



HILLS PARK

FACTSHEET



399 HILLS PARK

Located in a community that embodies the values of luxury, nature and modern living. The apartments at 399 Hills Park are designed to offer spacious and comfortable living spaces, while seamlessly blending with the natural landscape. Overlooking vast greenery in the forms of golf courses, parks, and landscaped gardens, residents are provided with picturesque views and the opportunity to connect with nature.

COMMUNITY FEATURES

- An upscale residential community
- A range of housing options designed in a self contained community
- Convenient location near major highways and public transportation routes
- Popular among residents looking for a sophisticated lifestyle
- Luxurious, high-end feel





AMENITIES

- 54km bicycling track
- 180,000 sq. m. landscape & open spaces
- Padel tennis court, yoga lawn, & gym
- Electric car charging stations
- Indoor & outdoor children's play areas
- Rooftop terrace with BBQ & seating area
- Adult & children's swimming pools
- Multi-purpose halls



399 HILLS PARK BUILDING B SPECIFICATIONS

MASTER DEVELOPER: EMAAR PROPERTIES PJSC



BUILDING B COMPRISES:

- 13 floors (G + 2 podiums + 1 + 12)
- 8 retail shops
- Balconies occupy 10% to maximum 40% of the total unit's BUA.
- 1-bedrooms (76 units @ 39.58%)
- 2-bedrooms (79 units @ 41.15%)
- 3-bedrooms (37 Units @ 19.27%)
- Unit sizes range from 915 sq.ft. to 2,459 sq.ft.
- Maid room in 3-bed units
- Different layouts offering various views

399 HILLS PARK BUILDING B SPECIFICATIONS					
Unit Type	Size Sq.Ft.		Layouts	Options	Views
	From	To			
1 B/R	915	1,255	2	Open & Semi Closed Kitchens	Pool Deck/Boulevard & Landscape
2 B/R	1,411	2,075	5	Open & Semi Closed Kitchens	Pool Deck/Boulevard & Landscape
3 B/R	2,007	2,459	2	Open & Semi Closed Kitchens	Pool Deck/Boulevard & Landscape

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399 HILLS PARK BUILDING B PRICE RANGE

399 HILLS PARK BUILDING B PRICE RANGE				
Unit Type	Price Per Sq.Ft. (AED)		Total Price (AED)	
	From	To	From	To
1 B/R	1,700	1,900	1,556,313	2,133,457
2 B/R	1,700	1,900	2,398,607	3,527,460
3 B/R	1,700	1,900	3,412,726	4,346,170

PAYMENT PLAN

INSTALLMENT	%	REMARKS
Deposit	10%	Down Payment on Signing Res. Form & SPA
1 st Installment	5%	Under Construction
2 nd Installment	5%	Under Construction
3 rd Installment	5%	Under Construction
4 th Installment	5%	Under Construction
5 th Installment	5%	Under Construction
6 th Installment	5%	Under Construction
Final Installment	60%	On Handover



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399 HILLS PARK LAYOUTS



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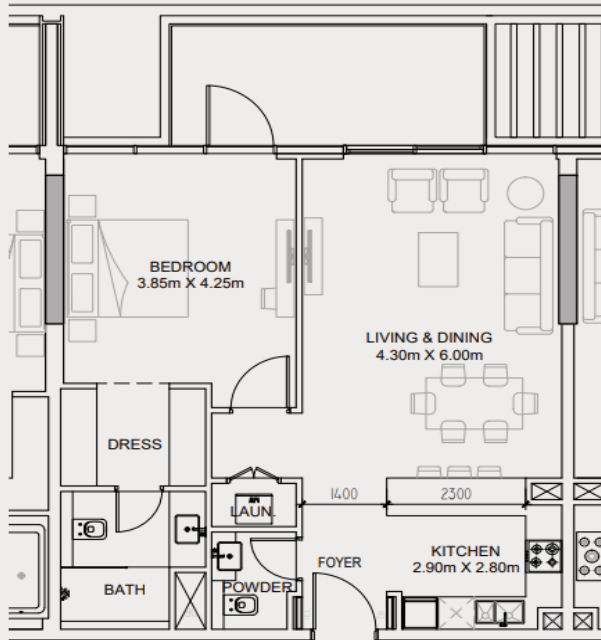
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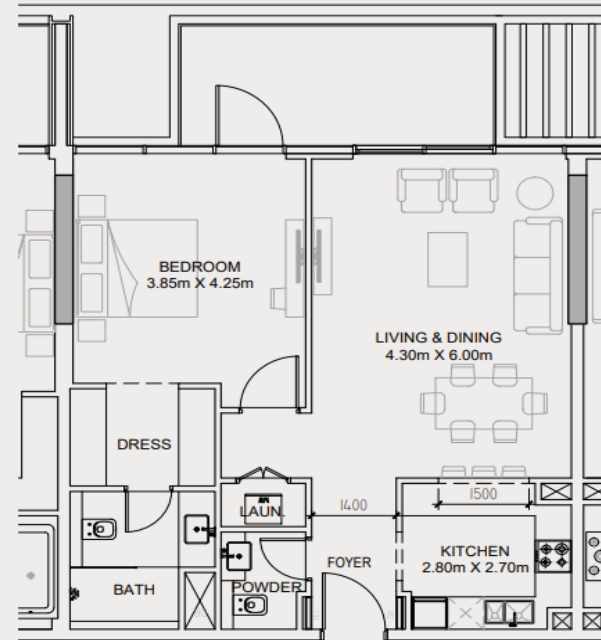
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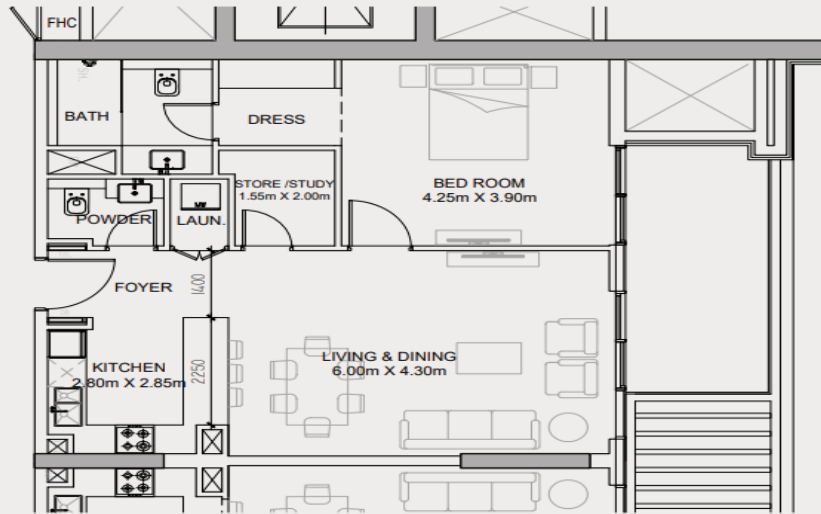
OPEN KITCHEN
(OPTION)



