HYDE

RESIDENCES

DUBAI HILLS

FIND YOUR FREEDOM


HYDE

HYDE LIVING

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.



3 BEDROOM LIVING ROOM

WELCOME TO











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

SOULFUL LIVING THAT GOES BEYOND BLUEPRINTS

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.

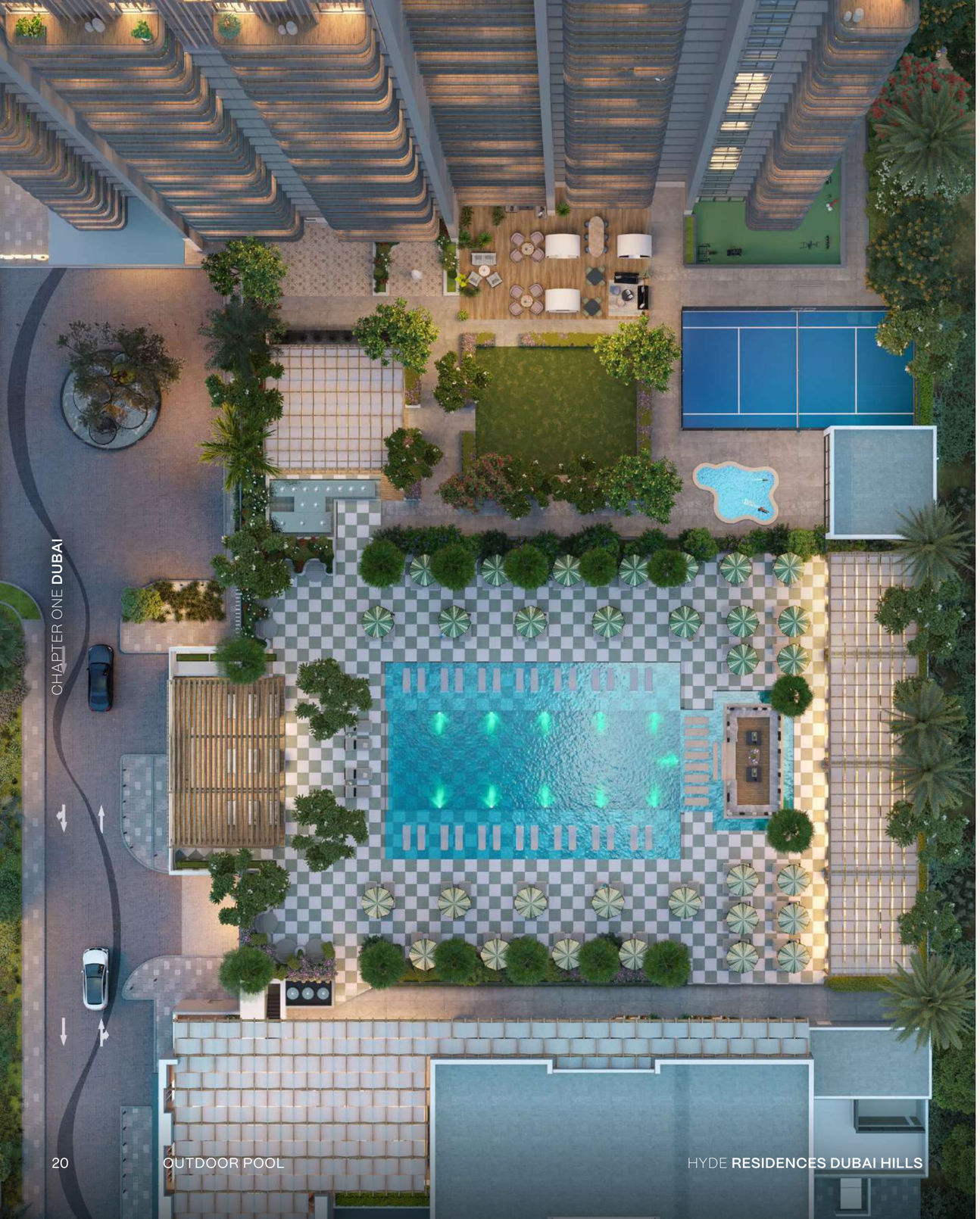


DUBAI

TOP SPOT

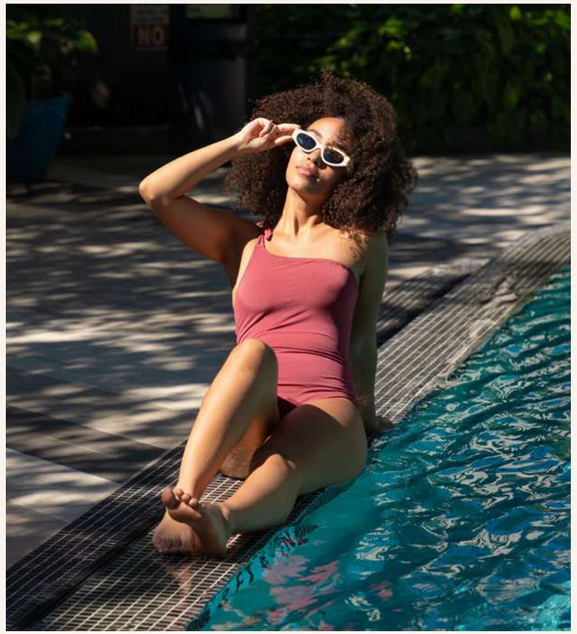
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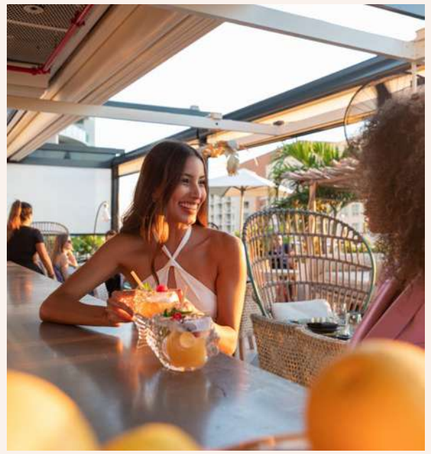
DUBAI HILLS PARK



OUTDOOR POOL









From al fresco dining to perfectly mixed sundowners, find your oasis at the heart of Hyde Residences Dubai Hills.

LIVE

HYDE **RESIDENCES DUBAI HILLS** LOBBY LIFTS

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

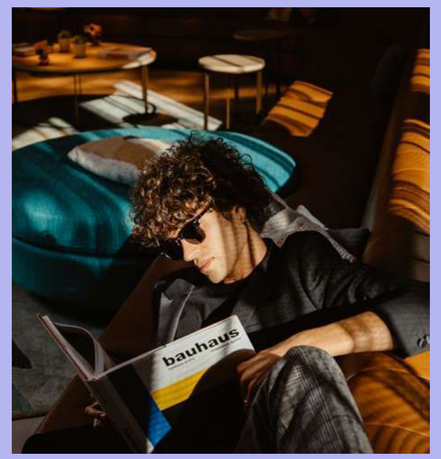
Read
everything you need at the library

Local amenities include:

Parks | Shopping mall | Dog-friendly | F&B options








EXTERIOR





POOL

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

ENTRANCE LOBBY









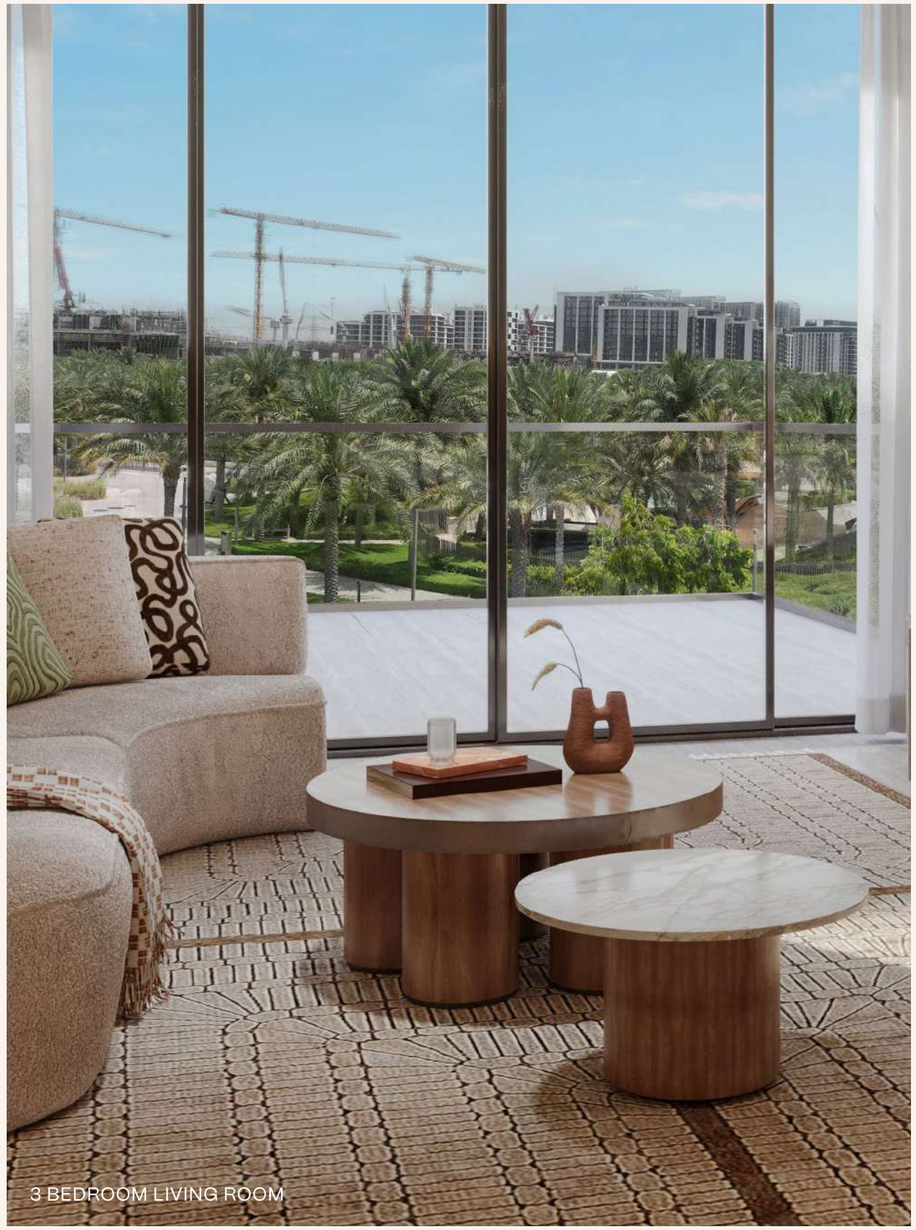







HYDE


HYDE
MARGOVA



3 BEDROOM LIVING ROOM

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

CREATIVE 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

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DUBAI HILLS

info@evolutions.ae

800-EVOL (3865)

hyderesidencesdubaihills.com

OPERATORS

ENNISMORE

ACCOR

DEVELOPED BY

CityView

PRESENTED BY

EVOLUTIONS

INTERIOR DESIGN BY

BISHOP DESIGN

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.

