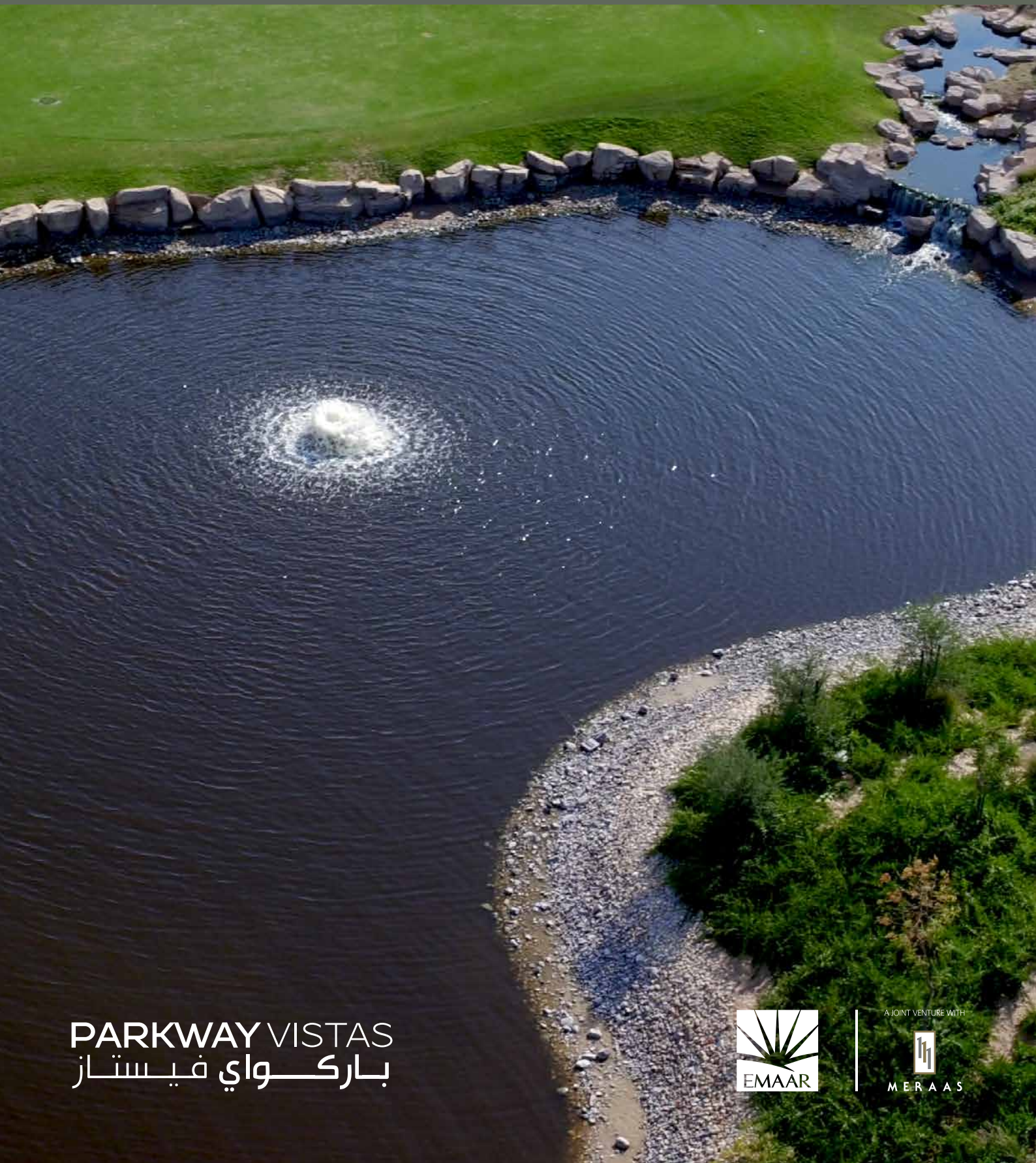
DUBAI HILLS
ESTATE



PARKWAY VISTAS
باركواي فيستاز

EMAAR

A JOINT VENTURE WITH
MERAAS

PARKWAY VISTAS

بـاركـــــواي فـيـسـتـاز

DUBAI HILLS ESTATE

حيث الحياة الاستثنائية

More than just a place to live, Dubai Hills Estate is an 11 million square metre master-planned community, where unsurpassed luxury meets natural wonder. Inspired by His Highness Sheikh Mohammed bin Rashid Al Maktoum's vision to make Dubai one of the world's most sought after cities in the world to live, work and play, it is the newest city-within-the-city development, brought to you by Emaar Properties and Meraas Holding.

Designed to the highest standards of sustainability, the mixed-use mega-project features elegant neighbourhoods 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.

إن دبي هيلز استيت ليس مجرد مكان تعيش فيه، بل مجمع متكامل مخطط بدقة تبلغ مساحته ١١ مليون متر مربع حيث تلتقي الفخامة غير المسبوقة مع عجائب الطبيعة. وبإلهام من رؤية سمو الشيخ محمد بن راشد آل مكتوم لجعل مدينة دبي واحدة من المدن التي يسعى الكثيرون للإقامة بها في العالم للعيش والعمل والترفيه، فإن هذا المشروع يُعد أحدث المشاريع التطويرية المتكاملة لمدينة في قلب المدينة وهو نتاج التعاون المشترك بين شركتي إعمار العقارية ومراس القابضة.

صمم هذا المشروع العملاق متعدد الاستخدمات وفقاً لأعلى معايير الاستدامة، ويضم أحياء سكنية أنيقة محاطة بالحدائق الغنية والممرات المتعرجة وملعب جولف مؤلف من ١٨ حفرة. ومع مرافق الضيافة والتسوق والتعليم والرعاية الصحية ذات المستوى العالمي التي تقع جميعها على بعد خطوات، يصبح حلم دبي حقيقة تعيشها كل يوم في دبي هيلز استيت.





THE HEIGHT OF DUBAI LIVING

رقي الحياة في دبي ينتظارك