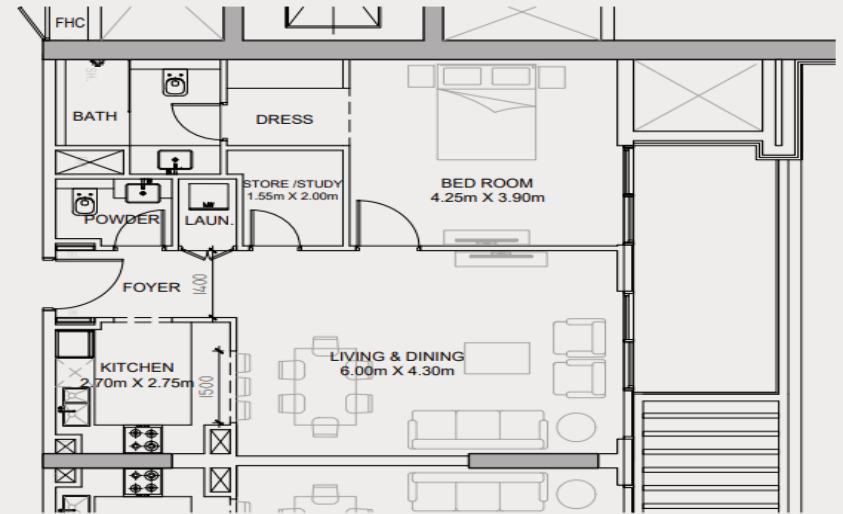
APPROVED LAYOUT (SEMI-CLOSED KITCHEN)
(14/09/2022)

1 B/R - A





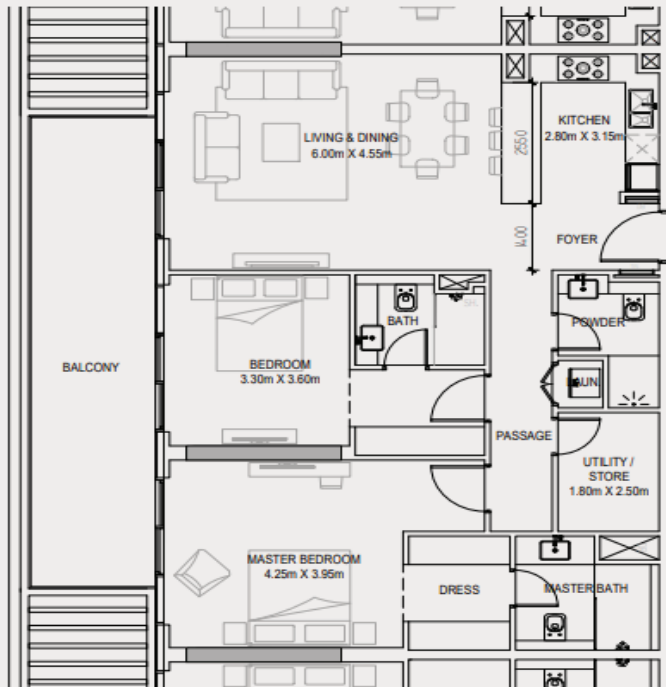
OPEN KITCHEN
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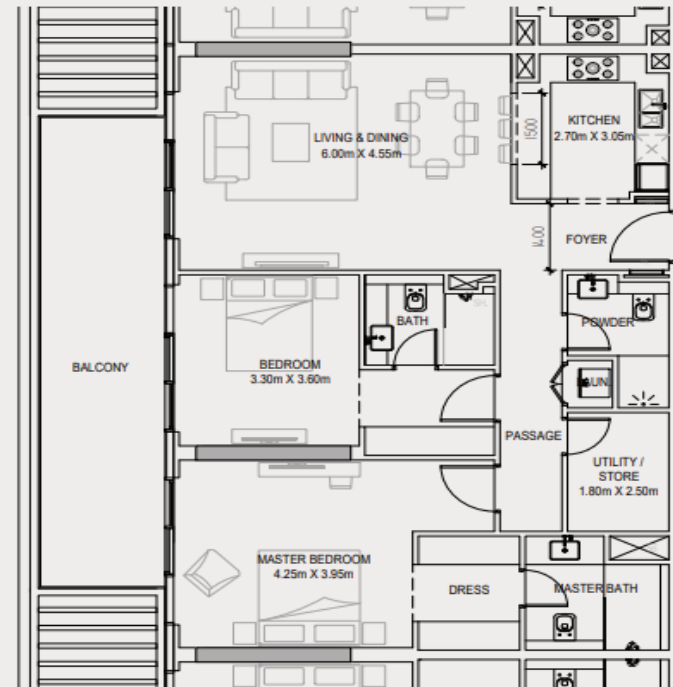
APPROVED LAYOUT (SEMI-CLOSED KITCHEN)
(14/09/2022)

