



HILLSIDE

at Jumeirah Golf Estates



PREMIER ESTATES



View of the Earth course and
Dubai city skyline from Hillside.

Amazing golf courses,
amazing views.



Early morning view. Hole number four,
Fire course at Jumeirah Golf Estates



The daunting 18th hole on the Earth course at Jumeirah Golf Estates

Introducing Hillside at Jumeirah Golf Estates

CHI – SOL Properties are proud to introduce Hillside, a limited collection of 20 contemporary designed villas built on a private gated community overlooking the prestigious Earth course at Jumeirah Golf Estates, home to the DP World Tour Championship played annually as the finale of European Tour golf season.

Situated on one of the city's highest natural landforms, these exclusive Villas offer spectacular views of the captivating Dubai skyline along with the chance to experience amazing sunrises and glorious sunsets.

The villas are located adjacent to the JGE Country Club and within less than a few minutes' walk from both the Earth and Fire courses, golf academy, recreational facilities and tennis courts.



Street facade of Hillside showing the feature travertine blade wall

Outstanding high-end living

With more than 16,500 sq ft of built up area, each six bedroom villa has been designed with meticulous attention to detail. Each villa features an extensive basement including parking for up to 5 cars and three additional floors serviced by an elevator leading to the Penthouse bedroom on the second floor with its stunning views of the city and golf course.

A neutral palette of materials such as travertine stone, marble, slate, walnut timber and porcelain combine to create residences that stand in stunning contrast to the lush surroundings of the Earth course. The result is an exceptional, truly modern living experience unlike anything else Dubai has to offer.

We have learnt that discerning buyers prefer to personalise their homes. Therefore, in order to provide you with flexibility in the villa finishes, Hillside has been planned with options for your final selection, including:

- North or south facing gardens.
- Right or left handed layouts.
- Fully fitted or shell and core options, which will allow you as the owner to select your own materials and features to suit personal needs and taste.
- Two material choices when selecting the fully fitted option.
(Principally floor and bathroom finishes.)
- With or without landscape or pool, leaving you free to design your garden and surrounds.
- Feature walls in different travertine marble.



Garden view of Hillside with a view over the golf course

Living spaces meticulously designed to maximise light and space

Floor to ceiling windows allow for natural light to flow throughout, at the same time providing the panoramic vistas that are a real signature of each exquisite property.



Show kitchen and family living room flow into the garden



Main entry lobby with grand staircase, library and views towards the garden and golf course



Main living and dining room



Principle bathroom on the first floor



Second floor living room overlooking the golf course

With features such as high ceilings, vast windows and stunning open plan design, Hillside is an address that will take your breath away from the moment you enter.



Penthouse bathroom with stunning views towards the city



View from the penthouse bedroom over the golf course

A breathtaking private retreat

Covering the whole of the top floor of each villa is a luxurious penthouse bedroom, offering the ultimate personal space in which to rest and reflect.

In addition to features such as an expansive walk in dressing room and a spacious balcony, this stunning level boasts a signature en-suite bathroom, with vast windows that offer magnificent views from what is the villa's highest living point.

A multifunctional space, personalised to you

With a myriad of options available, the only limit to the function of your basement is your imagination.

The adjacent courtyard space provides natural light and ventilation, and can feature plants, artwork and different wall treatments to suit your preferences. The basement parking area is accessed via the glass doors.



Summary of villa features

The Hillside development has been planned with intricate attention to detail, with each villa showcasing exclusive elements that combine to make this a high-end living experience.

The villas have a total BUA area of 16,500 sq ft comprising:

- Basement with parking for 5 cars and internal recreational use.
- Ground floor
- First floor
- Second floor with Penthouse bedroom

Plots range from 11,090 to 16,157 sq ft with a choice of north and south facing views to capture the sun-rise or sun-set.

Changes in perspective and light throughout the villa are maximised through carefully planned high ceilings and double and triple volume spaces, allowing the villa's interiors to change throughout the day as the sun moves from east to west.

VILLA FLOORS – BASEMENT

Parking for up to 5 cars, including space for golf buggies / bikes / motor cycles.

The basement has been planned with flexibility of use for entertaining and recreation, or as a combination of games room and home theatre.