Every day is a breath of fresh air at Parkway Vistas, where stunning villas overlook the lush greenery of the sprawling golf course. A vibrant yet tranquil environment will greet you at every turn, inviting you to find true happiness as you lose yourself in the laughter of your family and friends.

Situated in The Parkway development of the prestigious Dubai Hills neighbourhood, the 61 six and seven-bedroom villas' cutting-edge architecture in both classic and contemporary design create indoor and outdoor spaces that effortlessly intertwine. Designed for life, you'll never want to leave, but you'll be proud to make it part of your legacy for those who follow.

كل يوم في باركواي فيستاز نسمة من الهواء العليل، حيث تطل الفيلات الرائعة على المساحات الخضراء الخاصة بملعب الجولف ، وأينما نظرت تحييك البيئة الهادئة التي تمتلئ بالحيوية وتدعوك لتجد السعادة الحقيقية عندما تطلق لنفسك العنان بين ضحكات أسرتك وأصدقائك.

تقع مجموعة الفيلات المكونة من ٦١ فيلا تتألف كل منها من ستة وسبعة غرف نوم في مجمع باركواي بحي دبي هيلز الراقي، وساعد كل من أسلوب البناء المتطور والتصميم الكلاسيكي والمعاصر على إنشاء مساحات داخلية وخارجية تندمج معاً دون عناء. و لأنها مصممة للحياة، فلن ترغب أبداً في المغادرة، ولكنك ستشعر بالفخر عندما تصبح فيلتك جزءاً من الإرث الذي ستخلفه لمن سيأتون بعدك.



A NATURALLY BEAUTIFUL LIFESTYLE

أسلوب حياة بجمال طبيعي

Experience healthy living in harmony with nature, with long shaded pathways connecting parks, pools and people of all ages. Enjoy an endless array of community facilities, from a modern health club, golf club and tennis academy to nature trails, jogging tracks, children's play areas, and many other sporting, entertainment and leisure facilities.

