

THE GREEN HEART OF DUBAI

DUBAI HILLS ESTATE

A complete guide to living and investing in Dubai's benchmark master-planned community — 11 million sqm of golf, parkland and prime freehold real estate between Downtown and the Marina.

11M

SQM MASTER PLAN

5.4%

BLENDED
GROSS YIELD

+18%

CAPITAL
VALUES YOY

Two lenses on one address

This guide reads in two halves. The **Community** chapters cover what daily life actually looks like — the park, the golf course, the mall, the schools and the hospital. The **Investment** chapters cover the numbers: pricing, yields, entry costs, payment structures and the residency that comes with them.

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GOLF-FACING TERRACE · DUBAI HILLS ESTATE

Two lenses on one address

Dubai Hills Estate is a joint venture between Emaar Properties and Meraas, forming the anchor district of Mohammed Bin Rashid City. Spanning more than 11 million square metres — some 2,700 acres — it weaves an 18-hole championship golf course, the city's largest residential park and a two-million-square-foot mall into a single walkable, low-rise landscape.

At full build-out the master plan carries capacity for more than 30,000 homes across villas, townhouses, mid-rise apartments and branded residences — a scale that gives the district genuine liquidity in both the sales and leasing markets.

2,700

ACRES

30,000+

HOMES AT
BUILD-OUT

1.2M

SQM GOLF
COURSE

180,000

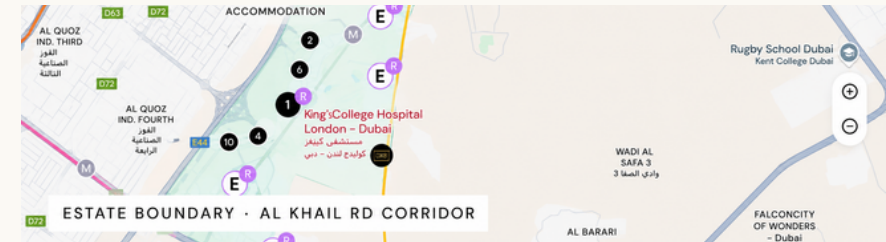
SQM CENTRAL
PARK

94%+

OCCUPANCY, H1
2026

Ten minutes from everywhere that matters

Positioned on Al Khail Road between Downtown Dubai and Dubai Marina, with Umm Suqeim Street and Al Marabea Street feeding the community directly.



DRIVE TIMES

Downtown Dubai & Burj Khalifa	10 min
Dubai Marina & JBR	10 min
Dubai International Airport (DXB)	15 min
Al Maktoum International (DWC)	20 min
Mall of the Emirates / Metro Red Line	12 min
Expo City & District 2020	25 min

A district of neighbourhoods

Dubai Hills Estate is not one product but a portfolio of clusters, each with its own price point, buyer profile and rental dynamic. Understanding the tiers is the single most useful thing an investor can do here.

Golf-front & prime villas

Golf Place, Golf Place Terraces, Fairways, Parkways, Address Villas Hillcrest, Palm Hills — 4 to 7 bedrooms, the deepest capital-appreciation exposure.

