



DUBAI HILLS  
ESTATE

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LIME GARDENS

EMAAR



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Come home to

# DUBAI HILLS ESTATE

Wake up to luscious, landscaped greens and pristine fairways with an iconic backdrop of Burj Khalifa and the Dubai skyline. Live in a sophisticated address that inspires peak performance, every day.

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A Community  
**CONNECTED  
TO NATURE**

A city within a city – Dubai Hills Estate comprises elegantly planned neighbourhoods of contemporary apartment buildings and villa compounds in a country-village setting.



Central  
Location



Dubai Hills  
Park



Championship  
Golf Course



Dubai Hills  
Mall





The Green

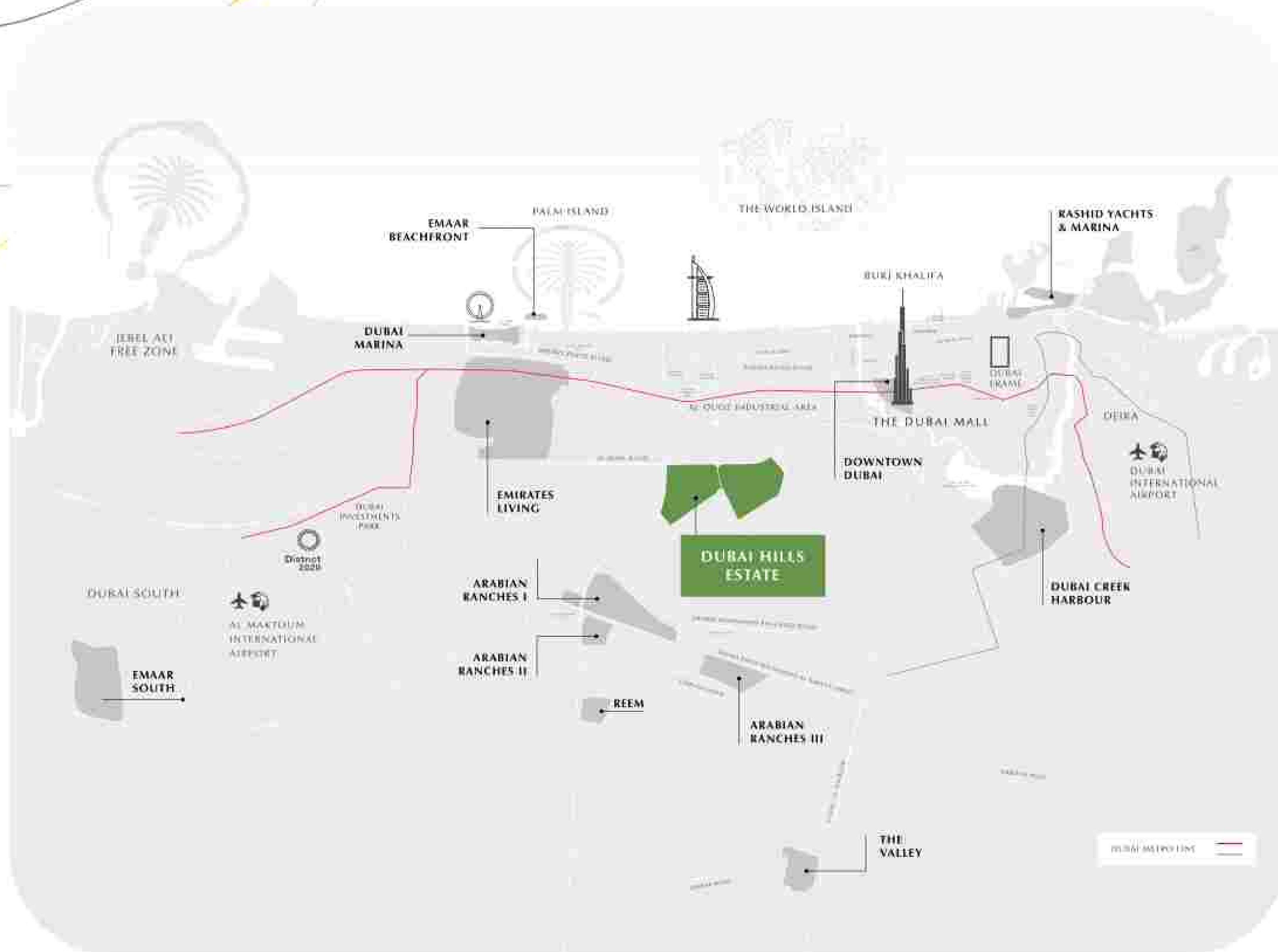
# HEART OF DUBAI

Dubai Hills Estate – the green heart of Dubai – is a first of its kind destination. This masterfully-planned, multi-purpose development forms an integral part of the Mohammed Bin Rashid City. Strategically situated between Downtown Dubai and Dubai Marina, flanked by Al Khail Road, the community offers easy access to the city's most popular districts and attractions.

