



# DUBAI HILLS

## ESTATE

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**GREEN SQUARE**

**MORE THAN YOUR HOME**

**Novel Homes Properties**

T: (+971 4) 551 9969 04246 1800 TollFree: 800-NOVEL (66835)

Office 210 Dusseldorf Business Point, Al Barsha 1, Dubai - P.O. Box 391831

# WAKE UP TO VIEWS OF THE CITY'S LARGEST RETREAT



NOVEL HOMES  
PROPERTIES





# MORE THAN YOUR HOME

Find the perfect balance between work and family life at Dubai's ideal family setting. The 1, 2 & 3 bedroom apartments at Green Square are thoughtfully designed to ease the transition between family & work time.



**DUBAI HILLS PARK**



**DUBAI HILLS MALL**



**18-HOLE GOLF COURSE**



**GEMS WORLD ACADEMY**



**KING'S COLLEGE HOSPITAL**



**HILLS BUSINESS PARK**



# ACHIEVE YOUR DREAMS AND STAY CLOSE TO YOUR LOVED ONES

Pay 15% of the apartment price\*, and receive:

**A FREE 3-YEAR RENEWABLE BUSINESS LICENCE**

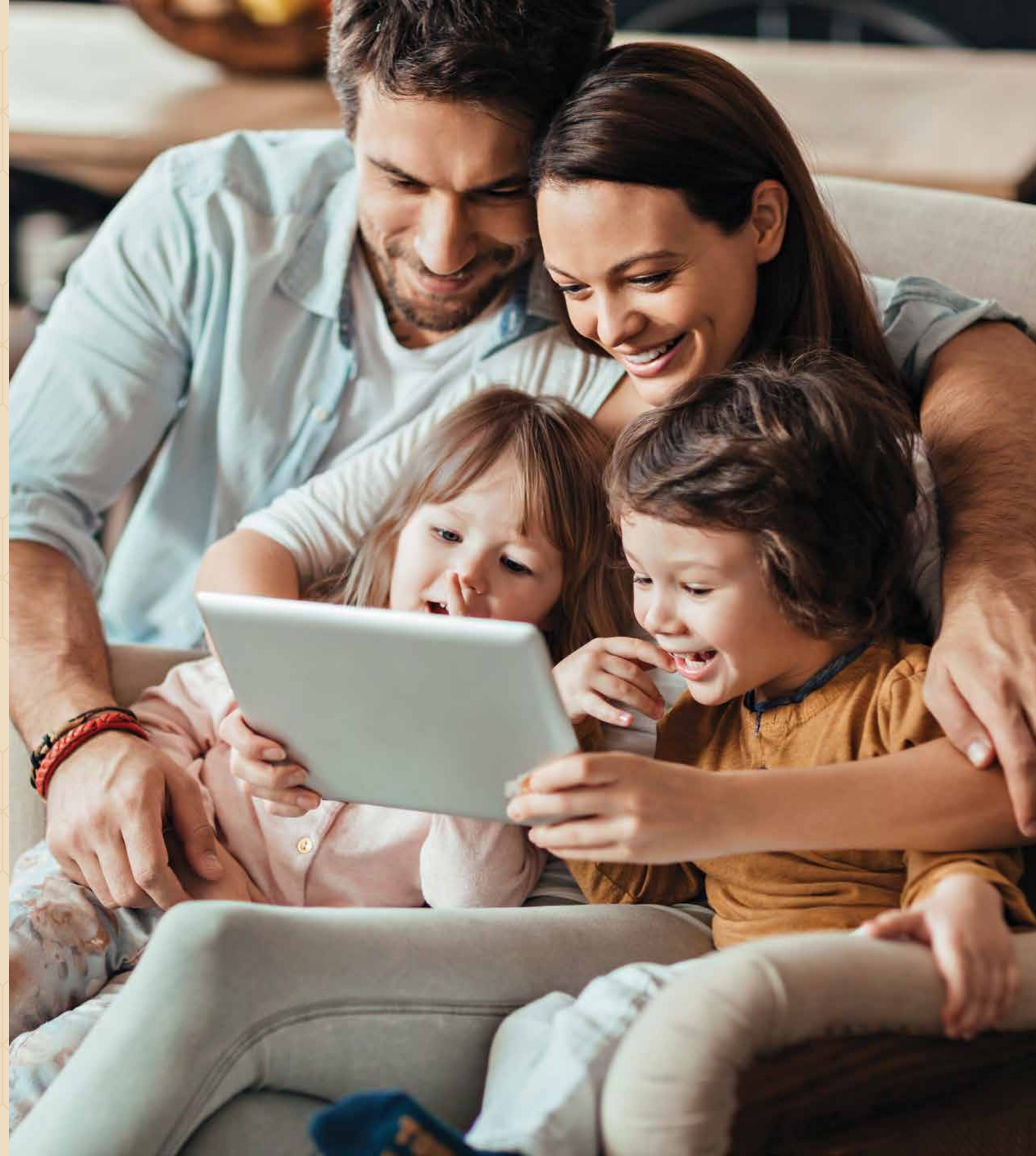
**A FREE 3-YEAR RENEWABLE FAMILY RESIDENCY VISA**