Family villa & townhouse belts

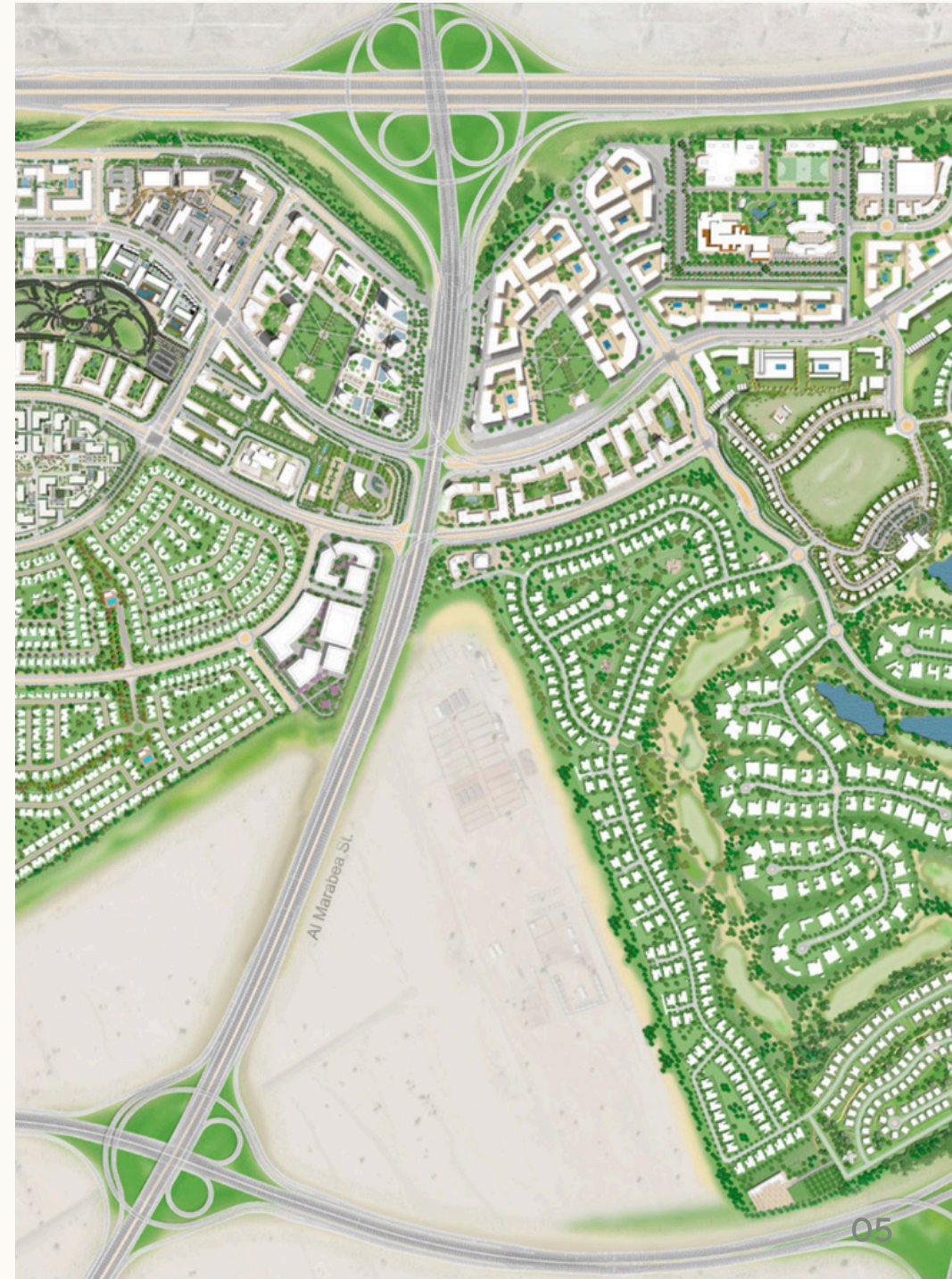
Sidra, Maple, Club Villas, Hills Grove — 3 to 5 bedrooms, the community's end-user engine room and its most reliable long-let stock.

Mid-rise apartment districts

Park Heights, Park Ridge, Mulberry, Acacia, Collective, Golfville, Golf Suites, Elvira, Lime Gardens, Park Horizon, 399 Hills Park — the yield core.

Branded & new launches

Address Residences, Palace Residences Hillside, Vida Residences Hillside Park, Rosehill, Greencrest, Parkwood — premium off-plan with staged payment plans.



Dubai Hills Park

At 180,000 sqm this is the largest residential community park in Dubai — an amenity that behaves like public infrastructure and underwrites the premium every address here commands.

2.5 km

JOGGING TRACK

19

ACTIVITY ZONES

Splash

URBAN BEACH &
WATER PARK

Skate

SKATE & BOUNCE
PARK

Dog

DEDICATED DOG PARK

Market

WEEKEND MARKETS &
CAFÉ PAVILION

Dubai Hills Golf Club

1.2 million sqm of manicured fairway — the footprint of 63 football pitches — laid out by European Golf Design against the Burj Khalifa skyline and operated by Troon Golf.

