



PALACE

RESIDENCES  
DUBAI HILLS ESTATE

EMAAR

Where Luxury, Royalty & Heritage All Come Together To Create  
A Premium Experience!!!





## 2007 – PALACE DOWNTOWN



**PALACE**  
*The Art of Luxury Living*

As part of the Address Hotels + Resorts portfolio, the award-winning Palace brand epitomizes Dubai's definition of a luxurious and meticulously built hotel.

## 2017 – PALACE BEACH RESORT FUJAIRAH





# WHEN MODERN LIFESTYLE MEETS ROYAL HERITAGE

LUXURY



HERITAGE



MODERN LIFESTYLE



THE PALACE  
RESIDENCES  
2024

# MAY 2024 - PALACE DUBAI CREEK HARBOUR



IMAGINE WHEN ALL OF THIS LUXURY ARRIVES AT DUBAI MOST  
PREMIUM MASTER COMMUNITY

A CITY IN ITSELF

**DUBAI HILLS ESTATE**



DUBAI HILLS  
ESTATE

EMAAR



# Elements That Go behind creating A Successful Urban City!!!



# Dubai Hills Estate – The City Within A City!!!



THE LUXURY OF PALACE ARRIVES IN DUBAI HILLS ESTATE



# **THE LUXURY OF PALACE ARRIVES IN DUBAI HILLS ESTATE**

Introducing

The First 5  Branded Residential  
Apartments in Dubai Hills Estate!!!

# DUBAI HILLS ESTATE

# MASTERPLAN

# EMAAR





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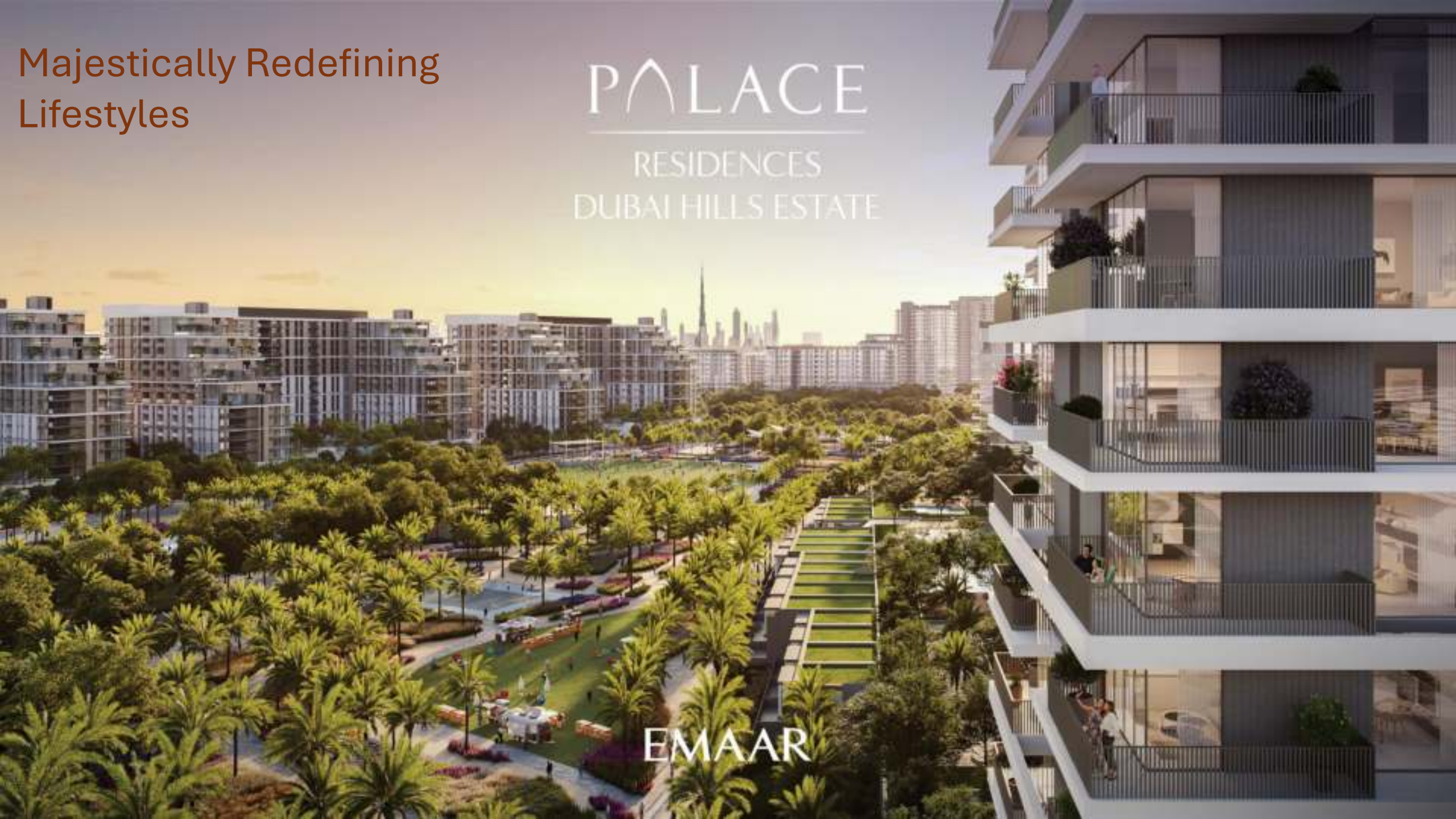
**PALACE**  
RESIDENCES  
DUBA WORLD ESTATE

