CLUB DRIVE

DUBAI HILLS ESTATE

EMAAR



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.

Nature's Touch in the community

Dubai Hills Estate is an urban masterpiece—a sublime balance of modern apartments and villa communities set against a rustic backdrop.

- Prime Location
- Dubai Hills Park
- Dubai Hills Mall
- Premier Golf Course





Dubai's verdant *Oasis*

Dubai Hills Estate, Dubai's verdant heart, is a unique destination. A cornerstone of Mohammed Bin Rashid City, it bridges Downtown Dubai and Dubai Marina. Positioned by Al Khail Road, the estate ensures seamless access to the city's iconic locales.


Modern living,
rustic charm.

Step into the world of *Club Drive*

Discover a sanctuary where nature's elegance meets the grandeur of a sprawling golf landscape. In a community resonating with shared dreams, see your family flourish and weave timeless tales. Your luxurious home, curated for you, awaits.

Opulent city living

This green, family-centric area, rich in simplicity and elegance, effortlessly connects residents to conveniences. Situated along the Northern Boulevard, Club Drive is a tranquil urban pocket of Dubai, yet city centre attractions are moments away. Here, you're near premium healthcare, educational centres, a central park, a leading golf course, and the expansive Dubai Hills Mall.



Green *Serenity & Suburban* charm

At Club Drive, relish the calming vistas of Dubai Hills Golf Course and the serene beauty of low-rise areas, offering a harmonious blend of urban luxury and suburban grace.





Craftsmanship & Care

Club Drive embodies modernity with a lush backdrop. Apart from the innovative architecture of its towers, Club Drive champions sustainability, with versatile layouts, neutral-toned finishes, and eco-friendly choices.

Designed *For You*









From one to three-bedroom apartments, Club Drive offers meticulously designed homes. Modernity meets utility with sustainable materials and flexible spaces that can transition into home offices.