- 18-hole championship course
- 83 strategically placed bunkers
- Golf academy & practice facilities
- Iconic clubhouse with a host of dining options
- Direct golf-front frontage for Golf Place, Fairways, Golfville, Rosehill and Greencrest

Golf-frontage typically carries a double-digit premium per square foot over comparable non-view stock in the same cluster.

Dubai Hills Mall

Two million square feet of retail at the junction of Umm Suqeim Road and Al Khail Road, with more than 650 shopping and dining choices, a 17-screen Roxy cinema and Storm Coaster. For residents it removes the need to drive to Mall of the Emirates; for landlords it is the single most quoted line in every listing.

2M

SQ FT RETAIL

650+

SHOPS &
RESTAURANTS

Walk

FROM PARK
HEIGHTS & ADDRESS



Beyond the mall, the estate carries neighbourhood retail at Park Heights Square, the Golf Club terrace and the Park café pavilion — plus weekend markets on the great lawn.

The reason families sign long leases



FAMILY LIFE · DUBAI HILLS ESTATE

Schools within the master plan

Three GEMS campuses sit inside the estate — GEMS Wellington Academy (National Curriculum of England), GEMS International School (IB) and GEMS New Millennium School — reachable on foot or by bike along the park's shaded paths. Blossom Nursery operates inside the community, with the wider Al Barsha and Umm Suqeim school corridor a short drive away.

King's College Hospital London — Dubai

The group's largest UAE facility sits at the entrance to the estate on Al Khail Road, providing full-service acute and outpatient care to the whole "New Dubai" corridor. A dedicated paediatric robotic surgery wing was added in 2026. Emirates Hospital Day Surgery and multiple clinics operate within the community and at Dubai Hills Mall.



SHADED PEDESTRIAN NETWORK

3

GEMS
CAMPUSES

1

FULL-SERVICE
HOSPITAL

54

KM OF CYCLE
ROUTES

What every building here is expected to have

Emaar's recent Dubai Hills launches converge on a consistent amenity package. For investors this matters: it sets the floor a competing landlord must meet.



Also standard

Yoga decks · BBQ areas · botanical gardens · outdoor gyms · table tennis · half-basketball · multipurpose halls · rooftop gardens & open-air cinema · 24/7 security · covered parking.

Who actually lives here

Dubai Hills Estate skews decisively towards settled, high-income households rather than transient renters – which is why occupancy held above 94% through the first half of 2026 and why renewal rates materially outpace the Dubai average.

Villa & townhouse belt

Senior professionals and business owners with school-age children, typically on three-year horizons. Schools and the park drive the decision; golf frontage drives the price.

Apartment districts

Dual-income couples, relocating executives and downsizers who want Downtown access without Downtown density. The most liquid rental segment in the community.

Branded residences

International owners and Golden Visa buyers, often part-year residents. Higher furnishing standards, higher achievable rents, higher service charges.

The rental gap

New lettings averaged **AED 245,743** against **AED 199,413** on renewals in 2026 – a ~23% spread that rewards active lease management.

Villas & townhouses

The estate's capital-appreciation engine. Between 2022 and early 2025 secondary villa prices in Dubai Hills rose roughly 68%, with off-plan villas up around 59% — outperforming the apartment stock by a wide margin. Supply is finite: the villa plots are almost entirely allocated.

Product	Typical size	Indicative price
3-bed townhouse (Maple, Sidra)	2,000–2,600 sq ft	AED 5.5–8.5M
4-bed villa (Sidra, Club Villas)	3,200–4,000 sq ft	AED 9–14M
5-bed villa (Golf Place, Parkways)	5,000–6,500 sq ft	AED 16–26M
6-bed golf-front (Golf Place II)	7,000–9,000 sq ft	AED 28M+

Indicative secondary-market ranges observed in H1 2026; golf frontage, plot size and façade style drive wide dispersion within each band. Verify at unit level before transacting.