Stroll along a network of green corridors to community shopping centres or the neighbourhood mosque, while your kids bike safely to school on dedicated cycling tracks. A great selection of restaurants, cafés, hotels, medical clinics, spas and salons are all within easy reach, even as the allure of Downtown Dubai rises majestically on the nearby horizon.

اختبر الحياة الصحية المتناغمة مع الطبيعة، والمسارات المظللة الطويلة التي تربط بين الحدائق وأحواض السباحة وتجمع بين الأفراد من مختلف الأعمار. استمتع بمجموعة متنوعة من المرافق الخدمية، التي تبدأ من النادي الصحي الحديث وملعب الجولف وأكاديمية التنس وتصل إلى المتنزهات الطبيعية ومضامير الركض ومناطق لعب الأطفال والكثير من المرافق الرياضية والترفيهية الأخرى.

تنزه على طول شبكة من الممرات الخضراء التي تؤدي إلى مراكز التسوق بالمجمع أو مسجد الحي، بينما يقود صغارك دراجاتهم بأمان للذهاب إلى المدرسة في المسارات المخصصة لركوب الدراجات. كما تقع مجموعة كبيرة مختارة من المطاعم والمقاهي والفنادق والعيادات الطبية والمنتجعات الصحية وصالونات التجميل على بعد مسافة قصيرة جداً منك، ويلوح سحر وسط مدينة دبي بشكل مهيب في الأفق القريب.

COME HOME TO MODERN LUXURY

عُد إلى منزلك واستمتع بفخامته العصرية



From the moment you step into your villa at Parkway Vistas, you'll know that you've truly arrived. Designed to four different specifications – area ranging from 8,286 to 9,868 sqft – all villas combine refined style with superior amenities for the exclusive lifestyle you deserve. Survey your lush garden framed by a spectacular panorama of Dubai from your second-storey balcony, or take a dip in your private pool under the crescent moon and twinkling stars.

منذ اللحظة التي تخطو فيها إلى داخل فيلتك في باركواي فيستاز، ستدرك أنك قد وصلت بالفعل. ينقسم تصميم مجموعة الفيلات المكونة من ٦١ فيلا تتألف كل منها من ستة أو سبعة غرف نوم إلى فئتين مختلفتين من المواصفات – إما ٨،٢٨٦ أو ٩،٨٦٨ قدماً مربعاً – وتدمج جميعها الطراز الأنيق مع وسائل الراحة الفائقة لنوفر لك أسلوب الحياة الحصري المتميز الذي تستحقه. استمتع بإطلالة حديقتك الساحرة التي تقع في قلب صورة بانورامية مذهلة لمدينة دبي من شرفتك بالطابق الثاني، أو استمتع بالسباحة في حوض السباحة الخاص بك تحت ضواء القمر والنجوم المتلألئة.

ELEGANCE WITHOUT COMPROMISE

أناقة خالصة دون تنازلات

Wake up each morning to the song of birds in your garden, as natural sunlight floods through your floor-to-ceiling windows. Thoughtful design and modern convenience are evident in every detail of the expansive villas, with high ceilings accentuating the open-plan layout to put your mind at ease. Marvel at the range of high quality materials and finishes in every room, an exquisite canvas for your personal style to flourish into the home of your dreams.

استيقظ كل صباح على تغريد الطيور في حديقتك، بينما يجتاح ضوء الشمس الطبيعي منزلك عبر النوافذ الممتدة من الأرض حتى السقف. يتجلى التصميم المدروس ووسائل الراحة العصرية في كل تفاصيل الفيلات الواسعة، حيث تبرز الأسقف العالية التصميم ذا المخطط المفتوح الذي يمنحك الاسترخاء التام. وستدهشك مجموعة المواد والتشطيبات عالية الجودة الموجودة في كل غرفة، وكأنها لوحة رائعة تسمح لأسلوبك الشخصي بالازدهار في منزل أحلامك.







