



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



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:

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



T O P

CHAPTER ONE DUBAI

S P O T



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.

LIVE

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



















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.*

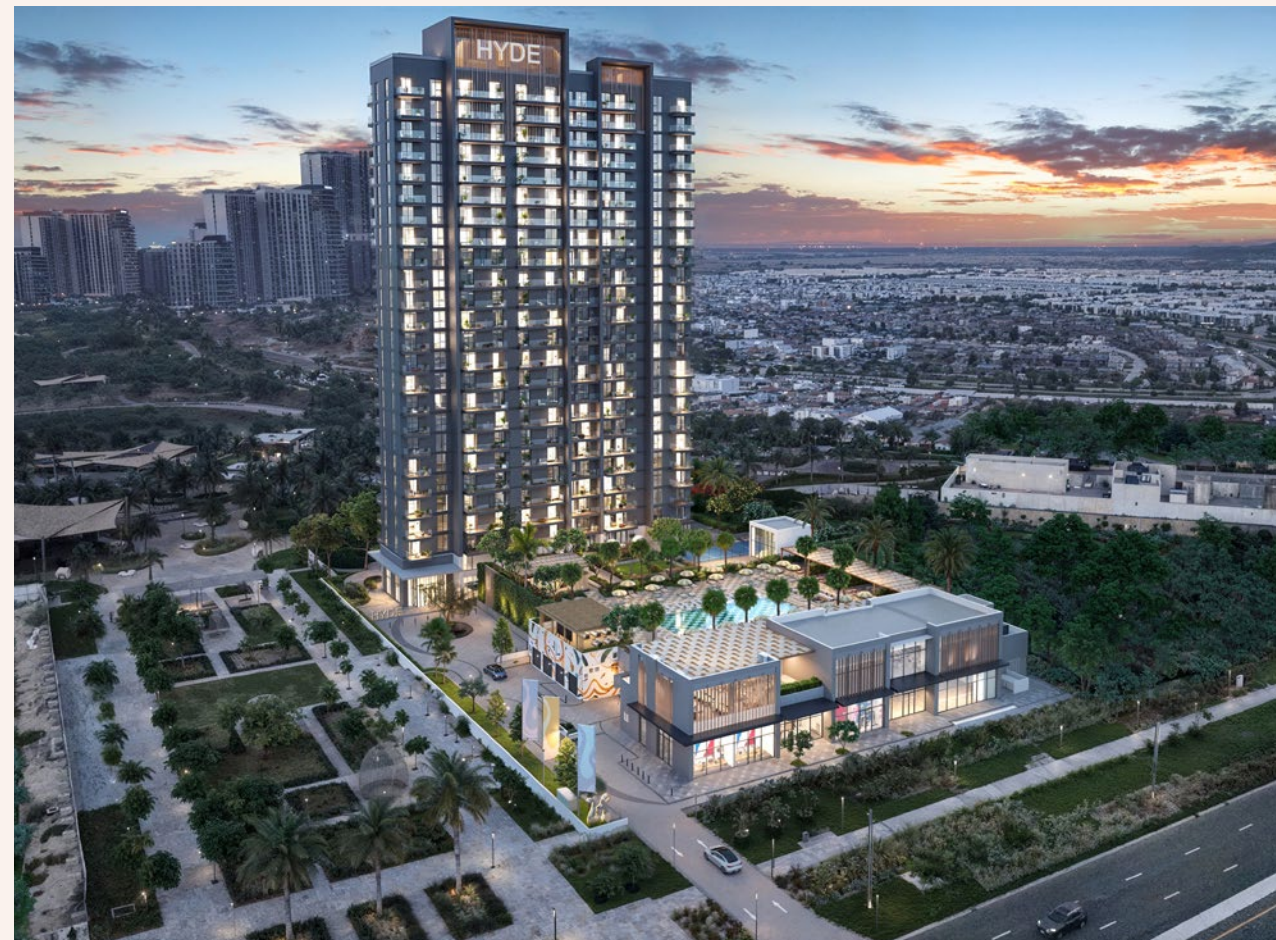
***At participating Accor brands and properties.*



