



THE

RESIDENCES

DUBAI HILLS





FIND

YOUR

FREEDOM

INTRODUCTION







# HYD LIVING

INTRODUCTION

Hyde Residences Dubai Hills is a free-spirited blend of creativity and luxe. Each vibrantly designed area flows seamlessly into the next, immersing you in cultural richness and unparalleled comfort. The service is personalized, the surroundings eclectic. This is an aesthetic sanctuary designed for the original, the outgoing, the creative and the confident.





# WELCOME TO

INTRODUCTION



DUBAI HILLS PARK



HYDE RESIDENCES DUBAI HILLS



Welcome to Dubai Hills Estate, where luxe living meets convenience. Our residences offer not just beautiful parks and green spaces, but a lifestyle that redefines urban living. Step into a world where every detail is designed for your comfort and pleasure. From child and dog-friendly amenities to high-end shopping at your doorstep, every aspect of Dubai Hills Estate is crafted to enhance your everyday experience. Discover a community like no other — a welcoming, luxe, connected oasis in the heart of the city.

# DUBAI HILLS ESTATE



# S O U L F U L L I V I N G T H A T       G O E S B E Y O N D B L U E P R I N T S

Our design vision encapsulates a blend of boho chic and cultural tradition, merging sophisticated luxe with textured richness. Each detail is crafted to reflect the innovative spirit and vibrant energy of the city, creating a living experience that is as dynamic as it is elegant. Discover a residence that resonates with your unique style and aspirations at Hyde Residences Dubai Hills.





# DUBAI

CHAPTER ONE DUBAI



# BE PART OF SOMETHING BIGGER

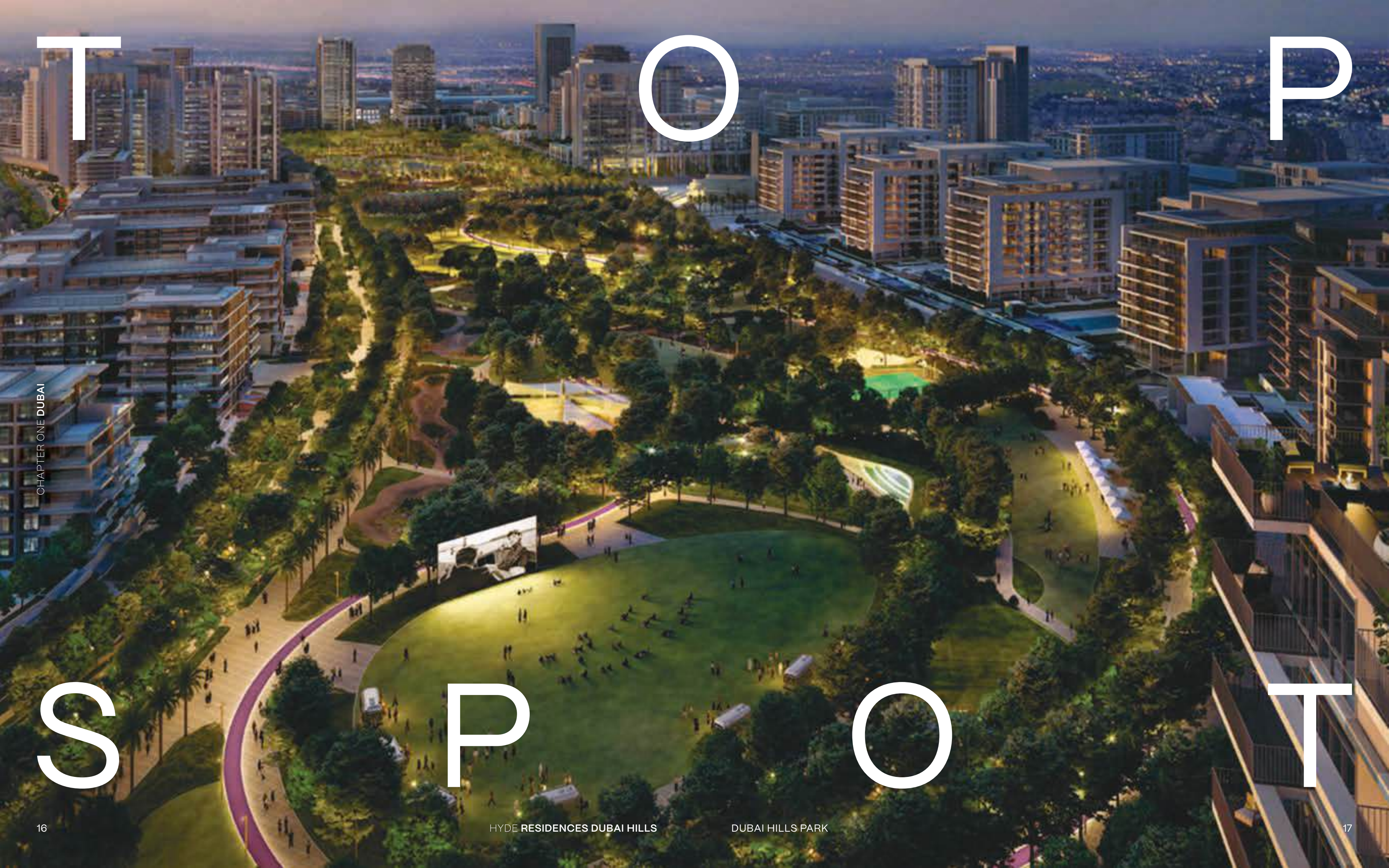
Dubai Hills Estate living connects you to culture, community, and nature. With easy access to Al Khail Road and Umm Suqeim Street, residents can enjoy easy access to key destinations, unparalleled connectivity, and convenience. Within Dubai Hills Estate, the beautifully laid out Central Park invites families with children, pet owners, friends, walkers and joggers to share and enjoy its open spaces. The Dubai Hills Mall, just a short walk away, is packed with family-friendly amusements, vibrant international cuisine, and luxe shopping from the world’s best-known brands.

