

# Rosehill

DUBAI HILLS ESTATE

EMAAR

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**AFS**  
**REAL ESTATE**  
STAY AHEAD, INVEST SMART

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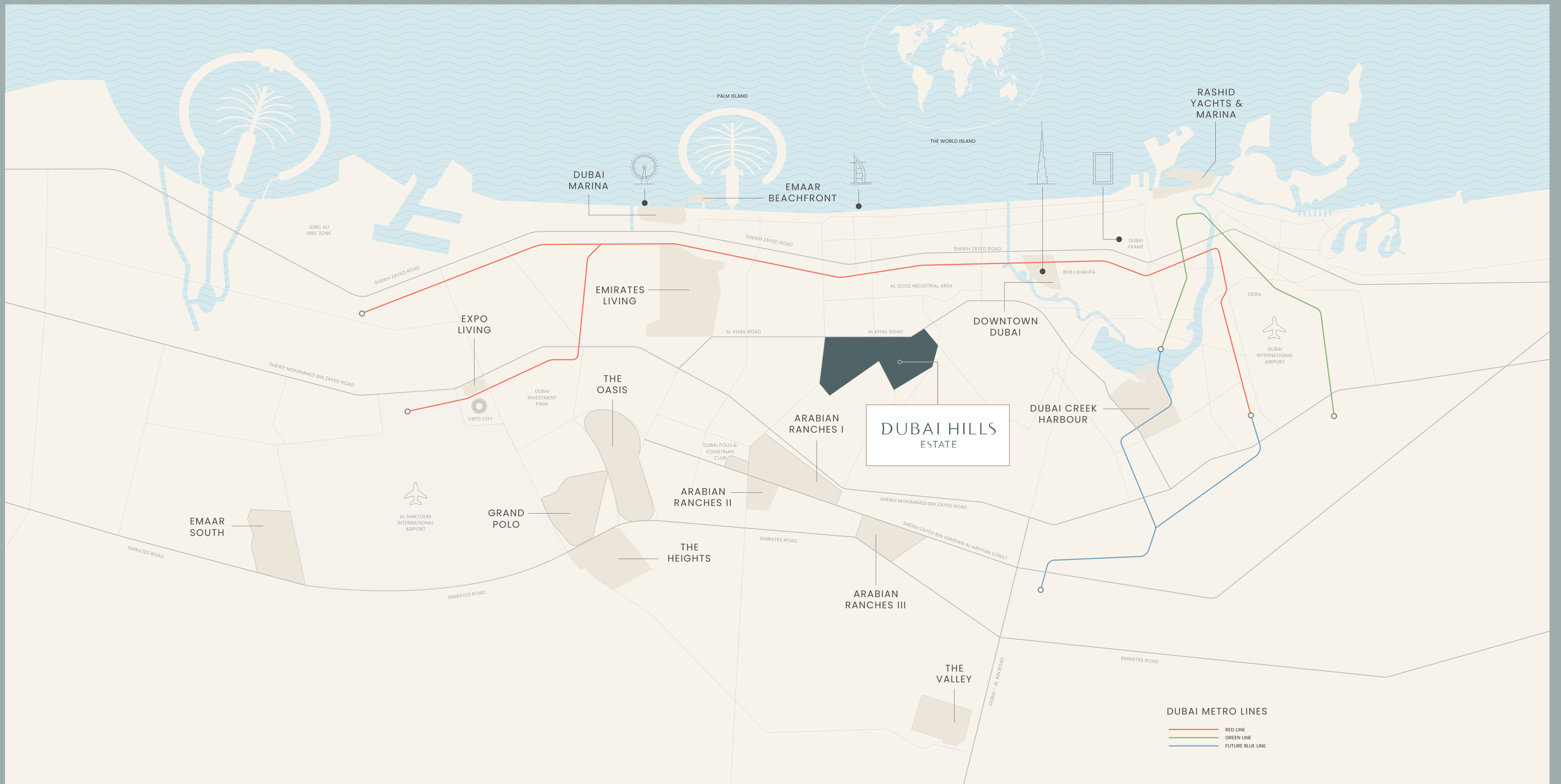
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POSSIBILITIES ARE LIMITLESS




# THE GREEN HEART OF DUBAI

Dubai Hills Estate unfolds like a retreat, an escape into a blissful sanctuary. A place to unwind, recharge, and reconnect with nature. Framed by rolling greens and panoramic vistas, it is where wellness flows, movement thrives, and connections come to life. Spanning over 11 million square meters, Dubai Hills Estate seamlessly weaves contemporary living into a lush, green tapestry.






