



PARADISE HILLS

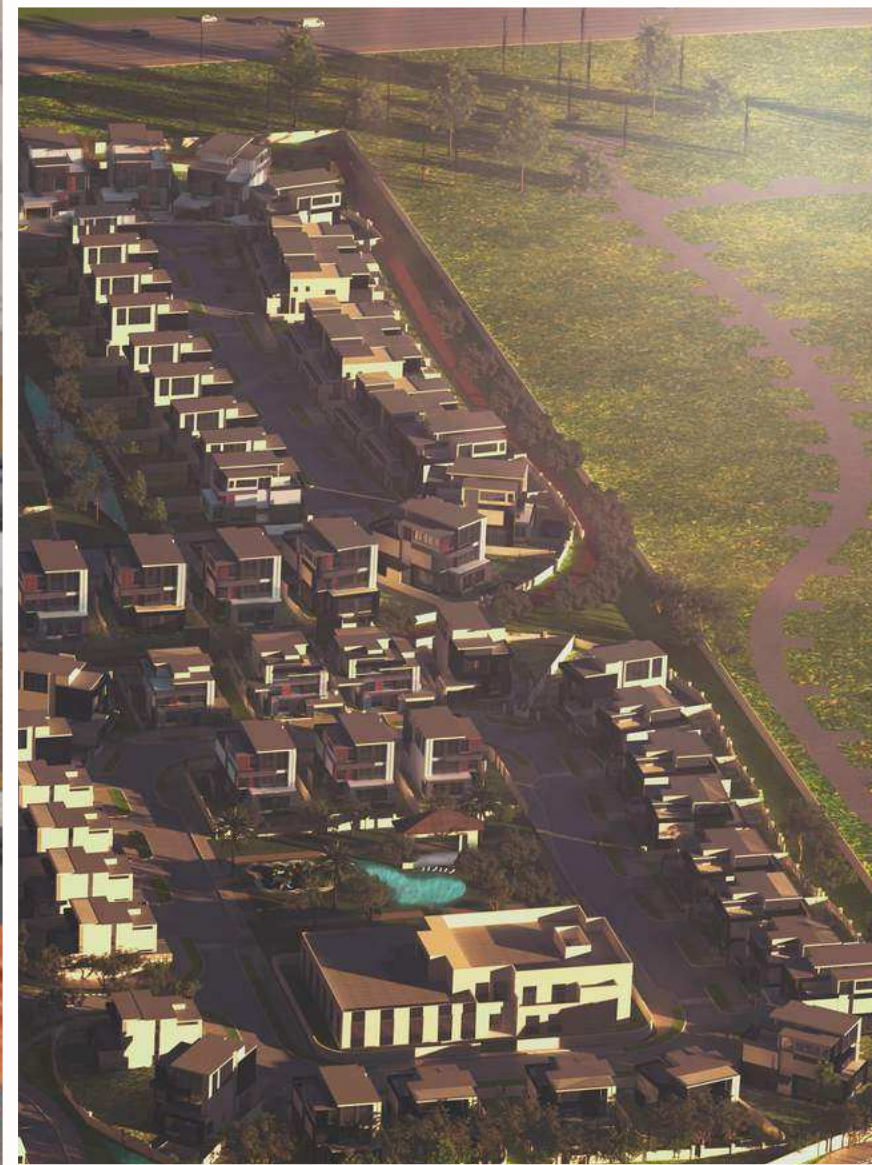
Luxurious.

Exotic.

Serene.



PARADISE HILLS



What you need, to take your
Dubai lifestyle to the next level!

UTOPIA



Paradise Hills is a true paradise on earth. Located right within the heart of Dubai, and offering a unique luxurious experience.

*Going above and beyond to
make you experience a pure
nirvana.*



A detailed map of Dubai, United Arab Emirates, showing the coastline and various districts. The map is oriented with the coastline on the left. Three locations are marked: Paradise Hills (red pin), Palm Jumeirah (red dot), and Burj Al Arab (white dot). The map shows the city's layout, including roads, parks, and the artificial islands.

Paradise Hills

Palm Jumeirah

Burj Al Arab

PIN YOUR NEW LOCATION

Our estate is an ultra-modern gated community housing 170 pent suites and townhouses, accompanied with stellar amenities.

At the Hills, located on Sheikh Zayed Bin Hamdan street, you will be centered within Dubai, with its exuberating shine and essence vibrating through your home.

