



HILLS PARK



HILLS PARK



399 HILLS PARK

IT'S ALL  
ABOUT THAT  
**FEELING**

Master Developer: Emaar Properties PJSC

399 HILLS PARK

CONNECTED COMMUNITY



FEEL THE PULSE...  
A CARING AND  
**CONNECTED**  
COMMUNITY AWAITS.



399 HILLS PARK

A SOUND INVESTMENT

FEEL THE SECURITY...  
A SOUND  
**INVESTMENT**  
FOR TODAY AND  
THE FUTURE.



399 HILLS PARK

FAMILY IS HOME

FEEL THE LOVE...  
YOUR  
**FAMILY**  
IS HOME.



FEEL THE DIFFERENCE...  
**A BETTER LIFE AT  
399 HILLS PARK**

Discover a community surrounded by nature's beauty, where you and your family can live, work and play in harmony each day, creating moments and memories that last a lifetime.



399 HILLS PARK

399 HILLS PARK

//  
COME HOME TO THE HEART OF THE HILLS  
//



HILLS PARK

## 399 HILLS PARK

A development steeped in sophistication, style and serenity is rising alongside one of Dubai's biggest and most attractive parks in Dubai Hills Estate, a prestigious and popular neighborhood where everything you need for the lifestyle of your dreams is just moments away.





## A NATURALLY BEAUTIFUL ENVIRONMENT

Stroll along a network of green corridors lined with sporting facilities and barbeque spots while your family cycle safely to neighborhood playgrounds on dedicated cycling tracks.

An outstanding selection of restaurants, cafés, schools, medical clinics, to name a few are all within easy reach, even as the stunning Downtown Dubai skyline rises majestically on the nearby horizon.



399 HILLS PARK

## ELEVATED URBAN LIVING

With 399 modern and stylish residences in two mid-rise buildings connected by a mixed-use podium level, 399 Hills Park brings together a diverse and vibrant community to enjoy comfortable, wholesome living with a generous touch of luxury. Residents have access to a range of exclusive facilities and attractive amenities that bring people of all ages together to revel in parkside-living at its finest.



# A WARM AND WONDERFUL WELCOME

Step into the lobby of 399 Park Hills and you're immediately immersed in stylish surroundings and attentive service that make you feel right at home. With double height ceilings that let the natural light flood in, the main lobby and lounge invite you to soak in the atmosphere in plush seating areas surrounded by beautiful works of art and natural features.



APARTMENTS

## 399 STYLISH RESIDENCES

Make yourself at home in a thoughtfully designed residence that defines modern style and contemporary comfort.

With high-quality finishing and smart design, 399 Park Hills' spacious one-, two- and three-bedroom apartments, with various layouts and choice of open-plan or enclosed kitchens, all energize with their bright living spaces that flow naturally into expansive balconies overlooking lush landscapes and the nearby high-rises of Downtown Dubai.

## STUNNING DESIGN AND FINISHING

Elegant design, luxury specifications and designer amenities set 399 Hills Park apart, creating a distinguished atmosphere around every corner of each of the 399 residences.

Living and dining areas are perfectly positioned to take in the stunning views, floor-to-ceiling windows and terraces maximize light and space, while designer kitchens and branded bathrooms provide that extra touch of class.





ELEGANT DESIGN, LUXURY SPECIFICATIONS AND DESIGNER AMENITIES SET 399 HILLS PARK APART.







399



Swimming pools – adults & children’s pools



Rooftop terrace with BBQ & family seating area



Fully equipped gyms



Indoor & outdoor children’s play areas



Padel tennis court



Yoga lawn & landscaped outdoor areas



Multi-purpose halls



...a wide variety of state-of-the-art facilities and amenities spread throughout the property’s two buildings...



Electric car charging stations

AND MUCH MORE...

||  
36  
||

# A CARING COMMUNITY WITH STRONG BONDS





Residents of all ages will delight in the communal and social ambience, where families, friends and neighbors come together for an afternoon at the pool, rooftop barbeques and shared celebrations for every special occasion.

# A HEALTHY AND HARMONIOUS ENVIRONMENT



Experience indoor-outdoor living in harmony with nature, as a superior selection of facilities and features in the residences and throughout the property to prioritize health, wellness and leisure every day.



Lush, green spaces abound, with pools, padel tennis court and playgrounds to satisfy all generations, while the endless, shaded pathways of Dubai Hills Park are only steps away.



