



HILLSIDE

at Jumeirah Golf Estates



“Finding the right plot of land is one of the objectives of any developer especially in a predominantly flat city such as Dubai. We searched for a long time to find a suitable location that could meet our objectives of building unique villas with incredible views. Dubai has an amazing skyline because of the dominance of tall buildings combined with stunning sunsets and we really wanted to capture that experience. At Hillside we believe we have found that much sought after parcel of land. At Hillside we are not offering a property, we are offering a lifestyle.”

Marcus O’Grady

CEO of CHI and Partner of CHI SOL Investments

“Our aim from the beginning was to develop contemporary villas; an architectural direction that we felt was symptomatic of Dubai’s growing maturity. We have spent the last three years evolving these villa designs and have focused intensely on the details, materials and layouts. Our objective was to create spacious, modern homes in which the owner has a canvas to express their personal style, as well as to enjoy the experience of living in a unique private development of 20 villas.”

Ajay Bhatia

Chairman of SOL Properties and Partner of CHI SOL Investments

We thank you for your interest in our exclusive Hillside development and look forward to meeting you soon.





| View of the Earth Course and
Dubai city skyline from Hillside. |

Amazing golf courses,
amazing views.



Early morning view of the 4th Hole,
Fire Course at Jumeirah Golf Estates



| The daunting 18th hole on the
Earth course at Jumeirah Golf Estates |

Introducing Hillside at Jumeirah Golf Estates

CHI SOL Investments is proud to introduce Hillside, a limited collection of 20 contemporary designed villas built in a private gated community overlooking the prestigious Earth Course at Jumeirah Golf Estates, home to the annual DP World Tour Championship; the season finale of the European Tour.

Situated on one of the city's highest natural landforms, these exclusive Villas offer spectacular views of the captivating Dubai skyline along with the chance to experience amazing sunrises and glorious sunsets.

The villas are located directly on the Earth Golf Course adjacent to the JGE Country Club and less than a few minutes walk from the Fire Golf Course Retail Centre ("The Fairways"), restaurants, golf academy, recreational facilities and tennis courts.



Outstanding high-end living

With more than 16,500 sq. ft of living space, each six bedroom villa has been designed with meticulous attention to detail.

Each villa features three spacious air-conditioned floors including second floor penthouse with stunning views of the city and golf course, plus an extensive naturally lit basement with parking for up to five cars. All floors are connected by a passenger elevator as well as a 'dumbwaiter' elevator for all service requirements.

A neutral palette of luxury materials such as travertine stone, marble, timber and Italian porcelains combine in harmony to create a residence that contrasts with the lush surroundings of the Earth Course. The result is an exceptional, truly modern living experience unlike anything else in Dubai.

