

LIME GARDENS

At Dubai Hills Estate

EMAAR

The Community

Dubai Hills Estate – the green heart of Dubai – is a first-of-its-kind destination. This masterfully planned, multi-purpose development forms an integral part of the Mohammed Bin Rashid City. Strategically situated between Downtown Dubai and Dubai Marina, flanked by Al Khail Road, the community offers easy access to the city's most popular districts and attractions.

Why Lime Gardens?

- ◆ An elegant tower consisting of one, two and three-bedroom apartments and a selection of 1 and 2-bedroom duplex townhouses.
- ◆ Efficient design and contemporary appeal make it the perfect home for every lifestyle.
- ◆ Perfectly positioned at the centre of a vibrant community with exceptional amenities.
- ◆ Footsteps away from Dubai Hills Park, Dubai Hills Mall, and a wide array of retail and dining options
- ◆ Leisure and experience options alongside world-class health and educational facilities.



Location & Views

- ◆ 12 mins to Downtown Dubai; 15 mins to Dubai Marina, 20 mins to Dxb Int' Airport; 25 mins to Al Maktoum Int' Airport
- ◆ Central location with easy access to Al Khail Road
- ◆ Overlooking Dubai Hills Park
- ◆ Just minutes away from Downtown Dubai and other businesses, retail, and tourism hubs.
- ◆ Easy access to the city's most popular attractions
- ◆ Convenient interchanges and bus network

Instalment	Payment Percentage	Due Date
1st Instalment	10%	July 2022
2nd Instalment	10%	August 2022
3rd Instalment	10%	February 2023
10% Construction Completion	10%	August 2023
20% Construction Completion	10%	January 2024
40% Construction Completion	10%	July 2024
60% Construction Completion	10%	January 2025
80% Construction Completion	10%	June 2025
100% Construction Completion & Handover	20%	March 2026

Available Units	Area Sq. ft.		Starting Price (In AED Mn)
	Minimum	Maximum	
1-Bedroom Apartments	645	1,616	1,120,888
2-Bedroom Apartments	954	1,321	1,639,888
3-Bedroom Apartments	1,387	2,195	2,864,888
2-Bedroom Townhouses	1,968	1,973	3,537,888

Facts

- ◆ 145 Units: 1-bedroom apartments.
- ◆ 91 Units: 2-bedroom apartments.
- ◆ 46 Units: 3-bedroom apartments.
- ◆ 9 Units: 2-bedrooms Town Houses



Residential Units

- ◆ One, two and three-bedroom apartments
- ◆ A selection of 1 or 2-bedroom townhouses.
- ◆ Sophisticated, stylish, comfortable, and efficient living spaces
- ◆ Floor-to-ceiling windows
- ◆ Effortless combination of urban living and nature

Amenities



- ◆ Fully equipped gym
- ◆ Health and educational facilities
- ◆ Multi-purpose room
- ◆ 2 retail spaces on the ground floor
- ◆ Adult and children's pool
- ◆ Landscaped outdoors area

The Developer

EMAAR REVENUE FOR 2021 – AED 28.27 BN

With a proven track-record in delivery, Emaar has delivered over 81,600 residential units in Dubai and other key global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination.