



PALACE

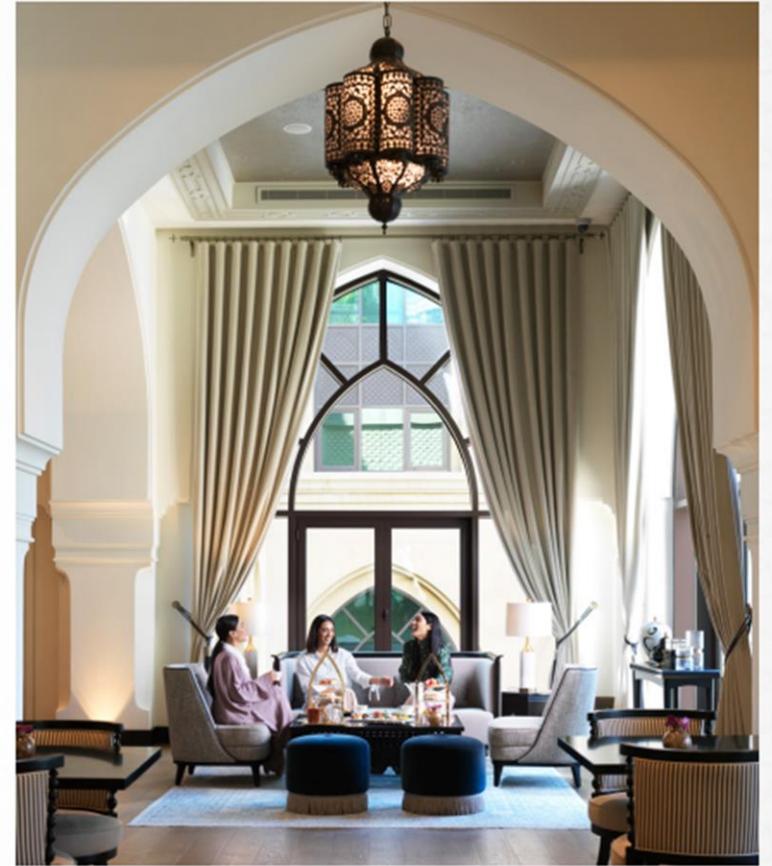
RESIDENCES
DUBAI HILLS ESTATE

EMAAR

Where Luxury, Royalty & Heritage All Come Together To Create
A Premium Experience!!!



2007 – PALACE DOWNTOWN



PALACE
The Art of Luxury Living

As part of the Address Hotels + Resorts portfolio, the award-winning Palace brand epitomizes Dubai's definition of a luxurious and meticulously built hotel.