## EMPOWERED LIVING WITH FORWARD- THINKING DESIGN

Designed with innovation and insight, 399 Hills Park delivers smart solutions with stunning style to fulfill the priorities, preferences and the practicalities you desire. From the intelligent, flexible use of space and high-speed bandwidth to an abundance of electric car charging points, every facet of your life has been carefully considered and optimized.



## VALUE YOU CAN COUNT ON

The newest development by National Properties, 399 Hills Park is set to create a lasting legacy where owners and residents enjoy peace of mind that no detail has been overlooked to ensure the highest standards of quality and security.

In a community built on solid financial foundations, everyone benefits from a place that fosters exceptional quality of life and long-term value creation.







//  
ENJOY LUSH  
SURROUNDINGS  
WITH STUNNING...

DOWNTOWN  
SKYLINE VIEWS //

THE BEST OF DUBAI  
IS ALWAYS NEARBY

Ideally situated in the Green Heart of Dubai, Dubai Hills Estate enjoys a prime location with easy access to Al Khail Road and Sheikh Zayed Road. Only a short drive away from hotspots like Downtown and Dubai Marina, while the tranquility of the desert and beauty of the beach are never far away.

14 min to  
Downtown

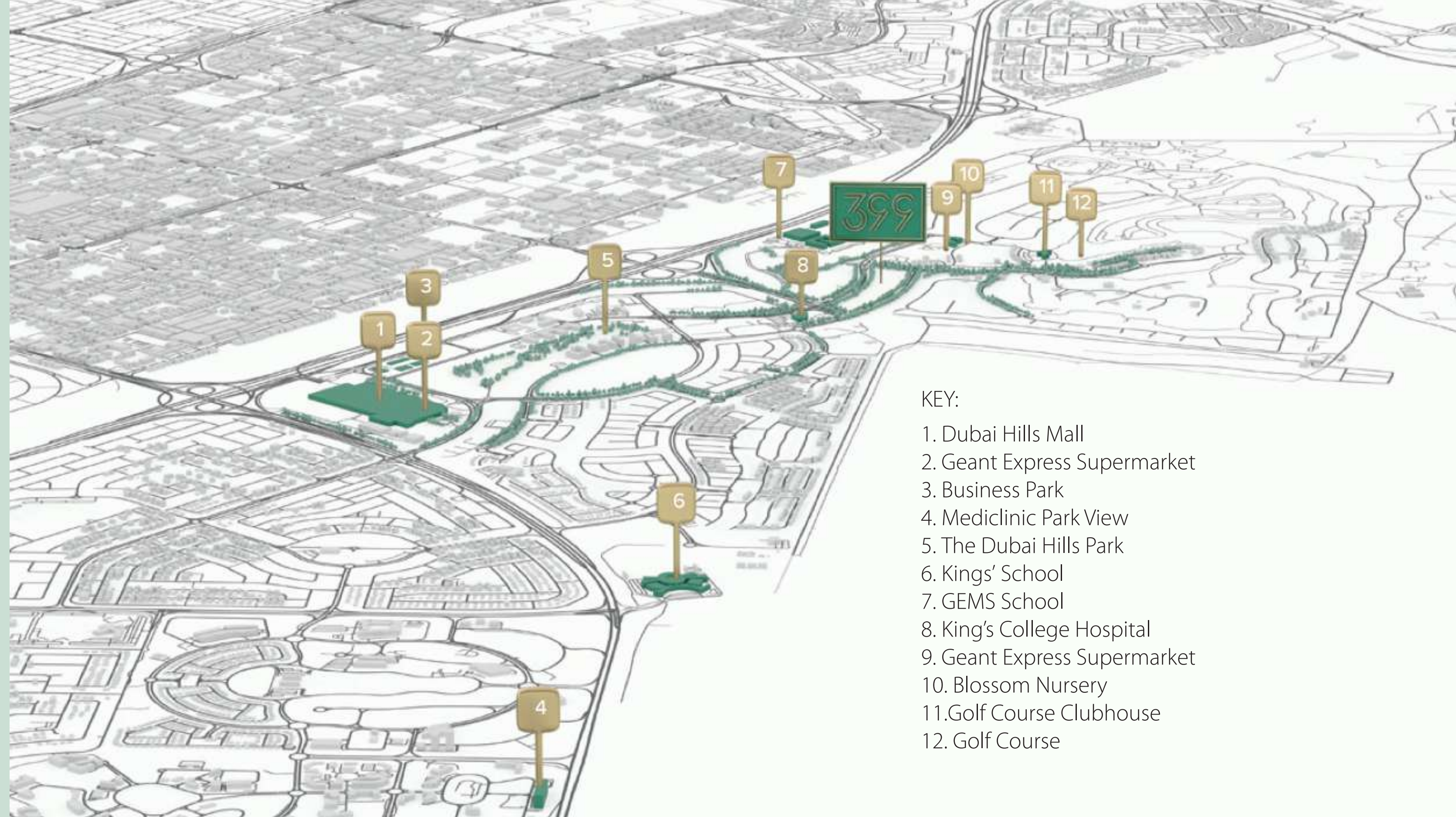
17 min to  
The Palm Jumeirah

20 min to  
Bluewaters

23 min to  
DXB Airport



Only a short drive away from hotspots like Downtown and Dubai Marina, while the tranquility of the desert and beauty of the beach are never far away.



KEY:

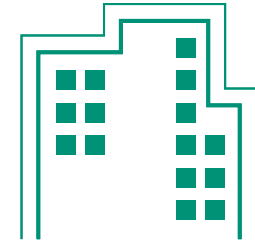
- 1. Dubai Hills Mall
- 2. Geant Express Supermarket
- 3. Business Park
- 4. Mediclinic Park View
- 5. The Dubai Hills Park
- 6. Kings' School
- 7. GEMS School
- 8. King's College Hospital
- 9. Geant Express Supermarket
- 10. Blossom Nursery
- 11. Golf Course Clubhouse
- 12. Golf Course



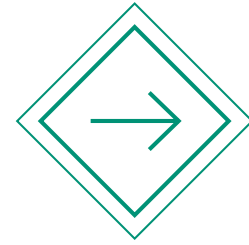
### DUBAI HILLS ESTATE

Dubai Hills Estate is more than just a place to live. It is an 11 million-square-meter master-planned community, designed to the highest standards of sustainability. The mixed-use mega-project features elegant neighborhoods interwoven with landscaped parks, winding walkways and an 18-hole championship golf course.

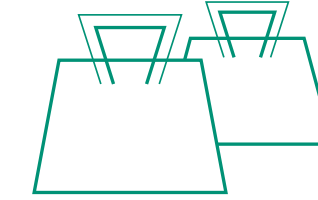
With world-class hospitality, shopping, education and healthcare facilities all within walking distance, the Dubai dream becomes your everyday reality at Dubai Hills Estate.



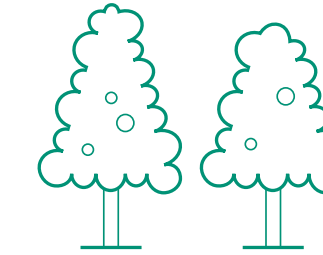
**2,700 ACRE**  
Multi-purpose Development