1 B/R - B





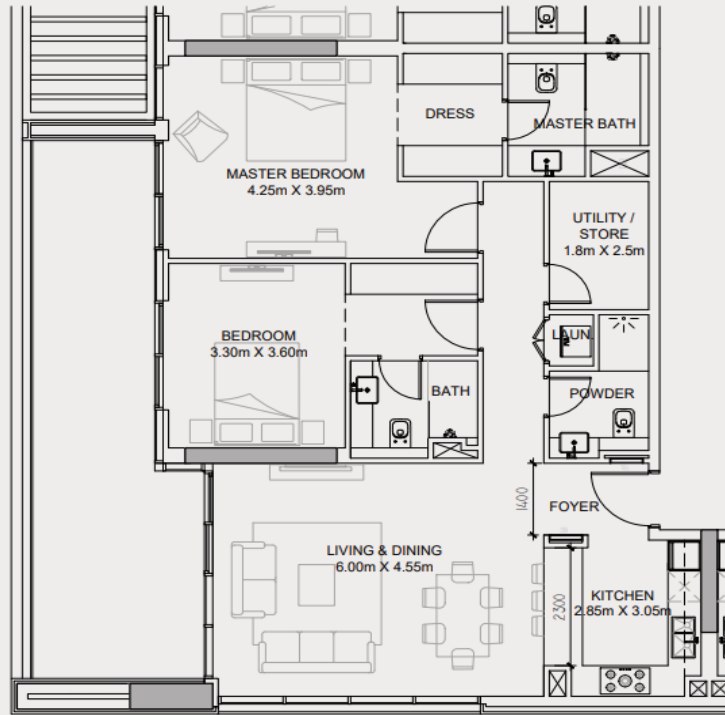
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(OPTION)



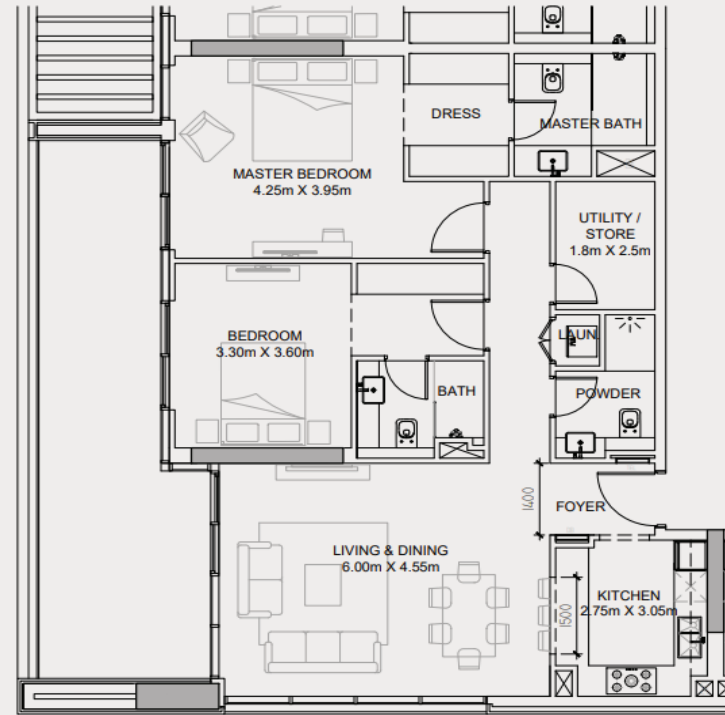
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2 B/R - A