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

CHAPTER THREE ICONIC SPACES





1 BEDROOM

Type A



Total area
900 sqft

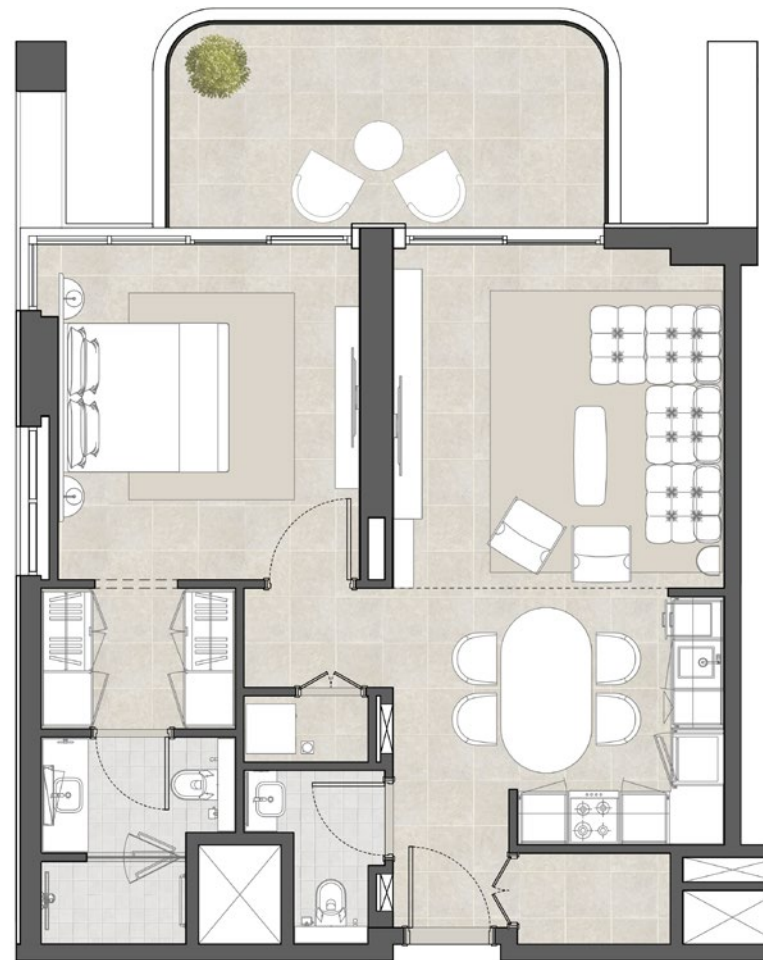
Unit area
733 sqft

Balcony area
167 sqft

1 B E D R O O M

Type A2

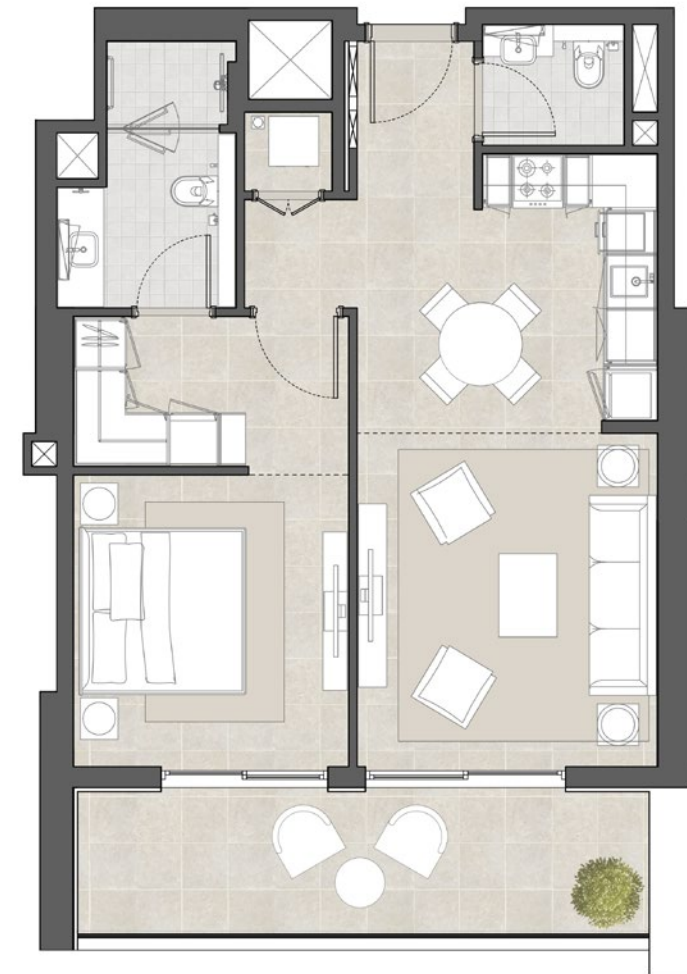
Type B



Total area
906 sqft

Unit area
760 sqft

Balcony area
146 sqft



Total area
835 sqft

Unit area
684 sqft

Balcony area
150 sqft



1 BEDROOM

Type C



Total area
795 sqft

Unit area
641 sqft

Balcony area
155 sqft



ENSUITE BATHROOM



2 BEDROOM

Type A



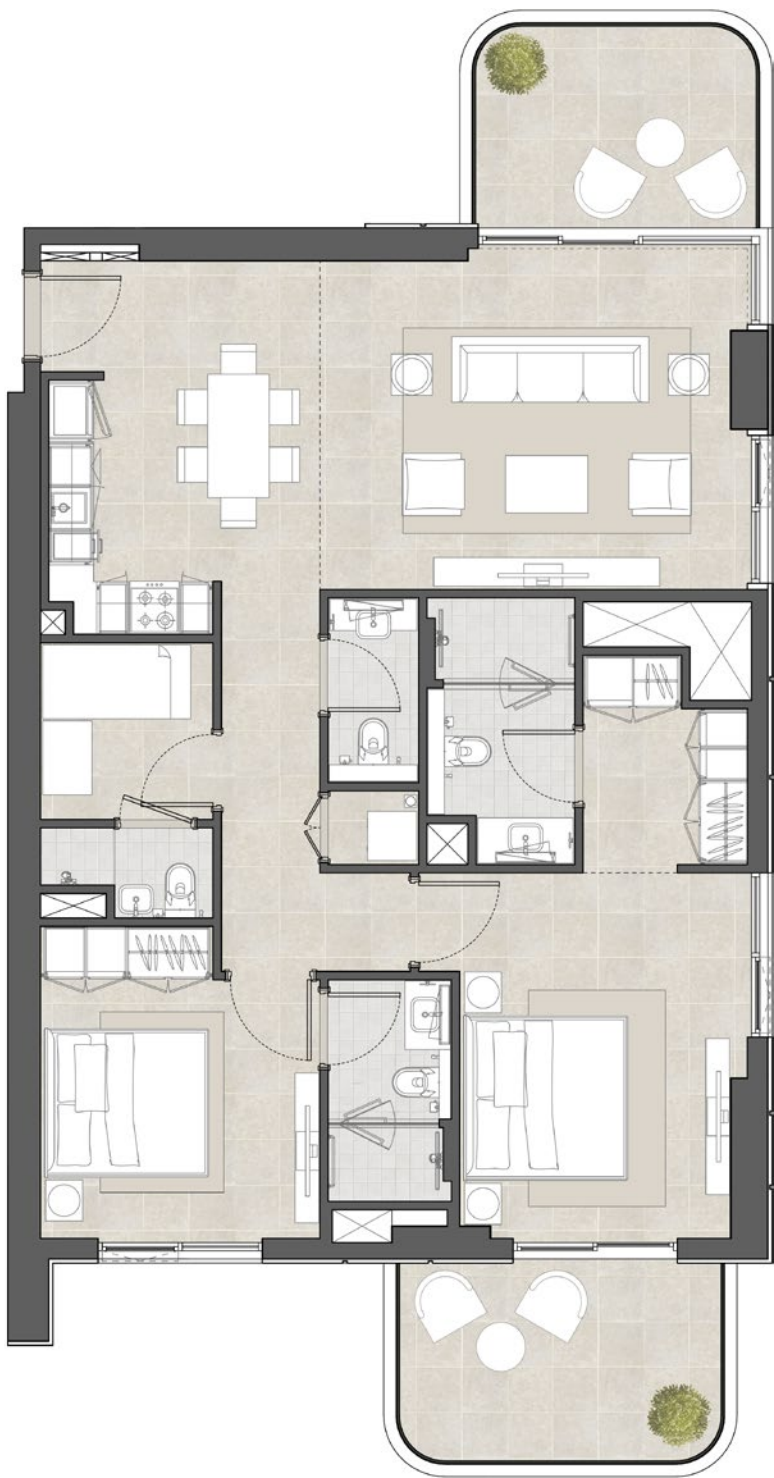
Total area
1,388 sqft

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

C R E A T I V E COLLABORATION

CONTACT US

Hyde Residences Dubai Hills is a collaboration between Ennismore, a global collective of entrepreneurial and founder-built brands with creativity and purpose at their heart; City View Developments, a distinguished real estate development company boasting decades of expertise in the residential, commercial, and hospitality sectors; and Evolutions, the first of its kind real estate intelligence hub in Dubai, connecting stakeholders across the real estate lifecycle to create, develop and deliver valuable assets.

Say hello



OPERATORS



DEVELOPED BY



PRESENTED BY

EVOLUTIONS

INTERIOR DESIGN BY



Hyde Residences Dubai Hills ("Residential Project") is not owned, developed, or sold by AH New Lifestyle Middle East FZE or its affiliates. Cityview LLC ("Licensee"), is independently owned and operated and is solely responsible for the ownership, development, and operation of the Residential Project. Licensee uses the "Hyde Residences" brand and certain trademarks pursuant to a limited, non-exclusive, non-transferable and non-sublicensable license from AH New Lifestyle Middle East FZE. Under certain circumstances, the license may be terminated or revoked according to its terms in which case neither the individual residential units ("Units") nor any part of the Residential Project will be identified as a "Hyde Residences" branded project or have any rights to use the "Hyde Residences" trademarks. AH New Lifestyle Middle East FZE does not make any representations or guarantees with respect to the Units or the Residential Project and is not responsible for Licensee's marketing practices, advertising, and sales representations. Designed by Sectorlight.

