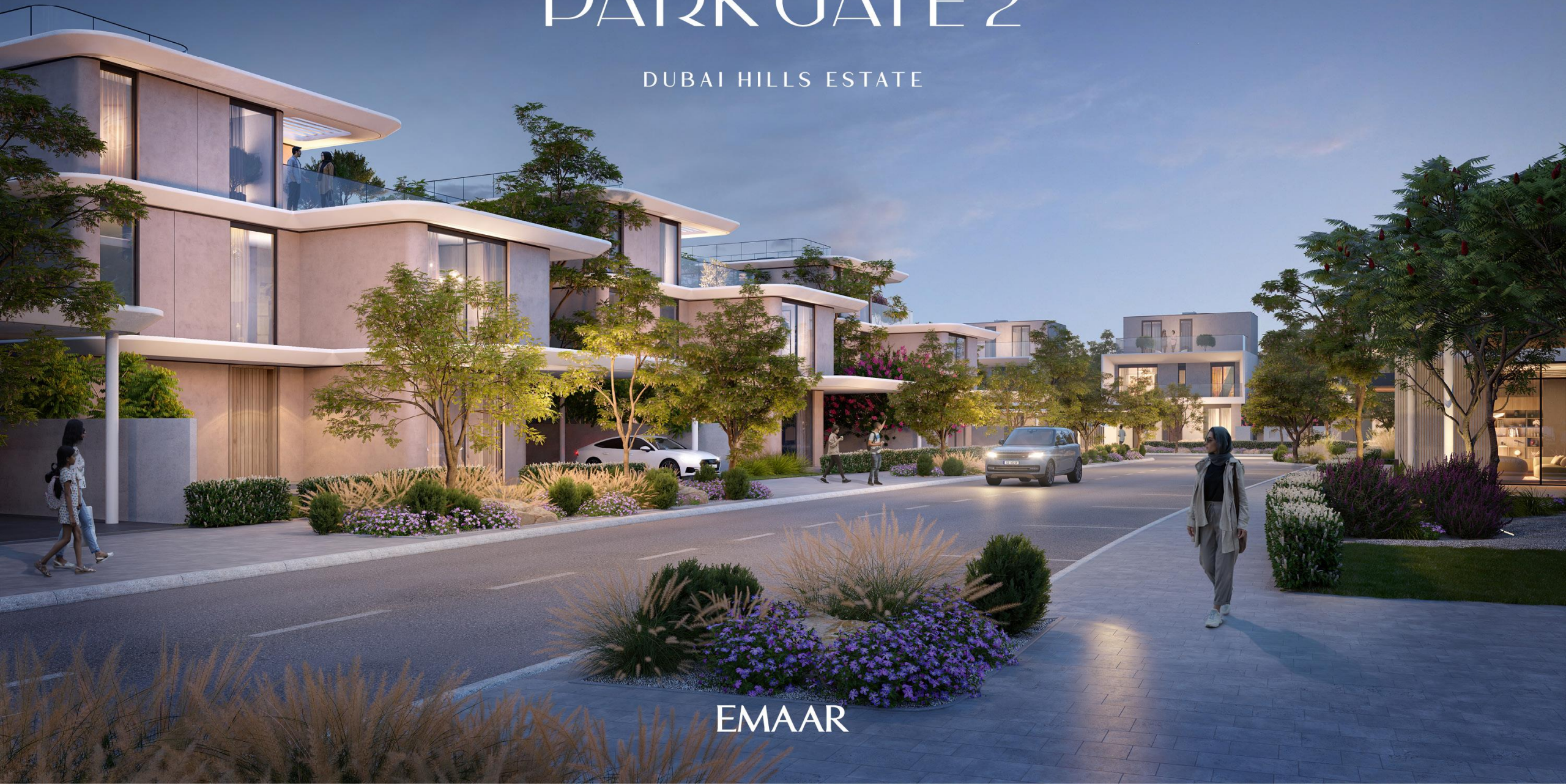


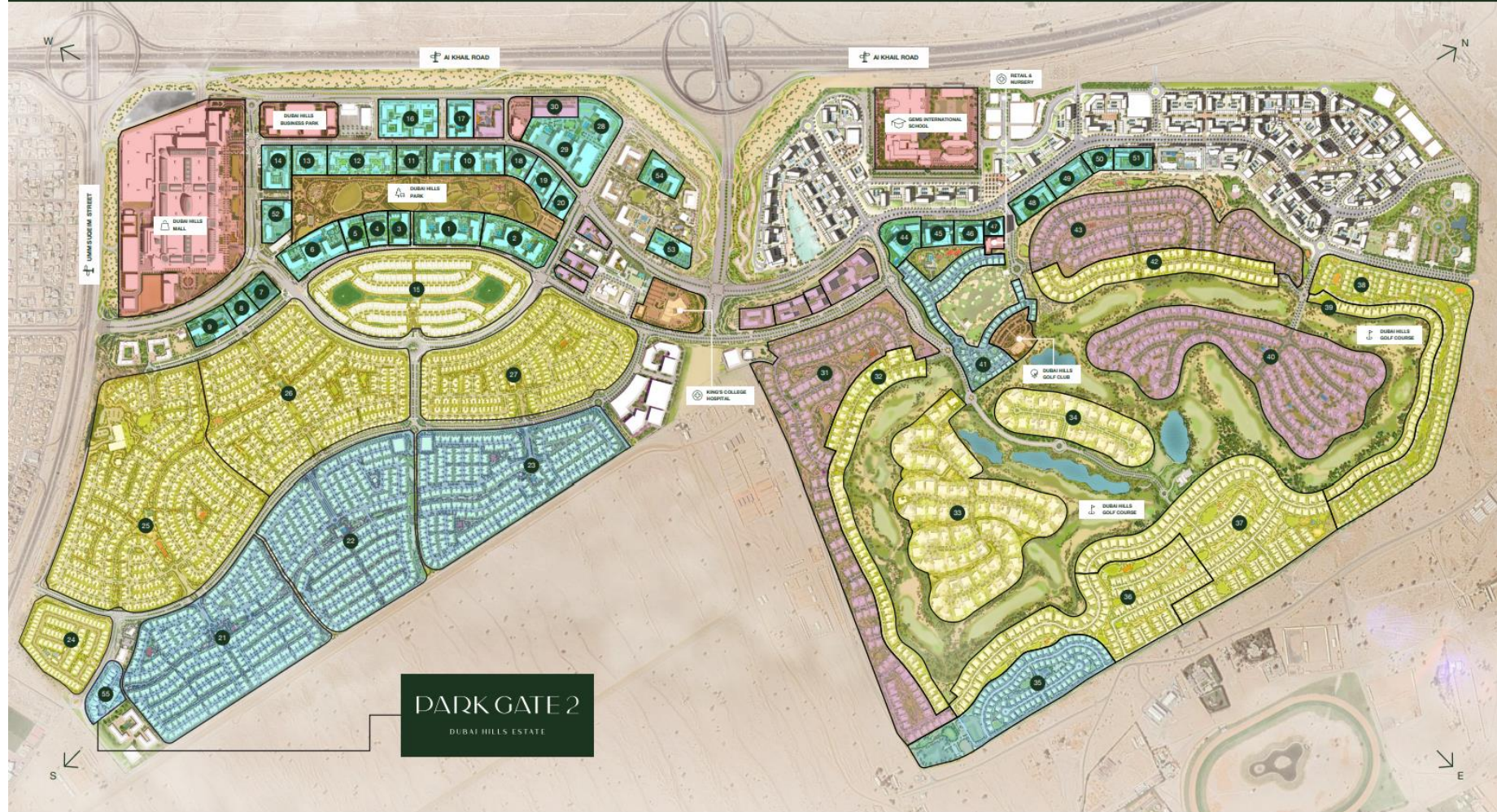
DARK GATE 2

DUBAI HILLS ESTATE



EMAAR

DUBAI HILLS ESTATE



- | | | | | | | |
|---------------------|-----------------------|----------------------------|-------------------------|--------------------|------------------------|-------------------------------|
| 1 MULBERRY I | 9 COLLECTIVE | 17 PARK POINT | 25 SIDRA 1 | 33 HILLS VIEW | 41 CLUB VILLAS | 49 CLUB PLACE |
| 2 MULBERRY II | 10 ACACIA | 18 EXECUTIVE RESIDENCES | 26 SIDRA 2 | 34 HILLS GROVE | 42 PARKWAY VISTAS | 50 GOLF HILLSIDE |
| 3 PARK FIELD | 11 VIDA RESIDENCES | 19 EXECUTIVE RESIDENCES II | 27 SIDRA 3 | 35 GOLF GROVE | 43 PARKWAYS | 51 VIDA RESIDENCES CLUB POINT |
| 4 LIME GARDEN | 12 ELVIRA | 20 PARK RIDGE | 28 SOCIO | 36 GOLF PLACE II | 44 GREENSIDE RESIDENCE | 52 PARKLAND |
| 5 PARK HORIZON | 13 PARKSIDE VIEWS | 21 MAPLE 1 | 29 PARK HEIGHTS 1&2 | 37 GOLF PLACE I | 45 GOLF VILLE | 53 HILLSEDGE |
| 6 PALACE RESIDENCES | 14 ADDRESS RESIDENCES | 22 MAPLE 2 | 30 PARK HEIGHTS OFFICES | 38 PALM HILLS | 46 GOLF GRAND | 54 PARKWOOD |
| 7 PARKSIDE HILLS | 15 ADDRESS HILLCREST | 23 MAPLE 3 | 31 FARWAYS | 39 MAJESTIC VILLAS | 47 GOLF SUITES | 55 PARK GATE 2 |
