



THE PERFECT OPPORTUNITY TO  
OWN A HOME-OFFICE IS BACK

DUBAI HILLS  
ESTATE

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EXECUTIVE RESIDENCES II

PARK RIDGE BY  
EMAAR





# YOUR DREAM WORKSPACE IS HERE

After the phenomenal response to  
EXECUTIVE RESIDENCES, Emaar grants you  
a new chance to become part of the City's  
most thriving business-centric community.

Set up, run and grow your business at  
EXECUTIVE RESIDENCES II.







# THE HOME OF ENTREPRENEURS

## DMCC

Emaar in partnership with DMCC,  
the Global Free Zone of the Year for  
four consecutive years\*, brings you a  
new opportunity to run a successful  
home-based business.







# DMCC BUSINESS LICENCE BENEFITS

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

**100%** BUSINESS  
OWNERSHIP

**100%** CAPITAL  
REPATRIATION

**0%** PERSONAL AND  
CORPORATE  
INCOME TAX

**42%** DISCOUNT ON YOUR  
BUSINESS LICENCE  
RENEWAL

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





# INTRODUCING A NEW AND IMPROVED OFFER

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\***







# WORK

Work and Thrive from Home

# LIVE

Live in a Vibrant Community

# PLAY

Enjoy your own Central Park



# EXECUTIVE RESIDENCES

## EXECUTIVE RESIDENCES II











# HOME OFFICE RICHES BEYOND COMPARE:



BUSINESS CAFÉ



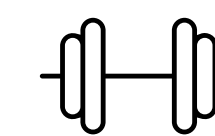
MEETINGS AREA



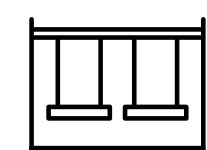
INFINITY  
EDGE POOL



ZEN & YOGA  
GARDENS



FULLY  
EQUIPPED GYM



CHILDREN'S  
PLAY AREA

SHARED AMENITIES ACROSS 3 TOWERS

















# YOUR NEW HOME OFFICE / 1, 2 & 3 BEDROOM APARTMENTS

The apartments at Executive Residences II are equipped with everything from efficient layouts to floor-to-ceiling windows and inspiring views of nature.



