



SIDRA 3

AT DUBAI HILLS ESTATE



DUBAI HILLS

ESTATE



CONTEMPORARY

Front View



MODERN
Front View









CONTEMPORARY

Back View



MODERN
Back View



AN EXCLUSIVE PREMIUM
COMMUNITY LIKE
NO OTHER

3, 4 and 5 bedroom modern & contemporary villas
All villas can accommodate private swimming pools
Equipped with modern amenities



SURROUNDED BY A WORLD-CLASS
GOLF COURSE AND NUMEROUS
RECREATIONAL FACILITIES

18-Hole Course

Driving Range

Putting Greens

Gymnasium

Multi Use Game Areas



WANDER THROUGH THE LUSH
GREEN PARKS AND TAKE IN
NATURE'S BEAUTY

Children's Play Areas
Outdoor Gymnasium
2 Kilometre Jogging Track

Art Installations
Fountains, Water Features
and Splash Pad



SHOP, DINE AND BE ENTERTAINED AT A STATE-OF-THE-ART MALL

Cutting-edge Cinemas
Family Entertainment Venues
Wide Array of Dining Options

Linked Directly to Future Metro Lines
Leading Fashion and Retail Outlets

DUBAI HILLS ESTATE

Jumeirah Beach
12 Minutes

The Dubai Mall
10 Minutes

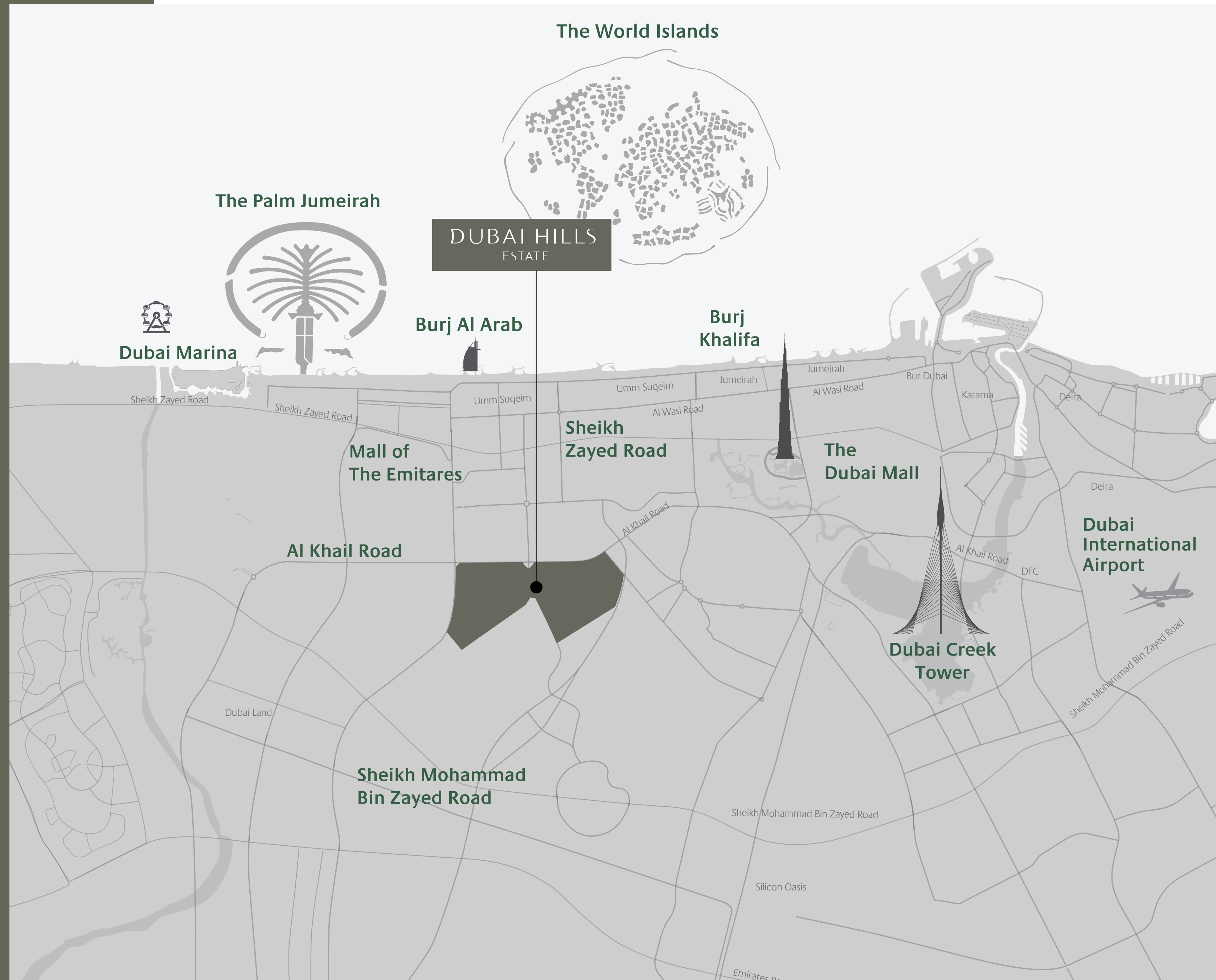
Burj Khalifa
10 Minutes

Dubai Marina
10 Minutes

Al Maktoum Airport
35 Minutes

Dubai Creek Tower
15 Minutes

Dubai Intl Airport
20 Minutes



DISTANCES ARE APPROXIMATE

SIDRA 3

SITE PLAN



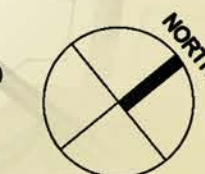
MODERN



CONTEMPORARY



DUBAI HILLS
ESTATE



A close-up, low-angle shot of a lush green lawn. The grass is vibrant and appears to have some moisture on it, with soft bokeh light effects in the background. The overall tone is natural and fresh.

FLOOR PLANS

SIDRA 3

VILLA 1

3 Bedroom
Total Built Up Area: 3,100 Sq Ft



