

# DUBAI HILLS

ESTATE

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**GREEN SQUARE**

**MORE THAN YOUR HOME**

PARK RIDGE BY  
**EMAAR**

# WAKE UP TO VIEWS OF THE CITY'S LARGEST RETREAT





# MORE THAN YOUR HOME

Find the perfect balance between work and family life at Dubai's ideal family setting. The 1, 2 & 3 bedroom apartments at Green Square are thoughtfully designed to ease the transition between family & work time.



**DUBAI HILLS  
PARK**



**DUBAI HILLS  
MALL**



**18-HOLE GOLF  
COURSE**



**GEMS WORLD  
ACADEMY**



**KING'S COLLEGE  
HOSPITAL**



**HILLS BUSINESS  
PARK**

# ACHIEVE YOUR DREAMS AND STAY CLOSE TO YOUR LOVED ONES

Pay 15% of the apartment price\*, and receive:

A FREE 3-YEAR  
RENEWABLE  
BUSINESS LICENCE

A FREE 3-YEAR  
RENEWABLE FAMILY  
RESIDENCY VISA

GIVE YOUR  
TENANT  
THE BUSINESS LICENCE

5 YEARS  
TO APPLY  
FOR BUSINESS LICENCE\*

**DMCC**

\*Terms and Conditions apply.





# A DEDICATED WORKSPACE

Working from home is proven to afford your flexible working hours, fewer distractions and an improved work-life balance. What's more, your newly set up business at Green Square offers you:

**100%**  
BUSINESS OWNERSHIP

**0%**  
PERSONAL AND  
CORPORATE INCOME TAX

**100%**  
CAPITAL REPATRIATION

**15,000+**  
COMPANIES TO NETWORK  
WITHIN A THRIVING  
BUSINESS HUB

# INVIGORATING VIEWS OF NATURE



# A PICTURESQUE ENVIRONMENT

Modern, sleek finishes combine with high-ceiling and floor-to-ceiling windows to create an ideally designed blank canvas for you to fill with your bespoke flair.







# A DREAM GETAWAY

A moment's rest lies just an elevator ride away. Your space to work, work out, meditate and relax. You can, and should, have it all.