# THE CITY AT YOUR DOORSTEP

 10 mins  
to Downtown Dubai

 10 mins  
to Dubai Marina

 15 mins  
to Dubai Int'l Airport

 20 mins  
to Al Maktoum Int'l Airport



WELCOME TO

# Rosehill

DUBAI HILLS ESTATE







# THE QUINTESSENCE OF EMERALD HORIZONS

At Rosehill, life finds its rhythm in the interplay of light, foliage, and harmonious design. Beyond its sculpted façades, open-air terraces frame ripples of green vistas and a gently tiered horizon offering a panorama that soothes and inspires.

Mornings awaken with the delicate scent of dew-kissed lawns; afternoons flow through artfully landscaped promenades and tranquil garden courtyards.









# SYMPHONY OF WELL LIVED MOMENTS

Rosehill unveils a mosaic of spaces, where daily rituals are reimagined and the outdoors flows into the fabric of home. Amid lush sanctuaries and artfully arranged courtyards, leisure finds renewed pulse—from moments of quiet reflection to joyful play. Every element shapes a life enriched by grace.




 Swimming  
Pool

 BBQ  
Areas

 Table  
Tennis


 Seating  
Deck

 Half Basketball  
Court

 Communal  
Area

 Padel  
Court

 Outdoor  
Gym Area

 Botanical  
Garden



# LIVE THE GREEN LIVE THE DREAM

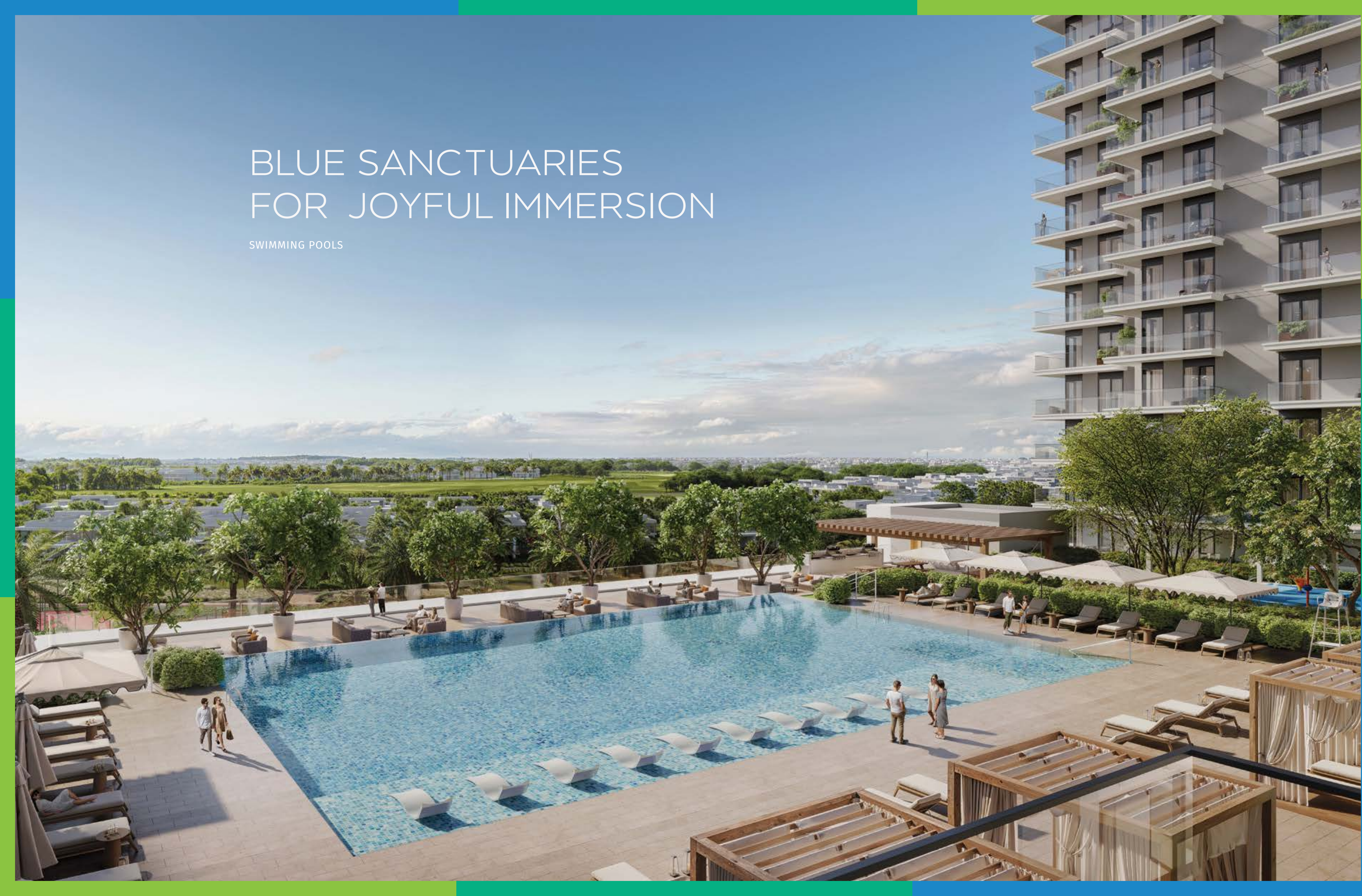
VIEWS OF DUBAI HILLS GOLF COURSE





# BLUE SANCTUARIES FOR JOYFUL IMMERSION

SWIMMING POOLS





# WHERE LITTLE ADVENTURES BEGIN

KID'S PLAY AREA





# DISCOVER YOUR CALM

GREEN SPACES







# ELEVATE YOUR SPIRIT

SPORT COURTS



INDOOR KID'S PLAY AREA





COMMUNAL AREA





# ROOTED IN BALANCE AND BELONGING

Life at Rosehill moves to its own refined tempo, where sunlight glides across panoramic terraces and sculpted courtyards cradle moments of reflection. Days begin with morning strolls past dew-laced greens and end under twilight skies beside curated comforts. It's not just a place to live, but to exhale.