Apartments & branded residences

The yield core of the community. One- and two-bedroom units in the mid-rise districts are the most traded, most rentable and most financeable assets in Dubai Hills – and they carry the lowest ticket into a AED 2M Golden Visa position.



GOLF-FACING TOWERS



INTERIORS

2,390

AED/SQFT
RESALE

2,455

AED/SQFT OFF-
PLAN

~6.1%

GROSS YIELD

Configuration	Typical BUA	Entry price	Market rent
1-bedroom	676–772 sq ft	from AED 1.60M	~AED 116k
2-bedroom	1,060–1,191 sq ft	from AED 2.51M	~AED 159k
3-bedroom	1,882–2,110 sq ft	from AED 4.77M	est. 230–290k
3-bed townhouse	2,620–2,623 sq ft	from AED 6.34M	est. 300–360k

Entry prices from current Emaar off-plan launches (Rosehill, Palace Residences Hillside); rents are 2026 community averages for comparable ready stock; 3-bedroom figures are estimates extrapolated from that base.



1-3 BEDROOM LAYOUTS

Signature projects

Five current Emaar propositions inside the estate, spanning branded apartments to golf-front villas — each with a different risk, hold and exit profile.



Address Residences

Branded by Address Hotels + Resorts. Two towers of 18 and 21 floors, 1–3 bedroom apartments plus townhouses, overlooking Dubai Hills Park and Mall.

Rooftop garden · open-air cinema · podium deck · sports court · 24/7 security



Greencrest

1–3 bedroom residences framed by the golf course, with generous balconies and open terraces. Wellness-led amenity brief.

Indoor & outdoor gym · MUGA court · yoga deck · kids' pool · BBQ · multi-purpose hall



Rosehill

555 golf-facing apartments across two high-rise towers and a low-rise block. From AED 1.6M on an 80/20 plan; handover Q2 2029.

Padel court · botanical garden · half-basketball · outdoor gym · pools · BBQ



Palace Residences Hillside

359 branded units — 149 one-bed, 167 two-bed, 35 three-bed and 8 townhouses. From AED 1.71M. Nine-installment plan to completion in June 2029.

Resort pool · padel · outdoor gym · MUGA · cabanas · kids' pool & play



Golf Place II

4, 5 and 6-bedroom villas in three façade styles — Contemporary, Elegant and Modern — with 300 sqm rooftop terraces and panoramic fairway views.

Tennis · petanque · basketball · volleyball · fitness track · play areas

Where the numbers stand – H1 2026

Transaction volumes cooled year-on-year while total value rose sharply – the signature of a market trading up into larger, premium homes.

