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OFF PLAN

Paradise Hills

Location: Dubailand, Dubai

Starting From: AED 4,500,000

Permit No: 0361681556

Paradise Hills

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Gulf Land Dvelopers	**Townhouses & Villas**	**Q4 2025**	**50/50**	**Off Plan**

ABOUT THE PROJECT

Paradise Hills is an exclusive gated residential community by **Gulf Land Property Developers**, situated in **Golf City, Dubailand**. Spanning approximately **2 million square feet**, the development has been thoughtfully master-planned to deliver a peaceful, resort-inspired lifestyle surrounded by landscaped gardens, water features, and wide internal streets. Unlike conventional villa communities, Paradise Hills combines contemporary architecture with boutique community living, creating an intimate neighbourhood of only **170 luxury residences**. Every home has been designed with privacy, spaciousness, and modern family living in mind, making it one of Dubailand's most distinctive low-density residential developments.

The development features an elegant collection of **3 and 4-bedroom townhouses**, together with luxurious **5 and 6-bedroom Pent Suites (villas)**. Residences range from approximately **2,900 sq. ft. to 7,000 sq. ft.**, offering expansive layouts ideal for growing families and luxury homeowners. Every residence showcases contemporary architecture, floor-to-ceiling glazing, premium finishes, designer kitchens, spacious living and dining areas, en-suite bedrooms, landscaped private gardens, generous terraces, covered parking, and **private swimming pools**. Selected Pent Suites also feature private elevators, rooftop terraces, entertainment lounges, and panoramic views over the landscaped community, elevating everyday living to a new standard of luxury.

Residents enjoy an extensive range of lifestyle amenities designed to foster wellness, recreation, and community living. Facilities include a beautifully appointed **clubhouse**, community centre with retail

outlets, resort-style swimming pool, spa, jogging tracks, children's play areas, landscaped parks, water features, event hall, multi-purpose hall, shopping facilities, pet-friendly open spaces, 24-hour gated security, and dedicated visitor parking. The abundance of green spaces and recreational amenities creates a tranquil environment while ensuring residents have everything they need within the community.

Strategically positioned within **Golf City, Dubailand**, Paradise Hills enjoys excellent connectivity to **Downtown Dubai**, **Dubai Marina**, **Global Village**, **Dubai Outlet Mall**, **Dubai Hills Estate**, **Academic City**, **Dubai International Airport**, and key road networks including **Sheikh Mohammed Bin Zayed Road** and **Emirates Road**. Dubailand continues to emerge as one of Dubai's fastest-growing residential destinations, driven by expanding infrastructure, family-oriented communities, and strong long-term investment demand. Developed by Gulf Land Property Developers, Paradise Hills presents an outstanding opportunity for homeowners seeking spacious luxury villas in a gated community and investors looking for long-term capital appreciation in one of Dubai's rapidly developing suburban markets.

Why Buy Paradise Hills Through A1 Properties?
Purchasing **Paradise Hills** through **A1 Properties** gives you access to experienced Dubai real estate professionals with extensive expertise in Dubailand's premium villa communities and luxury off-plan developments. Our consultants provide personalised guidance to help you identify the ideal townhouse or villa based on your family's lifestyle requirements or investment objectives while ensuring access to the best available inventory, competitive pricing, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation, ownership transfer, and after-sales support, A1 Properties delivers comprehensive end-to-end service throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth understanding of Golf City's growing residential market and Gulf Land Property Developers' boutique communities, we help you secure a luxury home that offers exceptional quality, privacy, and outstanding long-term investment potential.

PAYMENT PLAN

15%	35%	50%
Down Payment	During Construction	On Handover

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