| 8 HILLS PARK | 16 PARK LANE | 24 PARK GATE | 32 FARWAYS VISTAS | 40 EMERALD HILLS | 48 CLUB DRIVE | |

- VILLAS
- TOWNHOUSES
- RESIDENTIAL APARTMENTS
- COMMERCIAL / MIXED USE
- PUBLIC FACILITIES
- SOLD PLOTS
- SHELL AND CORE PLOTS
- UNLAUNCHED PLOTS
- GIFTED PLOT

DUBAI HILLS ESTATE



DARK GATE 2

DUBAI HILLS ESTATE

- 01 Entry Gateway
- 02 Seating Area
- 03 Kids Play Area
- 04 Pocket Lawn
- 05 Padel Tennis Court
- 06 Main Street Access
- 07 Pedestrian Crossing

Where Grandeur Meets Design — 4 Bedroom Villas



Where Design Makes a Statement – 5 Bedroom Masterpieces



DARK GATE 2

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FLOOR PLANS

4 BR VILLA

Avg BUA – 5,146 Sqft
Avg Plot Area – 5,472 Sqft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FLOOR PLANS

5 BR VILLA

Avg BUA – 5,392 Sqft
Avg Plot Area – 6,698 Sqft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

WHY PARK GATE 2?

◆ Prime Location

- Situated at the entrance of Dubai Hills Estate, offering direct access to Al Khail Road.

◆ Elegant Villa Options

- A limited selection of 4- & 5-bedroom villas, with expansive balconies and rooftop garden terraces.
- Breathtaking views of lush green pocket parks and open spaces.

◆ World-Class Amenities