**GIVE YOUR TENANT THE BUSINESS LICENCE**

**5 YEARS TO APPLY FOR BUSINESS LICENCE\***

**DMCC**

\*Terms and Conditions apply.



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# A DEDICATED WORKSPACE

Working from home is proven to afford your flexible working hours, fewer distractions and an improved work-life balance. What's more, your newly set up business at Green Square offers you:

**100%**  
BUSINESS OWNERSHIP

**0%**  
PERSONAL AND  
CORPORATE INCOME TAX

**100%**  
CAPITAL REPATRIATION

**15,000+**  
COMPANIES TO NETWORK  
WITHIN A THRIVING  
BUSINESS HUB

# INVIGORATING VIEWS OF NATURE



# A PICTURESQUE ENVIRONMENT

Modern, sleek finishes combine with high-ceiling and floor-to-ceiling windows to create an ideally designed blank canvas for you to fill with your bespoke flair.



NOVEL HOMES  
PROPERTIES







**NOVEL HOMES**  
PROPERTIES

# A DREAM GETAWAY

A moment's rest lies just an elevator ride away. Your space to work, work out, meditate and relax. You can, and should, have it all.



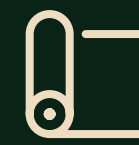
**STATE-OF-THE-  
ART GYM**



**INFINITY  
POOL**



**ZEN  
GARDEN**



**YOGA  
GARDEN**



