

# PARK LANE

DUBAI HILLS ESTATE

— INTERIORS BY VIDA —

EMAAR

DUBAI HILLS ESTATE

## THE GREEN HEART OF DUBAI

Dubai Hills Estate is a one-of-a-kind location. This masterfully designed mixed-use development is an integral part of Mohammed Bin Rashid City. Strategically located between Downtown Dubai and Dubai Marina, flanked by Al Khail Road, the community provides easy access to the city's most popular districts and attractions.

This distinctly green and family-friendly neighbourhood has charmed residents and visitors alike with its quiet and unpretentious character.

Here, all the attractions and benefits of living in the city centre are just around the corner, including world-class healthcare and educational facilities, a central park, a championship golf course, and Dubai Hills Mall, one of Dubai's most comprehensive lifestyle and shopping destination.





## MASTER PLAN

# PERFECTLY LOCATED

Luxury is about being in the heart of the city and yet away from the hustle and bustle of downtown living. With easy access to Umm Suqeim Road and Al Khail Road, Dubai Hills Estate is just minutes away from Downtown Dubai and other business, retail and tourism hubs. Close proximity to planned Etihad Rail and Dubai Metro lines will allow for fast and easy access to airports and other emirates in the near future.

**15** Minutes from  
Dubai Downtown

**15** Minutes from  
Dubai Marina

**20** Minutes from  
Dubai Int'l Airports

**25** Minutes from  
Al Maktoum Int'l Airport

CITY LIFE REIMAGINED

## URBAN CHARM TAILORED FOR YOU

Tucked away in the much-desired Dubai Hills Estate, Park Lane is where nature's calm and modern elegance find a perfect meeting point. Ideal for those who crave city excitement but cherish their peaceful moments too. Immerse yourself in the distinctive Vida lifestyle at Park Lane. Here, every day is a celebration of fine living, surrounded by cutting-edge amenities and a sense of wholesome wellbeing.





THE RHYTHM OF RFINED LIVING  
**INSPIRING DESIGN,  
THRIVING LIFESTYLE**

Each day at Park Lane offers a luxurious and sophisticated experience, designed for individuals with a taste for the finer things in life. Embark on your journey in a residence where elegance and refinement blend seamlessly in every aspect, with convenient proximity to the best that Dubai has to offer.

ELEGANCE IN EVERY CORNER

## ARCHITECTURAL EXCELLENCE

Park Lane's architectural design exudes modern grace, blending seamlessly into the serene landscape of Dubai Hills Estate. Every structure is a deliberate fusion of aesthetics and functionality, each stroke and curve is meticulously crafted to showcase the artistic splendour and future-forward design.

