

DUBAI HILLS ESTATE

PARK POINT B



EMAAR



MERAAS

EXCEPTIONAL
STYLE WITH
ELEVATED PARK
VIEWS

PARK POINT





ABOUT EMAAR PROPERTIES

A global property developer, Emaar Properties is the driving force behind many of the iconic projects that have come to define Dubai on the world stage, including Burj Khalifa, The Dubai Mall, The Dubai Fountain and Downtown Dubai, its flagship development.

لمحة عن إعمار العقارية

إعمار العقارية شركة رائدة عالمياً في التطوير العقاري، وتعتبر قوة الدفع الرئيسية للعديد من المشاريع العملاقة التي أسهمت في ترسيخ مكانة دبي حول العالم، بما في ذلك برج خليفة، دبي مول، نافورة دبي، بالإضافة إلى وسط مدينة دبي الذي يعد مشروعها العمراني الأكبر.



DUBAI HILLS ESTATE

Where Life is Extraordinary

More than just a place to live, Dubai Hills Estate is an 11 million square metre master-planned community, where unsurpassed luxury meets natural wonder.

Designed to the highest standards of sustainability, the mixed-use mega-project features elegant neighbourhoods interwoven with landscaped parks, winding walkways and an 18-hole championship golf course. With world-class hospitality, shopping, education and healthcare facilities all within walking distance.

دبي هيلز استيت

حيث تجد نمط الحياة المذهل

دبي هيلز استيت أكثر من مجرد مكان للعيش، هي واحة سكنية تمتد على مساحة 11 مليون متر مربع، حيث تلتقي الفخامة التي لا تُضاهى بسحر الطبيعة الخلّاب.

تم تصميم هذا المجمع الضخم المتعدد الاستخدامات وفقاً لأعلى معايير الاستدامة، وهو يضم أحياء سكنية راقية تربط بينها الحدائق الخضراء والممرات المتعرجة، وملعب جولف يضم 18 حفرة. بمرافقه الفاخرة التي توفر كافة خدمات الضيافة والتسوّق والتعليم والرعاية الصحية التي يمكن الوصول إليها سيراً على الأقدام.







PARK POINT AT DUBAI HILLS ESTATE

Featuring elegant homes and fabulous facilities, within one of the most exclusive new projects taking shape in Dubai, PARK POINT is a sanctuary of serene living in Dubai Hills Estate.

بارك بوينت في دبي هيلز استيت

يضم بارك بوينت منازل أنيقة ومرافق راقية ضمن أحد المشاريع الجديدة الأكثر تميزاً في دبي، وهو يعتبر ملجأً فريداً للحياة الهادئة في دبي هيلز استيت.



- | | |
|---------------------|--------------------------|
| 01 - Community Park | 11 - Townhouse Community |
| 02 - Regional Park | 12 - Townhome Community |
| 03 - Golf Club | 13 - Private Hospital |
| 04 - Golf Academy | 14 - Government Hospital |
| 05 - Driving Range | 15 - Civil Defence |
| 06 - Tennis Academy | 16 - Police |
| 07 - Schools | 17 - Community Retail |
| 08 - Hotels | 18 - Golf Villas |
| 09 - Juma Mosque | 19 - Golf Apartments |
| 10 - Metro Station | 20 - Business Park |



FACILITIES & LIFESTYLE

A naturally beautiful lifestyle

Experience healthy living in harmony with nature, with long shaded pathways connecting parks, pools and people of all ages. Enjoy an endless array of community facilities around Dubai Hills Estate, from a modern health club, golf club to nature trails, jogging tracks, children's play areas, and many other sporting, entertainment and leisure facilities.

Stroll along a network of green corridors to community shopping centres or the neighbourhood mosque, while your kids bike safely to school on dedicated cycling tracks. A great selection of restaurants, cafés, hotels, medical clinics, spas and salons are all within easy reach, even as the allure of Downtown Dubai rises majestically on the nearby horizon.

اكتشف مرافق وأسلوب الحياة الراقية

اكتشف روعة الحياة على طبيعتها

اكتشف روعة الحياة على طبيعتها. اختبر أسلوب الحياة الصحي في تناغم مثالي مع الطبيعة، بفضل الممرات الطويلة المظللة التي تربط بين الحدائق وأحواض السباحة وسكان المجمع من مختلف الأعمار. استمتع بمجموعة لامتناهية من المرافق، من النادي الصحي الحديث ونادي الجولف، إلى المتنزهات الطبيعية ومضامير الجري وباحات لعب الأطفال، وسواها من المرافق الرياضية والترفيهية.