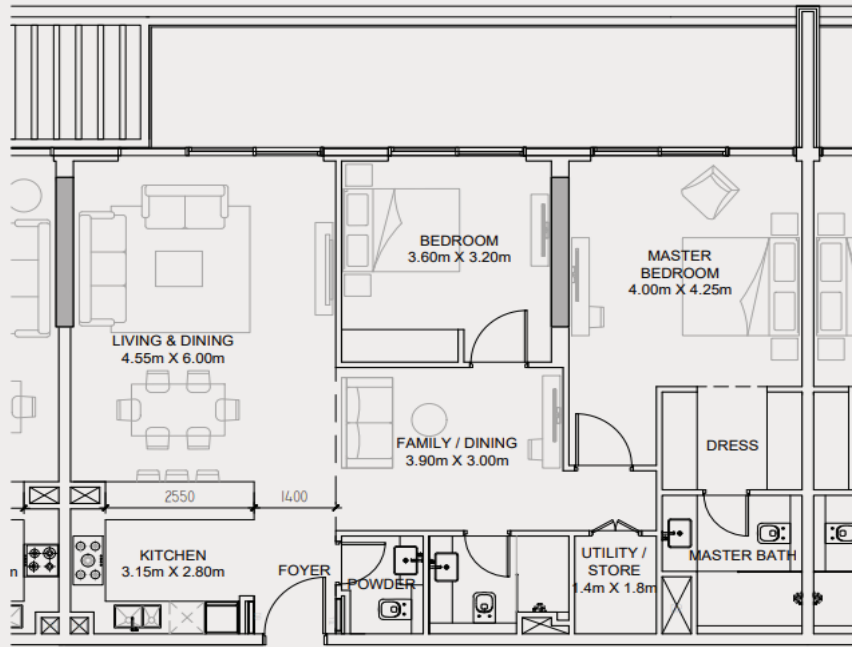
OPEN KITCHEN
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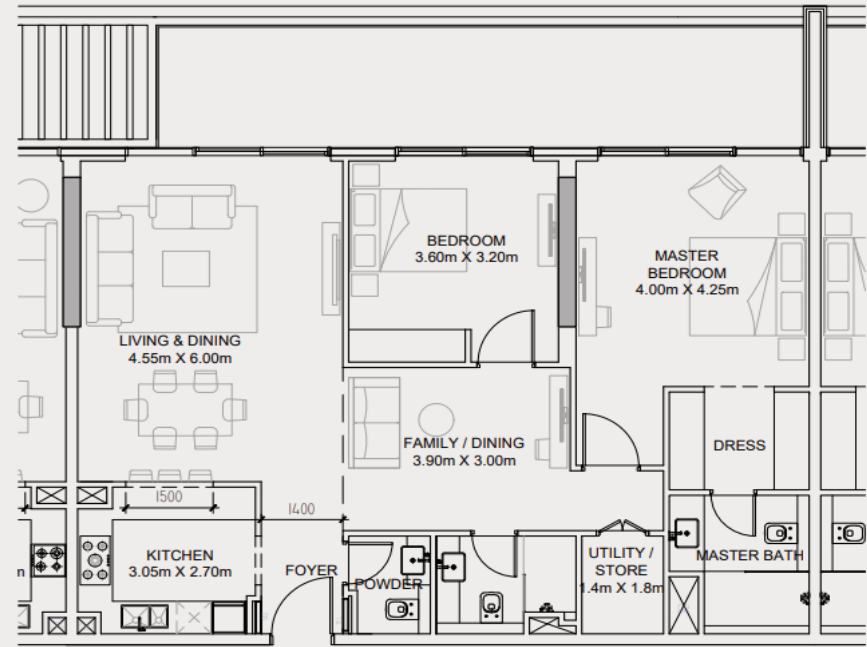
APPROVED LAYOUT (SEMI-CLOSED KITCHEN)
(14/09/2022)

2 B/R - B





OPEN KITCHEN
(OPTION)

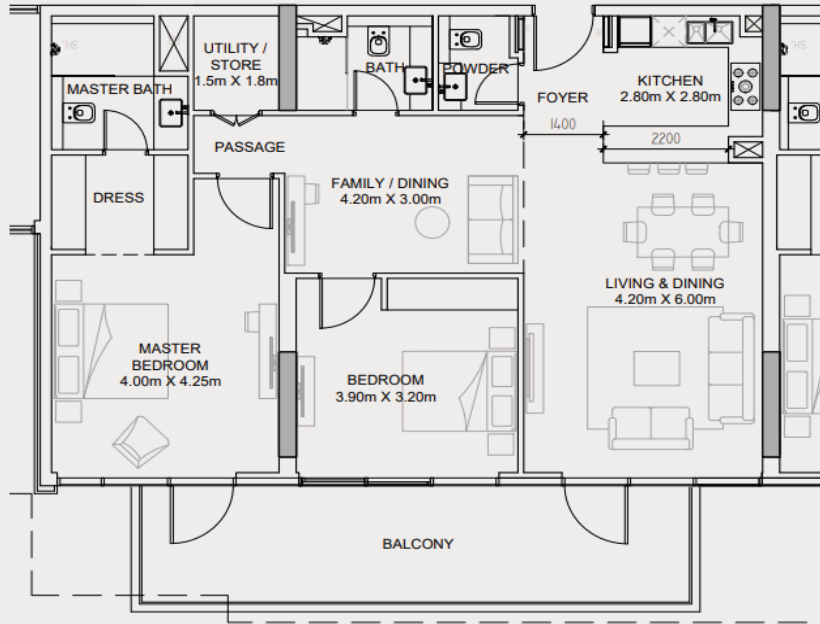


APPROVED LAYOUT (SEMI-CLOSED KITCHEN)

