

CLUB VILLAS  
AT  
DUBAI HILLS




EMAAR



MERAAS

LIFE IN THE SPIRIT  
OF ABSOLUTE LUXURY



A wide-angle photograph of a modern, minimalist living and dining area. The room features large floor-to-ceiling windows that offer a view of a lush green landscape with palm trees and a distant city skyline. The interior is furnished with a large, light-colored sectional sofa, a round coffee table, and a dining table with chairs. A kitchen island is visible on the left. The design is clean and sophisticated, with a focus on natural light and outdoor views.

DESIGN THAT EMBODIES  
MODERN SIMPLICITY AND  
SOPHISTICATION









# SPECTACULAR VIEWS AND OPEN SPACES

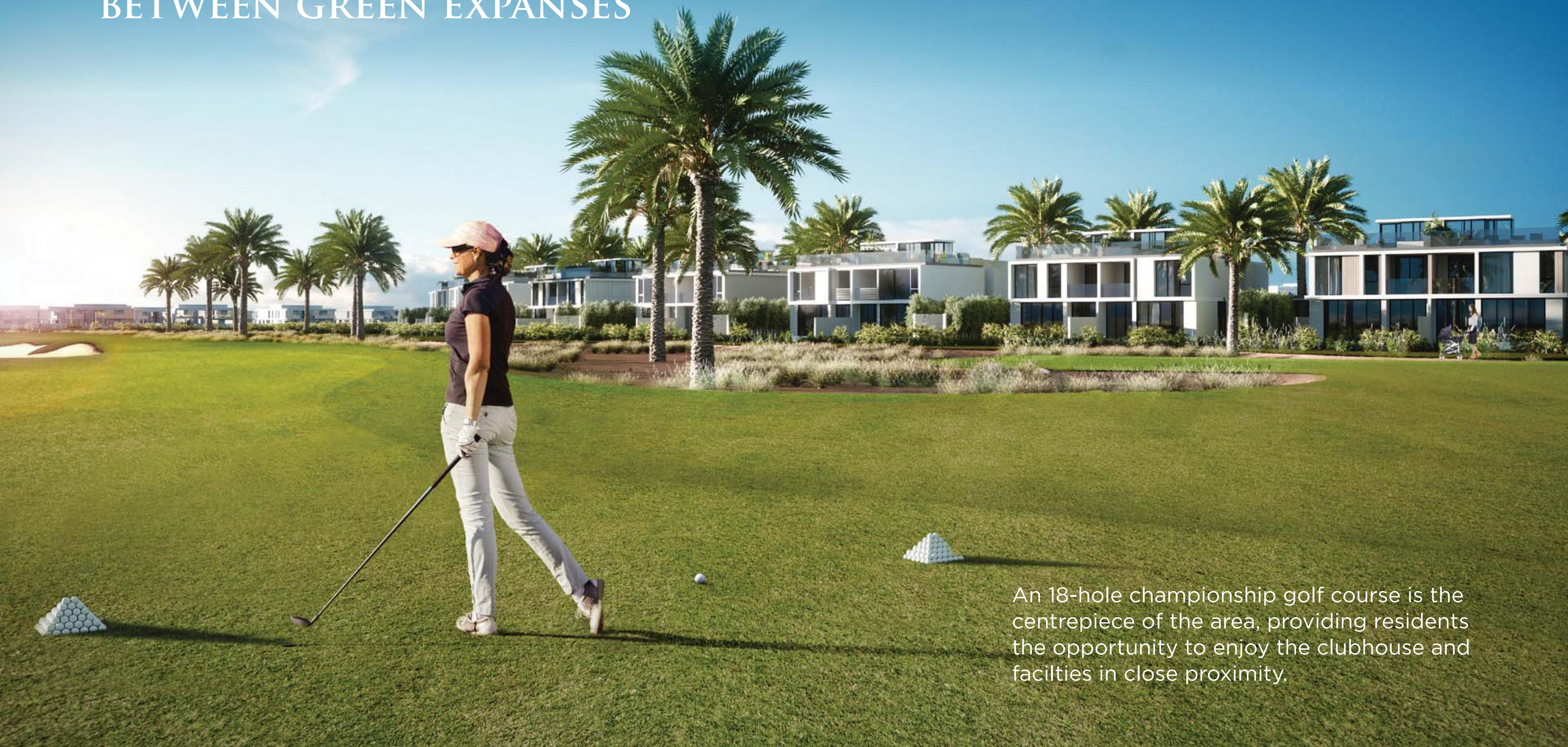
Your new home will offer scenic views of the golfcourse and also a rooftop terrace to entertain friends and loved ones.

