



PROPERTY SHOP
INVESTMENT LLC

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 | Gymnasium |
| Driving Range | Multi Use Game Areas |
| Putting Greens | |



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

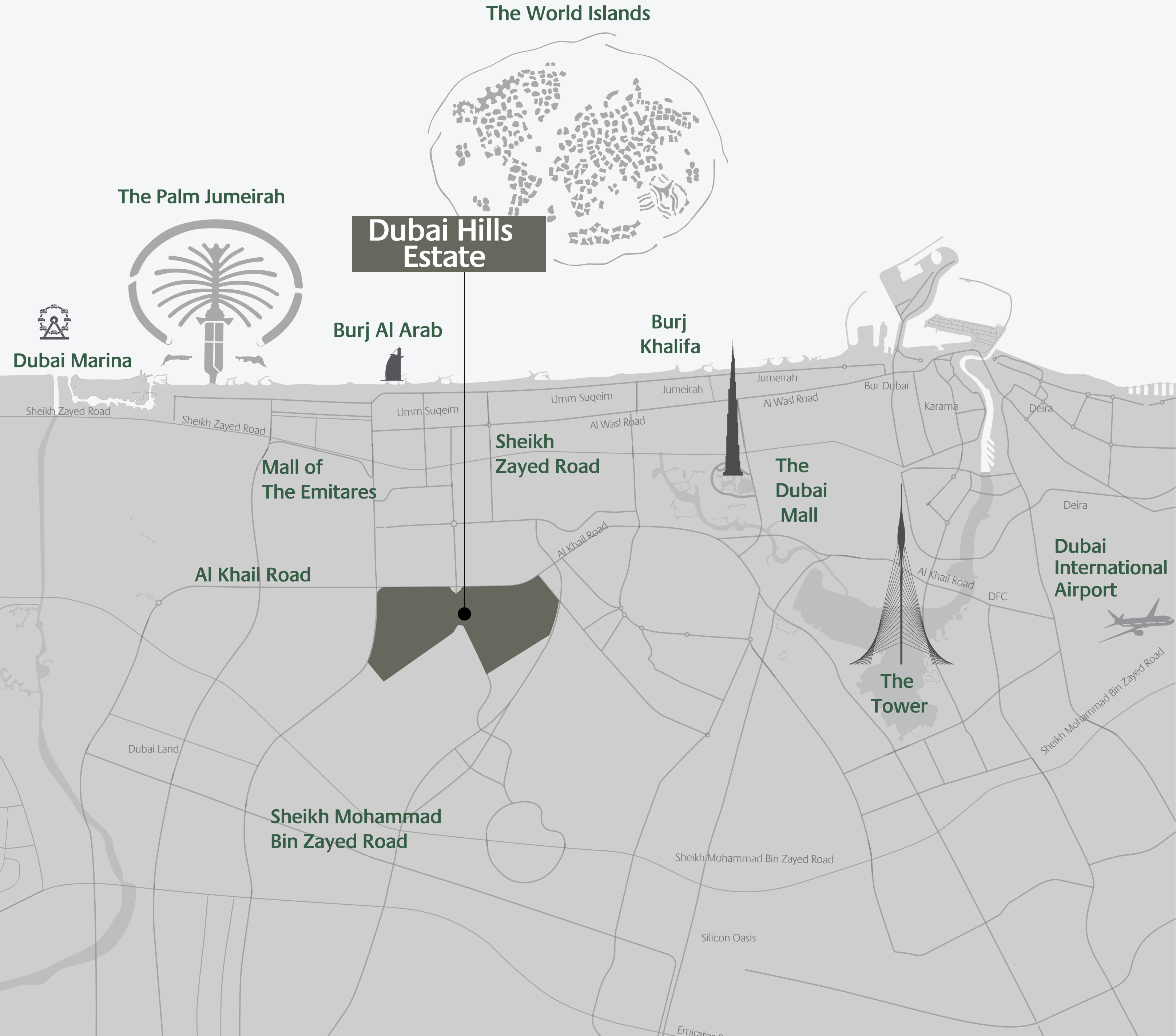
Dubai Marina
10 Minutes

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



SIDRA 3



DUBAI HILLS ESTATE

SPECIAL PAYMENT PLAN FOR LIMITED DURATION

1st Installment	2nd Installment	3rd Installment	20% Construction Completion
5%	10%	15%	10%
Purchase Date	15 Jan 2018	15 July 2018	15 Jan 2019*
40% Construction Completion	100% Construction Completion & Handover	6 Months Post Handover	12 Months Post Handover
10%	10%	10%	10%
15 May 2019*	30 Jun 2020*	30 Dec 2020	28 Jun 2021
18 Months Post Handover	24 Months Post Handover		
10%	10%		
30 Dec 2021	30 Jun 2022		