2017 – PALACE BEACH RESORT FUJAIRAH



WHEN MODERN LIFESTYLE MEETS ROYAL HERITAGE

LUXURY



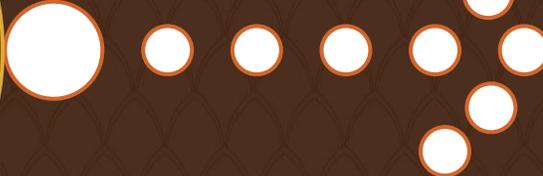
HERITAGE



MODERN LIFESTYLE

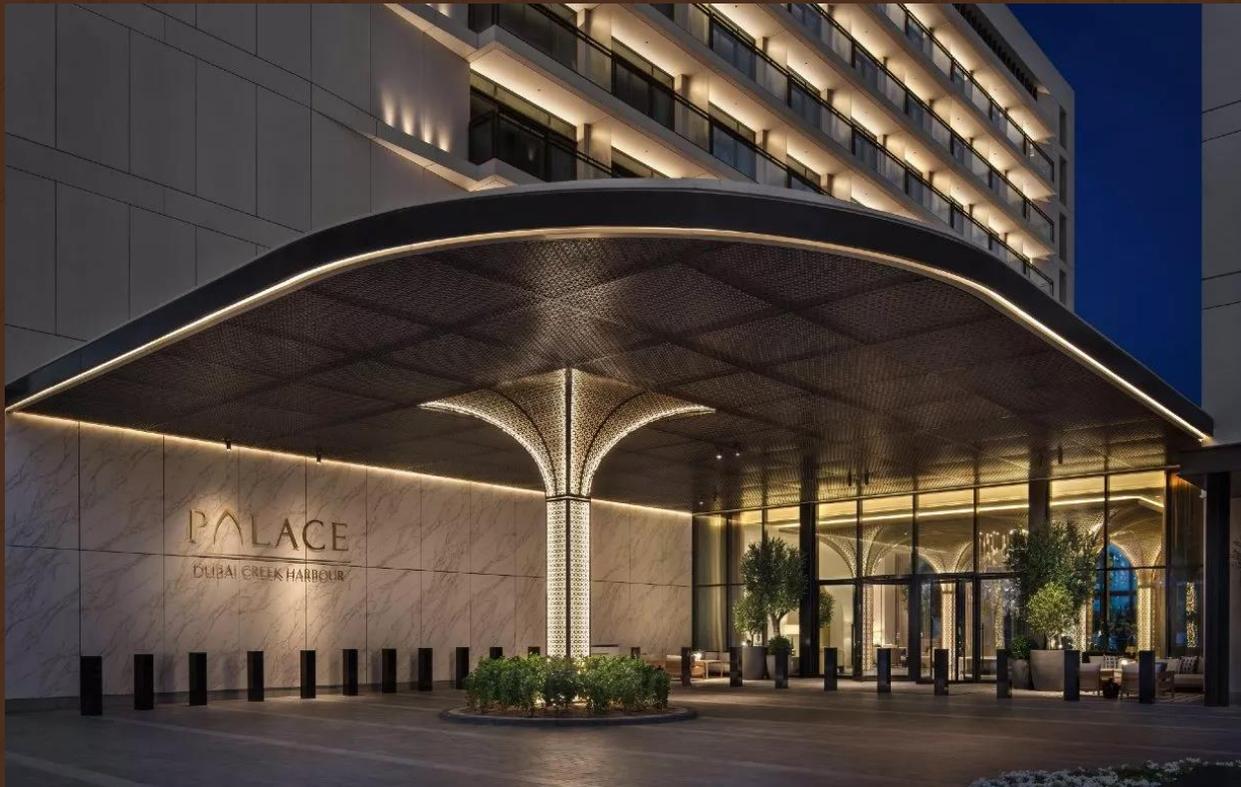


UNMATCHABLE
PRODUCT



THE PALACE
RESIDENCES
2024

MAY 2024 - PALACE DUBAI CREEK HARBOUR



IMAGINE WHEN ALL OF THIS LUXURY ARRIVES AT DUBAI MOST
PREMIUM MASTER COMMUNITY

A CITY IN ITSELF

DUBAI HILLS ESTATE

A wide-angle landscape photograph of the Dubai Hills Estate. In the foreground, a lush green golf course features a large, irregularly shaped sand bunker. A calm body of water, likely a pond or lake, stretches across the middle ground, reflecting the sky and the buildings in the distance. The background shows modern, multi-story residential or commercial buildings with large glass windows, interspersed with palm trees and other greenery. The sky is filled with soft, grey clouds, suggesting an overcast day. The overall scene is well-maintained and scenic.

DUBAI HILLS ESTATE

EMAAR

Elements That Go behind creating A Successful Urban City!!!



Dubai Hills Estate – The City Within A City!!!



THE LUXURY OF PALACE ARRIVES IN DUBAI HILLS ESTATE

THE LUXURY OF PALACE ARRIVES IN DUBAI HILLS ESTATE

Introducing

The First 5 ★ Branded Residential
Apartments in Dubai Hills Estate!!!

DUBAI HILLS ESTATE

MASTERPLAN

EMAAR



PALACE

EMAAR



RESIDENCES DUBAI HILLS ESTATE

EMAAR





PALACE
RESIDENCES
DUBAI HILLS ESTATE

Embrace the Beauty of Each Day!
Magnificent Views Await!!!

Majestically Redefining
Lifestyles

PALACE
RESIDENCES
DUBAI HILLS ESTATE



EMAAR

Experience Luxury Redefined At The Palace, Where Curated
Amenities Set The Tone For A Premium Living!!!

Crafted

COMFORTS IN CONTEMPORARY ELEGANCE



Step into a world where luxury knows no bounds at Palace Residences. An expansive lap pool offers a cool respite from the day's endeavours, while playful splash pads bring joy to our younger guests. The athletically inclined will revel in both sumptuous indoor and vibrant outdoor gyms, and the rooftop terrace invites enchanting evenings under the stars.



State-Of-The-Art
Gym



Expansive
Swimming Pool



Indoor & Outdoor
Children's Play Areas



Multipurpose Room for
all Activities And Events



Outdoor Fitness
Stations and Yoga Area



Landscaped Lawns
and BBQ Area

EVERY DAY IS A CELEBRATION!!!



LIVE LIFE KING-SIZE!!!

MASSIVE PODIUM DECK SPREAD ACROSS 17,708 SQM!!!