A courtyard area open to the sky also brings natural ventilation and light into the area.

The basement also includes space for storage, laundry, a driver's room and a back of house pantry / kitchen.

An 8 person elevator that travels from the basement to the second floor.

GROUND TO TOP FLOOR

In addition to the elevator, each floor is accessible via a grand staircase with open riser timber steps.

Extensive open plan space throughout the ground floor, featuring high ceilings and floor to ceiling windows measuring up to 4.5m tall.

The ground floor also includes a private guest bedroom, library/office, show kitchen, back of house kitchen, family room, guest powder room and staff quarters for 2 maids.

The first floor is carefully planned with four bedrooms, each with en-suite bathrooms and walk in closets, in addition to a family room, private outdoor terrace and back of house pantry.

Elevated 10.5m above the garden, the second floor will feature amazing views of the city and surrounding golf course.

This floor includes an extensive bedroom, bathroom, walk-in-closet and private lounge with a pantry / kitchenette.

The bathroom overlooks an infinity window with stunning city and golf course views.

ADDITIONAL FEATURES

Each villa will be built from a mixture of high-end materials including travertine stone, marble, slate, porcelain, solid timber and quartz stone.

This relatively neutral palette allows owners great flexibility in terms of interior design and furniture selection.

State of the art smart technology wiring systems will be included throughout, allowing for wireless operation of music, DVD, air conditioning, window blinds, CCTV and lighting.

The show kitchen will feature the latest in high-end kitchen appliances that are modern, yet efficient and easy to use.

The gardens have been planned with entertaining in mind and include a combination of large paved areas, grass and planting to create interest as well as to focus attention on the impressive golf course views. The garden's covered structure next to the swimming pool's decking is designed for intimate al-fresco dining.

Each villa also includes eco-friendly design features, including solar collectors on the roof, thermal insulation in the walls and roofs, high U value glazing and thermal barriers in the window.

Access to Hillside is via a dedicated security gatehouse, located opposite the Country Club, and this will be the only community that will be able to use the Jumeirah Golf Estate's Country Club road.

Basement



The expansive basement area has been planned to allow parking for up to 5 cars with access from a private ramp.

The internal area of the basement has been planned with flexibility to allow the owner the option of creating spaces for a combination of recreational activities. Such uses could include a gym, games room, home theatre or other.

The external courtyard area allows light into the space whilst providing natural ventilation. The basement also includes a second staff room (perhaps for a driver), laundry and a back of house pantry that could be fitted out as an additional kitchen.

Ground Floor



The villa is accessed through a cor-ten steel door via the travertine clad blade wall.

The ground floor includes a private guest bedroom with en-suite bathroom, walk in closet and an outdoor terrace space.

Also present is a glass enclosed library / office space with wooden flooring; an open plan area that will allow for great flexibility of furniture layout; a show kitchen area and family room; a secondary kitchen area; staff room and a guest bathroom.

Access to the garden is via large floor to ceiling sliding windows. The garden can include a heated / chilled swimming pool, sunken garden with a feature pergola and fire wall, sunbathing area, external shower, planting, landscape lighting and automatic irrigation.

The gardens have been designed by Cracknells (acknowledged as one of the regions foremost Landscape consultancies).

Some extra off-street private parking has been allowed to the front of the villa.



First Floor



Access to the first floor is either via the elevator or by the grand staircase, both of which service all four floors.

This floor has four bedrooms, all with en-suite bathrooms and closets, as well as a family room with a large terrace overlooking the golf course.

Also present on this floor is a back of house pantry, and a private terrace located off the corridor.

Second Floor



The Penthouse bedroom has been planned as a feature experience for residents.

With stunning views of the golf course and beautifully appointed rooms, the penthouse suite is designed to impress.

Also present is the master bathroom including free standing bath, rain shower and floor-to-ceiling glazing.

This floor also boasts a very large walk-in closet, private lounge area with pantry, guest WC, and two terraces accessed from both the lounge and bedroom.



One of the worlds most prestigious golf developments

Welcome to Jumeirah Golf Estates – one of the world’s most prestigious residential golf developments. Coming home to Jumeirah Golf Estates, promises to be an inspirational experience.