اكتشف متعة السير على امتداد شبكة واسعة من الممرات الخضراء التي ترتبط بمراكز التسوق أو المؤدية إلى المسجد، بينما يمكن لأطفالك التوجه إلى المدرسة بأمان على دراجاتهم الهوائية من خلال مسارات مخصصة للدراجات. كما يمكنك الوصول بسهولة إلى مجموعة رائعة من المطاعم والمقاهي والفنادق والعيادات الطبية والمنتجعات والصالونات. بارك بوينت تمتع بإطلالة وسط مدينة دبي المهيبة. اكتشف مرافق وأسلوب الحياة الراقية.







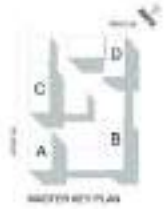
PARK POINT B

FLOOR
PLANS

DUBAI HILLS

ESTATE

PARK POINT



1 BEDROOM -TYPE 6									
LEV	UNIT	AREA							
		SUITE		BQ./TERRACE				TOTAL	
		FG	ME	FG	ME	FG	ME		
BLOCK B									
1	B101	35.87	91.27	129.27	12.00	90.04	33.27		



LEVEL 01



LEVEL 02 - 06



LEVEL 07



LEVEL 08



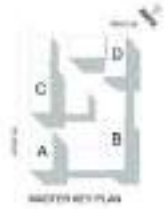
LEVEL 09

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DUBAI HILLS

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PARK POINT



1 BEDROOM - TYPE 9								
LEVEL	UNIT NUMBER	AREA				TOTAL		
		B/L	N/L	B/L	N/L	B/L	N/L	
BLOCK B								
1	0111	372.79	11.11	373.76	11.09	745.51	11.08	
BLOCK C								
1	0319	618.38	17.43	635.89	14.81	775.87	72.08	



LEVEL 01



LEVEL 02-06



LEVEL 07



LEVEL 08



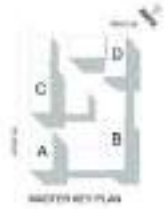
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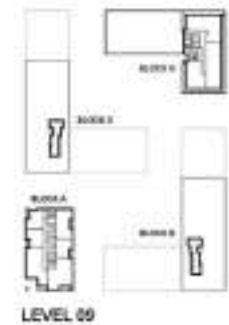
DUBAI HILLS

ESTATE

PARK POINT

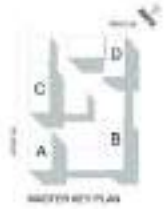


1 BEDROOM -TYPE 11								
LEVEL	UNIT NUMBER	AREA						
		SUITE		BALCONY		TOTAL		
		sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.	
BLOCK B								
1	8134	577.05	53.51	18.85	1.87	597.21	55.23	



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DUBAI HILLS ESTATE PARK POINT



2 BEDROOM - Type 13								
LEVEL	UNIT NUMBER	AREA				TOTAL	TYPIC.	NO.
		BUILT	BALCONY	NET	GROSS			
BLOCK B								
1	8104	868.26	03.94	88.14	8.10	1,003.40	84.09	
	8102	848.80	03.13	87.17	8.24	1,008.88	84.48	
	8107	843.40	07.03	86.84	8.22	1,003.23	84.04	
	8101	804.12	03.04	82.13	8.77	1,008.02	84.42	
2	8103	865.90	03.00	83.57	8.70	1,008.89	84.43	
	8106	858.89	03.34	83.35	8.70	1,003.23	84.04	
	8107	848.17	03.10	81.00	8.87	1,008.02	84.42	
	8101	801.11	03.00	82.57	8.70	1,003.88	84.09	
3	8104	868.83	03.70	81.14	8.40	1,008.87	84.43	
	8106	851.87	03.44	80.18	8.60	1,003.28	84.04	
	8107	848.80	03.13	80.44	8.40	1,003.40	84.09	
	8400	854.13	03.04	82.13	8.77	1,003.23	84.04	
4	8405	863.31	03.03	83.37	8.70	1,008.88	84.43	
	8406	850.89	03.24	83.35	8.70	1,003.23	84.04	
	8407	848.17	03.10	83.00	8.87	1,008.02	84.42	
	8000	811.11	03.00	81.57	8.70	1,003.88	84.09	
5	8000	885.50	04.00	81.14	8.60	1,008.46	84.38	
	8000	801.87	03.40	80.28	8.80	1,003.21	84.04	
	8007	849.90	03.10	80.48	8.80	1,008.40	84.38	
	8000	884.13	03.00	82.13	8.77	1,008.38	84.42	
6	8000	865.90	03.00	83.57	8.70	1,008.89	84.43	
	8000	858.89	03.34	83.35	8.70	1,003.23	84.04	
	8007	848.17	03.10	83.00	8.87	1,008.02	84.42	
	8004	863.50	03.10	83.28	8.17	998.88	84.42	