1,436

TRANSACTIONS, H1 2026

AED 10.46B

TOTAL SALES VALUE

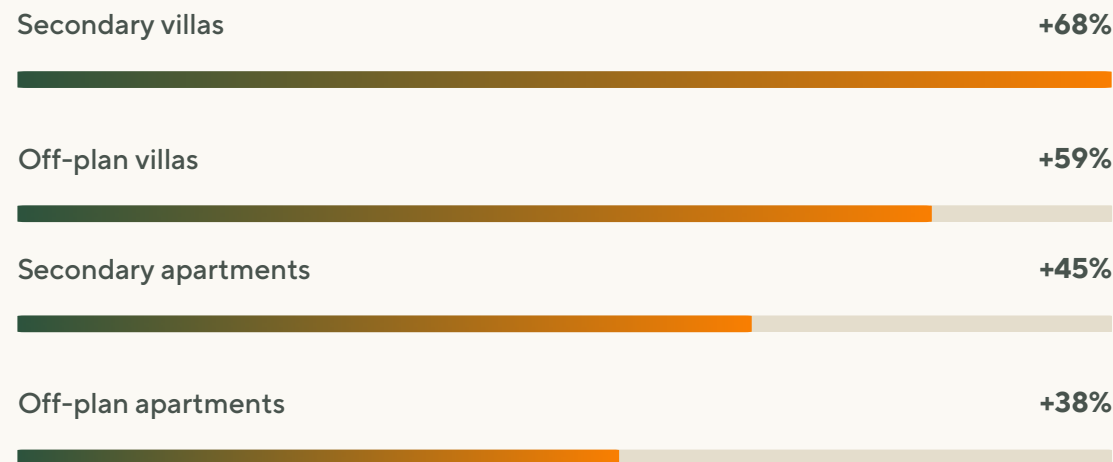
AED 7.28M

AVERAGE TICKET

AED 2,848

AVG. PRICE PER SQ FT

Price growth 2022 → early 2025



Momentum into 2026

- Capital values **+18% year-on-year** in Q1 2026 on DLD transaction data
- Headline prices tracking **+12–18% YoY** across prime clusters
- Occupancy held above **94%** throughout H1 2026

Off-plan vs ready



62.5% of H1 2026 transactions were off-plan. Ready stock traded at a 4.7% premium – the cost of immediate income.

Price per sq ft by segment

Segment	AED / sq ft
Apartments – resale	2,390
Apartments – off-plan	2,455
Townhouses & villas – resale	2,780
All transactions – average	2,848

Sources: DLD-derived brokerage market reports for H1 2026. Community-wide averages conceal wide cluster-level dispersion.

Rents, yields and total return

Market rents · 2026

Property	Annual rent (AED)
1-bedroom apartment	80,000 – 130,000 · avg 116,000
2-bedroom apartment	120,000 – 200,000 · avg 159,000
3-bedroom villa / townhouse	200,000 – 280,000
4-bedroom villa	270,000 – 400,000
5-bedroom villa	350,000 – 600,000+

Short-let apartments positioned close to the mall or park have been reported achieving gross yields as high as **8.5%** — before management fees, void allowance, DTCM licensing and the higher furnishing and wear costs that strategy carries.

Indicative gross yields



Indicative gross yields

Combining income and capital growth, prime villa clusters are being modelled at a **13–15%** total return for 2026. Apartments trade the other way: lower appreciation, materially higher income.

Net it down before you decide

Deduct service charges of **AED 12–20/sq ft** in apartment towers (including the Emaar master-community fee of AED 3–5/sq ft) or **AED 3–10/sq ft** in villa communities, plus 5% management, a void allowance and any mortgage cost. Gross-to-net typically absorbs 1.0–1.8 percentage points.

Cost of acquisition, payment terms & residency

Price per sq ft by segment

DLD transfer fee	4% + AED 580
Registration trustee	~AED 4,200 inc. VAT
Agency commission	2% + VAT
Developer NOC (resale)	AED 500–5,000
Mortgage registration	0.25% of loan
Conveyancing (optional)	AED 6,000–10,000
All-in, cash purchase	≈ 6–7% of price

Off-plan purchases from the developer register via Oqood with the same 4% DLD charge; agency commission is usually developer-paid.

A typical Emaar payment plan

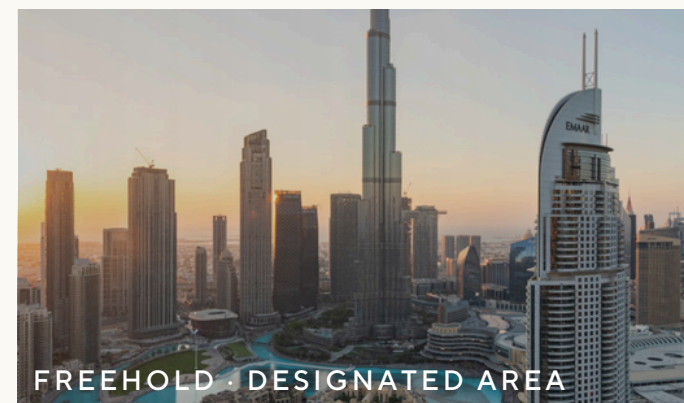
Palace Residences Hillside – completion June 2029

Booking	10%
Instalments 1–4 · Dec 25 → Mar 27	40%
50% construction · Sep 2027	10%
70% construction · Jan 2028	10%
90% construction · Jul 2028	10%
On handover · Jun 2029	20%

Rosehill runs a simpler 80/20 structure. Construction-linked milestones mean capital is deployed gradually rather than up front.