Legend

- ① Outdoor Lounge
 - ② Pergola
 - ③ Gazebo
 - ④ Outdoor tables and chair
 - ⑤ Flexible Natural lawn
 - ⑥ 50m Lap pool
 - ⑦ Kids Pool area
 - ⑧ Splash pad
 - ⑨ Kids Play area
 - ⑩ Half basketball court
 - ⑪ Padel court
 - ⑫ Sensory garden
 - ⑬ Outdoor fitness station
 - ⑭ Multi BBQ area
 - ⑮ Outdoor Yoga area
 - ⑯ Pool Deck
 - ⑰ Cabana
 - ⑱ Lift to Ground Floor
 - ⑲ Staircase to Ground Floor
 - ⑳ Table Tennis
 - ㉑ Sculpture
- Architectural extents

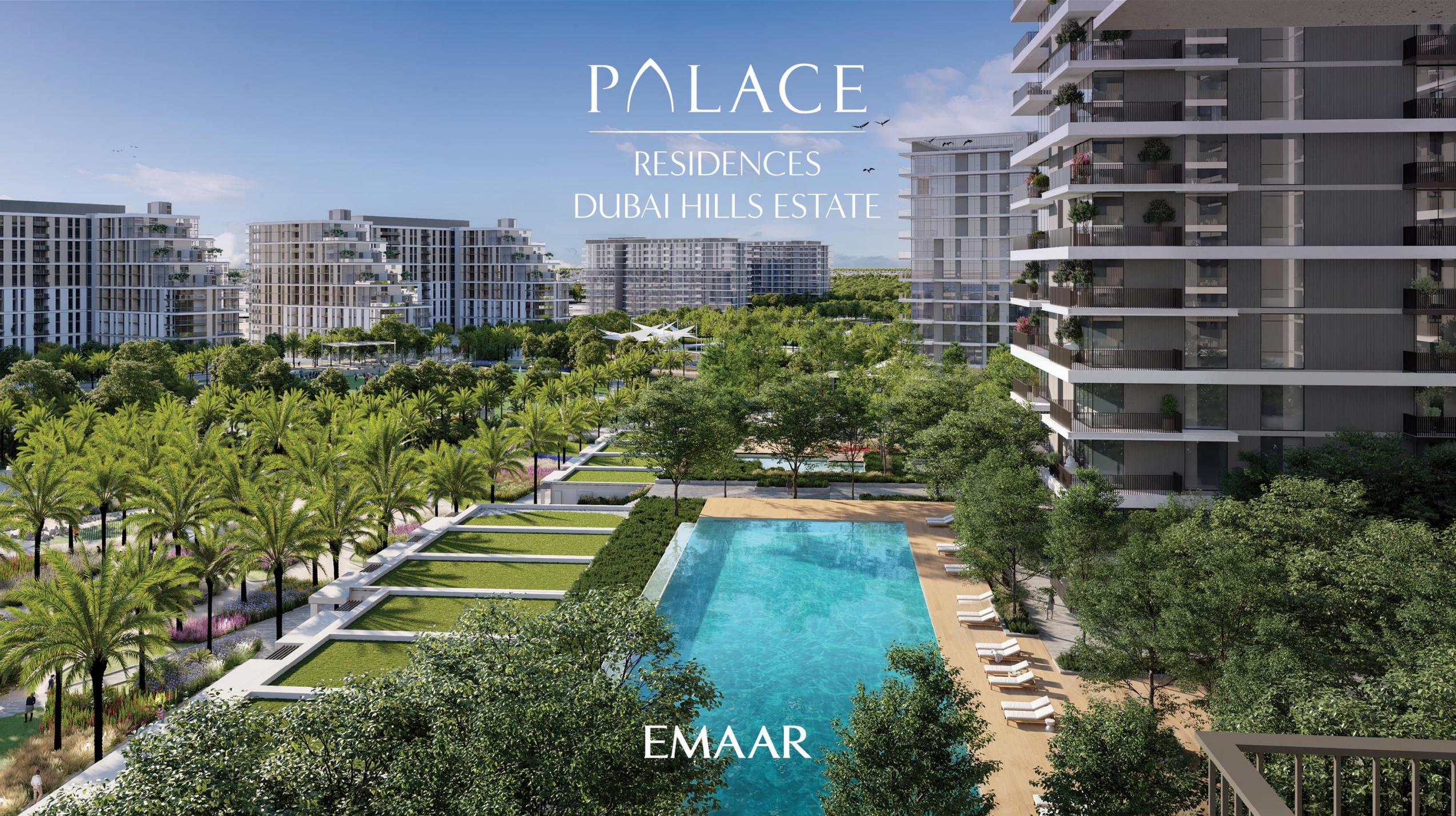


Let's see how life will unfold at Palace Residences-DHE.
From serene mornings to glamorous evenings, every moment is a
chapter in refined living!!!

PALACE

RESIDENCES
DUBAI HILLS ESTATE

EMAAR



A modern, multi-story residential building with balconies and lush greenery. In the foreground, a blue tennis court is visible with a woman in white pants and a black top preparing to play. A man is on the opposite side of the net. To the right, there is a playground with colorful equipment. The scene is set in a well-maintained outdoor area with many trees and a clear blue sky.

PALACE
RESIDENCES
DUBAI HILLS ESTATE

EMAAR

Sports



VIEW ALONG NATURAL FLEXIBLE LAWN AREA AND BBQ UNIT- TOWER 1



VIEW FROM ENTRANCE OF EXTERNAL STAIRCASE INTO PODIUM

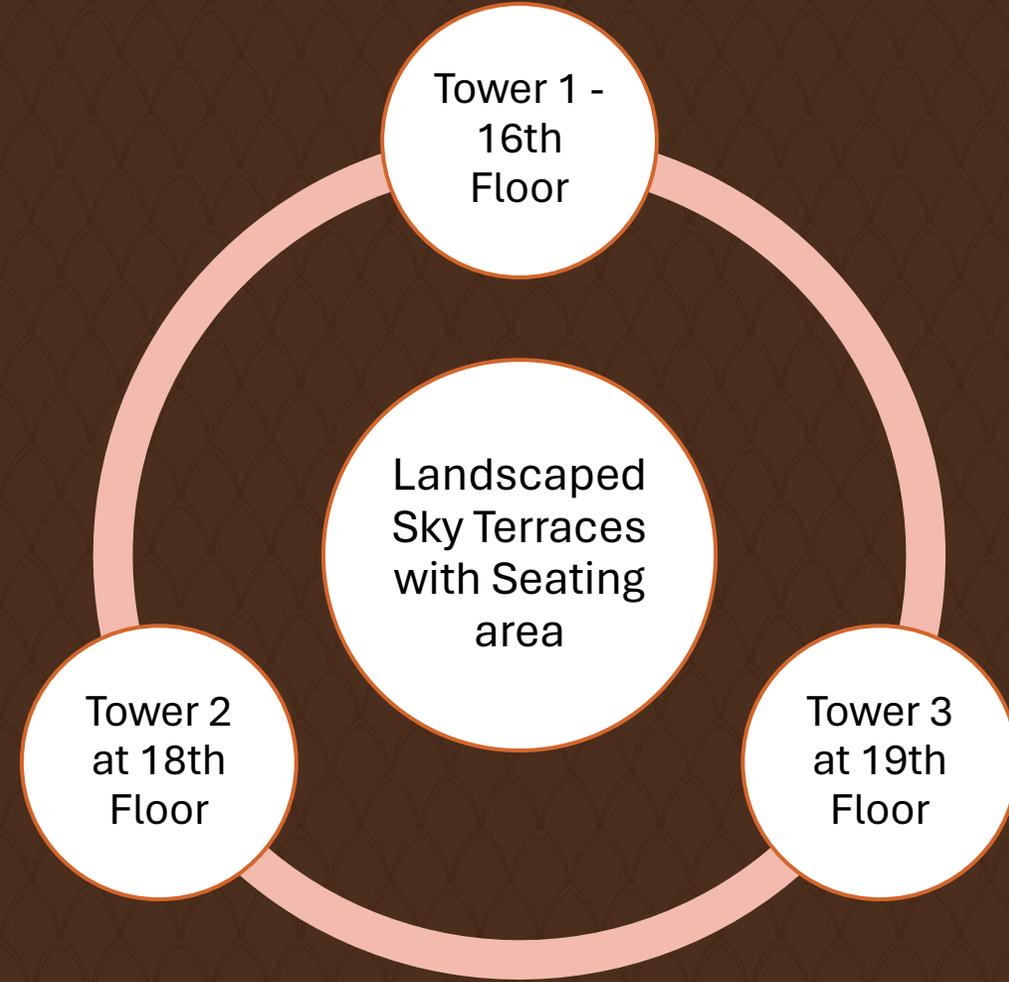


VIEW ALONG KID'S SPLASH PAD AND BBQ AREA- TOWER 3



VIEW ALONG SPORTS AREA- TOWER 3

BEAUTIFUL SKY TERRACES



Explore Palace Residences: Where Bespoke Elegance
Permeates Every Space, Crafting An Unmatched Living
Experience!!!