- 20 Minutes away from Palm Jumeirah
- 25 Minutes away from Downtown

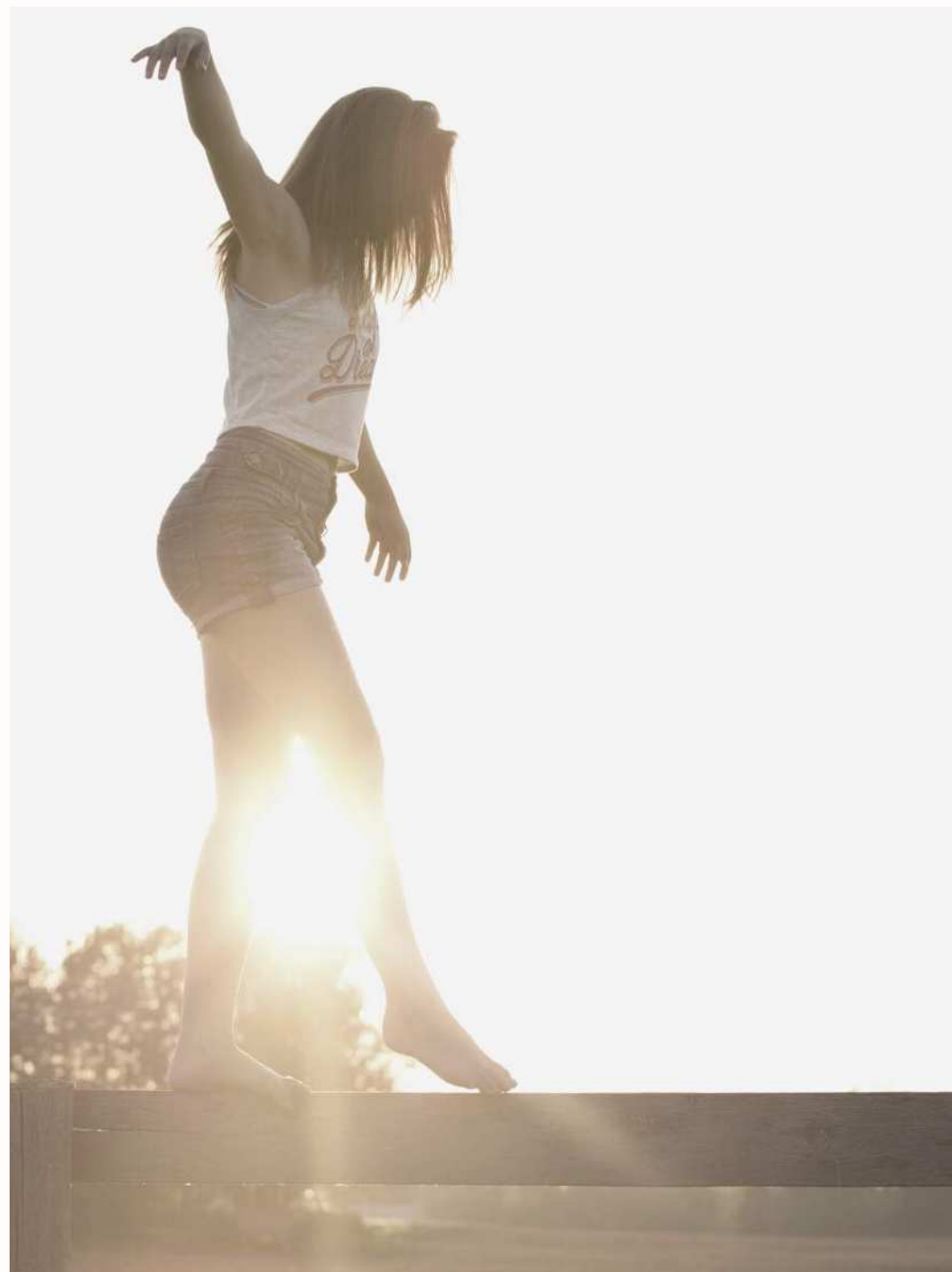


YOUR NEW ADDRESS

Paradise Hills offers a distinctive location, one far from the crowds and closer to serenity and calmness.

Paradise Hills is located only minutes away from Dubai's key attractions, offering a strategic location combining luxurious city living with nature and calmness.