A LIFE FULL OF CHOICES

- 11 million sq. metres
- 12 minutes drive from Downtown Dubai
- More than 2,000 villas
- More than 20,000 apartments
- Villas from 4,500 – 30,000 sq. feet
- 18-hole golf course
- 14 tennis courts
- 4 schools
- 45 km of nature trails
- Rail and metro links offering connectivity to the development

01 - Community Park
02 - Regional Park
03 - Golf Club
04 - Golf Academy
05 - Driving Range
06 - Tennis Academy
07 - Schools
08 - Hotels
09 - Juma Mosque
10 - Metro Station

11 - Townhouse Community
12 - Townhome Community
13 - Private Hospital
14 - Government Hospital
15 - Civil Defence
16 - Police
17 - Community Retail
18 - Golf Villas
19 - Golf Apartments
20 - Business Park

TYPE B1 MODERN





TYPE B1 CONTEMPORARY ARABESQUE





DUBAI HILLS
ESTATE

PARKWAY VISTAS
باركواي فيستاز

TYPE B1

7 Bedroom
Ground Floor

Total Built Up Area: 9,212 Sq Ft



A JOINT VENTURE WITH

MERAAS

1. All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and 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. *Please note that landscaping and swimming pool are not provided by the developer.

DUBAI HILLS
ESTATE

PARKWAY VISTAS
باركواي فيستاز

TYPE B1

7 Bedroom
First Floor

Total Built Up Area: 9,212 Sq Ft



A JOINT VENTURE WITH

MERAAS

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TYPE B2 MODERN



TYPE B2 CONTEMPORARY ARABESQUE



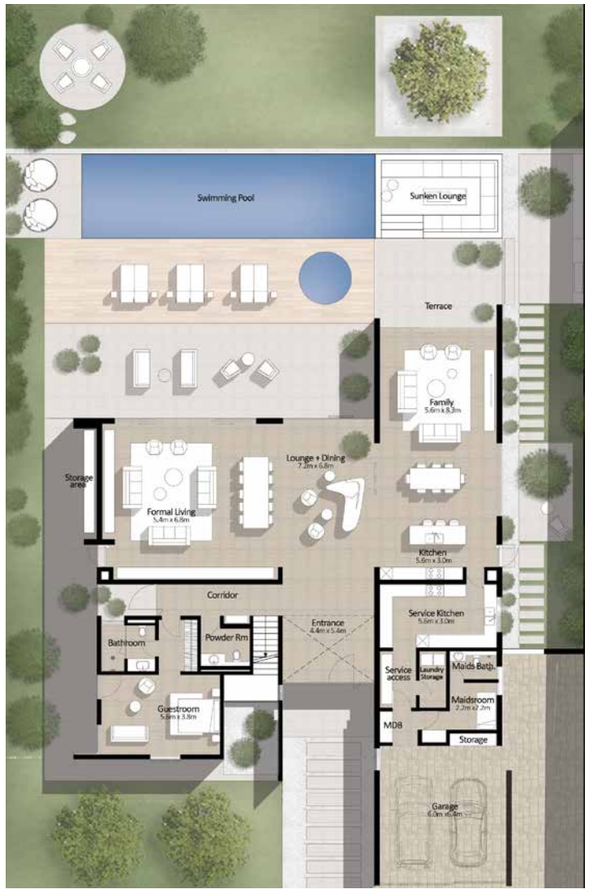
DUBAI HILLS
ESTATE

PARKWAY VISTAS
باركواي فيستاز

TYPE B2

6 Bedroom
Ground Floor

Total Built Up Area: 8,286 Sq Ft



A JOINT VENTURE WITH

MERAAS

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DUBAI HILLS
ESTATE

PARKWAY VISTAS
باركواي فيستاز

TYPE B2

6 Bedroom
First Floor

Total Built Up Area: 8,286 Sq Ft



A JOINT VENTURE WITH

MERAAS

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TYPE B3 MODERN





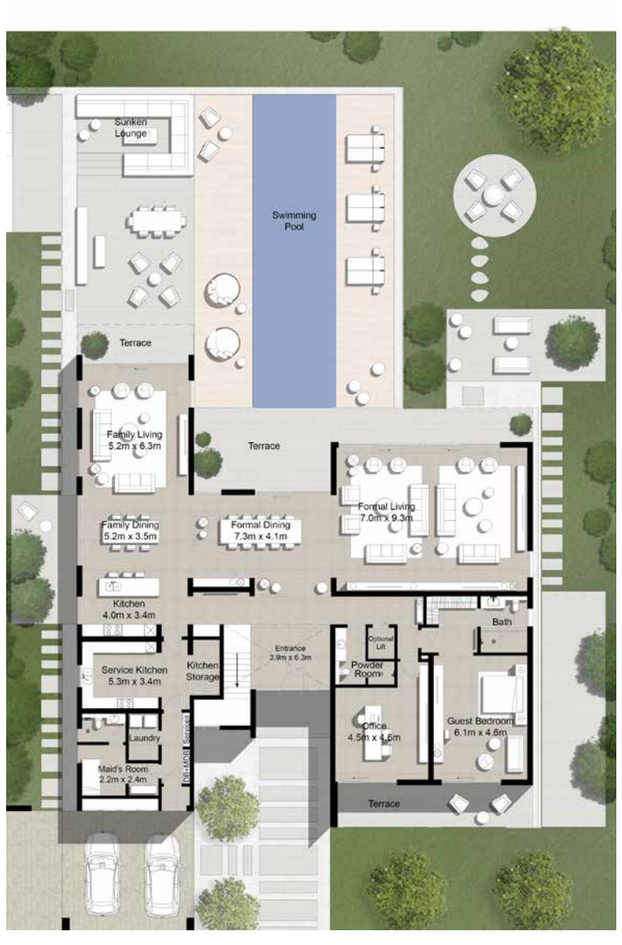
DUBAI HILLS
ESTATE

PARKWAY VISTAS
باركواي فيستاز

TYPE B3 MODERN

7 Bedroom
Ground Floor

Total Built Up Area: 9,449 Sq Ft



EMAAR | A JOINT VENTURE WITH MERAAS

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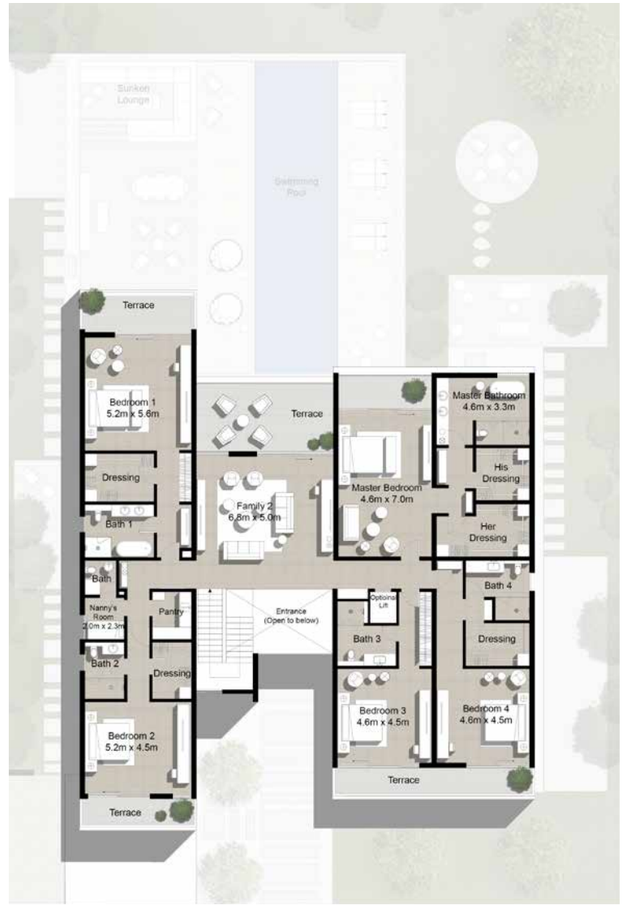
DUBAI HILLS
ESTATE