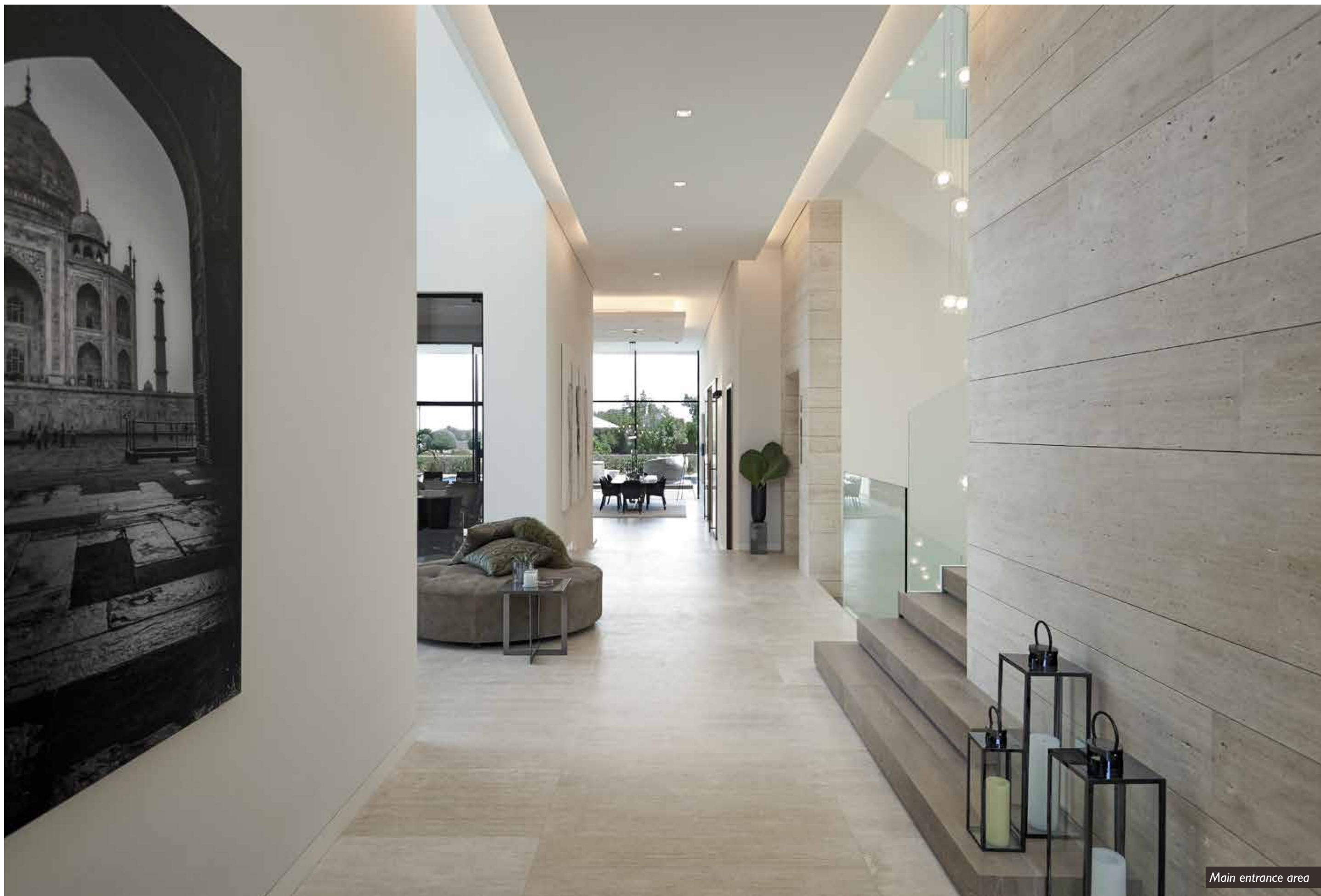


Living spaces meticulously designed to maximise light and space

Floor to ceiling windows allow for natural light to flow throughout, at the same time providing the panoramic vistas that are a real signature of each exquisite property.



