nad Al Hamar (51)	The Sustainable City (48)	World Trade Centre (46)
Al Badaa (41)	Al Mizhar (35)	Dubai Waterfront (35)	Al Warqaa (33)
Al Twar (32)	Emirates Hills (32)	Al Khawaneej (32)	Jumeirah Heights (32)
Al Qusais (21)	Umm Al Sheif (14)	Al Safa (12)	Al Thanyah 4 (11)
Al Jafiliya (9)	Al Manara (8)	Pearl Jumeirah (8)	Al Mamzar (7)
Me'aisem 1 (7)	Liwan 2 (6)	Global Village (5)	Al Garhoud (4)
Oud Al Muteena (4)	Al Lisaili (2)	Wadi Al Amardi (1)	Al Nahda (Dubai) (1)

Sale Transactions for Properties in Dubai Hills Estate in the last 12 months ▾



powered by TruView™

Sales Volume

6,829 25.0% ↑

Sales Value (AED)

22.0 B 26.0% ↑

Average Price (AED)

2,266 / sqft 16.0% ↑

Park Heights (2,077)	Park Lane (850)	Vida Residences Club Point (608)	Club Place (410)
Parkside Hills (372)	Vida Residences Dubai Hills Estate (218)	Ellington House (216)	Club Drive (201)
Socio (181)	Maple (170)	Golf Hillside (129)	Sidra Villas (112)
Soho The Berkeley (87)	Elvira (84)	Golfville (83)	Executive Residences (74)
Park Point (72)	Park Ridge (61)	Lime Gardens (59)	Prive Residences (58)
Collective 2.0 (56)	Collective (55)	Hills Park (55)	The Pinnacle (53)
Park Horizon (45)	Mallside Residence (44)	Hillsedge (39)	Golf Place Terraces (39)
Park Field (36)	Address Villas Hillcrest (30)	Park Gate (28)	The Grove by Iman (27)
Golf Suites (25)	399 Hills Park (23)	Golf Grand (22)	Greenside Residence (19)
Golf Grove (16)	Parkways (16)	Parkside Views (15)	Majestic Vistas (15)
Emerald Hills (14)	Palm Hills (13)	Golf Residences by Fortimo (11)	Club Villas (11)
Fairways (8)	Parkway Vistas (7)	Dubai Hills View (6)	Fairways Vistas (5)
Dubai Hills Grove (3)			



Apartment

270,000 AED/year

Vacant | Fully furnished | Park and Pool Views

Acacia A, Park Heights, Dubai Hills Estate, Dubai

2 | 2 | 1,046 sqft

Listed 1 month ago

Call | Email | WhatsApp | Heart | More



Apartment

269,500 AED/year

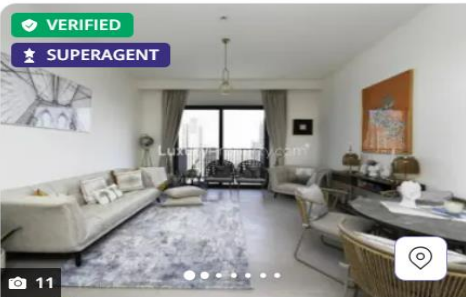
Pool and Park View / Spacious Unit / Best Price

Acacia A, Park Heights, Dubai Hills Estate, Dubai

2 | 3 | 1,046 sqft

Listed 3 months ago

Call | Email | WhatsApp | Heart | More



Apartment

135,000 AED/year

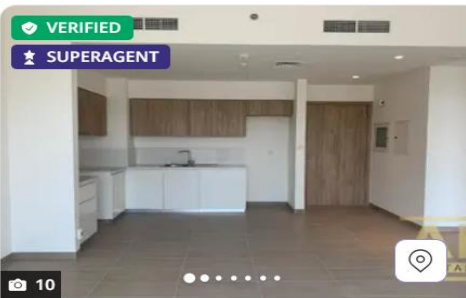
Fully Furnished | Direct Pool and Park Access

Executive Residences 2, Executive Residences, Dubai Hills

1 | 1 | 652 sqft

Listed 11 months ago

VERIFIED | SUPERAGENT



Apartment

135,000 AED/year

Vacant next Month | Modern Style | Chiller Free

Park Ridge Tower C, Park Ridge, Dubai Hills Estate, Dubai

1 | 1 | 669 sqft

Listed 10 months ago

VERIFIED | SUPERAGENT



Apartment

250,000 AED/year

BRIGHT | SPACIOUS | WORLD CLASS AMENITIES

Mulberry 1, Park Heights, Dubai Hills Estate, Dubai

2 | 3 | 1,560 sqft

Listed 20 months ago



Apartment

265,000 AED/year

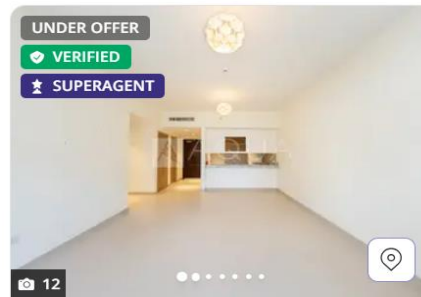
Vacant Jan | Pool and Park View | Unfurnished

Mulberry 2, Park Heights, Dubai Hills Estate, Dubai

2 | 3 | 1,306 sqft

Listed 20 months ago

VERIFIED | SUPERAGENT



Apartment

115,000 AED/year

Spacious Layout | Well Maintained | Low Floor

Acacia, Park Heights, Dubai Hills Estate, Dubai

1 | 2 | 955 sqft

Listed 12 months ago

UNDER OFFER | VERIFIED | SUPERAGENT



Apartment

120,000 AED/year

Vacant Now | Dubai Hills | Well Maintained

Executive Residences 1, Executive Residences, Dubai Hills Estate, ...

