

# Where Luxury, Royalty & Heritage All Come Together To Create A Premium Experience!!!





#### 2007 – PALACE DOWNTOWN





PALACE
The Art of Luxury Living

As part of the Address Hotels + Resorts portfolio, the award-winning Palace brand epitamizes Dubai's definition of a luxurious and metsculously built hotel.

### 2017 – PALACE BEACH RESORT FUJAIRAH





#### WHEN MODERN LIFESTYLE MEETS ROYAL HERITAGE



### MAY 2024 - PALACE DUBAI CREEK HARBOUR





# IMAGINE WHEN ALL OF THIS LUXURY ARRVIES AT DUBAI MOST PREMIUM MASTER COMMUNITY

A CITY IN ITSELF

**DUBAI HILLS ESTATE** 

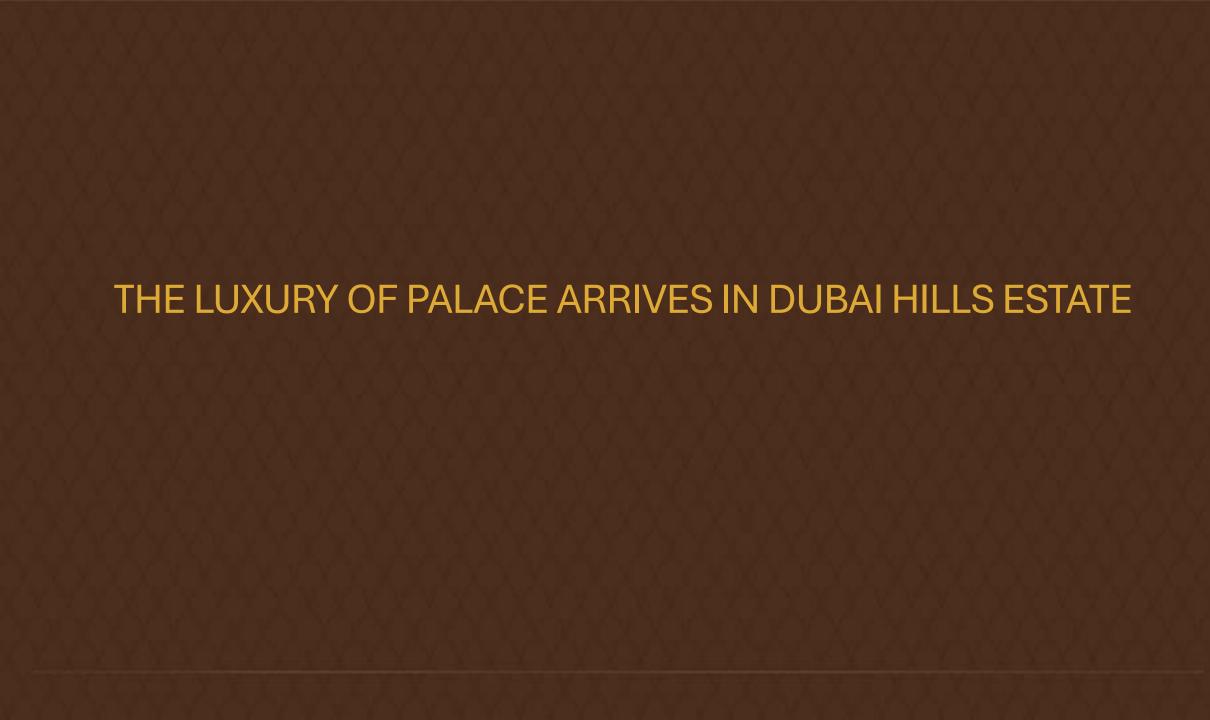


#### Elements That Go behind creating A Successful Urban City!!!



#### Dubai Hills Estate – The City Within A City!!!





# THE LUXURY OF PALACE ARRIVES IN DUBAI HILLS ESTATE

Introducing

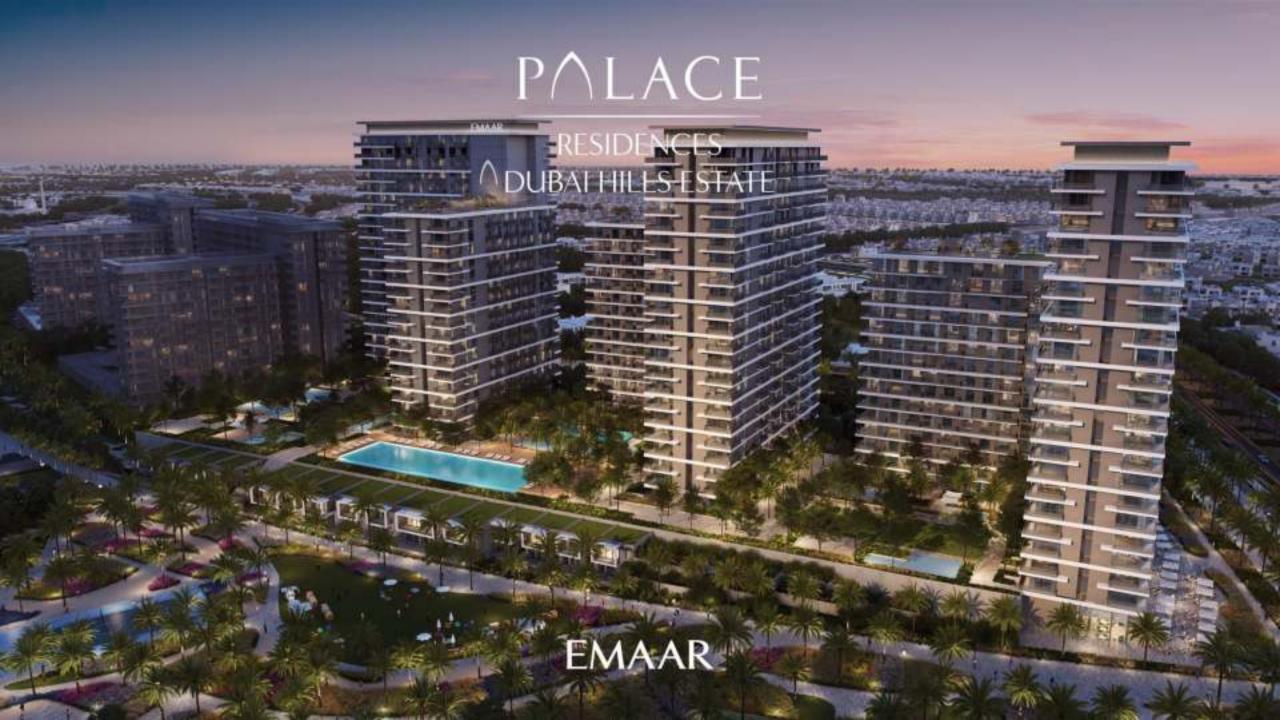
The First 5 Tranded Residential Apartments in Dubai Hills Estate!!!