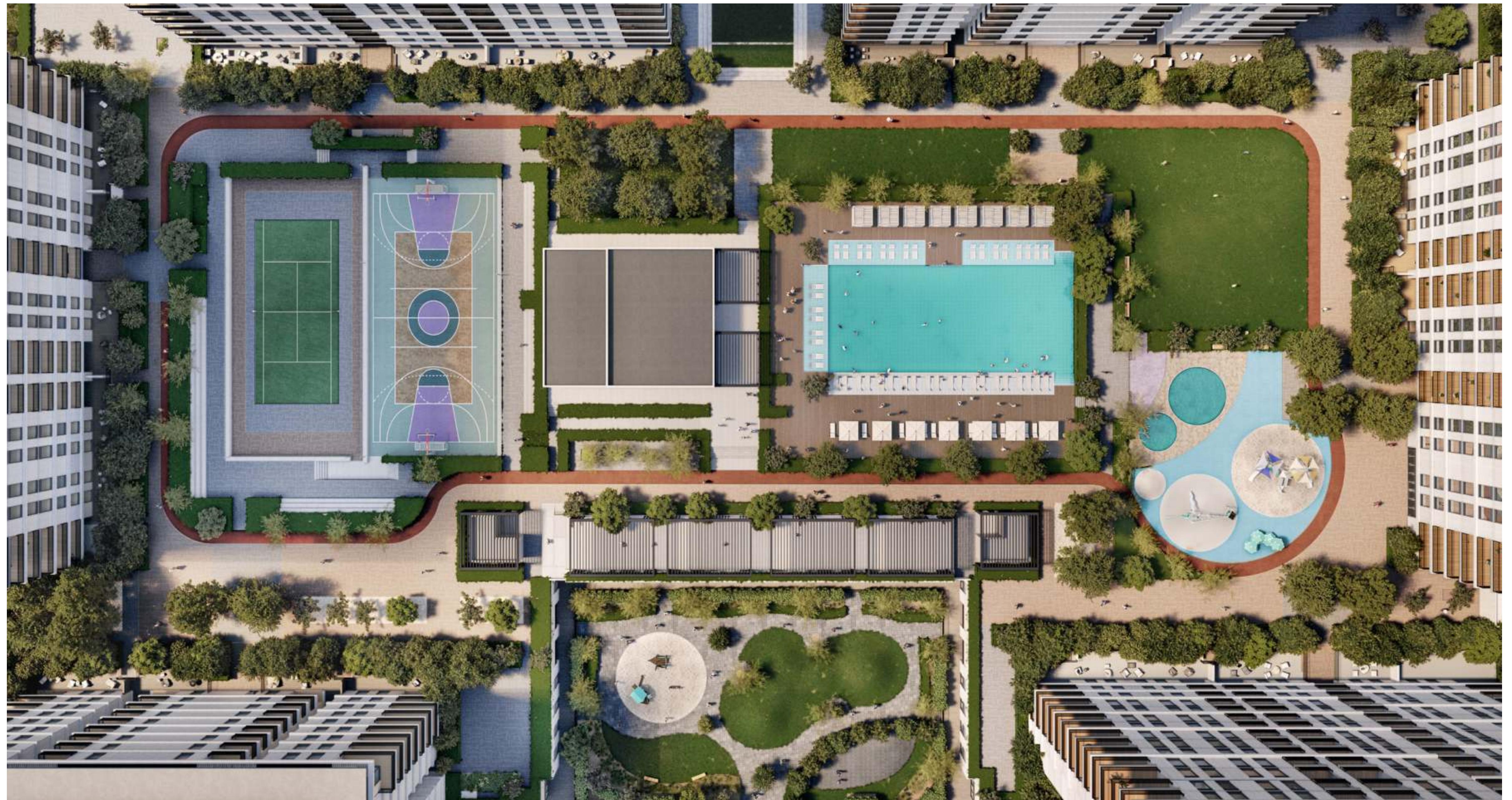




LUXURY AND COMFORT IN EVERY CORNER

## YOUR PERSONAL HAVEN

Park Lane presents an exquisite array of living spaces, including 3-bedroom townhouses and 1, 2, and 3-bedroom apartments, each tailored to suit a variety of preferences and lifestyles. Crafted with a keen eye for detail and style, these homes overlook the beautifully landscaped podium, offering residents a view of elegant outdoor spaces and cutting-edge amenities.



EFFORTLESSLY COMBINING

**ELEGANCE AND  
COMFORT**

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THOUGHTFULLY DESIGNED SPACES

## SHADES OF INSPIRATION

Park Lane showcases spaces that embody the sophisticated Vida lifestyle, effortlessly combining elegance and comfort. The interiors are designed with earthy tones and luxurious finishes, creating a warm and stylish atmosphere.

This carefully curated mix of colours and materials transforms each space into a cosy sanctuary, creating an atmosphere of opulent relaxation and refined sophistication.







PLAY, SOCIALISE, AND TRAIN

## A VERSATILE HUB OF ACTIVITY

At Park Lane, the multipurpose room serves as a versatile hub of activity and enjoyment. Designed to accommodate a wide range of indoor activities, the versatile multi-purpose room seamlessly transitions from a vibrant space for social gatherings and events to a dynamic indoor play area for children.

This room also includes a well-equipped gym, providing a convenient and comfortable environment for residents to stay active and fit. It's a place where convenience, entertainment, and fitness coexist, giving residents endless opportunities to engage, relax, and rejuvenate.

# FITNESS, FUN AND LEISURE

Park Lane's podium level offers a range of amenities perfect for relaxation, exercise, and socialising with neighbours.

The property features a well-equipped gym suitable for both indoor and outdoor workouts. Residents can unwind in the pools, while children can freely explore the play area that sparks their creativity. The BBQ area and common areas are ideal for hosting get-togethers with loved ones or having a meal outdoors.



 Infinity Pool & Pool Deck

 Children's Play Area

 Fitness Centre

 Indoor Multipurpose Room

 Landscaped Podium Deck





#### NEARBY ATTRACTIONS

## DUBAI HILLS PARK

Dubai Hills Park is a lush green oasis in the heart of Dubai Hills Estate's southern district. The park encompasses wadi trails, children's play areas, a kids' splash park, sports facilities, an outdoor gym, and much more.

-  Longest Park of any Community
-  Jogging Track
-  Volleyball
-  Basketball Court
-  Skate Park
-  Dog Park

## NEARBY ATTRACTIONS

# DUBAI HILLS MALL

Dubai Hills Mall is a destination of endless possibilities.

Ideally positioned on the crossroads of Umm Suqeim Road and Al Khail Road, and only a short walk from Park Horizon, the mall grants you:

-  +650 Shopping & Dining Outlets
-  Eclectic Array of Restaurants & Eateries
-  Family-Friendly Activities & Amusements
-  Record-Breaking Indoor Rollercoaster





#### NEARBY ATTRACTIONS

## DUBAI HILLS GOLF CLUB

Dubai Hills Golf Club encompasses 1.2 million sqm of meticulously manicured fairways, set against the backdrop of Burj Khalifa and Downtown Dubai, with a glorious outward nine.

-  Driving Range
-  Putting Green
-  Spacious Floodlit Practice Facility
-  Golf Academy
-  Gym, Pool & Other Amenities
-  A Host of Dining Options

EMAAR

## GLOBAL LIFESTYLE DEVELOPER

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer out-side of China. You will be investing with one of the best-regarded brands in the world\*.

Market Cap AED

**70.09Bn**

FY 2023

Net Profit AED

**11.6Bn**

FY 2023

Delivered

**+108,000**

Residential Units

Revenue AED

**26.7Bn**

As of Dec. 2023

Presence in

**+12**

Global Markets

Under Development

**+25,500**

Residential Units

\*As in 31 December 2023





## FOR BOOKING & DETAILS

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