

DUBAI HILLS VILLA

381, Sidra 2,

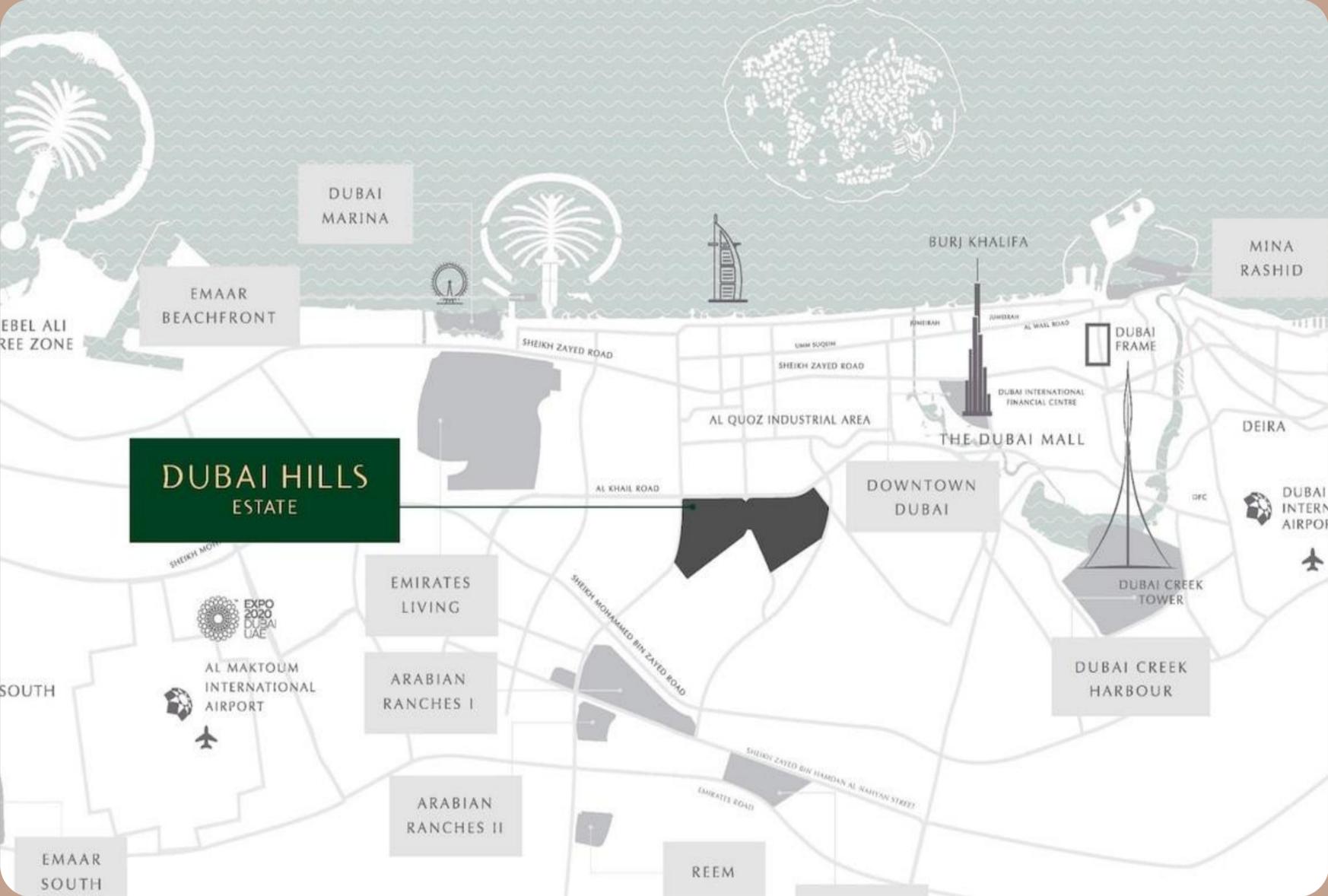
BY

JAMI



Accessibility to Key Destinations

📍 Dubai Bilingual French International School	15 min
📍 Business Bay	15 min
📍 Downtown	15 min
📍 Jumeirah Beach	20 min
📍 Dubai Mall	20 min
📍 Museum of the Future	20 min
📍 DXB Airport	25 min
📍 Blue Waters	20 min
📍 DIFC Financial Center	18 min
📍 Meydan One Mall	20 min



Renovation Design and landscaping and
Consultancy by :

JAMI Design & Engineering Consultants



DUBAI HILLS VILLA by JAMI

Dubai Hills Estate Villa is a prestigious residential project nestled in one of Dubai's most sought-after communities. This exclusive villa is thoughtfully designed to embody refined elegance, modern comfort, and architectural excellence — offering a distinctive lifestyle experience.

With a seamless integration of indoor and outdoor living, the villa features:

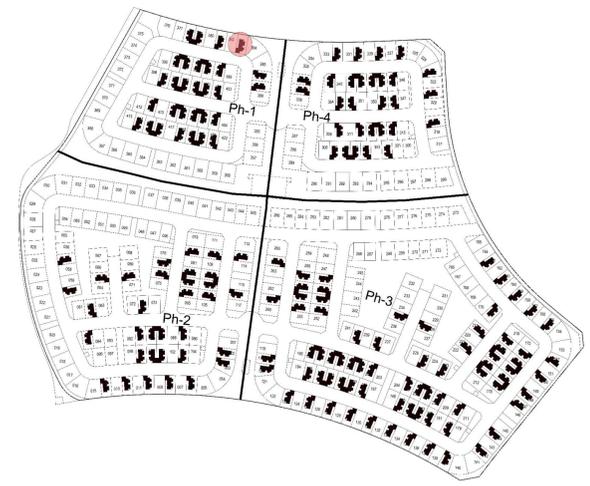
- Spacious open-plan layouts
- Smart home automation
- Private swimming pool
- Walk-in wardrobes
- Natural stone finishes
- Custom-made kitchens and bathrooms

Set amidst lush greenery and world-class amenities, the Dubai Hills Estate Villa redefines luxury living in the heart of the city

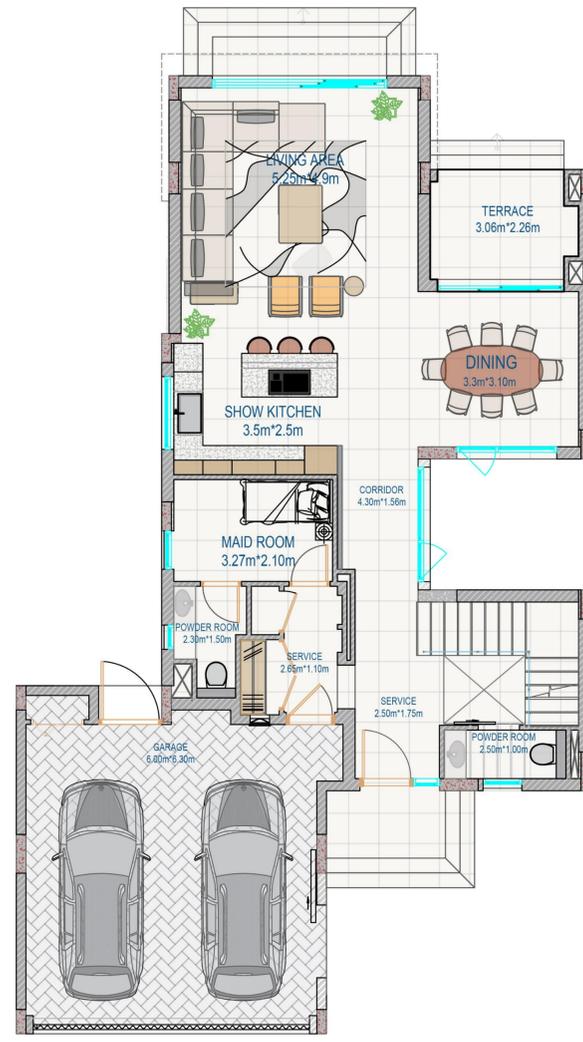


LAYOUT PLANS as EMAAR Handover SEDRA 2- 381 VILLA

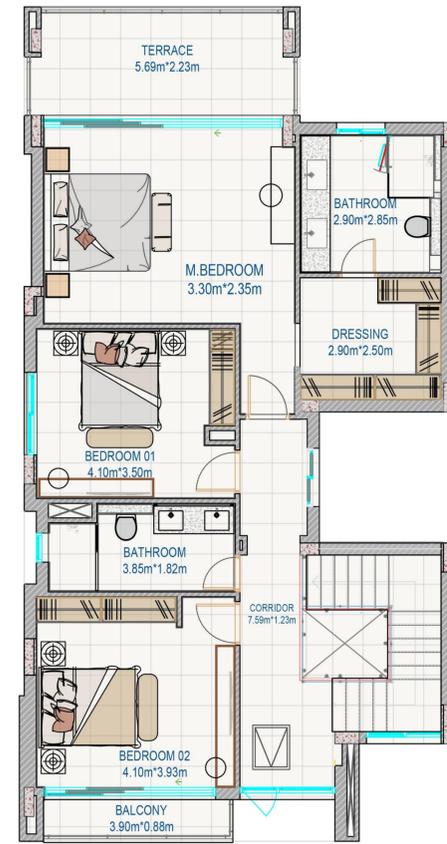
GROUND FLOOR	1349.79	SQ.FT.	125.40	SQ.M
FIRST FLOOR	1283.70	SQ.FT.	119.26	SQ.M
TERRACE	172.86	SQ.FT.	16.06	SQ.M
GARAGE	474.58	SQ.FT.	44.09	SQ.M
External	2558.15	SQ.FT.	237.66	SQ.M
TOTAL AREA	5839.09	SQ.FT.	542.47	SQ.M