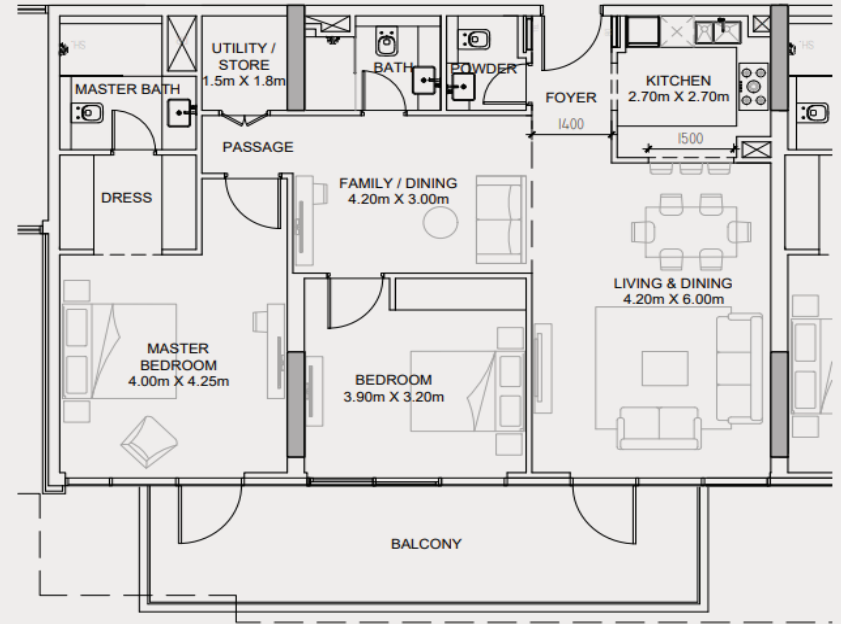
(14/09/2022)

2 B/R - C





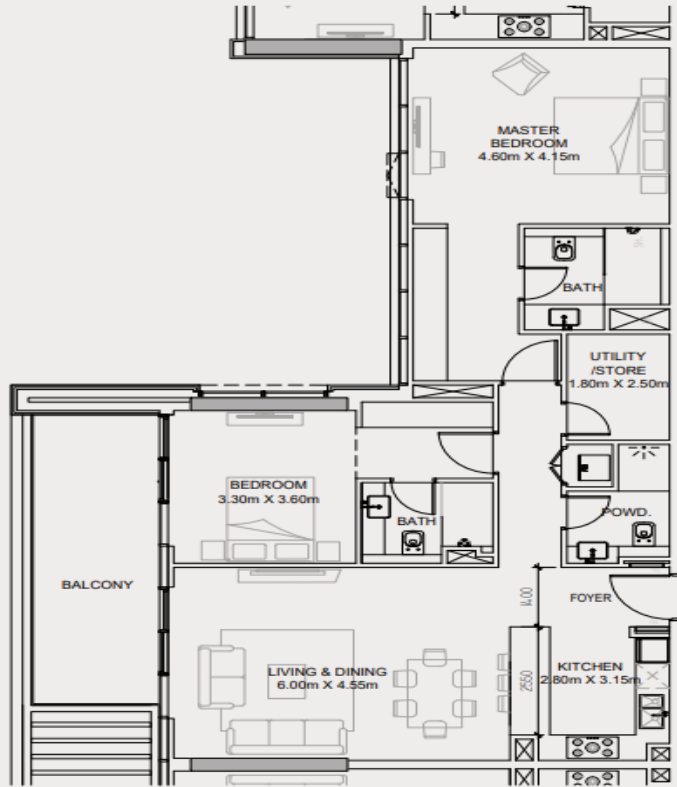
OPEN KITCHEN
(OPTION)



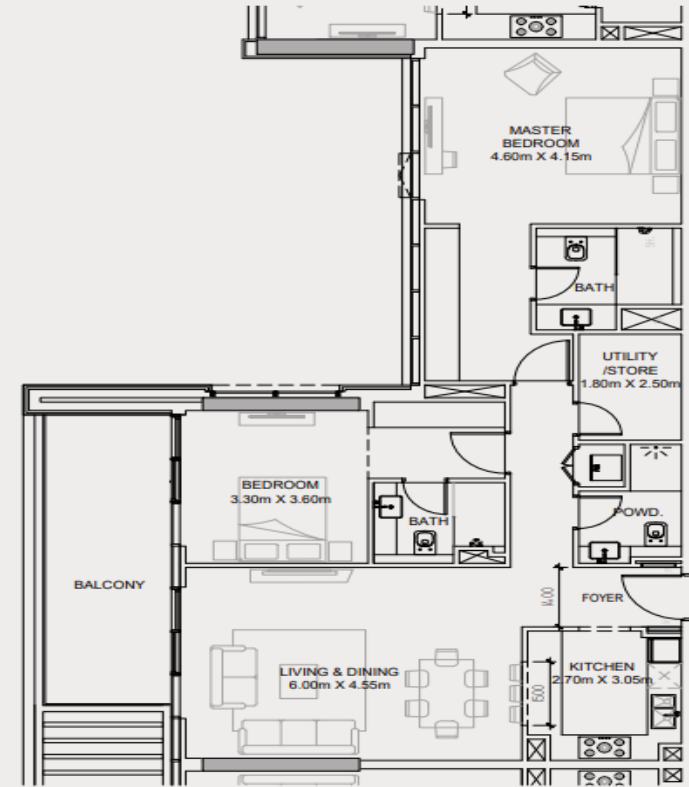
APPROVED LAYOUT (SEMI-CLOSED KITCHEN)
(14/09/2022)