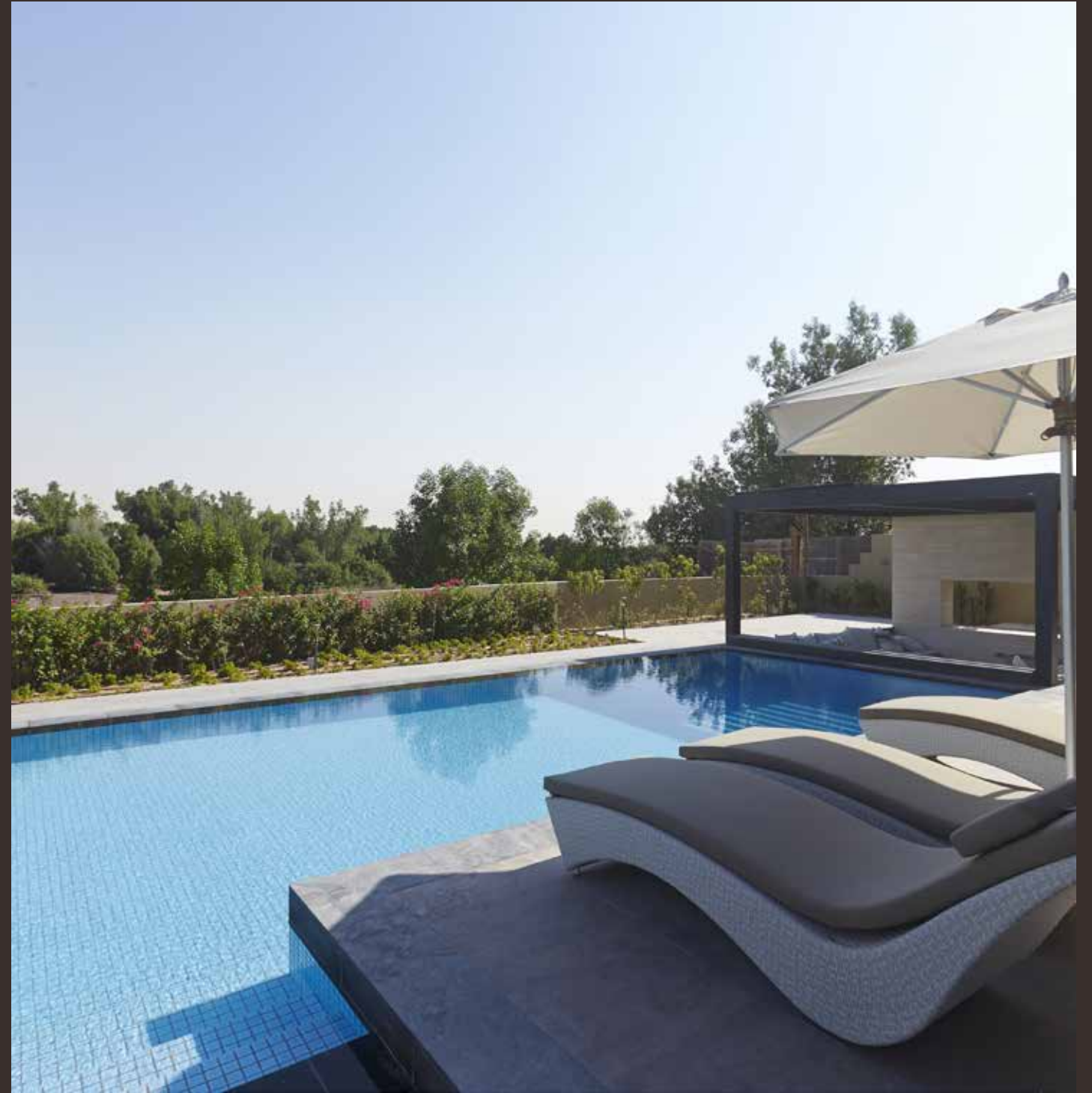
Water feature and study



Main entrance area



Living Space



With features such as high ceilings, vast windows and stunning open plan design, Hillside is an address that will take your breath away from the moment you enter.







Penthouse bathroom with stunning views towards the city



A breathtaking private retreat

Covering the whole of the top floor of each villa is a luxurious penthouse bedroom, offering the ultimate personal space in which to rest and reflect.

In addition to features such as an expansive walk in dressing room and a spacious balcony, this stunning level boasts a signature en-suite bathroom, with vast windows that offer magnificent views from what is the villa's highest living point.

A multifunctional space, personalised to you

With a myriad of options available, the only limit to the function of your basement is your imagination.

The adjacent courtyard space provides natural light and ventilation, and can feature plants, artwork and different wall treatments to suit your preferences. The basement parking area is accessed via the glass doors.



Summary of villa features

The Hillside development has been planned with intricate attention to detail, with each villa showcasing exclusive elements that combine to make this a high-end living experience.

The six bedroom and nine bathroom villas have a total BUA area of 16,514 sq ft comprising:

- Fully Air conditioned Basement , with home theater and Air conditioned show room quality parking for 5 cars and internal recreational use.
- Ground floor
- First floor
- Second floor with Penthouse suite

All of the Plots are direct golf fronting and range from 11,090 to 16,157 sq ft with a choice of north and south facing views to capture the sunrise or sunset.

Changes in perspective and light throughout the villa are maximised through carefully planned high ceilings and double and triple volume spaces, allowing the villa's interiors to change throughout the day as the sun moves from east to west.

VILLA FLOORS – BASEMENT

Air Conditioned Parking for up to five cars, including space for golf buggies / bikes / motor cycles.

The basement has been planned with flexibility of use for entertaining and recreation with a games room and home theatre.

A courtyard area open to the sky also brings natural ventilation and light into the area.

The basement also includes space for storage, laundry, a driver's room, a back of house pantry / kitchen as well as ancillary space for Electrical and AV/IT rooms.

An 8 person Mitsubishi elevator that travels from the basement to the second floor; this is complimented by an F&B dumb waiter servicing all floors.