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FLOOR PLANS

1ST FLOOR

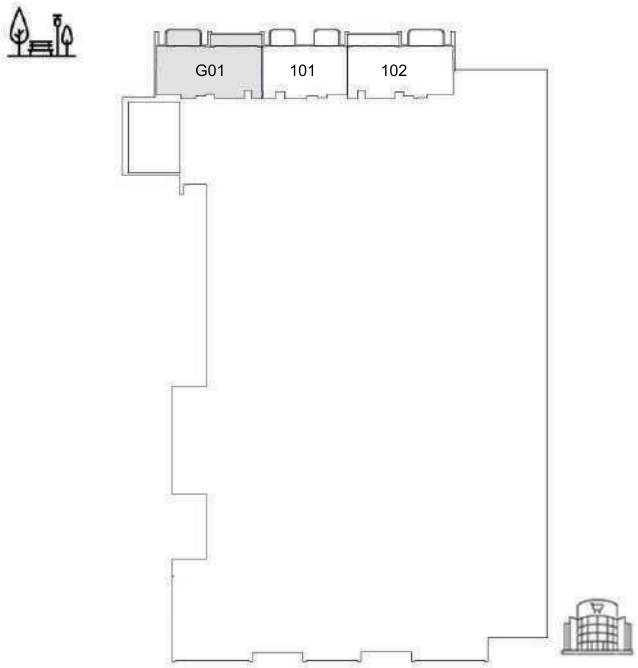
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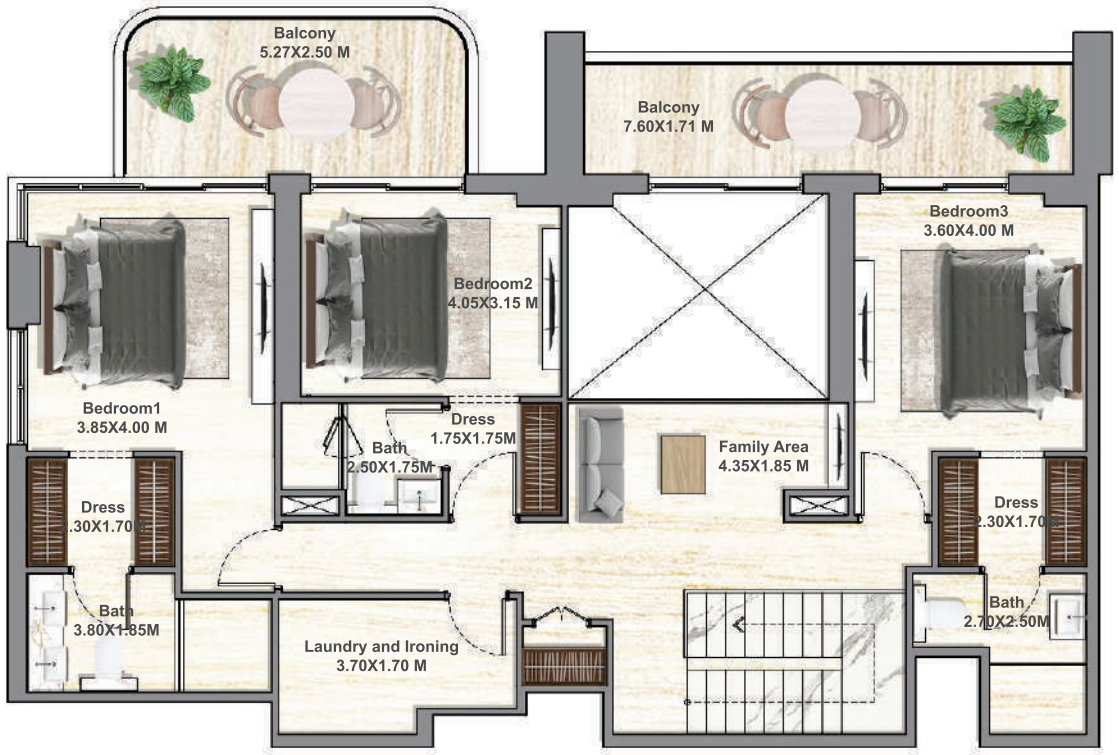
G01

3 BEDROOM TYPE DX
UPPER LEVEL

Suite Area	:	**2790.54 Sq. Ft.**
Balcony Area	:	**1211.91 Sq. Ft.**
Total Sellable Area	:	**4002.45 Sq. Ft.**

FIRST FLOOR PLAN





FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximately only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from stated area. 5. Drawings not to scale. 6. All images used area for illustration purposes only and do not represent the actual size, features, specifiactions, fittings, and furnishings. 7. The developer reserves the right to make revision / alterations, at it's absolute discretion, without any liability whatsoever.

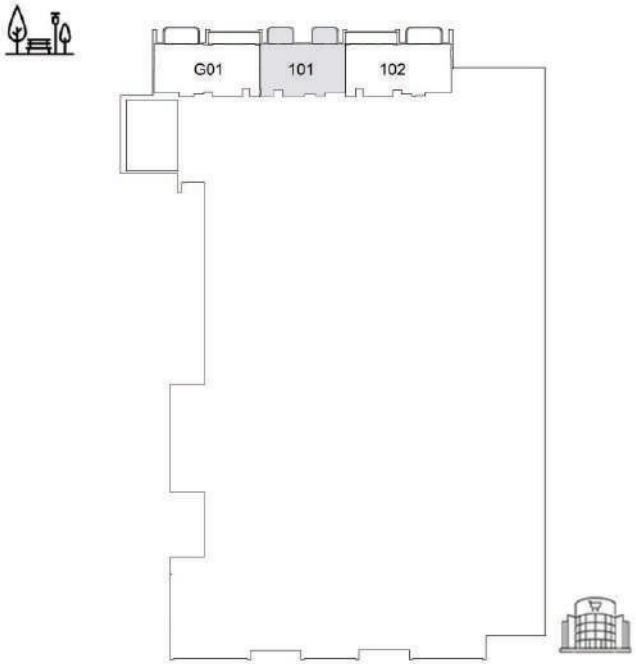
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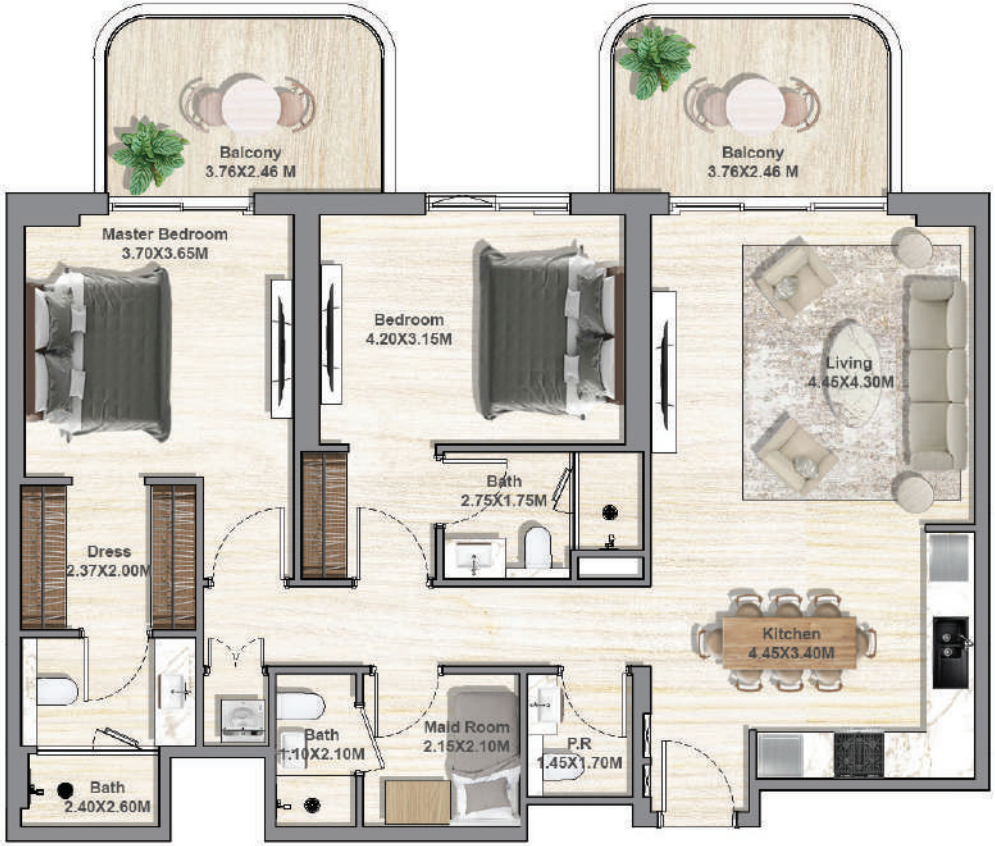
101

2 BEDROOM TYPE A

Suite Area	:	**1176.28 Sq. Ft.**
Balcony Area	:	**211.51 Sq. Ft.**
Total Sellable Area	:	**1387.79 Sq. Ft.**