Embrace the Beauty of Each Day!  
Magnificent Views Await!!!

Majestically Redefining  
Lifestyles

PALACE  
RESIDENCES  
DUBAI HILLS ESTATE

EMAAR





Experience Luxury Redefined At The Palace, Where Curated Amenities Set The Tone For A Premium Living!!!



*Crafted*

## COMFORTS IN CONTEMPORARY ELEGANCE



Step into a world where luxury knows no bounds at Palace Residences. An expansive lap pool offers a cool respite from the days' endeavours, while playful splash pads bring joy to our younger guests. The architecturally inclined will revel in both sumptuous indoor and vibrant outdoor gyms, and the rooftop terrace invites enchanting evenings under the stars.



State-Of-The-Art  
Gym



Expansive  
Swimming Pool



Indoor & Outdoor  
Children's Play Areas



Multipurpose Room for  
all Activities And Events



Outdoor Fitness  
Stations and Yoga Area



Landscaped Lawns  
and BBQ Area

EVERY DAY IS A CELEBRATION!!!





# LIVE LIFE KING-SIZE!!!

## MASSIVE PODIUM DECK SPREAD ACROSS 17,708 SQM!!!

### Legend

- ① Outdoor Lounge
- ② Pergola
- ③ Gazebo
- ④ Outdoor tables and chair
- ⑤ Flexible Natural lawn
- ⑥ 50m Lap pool
- ⑦ Kids Pool area
- ⑧ Splash pad
- ⑨ Kids Play area
- ⑩ Half basketball court
- ⑪ Padel court
- ⑫ Sensory garden
- ⑬ Outdoor fitness station
- ⑭ Multi BBQ area
- ⑮ Outdoor Yoga area
- ⑯ Pool Deck
- ⑰ Cabana
- ⑱ Lift to Ground Floor
- ⑲ Staircase to Ground Floor
- ⑳ Table Tennis
- ㉑ Sculpture
- Architectural extents





Let's see how life will unfold at Palace Residences-DHE.  
From serene mornings to glamorous evenings, every moment is a  
chapter in refined living!!!

An aerial view of a modern residential development. In the foreground, a large, rectangular swimming pool with clear blue water is surrounded by a sandy deck and lounge chairs. To the left of the pool are several rectangular green lawns. The grounds are lush with greenery, including numerous palm trees and other tropical plants. In the background, several high-rise apartment buildings with glass facades are visible under a clear blue sky. The overall scene is bright and sunny, suggesting a warm climate.