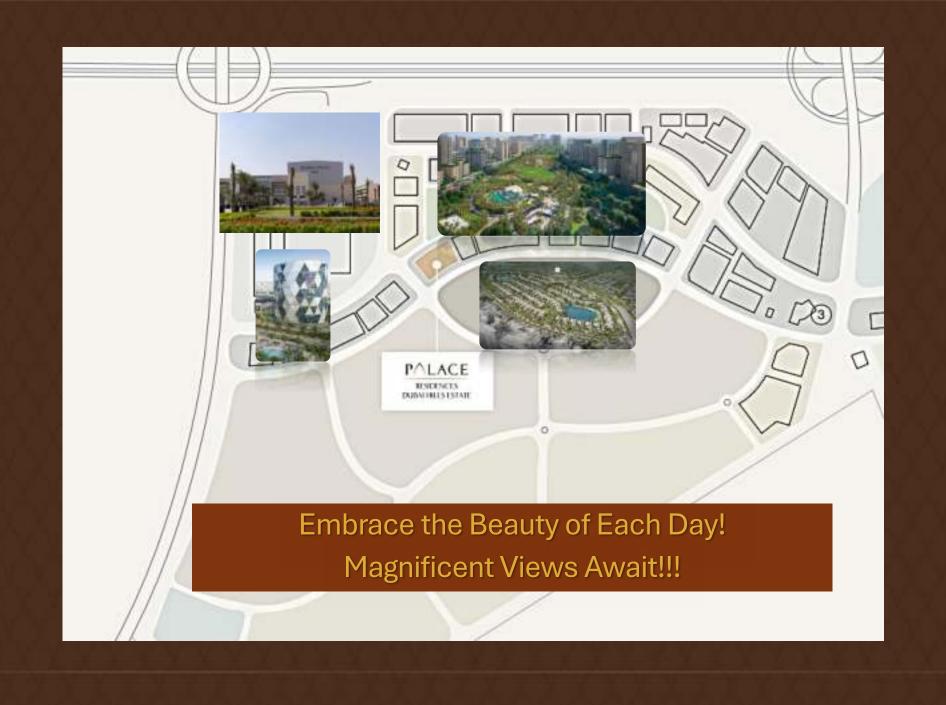
# DUBAI HILLS

### MASTERPLAN

**EMAAR** 





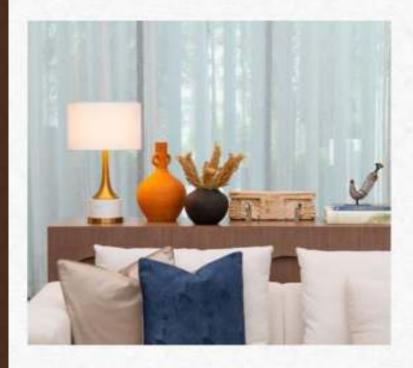




# Experience Luxury Redefined At The Palace, Where Curated Amenities Set The Tone For A Premium Living!!!

#### Crafted

#### COMFORTS IN CONTEMPORARY ELEGANCE





Step into a world where leavy knows no bounds at Palace Residences. An expansive kep pool offers a cool respite from the days enclawours, white playful spissh peds bring joy to our younger guests. The athliftically inclined will revel in both sumptuous indoor and vibrant outdoor gyrss, and the roofup tenace invites enchanting levenings under the stars.





Digwining Pool



Pubor & Outdoor Children's Play Areas



Multavorine Room for all Acoustics And Events



Outdoor Pitress. TOTAL States and Yoga Ave.