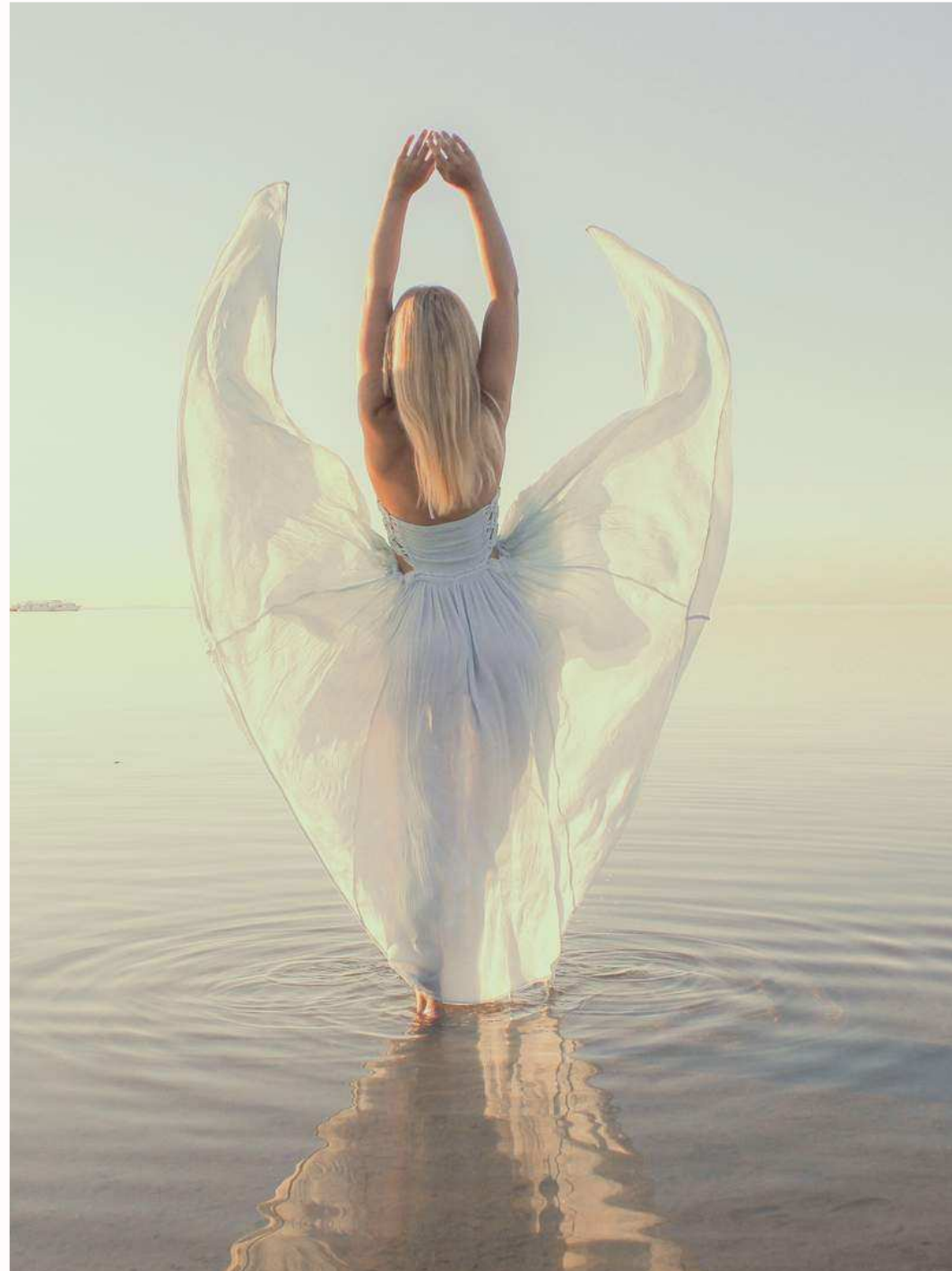
EXCLUSIVE LIVING



Beyond our exceptional amenities, Paradise Hills offers remarkable landscaping within the estate. A true representation of fine landscape craftsmanship at work.

The lush and open landscapes amplify the common theme of tranquility and luxury within the community.

YOU



Our pent suites and townhouses at Paradise Hills are designed with only **YOU** in mind.

