



SIDRA 3

AT DUBAI HILLS ESTATE



DUBAI HILLS

ESTATE











AN EXCLUSIVE PREMIUM
COMMUNITY LIKE
NO OTHER

3, 4 and 5 bedroom villas available

All villas can accommodate private swimming pools

Equipped with modern amenities



SURROUNDED BY A WORLD-CLASS
GOLF COURSE AND NUMEROUS
RECREATIONAL FACILITIES

- | | |
|----------------|----------------------|
| 18-Hole Course | Gymnasium |
| Driving Range | Multi Use Game Areas |
| Putting Greens | |



WANDER THROUGH THE LUSH
GREEN PARKS AND TAKE IN
NATURE'S BEAUTY

Children's Play Areas
Outdoor Gymnasium
2 Kilometre Jogging Track

Art Installations
Fountains, Water Features
and Splash Pad



SHOP, DINE AND BE
ENTERTAINED AT A
STATE-OF-THE-ART MALL

Cutting-edge Cinemas
Family Entertainment Venues
Wide Array of Dining Options

Linked Directly to Future Metro Lines
Leading Fashion and Retail Outlets

DUBAI HILLS

ESTATE

Jumeirah Beach
12 Minutes

The Dubai Mall
10 Minutes

Burj Khalifa
10 Minutes

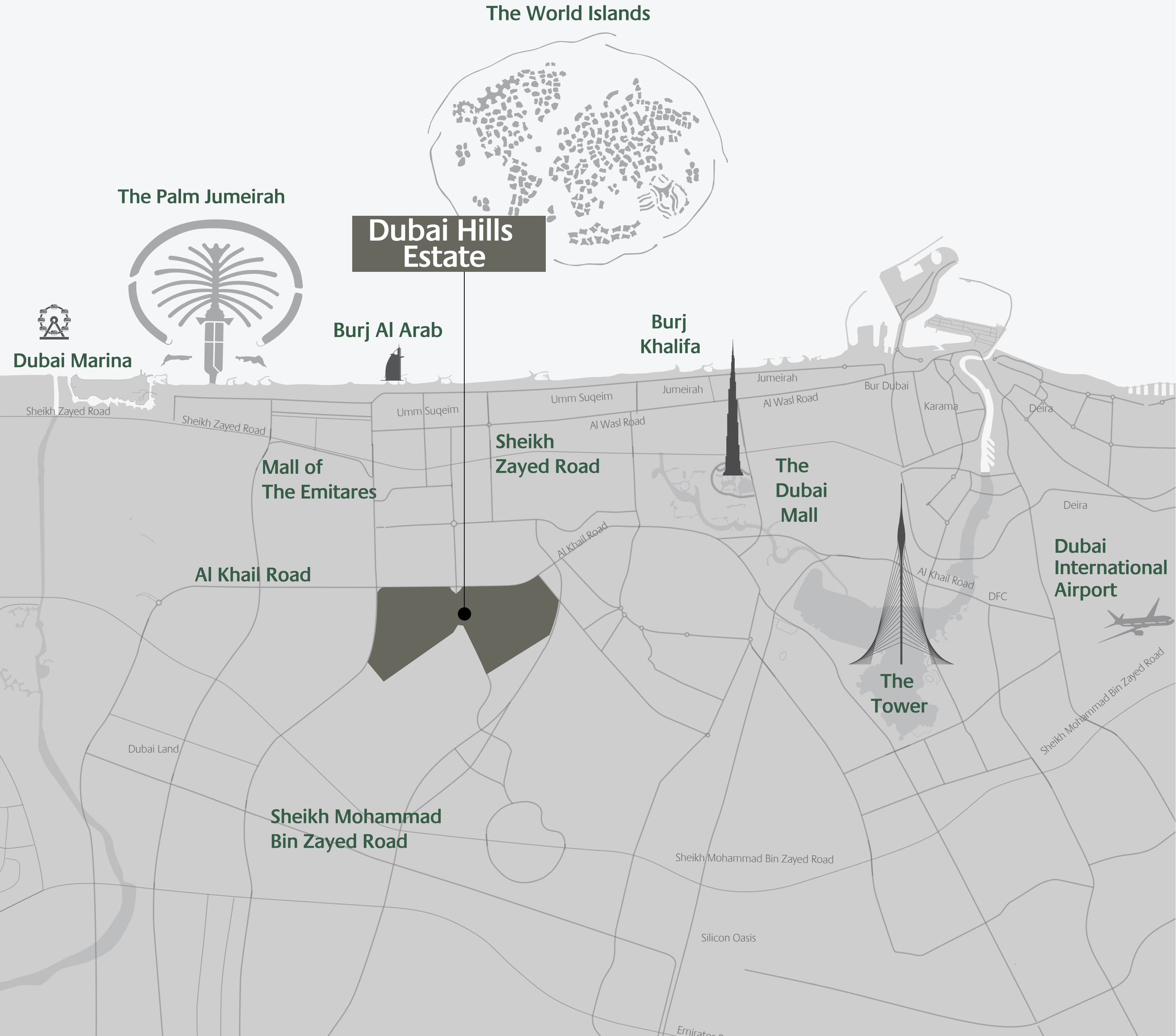
Dubai Marina
10 Minutes

Al Maktoum Airport
35 Minutes

The Tower - DCH
15 Minutes

Dubai Intl Airport
20 Minutes

DISTANCES ARE APPROXIMATE



DUBAI HILLS

ESTATE



32,000

RESIDENTIAL UNITS



282,000 SQM

REGIONAL MALL



132,000

RESIDENTS



3

SCHOOLS



1,100 KEYS
3 HOTELS



1.45 MILLION
SQM
PARKS & OPEN SPACES



54 KILOMETERS
BICYCLE ROUTES



1.120 M SQM
18 HOLE GOLF COURSE



2
HOSPITALS

SIDRA 3

SITE PLAN

DUBAI HILLS
ESTATE





Toll Free: 800 326 800

Email: info@famproperties.com

Web: www.famproperties.com