📍 Key locations:

	<b>Dubai Hills Golf Club</b> 6 minutes
<b>King’s College Hospital</b> 4 minutes	<b>GEMS Wellington Academy</b> 15 minutes
<b>Dubai Hills Mall</b> 5 minute walk	<b>Dubai International Airport</b> 35 minutes







# T O P

# S P O T

CHAPTER ONE DUBAI

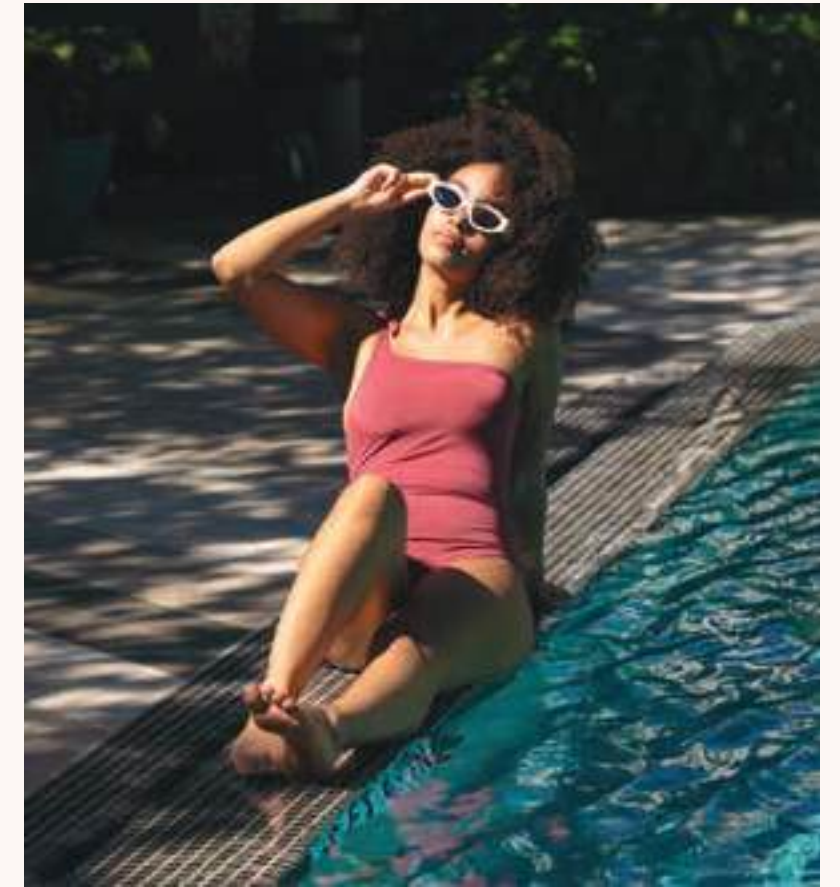




Dive into the world of Hyde, that feeling when the right music, people, and places come together to create a sense of belonging.







From al fresco dining to perfectly mixed  
sundowners, find your oasis at the  
heart of Hyde Residences Dubai Hills.



# L I V E

CHAPTER TWO LIFE



# WHERE YOU BELONG

CHAPTER TWO **LIFE**

From the moment you pull up, Hyde Residences Dubai Hills welcomes you. Step into the lobby and feel the creative energy pulsating in every corner. Captivating artwork adorns the walls. Curated playlists infuse each space with an energized ambience. Our warm, experienced concierge service is always on hand for personalized recommendations and more.







U N W I N D

I N S T Y L E



# THE ART OF LIVING

Hyde Residences Dubai Hills is an urban community like no other. As the only lifestyle branded residence in the area, it combines the serenity of luxe living with a wealth of imaginative, high-end amenities for the ultimate escape in the city.

Each spacious, creatively designed apartment has park or landscape views, giving you the best of the glittering Dubai skyline from the city – the Burj Al Arab, Dubai Hills Estate Central Park and the Burj Khalifa. The entire development is nestled in a fully landscaped enclosure, creating privacy and peace.

There are 246 units over 24 storeys, in a mix of 1, 2 and 3 bedroom residences.







01 — 03  
BEDROOM APARTMENTS

2 4 6  
RESIDENCES

162  
1 BEDROOMS  
up to 903.31 sqft

70  
2 BEDROOMS  
up to 1,848.27 sqft

13  
3 BEDROOMS  
up to 2,426.29 sqft

1  
3 BEDROOM DUPLEX  
up to 2,798.40 sqft

O V E R 24 STOREYS