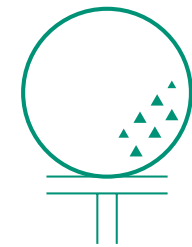
**1,450,000 SQM**  
Parks & Open Spaces



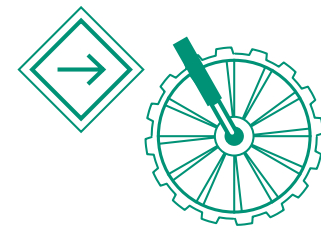
**282,000 SQM**  
Shopping Mall



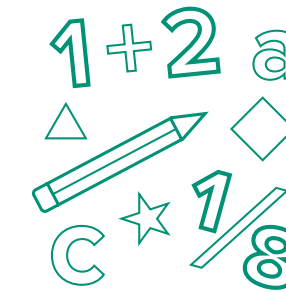
**180,000 SQM**  
Dubai Hills Park



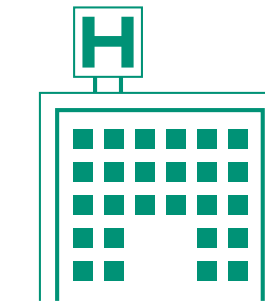
**18-HOLE**  
Championship Golf Course



**54 KM**  
Bicycle Route



**FOUR**  
Schools



**TWO**  
Hospitals

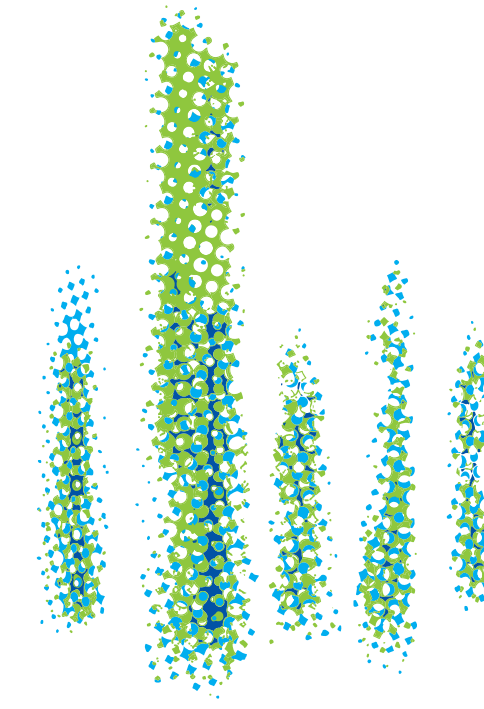
//  
A SECURE AND  
TRUSTED DEVELOPER  
//



الصكوك الوطنية  
NATIONAL BONDS

# NATIONAL PROPERTIES

Part of the National Bonds Corporation, National Properties is a leading UAE-government-backed real estate developer and property manager with a mandate to invest in driving the nation forward. Since 2007, we have delivered an excess of 3,200 units (apartments, luxury villas, retail units etc.)

