



THE PERFECT OPPORTUNITY TO  
OWN A HOME-OFFICE IS BACK

DUBAI HILLS  
ESTATE

EXECUTIVE RESIDENCES II

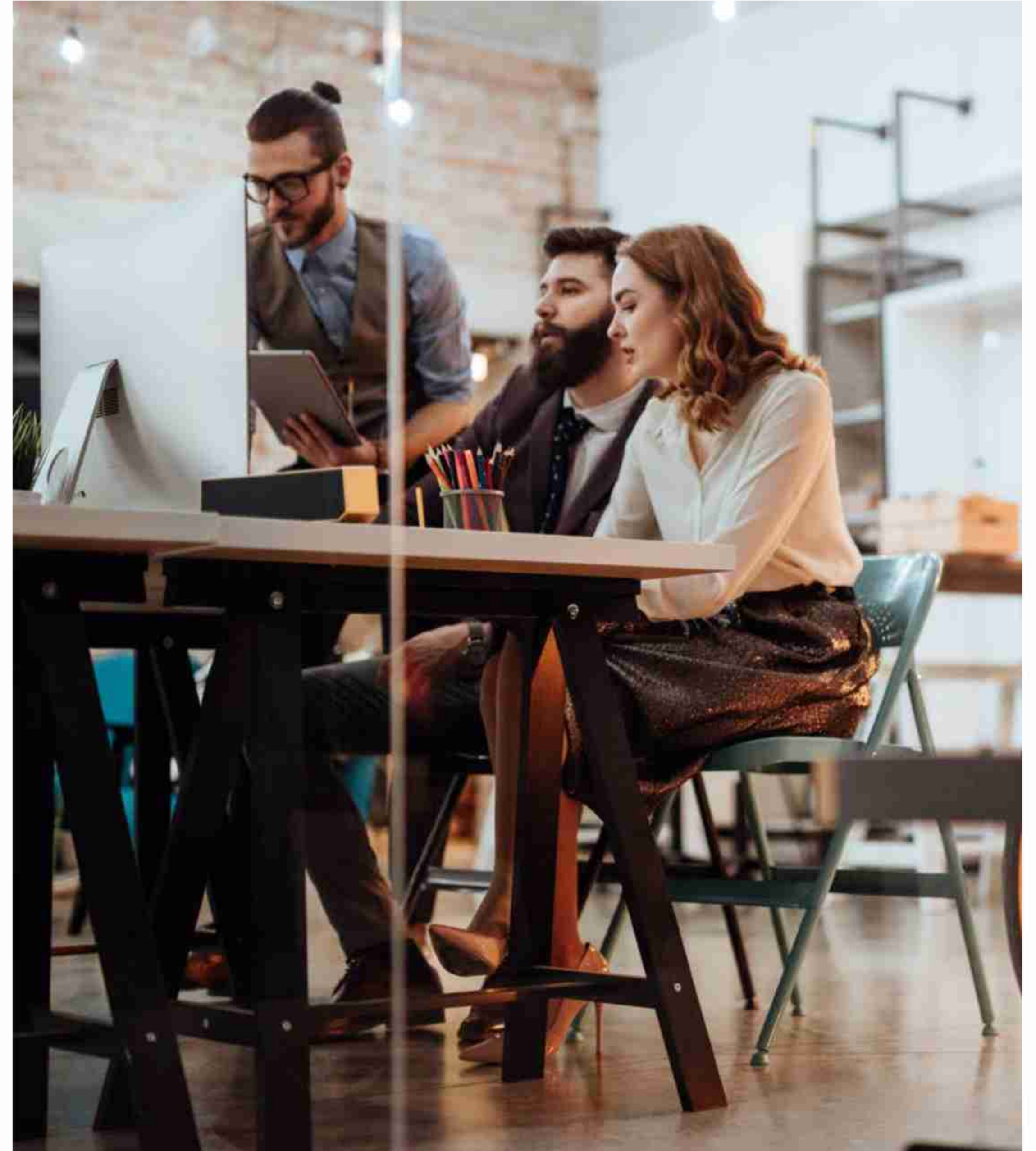
PARK RIDGE BY  
EMAAR



# YOUR DREAM WORKSPACE IS HERE

After the phenomenal response to EXECUTIVE RESIDENCES, Emaar grants you a new chance to become part of the City's most thriving business-centric community.

Set up, run and grow your business at EXECUTIVE RESIDENCES II.