LEVEL 01



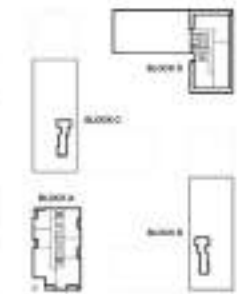
LEVEL 02 - 06



LEVEL 07



LEVEL 08



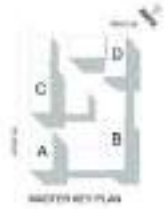
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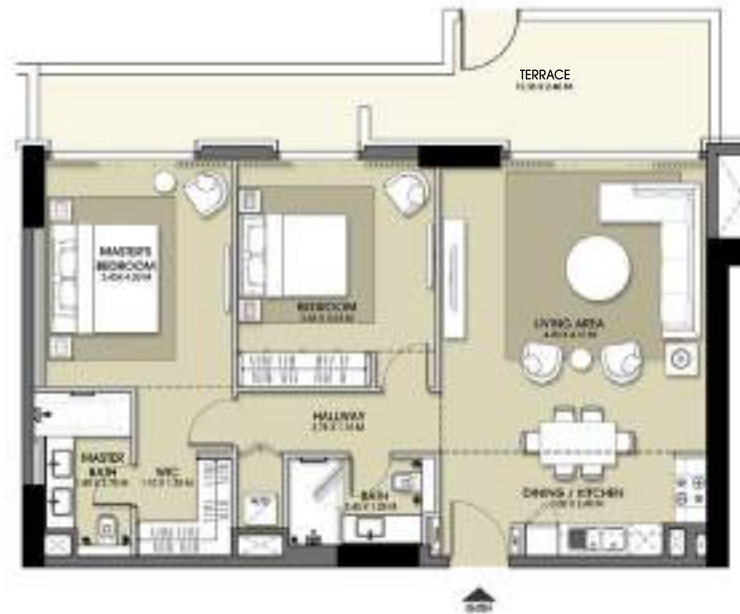
DUBAI HILLS

ESTATE

PARK POINT



2 BEDROOM - TYPE 14							
LEVEL	UNIT NUMBER	AREA					
		SUITE		BALCONY		TOTAL	
		sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.
BLOCK B							
	810	1,006.32	93.44	369.82	34.04	1,376.04	127.47
	809	1,008.82	93.71	373.00	34.41	1,381.82	127.84



LEVEL 01



LEVEL 02 - 06



LEVEL 07



LEVEL 08



LEVEL 09

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DUBAI HILLS ESTATE PARK POINT



2 BEDROOM - TYPE 17

UNIT	UNIT NUMBER	BLOCK B				TOTAL	
		NET	PG	NET	PG	NET	PG
2	B101	876.40	21.01	98.96	3.44	894.07	16.27
3	B101	876.34	21.01	98.96	3.44	897.65	17.14
4	B101	876.40	21.12	98.86	3.42	899.87	16.87
5	B101	876.09	21.01	98.86	3.42	897.65	17.14
6	B101	876.40	21.12	98.96	3.44	899.87	16.87

BLOCK C

7	C101	808.44	22.22	80.80	3.62	829.04	16.22
8	C101	807.36	22.27	80.89	3.62	827.75	16.18

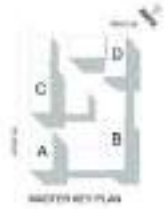


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PARK POINT



2 BEDROOM - TYPE 18									
LEVEL	UNIT NUMBER	SUITE				BALCONY		TOTAL	
		FT	M	FT	M	FT	M	FT	M
BLOCK B									
1	9301	931.49	28.03	306.62	18.03	1,327.48	134.82		