FIRST FLOOR PLAN





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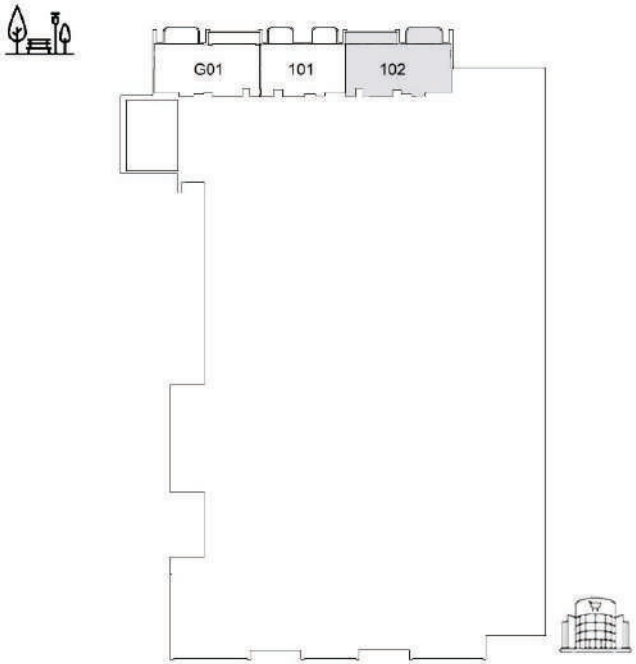
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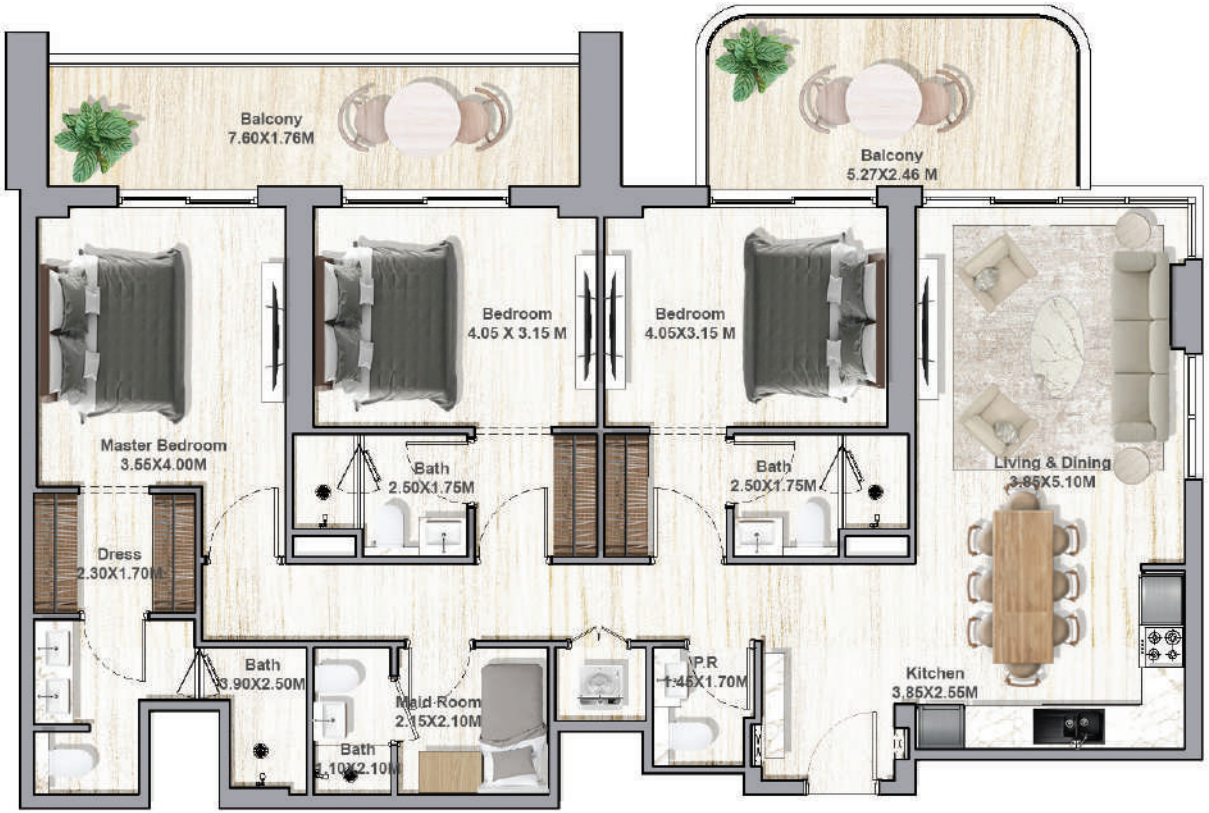
102

3 BEDROOM TYPE A

Suite Area	:	**1459.26 Sq. Ft.**
Balcony Area	:	**318.50 Sq. Ft.**
Total Sellable Area	:	**1777.77 Sq. Ft.**

FIRST FLOOR PLAN





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2ND FLOOR

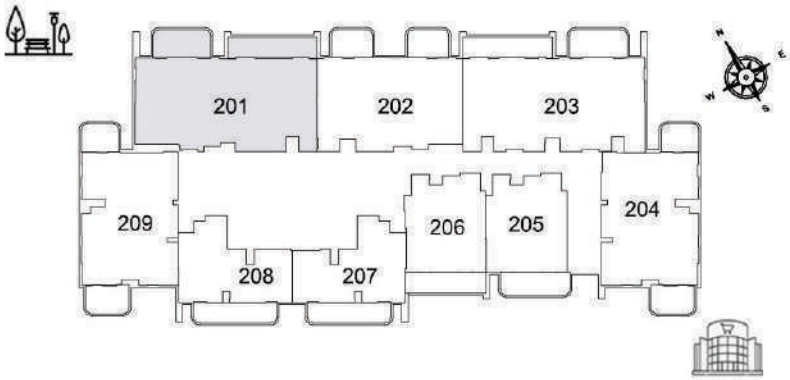
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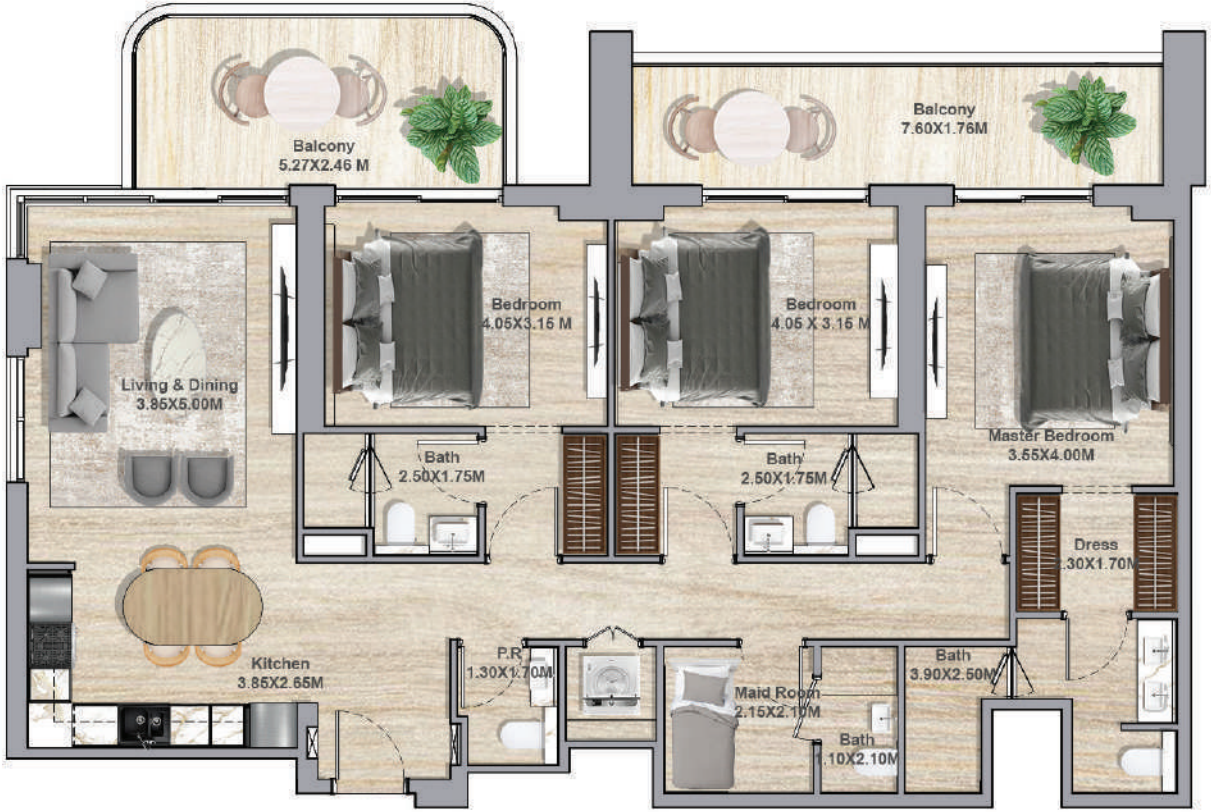
201

3 BEDROOM TYPE A

Suite Area	:	**1462.71 Sq. Ft.**
Balcony Area	:	**319.15 Sq. Ft.**
Total Sellable Area	:	**1781.86 Sq. Ft.**

SECOND FLOOR PLAN





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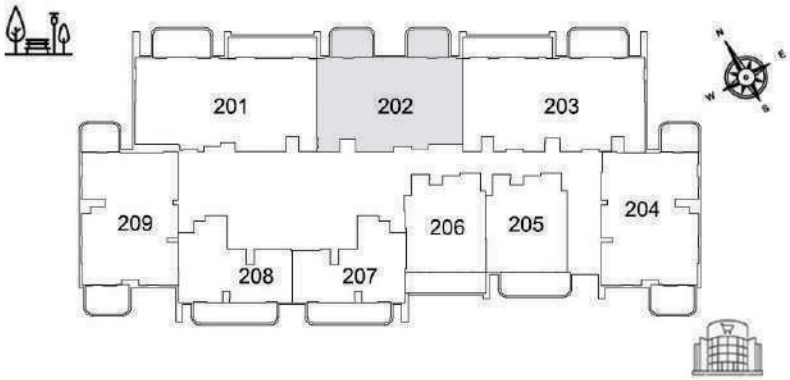
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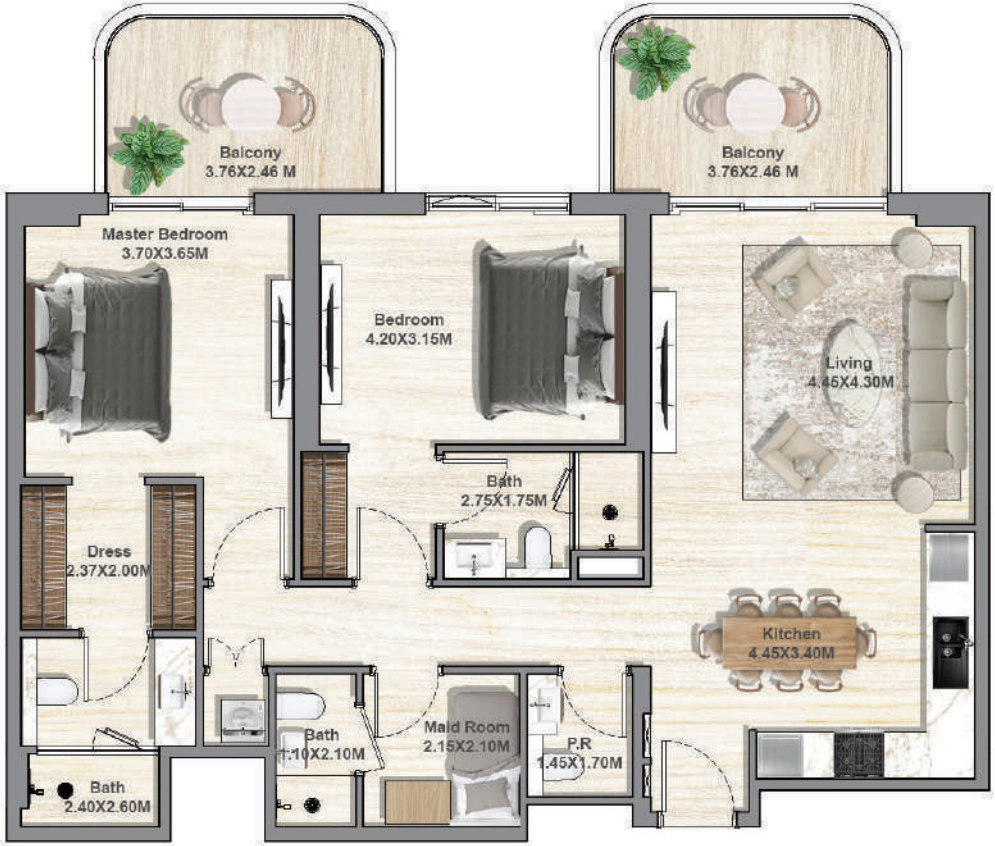
202