# A COMMUNITY LIFESTYLE FOR FAMILIES TO FLOURISH



The nearby community centre comprises of a swimming pool as well a playground, allowing residents to enjoy time out with their families.

# LUSH FAIRWAYS NESTLED BETWEEN GREEN EXPANSES



An 18-hole championship golf course is the centrepiece of the area, providing residents the opportunity to enjoy the clubhouse and facilities in close proximity.



# MAKE CLUB VILLAS AT DUBAI HILLS YOUR NEW HOME

The Club Villa designs are driven by contemporary architecture, elegantly defined by clean lines and splashes of rich materiality in a seamless manner.

# VILLA STYLES

Designed with 5 unique aesthetic styles, choose between 3 and 4 bedroom villas which suit your taste.



MODERN



INTERNATIONAL



MINIMALIST



CUBIC



CONTEMPORARY

# CLUB VILLAS AT DUBAI HILLS



## SITE PLAN

- MODERN
- INTERNATIONAL
- MINIMALIST
- CUBIC
- CONTEMPORARY

**THB** - 4 BEDROOM

**THA** - 3 BEDROOM

**SA-A** - 3BR STANDALONE UNITS

**SA-B** - 4BR STANDALONE UNITS

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FLOOR PLANS



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3 BEDROOM

	Total BUA	
	Sqm	Sqft
International - TH01	272.40	2932.09
International - TH02	271.99	2927.67
Contemporary - TH01	271.84	2926.06
Contemporary - TH02	271.72	2924.77



Ground Floor



First Floor



Roof Terrace

DUBAI HILLS  
ESTATE

**FLOOR PLAN 1.** All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

CLUB VILLAS  
AT DUBAI HILLS

3 BEDROOM

	Total BUA	
	Sqm	Sqft
Modern - TH01	271.96	2927.35
Modern - TH02	271.96	2927.35
Minimalist - TH01	271.85	2926.17
Minimalist - TH02	271.82	2925.84
Cubic - TH01	272.71	2935.42
Cubic - TH02	272.72	2935.53



TH01 TH02



Ground Floor



First Floor



Roof Terrace

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# CLUB VILLAS AT DUBAI HILLS

## 4 BEDROOM

	Total BUA	
	Sqm	Sqft
Modern - TH01	312.47	3363.40
Modern - TH02	312.83	3367.27
International - TH01	312.28	3361.35
International - TH02	312.76	3366.52
Minimalist - TH01	312.21	3360.60
Minimalist - TH02	312.76	3366.52
Cubic - TH01	312.29	3361.46
Cubic - TH02	312.69	3365.76
Contemporary - TH01	312.29	3361.46
Contemporary - TH02	312.67	3365.55



TH01 TH02



Ground Floor



First Floor



Roof Terrace

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DUBAI HILLS  
ESTATE

3 BEDROOM  
STANDALONE

	Total BUA	
	Sqm	Sqft
Modern - TH01	277.56	2987.63



Ground Floor



First Floor



Roof Terrace

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4 BEDROOM  
STANDALONE

	Total BUA	
	Sqm	Sqft
Modern - TH02	321.16	3456.93



Ground Floor



First Floor



Roof Terrace

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