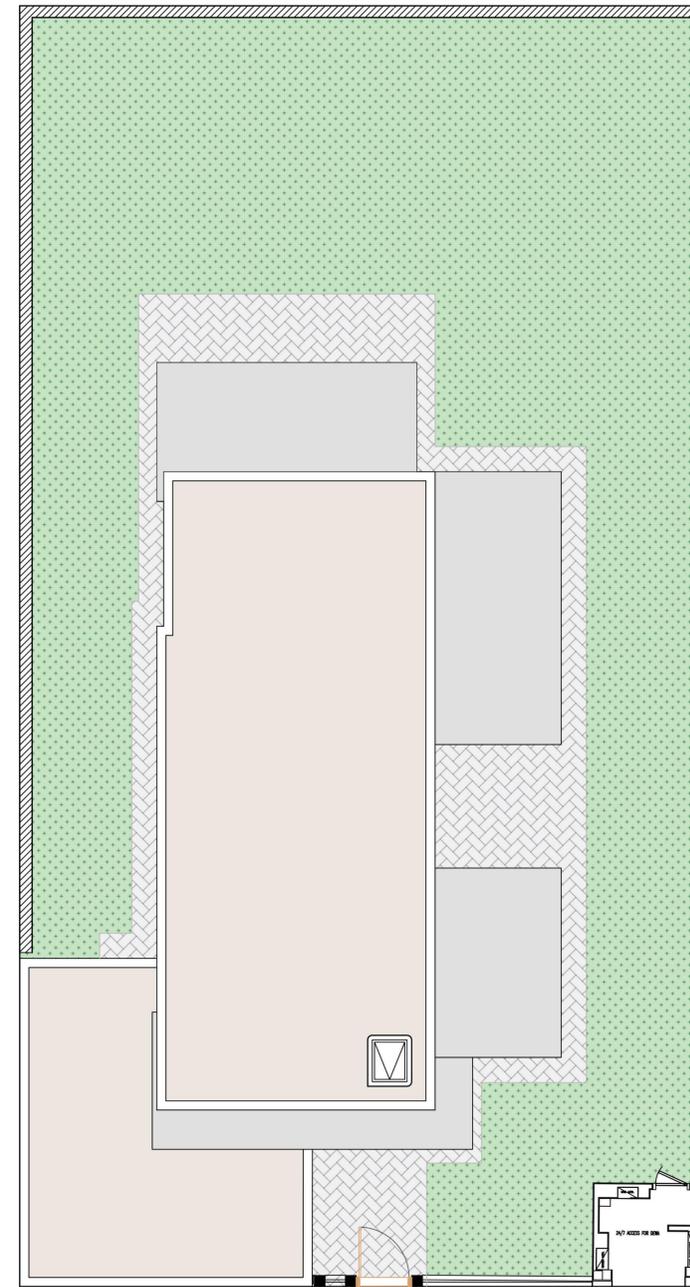
KEY PLAN



GROUND FLOOR



FIRST FLOOR



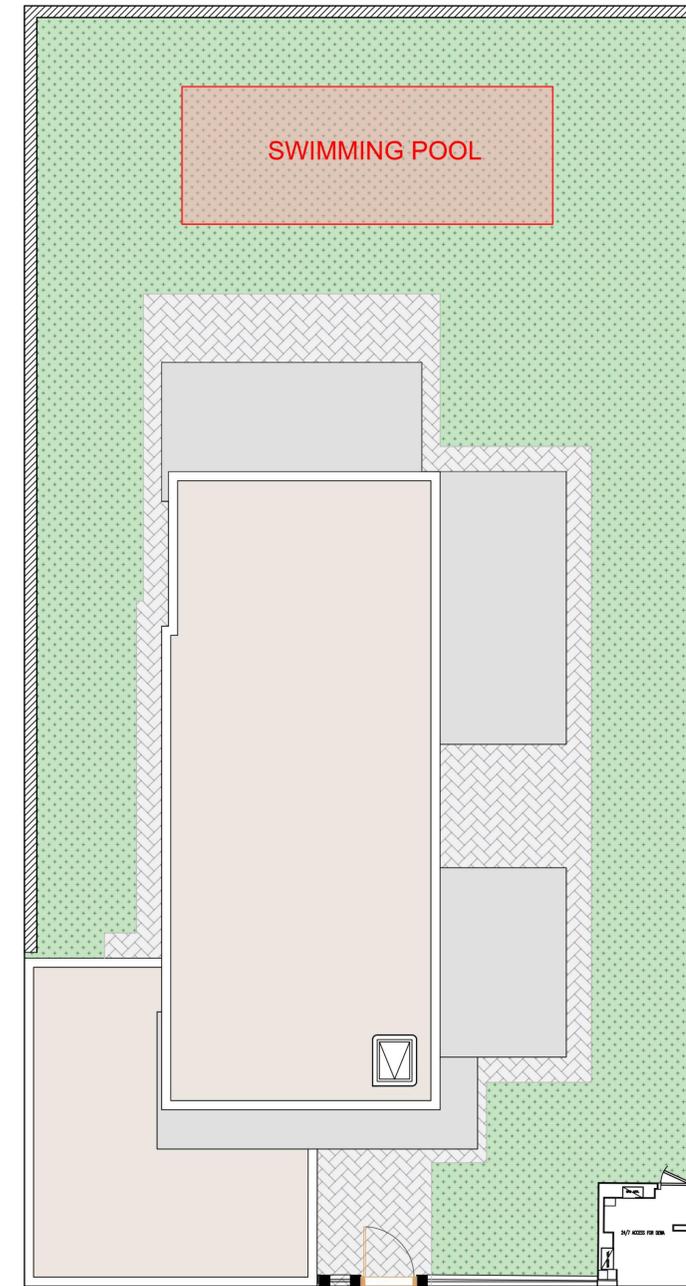
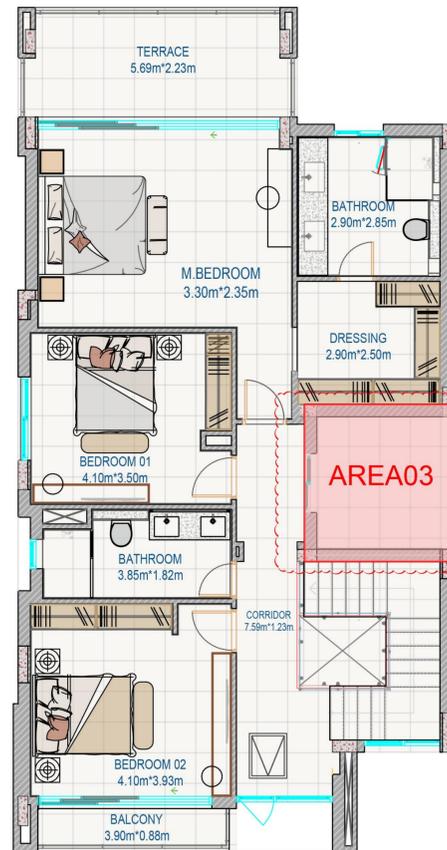
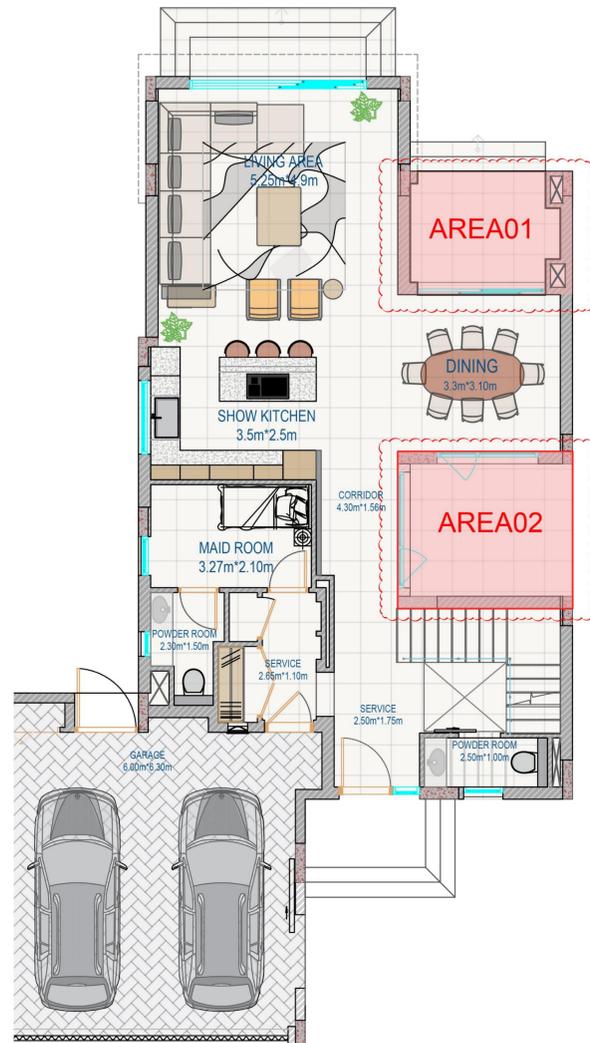
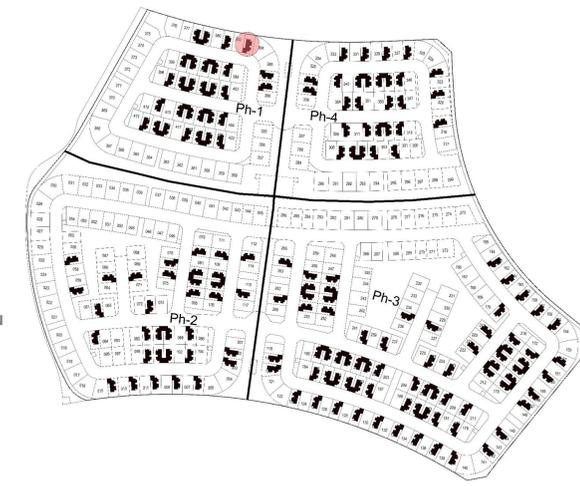
SITE PLAN

