PALACE

RESIDENCES
DUBAI HILLS ESTATE

EMAAR

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 epitomizes Dubai's definition of a luxurious and meticulously 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

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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

THE LUXURY OF PALACE ARRIVES IN DUBAI HILLS ESTATE

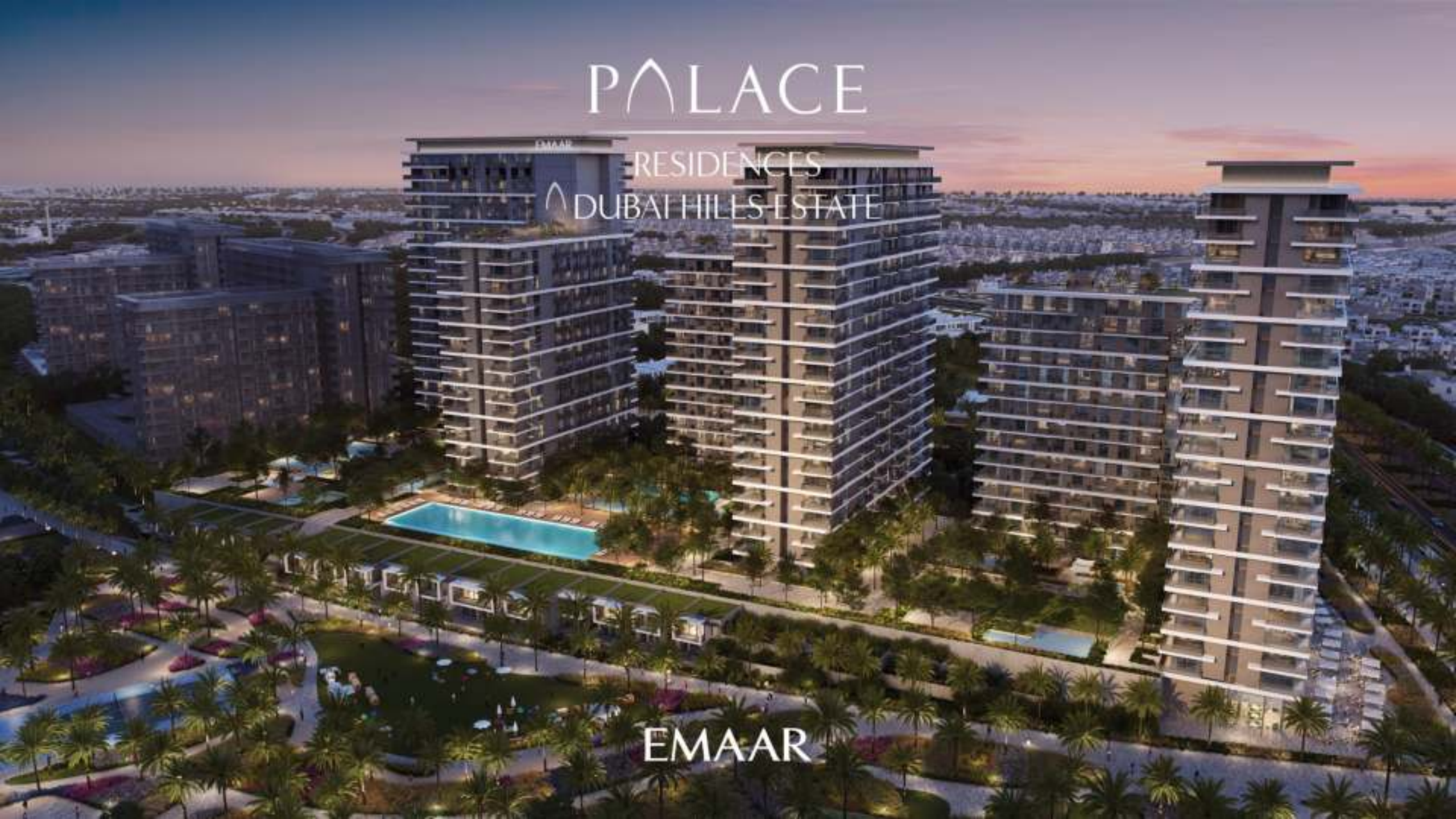
Introducing

The First 5 ★ Branded Residential Apartments in Dubai Hills Estate!!!

