A1 PROPERTIES
Adding value to living

info@a1properties.ae | www.a1properties.ae

OFF PLAN

Hillsedge

Location: Dubai Hills Estate, Dubai

Starting From: AED 1,840,000

Permit No: 2

Hillsedge

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

ABOUT THE PROJECT

Hillsedge at Dubai Hills Estate is a premium residential development by Emaar Properties designed around active living, wellness and direct access to green spaces. Positioned alongside **Hillside Park**, the development offers contemporary apartments with views toward the park and Dubai skyline.

The residential collection is limited to **1 and 2-bedroom apartments**. Current project inventory shows one-bedroom layouts from approximately **708 to 778 sq. ft.**, while two-bedroom residences range from approximately **1,092 to 1,351 sq. ft.**

This makes Hillsedge particularly suited to professionals, couples, smaller households and investors rather than buyers seeking large three- or four-bedroom family residences. An available two-bedroom unit listed directly by Emaar, for example, measures **1,140 sq. ft.**

The development's identity is closely tied to **Hillside Park**. Apartments are designed to maximise natural light, with balconies providing views toward either the expansive park or Dubai's skyline. Emaar positions the project around a balance of recreation, relaxation and physical wellbeing.

Residents have access to an extensive collection of amenities, including **indoor and outdoor gyms, adult and children's swimming pools, multi-level children's play areas, sports courts, jogging tracks, a yoga deck, parkour area, skate bowl, mini-golf, outdoor cinema, amphitheatre and picnic and barbecue areas**.

Hillsedge also benefits from the extensive infrastructure of **Dubai Hills Estate**. Emaar states that the master community spans approximately **2,700 acres** and incorporates an **18-hole championship golf course, 1.45 million sq. m. of parks and open spaces, the 180,000 sq. m. Dubai Hills Park, Dubai Hills Mall, schools and 54 km of cycling routes**.

Connectivity is another major advantage. Dubai Hills Estate sits between Downtown Dubai and Dubai Marina and provides convenient access through **Al Khail Road**. Emaar also highlights planned future connectivity through Dubai Metro and Etihad Rail.

Current project records place completion on **31 January 2029**, making **Q1 2029** the appropriate handover status for the website. The standard payment structure is **80/20**, comprising 10% at launch, 70% during construction and 20% at handover.

From an investment perspective, Hillsedge combines **Emaar branding, Dubai Hills Estate positioning, proximity to major parkland and relatively compact apartment configurations**. Its location within an established premium master community differentiates it from projects whose investment case depends primarily on future surrounding development.

Individual apartments should be compared according to **tower, floor, internal area, Hillside Park or skyline orientation, balcony configuration and acquisition price per square foot**. View and floor can be particularly important because the project's positioning places significant emphasis on its park and skyline outlooks.

Why Buy Hillsedge Through A1 Properties?
Purchasing **Hillsedge at Dubai Hills Estate** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available 1 and 2-bedroom apartments according to square footage, floor, park or skyline orientation, layout and price per square foot. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers benchmark Hillsedge against other Emaar developments throughout Dubai Hills Estate.

For investors, our advisors can compare Hillsedge with **Golf Hillside, Parkland, Vida Residences Club Point and other Dubai Hills Estate projects**, considering entry pricing, location, views, future supply and rental and resale positioning. For end-users, the selection process can focus on usable living space, park access, views and proximity to Dubai Hills Estate's retail, recreation and community infrastructure.

From property selection and reservation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **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.