Landetaper Leans and BBQ Ave

## EVERY DAY IS A CELEBRATION!!!



# LIVE LIFE KING-SIZE!!! MASSIVE PODIUM DECK SPREAD ACROSS 17,708 SQM!!!

Legend

Pergola Gazebo

Splash pad

Padel court

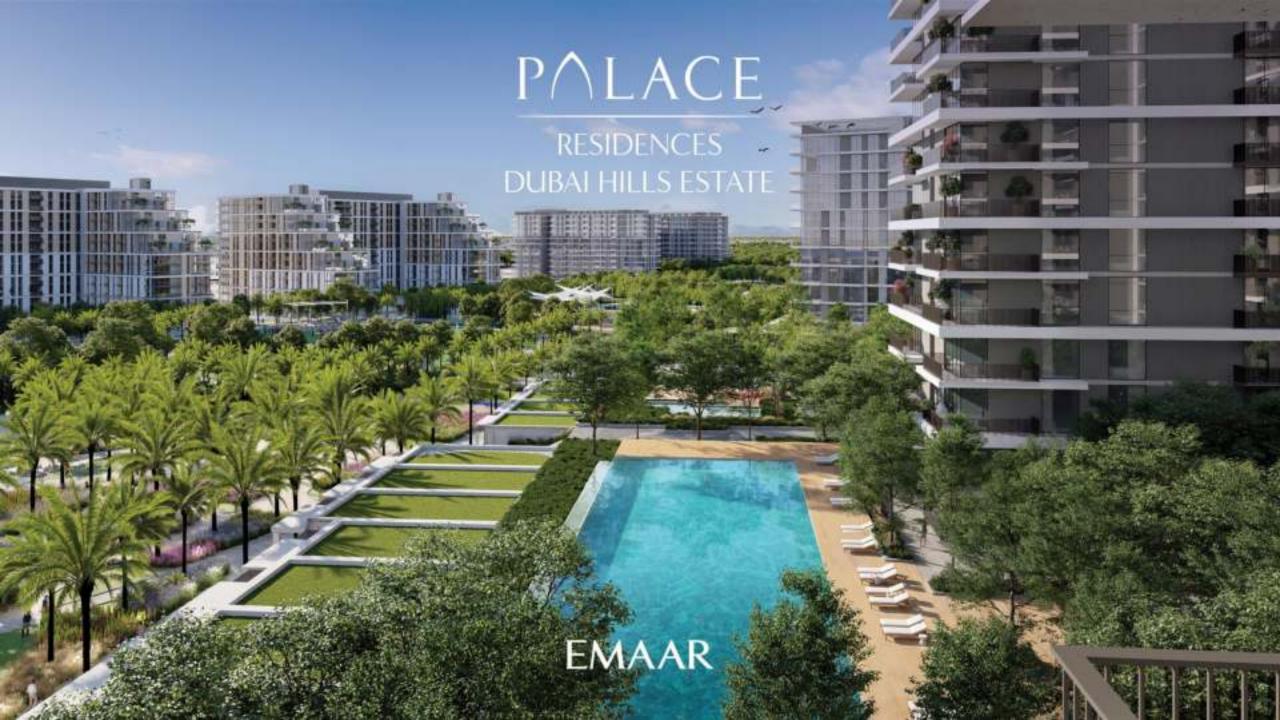
Pool Deck

Table Tennis Sculpture



Let's see how life will unfold at Palace Residences-DHE.

From serene mornings to glamorous evenings, every moment is a chapter in refined living!!!



