



# DUBAI HILLS ESTATE

## PARK HEIGHTS II

# CONVENIENCE OF A BUSINESS PARK AND HOTEL



**7 MINUTES**  
WALK TO THE MALL

**DIRECT ACCESS**  
TO BOULEVARD

**5 MINUTES**  
WALK TO  
THE CENTRAL PARK





**A RESIDENTIAL  
RESORT COMMUNITY**

**OUTDOOR INFINITY EDGE POOL  
INDOOR GYMNASIUM**







# PARK HEIGHTS II AT DUBAI HILLS ESTATE





# DUBAI HILLS ESTATE

**Burj Khalifa**  
10 Minutes

**The Dubai Mall**  
10 Minutes

**Dubai Marina**  
10 Minutes

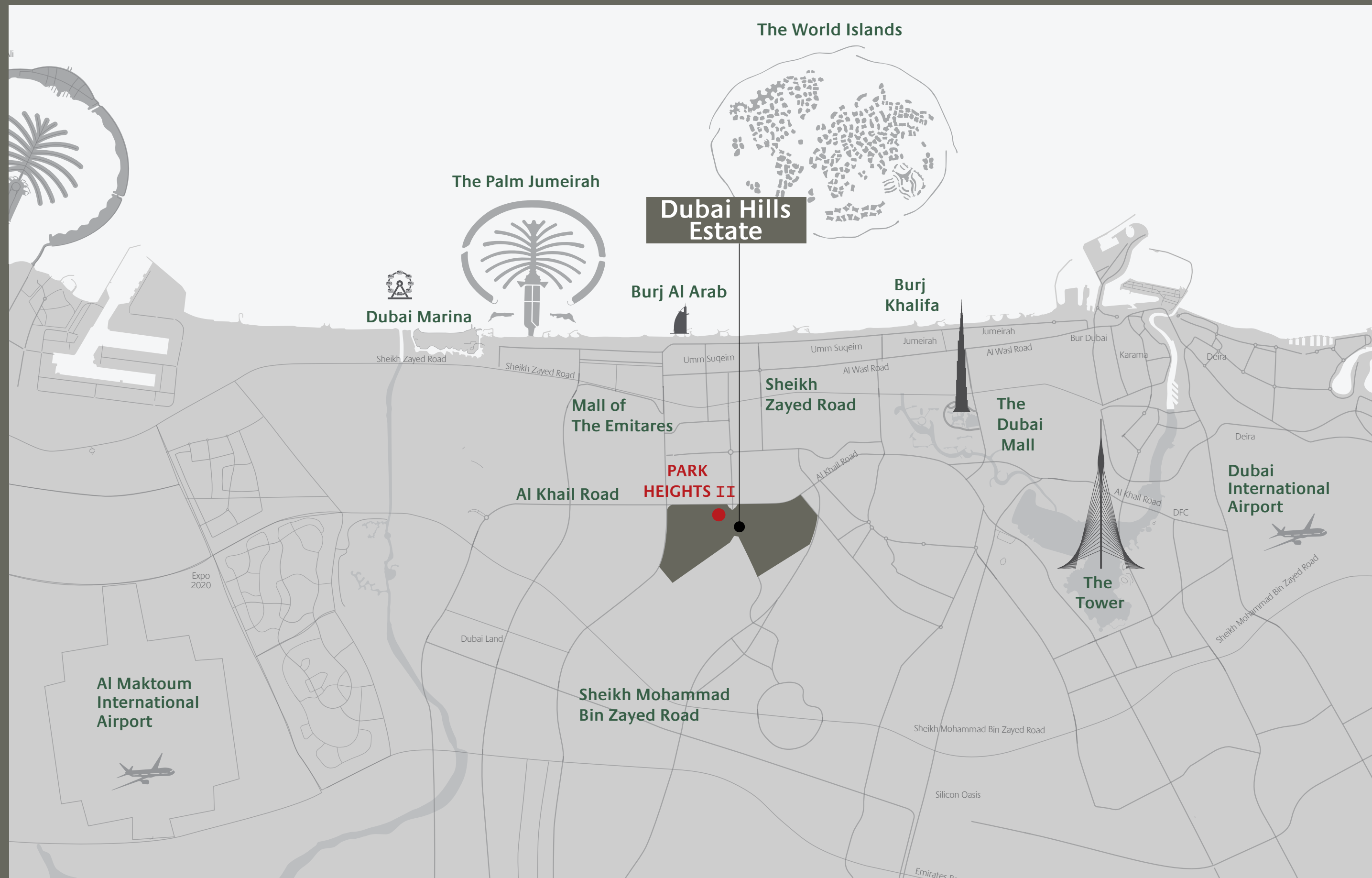
**Jumeirah Beach**  
12 Minutes

**The Tower - DCH**  
15 Minutes

**Dubai Intl Airport**  
20 Minutes

**Al Maktoum Airport**  
35 Minutes