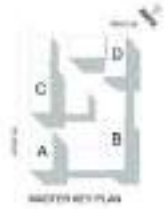


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2 BEDROOM - TYPE 21

LEVEL	UNIT NUMBER	DATE				TOTAL	
		CL	HL	CL	HL	CL	HL
BLOCK B							
1	5101	958.86	14.04	83.29	3.84	1,000.03	14.96
2	5102	989.24	14.12	83.88	3.84	1,021.06	14.96
3	5103	957.09	14.01	83.88	3.84	1,000.89	14.77
4	5104	959.29	14.12	83.88	3.84	1,021.34	14.96
5	5105	958.86	14.04	83.29	3.84	1,000.03	14.96



LEVEL 01



LEVEL 02 - 06



LEVEL 07



LEVEL 08



LEVEL 09

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DUBAI HILLS ESTATE PARK POINT



2 BEDROOM - TYPE 27							
LEVEL	UNIT NUMBER	AREA					
		BUILT		BALCONY		TOTAL	
		FD	HD	FD	HD	FD	HD
BLOCK B							
3	#011	1,076.80	94.20	60.20	5.40	1,236.60	300.00
4	#012	1,012.80	94.20	59.20	5.20	1,171.40	285.00
4	#011	1,076.80	94.20	60.20	5.40	1,236.60	300.00
5	#012	1,012.80	94.20	59.20	5.20	1,171.40	285.00
6	#011	1,076.80	94.20	60.20	5.40	1,236.60	300.00
7	#700	1,036.80	94.40	60.20	5.40	1,216.80	285.00

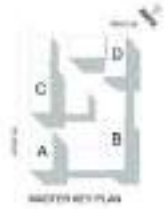


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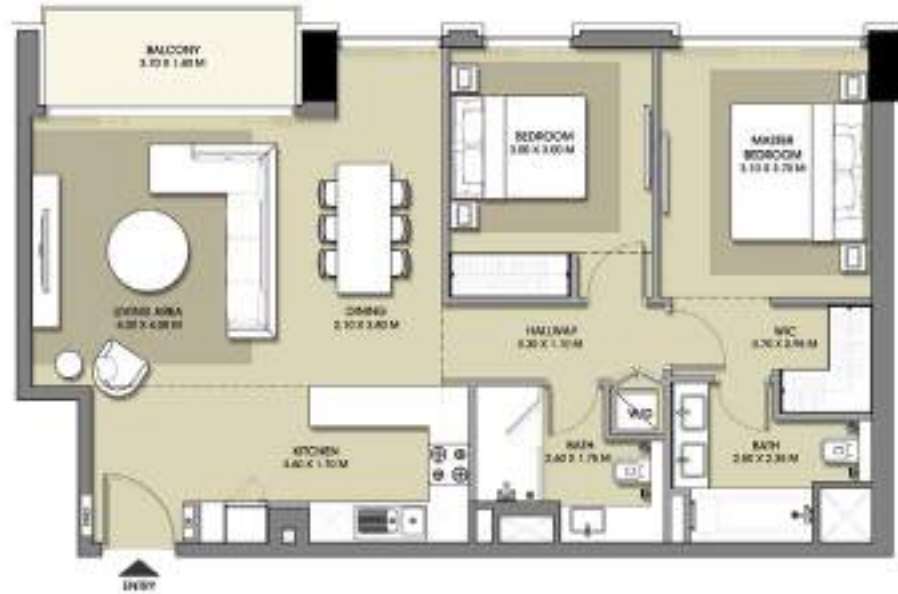
DUBAI HILLS

ESTATE

PARK POINT

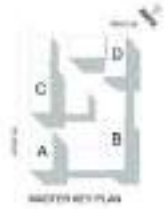


2 BEDROOM - TYPE 28									
LEVEL	UNIT NUMBER	SUITE				BALCONY		TOTAL	
		FR	HL	BD	HL	BD	HL		
BLOCK B									
1	2706	248.22	26.01	64.33	1.04	190.67	12.26		



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2 BEDROOM - TYPE 29

LEVEL	UNIT NUMBER	SUITE				BALCONY		TOTAL	
		B1	B2	B3	B4	B5	B6	B7	B8
BLOCK B									
T	STG	6,888.52	63.00	78.47	7.28	1,067.38	113.11		