DUBAI HILLS
ESTATE

MASTERPLAN

EMAAR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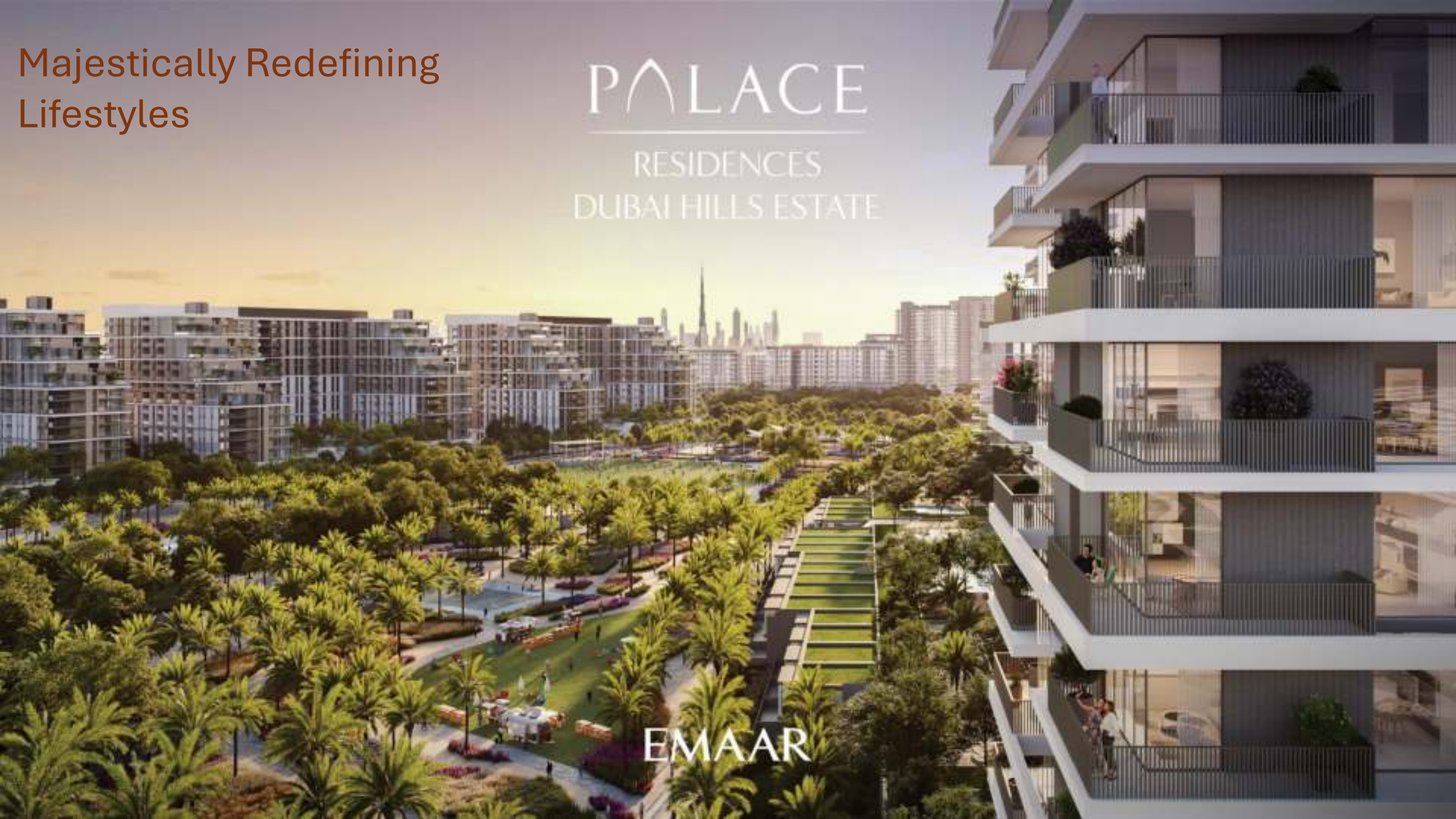
Embrace the Beauty of Each Day!