- State-of-the-art fitness & sports amenities, serene swimming pools, children's play areas, communal spaces, and BBQ areas.

◆ Sophisticated Design

- Modern minimalist architecture that seamlessly blends with the natural environment.
- Interiors boasting a neutral colour scheme, natural textures, and high-end finishes.

PARK GATE 2

DUBAI HILLS ESTATE



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Exclusive Inventory



4 BR Villa

13 UNITS

Avg Price -
AED 14.3 Mn



5 BR Villa

4 UNITS

Avg Price -
AED 16.5 Mn

PAYMENT PLAN

20%

DOWN PAYMENT

On Booking

10%

1st INSTALMENT

Jul 2025

10%

2nd INSTALMENT

Oct 2025

15%

3rd INSTALMENT

Feb 2026

15%

4th INSTALMENT

Jun 2026

10%

5th INSTALMENT

Oct 2026

20%

6th INSTALMENT

Feb 2027

100% Construction
Completion*

*Estimated Construction Completion Date



DARK GATE 2

DUBAI HILLS ESTATE



EMAAR

Agency Commission

3%



THANK YOU!

A 3D paper speech bubble, light beige in color, is centered on a dark grey background. The bubble has a rectangular body and a pointed tail at the bottom. The words "THANK YOU!" are printed in a bold, black, sans-serif font across the middle of the bubble's body. The lighting creates a soft shadow of the bubble on the surface below it, giving it a three-dimensional appearance.