2 B/R - D





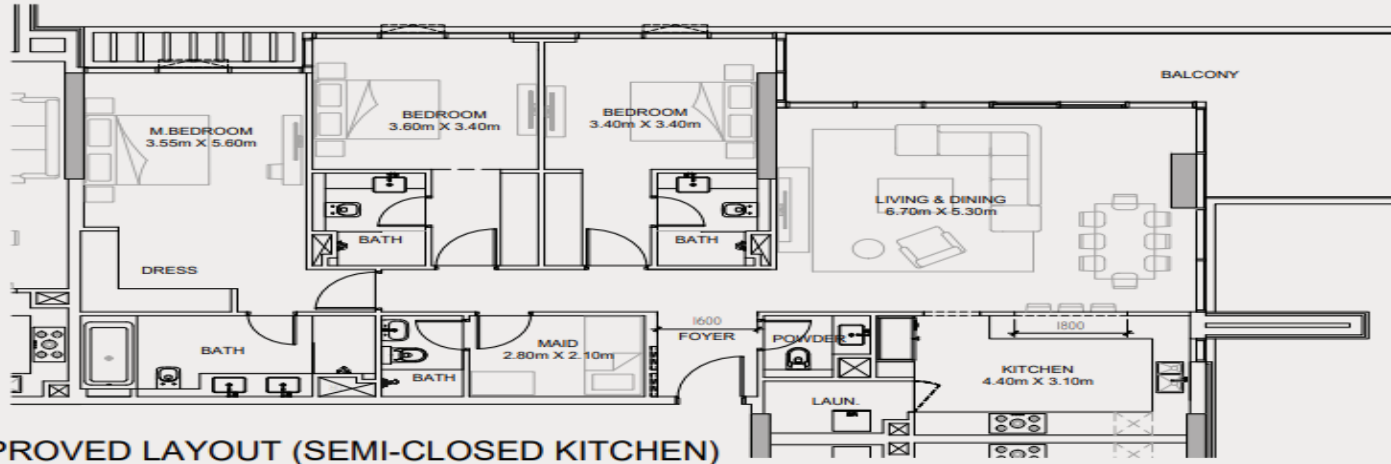
OPEN KITCHEN
(OPTION)



APPROVED LAYOUT (SEMI-CLOSED KITCHEN)
(14/09/2022)

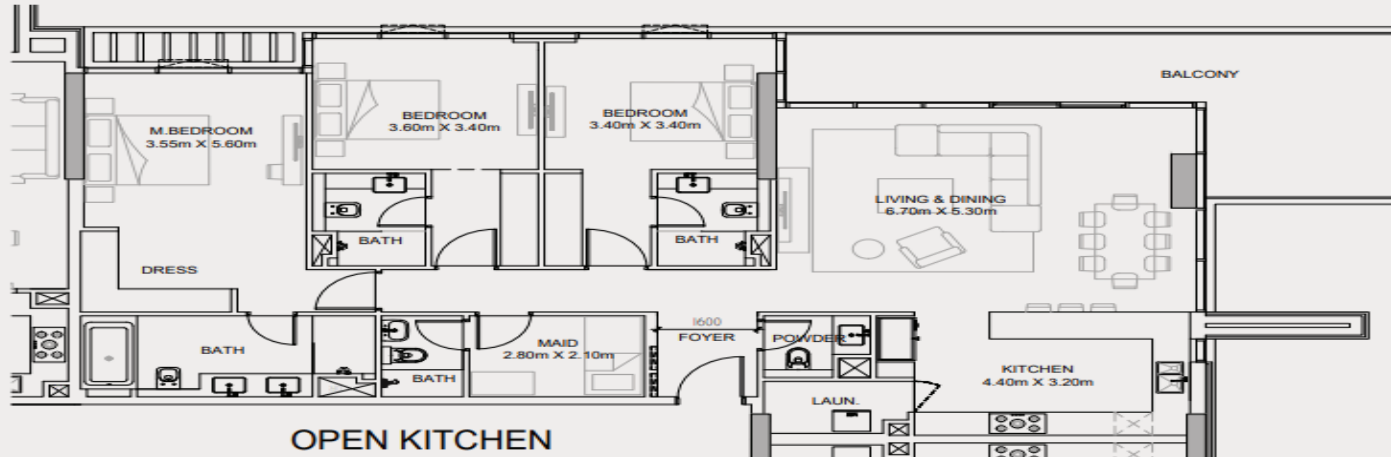
2 B/R - E





APPROVED LAYOUT (SEMI-CLOSED KITCHEN)

(14/09/2022)