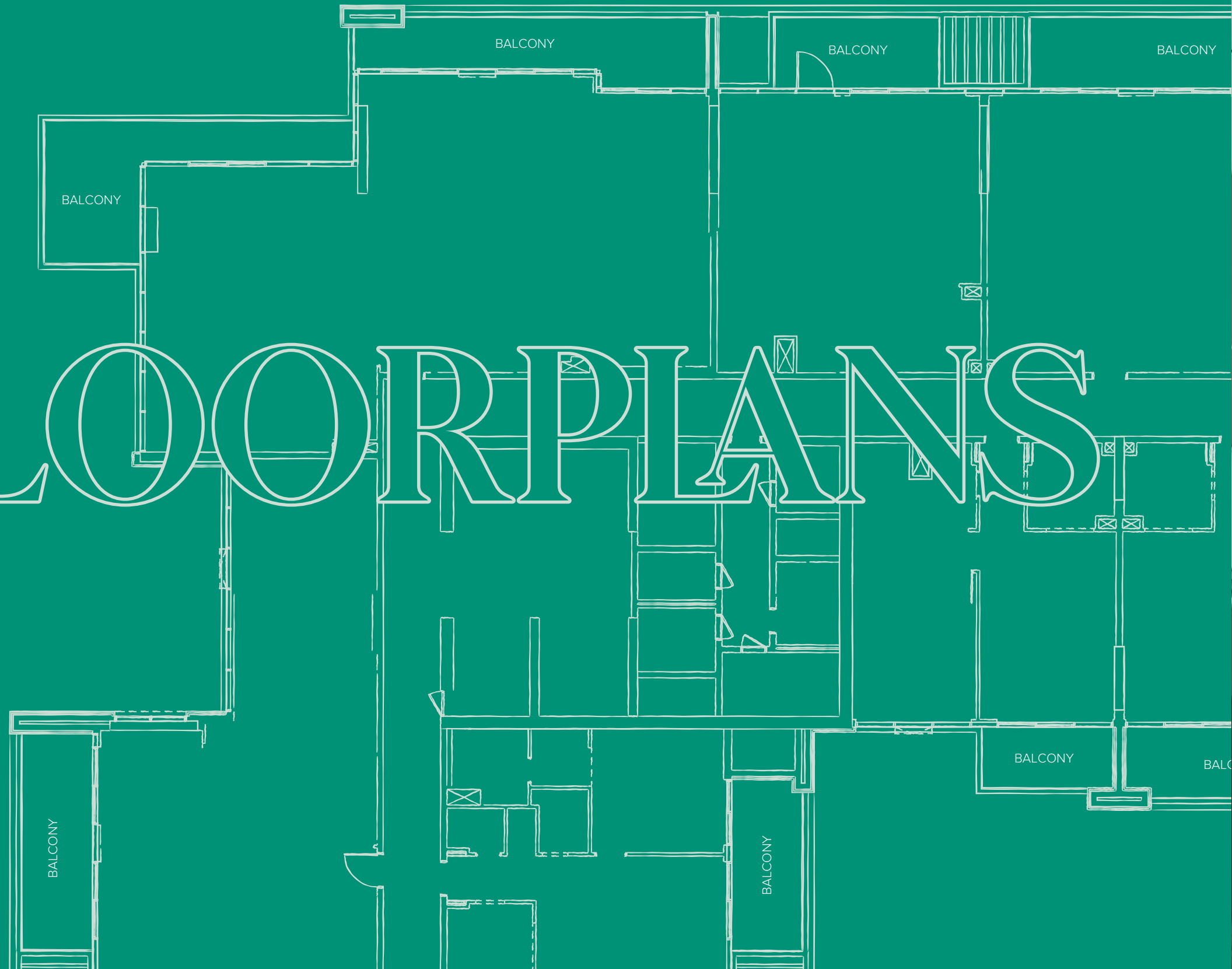


الوطنية العقارية  
**NATIONAL  
PROPERTIES**  
a National Bonds Corporation Company





# FLOORPLANS



A RANGE OF RESIDENCE  
SIZES AND LAYOUTS TO  
**SUIT YOUR**  
UNIQUE NEEDS.



**APARTMENT SUMMARY - TYPICAL FLOOR**

APT TYPE	APTS/FLOOR	SIZE (SQM)	SIZE (SQ. FT.)
1B-A	4	85	915
1B-B	2	88	943
2B-A	1	136	1,461
2B-B	2	140	1,502
2B-C	2	139	1,494
2B-E	1	131	1,411
3BA	2	187	2,007
3B-B	1	213	2,287
<b>Total</b>	<b>15</b>		





APARTMENT SUMMARY - TYPICAL FLOOR			
APT TYPE	APTS/FLOOR	SIZE (SQM)	SIZE (SQ. FT.)
1B-A	4	91	984
1B-B	2	88	949
2B-A	1	136	1,462
2B-B	2	142	1,526
2B-C	2	141	1,514
2B-E	1	132	1,423
3BA	2	186	2,001
3B-B	1	212	2,284
<b>Total</b>	<b>15</b>		





APARTMENT SUMMARY - FIRST FLOOR			