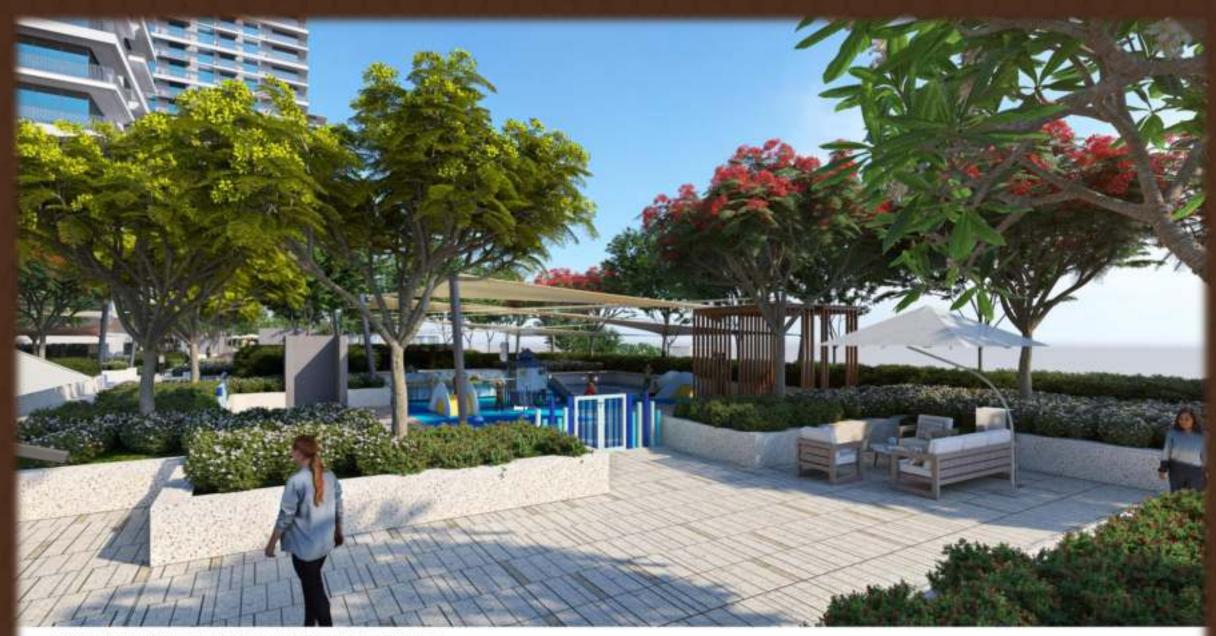




VIEW ALONG NATURAL FLEXIBLE LAWN AREA AND BBQ UNIT- TOWER 1



VIEW FROM ENTRANCE OF EXTERNAL STAIRCASE INTO PODIUM



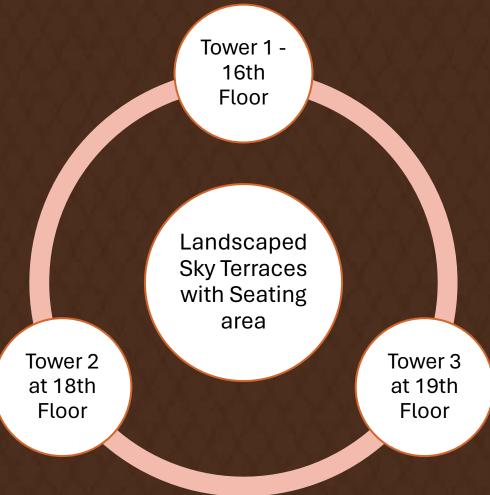
VIEW ALONG KID'S SPLASH PAD AND BBQ AREA- TOWER 3



VIEW ALONG SPORTS AREA- TOWER 3

### BEAUTIFUL SKY TERRACES





Explore Palace Residences: Where Bespoke Elegance Permeates Every Space, Crafting An Unmatched Living Experience!!!