1 | 1 | 639 sqft

Listed 10 months ago

VERIFIED | SUPERAGENT

DUBAI HILLS ESTATE

- 7000+ Transactions
- 90% Capital appreciation in last 3 years
- 8-9%+ Rental Yields



45000sqmt
6projects
2000 units+

Dubai Hills Mall

Schools

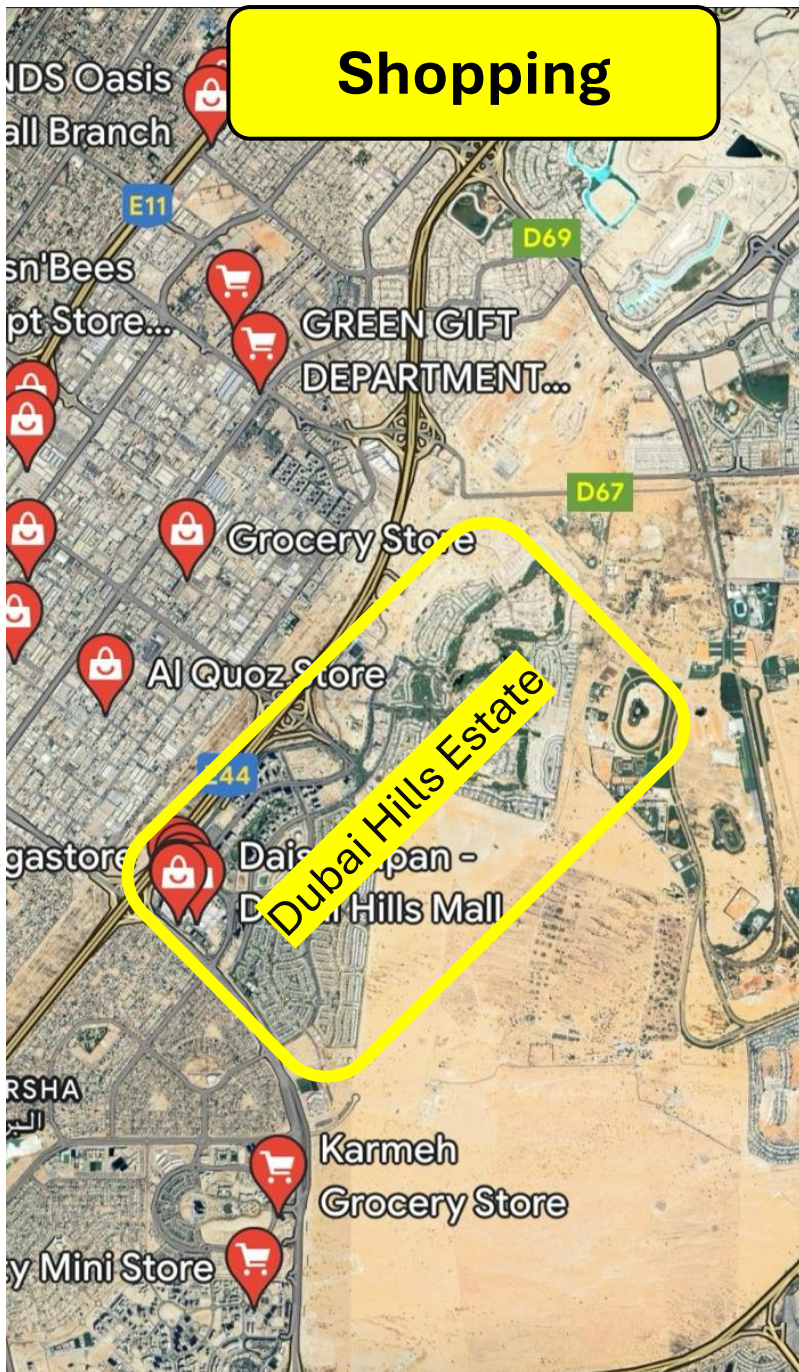
15 projects
10000+ units

- | | | | | | | |
|----------------|--------------------|----------------------------|---------------------|------------------|------------------------|-------------------------------|
| 1 MULBERRY I | 9 COLLECTIVE | 17 PARK POINT | 25 SIDRA 1 | 33 HILLS VIEW | 41 CLUB VILLAS | 49 CLUB PLACE |
| 2 MULBERRY II | 10 ACACIA | 18 EXECUTIVE RESIDENCES | 26 SIDRA 2 | 34 HILLS GROVE | 42 PARKWAY VISTAS | 50 GOLF HILLSIDE |
| 3 PARK FIELD | 11 VIDA RESIDENCES | 19 EXECUTIVE RESIDENCES II | 27 SIDRA 3 | 35 GOLF GROVE | 43 PARKWAYS | 51 VIDA RESIDENCES CLUB POINT |
| 4 LIME GARDEN | 12 ELVIRA | 20 PARK RIDGE | 28 SOCIO | 36 GOLF PLACE II | 44 GREENSIDE RESIDENCE | 52 PARKLAND |
| 5 PARK HORIZON | 13 PARKSIDE VIEWS | 21 MAPLE I | 29 PARK HEIGHTS 1&2 | 37 GOLF PLACE I | 45 GOLF VILLE | 53 HILLSEDGE |