# THE HOME OF ENTREPRENEURS

## DMCC

Emaar in partnership with DMCC, the Global Free Zone of the Year for four consecutive years\*, brings you a new opportunity to run a successful home-based business.

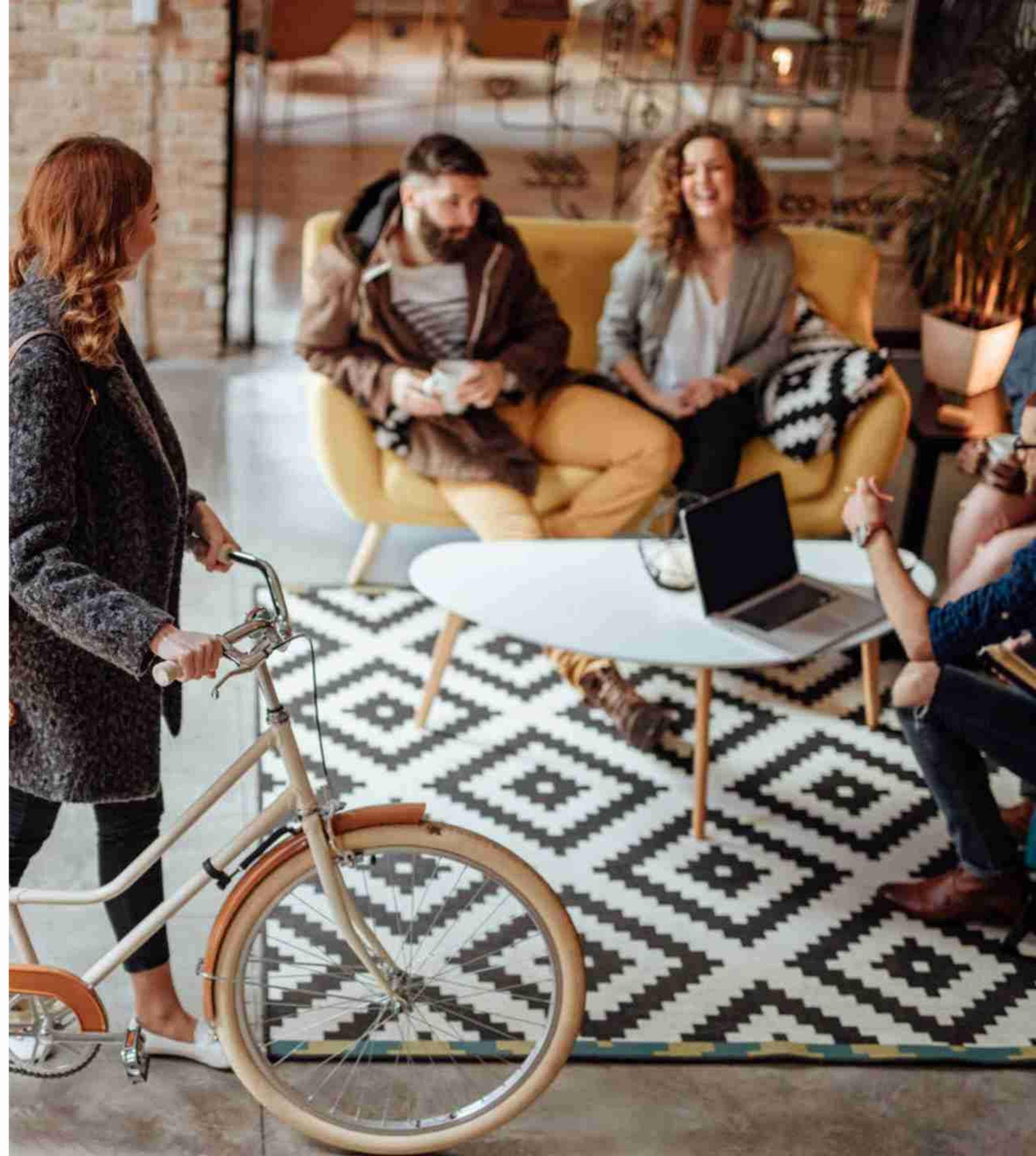




# DMCC BUSINESS LICENCE BENEFITS

Working from home is proven to afford you flexible working hours, fewer distractions and an improved work-life balance. What's more, your newly set up business at Executive Residences II gives you:

- 100%** BUSINESS OWNERSHIP
- 100%** CAPITAL REPATRIATION
- 0%** PERSONAL AND CORPORATE INCOME TAX
- 42%** DISCOUNT ON YOUR BUSINESS LICENCE RENEWAL
- 15,000+** COMPANIES TO NETWORK WITHIN A THRIVING BUSINESS HUB



# INTRODUCING A NEW AND IMPROVED OFFER

Pay 15% of the apartment price\*,  
and receive:

**A FREE  
3-YEAR  
RENEWABLE  
BUSINESS LICENCE**

**A FREE  
3-YEAR  
RENEWABLE FAMILY  
RESIDENCY VISA**

**GIVE YOUR TENANT  
THE BUSINESS LICENCE**

**5 YEARS TO APPLY  
FOR BUSINESS LICENCE\***





**WORK**

Work and Thrive from Home



**LIVE**

Live in a Vibrant Community



**PLAY**

Enjoy your own Central Park

**EXECUTIVE**  
RESIDENCES

**EXECUTIVE**  
RESIDENCES II









# HOME OFFICE RICHES BEYOND COMPARE:



BUSINESS CAFÉ



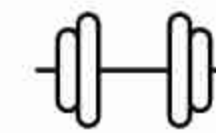
MEETINGS AREA



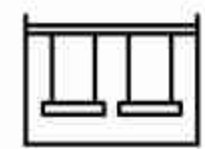
INFINITY  
EDGE POOL



ZEN & YOGA  
GARDENS



FULLY  
EQUIPPED GYM



CHILDREN'S  
PLAY AREA

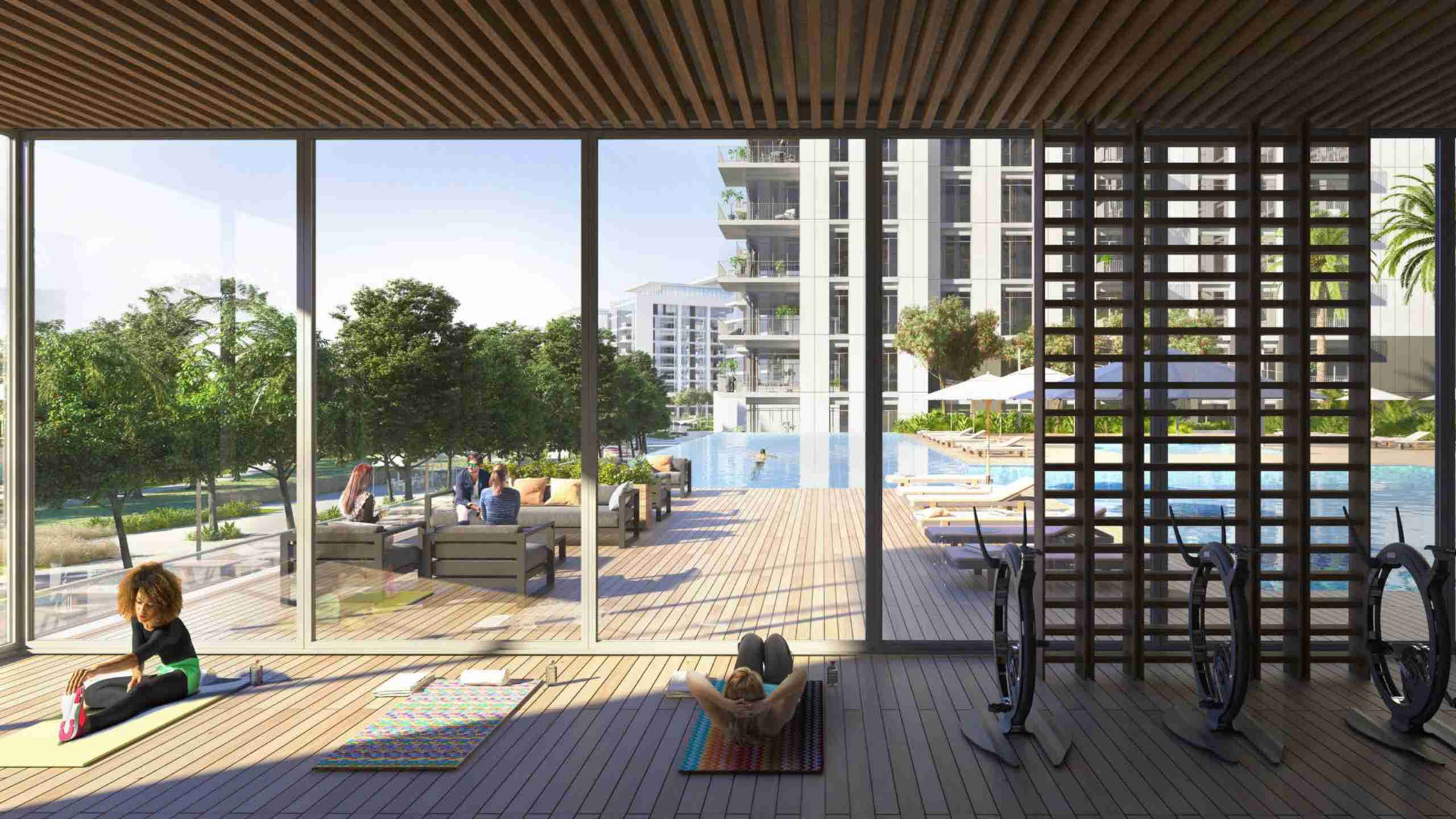
SHARED AMENITIES ACROSS 3 TOWERS



EMAAR

43 CAFE







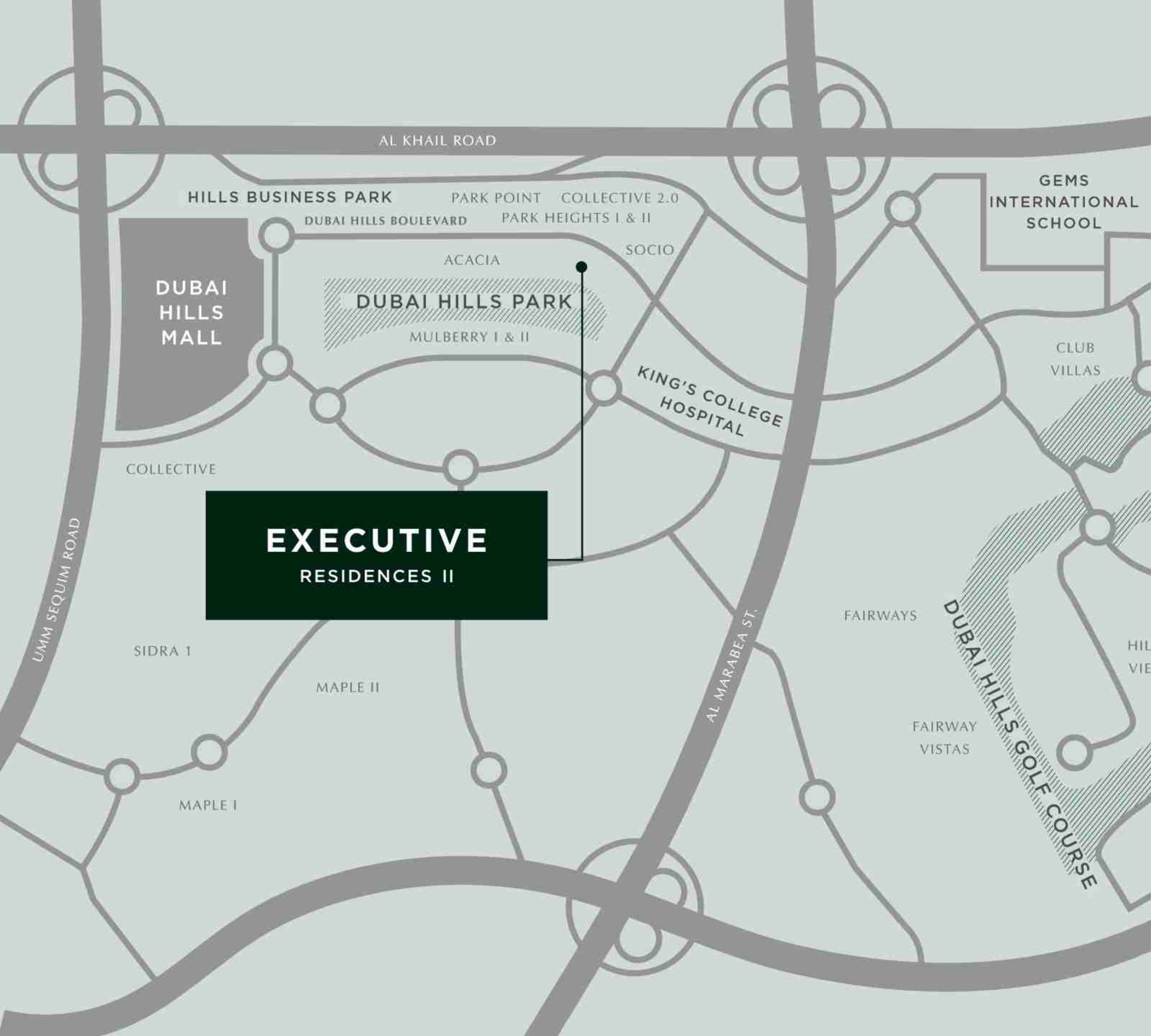
# YOUR NEW HOME OFFICE / 1, 2 & 3 BEDROOM APARTMENTS

