



## Luxury 4 Bedroom Villa For Sale in Dubai Hills Estates in Dubai



### Agent Info

|                   |   |
|-------------------|---|
| Naam:             | Niall Madden  |
| Bedrijfsnaam:     | Esales Property Limited   |
| Mistlampen:       | United Kingdom  |
| Experience since: | 2002  |
| Service Type:     | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Telefoon:         |   |
| Languages:        | English   |
| Website:          | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Advertentie details

|                |               |
|----------------|---------------|
| Vastgoed voor: | Koop          |
| Prijs:         | EUR 1,170,000 |

### Locatie

|                             |   |
|-----------------------------|---|
| Aanbevolen Auto Onderdelen: | United Arab Emirates  |
| Adres:                      | Dubai Hills Estate  |
| Geplaatst:                  | 28-07-2023  |
| Omschrijving:               | Luxury 4 Bedroom Villa For Sale in Dubai Hills Estates in Dubai UAE |

Esales Property ID: es5553332

### Property Location

Maple 3, Dubai Hills Estate, Al Khail Road, Dubai, UAE  
Villa 2E  
Dubai  
United Arab Emirates

For Further Details contact the agent directly – [hayyan.khan@live.com](mailto:hayyan.khan@live.com)

### Property Details

With its beautiful beaches, historic sites and laid-back atmosphere, Dubai continues to be one of the most desirable places across the world to be. On offer here is a chance to invest into this mesmerising part of the world with this property.



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Maple 3 is part of a community based on a sustainable-living environment. Living up to its name, Maple has lush green landscaping and pleasant surroundings. Also, residents in Maple 3 have access to the main roads so traveling is easy.

#### Villa Details:

- \* Built Up Area 2,464 Sq. Ft
- \* Plot Area 2965.13 Sq. Ft
- \* 4-bedrooms
- \* 4 & 1/2 bathrooms that include 1 ensuite
- \* Just-built Condition
- \* Kitchen ( Galley-style )
- \* An aesthetic rear garden
- \* A covered balcony
- \* Maid's room
- \* laundry room, dining room and living room
- \* Built-in wardrobes
- \* Private Garages – 2 spaces

#### Amenities:

- \* A community Swimming Pool
- \* Community retail centre
- \* Hospitals , Clinics , Supermarkets and Restaurants

#### Location and Access:

- 10 minutes to drive to Dubai Mall,
- 15 minutes to Palm Jumeirah,
- 15 minutes to Burj Al Arab and
- 20 minutes to The Walk JBR.

## ABOUT THE AREA

Dubai Hills Estate is a mixed-use development incorporating several unique neighbourhoods, built around a prestigious 18-hole championship golf course. This city-within-a-city concept boasts landscaped parks and gardens, connected by leafy walkways and nature trails. Each community has its own unique character.

Park Point provides opportunities for apartment living, while Sidra has a choice of villas. Dubai Hills is a gated community offering exclusive villas in a choice of architectural styles, giving owners the chance to design their own luxurious homes. (Not literally of course, this sort of thing is best left to the professionals.)

Living in Dubai Hills Estate gives you space and an abundance of greenery, which make this a popular choice for families. The project was built for sustainable living and includes recreational facilities, play areas to keep kids entertained, shops, cafes and restaurants. The development will encompass hotels, a hospital and a business park



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Dubai is a city and emirate in the United Arab Emirates known for luxury shopping, ultramodern architecture and a lively nightlife scene. Burj Khalifa, an 830m-tall tower, dominates the skyscraper-filled skyline. At its foot lies Dubai Fountain, with jets and lights choreographed to music. On artificial islands just offshore is Atlantis, The Palm, a resort with water and marine-animal parks.

## MAiN FEATURES:

- Beds: 4
- Bathrooms 5
- 229 m2 living space
- 275m2 plot
- Massive potential in the rental market
- Stunning views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Dubai
- Many excellent sports facilities, fishing, walking and cycling areas nearby

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### **Algemeen**

|                             |                    |
|-----------------------------|--------------------|
| Slaapkamers:                | 5                  |
| Badkamers:                  | 5                  |
| Afgewerkte vierkante meter: | 229 m <sup>2</sup> |

### **Building details**

|                    |   |
|--------------------|---|
| Number of Garages: | 1 |
|--------------------|---|

### **Lease terms**

Date Available:

### **Additionele informatie**

|                   |   |
|-------------------|---|
| Virtual tour URL: | <a href="https://www.youtube.com/embed/wcdGI7rqf4Y?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/wcdGI7rqf4Y?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a> |
|-------------------|---|

### **Contact information**

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| IMLIX ID: | IX4.693.633 |
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IMLIX

IMLIX Vastgoedmarkt  
<https://www.imlix.com/nl/>

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