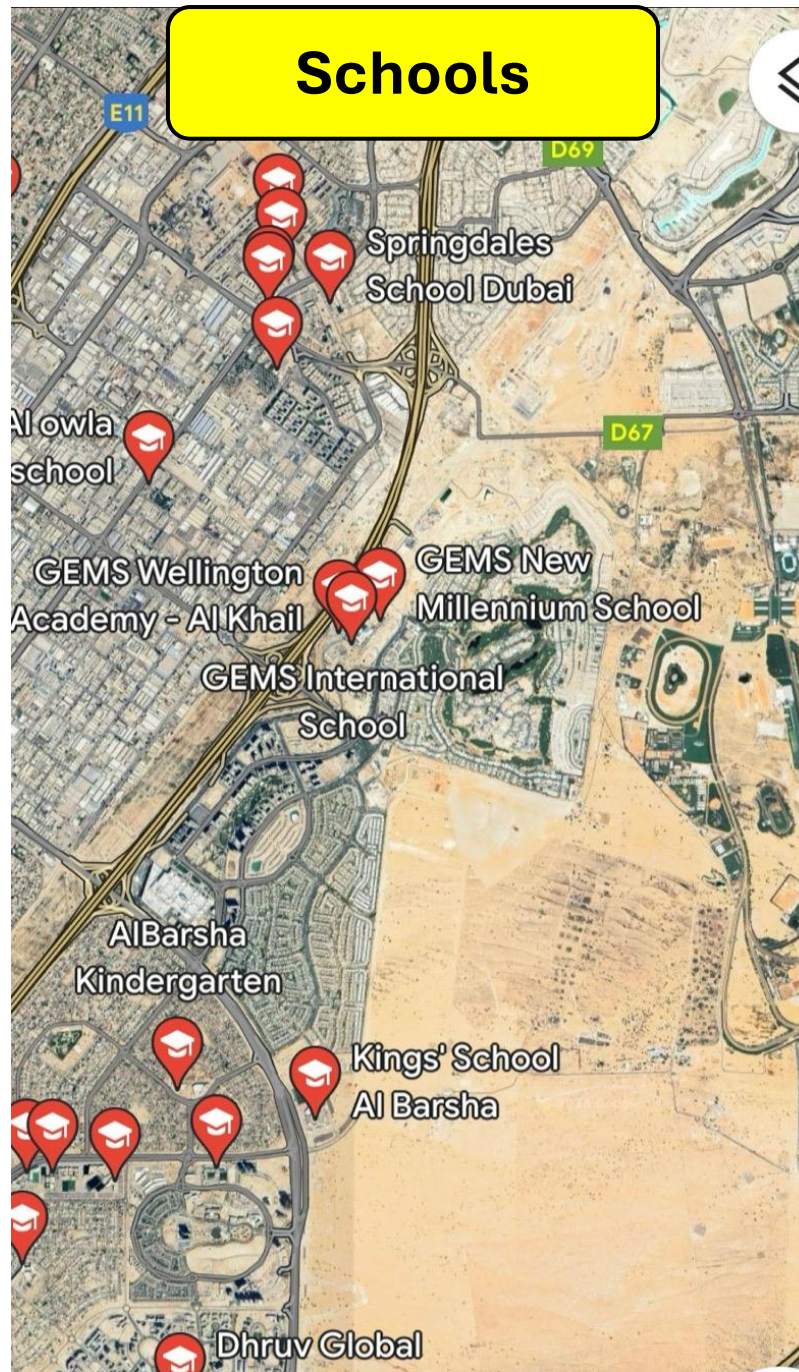
DUBAI HILLS ESTATE KEY FACTS 11 Million sq m

6,800,000 Sq.M GFA	282,000 Sq.M GFA Regional Mall 6 Community Retail Centers	220,000 Sq.M Office GFA 3 Office Parks	1,450,000 Sq.M Parks & Open Space
32,000 Residential Units 28,000 Apartments / 1,840 Townhouses / 1,266 Villas / 896 Golf Course Villas	3 Schools	2 Public/Private Hospitals	1,120,000 Sq.M 18 Holes Golf Course / Clubhouse / 60 Maisonnettes