We deliver to **YOU** this residency with habitable, rest and magnificent style to create your own paradise.

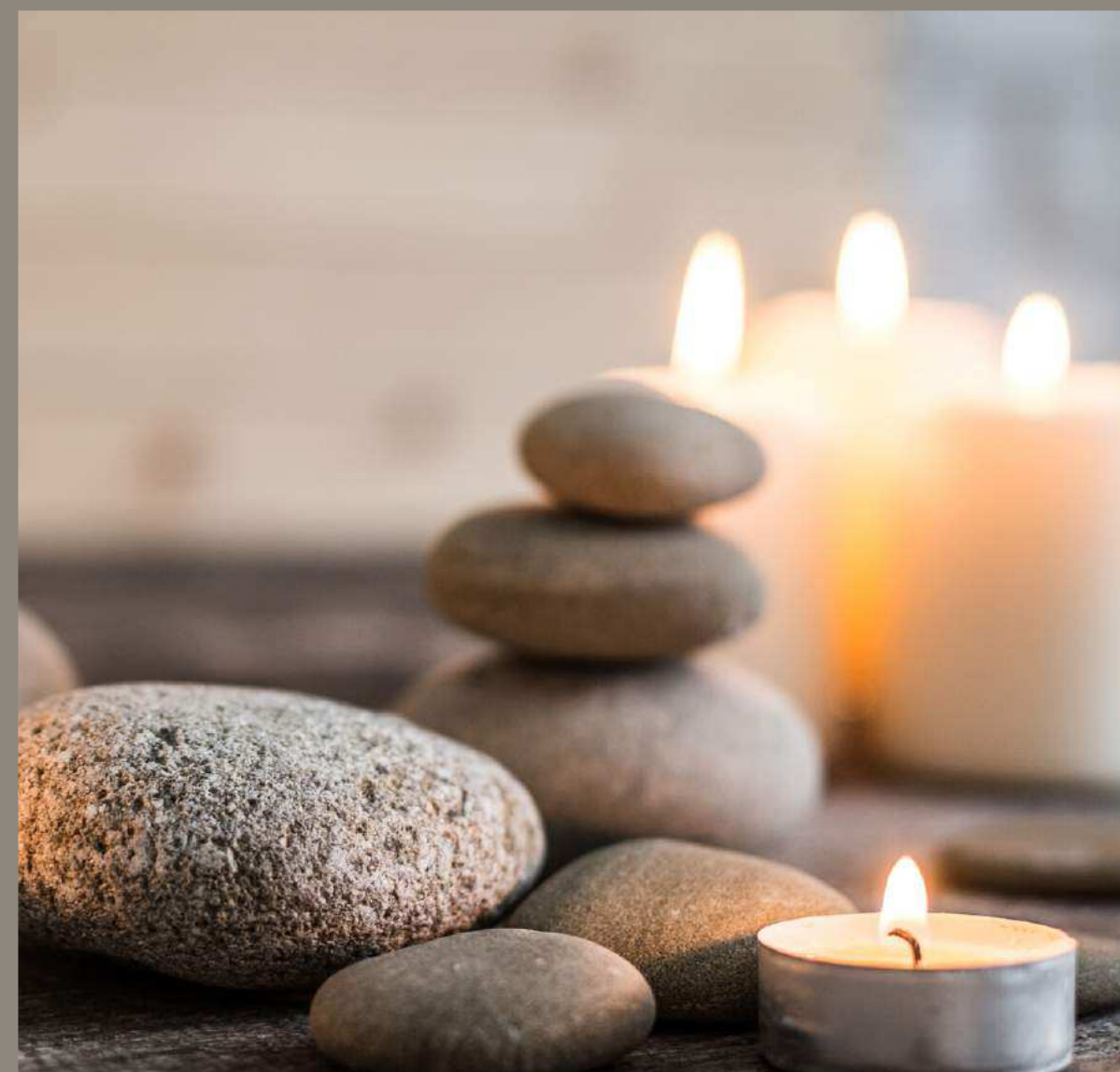
SERENE



Our villas meet your utmost needs of luxury, comfort, and serenity. The exclusive resort-inspired design offers a well-balanced combination of luxurious contemporary living along with an exceptional cozy aura.