A collection of individually designed homes set amidst a truly breathtaking landscape and enclosed within a secure gated community. Jumeirah Golf Estates blends the best in modern living with the wonders of nature. Jumeirah Golf Estates is at the heart of New Dubai, located in the Jebel Ali district on the south side of Sheikh Mohammed Bin Zayed Highway.

The current development of Jumeirah Golf Estates consists of a number of phases with the first phase nearing total completion. The first two golf courses, Earth and Fire, have matured into stunning experiences for golfers and were opened in 2009. The Earth course has hosted 6 European Tour ‘Race to Dubai’ events since 2009.

Phase A consists of 375 hectares within a 1,119 hectare land parcel, and incorporates 15 planned residential communities, comprising more than 1,000 individual properties. It is one of the lowest density communities in the region with more than 80% of the land developed being open space including parks, gardens, lakes and the golf courses.





Jumeirah Golf Estates, home to the annual DP World Tour Championship



| View towards Lime Tree Valley from Hillside. |



Hillside occupies an elevated landform adjacent to the first and tenth fairways of Jumeirah Golf Estates award winning Earth course, home to the European Tours DP World Tour Championship played annually at the end of the year.

Not only does this luxurious address equate to ownership of a truly unique and limited number of villas, it gives you as a resident access to world class facilities right on your doorstep. This can include:

- Luxurious Country Club with access to the swimming pools, gymnasium, sauna, restaurants and bars.
- Two floodlit tennis courts
- Use of the state of the art European Tour Professional Institute (ETPI) golf academy and practice facilities.
- Options for golf membership that can include individual or family week day play only or annual membership with access to the stunning Earth and Fire courses.

* Please note that use of the golf courses and country club facilities does require an annual subscription payable according to the rates prevalent at the time of joining.



Families and friends will feel equally at home at Hillside thanks to the wealth of leisure options right on your doorstep.



| The 11th green on Earth, |
a tricky par 4



The bunkers on the Fire course are treacherous.





Convenient central location



Hillside is conveniently located close to the following landmarks and amenities:

Hillside to:	Minutes:
1. City Centre Mall (Carrefour)	5
2. Emirates Hills	10
3. Nord Anglia School	10
4. Dubai Investment Park	10
5. Gems World Academy	15
6. JSS International	15
7. Emirates Golf Course	15
8. Arabian Ranches	15
9. Mall of the Emirates	18
10. Dubai Marina	20
11. Gems Wellington School	20
12. Jebel Ali Free Zone	20
13. 2020 Dubai Expo Site	25
14. Business Bay	25
15. Burj Al Arab	25
16. Palm Jumeirah	25
17. Dubai World Central - Al Maktoum International Airport	25
18. Ibn Battuta Mall	25
19. Repton School	28
20. Dubai International Financial Centre	30
21. Dubai Mall	30
22. Burj Khalifa	30
23. Dubai International Airport	36

Earth Course:

- 8. Lime Tree Valley
- 9. Wildflower
- 10. Sundials
- 11. Sanctuary Falls
- 12. Olive Point
- 13. Whispering Pines
- 14. Country Club
- 15. Driving range and golf academy
- 16. Practise Area
- 17. Tennis Academy
- 18. Hillside

Fire Course:

- 1. Orange Lake
- 2. Valencia Grove
- 3. Juniper Way
- 4. Redwood & Redwood Avenue
- 5. Sienna Views
- 6. Sienna Lakes
- 7. Flame Tree Ridge
- 19. Main entrance
- 20. JGE offices
- 21. Al Andalus Apartments and townhomes
- 22. Shop



DUBAI: the future centre of the world

In just over four decades, Dubai's transformation from desert town to a global hub for business and leisure has been nothing short of phenomenal.

With a long list of records stretching from the world's tallest building to the first man made island, the emirate has positioned itself as a city that dares to make the seemingly impossible a reality.

Evidence of Dubai's success is in the figures, with visitor numbers up year on year and a thriving tourism industry that has overtaken oil as the economy's biggest contributor. Plus, with the World Expo 2020 on the horizon, there has never been a better time to be part of this dynamic destination. The event is already serving to cement Dubai's status as one of the world's most popular places to live, work and visit.





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