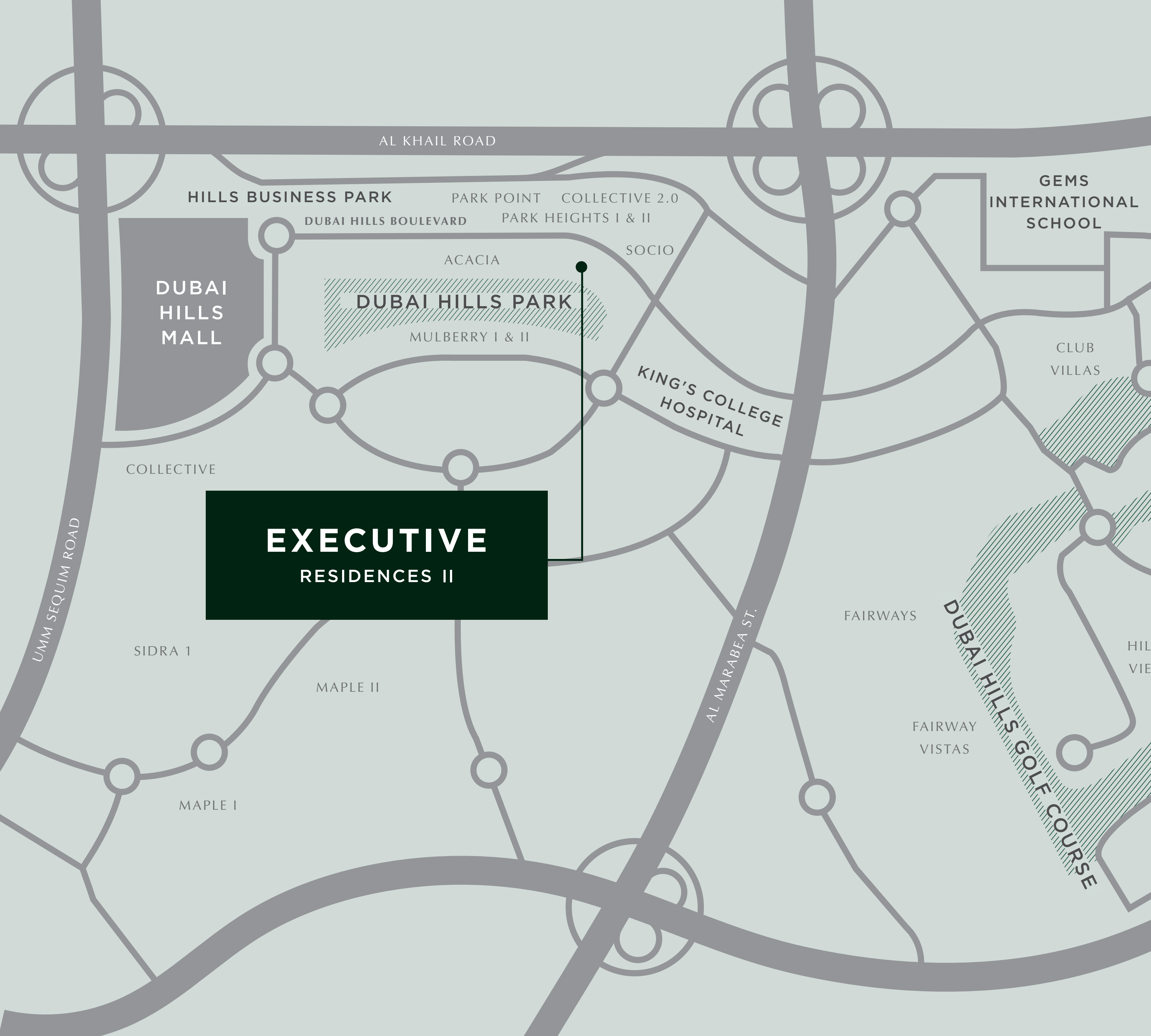












# THE GREEN HEART OF DUBAI

At the heart of Executive Residences II are views to Dubai Hills Park. In addition to remarkable proximity to the park and the Dubai Hills Mall, live with the following conveniences at your doorstep:

20 MINS' DRIVE TO DOWNTOWN DUBAI

EASY ACCESS TO AL KHAIL ROAD



# RELAXATION

Executive Residences II is precisely positioned along Dubai’s new central oasis, Dubai Hills Park.

It’s both a retreat and a perfectly connected business hub with all of the City’s financial and leisure interests reachable within minutes.

Opportunities to relax and unwind after your day’s work are just a few steps outside your door.

## Surrounded By:

 HILLS BUSINESS PARK

 DUBAI HILLS PARK

 DUBAI HILLS MALL





An aerial architectural rendering of a large-scale residential development. The image shows a complex arrangement of buildings, roads, and green spaces. Two callout boxes are present: one labeled 'EXECUTIVE RESIDENCES' pointing to a cluster of buildings in the upper left, and another labeled 'EXECUTIVE RESIDENCES II' pointing to a larger, more central cluster of buildings. The buildings are depicted with white roofs and walls, and some have blue accents. The surrounding area includes roads, parking lots, and landscaped green spaces with trees and lawns. The overall style is a detailed, colorful architectural visualization.

**EXECUTIVE**  
RESIDENCES

**EXECUTIVE**  
RESIDENCES II





# YOUR VERY OWN CENTRAL PARK

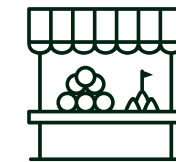
Spanning an impressive 180,000 sqm – four times the size of Place de l'Étoile in Paris – Dubai Hills Park is a lush green oasis at your doorstep with plenty of activities that nourish the mind, body and soul.



2.5 KM  
JOGGING  
TRACK



CAFÉ  
PAVILION



WEEKEND  
MARKETS



SKATEPARK



URBAN  
BEACH &  
SPLASH  
PARK



DOG  
PARK





URBAN  
BEACH &  
SPLASH  
PARK







SKATEPARK







WEEKEND  
MARKETS







CAFÉ  
PAVILION







DOG  
PARK







# 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 Executive Residences II, the mall grants you:

**650+  
SHOPPING &  
DINING CHOICES**

**A HOST OF  
FAMILY  
ADVENTURES**

**REEL CINEMA**

**HYPERMARKET**







# WELCOMING OUR FIRST RESIDENTS IN 2019

With construction moving swiftly and several projects nearing completion, Dubai Hills Estate will start move-ins in Q2 2019. Residents and visitors will enjoy exclusive access to a range of amenities including:



**18-HOLE  
CHAMPIONSHIP  
GOLF COURSE**

**DUBAI HILLS  
GOLF CLUB**





# THE STRENGTH OF EMAAR PROPERTIES

An undisputed leader in the local real estate market, Emaar has grown over the years to become the largest global developer outside China. You will be investing with one of the most prestigious brands in the world.

BRAND VALUE

USD

**2.7BN+**

FY 2018

REVENUE

USD

**6.99BN**

FY 2018

NET PROFIT

USD

**1.96BN**

FY 2018

YOY BRAND VALUE

↑ **39%**

YOY REVENUE

↑ **37%**

YOY NET PROFIT\*

↑ **30%**

\*Before considering the effect of the IPO Emaar Development and Forex movement



For more information on EXECUTIVE RESIDENCES II in DUBAI HILLS ESTATE,  
please call +971 4 248 3400

<https://www.tanamiproperties.com/>

PARK RIDGE BY  
EMAAR