2 BEDROOM TYPE A

Suite Area	:	**1176.17 Sq. Ft.**
Balcony Area	:	**210.97 Sq. Ft.**
Total Sellable Area	:	**1387.15 Sq. Ft.**

SECOND FLOOR PLAN





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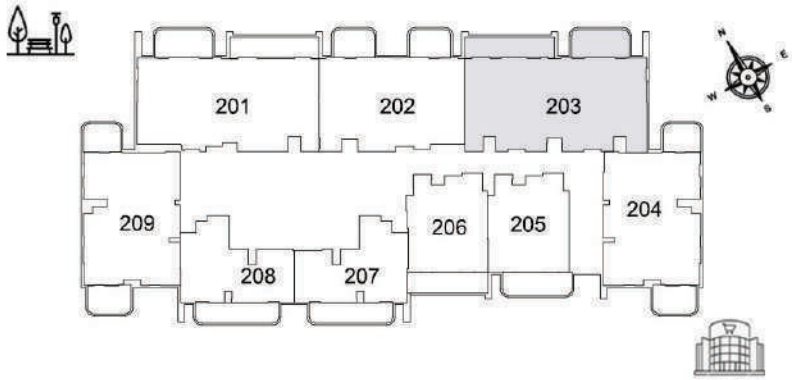
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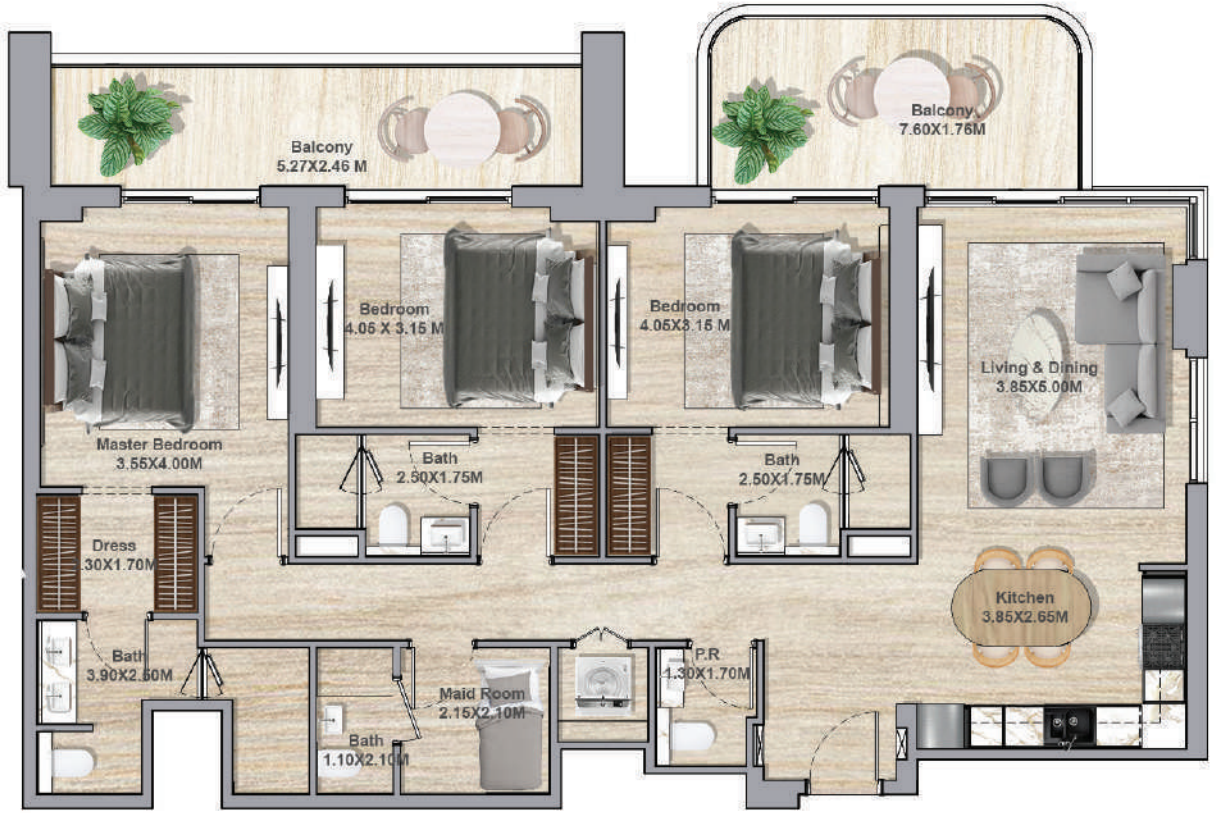
203

3 BEDROOM TYPE A

Suite Area	:	**1462.71 Sq. Ft.**
Balcony Area	:	**319.15 Sq. Ft.**
Total Sellable Area	:	**1781.86 Sq. Ft.**

SECOND FLOOR PLAN





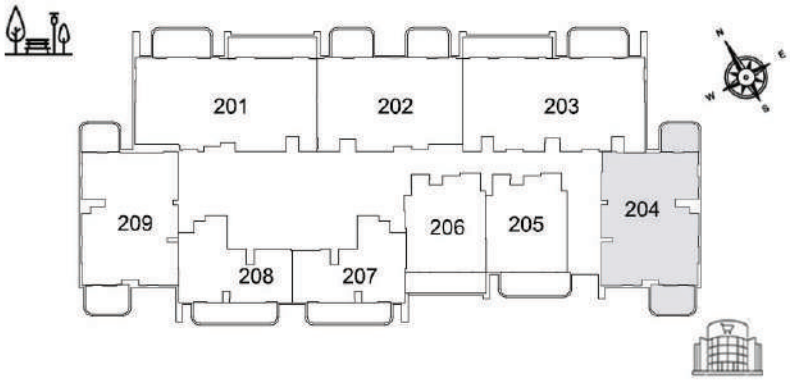
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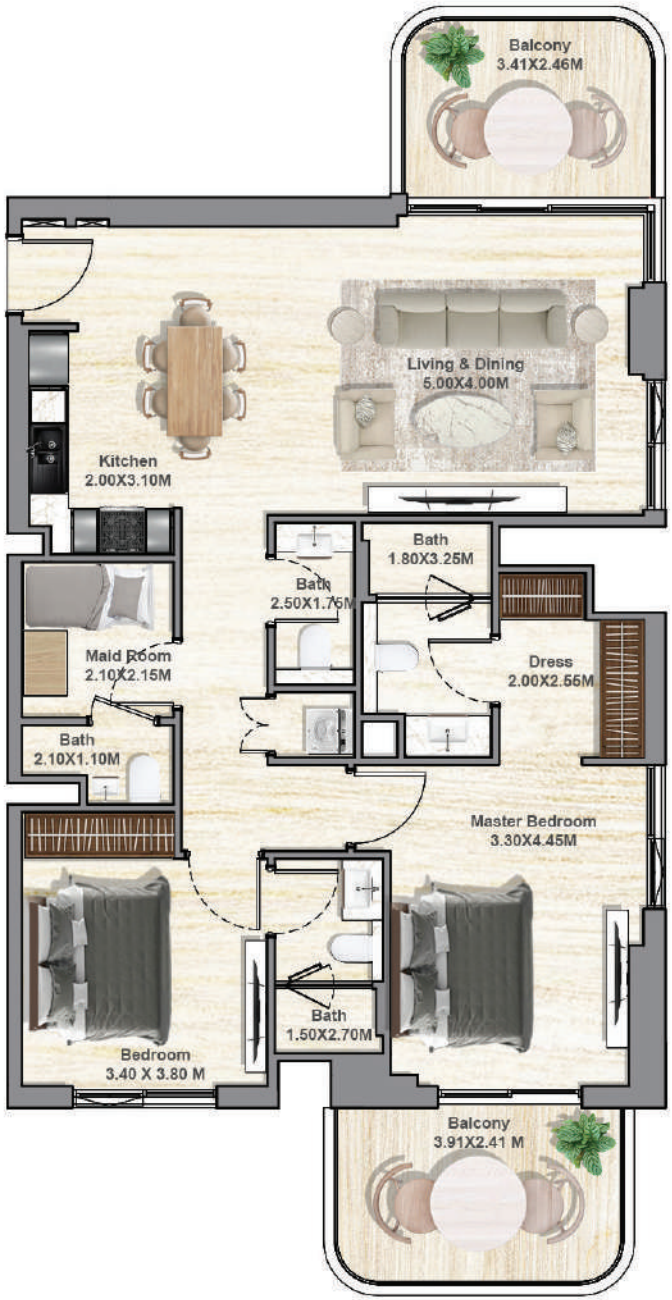
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204

2 BEDROOM TYPE B

Suite Area	:	**1128.92 Sq. Ft.**
Balcony Area	:	**206.34 Sq. Ft.**
Total Sellable Area	:	**1335.26 Sq. Ft.**





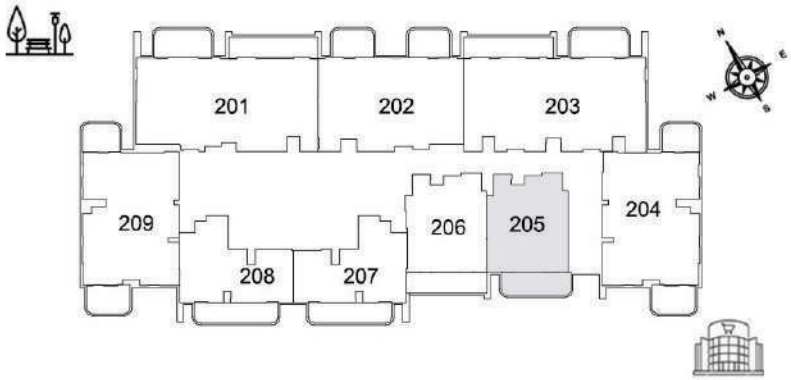
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205

1 BEDROOM TYPE B

Suite Area	:	**689.86 Sq. Ft.**
Balcony Area	:	**143.38 Sq. Ft.**
Total Sellable Area	:	**833.23 Sq. Ft.**