Financing

UAE-resident expatriates can typically borrow up to **80%** LTV on a first property below AED 5M and 70% above it. Non-resident buyers are generally limited to **50–60%**, at higher margins. Off-plan is usually capped near 50% until handover.



10-YEAR RESIDENCY

The Golden Visa route

Dubai Hills Estate is a DLD-designated freehold area, so foreign nationals hold title outright. Property worth **AED 2,000,000** or more qualifies the owner for a 10-year renewable Golden Visa – satisfiable with one asset or several combined in the same name, and available on off-plan once the 4% DLD interim registration is complete. Budget AED 2,000–4,000 for the valuation letter. Mortgaged property qualifies where the paid-up portion meets the threshold.

Four ways to own Dubai Hills Estate

The community supports genuinely different strategies. Matching the right one to your horizon and liquidity needs matters more than picking the right building.

INCOME

Ready 1–2 bed, long let

Buy completed stock in Park Heights, Mulberry or Acacia. Highest gross yield in the estate, immediate cashflow, deepest tenant pool, easiest to finance and to exit.

Ticket AED 1.6–2.8M · target 5.8–6.3% gross · 3–5 year hold

GROWTH

Off-plan, staged capital

Enter a launch such as Rosehill or Palace Residences Hillside on an 80/20 or milestone plan. Capital is deployed over four years; the return depends on price growth to handover, not rent.

Ticket from AED 1.6M · 10% at booking · handover 2029

SCARCITY

Golf-front villa

The estate's supply-constrained tier and its strongest historic appreciation. Lower yield, larger ticket, thinner buyer pool — but the asset that has carried the community's price index.

Ticket AED 16M+ · 4.6–5.0% gross · 5–10 year hold

LIFESTYLE

Branded, part-year use

Address or Palace residences combine owner-occupation with managed letting and a Golden Visa position. Expect higher service charges against higher achievable rents and stronger resale branding.

Ticket AED 2M+ · service charge AED 15–20/sq ft

4%

DLD TRANSFER FEE

0%

ANNUAL PROPERTY TAX

0%

CAPITAL GAINS TAX

100%

FOREIGN FREEHOLD OWNERSHIP

What to weigh before you commit

- **Supply pipeline.** Several thousand apartments across Rosehill, Greencrest, Parkwood and Vida Hillside complete between 2028 and 2030. Concentrated handovers can compress rents in the same micro-market for two to three lettings cycles.
- **Cluster dispersion.** A community average of AED 2,848/sq ft tells you almost nothing about a specific tower. Underwrite on comparable transactions in the same building.
- **Service charges.** Confirm whether a quoted rate includes the Emaar master-community fee. AED 15/sq ft quoted can become AED 18–20/sq ft in practice.
- **Off-plan timing risk.** A 2029 handover means no income for three years and an exit that depends on assignment rules and market conditions at completion.
- **Rate and currency exposure.** The dirham's dollar peg transmits US rate policy directly into mortgage costs and into the buying power of non-dollar investors.
- **Metro is not yet built.** Rail connectivity is reserved in the master plan, not delivered. Price the community as car-dependent today.



The counterparty — Emaar Properties

AED 114B	AED 35.5B	AED 17.5B
MARKET CAP · FY24	REVENUE · FY24	NET PROFIT · FY24
118,400+	50,500	10+
HOMES DELIVERED SINCE 2002	UNDER DEVELOPMENT	GLOBAL MARKETS

The developer behind Burj Khalifa and The Dubai Mall, and the largest listed real estate developer outside China — a delivery record that materially reduces off-plan completion risk.

A community that underwrites its own investment case

Dubai Hills Estate works because the amenities came first. The park, the golf course, the mall, the schools and the hospital are built and operating — which is why occupancy sits above 94%, why renewal behaviour is unusually sticky, and why capital values have compounded faster than the wider Dubai index. The trade-off is price: this is no longer an early-entry market, and the returns from here rest on income discipline and cluster selection rather than on the beta of the last cycle.

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