GROUND TO TOP FLOOR

In addition to the elevator, each floor is accessible via a feature marble staircase adjacent to a subtle water feature as you enter the villa.

Extensive open plan space throughout the ground floor, featuring high ceilings and floor to ceiling windows measuring up to 4.8m tall.

The ground floor also includes a private guest bedroom, elevated library/office, Italian branded show kitchen, back of house kitchen, family room, guest powder room and staff quarters for 2 people.

The first floor is carefully planned with four bedrooms, each with en-suite bathrooms and Italian manufactured walk in closets, in addition to a family room, private outdoor terrace and back of house pantry.

Elevated 10.5m above the garden, the second floor features amazing views of the city and surrounding golf course.

This floor includes an extensive bedroom, bathroom, Italian walk-in-closet and private lounge with a pantry / kitchenette.

The bathroom overlooks an infinity window with stunning city and golf course views.

ADDITIONAL FEATURES

Each villa wall is built from a mixture of high-end materials including travertine stone, marble, Italian porcelain as well as varying natural timbers.

This relatively neutral palette allows owners great flexibility in terms of interior design and furniture selection.

The villas are planned with additional mood lighting in each of the living and bathroom spaces to enhance the living experience.

State of the art Crestron controlled smart technology wiring systems will be included throughout, allowing for wireless operation of music, television, DVD, air conditioning, window blinds, door entry, CCTV and lighting, internally and externally. The show kitchen will feature the latest in high-end kitchen appliances from Miele.

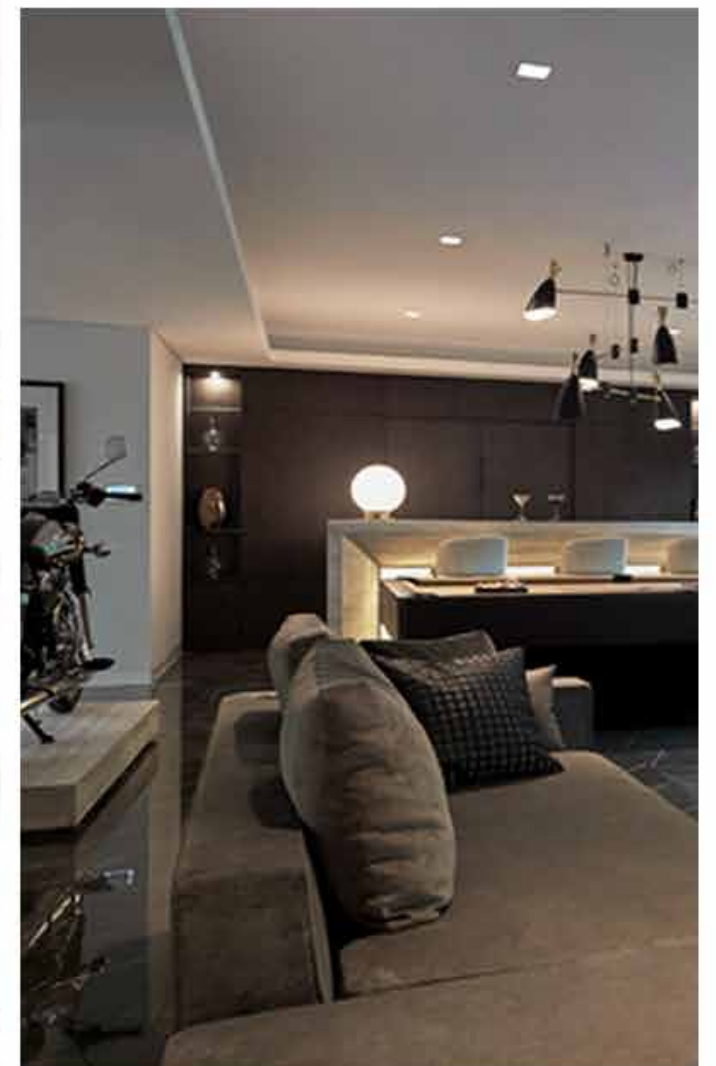
The gardens have been planned with entertaining in mind and include a combination of large paved areas, grass and planting to create interest as well as to focus attention on the impressive golf course views. The garden's electrically controlled covered structure and sunken garden next to the swimming pool's decking is designed for intimate al-fresco dining.