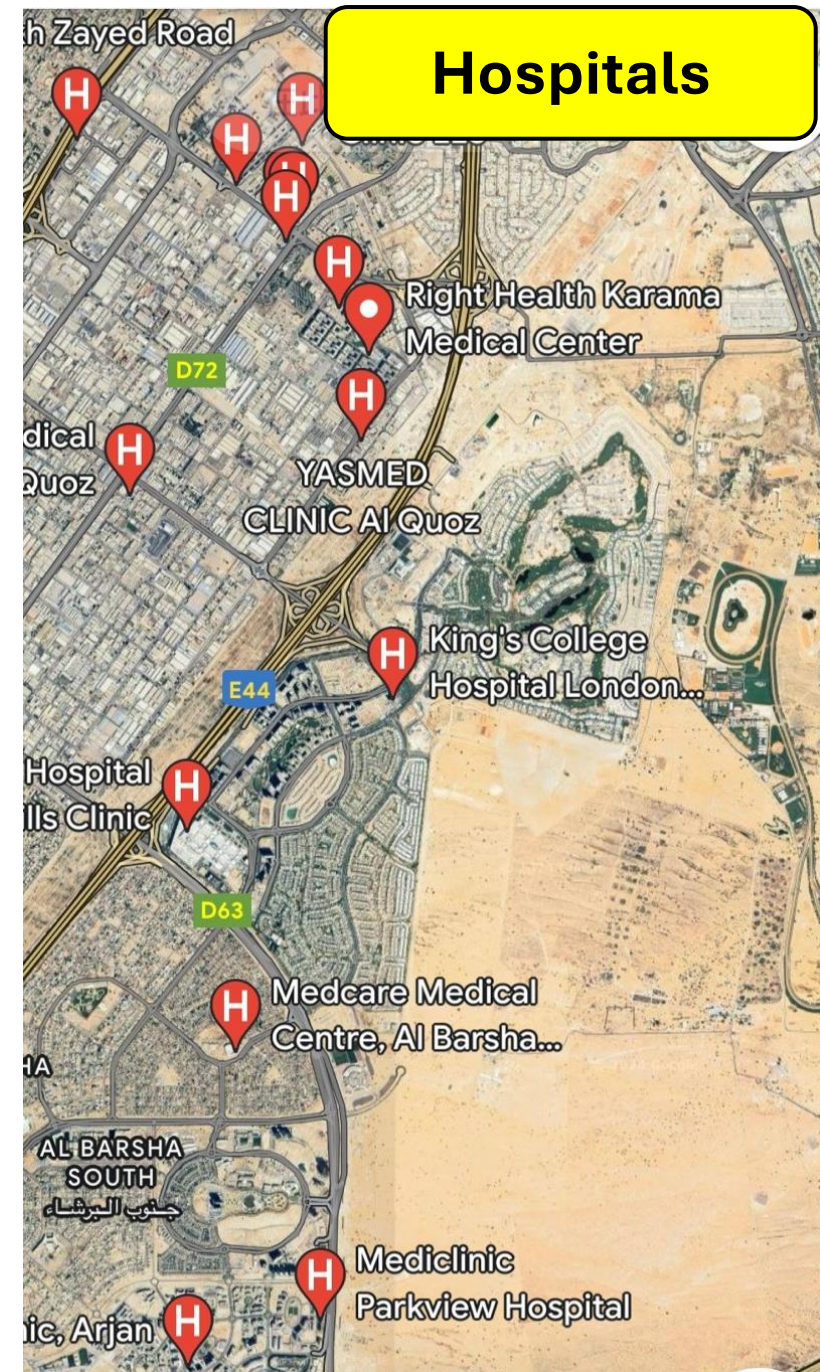
Shopping

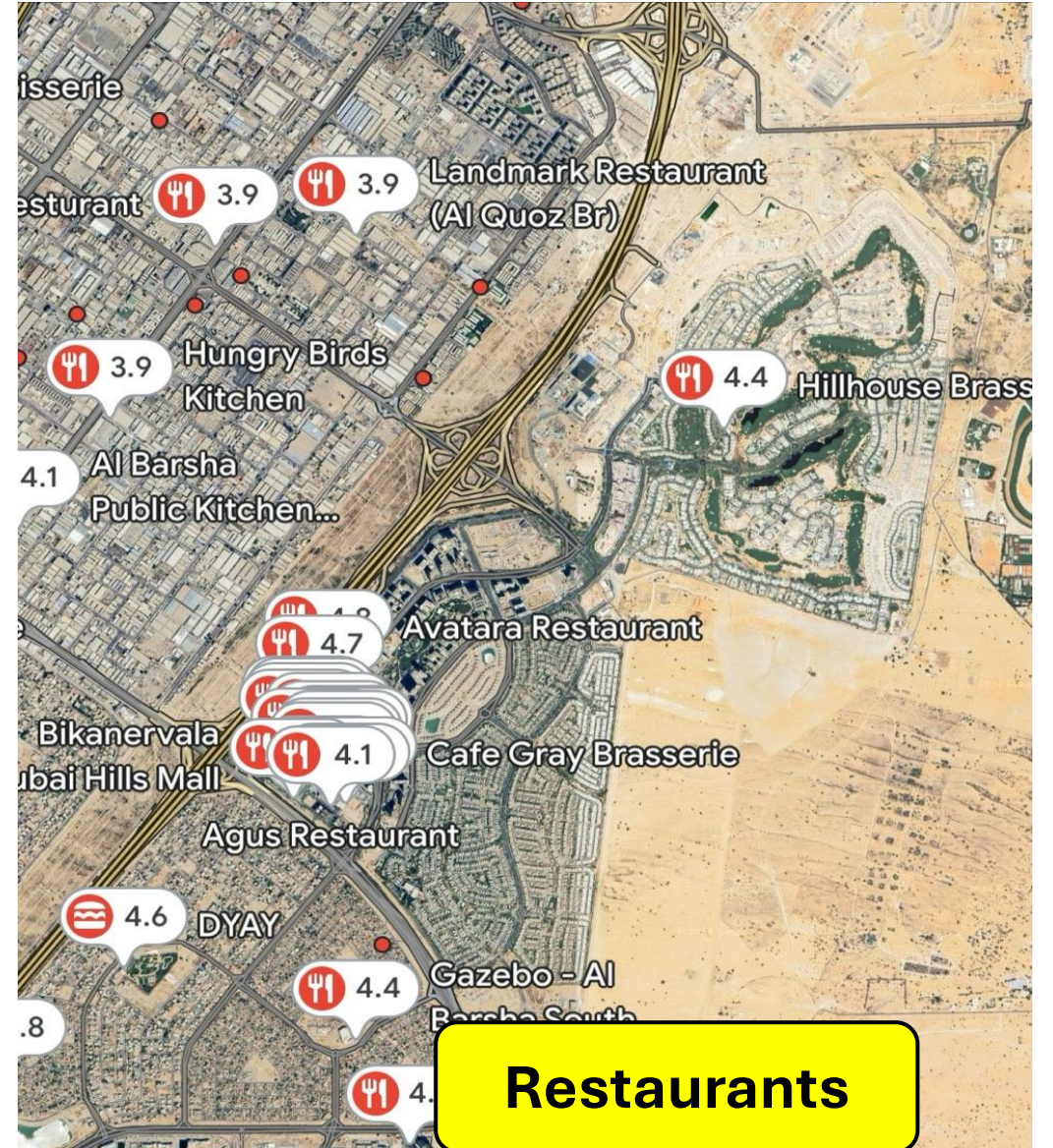
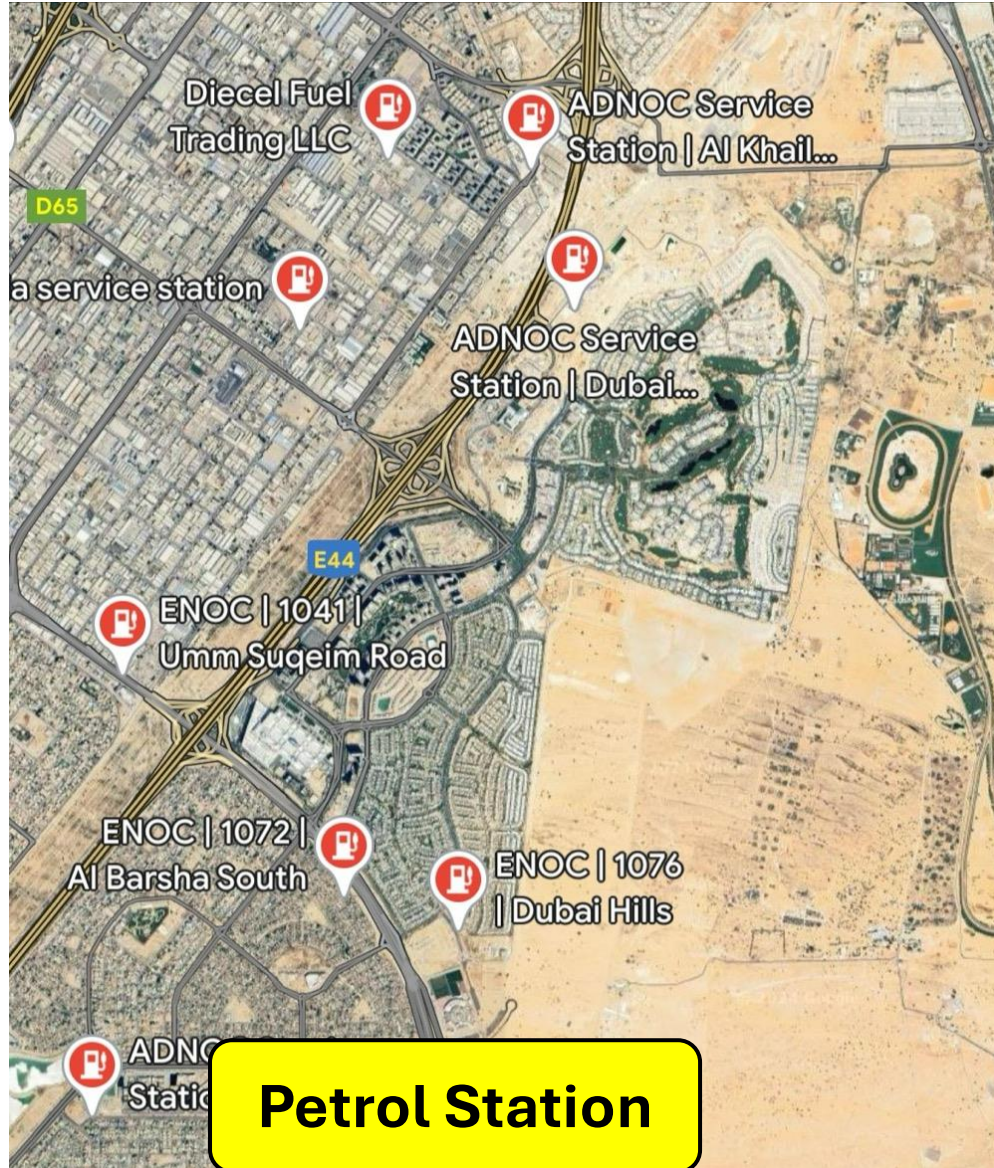


