

THE PERFECT OPPORTUNITY TO
OWN A HOME-OFFICE IS BACK

DUBAI HILLS
ESTATE

EXECUTIVE RESIDENCES II

PARK RIDGE BY
EMAAR


PREMIER ESTATES



YOUR DREAM WORKSPACE IS HERE

After the phenomenal response to **EXECUTIVE RESIDENCES**, Emaar grants you a new chance to become part of the City's most thriving business-centric community.

Set up, run and grow your business at
EXECUTIVE RESIDENCES II.





THE HOME OF ENTREPRENEURS

DMCC

Emaar in partnership with DMCC, the Global Free Zone of the Year for four consecutive years*, brings you a new opportunity to run a successful home-based business.





DMCC BUSINESS LICENCE BENEFITS

Working from home is proven to afford you flexible working hours, fewer distractions and an improved work-life balance. What's more, your newly set up business at Executive Residences II gives you:

100% BUSINESS OWNERSHIP

100% CAPITAL REPATRIATION

0% PERSONAL AND CORPORATE INCOME TAX

42% DISCOUNT ON YOUR BUSINESS LICENCE RENEWAL

15,000+ COMPANIES TO NETWORK WITHIN A THRIVING BUSINESS HUB



INTRODUCING A NEW AND IMPROVED OFFER

Pay 15% of the apartment price*,
and receive:

**A FREE
3-YEAR
RENEWABLE
BUSINESS LICENCE**

**A FREE
3-YEAR
RENEWABLE FAMILY
RESIDENCY VISA**

**GIVE YOUR TENANT
THE BUSINESS LICENCE**

**5 YEARS TO APPLY
FOR BUSINESS LICENCE***





WORK

Work and Thrive from Home

LIVE

Live in a Vibrant Community

PLAY

Enjoy your own Central Park

EXECUTIVE RESIDENCES

EXECUTIVE RESIDENCES II







HOME OFFICE RICHES BEYOND COMPARE:



BUSINESS CAFÉ



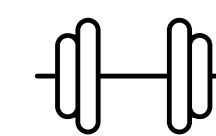
MEETINGS AREA



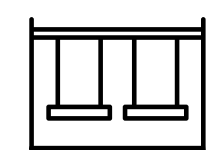
**INFINITY
EDGE POOL**



**ZEN & YOGA
GARDENS**



**FULLY
EQUIPPED GYM**



**CHILDREN'S
PLAY AREA**

SHARED AMENITIES ACROSS 3 TOWERS



EMAAR

43 CAFE







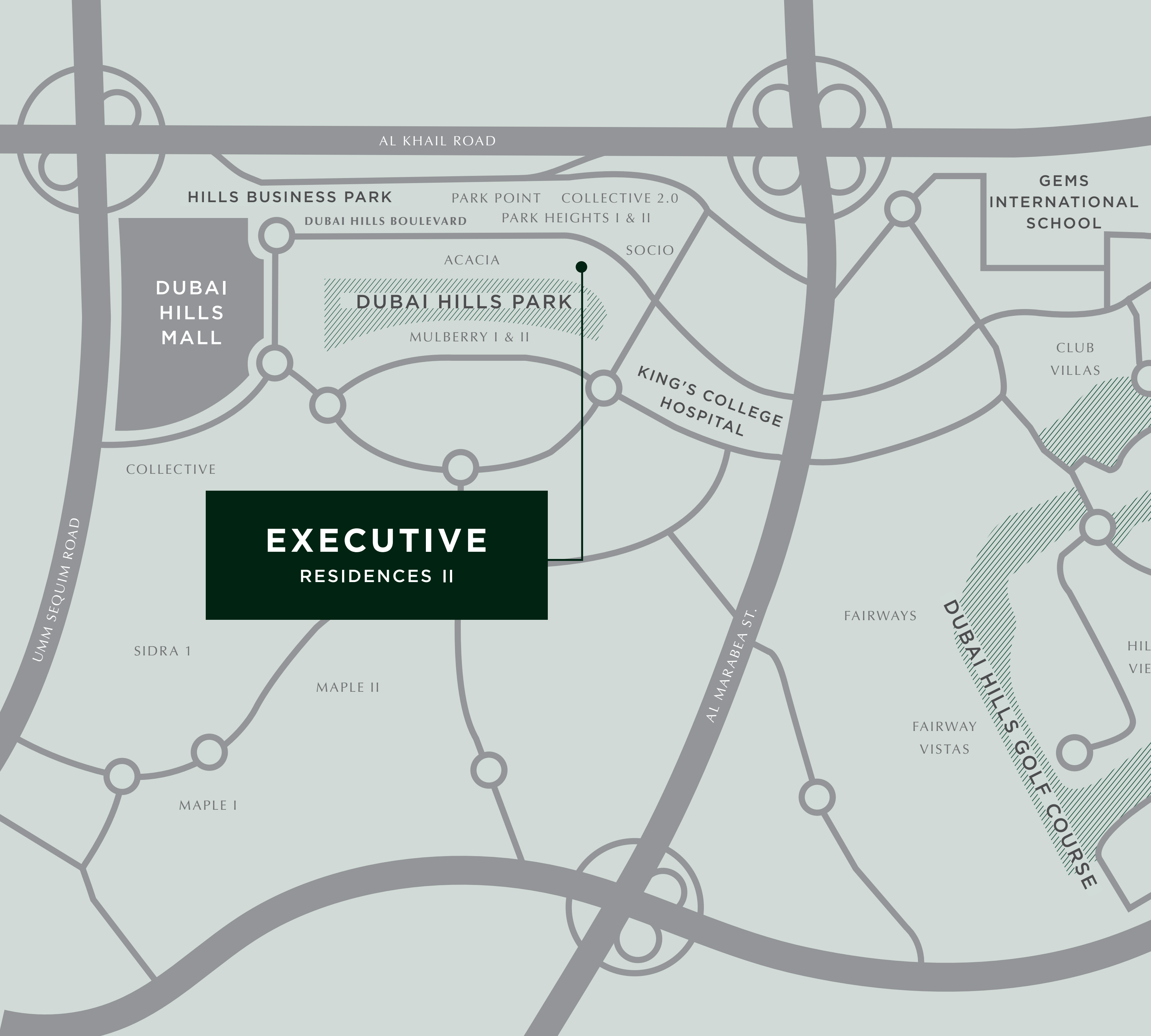
YOUR NEW HOME OFFICE / 1, 2 & 3 BEDROOM APARTMENTS

