



HILLS PARK

THE COMMUNITY

With 399 modern and stylish residences in two mid-rise buildings connected by a mixed-use podium level, 399 Hills Park brings together a diverse and vibrant community to enjoy comfortable, wholesome living with a generous touch of luxury. Residents have access to a range of exclusive facilities and attractive amenities that bring people of all ages together to revel in parkside-living at its finest.

WHY 399 HILLS PARK

- Generous size apartments making for a comfortable standard of living
- Strategically located for the perfect combination of urban and city living.
- Only a short drive away from hotspots like Downtown and Dubai Marina, while the tranquility of the desert and beauty of the beach are neverfar away.
- Enjoy a range of shops, restaurants and leisure facilities
- A short drive away from Dubai Hills Mall and Dubai Hills Park



LOCATION

- Centrally located with easy access to Al Khail Road
- Stroll along a network of green corridors lined with sporting facilities and barbeque spots while your family cycle safely to neighborhood playgrounds on dedicated cycling tracks.
- Moments away from a 18-Hole Championship Golf Course
- Access to Al Khail Road and Sheikh Mohamed bin Zayed Road.
- Enjoy Lush surroundings with stunning downtown views
- Centrally located for access to Downtown (14 mins), Dubai Marina (16 mins), DXB Intl. Airport (23 mins)
- Located on Dubai Hills Boulevard close to main gate entrance.

Apartment	Area Sq. ft.		Starting Price (AED)
	Minimum	Maximum	
1-Bedroom	914	1050	1,554,286
2-Bedroom	1423	2077	2,419,811
3-Bedroom	2000	2323	3,401,349

	Instalment	Payment Percentage	Due Date
1	On Signing Reservation	10%	Down Payment
2	DLD Fees	4%	On signing SPA
2	3 months after signing SPA	5%	Under construction
3	6 months after signing SPA	5%	Under construction
4	9 months after signing SPA	5%	Under construction
5	12 months after signing SPA	5%	Under construction
6	15 months after signing SPA	5%	Under construction
7	18 months after signing SPA	5%	Under construction
8	On Completion	60%	On handover 100% Construction completion
	Total	100%	

APARTMENT MIX

- 1 Bedroom apartments: 158 units
- 2 Bedroom apartments: 164 units
- 3 Bedroom apartments: 77 units

APARTMENT FEATURES

- 3.2m floor to ceiling windows allowing for superior lighting.
- Elegant tile flooring with Parquet finish for a homely feel.
- Lavish outdoor balcony spaces.
- Fully equipped kitchens with quartz countertops and European appliances included.
- Tailored custom wardrobes in every bedroom.
- Spacious bathroom with premium accessories from high end international brands.

AMENITIES

- 2 resort style swimming pools
- Outdoor Kid's play area and swimming pools
- Outdoor Yoga lawn
- Spacious Function rooms
- Electric Car charging stations
- Indoor children play room
- State of the art indoor and outdoor gym
- Roof top bbq area
- Hotel style entrance lobby with 24/7 security
- 15 retail stores
- Padel Tennis Court
- Male and female steam room and sauna accompanying each gym



ABOUT NATIONAL PROPERTIES

Part of the National Bonds Corporation, National Properties is a leading UAE-government-backed real estate developer and property manager with a mandate to invest in driving the nation forward. Since 2007, we have delivered an excess of 3,200 units (apartments, luxury villas, retail units etc.)

- 1901, Boulevard Plaza Tower 1, Downtown Dubai, UAE
- 800-399-HILLS (44557)
- sales@399hillspark.ae
- www.399hillspark.ae