PALACE

RESIDENCES
DUBAI HILLS ESTATE

EMAAR



PALACE

RESIDENCES
DUBAI HILLS ESTATE

EMAAR

PALACE

RESIDENCES
DUBAI HILLS ESTATE

EMAAR

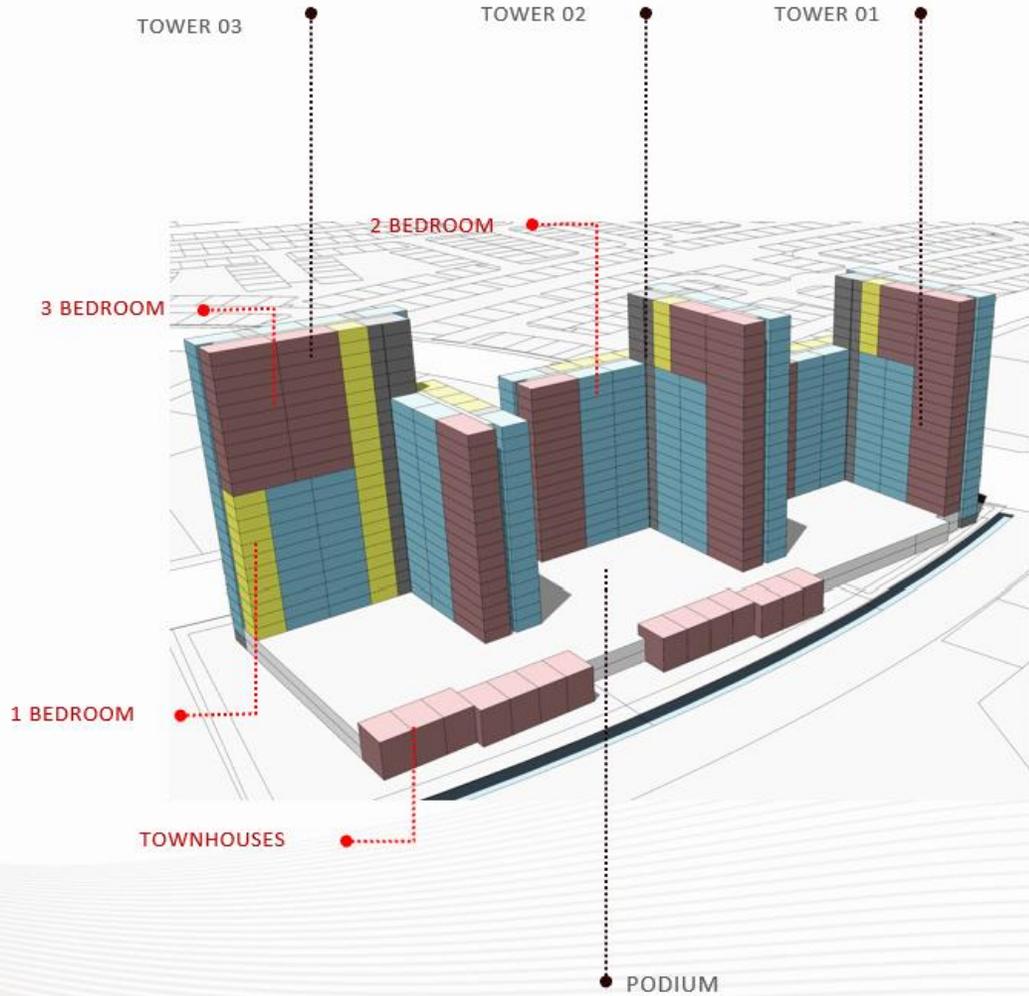
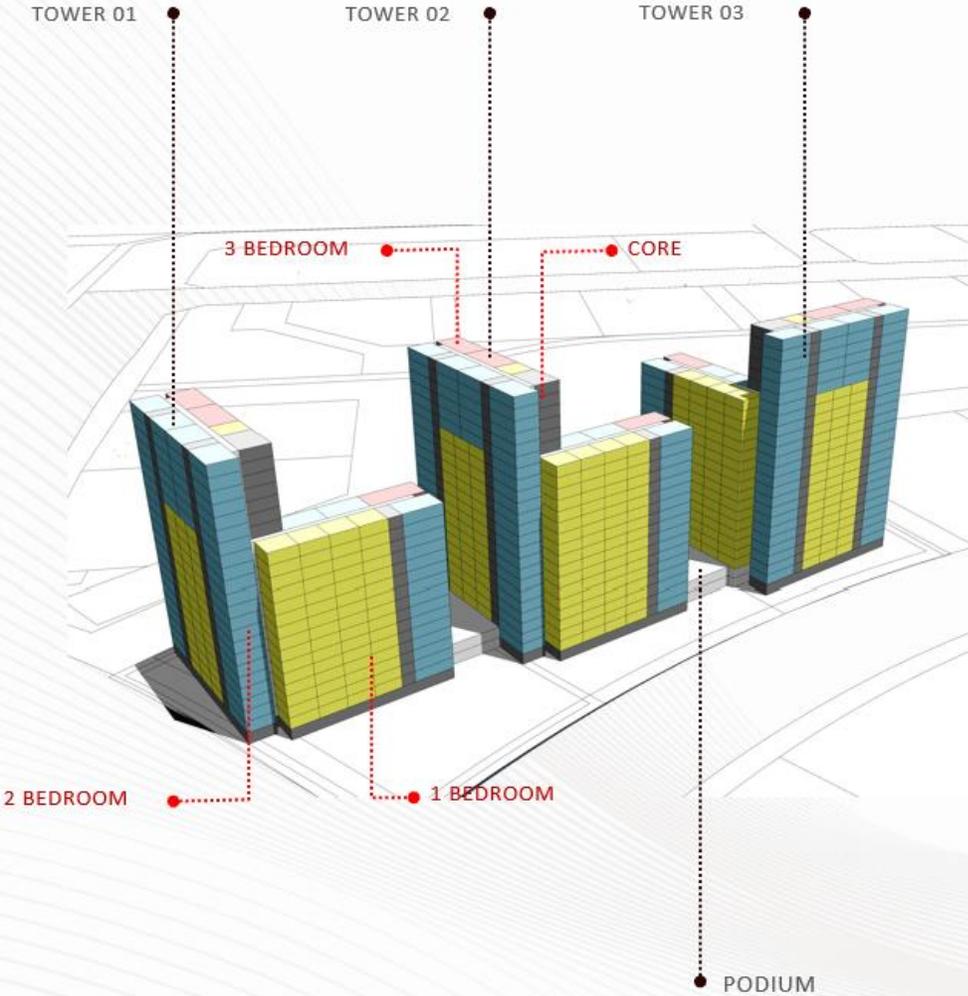