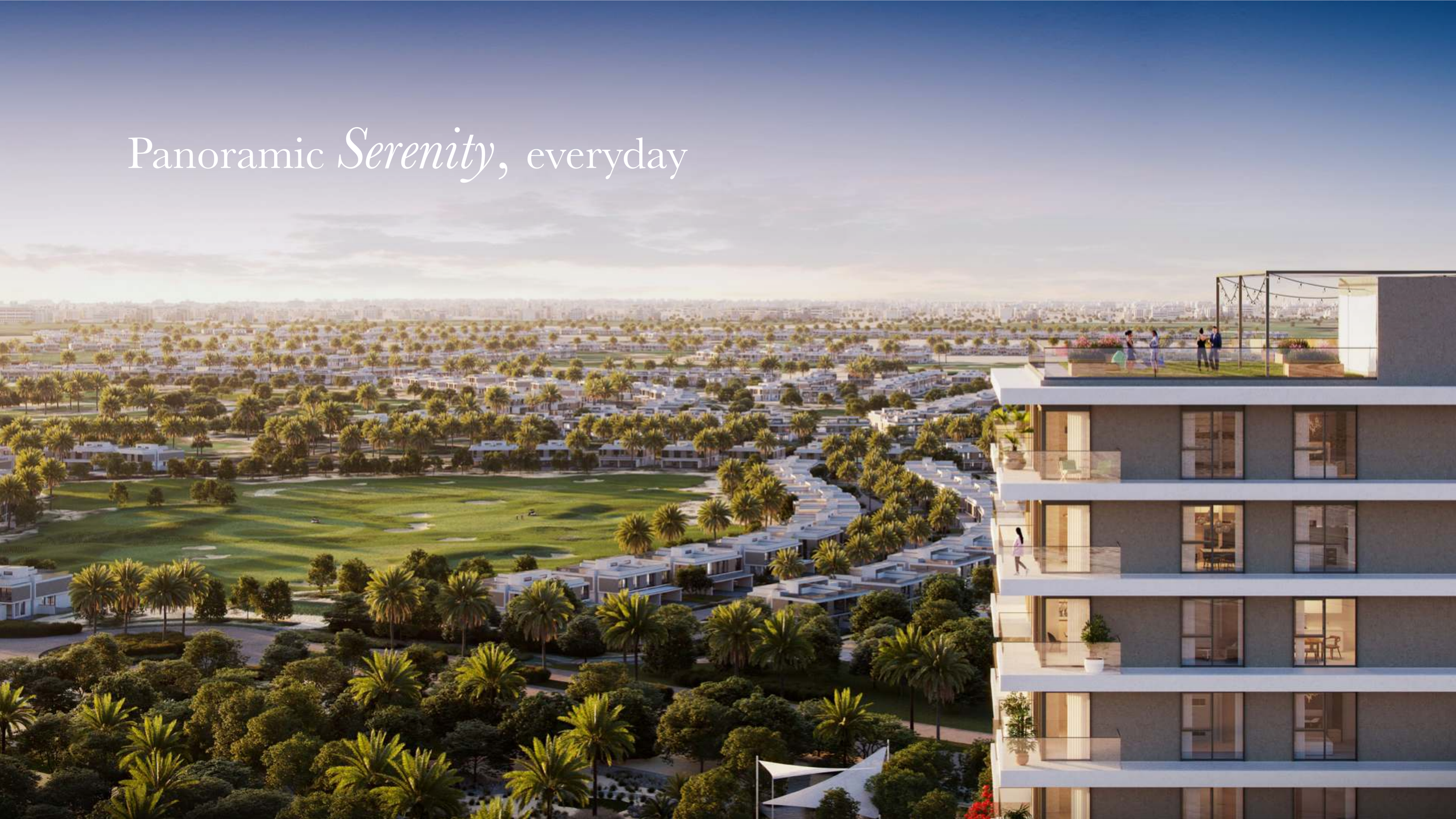




Where every *Space* echoes you



Panoramic *Serenity*, everyday



Everything at your *Doorstep*

Embrace a neighbourhood rich in greenery. Experience Dubai Hills Estate's variety of cafés, restaurants, and shops, just a short drive from Dubai Hills Mall and Dubai Hills Park.





Supreme *Indulgences*

Club Drive's entrance is unlike any. Boasting a grand lobby, plush resident lounge, and an avant-garde podium. Relax by the infinity pool, surrounded by cabanas and nature, or indulge in facilities like the multipurpose room, kids' area, and top-tier fitness centres.

Elevated *Experiences*

Event Lawns





Kids' Playground



Fitness Centre



Multi-purpose Court

Club Drive is a place where modern conveniences meet the grandeur of nature. The community boasts an inviting infinity pool, dedicated children's dry and wet play areas, and an external sports court, in addition to landscaped decks and top-tier fitness centres. Club Drive embodies luxury in harmony, with dedicated spaces for children and 24-hour security.

Landscaped *Podium Decks*



Pool Deck




Urban *Bliss,*
moments from the hustle



Central *Elegance*

Experience luxury—strategically positioned, yet distant from the city's hustle. Thanks to Al Khail Road, Downtown Dubai and major hubs are minutes away and soon, Etihad Rail and Dubai Metro will offer swift airport and emirate connections.

15 minutes from Dubai Downtown

15 minutes from Dubai Marina

20 minutes from Dubai Int'l Airports

25 minutes from District 2020

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





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

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





Global Lifestyle Developer

As one of the most valuable and reputable real estate developers in the world, Emaar aims to provide world-class design and unrivalled products in the most desirable locations. The Group›s portfolio consists of large-scale integrated residential developments, shopping malls, hotels, entertainment, and leisure destinations. Some of Emaar's most iconic landmarks include Burj Khalifa, the world's tallest building.

51.8 Bn
MARKET CAP AED
FY 2022

24.9 Bn
REVENUE AED
FY 2022

6.8 Bn
NET PROFIT AED
FY 2022

12+
GLOBAL MARKET PRESENCE

+85,000
DELIVERED RESIDENTIAL UNITS

27,000
UNDER DEVELOPMENT RESIDENTIAL UNITS

*As in 31 December 2022