Schools



Hospitals





HILSIDE PARK

45,000 SqM Of A Verdant Green Oasis



ZEN SPACES

- Art Elements
- Cove Seating
- Dry Fountain, Interactive Light Pylons and In-ground Pop-Jets
- Tree Grove



LEISURE ZONE

- Amphitheatre
- Performance Platform
- Event Lawn/5-a-Side Football
- Outdoor Cinema
- Picnic Coves



ENERGY HUB

- Skate 'Flow' Bowl
- Pump Track
- Jogging Loop
- Parkour
- Zip Line
- Mini-Golf



ATHLETIC CENTRE

- Tennis Court
- Yoga Platform
- Fitness Rig
- Lap Pool
- Teq Ball
- Pet Park

COMMUNITY CENTRE

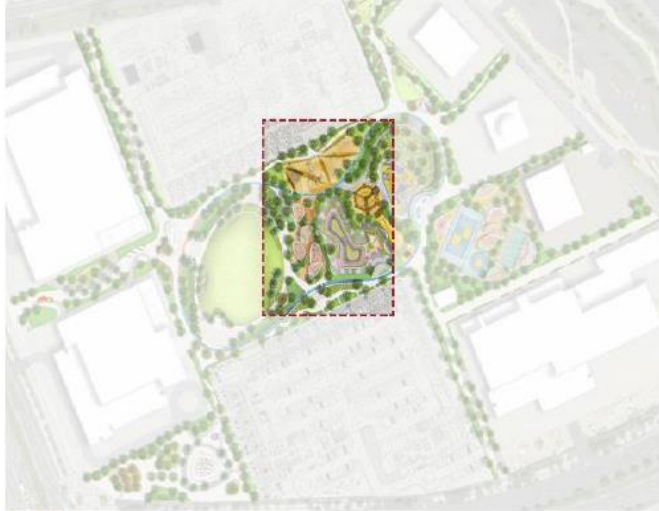
Amenities Deck – 5,217 Sqm



- Infinity Edge Pool
- MUGA Court
- Outdoor Gym
- Kids Play Area
- BBQ Decks
- Yoga Deck
- Landscaped Gardens
- Kids Pool & Splash Play



Active Sports Area



Key Plan

LEGEND

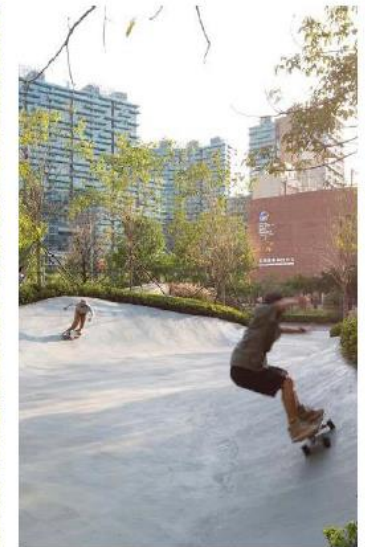
- | | |
|----|-----------------------------------|
| 1 | Skate 'Flow' Bowl |
| 2 | Pump Track |
| 3 | VEO Fitness |
| 4 | Multi Level Kids Play |
| 5 | Iconic Shade Element with Seating |
| 6 | Concrete Bench |
| 7 | Cove Seating |
| 8 | Jogging Loop |
| 9 | Steps |
| 10 | Circulation Around Activities |