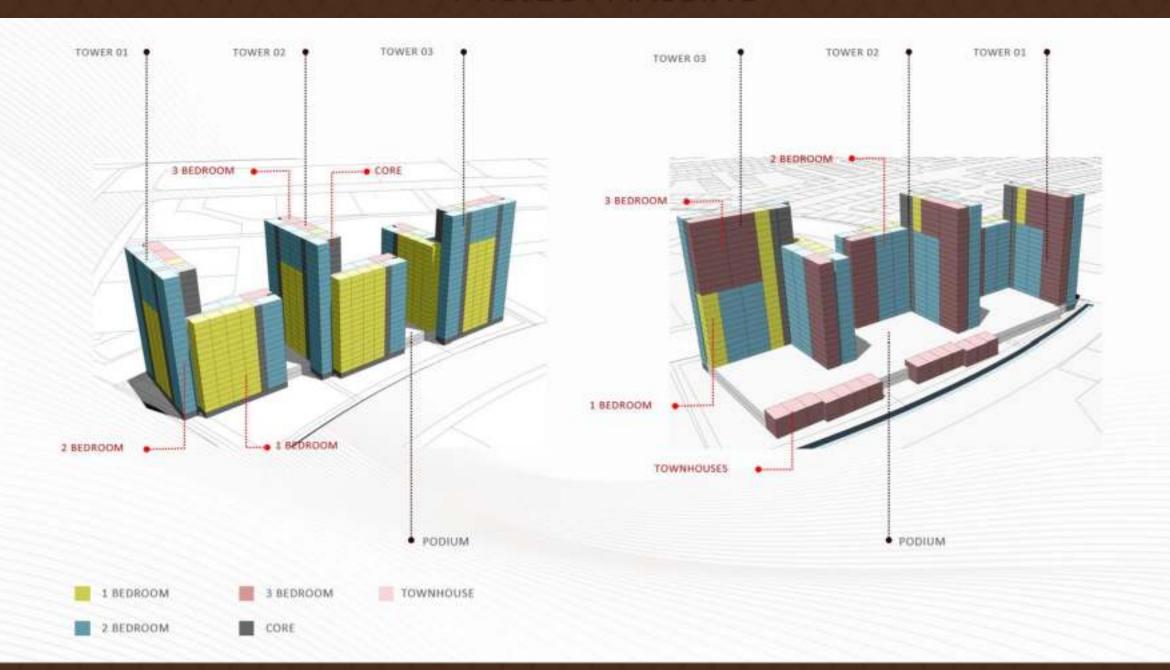








#### PROJECT MASSING



### THE OPPORTUNITY

**AED 2350 PSF** 

#### BRANDED RESIDENCES @GROWING MARKET WITH GREAT RETURNS

#### Popularity by Type

Residential units within a hotel

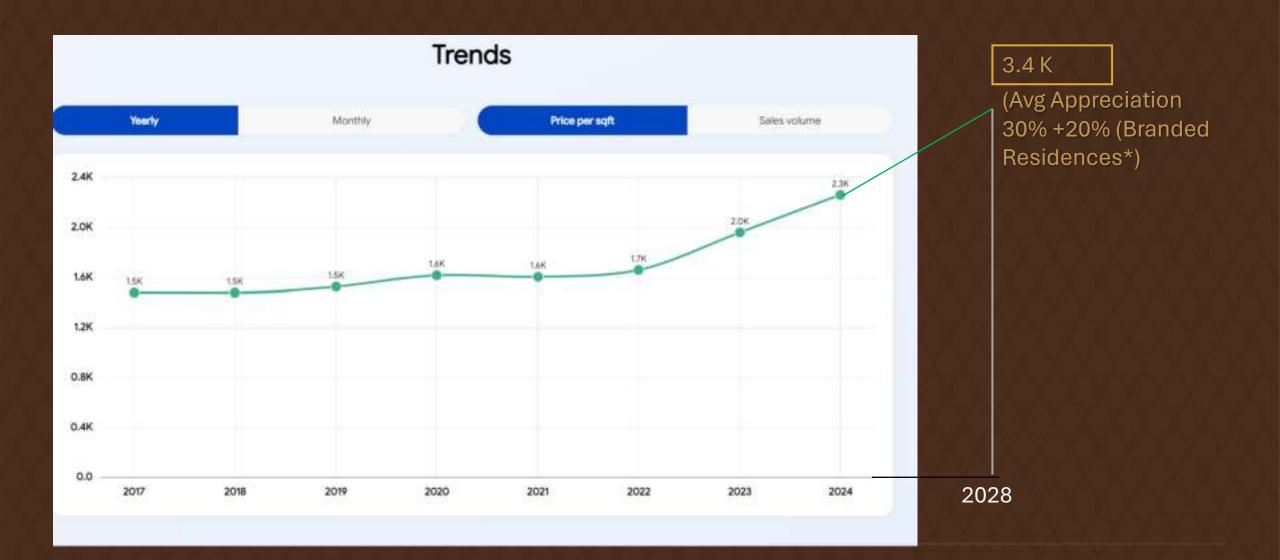
Residential development adjacent to a hotel

Residential developments with hotel management

Stand-alone residential developments with brand association



#### FUTURE APPRECIATION STEMS FROM PAST SUCCESSES



#### DUBAI HILLS ESTATE -PREMIUM RENTAL YIELDS

Rentals Histo Data from 1 May 20	ry 123 - 5 May 2025 Include data for curren	nt month 🗾				
START DATE \$	LOCATION	DURATION \$	RENT (AED) ‡	TYPE	BEDS \$	AREA (SQFT) ‡
1 Mar 2024	Collective 2.0 Tower B  Dubai Hills Estate > Collective 2.0	12 months	140,000	Apartment	2	727
20 Nov 2023	Collective 2.0 Tower A  Dubai Hills Estate > Collective 2.0	12 months	140,000	Apartment	2	756
		227 1.77				

750 Sq Ft Unit – Collective (DHE) –Avg Rentals – AED 140,000

Branded Units - ~ 20% more

Net Rental Yield - 7 - 9%

### INVENTORY – 620 UNITS AVAILABLE FOR SALE













### **BULK DEAL OPPORTUNITY**

Building	Bedrooms	#Units	Total Area (Sqft)	Total Value (AED Mn)	
	Half Floor	7	8,451	~20.60	
	Full Floor	16	16,547	~39.51	



#### COMMERCIALS



**ONE BED** 

Avg Size

754 SqFt

**Starting Price** 

**AED 1.76 Mn** 

AED 2350 psf+

#### **COMMERCIALS**



**TWO BED** 

Avg Size

1181 Sqft

**Starting Price** 

**AED 2.59 Mn** 

AED 2200 psf+

### COMMERCIALS



THREE BED

Avg Size

1,540 Sqft

**Starting Price** 

**AED 3.58 Mn** 

AED 2325 psf

#### **EXCLUSIVE PRE-LAUNCH OFFER**

# EOIs for Building 1 & 2 to commence from 12-May