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Sports





VIEW ALONG NATURAL FLEXIBLE LAWN AREA AND BBQ UNIT- TOWER 1





VIEW FROM ENTRANCE OF EXTERNAL STAIRCASE INTO PODIUM





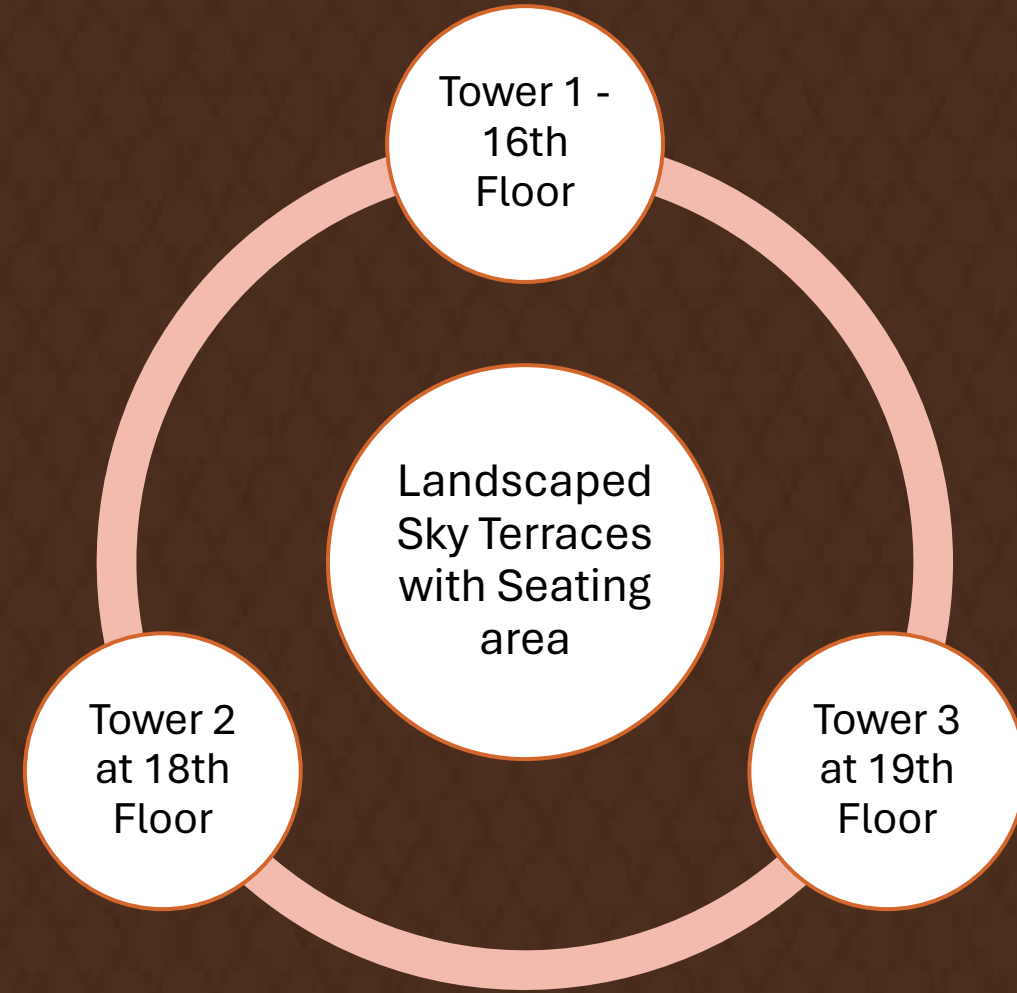
VIEW ALONG KID'S SPLASH PAD AND BBQ AREA- TOWER 3





VIEW ALONG SPORTS AREA- TOWER 3

# BEAUTIFUL SKY TERRACES





Explore Palace Residences: Where Bespoke Elegance  
Permeates Every Space, Crafting An Unmatched Living  
Experience!!!