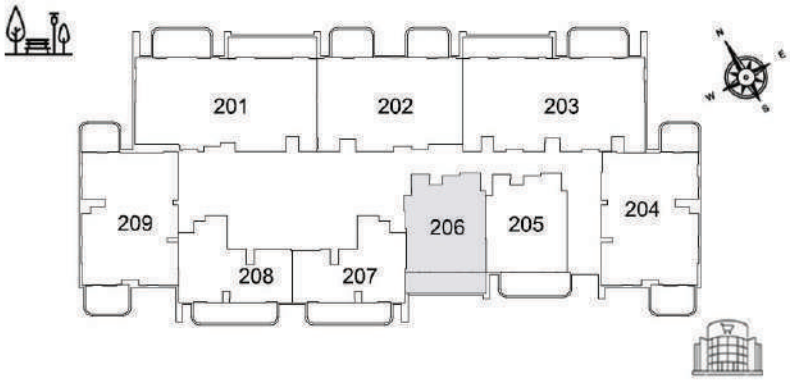
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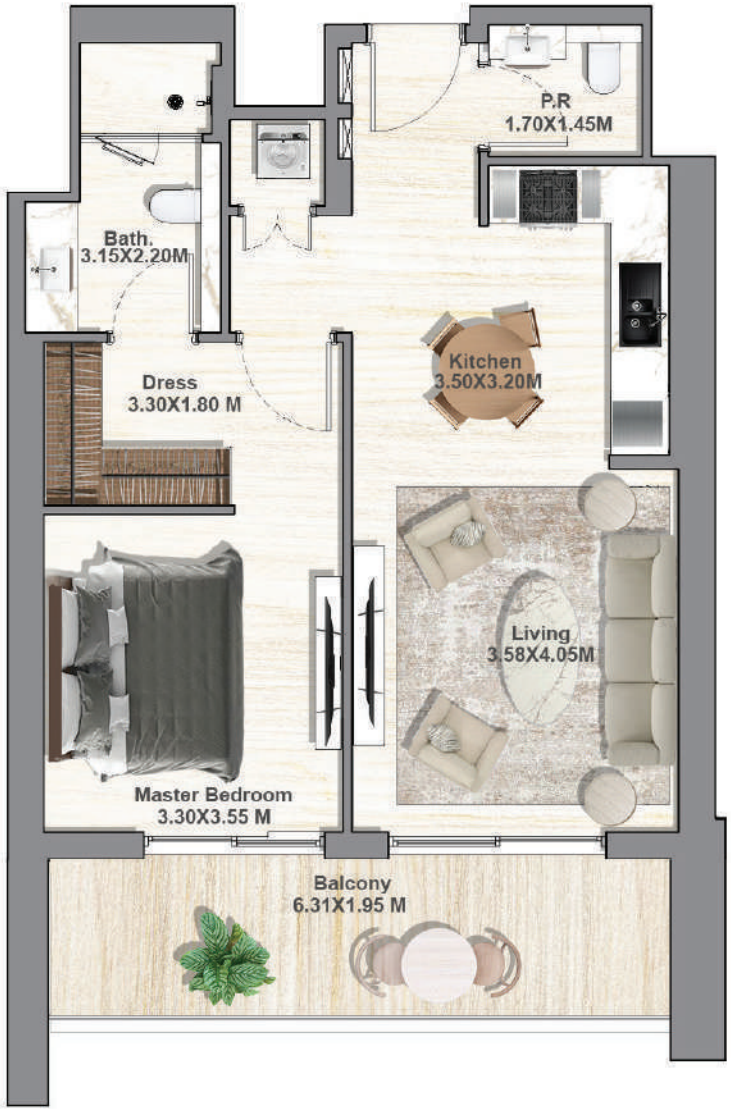
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206

1 BEDROOM TYPE B

Suite Area	:	**679.42 Sq. Ft.**
Balcony Area	:	**152.52 Sq. Ft.**
Total Sellable Area	:	**831.94 Sq. Ft.**





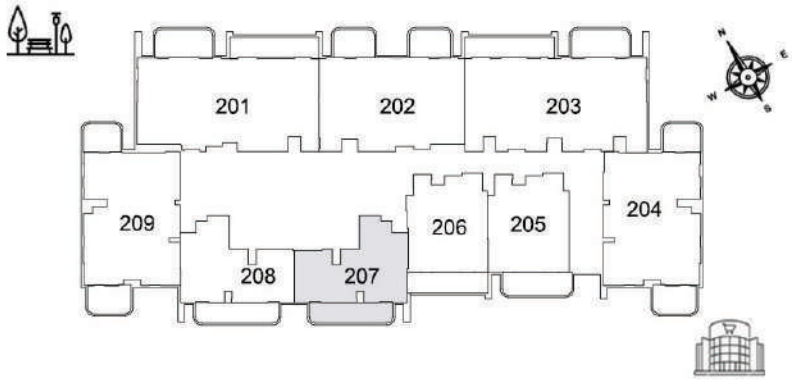
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1 BEDROOM TYPE C

Suite Area	:	**644.00 Sq. Ft.**
Balcony Area	:	**156.08 Sq. Ft.**
Total Sellable Area	:	**800.08 Sq. Ft.**





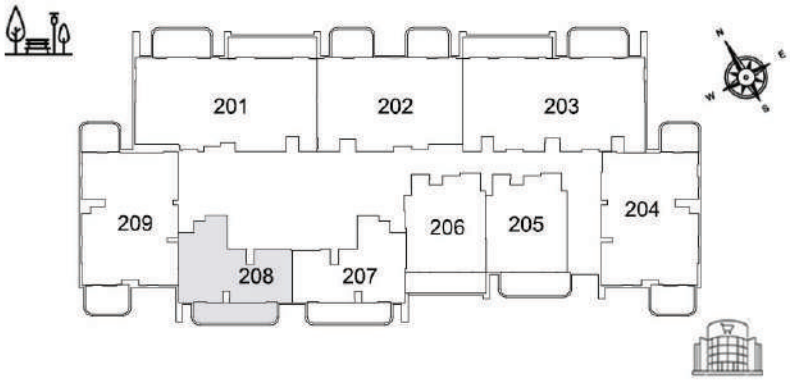
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208

1 BEDROOM TYPE C

Suite Area	:	**647.99 Sq. Ft.**
Balcony Area	:	**156.08 Sq. Ft.**
Total Sellable Area	:	**804.06 Sq. Ft.**





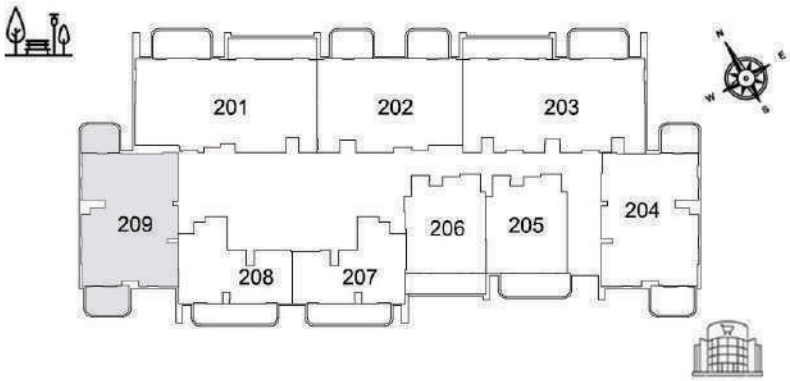
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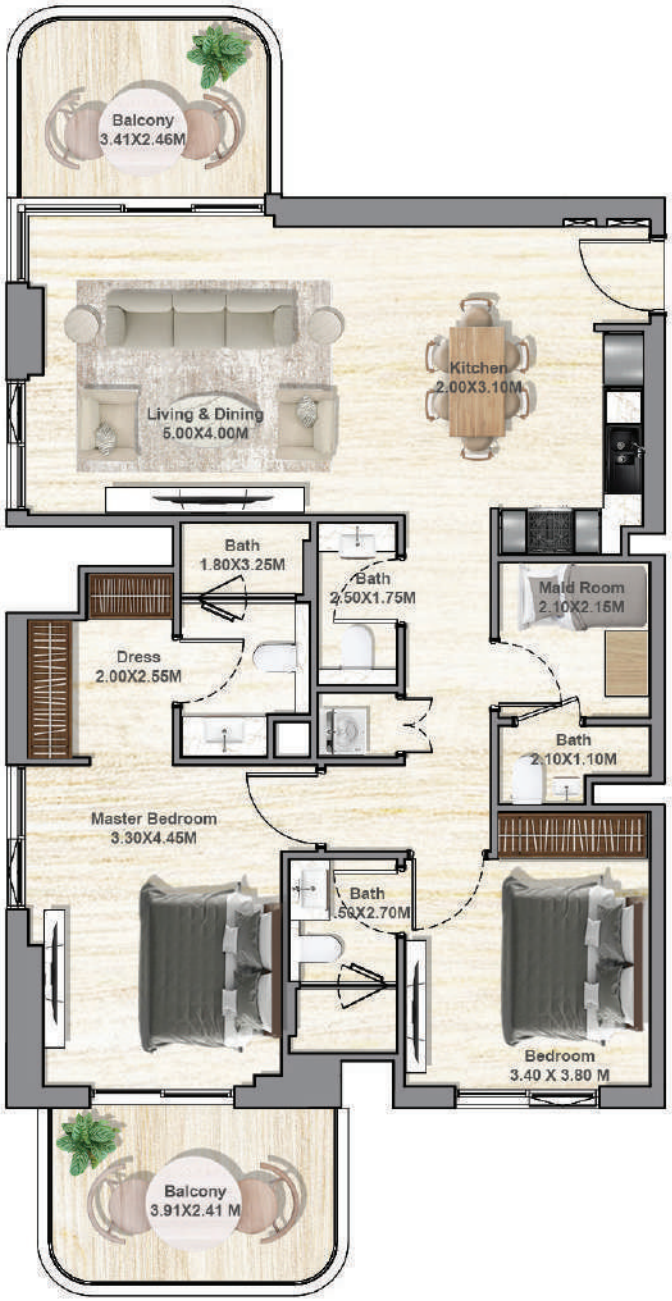
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209

2 BEDROOM TYPE B

Suite Area	:	**1120.09 Sq. Ft.**
Balcony Area	:	**206.67 Sq. Ft.**
Total Sellable Area	:	**1326.76 Sq. Ft.**