- Unique Twin Bowl Skating Bowl
- Jogging loop-550 M



Usually 400M



Challenge, Flow, Variety

Active Sports Area



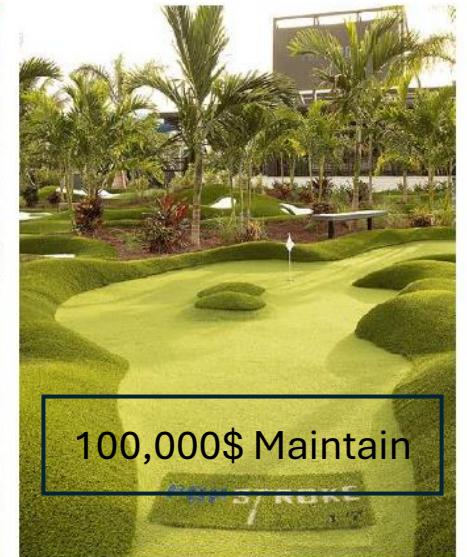
Key Plan

LEGEND

1	Rope Course
2	Parkour
3	Zip Line
4	Mini-Golf
5	Shade Structure
6	Terraced Seating
7	BBQ Deck
8	Jogging Loop
9	Peripheral Circulation
10	Circulation Around Activities



- 650 SqM Rope Course
- 10 Hole Mini Golf Course



100,000\$ Maintain

Community & Events Area



Key Plan



LEGEND

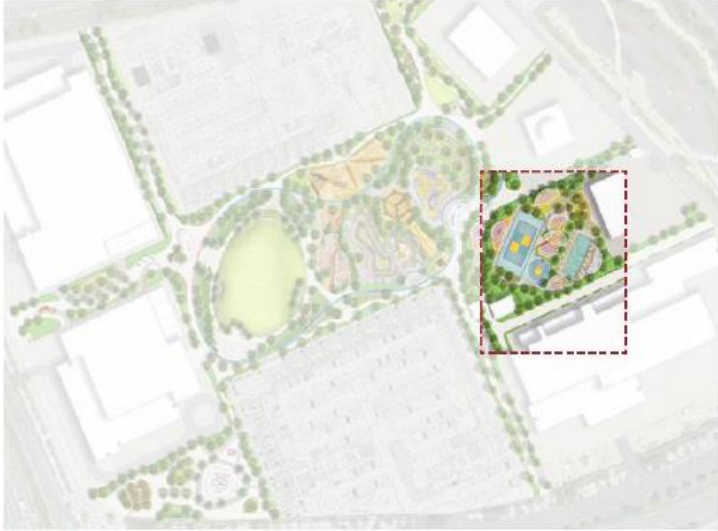
1	Event Lawn / 5a-Side Football
2	Performance Platform
3	Iconic Shade Element
4	Picnic Coves
5	Amphitheatre
6	Outdoor Cinema
7	Cove Seating
8	Jogging Loop
9	Steps
10	Peripheral Circulation

A Space for Families to Unite and Create Lasting Memories

- ✓ Amphitheater can seat 200pp
- ✓ Events Lawn ---3000sqm



Fitness & Pool Area



Key Plan

LEGEND

1	Tennis Court
2	Informal Basketball Shoot Around
3	Yoga Platform
4	Shaded Games Table
5	Fitness Rig
6	Lap Pool
7	Teq Ball
8	Stepped Plaza
9	Shaded Seating
10	Circulation



MATERIALS

Concrete Paver Light Grey	Concrete Paver Light Grey	Shade Structure	Sports Court Fence
Asphalt with Acrylic	Asphalt with Acrylic	Sun Loungers	Porcelain Tiles



Reference No : EMR/REF/a0ZSI00001xUZ9MAM

Date: 04/02/2025

Dear Customer,

Considering the points we discussed, I believe the below listed projects will cater to your requirements.

Project		Unit Number		Estimated Completion Date		
Dubai Hills Estates		DE Hillsedge B-7-703		2029-01-31		
Type	Unit Model	Bed Rooms	Property Status	Total Area (SQ. FT)	Plot Area (SQ. FT)	Selling Price (AED)
Apartment	03	1 Bedroom		708	NA	1,869,888.00

*Applicable fees to Dubai Land Department are: 4% of the property net price + AED 3,000 oqood fee

*Prices and availability are subject to change without notice

*The Estimated Completion Date is a mere estimate and subject to change from time to time

SCHEDULE OF INSTALMENT PAYMENTS

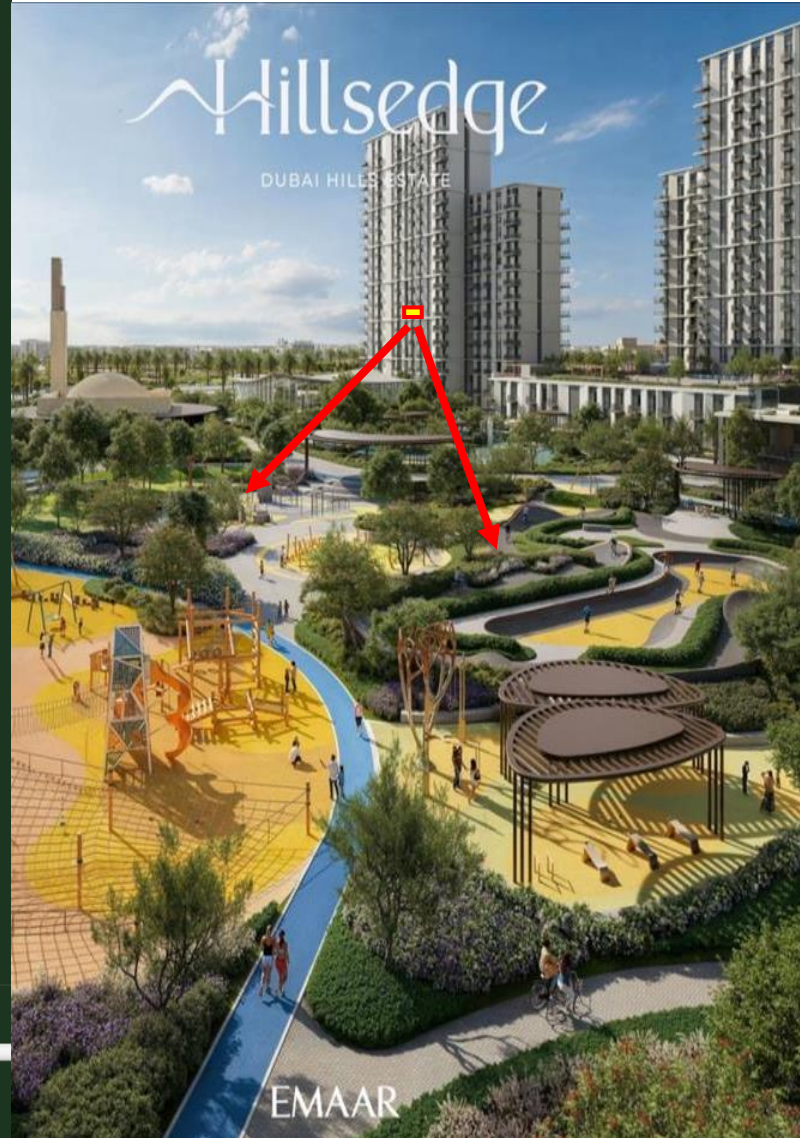
Instalment	Milestone	Percentage (%)	Date	Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Total Amount (AED)
1	1st Instalment	10 %	2025-02-04	186989	0	0.00	186,989.00
2	2nd Instalment	10 %	2025-03-21	186989	0	0.00	186,989.00
3	3rd Instalment	10 %	2025-08-21	186989	0	0.00	186,989.00
4	4th Instalment	10 %	2026-02-21	186989	0	0.00	186,989.00
5	30% Construction	10 %	2026-07-01	186989	0	0.00	186,989.00
6	50% Construction	10 %	2027-01-13	186989	0	0.00	186,989.00
7	70% Construction	10 %	2027-06-25	186989	0	0.00	186,989.00
8	90% Construction	10 %	2028-01-18	186989	0	0.00	186,989.00