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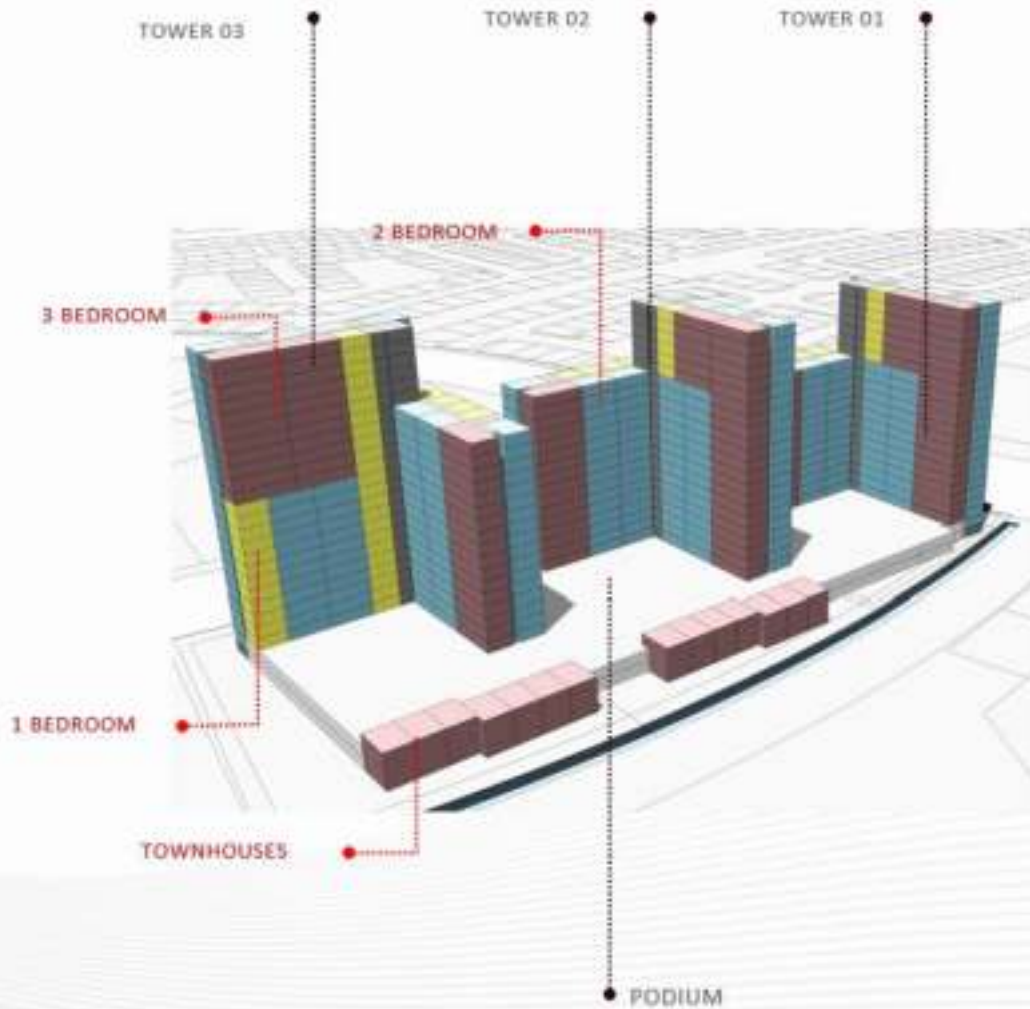