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7TH FLOOR

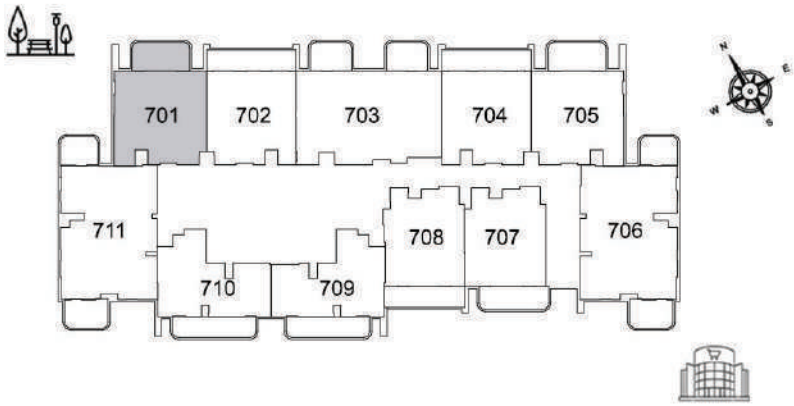
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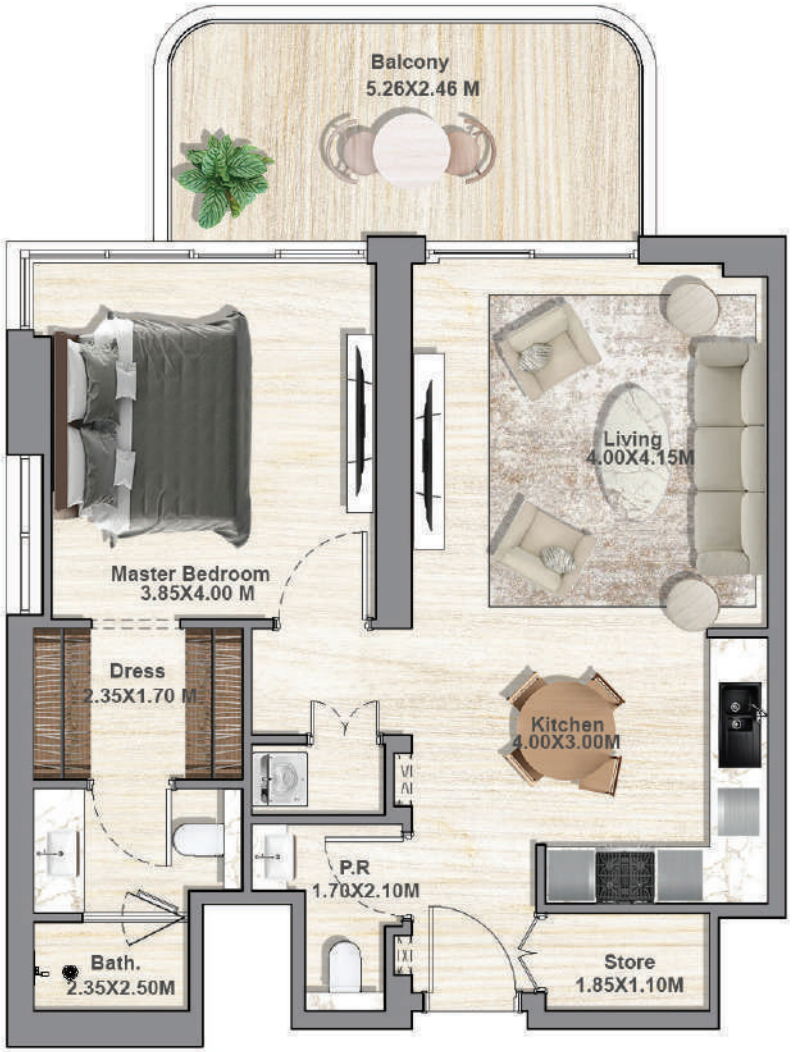
701

1 BEDROOM TYPE A1

Suite Area	:	**755.20 Sq. Ft.**
Balcony Area	:	**148.00 Sq. Ft.**
Total Sellable Area	:	**903.20 Sq. Ft.**

FLOOR PLAN





FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximately only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from stated area. 5. Drawings not to scale. 6. All images used area for illustration purposes only and do not represent the actual size, features, specifiactions, fittings, and furnishings. 7. The developer reserves the right to make revision / alterations, at it's absolute discretion, without any liability whatsoever.

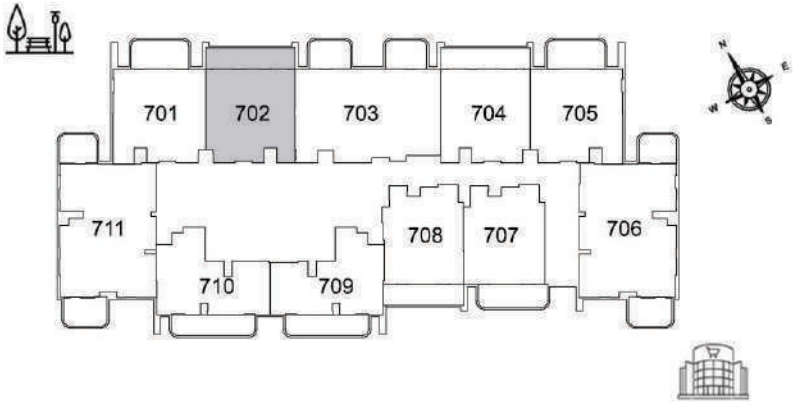
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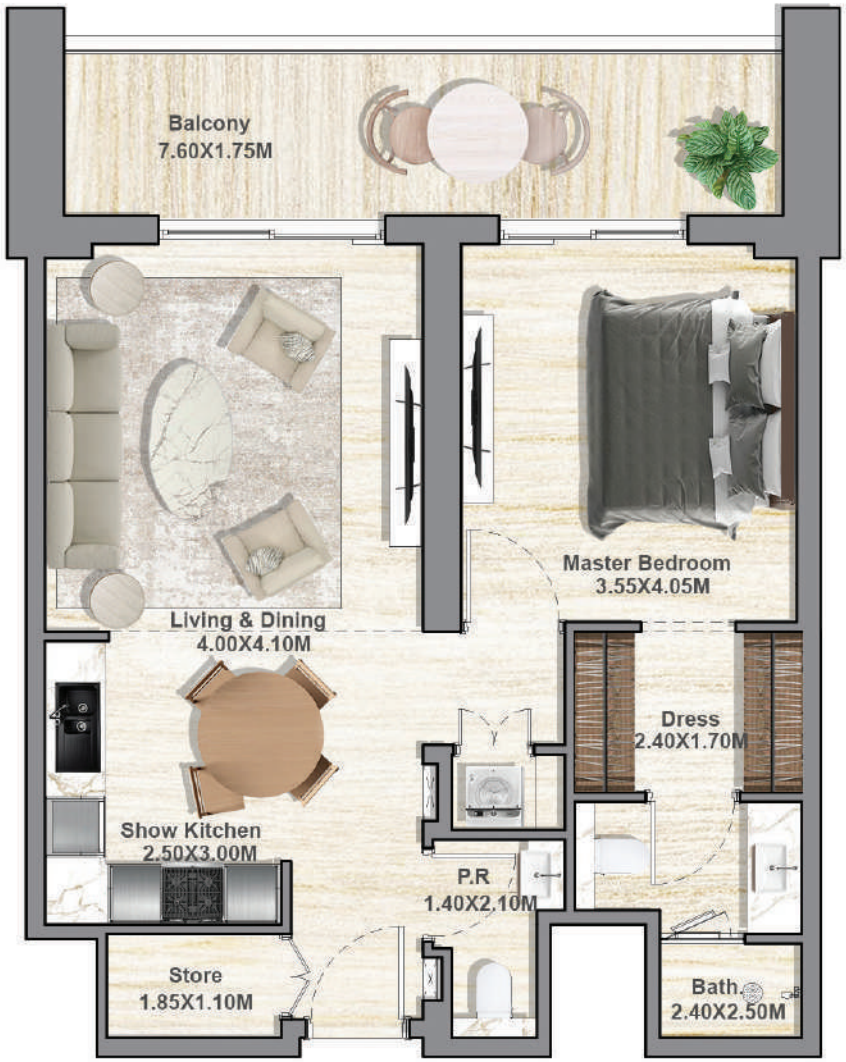
702

1 BEDROOM TYPE A

Suite Area	:	**729.90 Sq. Ft.**
Balcony Area	:	**169.85 Sq. Ft.**
Total Sellable Area	:	**899.76 Sq. Ft.**

FLOOR PLAN





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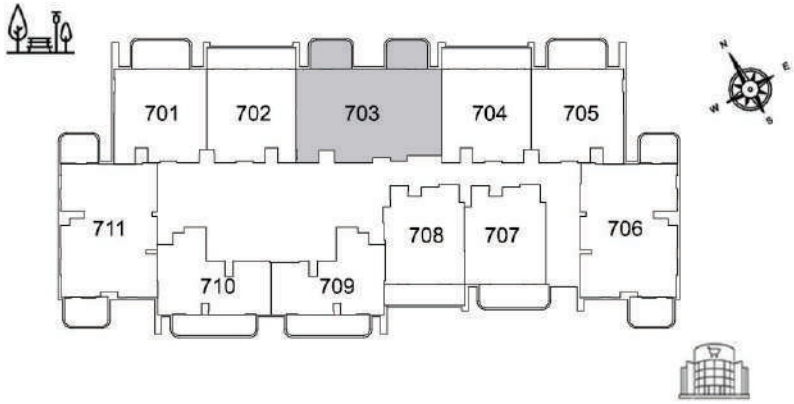
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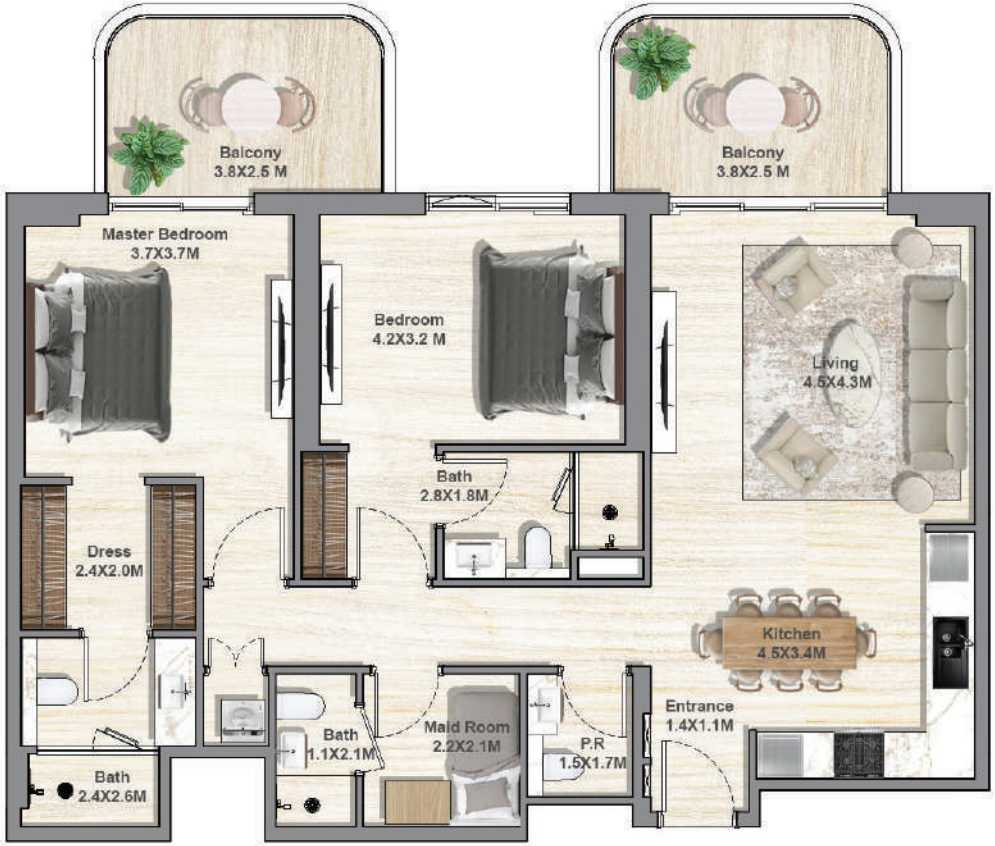
703

2 BEDROOM TYPE A

Suite Area	:	**1176.17 Sq. Ft.**
Balcony Area	:	**210.97 Sq. Ft.**
Total Sellable Area	:	**1387.15 Sq. Ft.**

