



## ADDRESS VILLAS HILLCREST

AED 21 679 888 - 28 000 000

### PARAMETERS

City	Dubai
Type	Development
To sea	9100 m
To city center	14600 m
Completion date	II quarter, 2026



### ADDRESS VILLAS HILLCREST RESIDENTIAL COMMUNITY IN DUBAI HILLS ESTATE, DUBAI

Address Villas Hillcrest is a recently announced upcoming residential property in the luxury real estate category in Dubai. The new community will be constructed in the rapidly developing area of Dubai Hills Estate. The area has gained great popularity due to the green parks, water bodies, a golf club, and a shopping center located here. The low-rise residential community is being constructed by one of the largest development companies in Dubai, Emaar Properties, a developer specializing in luxury real estate. The preliminary date for the completion of construction works is scheduled for the 2nd quarter of 2026.

### PROPERTIES IN ADDRESS VILLAS HILLCREST

The community will feature premium 5-bedroom villas with different layouts and 2 architectural exterior options: modern and classic. All houses have a 3 car garage, a spacious private land plot with a garden, and a lounge area.

On the ground floor, there will be a separate kitchen, family room, dining room, living room, en-suite guest bedroom, guest bathroom, and servant's quarters with a bathroom. The 2nd floor will be occupied by bedrooms with private bathrooms and balconies. The master bedroom has a spacious dressing room. At the roof level, there will be a large terrace with lounge areas. For maximum residents' comfort, each villa will be equipped with an elevator.

### INFRASTRUCTURE IN ADDRESS VILLAS HILLCREST

A key feature of the new residential complex will be the abundance of lush green areas around the villas, which will nurture a comfortable microclimate and setting and protect people from the sun.

Residents of the luxury villas' will be able to enjoy the following amenities:

- Social club with a large swimming pool and gym;
- Children's playground;
- Landscaped areas and green lawns for recreation and picnics;
- Basketball court;

- Outdoor exercise area;
- BBQ areas on the lake shore.

As well as the various amenities within the residential community, residents will also have quick access to all the amenities in the Dubai Hills Estate community, including:

- Several parks;
- 18-hole golf course;
- Dubai Hills Mall;
- Grocery hypermarket;
- Mosque;
- Restaurants and cafes;
- Children's playground;
- Kindergarten;
- Schools;
- Pharmacy;
- Healthcare center.

### LOCATION AND TRANSPORT ACCESSIBILITY

The area is located between Downtown Dubai, the cultural hub, and the prestigious waterfront Dubai Marina. The city downtown, which houses the world-famous Burj Khalifa skyscraper, a huge, illuminated fountain with a music show, a park, and other attractions, can be reached in just 17 minutes by car. It will take you about 19 minutes to reach Dubai Marina and Kite Beach. The International Airport is 23 minutes away.

Near the upcoming residential community is a road that opens onto the major Al Khali highway, providing quick access to most major districts of the emirate.

#### Nearest Shopping Centers and Malls

Dubai Hills Estate is home to the large Dubai Hills Mall, which houses numerous stores with fashionable clothes and accessories, restaurants, and cafes, as well as the popular Adventure Park and The Storm Coaster amusement parks. Future residents of the complex will also have access to Dubai Mall, the largest shopping center in the UAE, located a 17-minute drive away from the community. This mall is home to a professional skating rink, several cinema halls, amusement parks, an aquarium, cafes, restaurants, and numerous retail outlets, including world-famous branded boutiques.

#### Nearest Schools

Address Villas Hillcrest is perfect for families with kids. There are Nursery schools and 3 private schools within a nine-minute drive from the community:

- GEMS New Millennium School;
- GEMS Wellington Academy;
- GEMS International School.

Private schools of the GEMS brand are included in the list of the most prestigious schools in Dubai and provide training in various educational programs.

### INVESTMENT IN ADDRESS VILLAS HILLCREST REAL ESTATE

Investment in Address Villas Hillcrest real estate in Dubai Hills Estate is a good option for secure funds investment. Today, luxury real estate in the emirate is in high demand and allows you to receive a stable recurring income when leasing out your property.

Investments in villas in the Dubai Hills area can generate an average ROI of 5.65%. Investors can also obtain a 3-year UAE resident visa when buying a property for the amount of AED 750,000 (\$204,000, ¥1,400,000).

Please feel free to contact our experts to find out all the details about the prices and payback of specific properties in the new residential community.

## PROPERTY FEATURES

### LOCATION

- Close to the bus stop
- Close to the countryside
- Close to shopping malls
- Close to schools
- Close to the kindergarten
- Prestigious district
- Near the golf course
- Great location
- Beautiful view

## FEATURES

- Panoramic windows
- New project
- Low-rise buildings
- Tap water
- Electricity
- Driveway to the land plot

## INDOOR FACILITIES

- Child-friendly
- Recreation area
- Fitness room
- Pilates and yoga room
- Garage

## OUTDOOR FEATURES

- Children's playground
- Children's pool
- Landscaped garden
- Landscaped green area
- Transport accessibility
- Social and commercial facilities
- Backyard
- Pets allowed
- Car park
- Footpaths
- Well-developed facilities
- Swimming pool
- Basketball court
- Running track



## PHOTO GALLERY