Magnificent Views Await!!!

Majestically Redefining Lifestyles



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

Crafted

COMFORTS IN CONTEMPORARY ELEGANCE

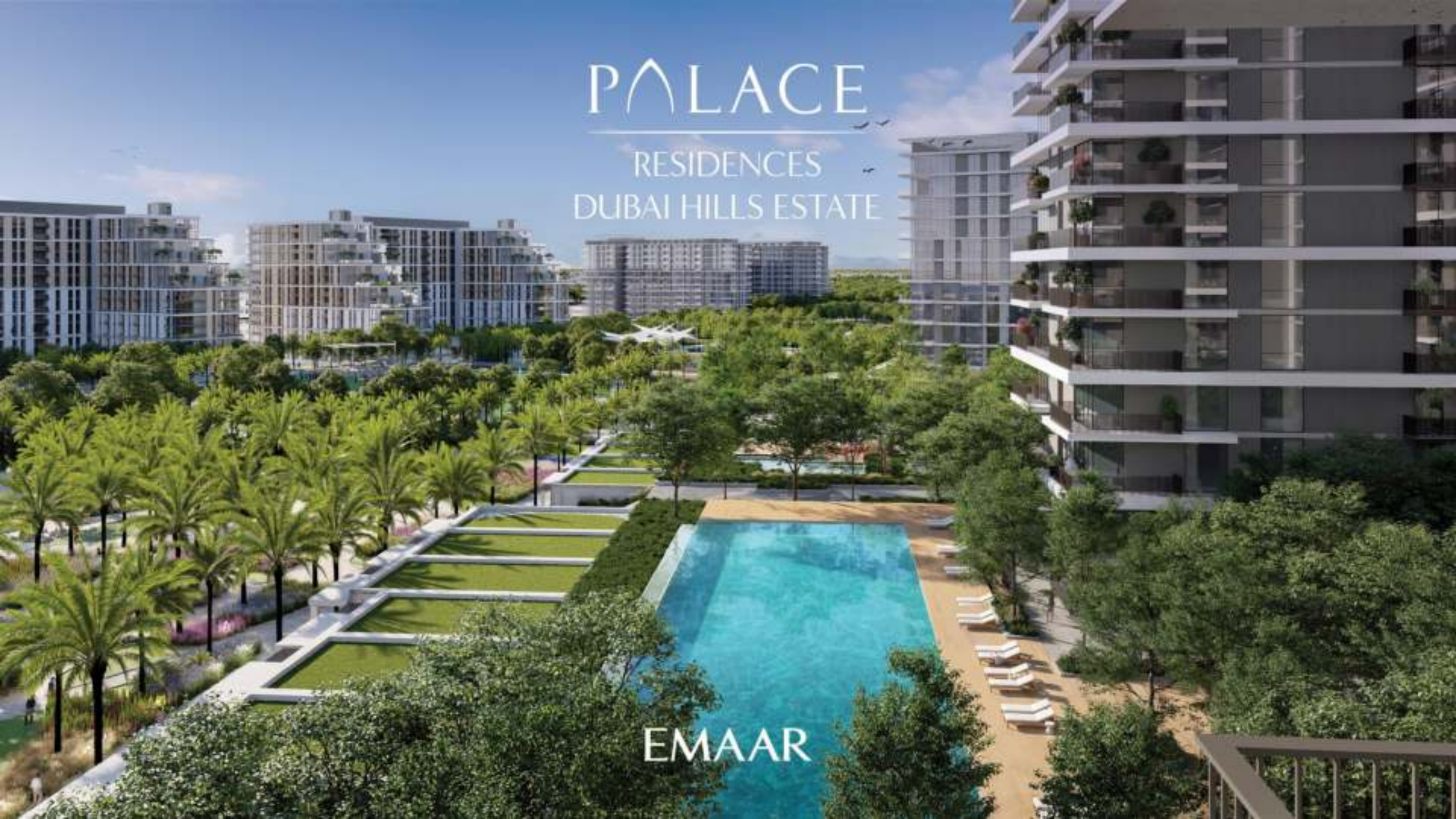
Step into a world where luxury knows no bounds at Palace Residences. An expansive lap pool offers a cool respite from the days endeavours, while playful splash pads bring joy to our younger guests. The athletically inclined will revel in both sumptuous indoor and vibrant outdoor gyms, and the rooftop terrace invites enchanting evenings under the stars.