LEVEL 01



LEVEL 02 - 06



LEVEL 07



LEVEL 08



LEVEL 09

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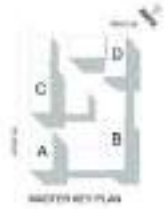


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ESTATE

PARK POINT



2 BEDROOM - TYPE 30									
LEVEL	UNIT NUMBER	SUITE				BALCONY		TOTAL	
		NE	NW	SE	SW	NE	NW	NE	NW
BLOCK B									
1	8700	833.85	76.57	687.87	41.00	885.49	41.34		



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3 BEDROOM - TYPE 38

LEVEL	UNIT NUMBER	BLOCK				TOTAL	
		SUITE	BALCONY	POOL		SQ	MC

BLOCK B

1	020	1,485.66	138.02	92.68	0.02	1,538.38	148.92
	021	1,477.75	137.33	92.69	0.00	1,533.48	148.18
2	004	1,485.97	138.05	92.73	0.02	1,538.76	149.07
	001	1,477.80	137.30	92.69	0.00	1,533.59	148.18
3	044	1,485.05	138.02	92.68	0.02	1,538.33	148.92
	042	1,478.44	137.21	92.69	0.00	1,533.23	148.04
4	004	1,485.90	138.04	92.68	0.02	1,538.54	149.05
	001	1,477.68	137.22	92.69	0.00	1,533.37	148.07
5	004	1,485.90	138.02	92.68	0.02	1,538.33	148.92
	001	1,477.80	137.30	92.69	0.00	1,533.59	148.18
7	020	1,478.23	137.34	92.69	0.00	1,534.02	148.22

BLOCK C

1	010	1,486.19	138.07	92.65	0.02	1,581.23	149.90
	011	1,486.43	138.02	92.64	0.00	1,580.95	147.71
3	000	1,482.29	137.81	94.88	0.00	1,579.23	149.80
	001	1,486.19	138.07	92.65	0.00	1,581.22	148.90
4	011	1,486.43	138.02	92.64	0.00	1,580.95	147.71
	010	1,482.28	137.81	94.88	0.02	1,579.32	148.80
5	000	1,486.19	138.07	92.65	0.00	1,581.23	149.90



LEVEL 01



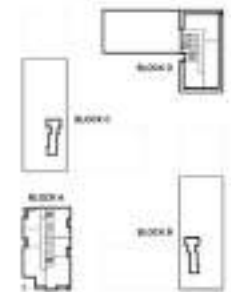
LEVEL 02 - 06



LEVEL 07



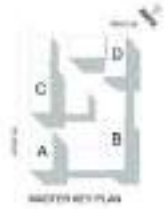
LEVEL 08



LEVEL 09

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DUBAI HILLS ESTATE PARK POINT



3 BEDROOM - TYPE 39

LEVEL	UNIT NUMBER	AREA					
		SITE		BALCONY/TERRACE		TOTAL	
		sq. ft.	m ²	sq. ft.	m ²	sq. ft.	m ²

BLOCK B

LEVEL	UNIT NUMBER	AREA (sq. ft.)	AREA (m ²)	AREA (sq. ft.)	AREA (m ²)	TOTAL AREA (sq. ft.)	TOTAL AREA (m ²)
-------	-------------	----------------	------------------------	----------------	------------------------	----------------------	------------------------------



LEVEL 01



LEVEL 02 - 06



LEVEL 07



LEVEL 08



LEVEL 09

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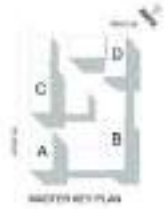


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3 BEDROOM - TYPE 41

LEVEL	UNIT NUMBER	AREA				TOTAL	
		Built	BALCONY				
		sq. ft.	sq. ft.	sq. ft.	sq. ft.		

BLOCK B

1	810	3,871.86	116.71	680.77	10.07	3,069.42	191.70
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LEVEL 01



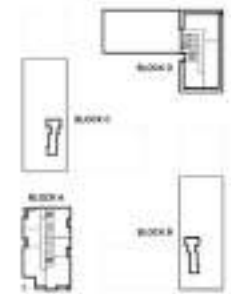
LEVEL 02 - 06



LEVEL 07



LEVEL 08



LEVEL 09

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DUBAI HILLS ESTATE PARK POINT