PALACE

RESIDENCES
DUBAI HILLS ESTATE

EMAAR

PROJECT MASSING



- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CORE
- TOWNHOUSE

FLOOR PLANS

PALACE BRANDED ONE BEDROOM APARTMENTS

- FULLY FITTED KITCHENS
- AVG SIZE – 754 SqFt



PALACE BRANDED TWO BEDROOM APARTMENTS

- FULLY FITTED KITCHENS
- AVG SIZE – 1181 SqFt



PALACE BRANDED THREE BEDROOM APARTMENTS

- FULLY FITTED KITCHENS
- AVG SIZE – 1540 SqFt



THE OPPORTUNITY

AED 2350 PSF

BRANDED RESIDENCES @GROWING MARKET WITH GREAT RETURNS

Popularity by Type



FUTURE APPRECIATION STEMS FROM PAST SUCCESSES

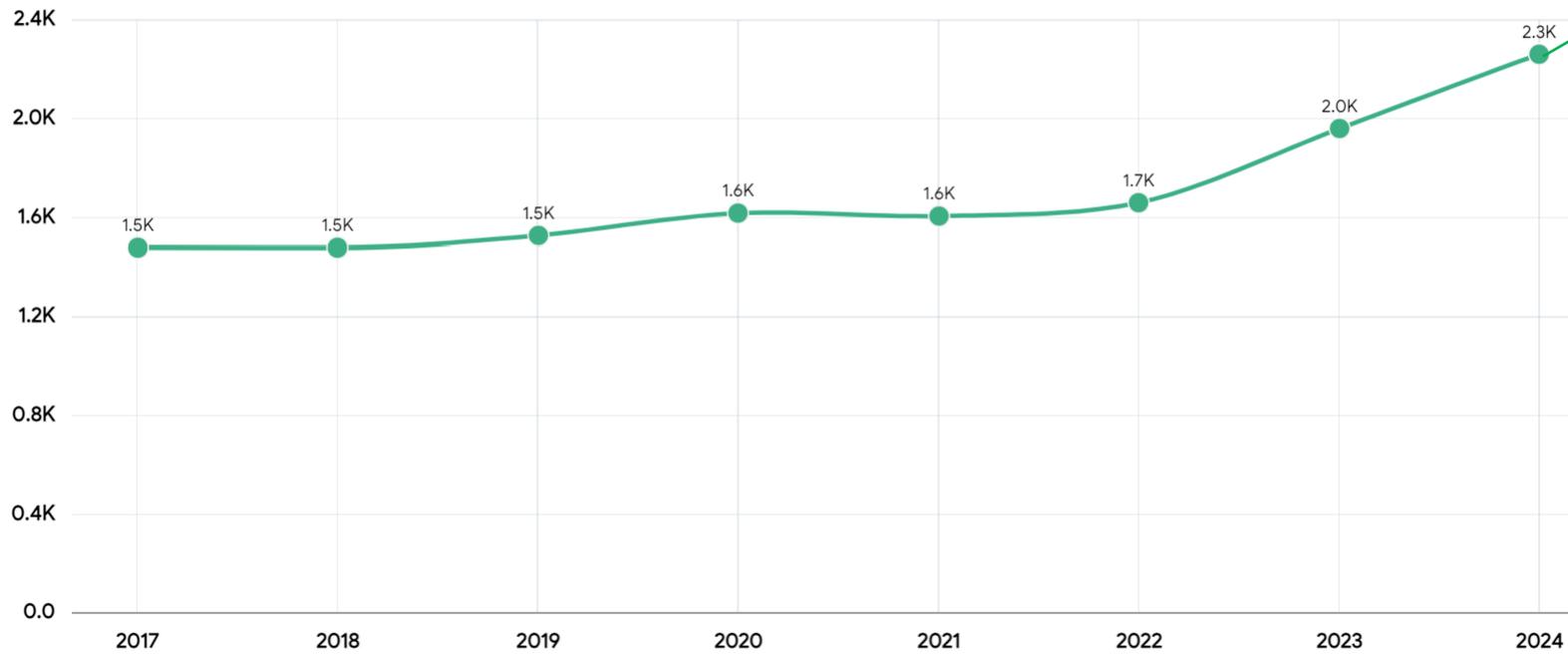
Trends

Yearly

Monthly

Price per sqft

Sales volume



3.4 K

(Avg Appreciation
30% +20% (Branded
Residences*))

2028

DUBAI HILLS ESTATE –PREMIUM RENTAL YIELDS