## HARMONIES OF HOME AND HORIZONS



Discover 1, 2, and 3-bedroom sanctuaries, artfully composed to embrace both space and soul. Bathed in natural light and framed by lush greenery, each residence blends seamlessly with its surroundings. Verdant front gardens create a gentle arrival, while select terraces open to panoramic views of rolling fairways and the Dubai Hills Golf Course. Here, life blossoms in rhythm with nature's palette.









# A WORLD OF DISCOVERY

Dubai Hills Estate - A realm where life is artfully curated. Lush fairways, curated cafés, and cultured corners. Moments bloom in parks and pulse through boutiques. Here, every turn reveals a new delight.

## Dubai Hills Mall

Discovery and delight in every step

## Dubai Hills Park

Where calm meets play

## Dubai Hills Golf Club

Emerald fairways that inspire

## Premium Healthcare Facilities

Care and expertise with confidence

## Gourmet Restaurants & Artisan Cafés

Taste, Gather and Savor

## International Schools & Nurseries

Knowledge and learning begins here





# WHERE CALM MEETS PLAY

DUBAI HILLS PARK



# EMERALD FAIRWAYS THAT INSPIRE

18-HOLE CHAMPIONSHIP GOLF COURSE





A man and two women are walking through a modern, brightly lit shopping mall. The man in the center is wearing a light beige polo shirt and white trousers. To his left, a woman is wearing a white blazer over a white top and blue jeans. To his right, another woman is wearing a vibrant yellow long-sleeved dress with a black belt and a wide silver buckle. They are all walking on a polished floor that reflects the ambient light. In the background, other shoppers and the architecture of the mall are visible, including escalators and storefronts.

DISCOVERY  
AND DELIGHT  
IN EVERY STEP

DUBAI HILLS MALL



# GLOBAL LIFESTYLE DEVELOPER

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world.

**AED 114 Bn**  
Market Cap - FY 2024

**AED 17.5 Bn**  
Net Profit - FY 2024

**AED 35.5 Bn\***  
Revenue

**10+**  
Global Market Presence

**118,400+**  
Residential Units  
Delivered Globally

**50,500**  
Residential Units Currently  
Under Development

\*As of FY 2024





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FOR MORE INFORMATION PLEASE CONTACT



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