LAYOUT PLANS as per New Permit By JAMI

The indicated area in the plan was incorporated after completing all necessary architectural, structural, and MEP drawings, and securing approvals from both Emaar and the Dubai Development Authority. The following spaces have been added:

- AREA01 : 8.95 M2
- AREA02 : 11.40 M2
- AREA03 : 9.62 M2
- SWIMMING POOL:24.3M2

GROUND FLOOR	1559.58	SQ.FT.	125.40+8.095+11.40= 144.89	SQ.M
FIRST FLOOR	1545.26	SQ.FT.	119.26+24.3= 143.56	SQ.M
TERRACE	172.86	SQ.FT.	16.06	SQ.M
GARAGE	474.58	SQ.FT.	44.09	SQ.M
External	2558.15	SQ.FT.	237.66	SQ.M
TOTAL AREA	6310.44	SQ.FT.	586.26	SQ.M



AREA CALCULATION as per New Permit By JAMI

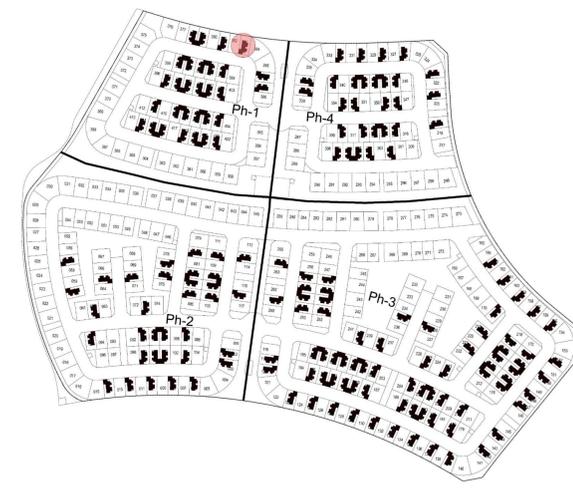
KEY PLAN



GROUND FLOOR	1559.58	SQ.FT.	125.40+8.095+11.40= 144.89	SQ.M
FIRST FLOOR	1545.26	SQ.FT.	119.26+24.3= 143.56	SQ.M
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TOTAL AREA	6310.44	SQ.FT.	586.26	SQ.M

AREA CALCULATION as per EMAAR Handover

KEY PLAN



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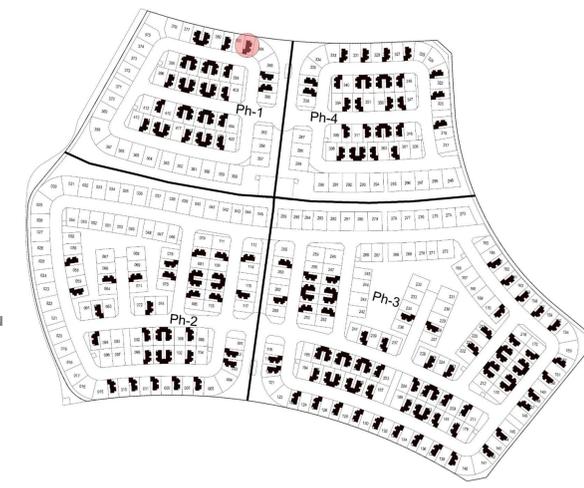
AREA CALCULATION as per New Permit By JAMI

KEY PLAN



AREA CALCULATION as per EMAAR Handover

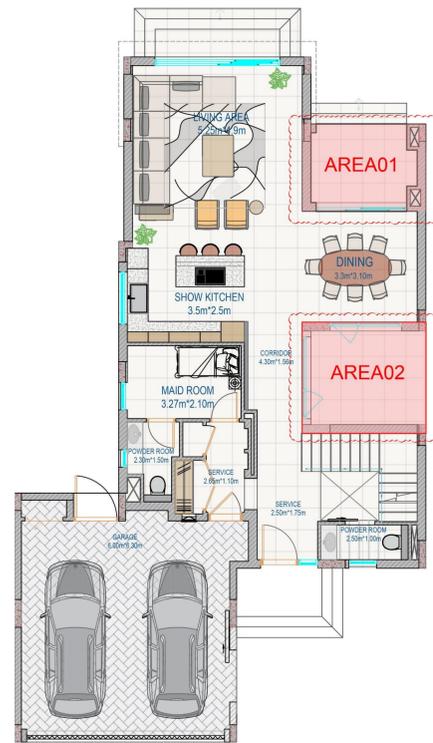
KEY PLAN



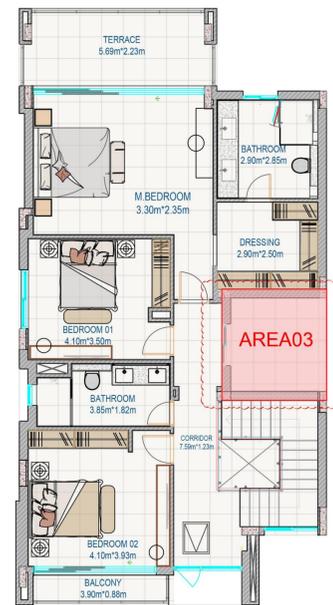
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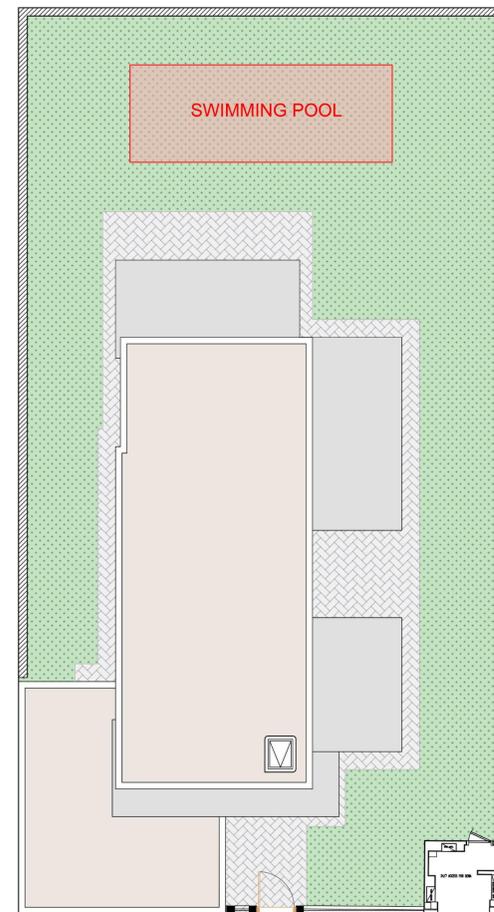
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- AREA03 : 9.62 M2
- SWIMMING POOL:24.3M2