Rentals History

Data from 1 May 2023 - 5 May 2025 | Include data for current month

START DATE ↕	LOCATION	DURATION ↕	RENT (AED) ↕	TYPE	BEDS ↕	AREA (SQFT) ↕
1 Mar 2024	Collective 2.0 Tower B Dubai Hills Estate > Collective 2.0	12 months NEW	140,000	Apartment	2	727
20 Nov 2023	Collective 2.0 Tower A Dubai Hills Estate > Collective 2.0	12 months NEW	140,000	Apartment	2	756

750 Sq Ft Unit – Collective (DHE) –Avg Rentals – AED 140,000

Branded Units - ~ 20% more

Net Rental Yield - 7 -9%

INVENTORY – 620 UNITS AVAILABLE FOR SALE



44%



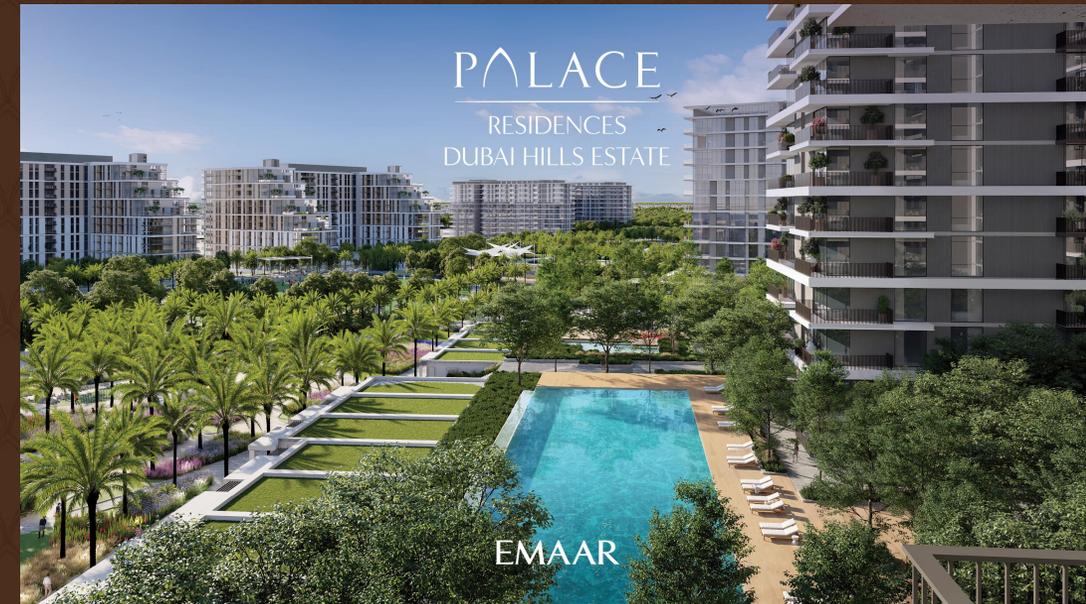
41%



13%

BULK DEAL OPPORTUNITY

Building	Bedrooms	#Units	Total Area (Sqft)	Total Value (AED Mn)
	Half Floor	7	8,451	~20.60
	Full Floor	16	16,547	~39.51