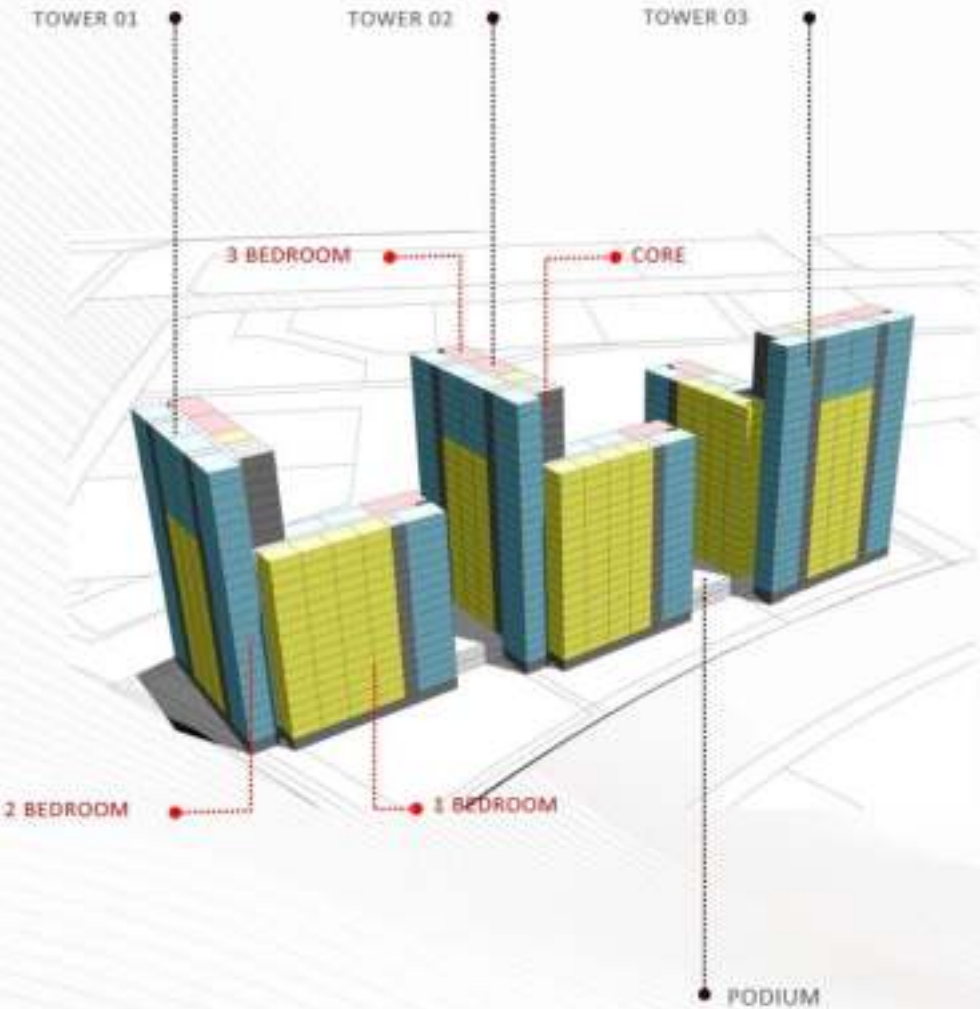
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# PROJECT MASSING