The Ideal Setting for

# FAMILY- ORIENTED LIVING






## Prime LOCATION

With easy access to Al Khail Road, Lime Gardens 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.

 12 Min'  
from Downtown  
Dubai

 15 Min'  
from Dubai  
Marina

 20 Min'  
from Dubai  
Int' Airport

 25 Min'  
from Al Maktoum  
Int' Airport



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Wake up to

**ENDLESS  
SERENITY**





Welcome to

# LIME GARDENS

Immerse yourself in an urban lifestyle deeply rooted within the lushful nature of the green heart of Dubai. Surrounded by an exceptional blend of flourishing verdant open spaces, world-class amenities, recreational facilities, and entertainment experiences, your sublime home in Dubai Hills Estate is quintessentially modern, yet connected to nature.



## A Parkland **PARADISE**

Lime Garden is ideally situated in the heart of a thriving and well-balanced community, with every amenity within reach. The elegantly crafted residential tower embodies comfort, convenience, and connectivity amidst the tranquilly of nature and mere minutes from the hubbub of the city's landmarks.



Swimming Pool  
& Kids' Pool



Fully Equipped  
Gym



Multi-Function  
Room



Vibrant Shared  
Spaces






Thrive with

# COMMUNITY LIFE

A suburban paradise, Lime Gardens is your stop for luxurious apartments, built on the union of elegance and nature, where a vibrant community is at the centre of it all. From a wide variety of leisurely and recreational activities to a vast amount of retail, dining, entertainment options, and world-class health and educational facilities.

 Overlooking Dubai  
Hills Park

 Footsteps away from cafés,  
restaurants & retail

A woman with long, curly hair is seen from behind, wearing a light-colored top. She is pulling open white curtains on either side of a window. The view outside shows lush green plants and a bright, sunny sky. The overall mood is bright and airy.

A Quintessential Home for a

**NATURAL URBAN  
LIFESTYLE**



Home is

# WHERE THE GREEN HEART IS

A perfect harmony of elegance, comfort, and ingenuity combine to bring to you the epitome of a modern setting, comprising elegant one, two, and three-bedroom apartments and, Lime Gardens' intuitive design and contemporary appeal make it the perfect home for any lifestyle, from tight-knit families, to head over heels couples, to the ambitious worker, and everyone in between.



Crystal Clear Skies, Sophisticated  
**DESIGN**

Open your eyes every morning to the beautifully verdant view of the landscaped surroundings, with floor-to-ceiling windows that invite natural light into a living space that captures sophistication, style, and comfort.





A Home Built to be Your  
**HAVEN**

A union of elegance, spaciousness, and ingenuity combine immaculately to bring to you a stunning setting that is sure to hold many cherished memories with your friends and family. Your home in Lime Gardens is the perfect haven to relax, unwind and live your best life.



Perfectly

**POSITIONED**

With easy access to Al Khail Road, Lime Gardens 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.

 Superior Connectivity

 Central Location

 Convenient Interchanges

 Bus Network



# 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



Basketball Court



Skate Park



Volleyball Court




Dog Park





# 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 Address Villas, the mall grants you:

 650+ Shopping & Dining Outlets

 Eclectic Array of Restaurants

 Record-Breaking Indoor Rollercoaster

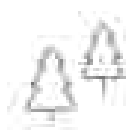
 Family-Friendly Activities

# 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



A Host Of Dining Options



Golf Academy



Gym, Pool & Other Amenities



Spacious Floodlit Practice Facility





A Global Lifestyle

# DEVELOPER

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

40BN AED\*  
Market Cap

28.27BN AED  
Revenue

3.8BN AED  
Net Profit

81,600+  
Residential Units Delivered

35,200+  
Residential Units  
Currently Under Development

\* As of 31 December 2021