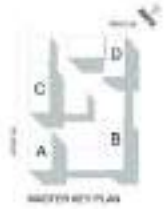
3 BEDROOM - TYPE 45

LEVEL	UNIT NUMBER	AREA					
		SUITE		BALCONY		TOTAL	
		sq	sq	sq	sq	sq	sq
BLOCK B							
1	B101	1,200.07	113.30	75.89	7.06	1,356.32	124.24
2	B201	1,287.90	113.30	68.78	6.39	1,366.37	124.84
3	B102	1,207.90	113.30	68.24	6.34	1,355.78	123.89
4	B401	1,207.90	113.30	68.38	6.39	1,356.07	124.04
5	B103	1,207.90	113.30	68.28	6.41	1,356.29	124.09
6	B601	1,287.90	113.30	68.78	6.39	1,366.37	124.84
7	B701	1,291.46	113.30	68.38	6.39	1,360.25	124.37
BLOCK C							
2	C104	1,296.88	113.30	68.80	6.39	1,385.37	125.75
3	C004	1,301.69	113.30	65.90	6.13	1,387.02	127.06
4	C301	1,303.68	113.30	65.88	6.13	1,387.97	127.06
5	C302	1,296.88	113.30	68.80	6.39	1,385.37	125.75



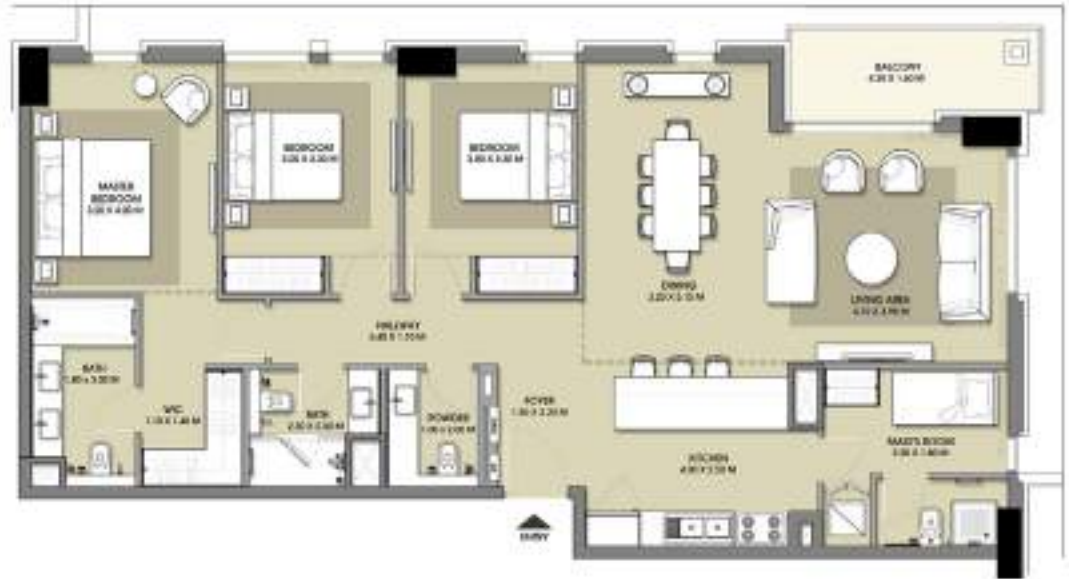
FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary 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.

DUBAI HILLS ESTATE PARK POINT



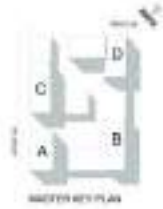
3 BEDROOM - TYPE 46

LEVEL	UNIT NUMBER	AREA					
		SUITE		BALCONY		TOTAL	
		sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.
BLOCK B							
1	8029	3,386.92	123.81	76.43	7.27	3,464.37	126.07
2	8030	3,386.94	123.81	76.43	7.27	3,465.43	126.14
3	8031	3,386.94	123.81	76.43	7.27	3,465.43	126.14
4	8028	3,386.94	123.81	76.43	7.27	3,465.43	126.14
5	8032	3,386.94	123.81	76.43	7.27	3,465.43	126.14
6	8033	3,386.94	123.81	76.43	7.27	3,465.43	126.14



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3 BEDROOM - TYPE 55

UNIT	UNIT NUMBER	AREA					
		FLOOR		BALCONY		TOTAL	
		NET	GROSS	NET	GROSS	NET	GROSS

BLOCK B

7	8701	3,176.14	109.27	81.14	0.69	3,257.32	114.96
8	8801	3,175.86	109.14	80.80	0.41	3,254.86	115.00