**BUSINESS  
CAFÉ**



**CHILDREN PLAY  
AREA**



# BOUNTIFUL LEISURE



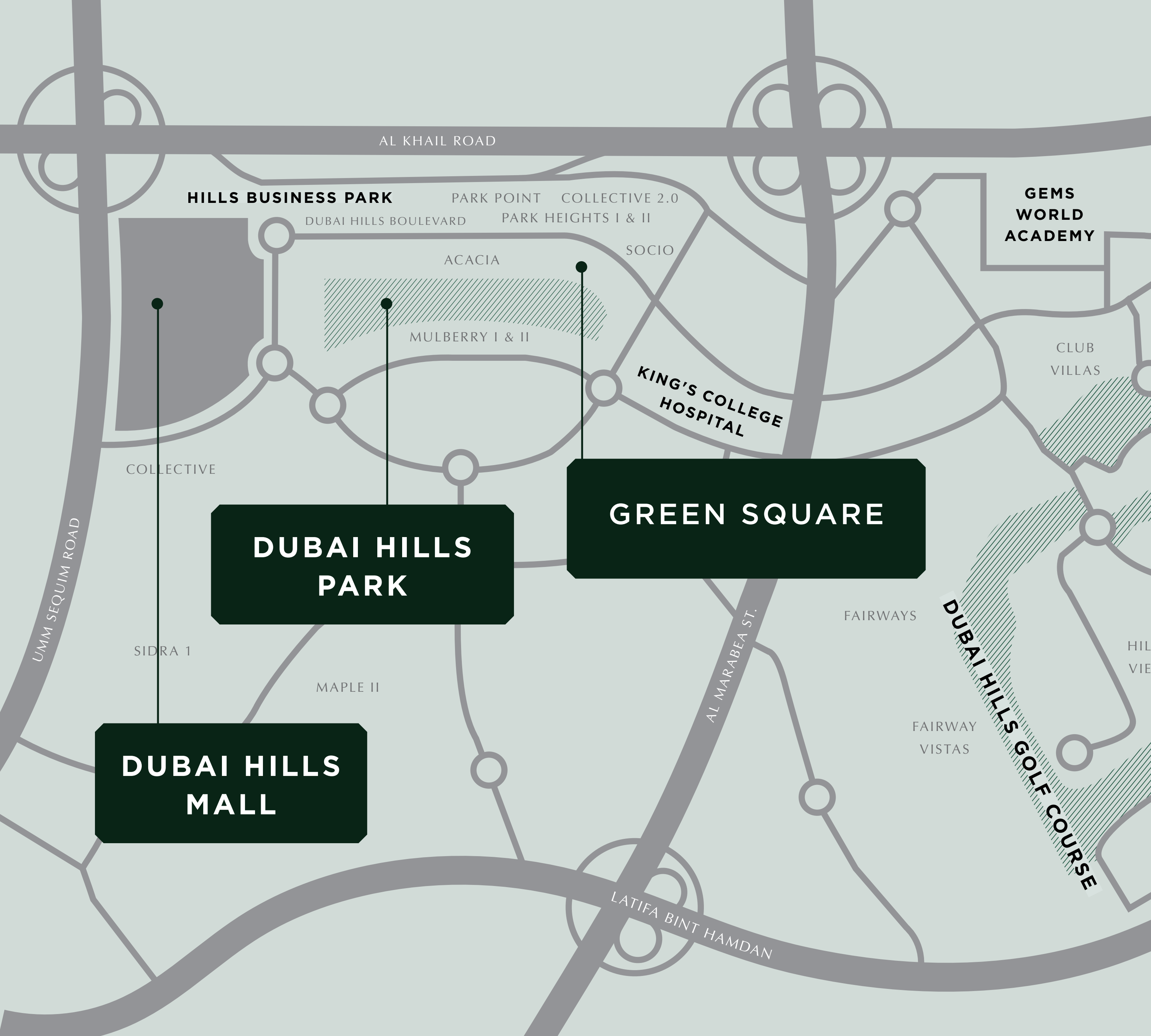
# AN URBAN OASIS

Make the stress of tardiness a thing of the past. There's no need to fear long commutes when you're surrounded by sprawling greenery, world-class retail, work-friendly locales, all only a short drive away from the city's most frequented establishments.

**20 MINS'**  
DRIVE TO DOWNTOWN DUBAI

EASY ACCESS TO  
**AL KHAIL ROAD**

EASY ACCESS TO  
**UMM SUQEIM STREET**



# 2 MILLION SQFT OF RETAIL INDULGENCE

Dubai Hills Mall is a destination of endless possibilities. Ideally positioned on the crossroads of Umm Suqeim Road and Al Khail Road, and only a short walk from Green Square, the mall grants you:

**650+**  
SHOPPING &  
DINING CHOICES

**A HOST OF  
FAMILY  
ADVENTURES**

**REEL  
CINEMA**

**HYPERMARKET**



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PROPERTIES**

EMAAR



# YOUR VERY OWN CENTRAL PARK

Spanning an impressive 180,000 sqm – four times the size of Place de l'Étoile in Paris – Dubai Hills Park is a lush green oasis at your doorstep with plenty of activities that nourish the mind, body and soul.