The apartments at Executive Residences II are equipped with everything from efficient layouts to floor-to-ceiling windows and inspiring views of nature.









# THE GREEN HEART OF DUBAI

At the heart of Executive Residences II are views to Dubai Hills Park. In addition to remarkable proximity to the park and the Dubai Hills Mall, live with the following conveniences at your doorstep:

**20 MINS' DRIVE TO DOWNTOWN DUBAI**

**EASY ACCESS TO AL KHAIL ROAD**



# RELAXATION

Executive Residences II is precisely positioned along Dubai's new central oasis, Dubai Hills Park.

It's both a retreat and a perfectly connected business hub with all of the City's financial and leisure interests reachable within minutes.

Opportunities to relax and unwind after your day's work are just a few steps outside your door.

## Surrounded By:



HILLS BUSINESS PARK



DUBAI HILLS PARK



DUBAI HILLS MALL



An aerial architectural rendering of a residential development. The image shows a complex layout of buildings, roads, and green spaces. Two callout boxes are present: one labeled 'EXECUTIVE RESIDENCES' pointing to a cluster of buildings in the upper left, and another labeled 'EXECUTIVE RESIDENCES II' pointing to a larger cluster of buildings in the center. The rendering includes various building styles, some with swimming pools, and a network of roads and walkways. The overall aesthetic is modern and planned.

**EXECUTIVE**  
RESIDENCES

**EXECUTIVE**  
RESIDENCES II



# YOUR VERY OWN CENTRAL PARK

Spanning an impressive 180,000 sqm – four times the size of Place de l'Étoile in Paris – Dubai Hills Park is a lush green oasis at your doorstep with plenty of activities that nourish the mind, body and soul.



2.5 KM  
JOGGING  
TRACK



CAFÉ  
PAVILION



WEEKEND  
MARKETS



SKATEPARK



URBAN  
BEACH &  
SPLASH  
PARK



DOG  
PARK



URBAN  
BEACH &  
SPLASH  
PARK





SKATEPARK





WEEKEND  
MARKETS



ORGANIC  
FOOD

MEXICAN  
RESTAURANT

FARM  
FRESH

The Secret Garden



CAFÉ  
PAVILION





DOG  
PARK







# 2 MILLION SQFT OF RETAIL INDULGENCE

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 Executive Residences II, the mall grants you:

650+  
SHOPPING &  
DINING CHOICES

A HOST OF  
FAMILY  
ADVENTURES

REEL CINEMA

HYPERMARKET





# WELCOMING OUR FIRST RESIDENTS IN 2019

With construction moving swiftly and several projects nearing completion, Dubai Hills Estate will start move-ins in Q2 2019. Residents and visitors will enjoy exclusive access to a range of amenities including:

18-HOLE  
CHAMPIONSHIP  
GOLF COURSE

DUBAI HILLS  
GOLF CLUB





# THE STRENGTH OF EMAAR PROPERTIES

An undisputed leader in the local real estate market, Emaar has grown over the years to become the largest global developer outside China. You will be investing with one of the most prestigious brands in the world.

BRAND VALUE  
USD  
**2.7BN+**  
FY 2018

REVENUE  
USD  
**6.99BN**  
FY 2018

NET PROFIT  
USD  
**1.96BN**  
FY 2018

YOY BRAND VALUE  
**↑ 39%**

YOY REVENUE  
**↑ 37%**

YOY NET PROFIT\*  
**↑ 30%**

\*Before considering the effect of the IPO Emaar Development and Forex movement.



## **CONTACT US**

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**Visit Us For More Info:-**

**<https://drehomes.com/property/emaar-executive-residences/>**

**PARK RIDGE BY**

**EMAAR**