PARKWAY VISTAS
باركواي فيستاز

TYPE B3 MODERN

7 Bedroom
First Floor

Total Built Up Area: 9,449 Sq Ft



EMAAR | A JOINT VENTURE WITH MERAAS

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TYPE B3 CLASSIC

DUBAI HILLS
ESTATE

PARKWAY VISTAS
باركواي فيستاز

TYPE B3 CLASSIC

7 Bedroom
Ground Floor

Total Built Up Area: 9,449 Sq Ft



A JOINT VENTURE WITH

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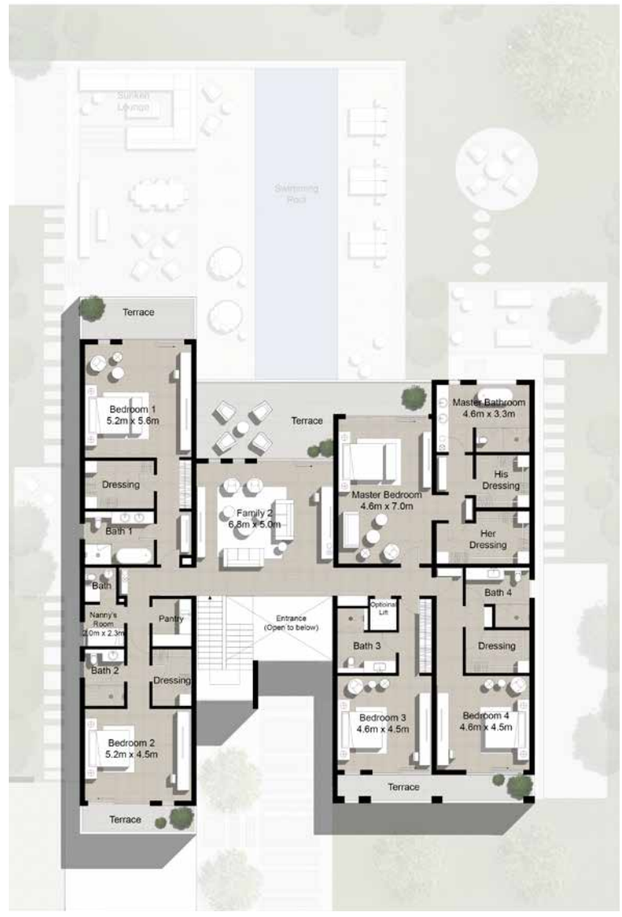
DUBAI HILLS
ESTATE

PARKWAY VISTAS
باركواي فيستاز

TYPE B3 CLASSIC

7 Bedroom
First Floor

Total Built Up Area: 9,449 Sq Ft



A JOINT VENTURE WITH

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TYPE B4 MODERN



DUBAI HILLS
ESTATE

PARKWAY VISTAS
باركواي فيستاز

TYPE B4 MODERN

7 Bedroom
Ground Floor

Total Built Up Area: 9,868 Sq Ft



EMAAR

A JOINT VENTURE WITH
MERAAS

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DUBAI HILLS
ESTATE

PARKWAY VISTAS
باركواي فيستاز

TYPE B4 MODERN

7 Bedroom
First Floor

Total Built Up Area: 9,868 Sq Ft



EMAAR

A JOINT VENTURE WITH
MERAAS

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TYPE B4 CLASSIC





DUBAI HILLS
ESTATE

PARKWAY VISTAS
باركواي فيستاز

TYPE B4 CLASSIC

7 Bedroom
Ground Floor

Total Built Up Area: 9,868 Sq Ft



A JOINT VENTURE WITH

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DUBAI HILLS
ESTATE

PARKWAY VISTAS
باركواي فيستاز

TYPE B4 CLASSIC

7 Bedroom
First Floor

Total Built Up Area: 9,868 Sq Ft



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