STATE-OF-THE-  
ART GYM



INFINITY  
POOL



ZEN  
GARDEN



YOGA  
GARDEN



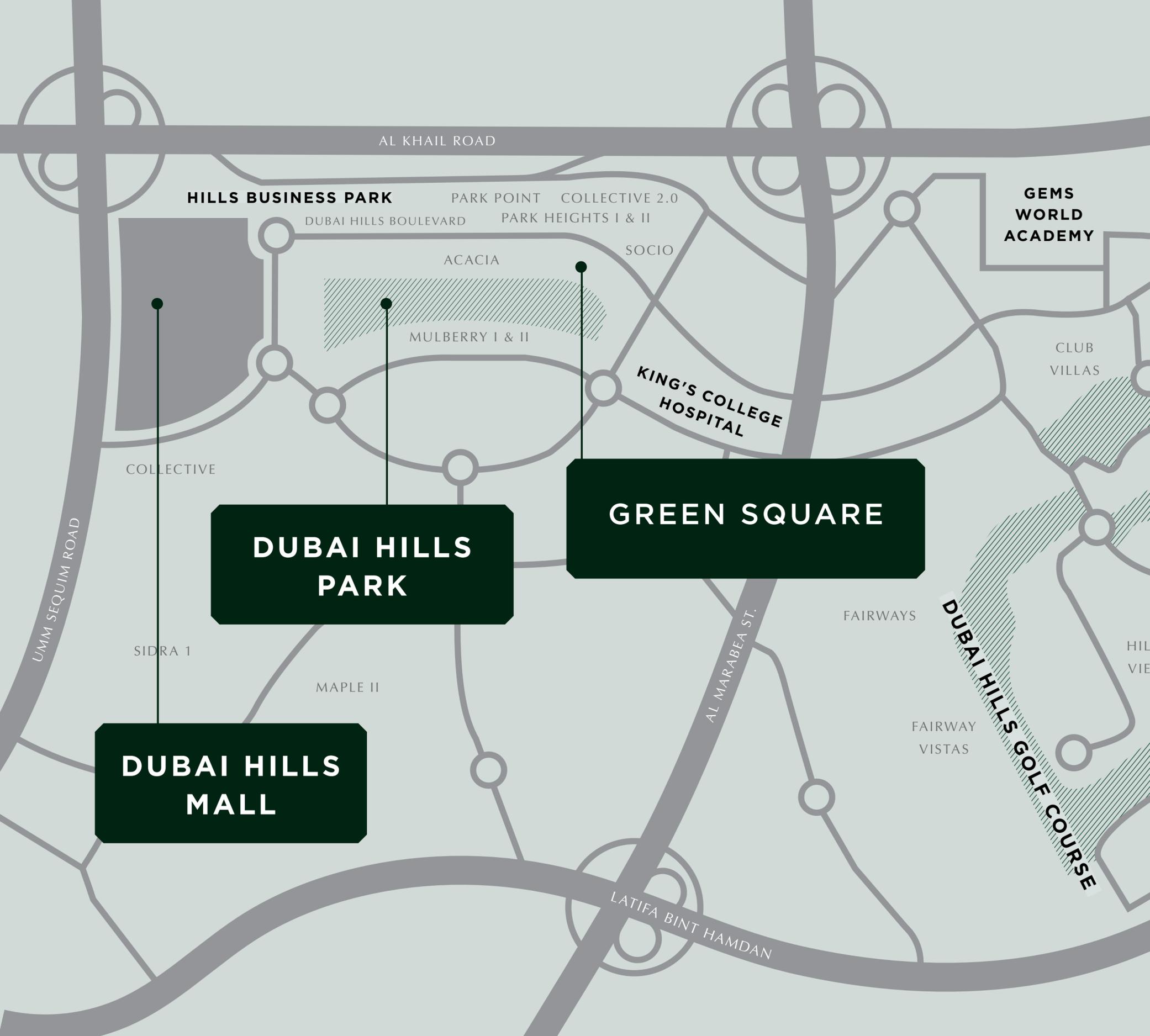
BUSINESS  
CAFÉ



CHILDREN PLAY  
AREA

# BOUNTIFUL LEISURE





# AN URBAN OASIS

Make the stress of tardiness a thing of the past. There's no need to fear long commutes when you're surrounded by sprawling greenery, world-class retail, work-friendly locales, all only a short drive away from the city's most frequented establishments.

**DUBAI HILLS PARK**

**GREEN SQUARE**

**DUBAI HILLS MALL**

**20 MINS'**  
DRIVE TO DOWNTOWN DUBAI

EASY ACCESS TO  
**AL KHAIL ROAD**

EASY ACCESS TO  
**UMM SUQEIM STREET**

# 2 MILLION SQFT OF RETAIL INDULGENCE

Dubai Hills Mall is a destination of endless possibilities. Ideally positioned on the crossroads of Umm Suqeim Road and Al Khail Road, and only a short walk from Green Square, the mall grants you:

**650+**  
SHOPPING &  
DINING CHOICES

**A HOST OF  
FAMILY  
ADVENTURES**

**REEL  
CINEMA**

**HYPERMARKET**





# YOUR VERY OWN CENTRAL PARK

Spanning an impressive 180,000 sqm – four times the size of Place de l'Étoile in Paris – Dubai Hills Park is a lush green oasis at your doorstep with plenty of activities that nourish the mind, body and soul.



**2.5KM JOGGING TRACK**



**CAFÉ PAVILION**



**WEEKEND MARKETS**



**SKATEPARK**



**URBAN BEACH & SPLASH PARK**



**DOG PARK**



**BOUNCE PARK**



**DRAGON ADVENTURE PLAYGROUND**



**FITNESS ZONE**



**A WHOLESOME  
GATHERING PLACE**

**WHERE WOULD  
YOU RATHER BE  
FROM 9AM TO 5PM?**





# THE STRENGTH OF EMAAR

Established in 1997, we are the pioneering developer of integrated, master-planned communities in the UAE and 12 countries around the world.

REVENUE  
AED  
**11.6BN**  
H1 2019

NET PROFIT  
AED  
**3.1BN**  
H1 2019

MARKET CAP  
AED  
**32BN**  
30 JUN 2019

PROPERTY SALE  
IN UAE  
**↑ 52%**  
H1 2019

NET PROFIT  
MARGIN  
**↑ 27%**  
H1 2019

EBITDA  
AED  
**4.9BN**  
H1 2019

For more information on GREEN SQUARE in DUBAI HILLS ESTATE,  
please call 800 36227 (UAE) / +971 4 366 1688 (International)  
or talk to our Property Advisor directly at +971 4888 8844 from 9AM to 7PM (GST), Sunday to Thursday.

Visit our online sales centre at [emaar.com](http://emaar.com) or any of our Sales Centres across the UAE.

#### DUBAI

Emaar Sales Centre | Downtown Dubai

9:30AM to 10PM, Saturday – Friday

Dubai Hills Estate Sales Pavilion | Umm Suqeim Road

Dubai Creek Harbour Sales Pavilion | Ras Al Khor

From 9:30AM to 7PM, Saturday to Thursday

From 2PM to 7PM, Friday

#### ABU DHABI

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

From 9:30AM to 7PM, Saturday to Thursday

PARK RIDGE BY

**EMAAR**