Each villa also includes eco-friendly design features, including solar collectors on the roof for the central solar hot water system, energy efficient Samsung branded VRF air conditioning system, thermal insulation in the walls and roofs, high U value glazing and thermal barriers in the slim line profiles of the aluminum system.

Access to Hillside is via a dedicated security gatehouse, located opposite the Country Club, and this will be the only community that will be able to use the Jumeirah Golf Estate's Country Club road.

Basement





Ground Floor





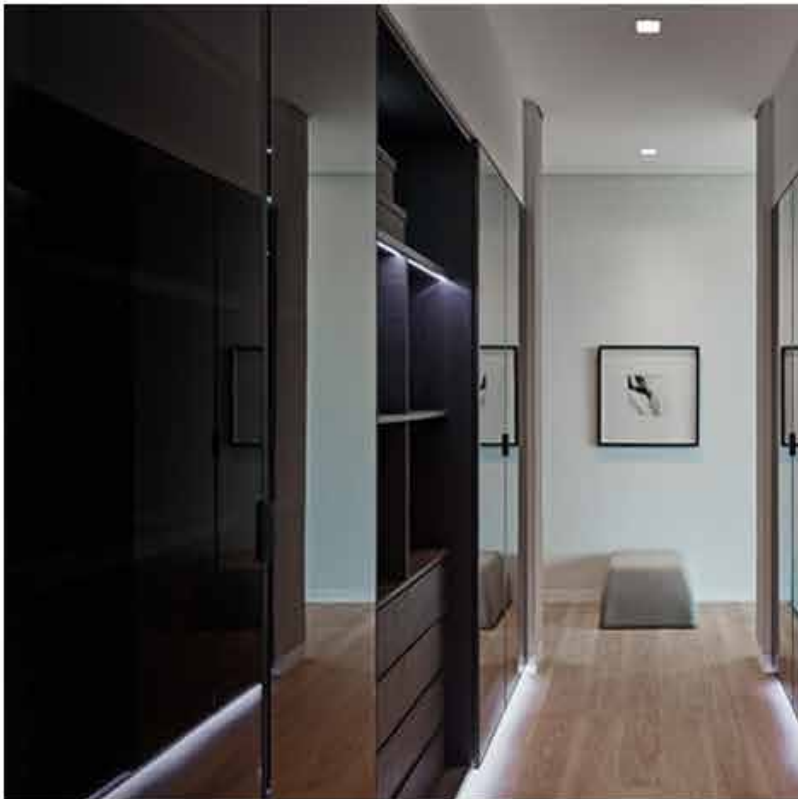
First Floor





Second Floor





Plot Layout: City View



Plot Layout: Golf Course View





One of the world's most prestigious golf developments

Welcome to Jumeirah Golf Estates – one of the world's most prestigious residential golf developments. Coming home to Jumeirah Golf Estates, promises to be an inspirational experience.

A collection of individually designed homes set amidst a truly breathtaking landscape and enclosed within a secure gated community. Jumeirah Golf Estates blends the best in modern living with the wonders of nature. Jumeirah Golf Estates is at the heart of New Dubai, located in the Jebel Ali district on the south side of Sheikh Mohammed Bin Zayed Highway.

The current development of Jumeirah Golf Estates consists of a number of phases with the first phase nearing total completion. The first two golf courses, Earth and Fire, have matured into stunning experiences for golfers and were opened in 2009. The Earth course has hosted 6 European Tour 'Race to Dubai' events since 2009.

Phase A consists of 375 hectares within a 1,119 hectare land parcel, and incorporates 15 planned residential communities, comprising more than 1,000 individual properties. It is one of the lowest density communities in the region with more than 80% of the land developed being open space including parks, gardens, lakes and the golf courses.

www.jumeirahgolfestates.com





Jumeirah Golf Estates, home to the
annual DP World Tour Championship



| View towards Lime Tree Valley from Hillside. |



Hillside occupies an elevated landform adjacent to the first and tenth fairways of Jumeirah Golf Estates award winning Earth course, home to the European Tour's DP World Tour Championship played annually at the end of the year.

