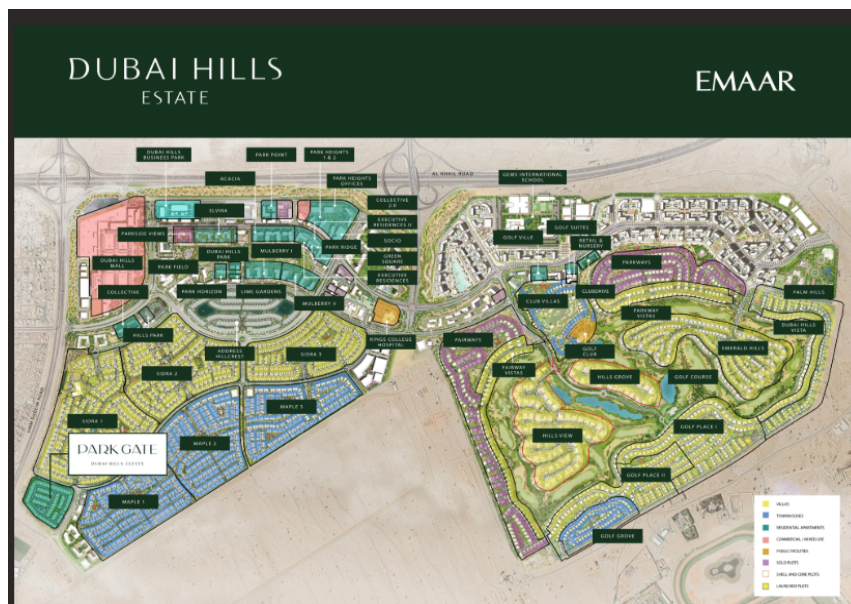




Reference No. PLS00129

DEVELOPER **EMAAR**

Elegant Family Villas | Ultra-Exclusive Green Living | Park Gate

Starting from **₹ 10,400,000**



Dubai Hills Estate, حدائق الشيخ محمد بن راشد, United Arab Emirates

[VIEW IN MAP](#)



Payment Plan
20/70/10



Handover From
Q4 2026



Location
Dubai Hills Estate, دبي



Property Type
Villa



DLD Fee
4 %

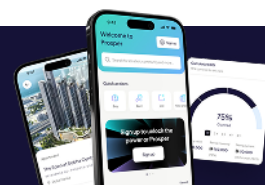
Description:

Park Gate is an exclusive villa community by **Emaar Properties**, located at the prestigious entrance of **Dubai Hills Estate** in **Dubai**. Positioned as one of the final villa releases within this master development, it offers a rare opportunity to own a home in a highly sought-after green urban neighbourhood. The project features a limited collection of luxurious **4 and 5 bedroom villas**, designed across three-storey layouts that emphasize **space, privacy, and modern architectural elegance**. Each villa is crafted with contemporary finishes, **expansive living areas, floor-to-ceiling windows, private gardens**, and **rooftop terraces** that enhance indoor-outdoor living.

Surrounded by beautifully landscaped greenery, Park Gate promotes a serene, nature-inspired lifestyle while still being deeply connected to the city.

Residents benefit from direct access to Al Khail Road, ensuring quick connectivity to Downtown Dubai, Dubai Marina, and other key destinations. Within minutes, Dubai Hills Mall, top-tier schools, healthcare centres, and leisure facilities are easily accessible, making daily living highly convenient.

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The community itself is enriched with a range of lifestyle amenities including **swimming pools, fitness facilities, children's play areas, cycling and walking tracks**, and open green parks that encourage outdoor living and family interaction. Designed for low-density, premium living, Park Gate combines exclusivity with comfort and security, making it ideal for families seeking a refined suburban lifestyle within the heart of Dubai. It also holds strong investment appeal due to its prime location, Emaar branding, and limited villa supply within Dubai Hills Estate.