This offer is valid for 24 hours from the date of generation and subject to availability of the unit.

Generated By - API Site Guest User

Issued on 04/02/2025 14:21

9	100% Construction and Handover	20 %	2029-01-31	373976	0	0.00	373,976.00
Purchase Price (AED)							1,869,888.00



Reference No : EMR/REF/a0ZSI00001xUz2MAM

Date: 04/02/2025

Dear Customer,

Considering the points we discussed, I believe the below listed projects will cater to your requirements.

Project		Unit Number		Estimated Completion Date		
Dubai Hills Estates		DE Hillsedge B-7-702		2029-01-31		
Type	Unit Model	Bed Rooms	Property Status	Total Area (SQ. FT)	Plot Area (SQ. FT)	Selling Price (AED)
Apartment	02	1 Bedroom		711	NA	1,877,888.00

*Applicable fees to Dubai Land Department are: 4% of the property net price + AED 3,000 oqood fee

*Prices and availability are subject to change without notice

*The Estimated Completion Date is a mere estimate and subject to change from time to time

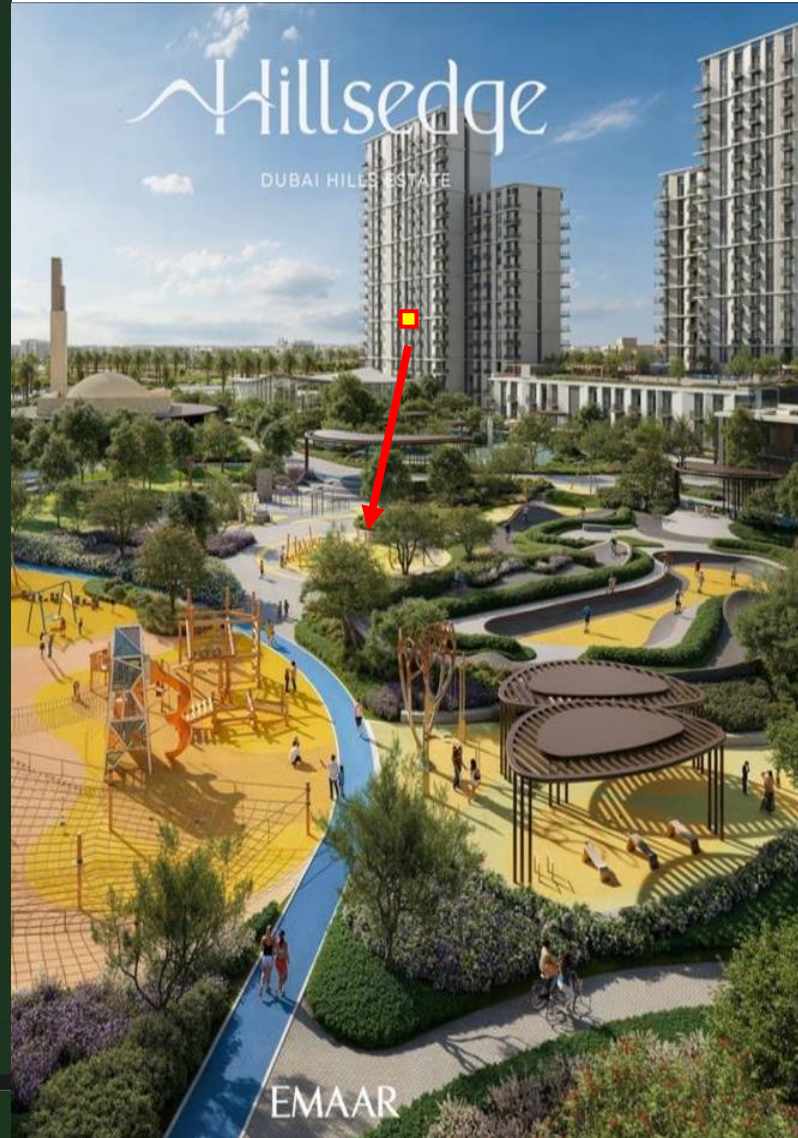
SCHEDULE OF INSTALMENT PAYMENTS

Instalment	Milestone	Percentage (%)	Date	Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Total Amount (AED)
1	1st Instalment	10 %	2025-02-04	187789	0	0.00	187,789.00
2	2nd Instalment	10 %	2025-03-21	187789	0	0.00	187,789.00
3	3rd Instalment	10 %	2025-08-21	187789	0	0.00	187,789.00
4	4th Instalment	10 %	2026-02-21	187789	0	0.00	187,789.00
5	30% Construction	10 %	2026-07-01	187789	0	0.00	187,789.00
6	50% Construction	10 %	2027-01-13	187789	0	0.00	187,789.00
7	70% Construction	10 %	2027-06-25	187789	0	0.00	187,789.00
8	90% Construction	10 %	2028-01-18	187789	0	0.00	187,789.00

This offer is valid for 24 hours from the date of generation and subject to availability of the unit.

