

A top-down view of a desk with a lit candle, a glass of water, a notebook, and a pen. The candle is in a copper-colored holder and is lit. The glass is partially filled with water. The notebook is open, showing a page with the words 'GET' and 'DONE' written on it. A pen is lying on the notebook. The desk is light-colored and has some greenery on the left side.

THE PERFECT OPPORTUNITY TO  
OWN A HOME-OFFICE IS BACK

DUBAI HILLS  
ESTATE

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EXECUTIVE RESIDENCES II

PARK RIDGE BY  
EMAAR



# 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**



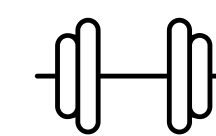
**MEETINGS AREA**



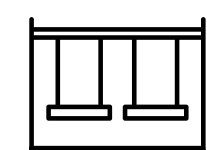
**INFINITY  
EDGE POOL**



**ZEN & YOGA  
GARDENS**



**FULLY  
EQUIPPED GYM**



**CHILDREN'S  
PLAY AREA**

**SHARED AMENITIES ACROSS 3 TOWERS**



EMAAR

43 CAFE







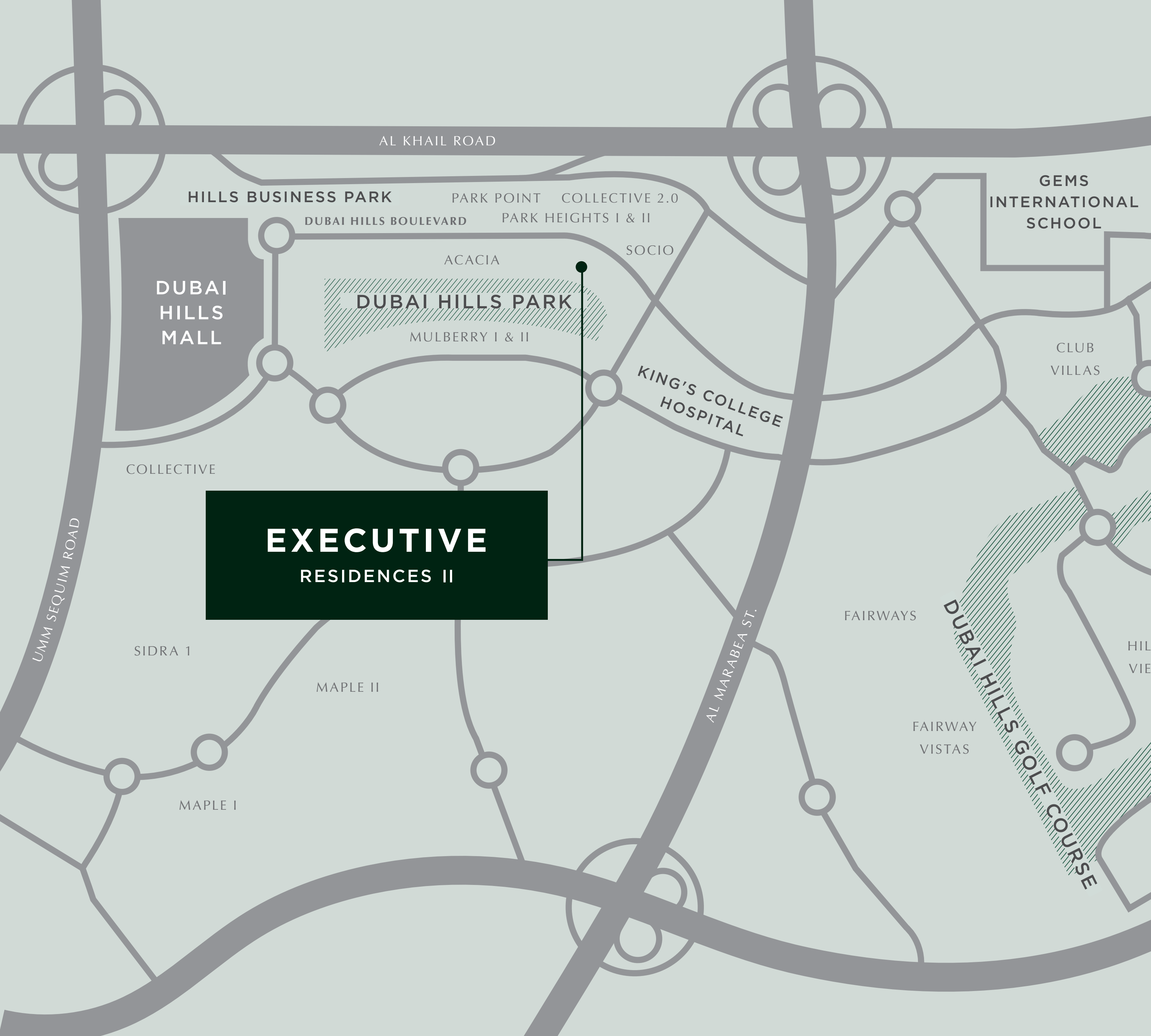
# YOUR NEW HOME OFFICE / 1, 2 & 3 BEDROOM APARTMENTS

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 architectural rendering of a residential development, viewed from an aerial perspective. The scene shows a mix of modern, multi-story apartment buildings with white facades and blue accents, interspersed with green spaces, trees, and winding roads. A central road with a yellow curb runs diagonally through the site. Two callout boxes with black backgrounds and white text are overlaid on the left side of the image. The top callout box points to a specific building, and the bottom callout box points to a larger area of the development.

**EXECUTIVE**  
RESIDENCES

**EXECUTIVE**  
RESIDENCES II



# YOUR VERY OWN CENTRAL PARK

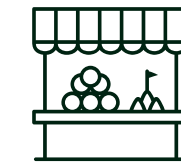
Spanning an impressive 180,000 sqm – four times the size of Place de l'Étoile in Paris – Dubai Hills Park is a lush green oasis at your doorstep with plenty of activities that nourish the mind, body and soul.



2.5 KM  
JOGGING  
TRACK



CAFÉ  
PAVILION



WEEKEND  
MARKETS



SKATEPARK



URBAN  
BEACH &  
SPLASH  
PARK



DOG  
PARK



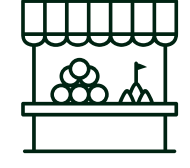
URBAN  
BEACH &  
SPLASH  
PARK





SKATEPARK





WEEKEND  
MARKETS





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



fam<sup>®</sup>

Properties

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