 1 BEDROOM	 3 BEDROOM	 TOWNHOUSE
 2 BEDROOM	 CORE	

# THE OPPORTUNITY

AED 2350 PSF



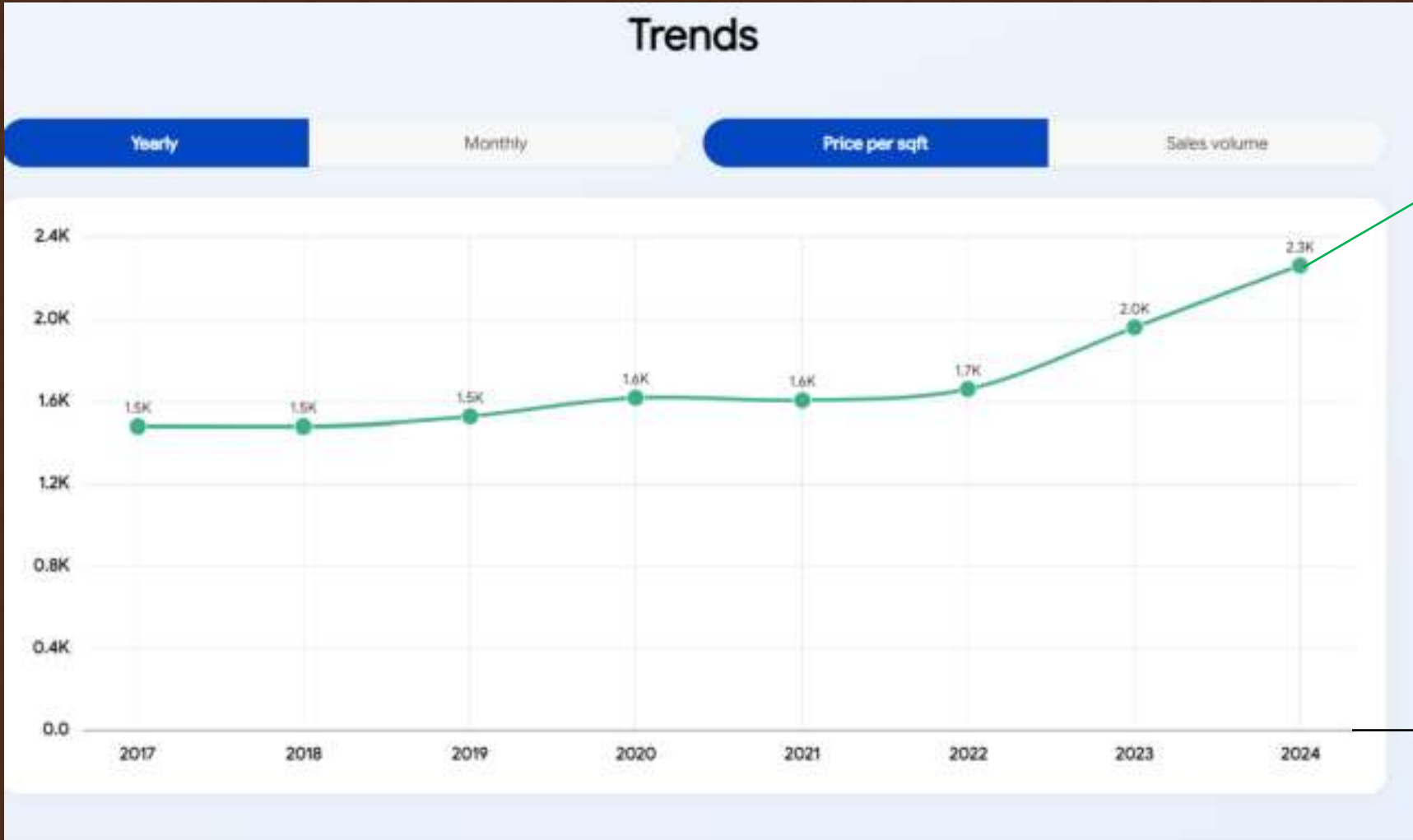
# BRANDED RESIDENCES @GROWING MARKET WITH GREAT RETURNS

## Popularity by Type



# FUTURE APPRECIATION STEMS FROM PAST SUCCESSES

## Trends



3.4 K

(Avg Appreciation  
30% +20% (Branded  
Residences\*))

2028



# DUBAI HILLS ESTATE –PREMIUM RENTAL YIELDS

## Rentals History

Data from 1 May 2023 - 5 May 2025 Include data for current month

START DATE	LOCATION	DURATION	RENT (AED)	TYPE	BEDS	AREA (SQFT)
1 Mar 2024	Collective 2.0 Tower B Dubai Hills Estate > Collective 2.0	12 months NEW	140,000	Apartment	2	727
20 Nov 2023	Collective 2.0 Tower A Dubai Hills Estate > Collective 2.0	12 months NEW	140,000	Apartment	2	756

750 Sq Ft Unit – Collective (DHE ) –Avg Rentals – AED 140,000

Branded Units - ~ 20% more

Net Rental Yield - 7 -9%

# INVENTORY – 620 UNITS AVAILABLE FOR SALE



**44%**



**41%**



**13%**



# BULK DEAL OPPORTUNITY

Building	Bedrooms	#Units	Total Area (Sqft)	Total Value (AED Mn)
	Half Floor	7	8,451	~20.60
	Full Floor	16	16,547	~39.51



# COMMERCIALS



ONE BED

Avg Size

754 SqFt

Starting Price

AED 1.76 Mn

**AED 2350 psf+**



# COMMERCIALS



## TWO BED

Avg Size

1181 Sqft

Starting Price

AED 2.59 Mn

**AED 2200 psf+**

# COMMERCIALS



THREE BED

Avg Size

1,540 Sqft

Starting Price

AED 3.58 Mn

**AED 2325 psf**



**EXCLUSIVE PRE-LAUNCH OFFER**

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**EOIs for Building 1 & 2  
to commence from 12-May**



### CONTACT US

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For More Info...

[www.tanamiproperties.com/Projects/Palace-Residences-at-Dubai-Hills-Estate](http://www.tanamiproperties.com/Projects/Palace-Residences-at-Dubai-Hills-Estate)



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