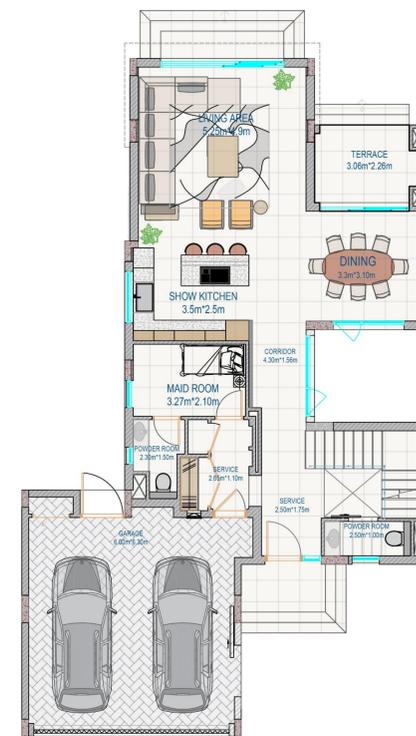
GROUND FLOOR



FIRST FLOOR



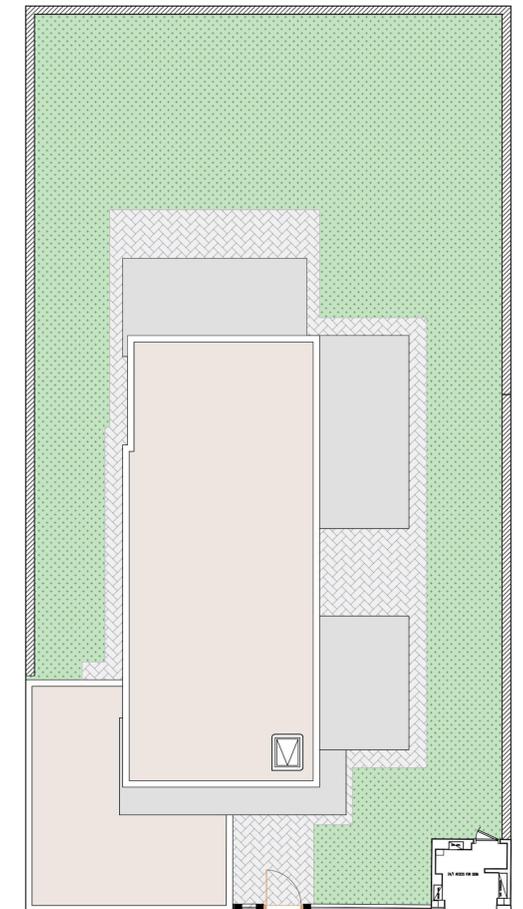
SITE PLAN



GROUND FLOOR



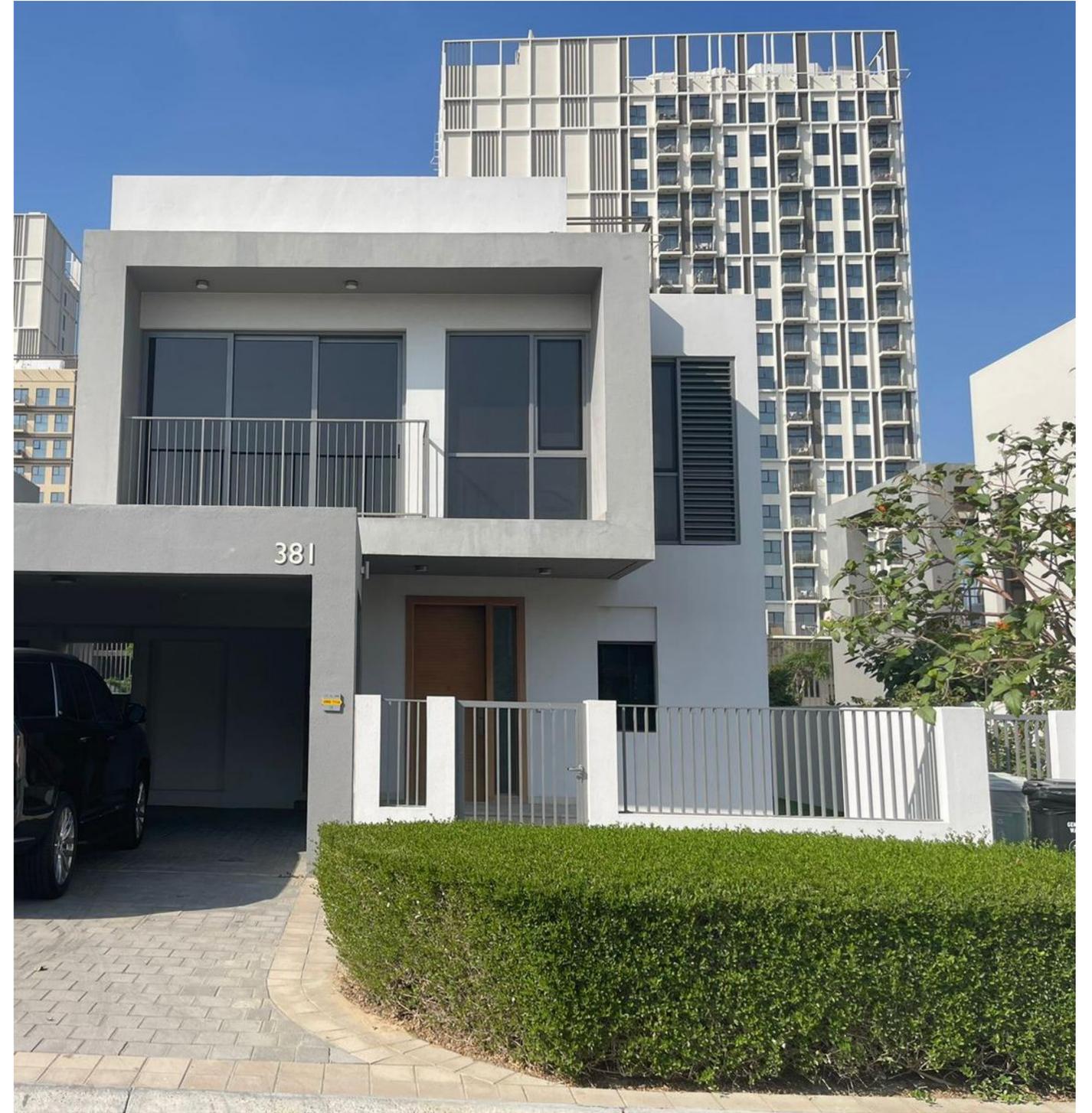
FIRST FLOOR

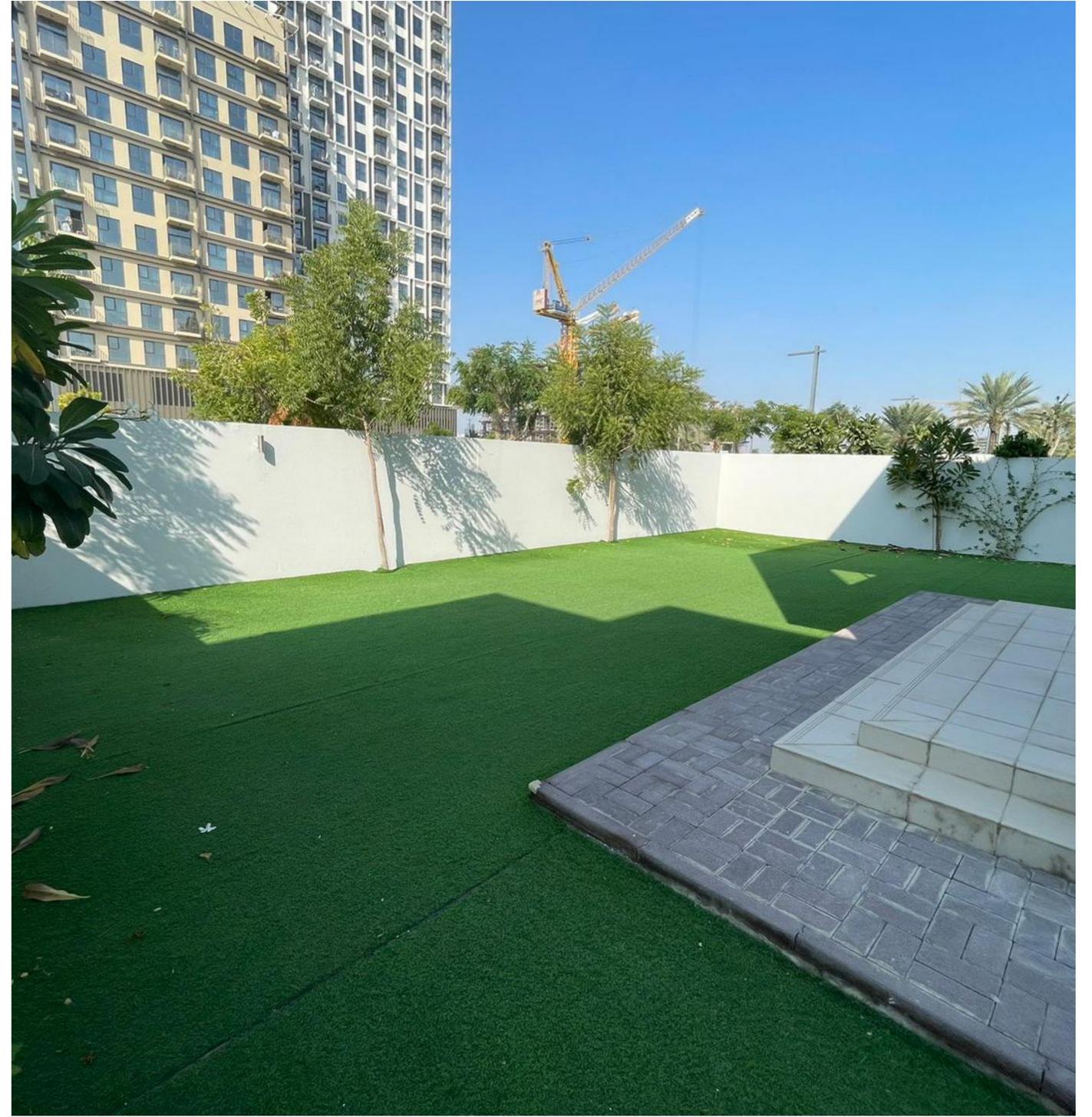


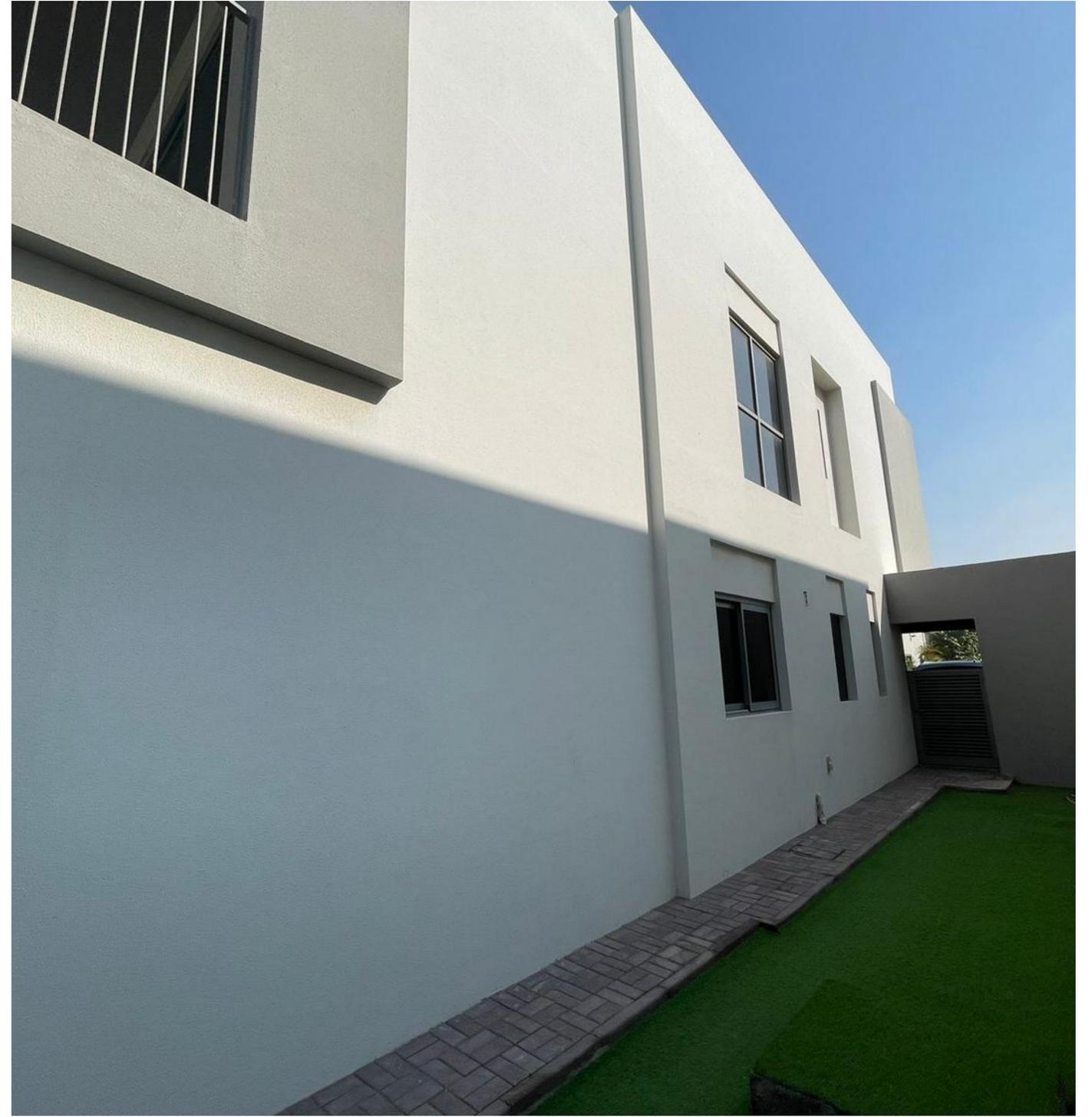
SITE PLAN

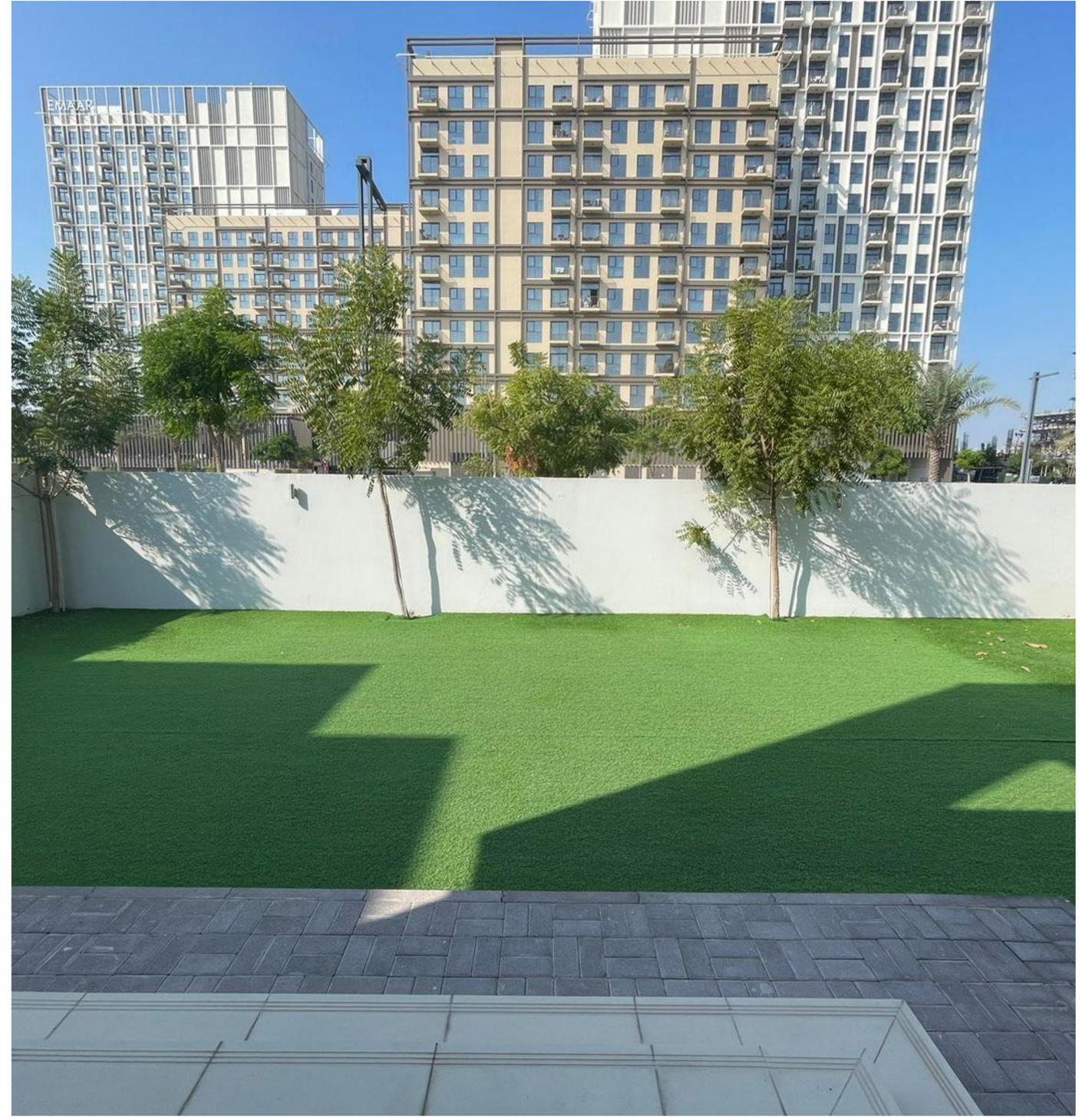
CURRENT SITUATIONS PICTURES

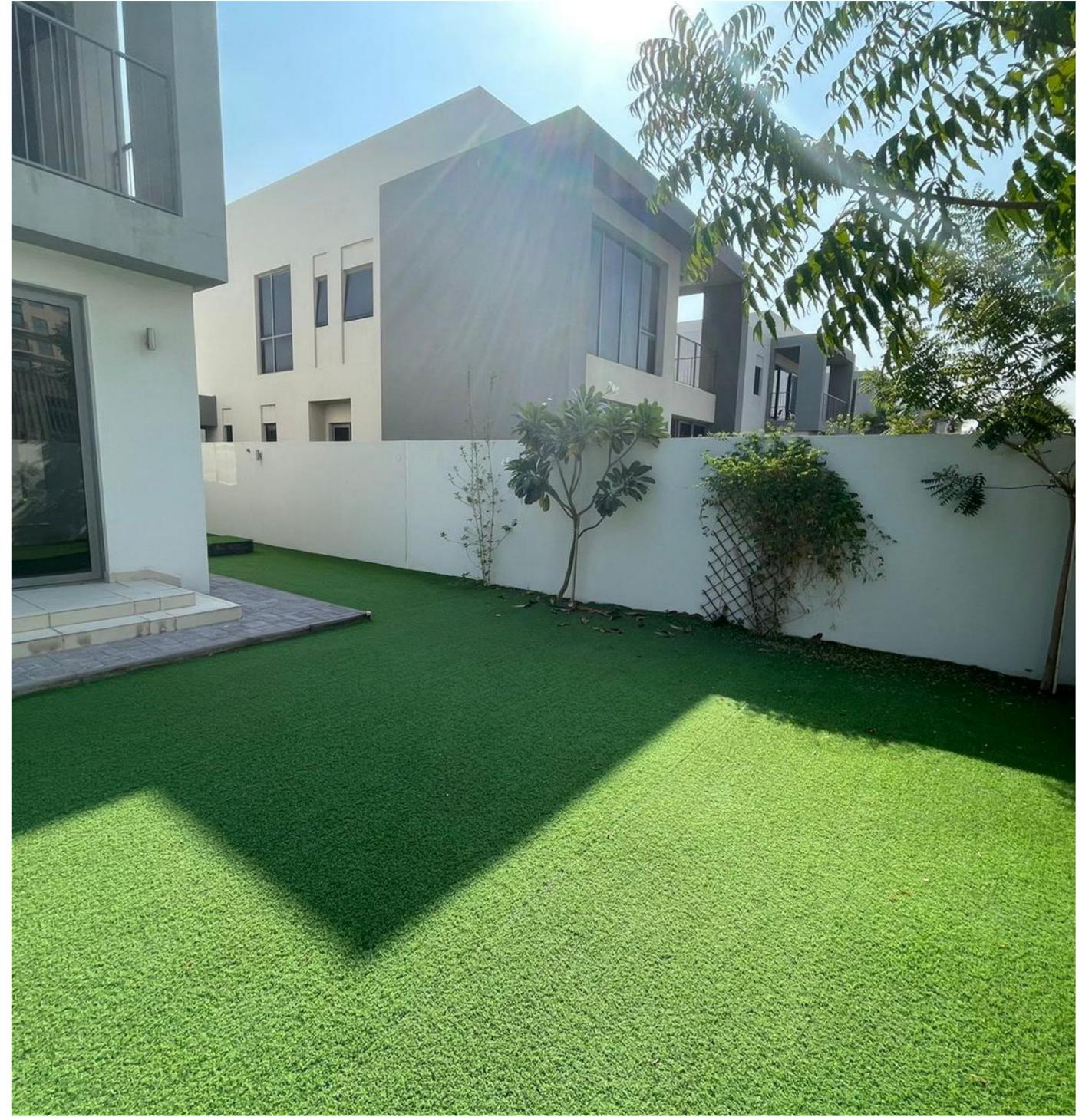








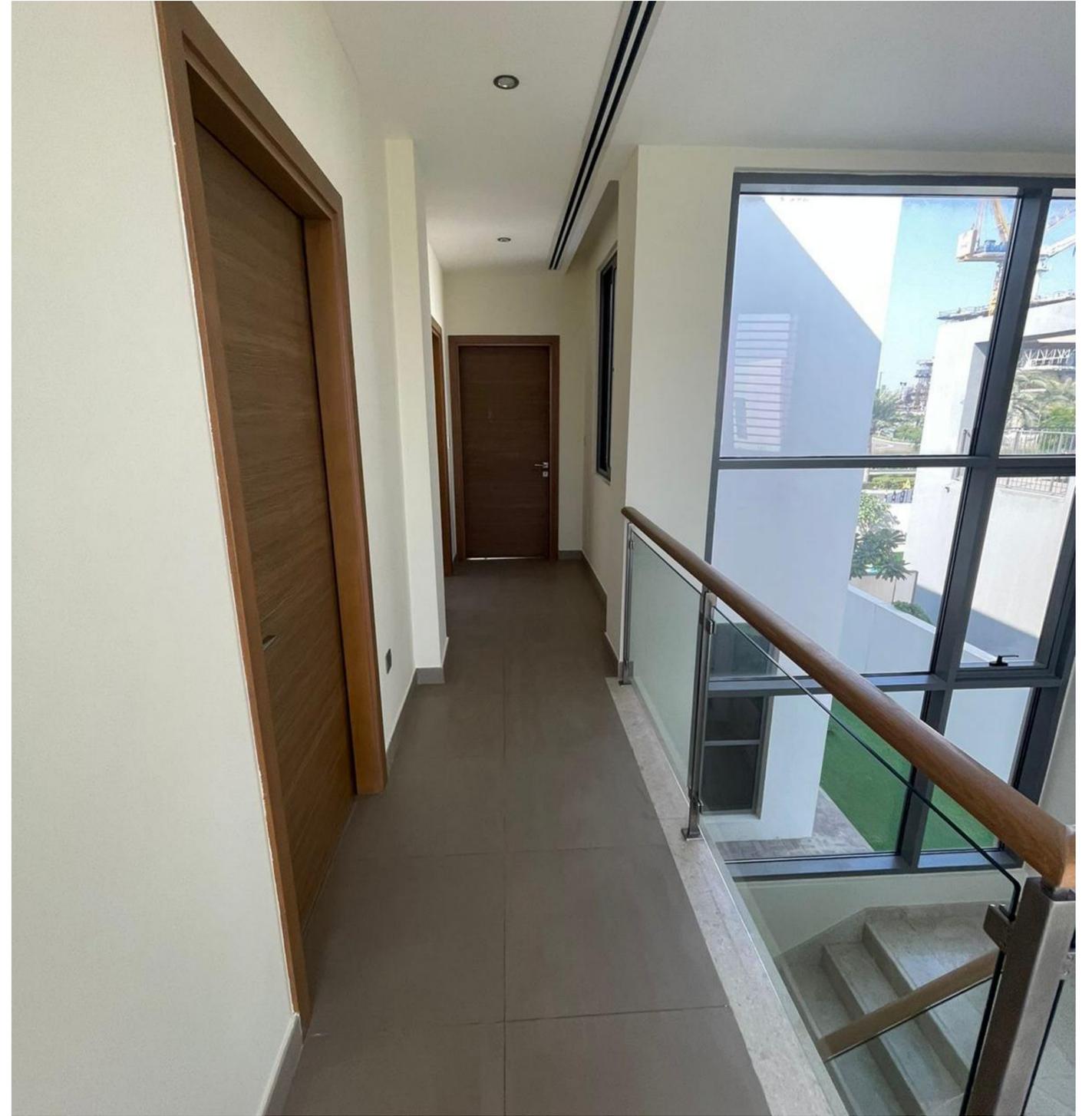