- State-Of-The-Art Gym
- Expansive Swimming Pool
- Indoor & Outdoor Children's Play Areas
- Multipurpose Room for all Activities And Events
- Outdoor Fitness Stations and Yoga Area
- Landscaped Lawns and BBQ Area

EVERY DAY IS A CELEBRATION!!!

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

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!!!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Sports

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

Tower 1 - 16th Floor

Landscaped Sky Terraces with Seating area

Tower 2 at 18th Floor

Tower 3 at 19th Floor

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

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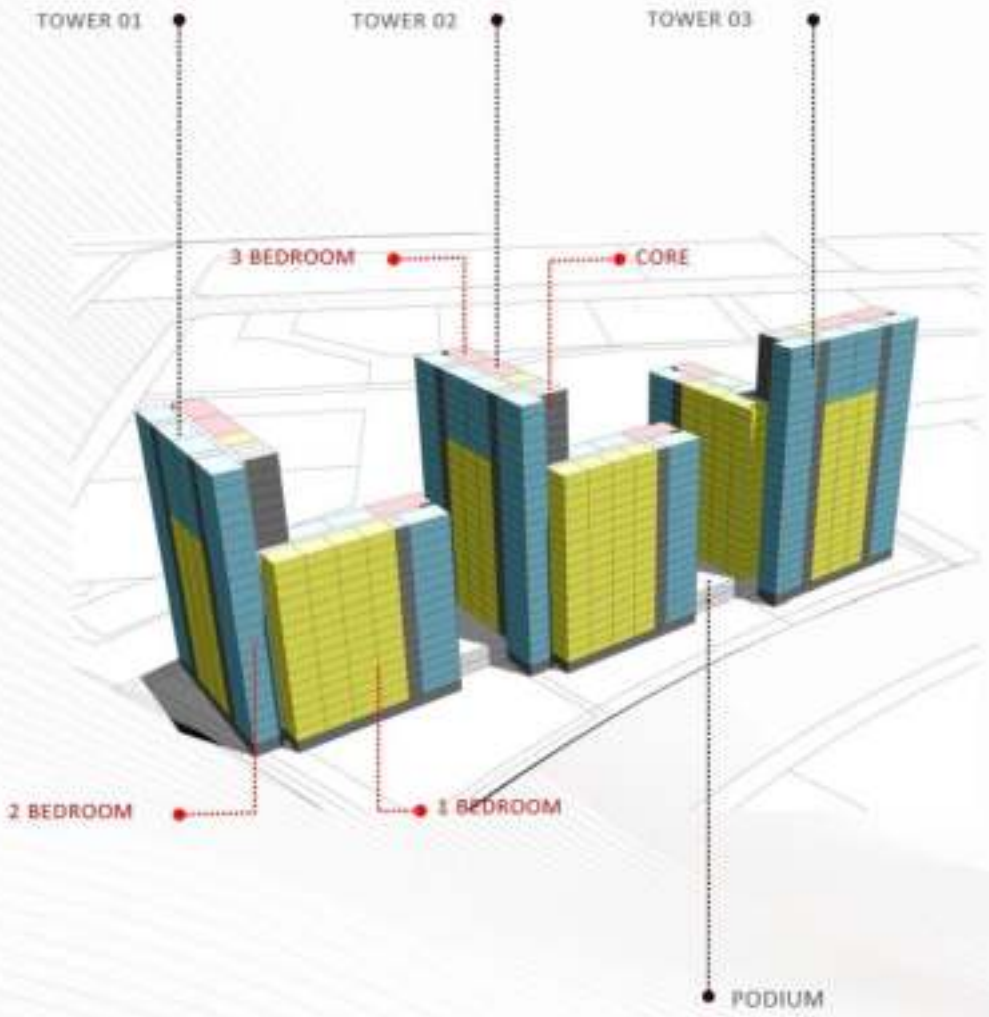
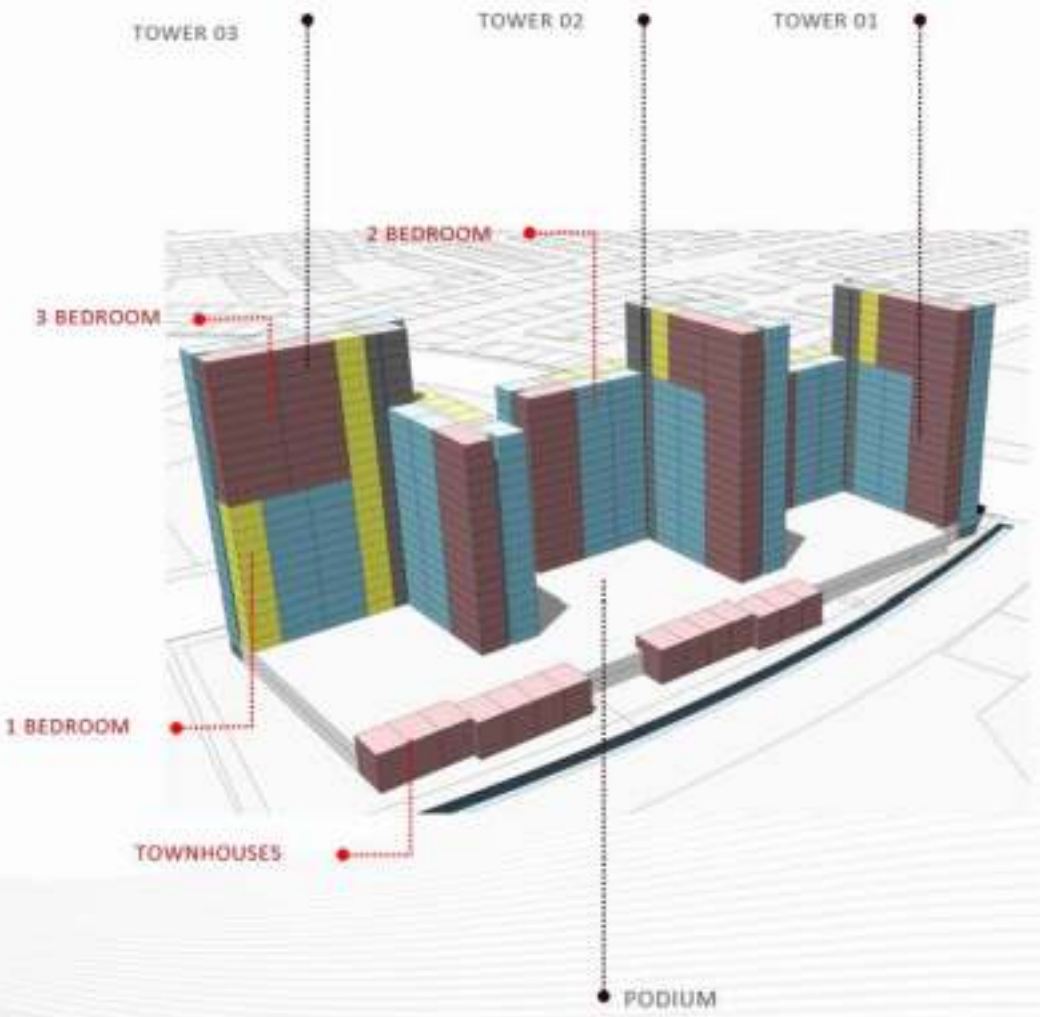
PROJECT MASSING



