A1 PROPERTIES
Adding value to living

info@a1properties.ae | www.a1properties.ae

OFF PLAN

Address Residences at Dubai Hills Estate

Location: Dubai Hills Estate, Dubai

Starting From: AED 1,930,000

Permit No: 2

Address Residences at Dubai Hills Estate

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments & Townhouses**	**Q1 2029**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Address Residences at Dubai Hills Estate by Emaar Properties brings the refined hospitality and contemporary luxury of Address Hotels + Resorts to one of Dubai's most desirable master communities. Featuring an exclusive collection of 1, 2 and 3-bedroom apartments and spacious 3-bedroom townhouses, the development offers an elevated residential experience surrounded by the greenery, leisure attractions and premium infrastructure of Dubai Hills Estate.

Designed for residents who appreciate sophisticated interiors and resort-inspired living, Address Residences combines elegant architecture with beautifully landscaped surroundings. The contemporary towers feature expansive glazing, generous balconies and carefully designed residences that maximise natural light while opening towards views of Dubai Hills Estate and the surrounding skyline.

Inside, the residences reflect the understated elegance associated with the Address brand. Warm tones, premium materials and contemporary finishes create inviting living spaces, while open-plan layouts provide a seamless connection between living, dining and kitchen areas. Large windows and private balconies further enhance the sense of space and bring the surrounding greenery into everyday life.

The collection ranges from well-proportioned 1-bedroom apartments ideal for professionals and couples to larger 2 and 3-bedroom homes designed for families. A limited selection of 3-bedroom townhouses provides an even more private residential experience, combining generous living spaces with the convenience and amenities of a premium branded development.

Residents can enjoy an impressive selection of lifestyle and wellness amenities designed for relaxation, recreation and socialising. The development features swimming pools surrounded by landscaped areas, modern fitness facilities, an outdoor yoga space, children's play areas, a multipurpose sports court and beautifully designed resident lounges.

A rooftop garden creates an elevated green retreat, while an outdoor cinema provides a distinctive setting for entertainment and evenings with family and friends. Landscaped podium areas and communal spaces further enhance the resort-inspired atmosphere of the development.

One of the greatest advantages of Address Residences is its location within **Dubai Hills Estate**, one of Emaar's most successful and established master communities. Known for its expansive greenery, beautifully landscaped neighbourhoods and premium lifestyle infrastructure, Dubai Hills Estate offers an exceptional environment for both families and professionals.

Residents are positioned close to **Dubai Hills Park**, one of the largest community parks in Dubai, offering extensive spaces for walking, jogging, sports and outdoor recreation. **Dubai Hills Mall** provides a major destination for shopping, dining and entertainment, while the community is also home to an 18-hole championship golf course.

Schools, healthcare facilities, supermarkets, restaurants and everyday services are all conveniently accessible, making Dubai Hills Estate particularly attractive for long-term residential living.

Excellent road connectivity via **Al Khail Road and Sheikh Mohammed Bin Zayed Road** provides convenient access to Downtown Dubai, Business Bay, Dubai Marina and other major areas of the city.

For investors, Address Residences combines several highly desirable elements within a single property: **Emaar development quality, Address branding and a prime Dubai Hills Estate location**. Branded residences can offer strong appeal among international buyers and premium tenants, while Dubai Hills Estate continues to attract demand from residents seeking modern homes within a green, centrally connected community.

The range of apartment sizes also provides flexibility for different investment strategies. One-bedroom residences offer an attractive entry point into the development, while larger 2 and 3-bedroom homes cater to Dubai Hills Estate's strong family market. The limited townhouse collection provides an even more exclusive option for buyers seeking larger residences and greater privacy.

With contemporary branded interiors, premium amenities, extensive surrounding greenery and access to one of Dubai's most complete master communities, **Address Residences at Dubai Hills Estate offers a compelling combination of luxury, lifestyle and long-term investment potential.**

Why Buy Address Residences at Dubai Hills Estate Through A1 Properties?
Buying at **Address Residences at Dubai Hills Estate through A1 Properties** gives you access to experienced advisors who understand both the project and the wider Dubai Hills Estate market. We can help identify the most attractive available residences based on floor level, layout, orientation, views, size, price per square foot and remaining payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties brings extensive experience across Dubai's luxury, branded and off-plan property sectors. Our advisors can help investors assess available opportunities and potential rental and resale positioning, while end-users receive personalised guidance in selecting the residence that best suits their lifestyle and property goals.

A1 Properties provides support throughout the entire purchase journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10%	**70%**	**20%**
Down Payment	During Construction	On Handover

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.