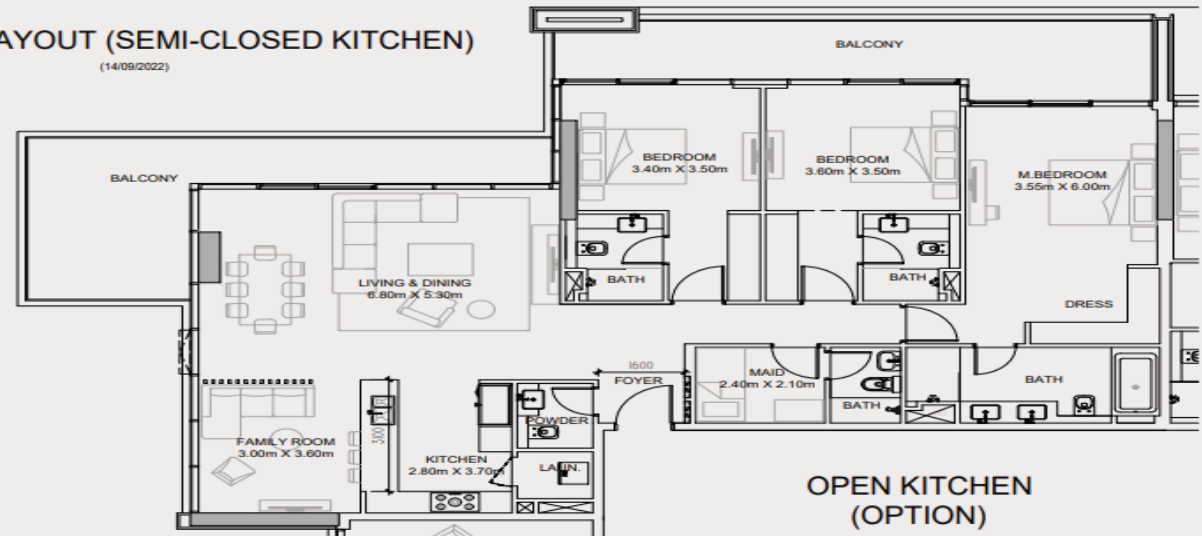
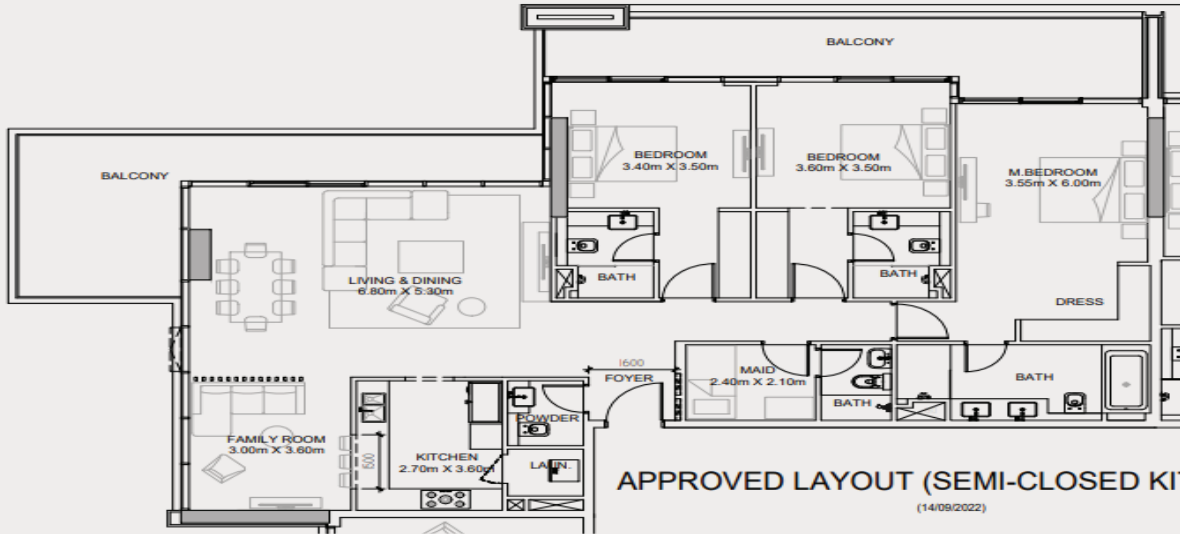


OPEN KITCHEN
(OPTION)