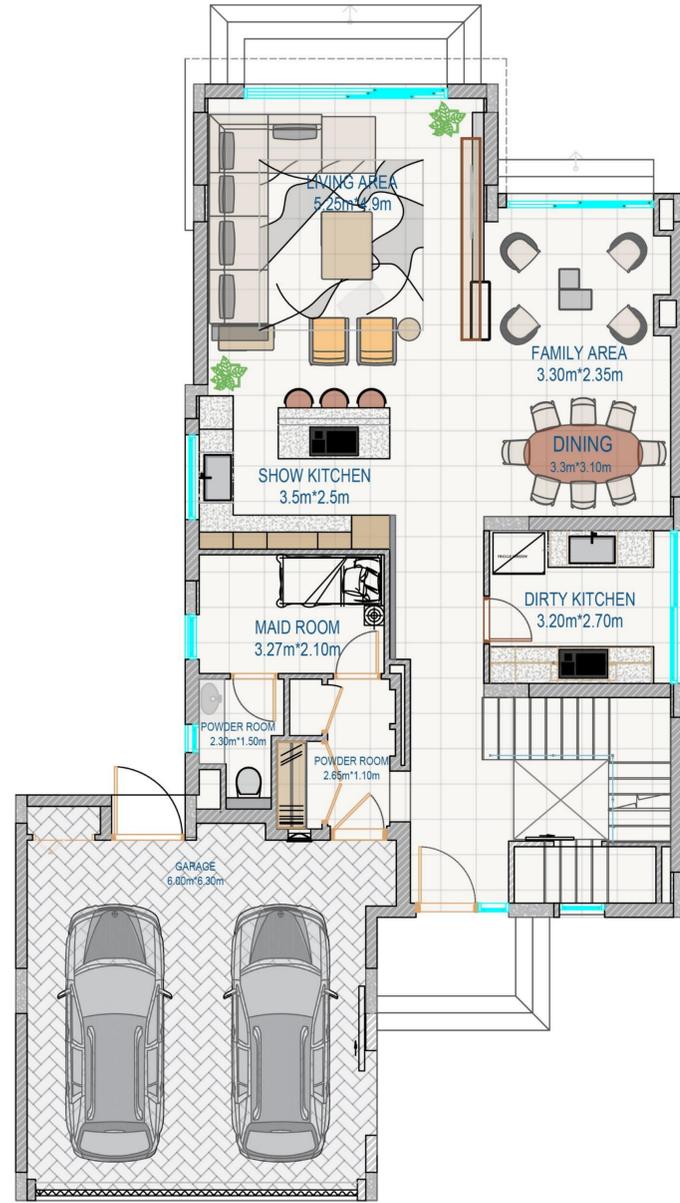




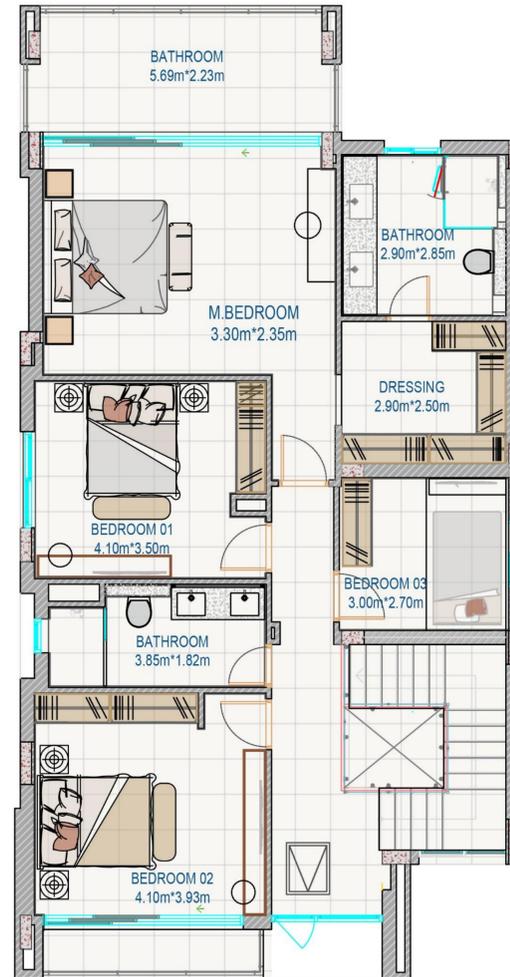
INTERIOR DESIGN

LAYOUT PLANS as per JAMI Handover

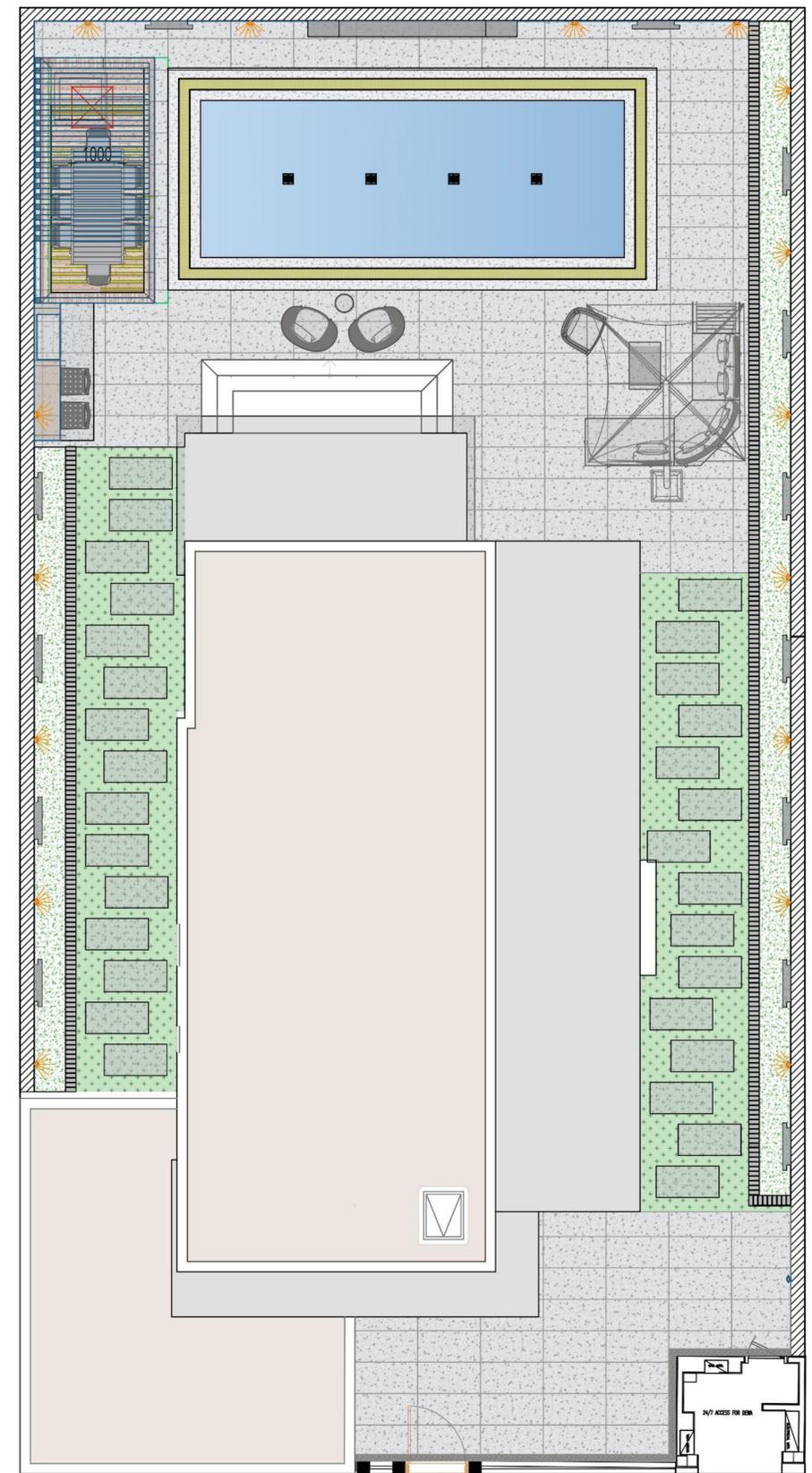
architectural design by JAMI



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR

Ground Floor - Entrance



Ground Floor - Entrance



Ground Floor - Entrance



Ground Floor - Entrance



Ground Floor – Hall



Ground Floor – TV Unit