FLOOR PLAN





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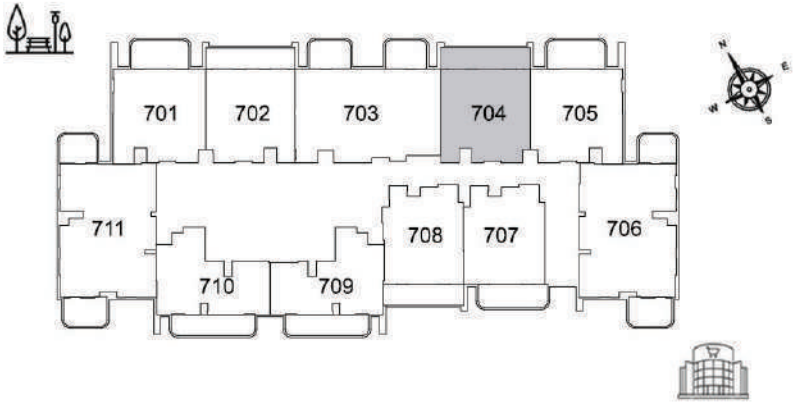
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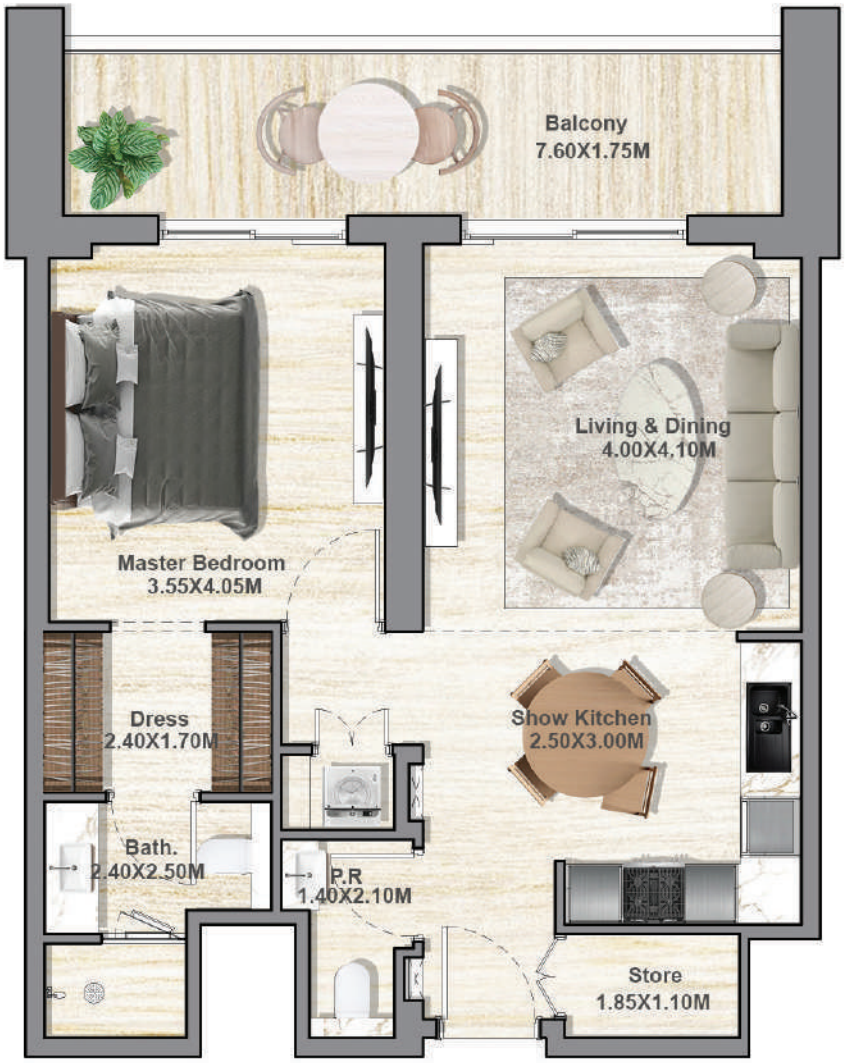
704

1 BEDROOM TYPE A

Suite Area	:	**729.69 Sq. Ft.**
Balcony Area	:	**169.85 Sq. Ft.**
Total Sellable Area	:	**899.54 Sq. Ft.**

FLOOR PLAN





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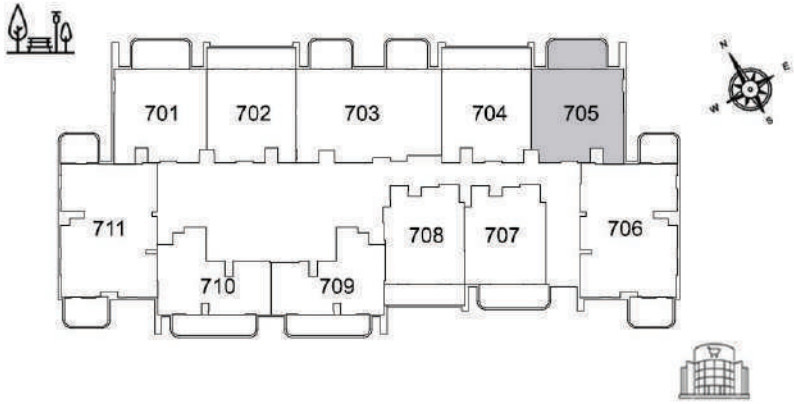
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RESIDENCES
DUBAI HILLS

705

1 BEDROOM TYPE A1

Suite Area	:	**755.30 Sq. Ft.**
Balcony Area	:	**148.00 Sq. Ft.**
Total Sellable Area	:	**903.31 Sq. Ft.**

FLOOR PLAN





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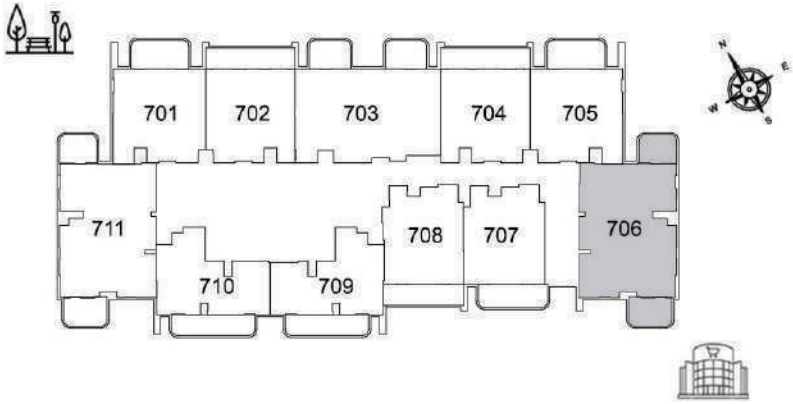
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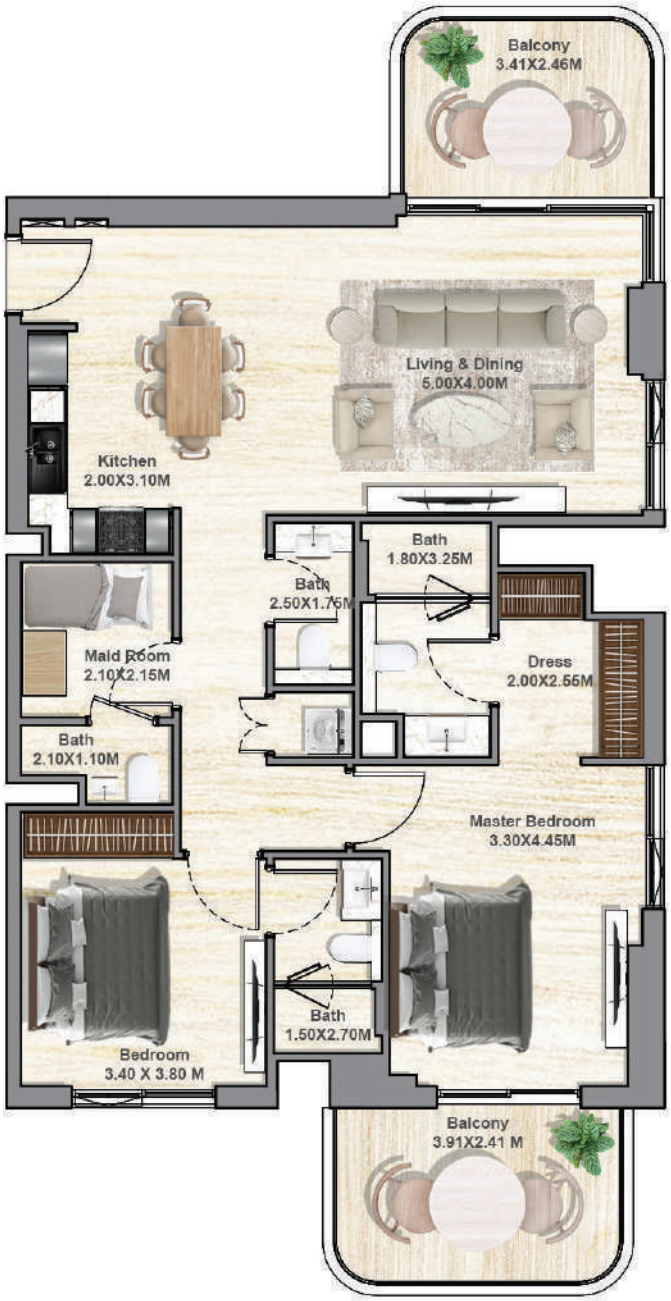
706

2 BEDROOM TYPE B

Suite Area	:	**1128.92 Sq. Ft.**
Balcony Area	:	**206.34 Sq. Ft.**
Total Sellable Area	:	**1335.26 Sq. Ft.**

FLOOR PLAN





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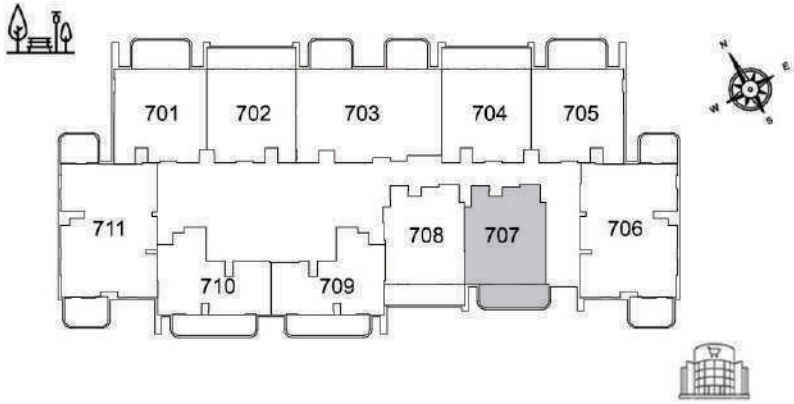
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RESIDENCES
DUBAI HILLS