For those grounded, stay-at-home days, the variety of retail boutiques within Hyde Residences Dubai Hills is there to intrigue and inspire.

Creative living has no limits. From film, literature and music to finding the balance within. Hyde Residences Dubai Hills' amenities are carefully curated to enhance every experience, with an imaginatively stocked library, screening room, state of the art outdoor cinema and holistically designed gym and wellness centre, plus a vibrant space specially designed for kids.



# REFRESHED

The clear, tranquil blue waters of the Hyde Residences Dubai Hills pool form the hub of this urban sanctuary, creating a space to unwind and revitalize. Socialize on balmy evenings with friends and family in the summer house, savor fire-roasted BBQ feasts round the pool, or find a haven in the area’s hidden gem, the sunken lounge.

Discover the exclusive listening room, a serene escape with curated melodies for your enjoyment. Residents can indulge in an exquisite dining experience at an award-winning restaurant and cafe under the renowned RIKAS hospitality group, offering a unique culinary experience with unique energy and character, and an eclectic mix of flavors.

## Swim

in the family-friendly splash or signature pools

## Recover

in the indoor and outdoor wellness spaces

## Play

a friendly game of padel or pickleball

## Relax

in the summer house

## Enjoy

the best music tracks in the listening room

## Dine

in the premium F&B concept by Rikas Group

## Move

in the fully fitted fitness studio

## Watch

the best films in the outdoor cinema

## Read

everything you need at the library

Local amenities include:

Parks

Shopping mall

Dog-friendly

F&B options



EXTERIOR



































HYDE IBIZA

**All**  
ACCOR · LIVE LIMITLESS

CHAPTER TWO LIFE

## ACCOR Ownership Benefits Program

### GLOBAL VVIP STATUS FOR HYDE RESIDENCE OWNERS

Residence owners are eligible to participate in the Accor Ownership Benefits Program\*, affording them VVIP status on a global basis.