COMMERCIALS



ONE BED

Avg Size
754 SqFt

Starting Price
AED 1.76 Mn

AED 2350 psf+

COMMERCIALS



TWO BED

Avg Size

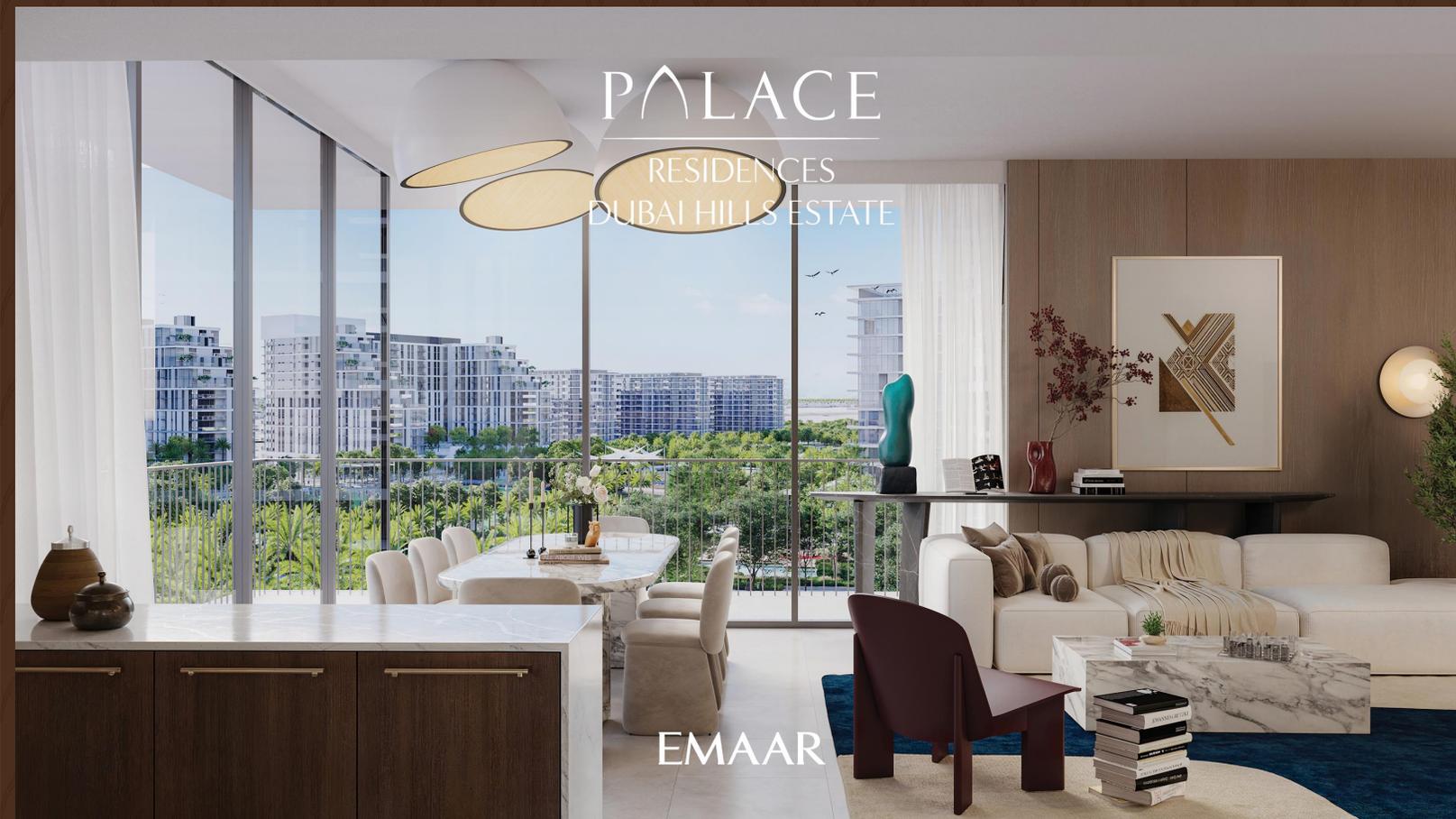
1181 Sqft

Starting Price

AED 2.59 Mn

AED 2200 psf+

COMMERCIALS



THREE BED

Avg Size

1,540 Sqft

Starting Price

AED 3.58 Mn

AED 2325 psf

SPECIAL 20% YEARLY PAYMENT PLAN

2024 – 20%

2025 – 20%

2026 – 20%

2027 – 20%

HANDOVER April'28 – 20%

10%

DOWN PAYMENT

On Booking

10%

1st INSTALMENT

Jul. 2024

10%

2nd INSTALMENT

Jan. 2025

10%

3rd INSTALMENT

Jun. 2025

10%

4th INSTALMENT

Jan. 2026

Upon 20% Construction Completion*

10%

5th INSTALMENT

Sep. 2026

Upon 40% Construction Completion*

10%

6th INSTALMENT

Mar. 2027

Upon 60% Construction Completion*

10%

7th INSTALMENT

Oct. 2027

Upon 80% Construction Completion*

20%

8th INSTALMENT

Apr. 2028

Upon 100% Construction Completion*

EXCLUSIVE PRE-LAUNCH OFFER

**EOIs for Building 1 & 2
to commence from 12-May**



PALACE

RESIDENCES
DUBAI HILLS ESTATE

EMAAR