DISTANCES ARE APPROXIMATE



DUBAI HILLS  
ESTATE

PARK HEIGHTS II  
TOWER 1

FLOOR PLANS



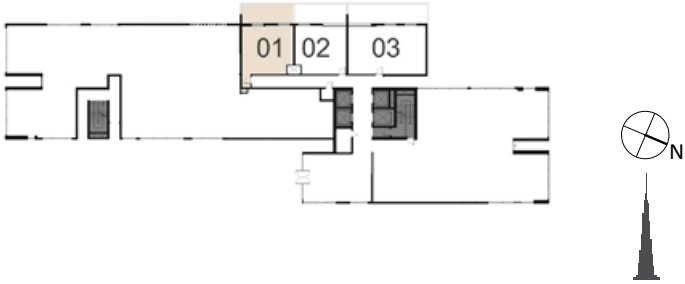
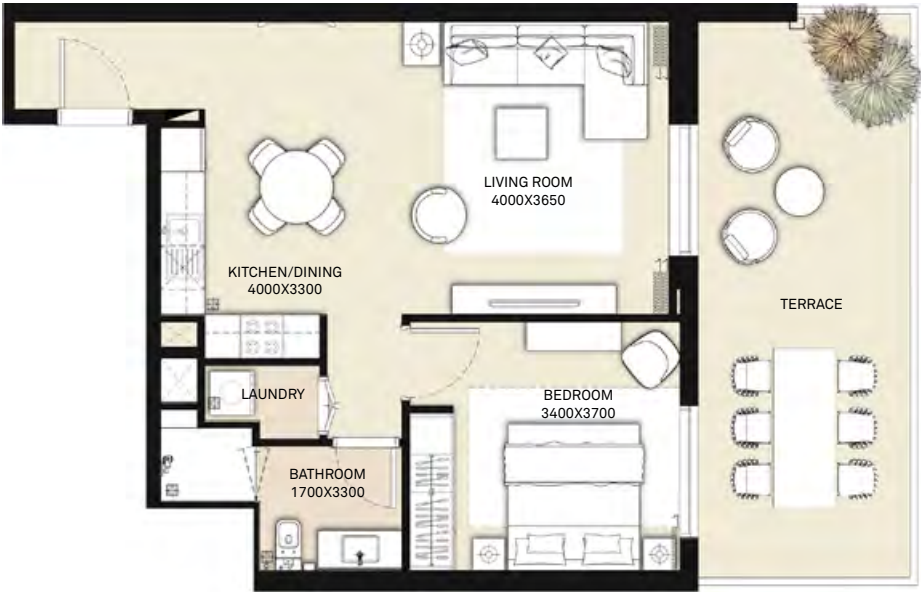
EMAAR



MERAAS

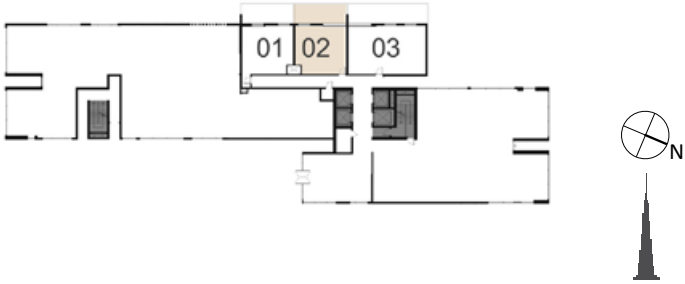
TOWER 1  
1 BEDROOM APARTMENT

LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT.	SQM.	SQFT.	SQM.	SQFT.
Ground Floor	UNIT 01	<b>57.72</b>	621.29	<b>24.05</b>	258.87	<b>81.77</b>	880.16



TOWER 1  
1 BEDROOM APARTMENT

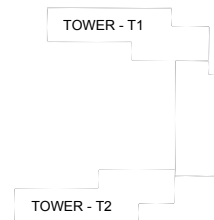
LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT.	SQM.	SQFT.	SQM.	SQFT.
Ground Floor	UNIT 02	54.17	583.08	24.70	265.87	78.87	848.95