Ground Floor



First Floor

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 its absolute discretion, without any liability whatsoever.

SIDRA 3

VILLA 3

4 Bedroom

Total Built Up Area: 3,533 Sq Ft



Ground Floor



First Floor

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VILLA 5

5 Bedroom

Total Built Up Area: 4,109 Sq Ft



Ground Floor



First Floor

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DUBAI HILLS ESTATE

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For more information on **Sidra 3** at **Dubai Hill Estate**, please call 800 36227(UAE) or +971 4 366 1688 (International). Visit our online sales centre at emaar.com or any of our sales centres across the UAE.

DUBAI

Dubai Hills Estate Sales Pavillion: Umm Suqeim Road
Emaar Sales Centre: Downtown Dubai
Dubai Creek Harbour Sales Pavilion: Ras Al Khor

ABU DHABI

Emaar Sales Centre: Al Nahda Tower, Ground Floor, 4th Street,
Corniche, Al Muroor Road

Open from Saturday - Thursday, from 8.30am - 6pm

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دبي هيلز استيت

سدرة 3

للمزيد من المعلومات حول **سدرة 3** في **دبي هيلز استيت**، الرجاء الاتصال بالرقم (٨٠٠٣٦٢٢٧) في الإمارات العربية المتحدة أو +٩٧١ ٤ ٣٦٦ ١٦٨٨ (دولي) أو قم بزيارة مركز مبيعاتنا الإلكتروني على الموقع emaar.com

دبي

مركز مبيعات دبي هيلز استيت على طريق أم سقيم
مركز مبيعات إعمار في وسط مدينة دبي
مركز مبيعات خور دبي في رأس الخور

أبوظبي

مركز مبيعات إعمار في برج النهضة، الشارع الرابع،
الكورنيش، طريق المرور - أبوظبي

السبت إلى الخميس من الساعة ٨:٣٠ صباحاً حتى الساعة ٦ مساءً

 إعمار |  مراس