Ground Floor - Family Area



Ground Floor - Family Area



Ground Floor - Corridor



Ground Floor - Show Kitchen Option 02



Ground Floor - Show Kitchen Option 02



Ground Floor - Show Kitchen **Option 02**



Ground Floor - Show Kitchen Option 02



Ground Floor - Show Kitchen Option 02



First Floor - Dirty Kitchen



First Floor - Dirty Kitchen



Ground Floor – Dining Area



Ground Floor – Dining Area



Ground Floor – Dining Area



Ground Floor – Dining Area



Ground Floor – Powder Room



First Floor - Corridor



First Floor - Corridor



First Floor - Master Bedroom



First Floor - Master Bedroom



First Floor - Master Bedroom



First Floor - Master Bedroom



First Floor - Master Bedroom



First Floor - Master Bedroom



First Floor - Master Bedroom



First Floor - Master Bedroom



**First Floor - M. Bedroom
Bathroom**



**First Floor - M.Bedroom
Bathroom**



First Floor - Bedroom 2



First Floor - Bedroom 2



First Floor - Bedroom 2



First Floor - Bedroom 2



First Floor - Bedroom 3



First Floor - Bedroom 3



First Floor - Sharing Bathroom



First Floor - Sharing Bathroom

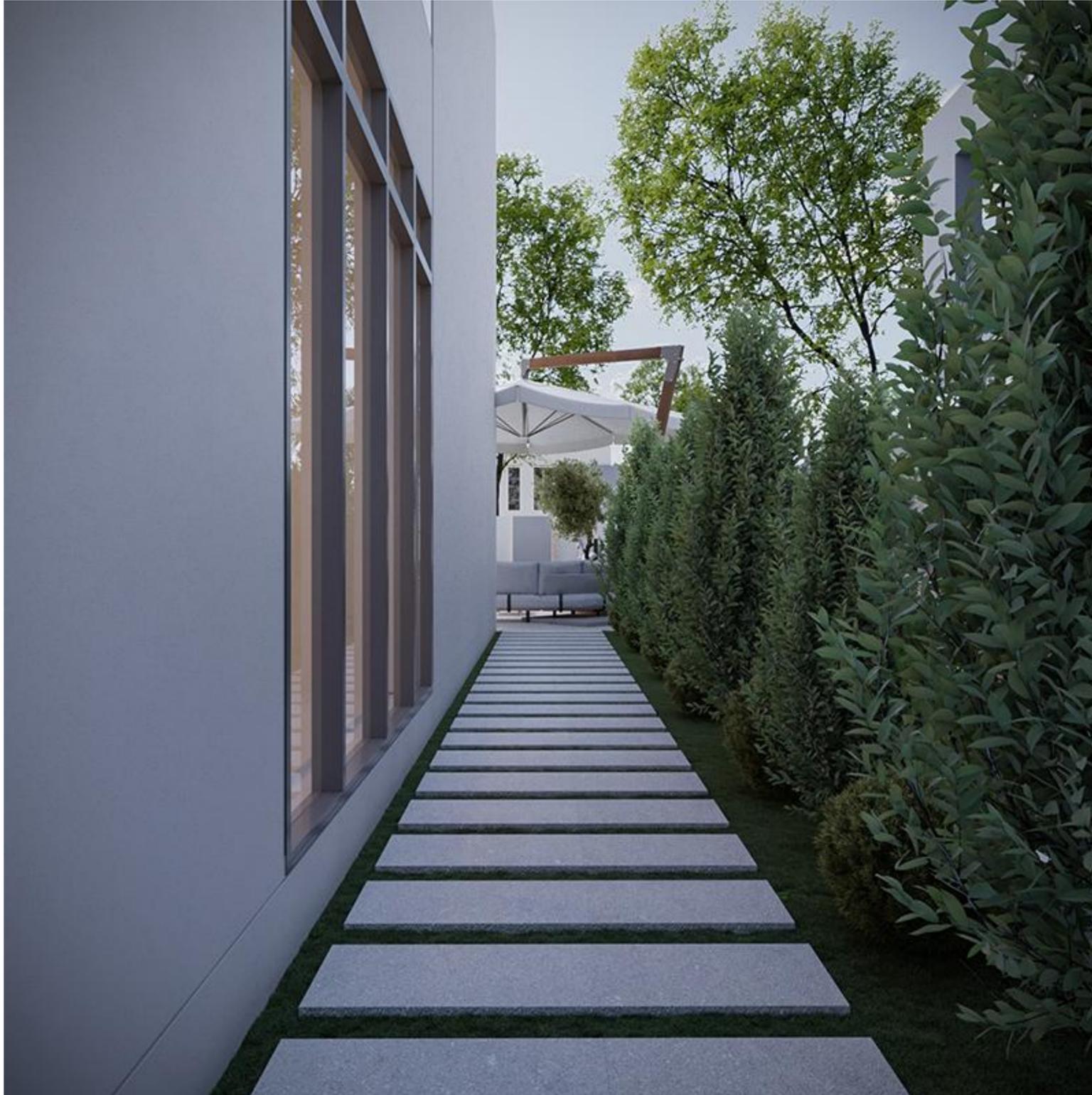


First Floor - Bedroom 4

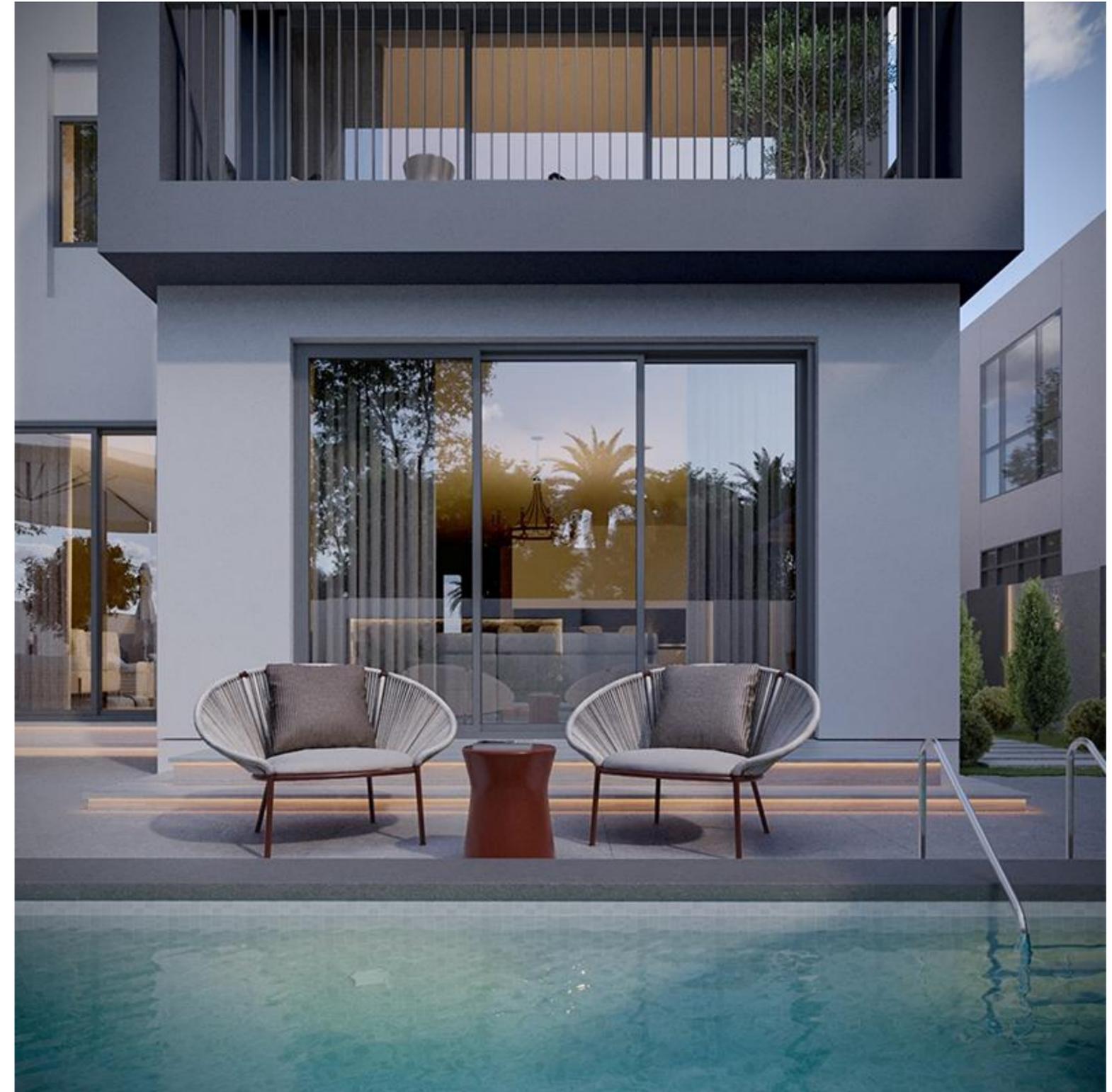


EXTERIOR DESIGN

Backyard



Backyard



Backyard



Backyard



Backyard