707

1 BEDROOM TYPE B

Suite Area	:	**689.86 Sq. Ft.**
Balcony Area	:	**143.38 Sq. Ft.**
Total Sellable Area	:	**833.23 Sq. Ft.**

FLOOR PLAN





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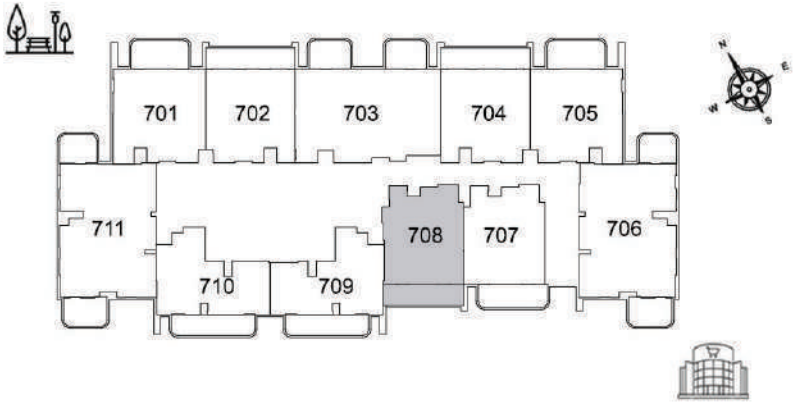
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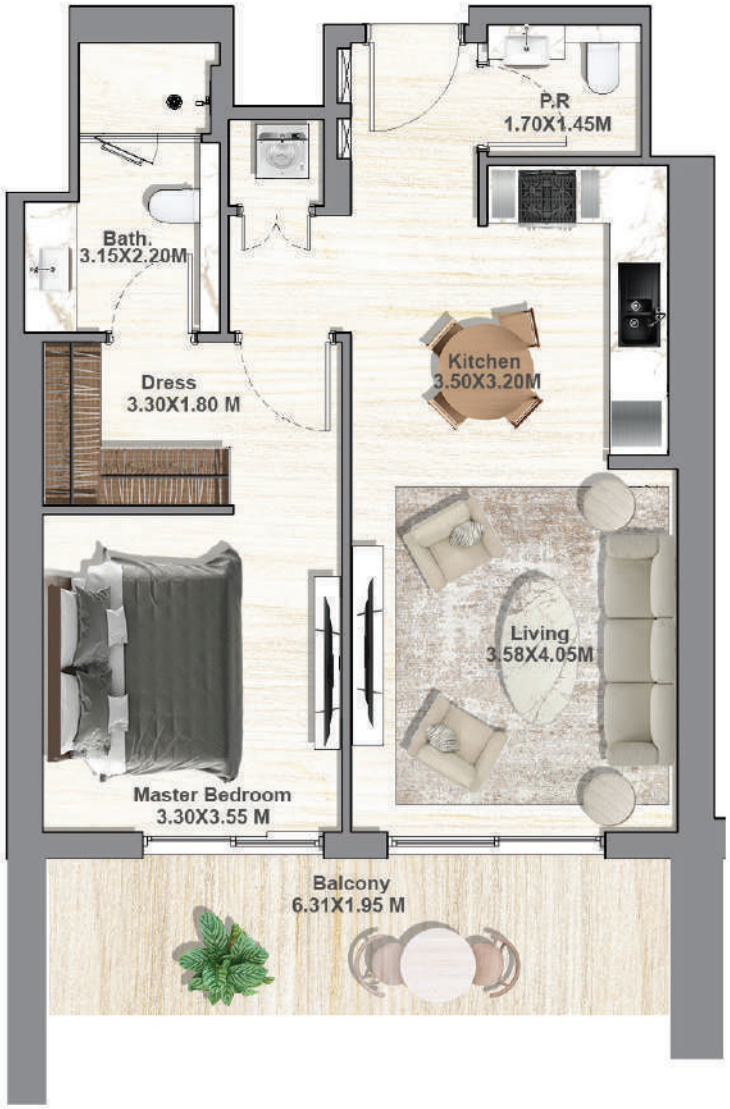
708

1 BEDROOM TYPE B

Suite Area	:	**679.42 Sq. Ft.**
Balcony Area	:	**152.52 Sq. Ft.**
Total Sellable Area	:	**831.94 Sq. Ft.**

FLOOR PLAN





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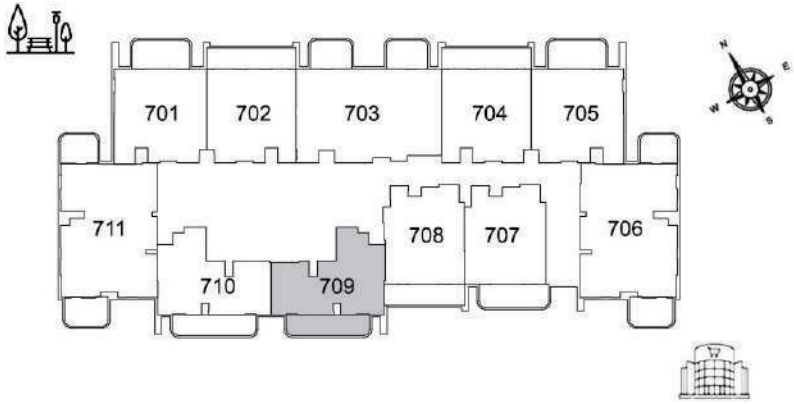
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709

1 BEDROOM TYPE C

Suite Area	:	**644.00 Sq. Ft.**
Balcony Area	:	**156.08 Sq. Ft.**
Total Sellable Area	:	**800.08 Sq. Ft.**

FLOOR PLAN





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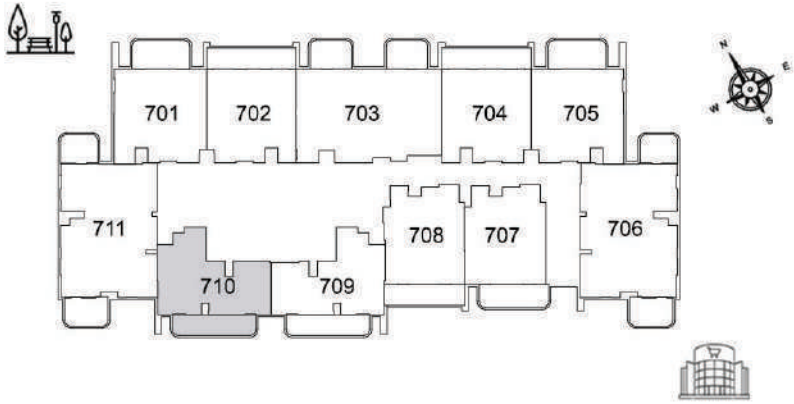
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710

1 BEDROOM TYPE C

Suite Area	:	**647.99 Sq. Ft.**
Balcony Area	:	**156.08 Sq. Ft.**
Total Sellable Area	:	**804.06 Sq. Ft.**

FLOOR PLAN





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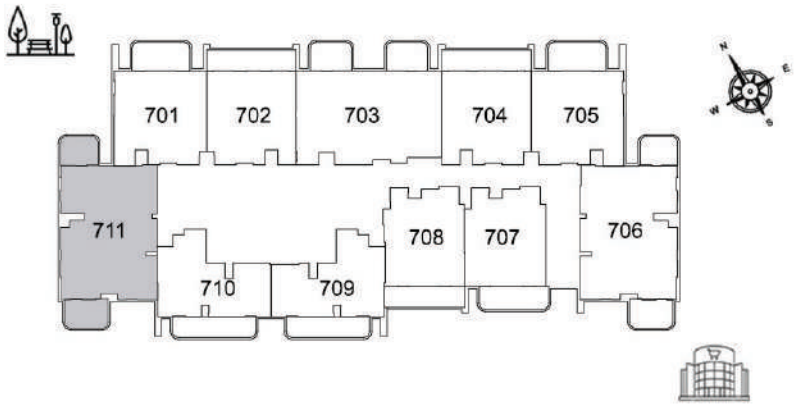
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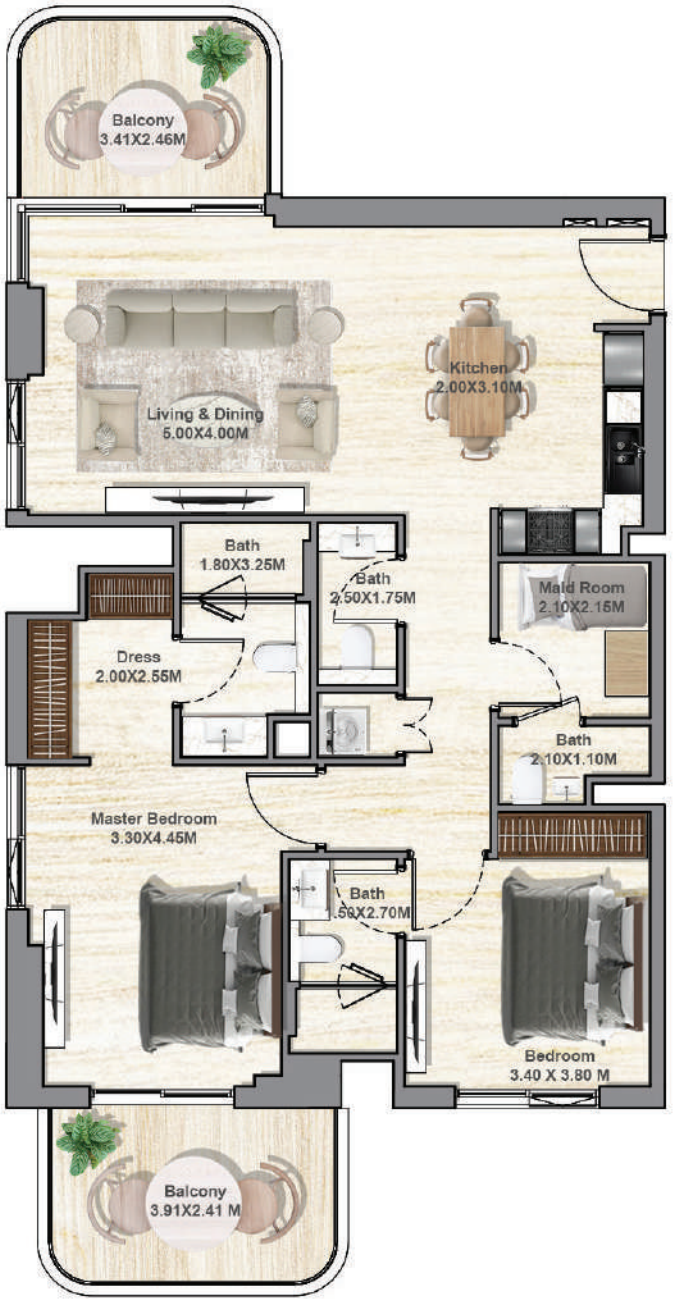
711

2 BEDROOM TYPE B

Suite Area	:	**1120.09 Sq. Ft.**
Balcony Area	:	**206.67 Sq. Ft.**
Total Sellable Area	:	**1326.76 Sq. Ft.**

FLOOR PLAN





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