* Estimated construction completion date
Project No. 1931



EMAAR



MERAAS



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

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SIDRA 3

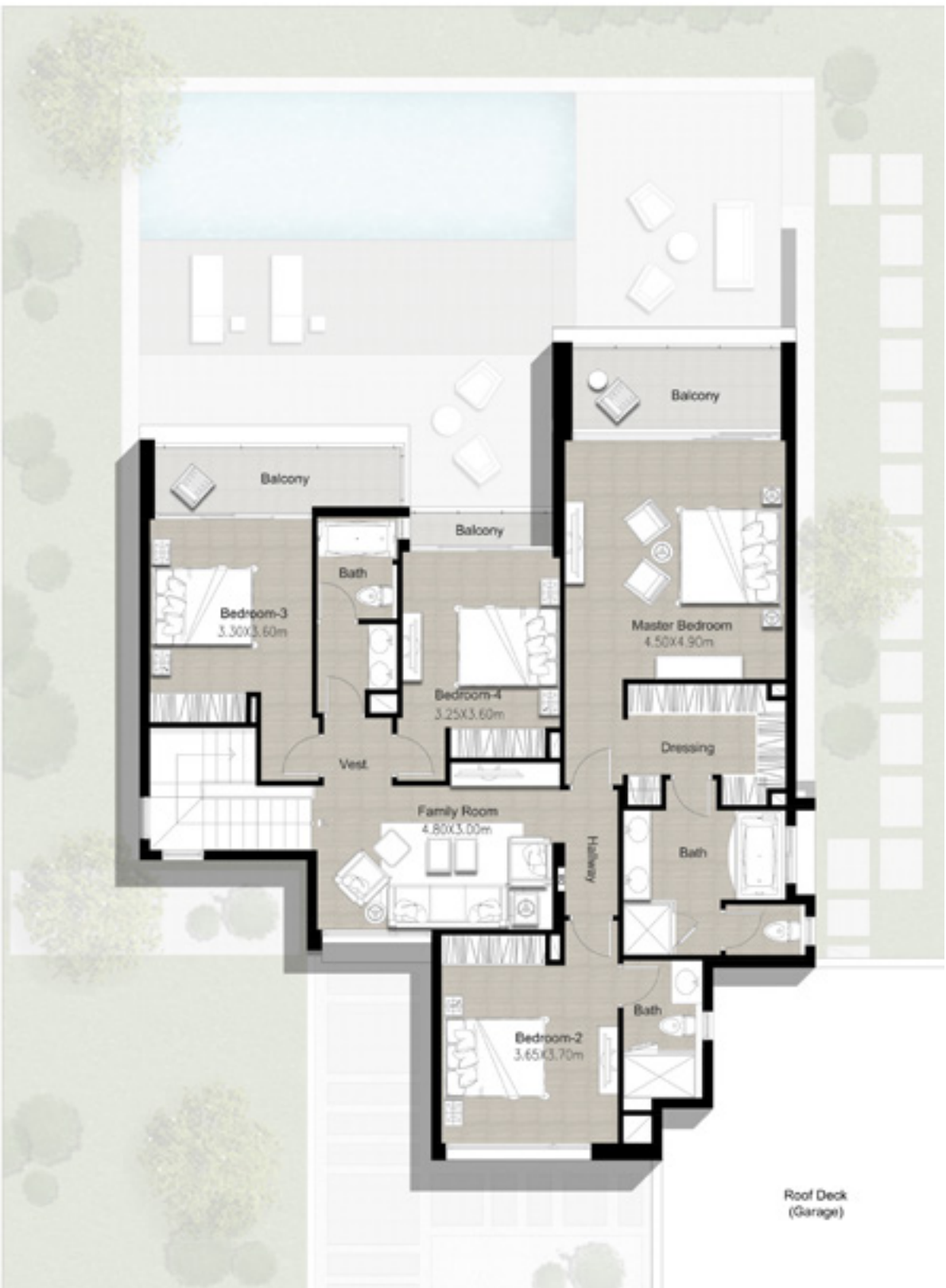
DUBAI HILLS
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VILLA 5

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



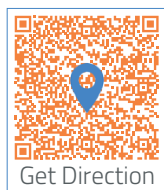
Ground Floor



First Floor

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