- Exclusive invitation to join PLATINUM status in Accor Live Limitless
- VIP reservation desk to support travel planning across Accor's global network of hotels, resorts and related hospitality offerings
- Automatic upgrades on arrival across more than 5,500 hotels and resorts worldwide (subject to availability)\*\*
- 20% off best available rate worldwide at participating Accor hotels and resorts

*\*Eligibility continues for as long as Purchaser owns Hyde branded real estate, subject to inclusion of the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.*

*\*\*At participating Accor brands and properties.*





# The Good Life - Core Services

- Residence concierge
- Doormen & valet
- Security
- Owner services
- Summer house staff
- Accor Ownership Benefits Program annual fee
- Common area maintenance, housekeeping & utilities
- Common area 'Reserve for Replacement'
- WIFI in residents' lounge
- General & administrative
- Property insurance
- Playlist of emerging artists

*Core services are included in the service charge assessed to homeowners annually.*



# The Best Life - À La Carte Services

- In-residence catering, personal chef
- Shopping services, personal assistant
- Childcare
- Dog walking service
- Dry cleaning & laundry
- Private transportation / limousine services
- In-residence housekeeping (daily, weekly, etc.)
- In-residence maintenance
- Pet Grooming
- "While You Are Away" Maintenance Package
- Turnkey in-residence maintenance solution for Residents who frequently reside elsewhere
- Sound engineering for your home (for the perfect placement of DJ-level audio experience in your residence)
- Learn to DJ Classes
- Personal Training & Wellness Classes including Sound Healing, Breathwork coaching, Reiki + Aura Reading
- HYDE branded ponchos + slides poolside

*À La Carte Services are optional and subject to additional charges.*





# ICONIC

# SPACES









# 1 BEDROOM

Type A



**Total area**  
900 sqft

**Unit area**  
733 sqft

**Balcony area**  
167 sqft



# 1 BEDROOM

Type A2

Type B



<b>Total area</b>	<b>Unit area</b>	<b>Balcony area</b>
906 sqft	760 sqft	146 sqft



<b>Total area</b>	<b>Unit area</b>	<b>Balcony area</b>
835 sqft	684 sqft	150 sqft







# 1 BEDROOM

Type C



**Total area**  
795 sqft

**Unit area**  
641 sqft

**Balcony area**  
155 sqft



ENSUITE BATHROOM





# 2 BEDROOM

Type A



**Total area**  
1,388 sqft

**Unit area**  
1,180 sqft

**Balcony area**  
209 sqft



# 2 BEDROOM

Type B



Total area	Unit area	Balcony area
1,338 sqft	1,132 sqft	206 sqft



2 BEDROOM KITCHEN



2 BEDROOM LIVING ROOM









# 3 BEDROOM

Type A



**Total area**  
1,786 sqft

**Unit area**  
1,472 sqft

**Balcony area**  
314 sqft













# SPECIFICATION

## GENERAL

- Porcelain tile with travertine effect for flooring
- Off-white paint for walls and ceiling
- Curtain pelmets with recessed LED strips
- Modern design brass finish switches and power sockets
- Floor to ceiling windows with outdoor views
- Chandelier provisions at center of main areas
- Metal u-shaped detail on skirtings

## KITCHENS

- Full suite of integrated appliances
- Natural oak and glossy lacquered cabinetry
- Quartz stone with terrazzo finish countertop and splash back

## BEDROOMS

- Walk-through wardrobe with integrated LED lighting
- Natural oak and fabric detail for dresser doors

## BATHROOMS

- Built-in mirrors with integrated LED strips
- Quartz top with travertine effect on vanity within minimal integrated sink design
- Natural oak wood for storage cabinetry under vanity
- Feature checkered tile on shower flooring
- Walk-in shower with floor to ceiling glazing
- Black matte metal finish to bathroom fixtures
- Custom green ceramic light fixtures