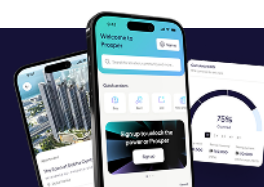
Amenities

 24/7 Security & CCTV	 Gardens Parks	 Gym Fitness Center
 Jogging Cycling Track	 Kids Play Area	 Maid's Room
 Parking	 Pet-friendly Zones	 Pharmacy Clinic
 Restaurants Cafés	 Supermarket / Store	 Swimming Pool
 Yoga Pilates Studio	 BBQ Area	 Sports Courts

Payment Plan

INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
Down Payment	Immediate	-	20
1	After Booking	30-04-2024	10
2	After Booking	30-09-2024	10
3	After Booking	31-03-2025	10
4	After Booking	30-09-2025	10

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INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
5	After Booking	31-03-2026	10
6	After Booking	30-09-2026	10
7	After Booking	31-03-2027	10
8	On Completion	-	10

Regulatory Information

Permit Number: **1077483215**

DED: **771800**

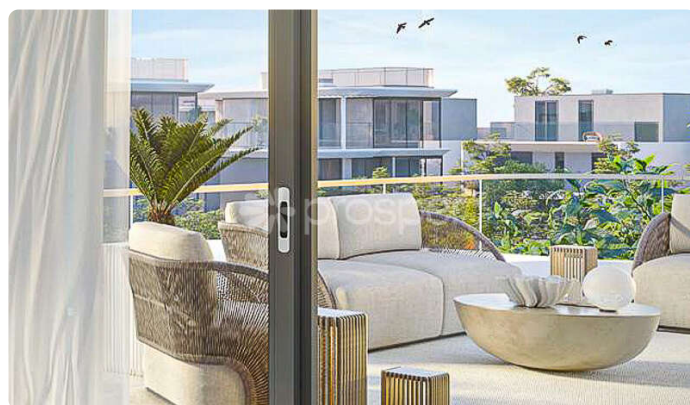
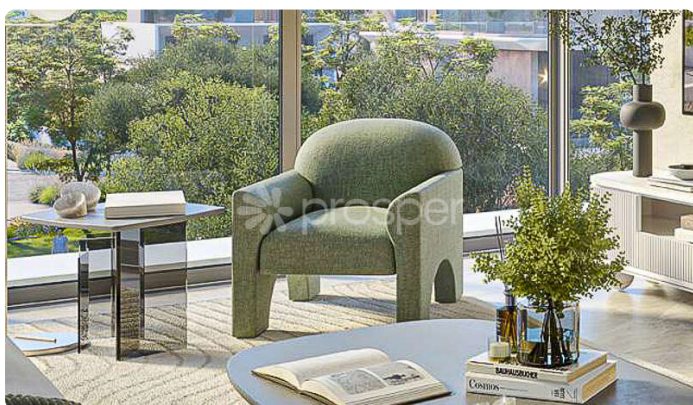
RERA: **143033**

BRN: **40659**

Trakheesi Permit:



more photos



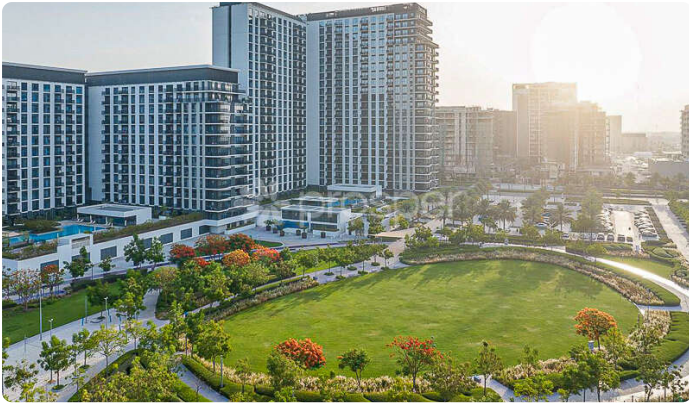
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Unit Types

View units which comes under this project.

Villa

TYPE
4 BEDROOM VILLA - TYPE 1

BEDROOM
4

AREA (SQFT)
Built Up: 5050 – 5091
Plot: 5200 – 5242

PRICE 
₹ 10,400,000



TYPE
4 BEDROOM VILLA - TYPE 2

BEDROOM
4

AREA (SQFT)
Built Up: 5050 – 5091
Plot: 5200 – 5242

PRICE 
₹ 10,400,000



TYPE
5 BEDROOM VILLA - TYPE 3

BEDROOM
5

AREA (SQFT)
Built Up: 5300 – 5366
Plot: 6700 – 6720

PRICE 
₹ 12,700,000



TYPE
5 BEDROOM VILLA - TYPE 4

BEDROOM
5

AREA (SQFT)
Built Up: 5300 – 5366
Plot: 6700 – 6720

PRICE 
₹ 12,700,000



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