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OFF PLAN

Parkwood

Location: Dubai Hills Estate, Dubai

Starting From: AED 1,750,000

Permit No: 2

Parkwood

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments & Townhouses**	**—**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Parkwood by Emaar Properties is a premium residential development in **Dubai Hills Estate**, offering a refined collection of 1, 2 and 3-bedroom apartments alongside spacious 3-bedroom townhouses. Designed around greenery, wellness and contemporary urban living, Parkwood combines Vida-inspired interiors with direct access to the landscaped lifestyle that defines one of Emaar's flagship Dubai communities.

The project is composed of two residential towers and a limited townhouse collection. Tower A rises through a basement, ground floor, podium and 20 upper floors, while Tower B comprises a basement, ground floor, podium and 19 upper floors. The townhouse component follows a G+1 configuration.

DLD records **488 homes** within the project. This regulatory figure is the appropriate total-unit reference for the development.

Architecturally, Parkwood adopts a clean contemporary aesthetic characterised by sharp lines, generous glazing and private outdoor spaces. The design is intended to create a strong relationship between the residences, surrounding greenery and Dubai skyline.

A defining element of Parkwood is its **Vida-inspired interior concept**. Emaar uses warm earthy tones, natural textures and contemporary finishes to create homes with a calmer, hospitality-influenced atmosphere.

The residential collection begins with **1-bedroom apartments from approximately 727 sq. ft.**, with larger configurations extending to around 830 sq. ft. Current official Emaar inventory includes 1-bedroom residences around 762–766 sq. ft.

These homes provide the project's most accessible residential category and are particularly suitable for professionals, couples and investors seeking entry into Dubai Hills Estate.

Two-bedroom apartments range from approximately **1,071 to 1,508 sq. ft.**, offering substantially more space for couples, smaller families and residents requiring a dedicated home-office or guest bedroom.

Current official Emaar inventory demonstrates the variety within this category, including 2-bedroom residences of approximately 1,176 sq. ft. and larger layouts around 1,302 sq. ft.

Three-bedroom apartments range from approximately **1,577 to 1,944 sq. ft.**, creating spacious family residences with larger living and dining areas and additional private accommodation.

At the top of Parkwood's residential collection are the **3-bedroom townhouses**, which extend from approximately **3,844 to 3,868 sq. ft.** Their substantially larger size and limited availability create a differentiated alternative for families who want townhouse-scale living while retaining access to Parkwood's communal amenities.

The interiors are planned around open, light-filled spaces. Expansive glazing brings natural daylight into the homes, while private balconies and terraces strengthen the connection with Hillside Park and surrounding landscaped areas.

Parkwood's lifestyle proposition is closely connected to **Hillside Park**, which Emaar describes as a dynamic green sanctuary combining quieter spaces with active recreational zones.

Residents have access to **adult and children's swimming pools**, creating dedicated leisure environments for both individuals and families.

Fitness facilities extend beyond a conventional indoor gym. Parkwood includes **indoor and outdoor gyms**, allowing residents to exercise within both climate-controlled and landscaped environments.

The development also incorporates **sports courts and jogging tracks**, supporting a more active everyday lifestyle.

A dedicated **yoga deck** provides space for quieter wellness activities, while a parkour area introduces a more dynamic recreational element.

Parkwood further differentiates its outdoor offering with a **skate bowl and mini-golf facilities**, broadening the range of activities available within the immediate residential environment.

Families benefit from **multi-level children's play areas**, while dry fountains and integrated art elements add visual and recreational character to the landscaped spaces.

An **outdoor cinema and amphitheatre** provide environments for entertainment and community gatherings, helping Parkwood function as more than simply a collection of apartments.

Picnic and BBQ areas provide additional social spaces where residents can dine and entertain outdoors.

The wider **Dubai Hills Estate** setting significantly expands the lifestyle proposition. The master development spans approximately **2,700 acres** and includes extensive residential neighbourhoods, parks, retail, education and leisure infrastructure.

Dubai Hills Estate incorporates approximately **1.45 million sq. m. of parks and open spaces**, reinforcing its positioning as one of Dubai's most greenery-focused large-scale communities.

At the centre of the community is the approximately **180,000 sq. m. Dubai Hills Park**, providing residents with a major recreational destination for walking, exercise, children's activities and outdoor leisure.

The community is also home to an **18-hole championship golf course**, adding another premium lifestyle dimension and contributing to the low-density landscaped character of the wider masterplan.

Retail and entertainment are anchored by **Dubai Hills Mall**, which spans approximately 282,000 sq. m. within the master community.

Connectivity is another important advantage. Parkwood benefits from access to **Al Khail Road**, providing connections towards Downtown Dubai, Business Bay and other major areas of the city. Emaar also highlights future rail connectivity as part of Dubai Hills Estate's evolving transport infrastructure.

For end-users, Parkwood combines the convenience of apartment living with significantly more extensive outdoor recreation than a conventional standalone tower.

The 3-bedroom townhouses create an additional family-oriented option for buyers who want more than 3,800 sq. ft. of space without leaving the amenities and connectivity of Dubai Hills Estate.

For investors, Parkwood provides several acquisition strategies across different price and size categories. One-bedroom apartments represent the lowest entry point, while 2 and 3-bedroom residences target couples and families.

The limited townhouse collection occupies a substantially more specialised segment, where scarcity, park outlook, terrace configuration and individual location within the development can play an important role in long-term positioning.

Parkwood has also established measurable off-plan transaction activity. DLD-derived data through September 2026 recorded **83 sales during the preceding 12 complete months**, with a median transaction value of approximately **AED 2.82 million** and median pricing around **AED 2,418 per sq. ft.** across registered property types in that period.

Current official Emaar inventory demonstrates that pricing has evolved from the original AED 1.75 million launch level. As of September 2026, Emaar's community inventory shows Parkwood from approximately

AED 1.76 million, subject to the specific residence available.

The project also benefits from the strength of the wider Dubai Hills Estate ecosystem. Established retail, golf, parks and road infrastructure mean Parkwood is being delivered into an increasingly mature master community rather than an entirely new residential district.

With **DLD Project Number 3488**, 488 registered homes and registered completion scheduled for **31 January 2029**, Parkwood combines Emaar development quality, Vida-inspired design and one of Dubai Hills Estate's most amenity-rich park-oriented residential concepts.

Why Buy Parkwood Through A1 Properties?
Buying a residence at **Parkwood through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments and townhouses according to exact square footage, tower, floor level, orientation, park and skyline views, layout, DLD transaction benchmarks, price per square foot and remaining payment obligations.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential and off-plan property market, helping buyers evaluate Parkwood against other opportunities throughout Dubai Hills Estate and Emaar's wider portfolio.

For investors, our advisors can assess entry pricing, DLD-recorded transactions, floor and view premiums, unit scarcity, rental positioning and potential resale opportunities. End-users can receive tailored guidance according to residence size, apartment or townhouse configuration, floor plan, views, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10%	70%	20%
Down Payment	During Construction	On Handover

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.