TOWER 1  
1 BEDROOM APARTMENT



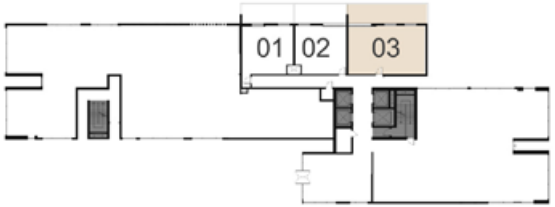
LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT.	SQM.	SQFT.	SQM.	SQFT.
1-15	UNIT 01	<b>54.34</b>	584.91	<b>5.85</b>	62.97	<b>60.19</b>	647.88
	UNIT 02	<b>54.20</b>	583.40	<b>5.85</b>	62.97	<b>60.05</b>	646.37
	UNIT 06	<b>54.20</b>	583.40	<b>5.85</b>	62.97	<b>60.05</b>	646.37
	UNIT 07	<b>54.20</b>	583.40	<b>5.85</b>	62.97	<b>60.05</b>	646.37
	UNIT 08	<b>54.20</b>	583.40	<b>5.85</b>	62.97	<b>60.05</b>	646.37
	UNIT 09	<b>54.20</b>	583.40	<b>5.85</b>	62.97	<b>60.05</b>	646.37
	UNIT 11	<b>55.28</b>	595.03	<b>5.85</b>	62.97	<b>61.13</b>	658.00
	UNIT 14	<b>54.17</b>	583.08	<b>5.85</b>	62.97	<b>60.02</b>	646.05
16-18	UNIT 01	<b>54.34</b>	584.91	<b>5.85</b>	62.97	<b>60.19</b>	647.88
	UNIT 02	<b>54.20</b>	583.40	<b>5.85</b>	62.97	<b>60.05</b>	646.37
	UNIT 06	<b>54.20</b>	583.40	<b>5.85</b>	62.97	<b>60.05</b>	646.37
	UNIT 07	<b>54.20</b>	583.40	<b>5.85</b>	62.97	<b>60.05</b>	646.37
	UNIT 08	<b>54.20</b>	583.40	<b>5.85</b>	62.97	<b>60.05</b>	646.37
	UNIT 09	<b>54.20</b>	583.40	<b>5.85</b>	62.97	<b>60.05</b>	646.37
	UNIT 11	<b>55.28</b>	595.03	<b>5.85</b>	62.97	<b>61.13</b>	658.00
	UNIT 14	<b>54.18</b>	583.19	<b>5.85</b>	62.97	<b>60.03</b>	646.16