APT TYPE	APTS/FLOOR	SIZE (SQM)	SIZE (SQ. FT.)
1B-A	2	117	1,255
1B-B	2	94	1,031
2B-A	1	151	1,628
2B-B	2	193	2,075
2B-C	2	140	1,512
2B-E	1	192	2,063
3BA	1	201	2,163
3B-B	1	228	2,459
<b>Total</b>	<b>12</b>		





**APARTMENT SUMMARY - FIRST FLOOR**

APT TYPE	APTS/FLOOR	SIZE (SQM)	SIZE (SQ. FT.)
1B-A	2	98	1,053
1B-B	2	96	1,031
2B-A	1	151	1,628
2B-B	2	193	2,075
2B-C	2	140	1,509
2B-E	1	161	1,738
3BA	1	206	2,328
3B-B	1	135	1,455
<b>Total</b>	<b>12</b>		





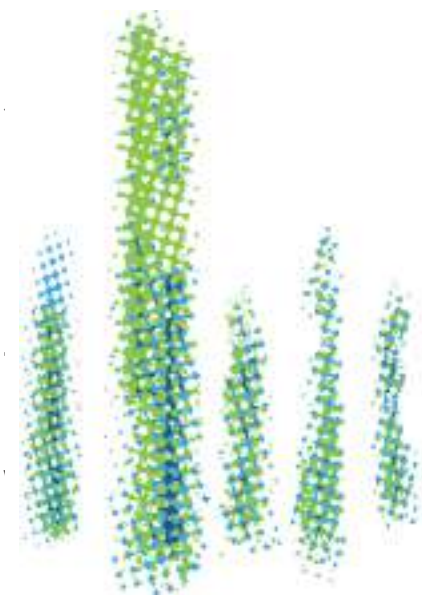


IT IS OUR VISION TO PROVIDE  
A PLACE OF QUALITY THAT  
INDIVIDUALS, COUPLES  
AND FAMILIES ARE HAPPY  
TO CALL HOME.

—  
Mohammed Qasim Al Ali  
GCEO, National Bonds







الوطنية العقارية

**NATIONAL  
PROPERTIES**

A subsidiary of  
National Bonds Corporation PJSC





HILLS PARK