3B-A

3 B/R - A





3B-B
SCALE 1:100

3 B/R - B





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399 HILLS PARK FLOOR PLANS



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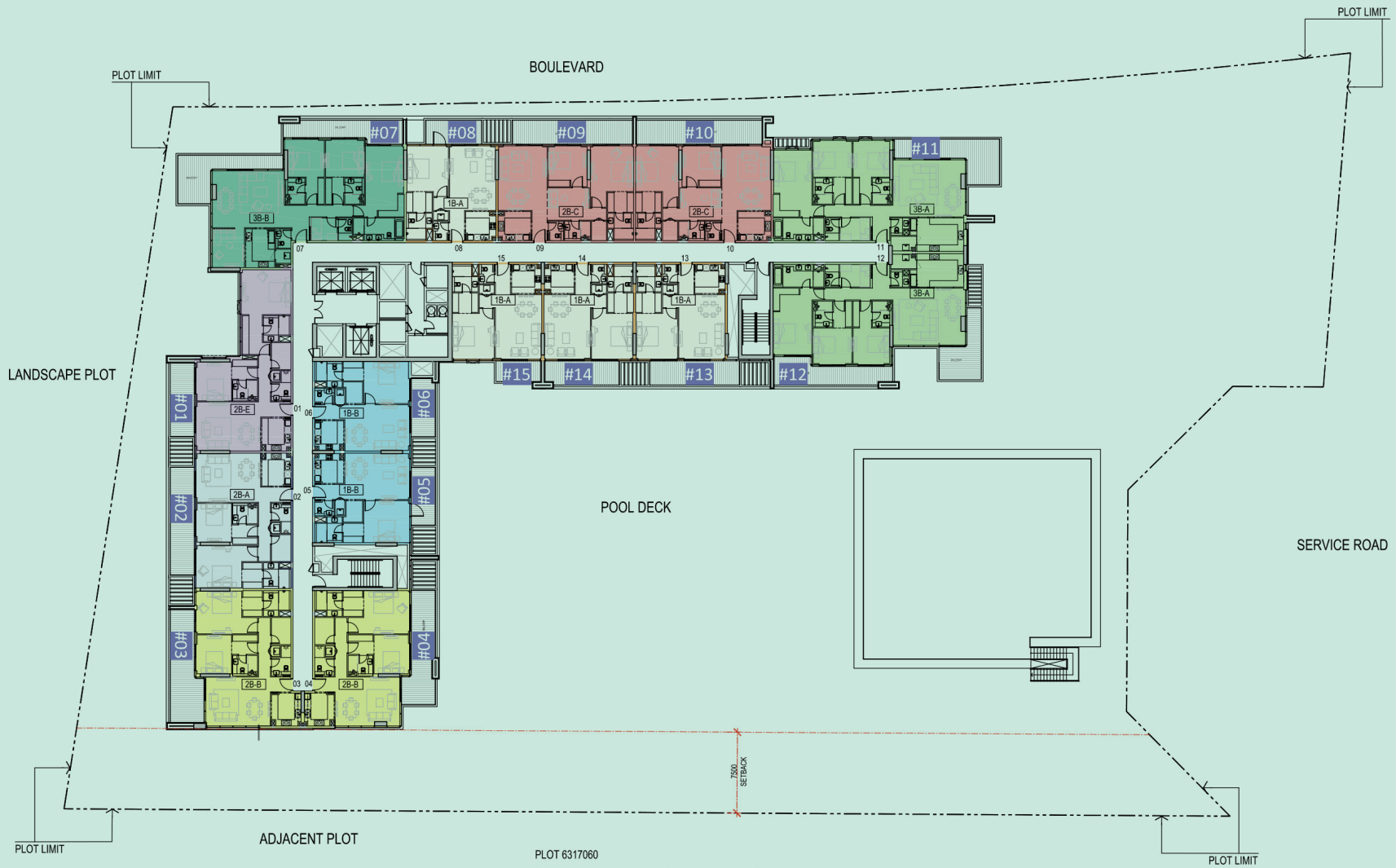
PLOT 6317060

APARTMENT SUMMARY-TYPICAL FLOOR	
APT TYPE	APTS / FLOOR
1B-A	2
1B-B	2
2B-A	1
2B-B	2
2B-C	2
2B-E	1
3B-B	1
2B-D	1
TOTAL	12

- 1 BEDROOM = 4 NOS
 - 2 BEDROOM = 7 NOS
 - 3 BEDROOM = 1 NOS
- TOTAL NO OF APT. = 12 NOS

1ST FLOOR OVERALL





PLOT 6317060

APARTMENT SUMMARY-TYPICAL FLOOR	
APT TYPE	APTS / FLOOR
1B-A	4
1B-B	2
2B-A	1
2B-B	2
2B-C	2
2B-E	1
3B-A	2
3B-B	1
TOTAL	15

- 1 BEDROOM = 6 NOS
 - 2 BEDROOM = 6 NOS
 - 3 BEDROOM = 3 NOS
- TOTAL NO OF APT. = 15 NOS

TYPICAL FLOOR OVERALL



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ABOUT NATIONAL PROPERTIES

National Properties Corporation, is a subsidiary of National Bonds Corporation, the leading Sharia-compliant savings and Investment Company. National Properties engages principally in the development of commercial and residential real estate projects across the city of Dubai. The company is well known for its unique high-end living spaces/work places and upscale projects. It owns some of the most prominent real estate developments in Dubai such as: The Motor City Green Community, Skycourts Towers, Andalusia, Sulafa Tower and many others.

The company's long-term objective is to create innovative real estate projects that provide the highest standard of living with well-maintained, well-located and highly functional properties with the most affordable property schemes that are suitable for everyone.

National Properties provides wide-ranging services across the entire real estate value chain to all clients at various phases of the development process – Pre-Development, Development, Brokerage and Property Management.



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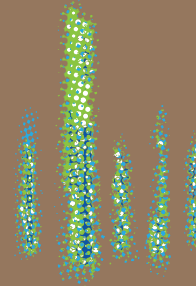


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THANK YOU



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A subsidiary of
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