The apartments at Executive Residences II are equipped with everything from efficient layouts to floor-to-ceiling windows and inspiring views of nature.









THE GREEN HEART OF DUBAI

At the heart of Executive Residences II are views to Dubai Hills Park. In addition to remarkable proximity to the park and the Dubai Hills Mall, live with the following conveniences at your doorstep:

20 MINS' DRIVE TO DOWNTOWN DUBAI

EASY ACCESS TO AL KHAIL ROAD

RELAXATION

Executive Residences II is precisely positioned along Dubai's new central oasis, Dubai Hills Park.

It's both a retreat and a perfectly connected business hub with all of the City's financial and leisure interests reachable within minutes.

Opportunities to relax and unwind after your day's work are just a few steps outside your door.

Surrounded By:



HILLS BUSINESS PARK



DUBAI HILLS PARK



DUBAI HILLS MALL



An aerial architectural rendering of a residential development. The image shows a complex layout of buildings, roads, and green spaces. Two callout boxes are present: one on the left labeled 'EXECUTIVE RESIDENCES' pointing to a cluster of buildings, and another on the right labeled 'EXECUTIVE RESIDENCES II' pointing to a larger, more prominent building complex. The rendering includes various building styles, some with swimming pools, and a network of roads and walkways. The overall aesthetic is modern and planned.

EXECUTIVE
RESIDENCES

EXECUTIVE
RESIDENCES II



YOUR VERY OWN CENTRAL PARK

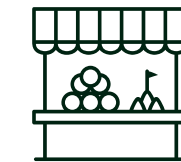
Spanning an impressive 180,000 sqm – four times the size of Place de l'Étoile in Paris – Dubai Hills Park is a lush green oasis at your doorstep with plenty of activities that nourish the mind, body and soul.



2.5 KM
JOGGING
TRACK



CAFÉ
PAVILION



WEEKEND
MARKETS



SKATEPARK



URBAN
BEACH &
SPLASH
PARK



DOG
PARK



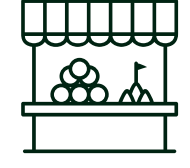
URBAN
BEACH &
SPLASH
PARK





SKATEPARK





WEEKEND
MARKETS



The Secret Garden

ORGANIC
FOOD

BAKERY
SHOP

FARM
FRESH

FARM
FRESH



CAFÉ
PAVILION





DOG
PARK





2 MILLION SQFT OF RETAIL INDULGENCE

Dubai Hills Mall is a destination of endless possibilities. Ideally positioned on the crossroads of Umm Suqeim Road and Al Khail Road, and only a short walk from Executive Residences II, the mall grants you:

**650+
SHOPPING &
DINING CHOICES**

**A HOST OF
FAMILY
ADVENTURES**

REEL CINEMA

HYPERMARKET





DUBAI HILLS PARK OPENING IN 2019

WELCOMING OUR FIRST RESIDENTS IN 2019

With construction moving swiftly and several projects nearing completion, Dubai Hills Estate will start move-ins in Q2 2019. Residents and visitors will enjoy exclusive access to a range of amenities including:

**18-HOLE
CHAMPIONSHIP
GOLF COURSE**

**DUBAI HILLS
GOLF CLUB**



DUBAI HILLS MALL OPENING
IN Q1 2020



HILLS BUSINESS PARK OPENING
IN Q4 2019



THE STRENGTH OF EMAAR PROPERTIES

An undisputed leader in the local real estate market, Emaar has grown over the years to become the largest global developer outside China. You will be investing with one of the most prestigious brands in the world.

BRAND VALUE
USD
2.7BN+
FY 2018

REVENUE
USD
6.99BN
FY 2018

NET PROFIT
USD
1.96BN
FY 2018

YOY BRAND VALUE
↑ 39%

YOY REVENUE
↑ 37%

YOY NET PROFIT*
↑ 30%

*Before considering the effect of the IPO Emaar Development and Forex movement



PREMIER ESTATES

Premier Estates, P03 Building 2, Bay Square, Business Bay, Dubai - UAE, ORN : 11814

Phone: +971 4 425 2780 Fax: +971 4 425 2601 Email: info@dubaipremierestates.com

www.dubaipremierestates.com