EXPERIENCE OUR LUXURIOUS FEATURES

- Stellar amenities
- Modern home-elevators
- Double bathroom vanity in Master Suite
- Private Balcony
- High-ceiling open hallways
- Fashionable wooden kitchen
- Floor to ceiling windows
- Private terrace
- Private pools





A PLACE TO ENJOY LIFE

Our luxurious residency at Paradise Hills will have you experience comfort and luxury, all while soaking in the beautiful Dubai sun.

Paradise Hills offers an exclusive variety of social and recreational amenities.

Facilities include:

- High-end gym with the latest top of the notch equipment
- Resort-inspired swimming pool
- Retail shops



BUILT FOR YOU

TOWNHOUSES

CALM
+3,000 sqft.

CALM
+3,500 sqft.

HARMONY
4,000 sqft.

PENT SUITES

HEAVEN
5,300 sqft.

ETERNITY
7,000 sqft.

COMMUNITY AMENITIES

- Ample Green Spaces
- Jogging Tracks
- Themed Walking Tracks
- Community Shopping Center
- Retail Outlets
- Public Swimming Pools for Adults & Kids

- Kids Play Areas
- Outdoor Fitness Equipment
- Restaurants, SPA, Gymnasium, and Nursery
- Themed Birds Park
- Large Community Activity Hall
- Multiple Access Gates

- Themed Entrances
- 24 Hour Gated Security
- Lush Greenery and Themed Plantation
- Dedicated Dog Park
- Within a Premium Community Zone
- Connected Directly to SBH Road (D54 Road)

CALM 3BR TOWNHOUSE

+3,000 sqft.



Our unique contemporary designed townhouses are created to offer you privacy, luxury, and comfort.

The three-bedroom townhouses offer an intimate floorplan, leaving you feeling cozy and serene.



FLOOR PLANS

Amenities

- Spacious Living Hall
- Dining Area
- Closed Kitchen
- Free Branded Kitchen Appliances
- Spacious Bedrooms
- Energy Saving Air-Conditioning

+3,000 sqft.

- Central Gas Connection
- Branded Sanitaryware
- Domestic Helper Room
- Utility Area
- Guest Bathroom
- Large Backyard

- Free Leisure Infinity Swimming Pool
- Premium Finishing Materials
- Full Height Double Glazed Glass Windows and Doors
- Excellent Space Management
- Private Terraces
- High Ceilings
- Spacious Two-Car Garage with Automatic Door

END UNIT



MIDDLE UNIT



CALM 4BR TOWNHOUSE

+3,500 sqft.



Our modern townhouses are designed with space in mind to offer you luxury and privacy.

The four-bedroom villas reflect creativity in creating a feeling of serene to give you comfort at your own home.

Our designs, however, do not skip on your own private garage, balcony, and terrace.



FLOOR PLANS

Amenities

- Spacious Living Hall
- Dining Area
- Closed Kitchen
- Free Branded Kitchen Appliances
- All Master Bedrooms
- Additional living area in upper floor
- Energy Saving Air-Conditioning
- Central Gas Connection
- Bedroom on the Ground Floor
- Branded Sanitaryware
- Domestic Helper Room
- Utility Area
- Guest Bathroom
- Large Backyard
- Free Leisure Infinity Swimming Pool
- Premium Finishing Materials
- Full Height Double Glazed Glass Windows and Doors
- Excellent Space Management
- Private Terraces
- High Ceilings
- Spacious Two-Car Garage with Automatic Door

+3,500 sqft.

END UNIT



MIDDLE UNIT



HARMONY 4BR TOWNHOUSE

4,000 sqft.



Our four-bedroom townhouses offer a relaxing yet an uncompromised lavish lifestyle with the private pool for each villa, built for our residents to enjoy the fresh water under Dubai's sun after a busy day. Committed to providing an extraordinary experience, we included modern home-elevators to serve residents and their guests to wander around the spacious villa.



FLOOR PLANS

Amenities

- 2 Spacious Living Halls
- Dining Area
- Closed Kitchen
- Free Branded Kitchen Appliances
- Free Modern Elevator
- All Master Bedrooms
- Bedroom on the Ground Floor
- Branded Sanitaryware
- Domestic Helper Room
- Utility Area & Guest Bathroom
- Large Backyard
- Premium Finishing Materials
- Free Leisure Infinity Swimming Pool
- Energy Saving Air-Conditioning & Central Gas Connection
- Full Height Double Glazed Glass Windows and Doors
- Excellent Space Management
- Private Terraces
- High Ceilings
- Spacious Two-Car Garage with Automatic Door

4,000 sqft.