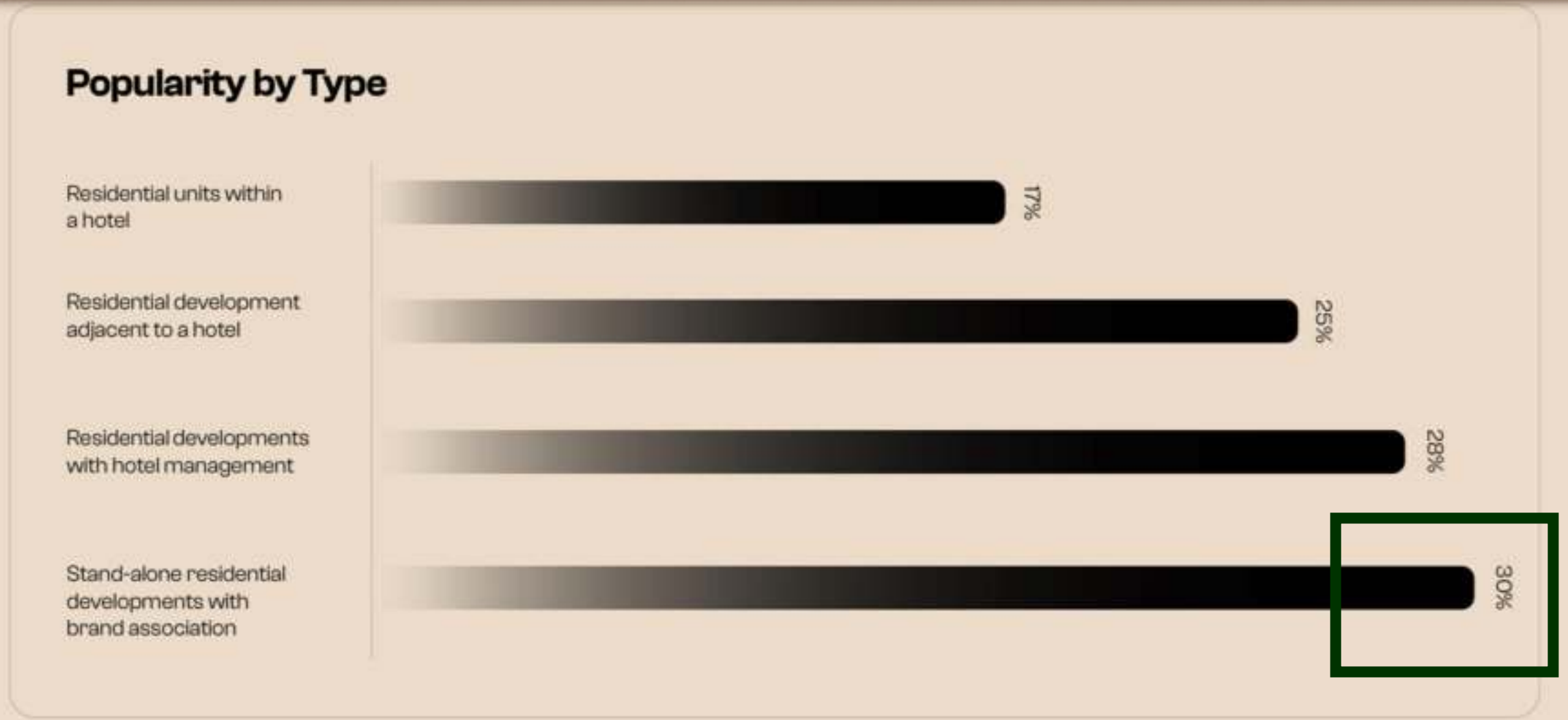


1 BEDROOM
3 BEDROOM
TOWNHOUSE
2 BEDROOM
CORE

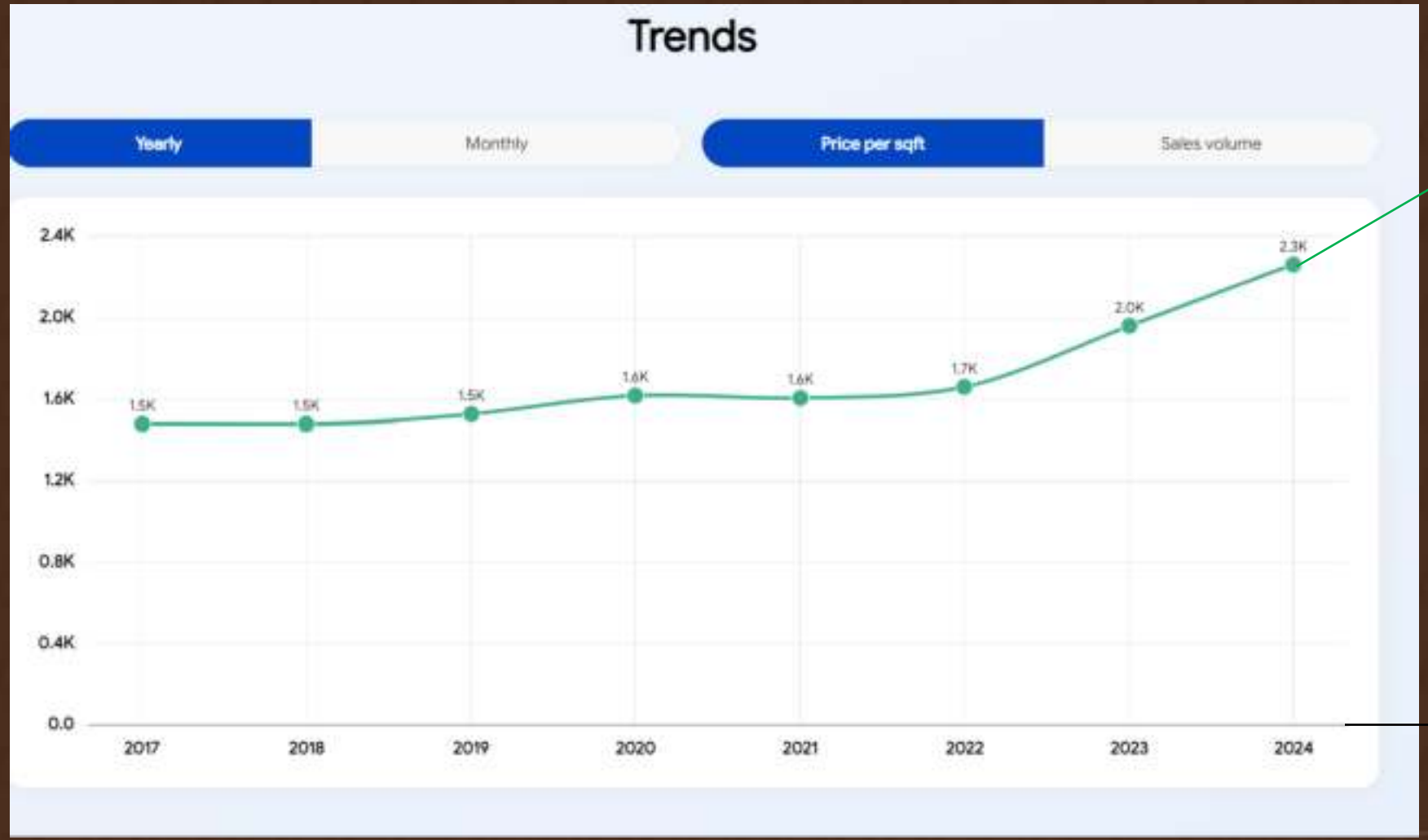
THE OPPORTUNITY

AED 2350 PSF

BRANDED RESIDENCES @GROWING MARKET WITH GREAT RETURNS



FUTURE APPRECIATION STEMS FROM PAST SUCCESSES



3.4 K

(Avg Appreciation 30% +20% (Branded Residences*)

2028

DUBAI HILLS ESTATE –PREMIUM RENTAL YIELDS

Rentals History

Data from **1 May 2023 - 5 May 2025** Include data for current 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 NEW	140,000	Apartment	2	727
20 Nov 2023	Collective 2.0 Tower A Dubai Hills Estate > Collective 2.0	12 months NEW	140,000	Apartment	2	756

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

44%

41%

13%

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