**2.5KM JOGGING TRACK**



**CAFÉ PAVILION**



**WEEKEND MARKETS**



**SKATEPARK**



**URBAN BEACH & SPLASH PARK**



**DOG PARK**



**BOUNCE PARK**



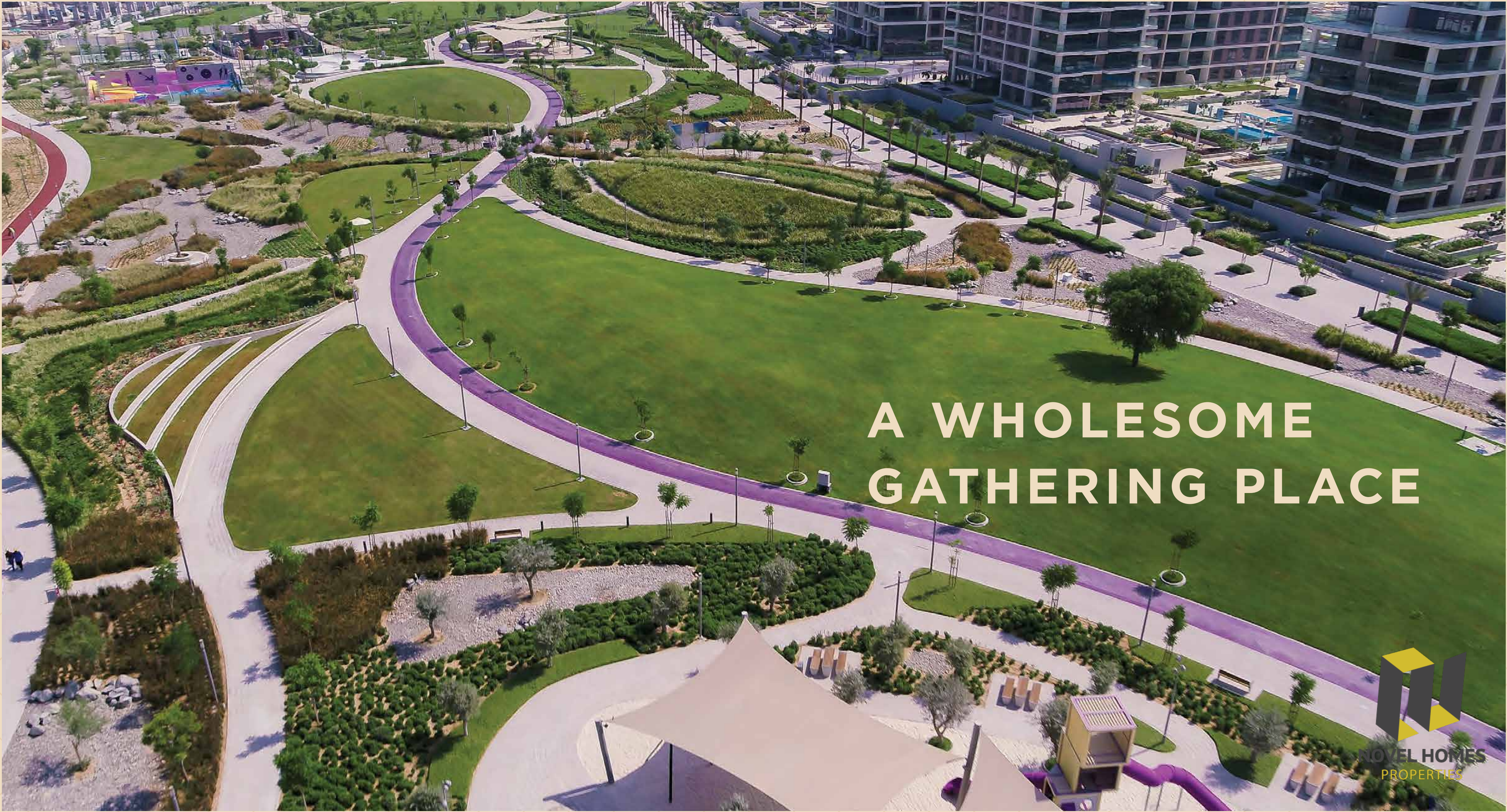
**DRAGON ADVENTURE PLAYGROUND**



**FITNESS ZONE**



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PROPERTIES



# A WHOLESOME GATHERING PLACE



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PROPERTIES



**WHERE WOULD  
YOU RATHER BE  
FROM 9AM TO 5PM?**





# THE STRENGTH OF EMAAR

Established in 1997, we are the pioneering developer of integrated, master-planned communities in the UAE and 12 countries around the world.

<p>REVENUE AED <b>11.6BN</b> H1 2019</p>	<p>NET PROFIT AED <b>3.1BN</b> H1 2019</p>	<p>MARKET CAP AED <b>32BN</b> 30 JUN 2019</p>
<p>PROPERTY SALE IN UAE <b>↑ 52%</b> H1 2019</p>	<p>NET PROFIT MARGIN <b>↑ 27%</b> H1 2019</p>	<p>EBITDA AED <b>4.9BN</b> H1 2019</p>