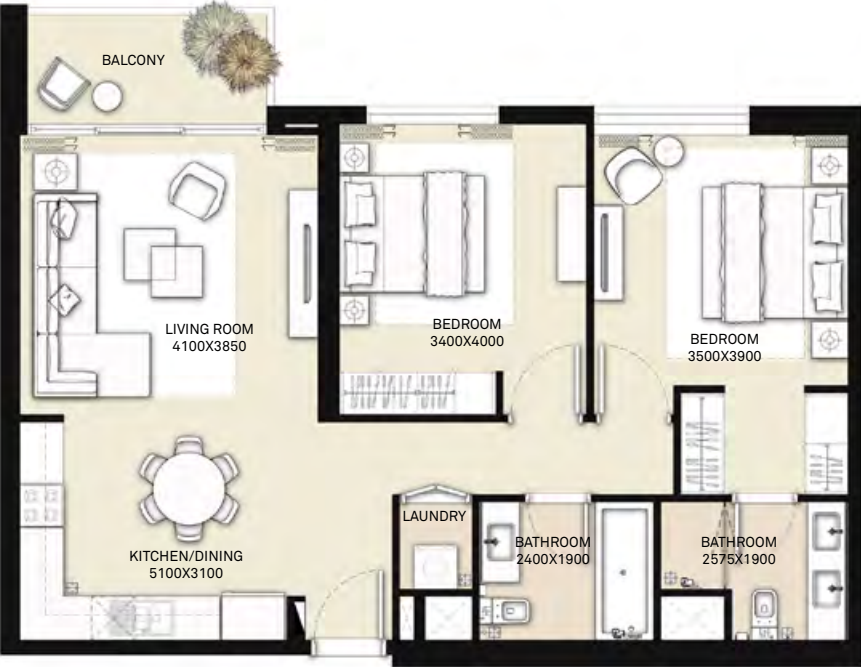
TOWER 1  
2 BEDROOM APARTMENT



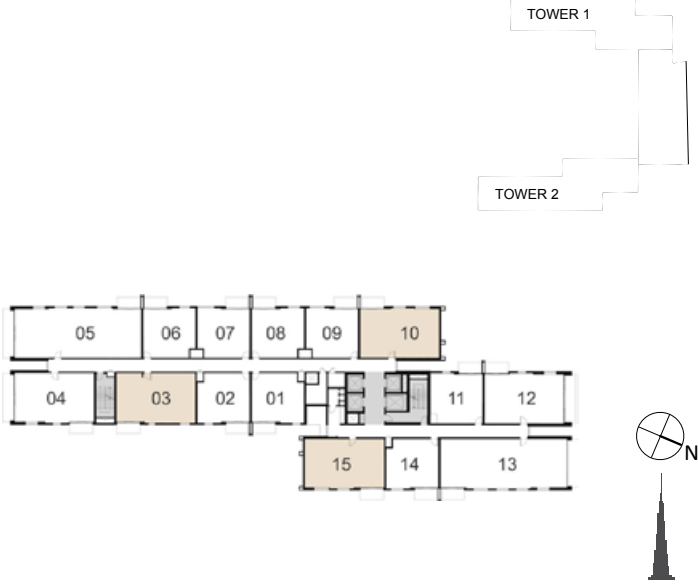
LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT.	SQM.	SQFT.	SQM.	SQFT.
Ground Floor	UNIT 03	<b>83.29</b>	896.53	<b>37.32</b>	401.71	<b>120.61</b>	1298.24



TOWER 1  
2 BEDROOM APARTMENT

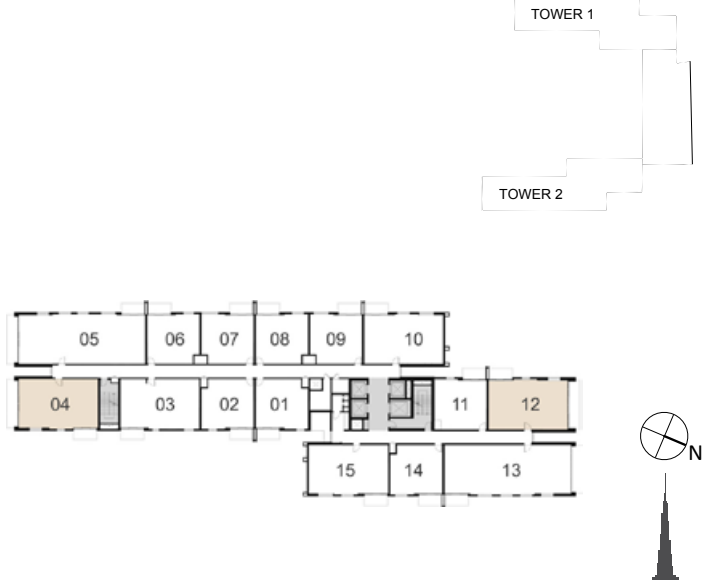


LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT.	SQM.	SQFT.	SQM.	SQFT.
1-15	UNIT 03	<b>83.33</b>	896.96	<b>5.69</b>	61.25	<b>89.02</b>	958.21
	UNIT 10	<b>83.42</b>	897.93	<b>5.85</b>	62.97	<b>89.27</b>	960.90
	UNIT 15	<b>83.25</b>	896.10	<b>5.69</b>	61.25	<b>88.94</b>	957.35
16-18	UNIT 03	<b>83.33</b>	896.96	<b>5.69</b>	61.25	<b>89.02</b>	958.21
	UNIT 10	<b>83.40</b>	897.71	<b>5.85</b>	62.97	<b>89.25</b>	960.68
	UNIT 15	<b>83.26</b>	896.20	<b>5.69</b>	61.25	<b>88.95</b>	957.45



TOWER 1  
2 BEDROOM APARTMENT

LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM.	SQFT.	SQM.	SQFT.	SQM.	SQFT.
1-15	UNIT 04	<b>82.61</b>	889.21	<b>16.90</b>	181.91	<b>99.51</b>	1071.12
	UNIT 12	<b>83.82</b>	902.23	<b>17.14</b>	184.49	<b>100.96</b>	1086.72
16-18	UNIT 04	<b>82.61</b>	889.21	<b>16.90</b>	181.91	<b>99.51</b>	1071.12
	UNIT 12	<b>83.82</b>	902.23	<b>17.14</b>	184.49	<b>100.96</b>	1086.72





TOWER 1  
3 BEDROOM APARTMENT

LEVEL	UNIT NO	UNIT AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT.	SQM.	SQFT.	SQM.	SQFT.
1-15	UNIT 05	<b>132.22</b>	1423.20	<b>17.31</b>	186.32	<b>149.53</b>	1609.52
	UNIT 13	<b>132.30</b>	1424.07	<b>16.98</b>	182.77	<b>149.28</b>	1606.84
16-18	UNIT 05	<b>132.22</b>	1423.20	<b>17.31</b>	186.32	<b>149.53</b>	1609.52
	UNIT 13	<b>132.30</b>	1424.07	<b>16.98</b>	182.77	<b>149.28</b>	1606.84