LEVEL 01



LEVEL 02 - 08



LEVEL 07



LEVEL 06



LEVEL 09

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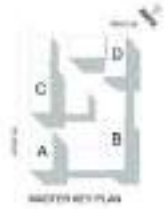


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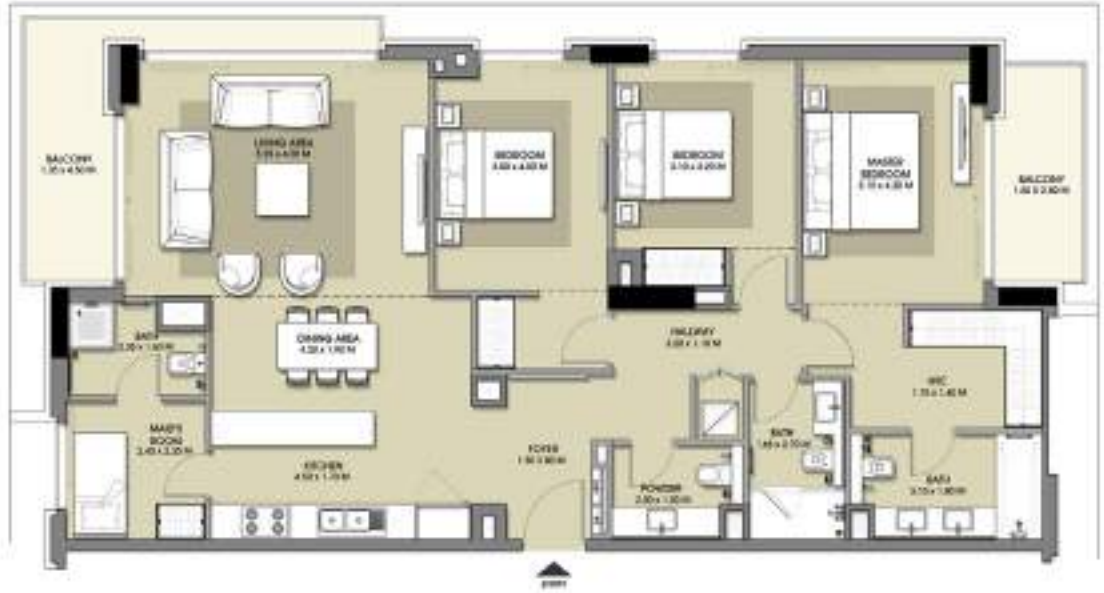


3 BEDROOM - TYPE 57

LEVEL	UNIT NUMBER	SUITE				BALCONY		TOTAL	
		P2	W2	K2	B2	P2	W2	P2	W2

BLOCK B

1	57C	1,457.75	111.17	554.56	11.81	1,997.81	210.09
2	57D	1,455.06	111.12	554.67	11.82	1,997.72	210.04



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3 BEDROOM - TYPE 59

LEVEL	UNIT NUMBER	AREA							
		SUITE				TOTAL			
		ALL	NET	GC	NET	GC	NET	GC	NET
BLOCK B									
1	8109	3,264.76	119.33	68.33	0.40	3,384.09	121.75		
2	8108	3,290.82	119.33	62.75	0.40	3,413.97	121.75		
3	8105	3,291.56	119.37	62.86	0.34	3,454.23	123.01		
4	8409	3,290.82	119.33	62.75	0.40	3,413.97	121.75		
5	8209	3,291.56	119.37	62.86	0.34	3,454.23	123.01		
6	8907	3,290.82	119.33	62.75	0.40	3,413.97	121.75		

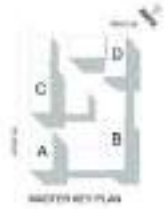
BLOCK B

7	8705	3,286.79	119.34	62.87	0.40	3,449.70	123.39		
8	9004	3,289.42	119.79	67.49	0.17	3,356.91	120.05		



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3 BEDROOM - TYPE 60								
LEVEL	UNIT NUMBER	SIZE				BALCONY		TOTAL
		FD	HC	SC	HC	SC	HC	
BLOCK B								
6	6000	1,347.87	125.22	990.24	13.41	1,004.32	131.87	



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For more information on PARK POINT B at Dubai Hills Estate,
please call 800 36227(UAE) or +971 4 366 1688 (International).
Visit our online sales centre at emaar.com or any of our
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