HEAVEN 5BR PENT SUITE VILLA

5,300 sqft.



The luxurious heaven five-bedroom pent suites at Paradise Hills offer open space and natural sunlight like no other. With your own private terrace, covered with custom-made wood working to ease the vibrant Dubai sun, the villa is equipped with a variety of features making you truly feel at home, without missing out on Dubai luxury.



FLOOR PLANS

Amenities

- Full-Floor Pent Suite in last floor
- Dedicated Space for Your Pets
- Spacious Living Hall
- Dining Area
- Closed Kitchen
- Free Branded Kitchen Appliances
- Free Modern Elevator
- All Master Bedrooms
- Bedroom on the Ground Floor
- Branded Sanitaryware
- Domestic Helper Room & Driver Room
- Storeroom & Utility Area
- Guest Bathroom
- Large Backyard
- Free Leisure Infinity Swimming Pool
- Premium Finishing Materials & Free Marble Decorative Wall
- Energy Saving Air-Conditioning & Central Gas Connection
- Full Height Double Glazed Glass Windows and Doors
- Excellent Space Management
- Private Rooftop Terrace & Private Terraces
- High Ceilings
- Spacious Two-Car Garage with Automatic Door

5,300 sqft.



A2 TYPE - GROUND FLOOR PLAN



A2 TYPE - FIRST FLOOR PLAN



A2 TYPE - SECOND FLOOR PLAN

ETERNITY 6BR PENT SUITE VILLA

7,000 sqft.



Our largest villa here at Paradise Hills, incredible open spaces with picturesque views from every high ceiling window. A marvelous six-bedroom pent suites with a private balcony and terrace, offering you exceptional serenity and peacefulness. With stellar landscape draping the house and your very own parking garage, the villa is made with tranquility in mind.



FLOOR PLANS

Amenities

- Full-Floor Pent Suite in last floor
- Dedicated Space for Your Pets
- Spacious Living Hall
- Dining Area
- Closed Kitchen
- Free Branded Kitchen Appliances
- Free Modern Elevator
- All Master Bedrooms
- Bedroom on the Ground Floor
- Branded Sanitaryware
- Domestic Helper Room & Driver Room
- Storeroom & Utility Area
- Guest Bathroom
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- Free Leisure Infinity Swimming Pool
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- Private Rooftop Terrace & Private Terraces
- High Ceilings
- Spacious Two-Car Garage with Automatic Door

7,000 sqft.



KEY FACTS

5

TYPES OF VILLAS

170

TOWNHOUSES AND PENT SUITES

2

MILLION SQFT.

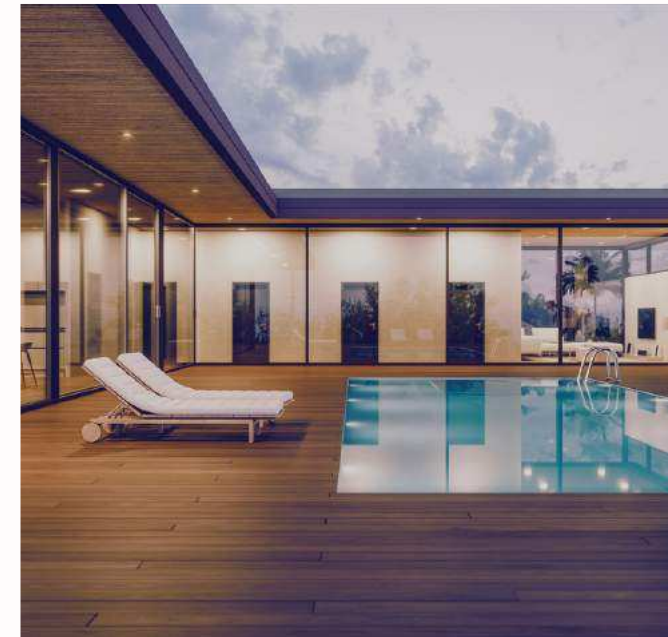
20

MINUTES FROM KEY LOCATIONS

KEY FACTS



FREE
ELEVATOR



FREE INFINITY
SWIMMING POOL



FREE
KITCHEN
APPLIANCES



LARGE SPACES
& PREMIUM
FINISHES