Not only does this luxurious address equate to ownership of a truly unique and limited number of villas, it gives you as a resident access to world class facilities right on your doorstep. This can include:

- Luxurious Country Club with access to the swimming pools, gymnasium, sauna, restaurants and bars.
- Two floodlit tennis courts
- Use of the state of the art European Tour Professional Institute (ETPI) golf academy and practice facilities.
- Options for golf membership that can include individual or family week day play only or annual membership with access to the stunning Earth and Fire courses.

* Please note that use of the golf courses and country club facilities does require an annual subscription payable according to the rates prevalent at the time of joining.



*Families and friends will feel equally at home
at Hillside thanks to the wealth of leisure
options right on your doorstep.*



| The 11th green on Earth, |
a tricky par 4





Convenient central location



Hillside is conveniently located close to the following landmarks and amenities:

Hillside to:	Minutes:
1. City Centre Mall (Carrefour)	5
2. Emirates Hills	10
3. Nord Anglia School	10
4. Dubai Investment Park	10
5. Gems World Academy	15
6. JSS International	15
7. Emirates Golf Course	15
8. Arabian Ranches	15
9. Mall of the Emirates	18
10. Dubai Marina	20
11. Gems Wellington School	20
12. Jebel Ali Free Zone	20
13. 2020 Dubai Expo Site	25
14. Business Bay	25
15. Burj Al Arab	25
16. Palm Jumeirah	25
17. Dubai World Central - Al Maktoum International Airport	25
18. Ibn Battuta Mall	25
19. Repton School	28
20. Dubai International Financial Centre	30
21. Dubai Mall	30
22. Burj Khalifa	30
23. Dubai International Airport	36

Earth Course:

8. Lime Tree Valley
9. Wildflower
10. Sundials
11. Sanctuary Falls
12. Olive Point
13. Whispering Pines
14. Country Club
15. Driving range and golf academy
16. Practise Area
17. Tennis Academy
18. Hillside

Fire Course:

1. Orange Lake
2. Valencia Grove
3. Juniper Way
4. Redwood & Redwood Avenue
5. Sienna Views
6. Sienna Lakes
7. Flame Tree Ridge
19. Main entrance
20. JGE offices
21. Al Andalus Apartments and townhomes
22. Shop



DUBAI: the future centre of the world

In just over four decades, Dubai's transformation from desert town to a global hub for business and leisure has been nothing short of phenomenal.

With a long list of records stretching from the world's tallest building to the first man made island, the emirate has positioned itself as a city that dares to make the seemingly impossible a reality.

Evidence of Dubai's success is in the figures, with visitor numbers up year on year and a thriving tourism industry that has overtaken oil as the economy's biggest contributor. Plus, with the World Expo 2020 on the horizon, there has never been a better time to be part of this dynamic destination. The event is already serving to cement Dubai's status as one of the world's most popular places to live, work and visit.



A developmental partnership like no other

Introducing CHI Development Group and SOL Properties

CHI Development Group and SOL Properties have collaborated on Hillside at Jumeirah Golf Estates under the common objective of delivering a world class bespoke development.

CHI and SOL have a similar mindset when it comes to properties, and as such, Hillside is an ideal opportunity to work together on this exclusive development,



SOL Properties is a subsidiary of Bhatia Group, which has a renowned portfolio of over 250 developments.

Under the vision of enriching lives, building a sustainable future for generations to come has become SOL's corporate mantra. Built on 40 years of expertise and success in construction and contracting with Bhatia General Contracting, SOL Properties is able to provide a complete turnkey service.

From small developments to large government projects, SOL Properties' strengths lie in its ability to be adaptable without ever compromising on quality.

For more information visit
www.solproperties.ae.





CHI Development Group was the mastermind behind the highly successful Lime Tree Valley community at Jumeirah Golf Estates, now a thriving and in demand address.



CHI Development Group was founded by a group of highly successfully Irish property developers with over 40 years of experience in acquisition, design and construction across Ireland and the UK.

Since establishing a base in Dubai in 2004, CHI has built a strong reputation in the region, thanks to the delivery of Lime Tree Valley, a 121-luxury residential villa project also located in the heart of Jumeirah Golf Estates. These beautifully planned homes have fast become one of Dubai's most popular addresses, with the major success of this development a real testament to CHI's promise to deliver outstanding, bespoke homes.

For more information visit www.chi-uae.com & www.limetrevalley.ae.

Introducing CHI Development Group

