



# 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

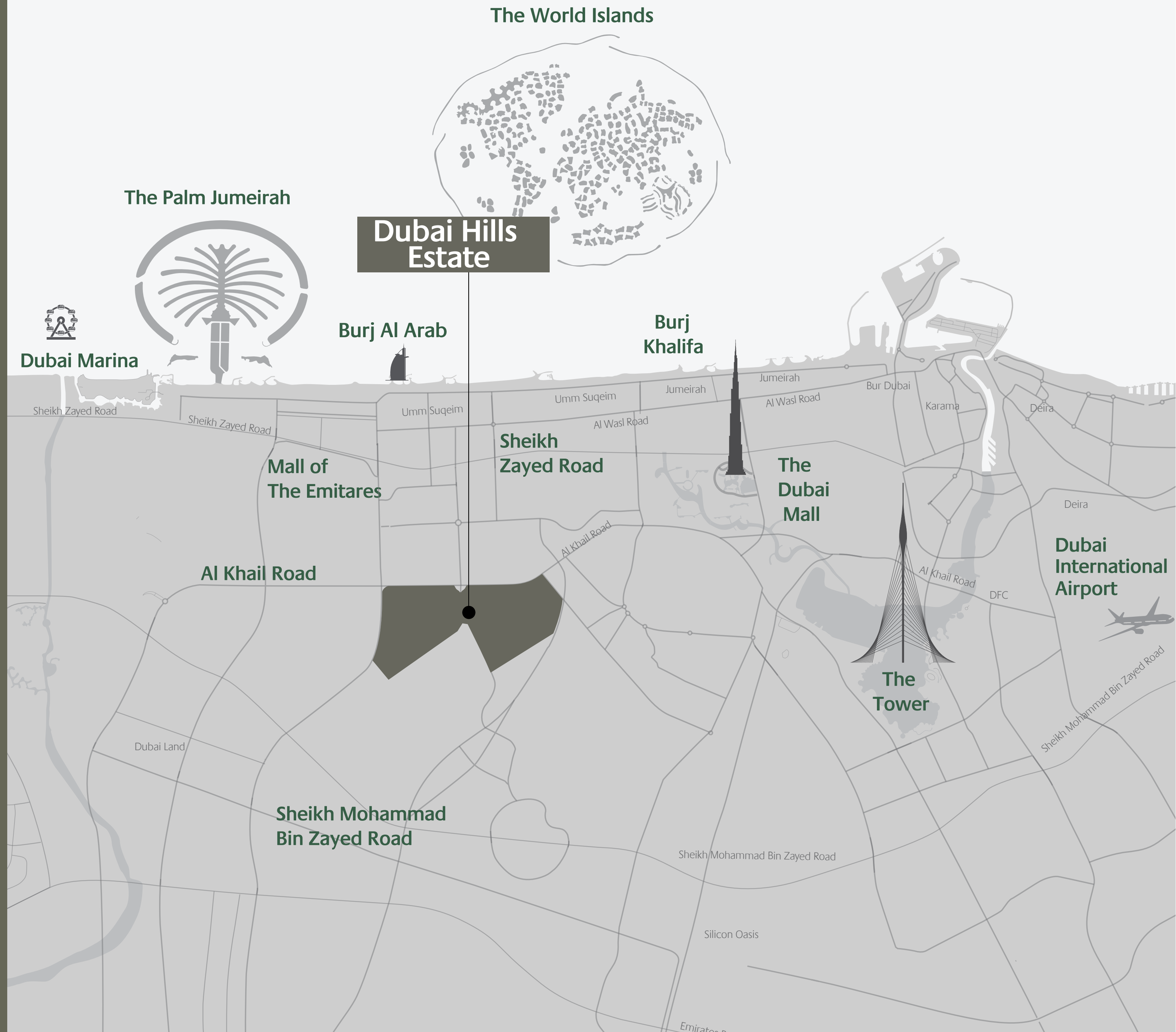
**Dubai Marina**  
10 Minutes

**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

EMAAR | MERAAS



A close-up, low-angle shot of a lush green lawn. The grass blades are in sharp focus in the foreground, while the background is softly blurred, creating a bokeh effect with warm, golden light. The overall mood is serene 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 its absolute discretion, without any liability whatsoever.

# SIDRA 3

## VILLA 3

4 Bedroom

Total Built Up Area: 3,533 Sq Ft



Ground Floor



First Floor

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# SIDRA 3

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## VILLA 5

5 Bedroom

Total Built Up Area: 4,109 Sq Ft



Ground Floor



First Floor

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