Generated By - API Site Guest User

Issued on 04/02/2025 14:20



9	100% Construction and Handover	20 %	2029-01-31	375576	0	0.00	375,576.00
				Purchase Price (AED)		1,877,888.00	

Reference No : EMR/REF/a0ZSI00001xUYsMAM

Date: 04/02/2025

Dear Customer,

Considering the points we discussed, I believe the below listed projects will cater to your requirements.

Project		Unit Number		Estimated Completion Date		
Dubai Hills Estates		DE Hillsedge B-8-804		2029-01-31		
Type	Unit Model	Bed Rooms	Property Status	Total Area (SQ. FT)	Plot Area (SQ. FT)	Selling Price (AED)
Apartment	04	2 Bedrooms		1140	NA	2,729,888.00

*Applicable fees to Dubai Land Department are: 4% of the property net price + AED 3,000 oqood fee

*Prices and availability are subject to change without notice

*The Estimated Completion Date is a mere estimate and subject to change from time to time

SCHEDULE OF INSTALMENT PAYMENTS

Instalment	Milestone	Percentage (%)	Date	Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Total Amount (AED)
1	1st Instalment	10 %	2025-02-04	272989	0	0.00	272,989.00
2	2nd Instalment	10 %	2025-03-21	272989	0	0.00	272,989.00
3	3rd Instalment	10 %	2025-08-21	272989	0	0.00	272,989.00
4	4th Instalment	10 %	2026-02-21	272989	0	0.00	272,989.00
5	30% Construction	10 %	2026-07-01	272989	0	0.00	272,989.00
6	50% Construction	10 %	2027-01-13	272989	0	0.00	272,989.00
7	70% Construction	10 %	2027-06-25	272989	0	0.00	272,989.00
8	90% Construction	10 %	2028-01-18	272989	0	0.00	272,989.00

This offer is valid for 24 hours from the date of generation and subject to availability of the unit.

Generated By - API Site Guest User

Issued on 04/02/2025 14:15

9	100% Construction and Handover	20 %	2029-01-31	545976	0	0.00	545,976.00	
							Purchase Price (AED)	2,729,888.00





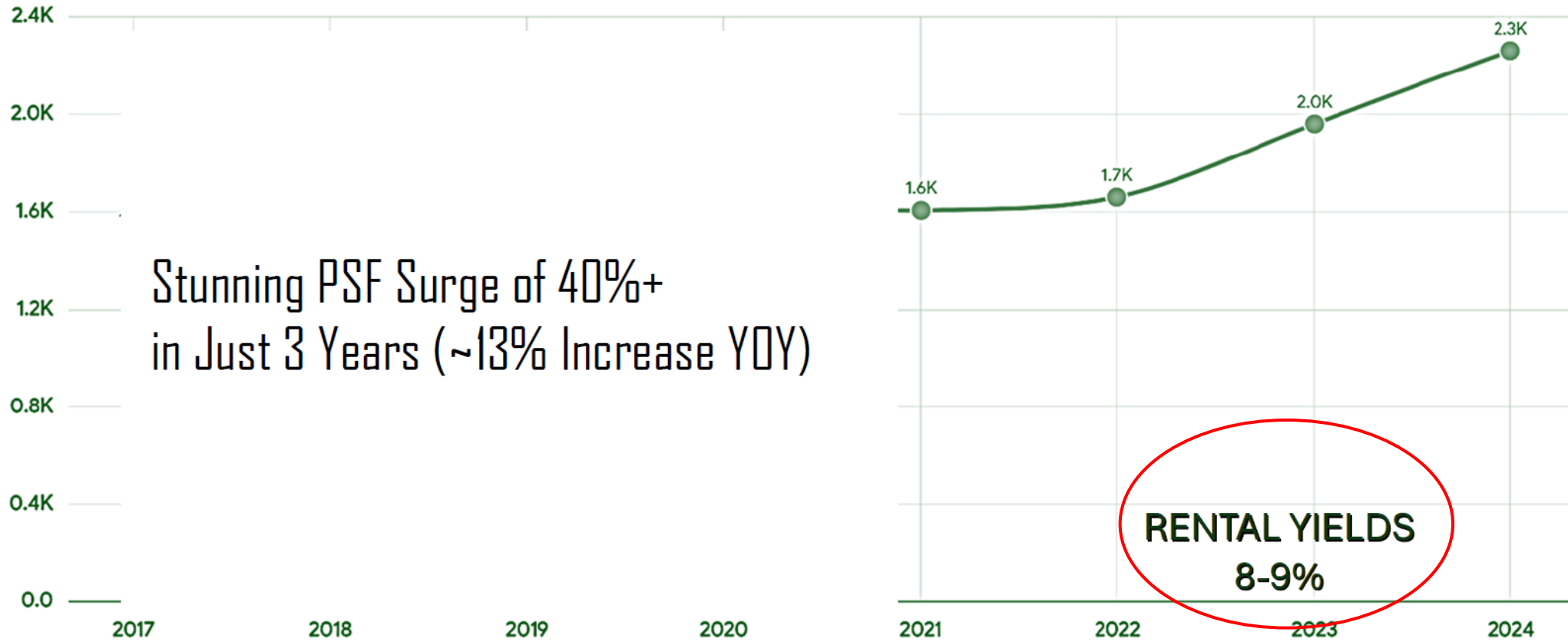
DUBAI HILLS ESTATE

Yearly

Monthly

Price per sqft

Sales volume



A SANCTUARY CREATED FOR YOUR
WELL-BEING

