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OFF PLAN

Vida Residences Hillside

Location: Dubai Hills Estate, Dubai

Starting From: AED 1,820,000

Permit No: 2

Vida Residences Hillside

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments & Townhouses**	**Q2 2029**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Vida Residences Hillside is a branded residential development by **Emaar Properties** in **Dubai Hills Estate**, bringing the contemporary lifestyle identity of Vida Hotels & Resorts into one of Dubai's most established premium master communities. The project is designed around what Emaar describes as understated luxury, combining minimalist architecture, natural materials and wellness-focused living with views across Hillside Park and the Dubai skyline.

The residential collection consists of **1, 2 and 3-bedroom apartments alongside 3-bedroom townhouses**. This is an important distinction from apartment-only developments in Dubai Hills Estate, as the townhouse collection provides larger family-oriented residences while retaining access to the project's branded amenities.

The apartments feature contemporary layouts with generous glazing, balconies and interiors influenced by Vida's modern hospitality aesthetic. Emaar describes the interior palette as combining **earthy hues and organic textures**, creating a warm and understated environment that complements the greenery surrounding the development.

Current transaction information provides useful evidence for the project's apartment sizes. Recorded sales include a **735 sq. ft. one-bedroom**, **1,405 sq. ft. two-bedroom** and **1,827 sq. ft. three-bedroom apartment**. The townhouse collection extends the project's overall size range further, so the exact maximum area should always be checked against the selected townhouse floor plan before publishing a

unit-specific figure.

Vida Residences Hillside is designed around wellness and social living. Emaar officially lists **swimming pools, indoor and outdoor gyms, a multipurpose lounge, barbecue and dining area, external multipurpose court and children's play area** among the project's principal amenities.

A major advantage is the development's outlook toward **Hillside Park**. Emaar specifically highlights views across the park and Dubai skyline as part of the project's positioning, making floor, orientation and view important factors when comparing individual residences.

The wider **Dubai Hills Estate** master community spans approximately **2,700 acres** and incorporates an **18-hole championship golf course, 1.45 million sq. m. of parks and open spaces, the 180,000 sq. m. Dubai Hills Park and 282,000 sq. m. Dubai Hills Mall**. The community also includes schools and an extensive cycling network.

Its location provides strong connectivity across Dubai. Emaar positions Dubai Hills Estate approximately **15 minutes from Downtown Dubai, 15 minutes from Dubai Marina and 20 minutes from Dubai International Airport**, while Al Khail Road provides direct access to major business and lifestyle districts.

Vida Residences Hillside is scheduled for completion on **31 May 2029**, corresponding to **Q2 2029**. The development follows an **80/20 payment plan**, consisting of **10% at sales launch, 70% during construction and 20% upon handover**.

From an investment perspective, Vida Residences Hillside combines **Emaar development, Vida branding, Dubai Hills Estate positioning and proximity to new parkland**. Its branded identity may also help differentiate it from conventional apartment projects within the community.

Buyers should nevertheless compare individual units based on **square footage, floor, Hillside Park or skyline view, balcony configuration, layout efficiency and acquisition price per square foot**. These factors are likely to be particularly important given the growing pipeline of premium residential projects within Dubai Hills Estate.

Why Buy Vida Residences Hillside Through A1 Properties?
Purchasing **Vida Residences Hillside** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors with knowledge of Emaar developments, branded residences and Dubai Hills Estate. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help buyers compare 1, 2 and 3-bedroom apartments and 3-bedroom townhouses according to **square footage, floor, orientation, park or skyline views, price per square foot and payment structure**.

For investors, our advisors can benchmark Vida Residences Hillside against **Palace Residences Hillside and other new developments throughout Dubai Hills Estate**, considering brand positioning, entry price, future supply, rental demand and potential resale performance. For end-users, the selection process can focus on usable living space, views, access to green areas and proximity to Dubai Hills Mall, Dubai Hills Park and other community facilities.

From unit selection and reservation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **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

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