



mallside
residence

CURIO COLLECTION
by Hilton™

**Connecting you to
the essence of life**



Developer

Development Manager



ROYAL DUNES
REAL ESTATE DEVELOPMENT LLC
AN **ESG** COMPANY



**ROYAL
DEVELOPMENT
COMPANY**
AN **ESG** COMPANY

CONNECTING YOU TO

DUBAI HILLS ESTATE

Discover a sanctuary with a lush green heart in one of Dubai's most desirable communities, where your home is a curated retreat from the hustle of everyday life.

Welcome to Mallside Residence in the sophisticated Dubai Hills Estate.

This enviable address seamlessly integrates convenience with opulence, granting easy entry to the city's longest park at 180,000 sqm, panoramic vistas, and a suite of world-class amenities.

Ideally positioned between the vibrant hubs of Downtown Dubai and Dubai South, Mallside Residence provides proximity to iconic destinations such as Dubai Marina, Palm Jumeirah, and Jumeirah, making it the discerning choice for those seeking a refined living.



CONNECTING YOU TO **DUBAI HILLS MALL**

Life isn't supposed to be hard. That is why Mallside Residence is connected side by side to Dubai Hills Mall meaning high-quality shopping, dining, and entertainment are mere minutes away from your doorstep.



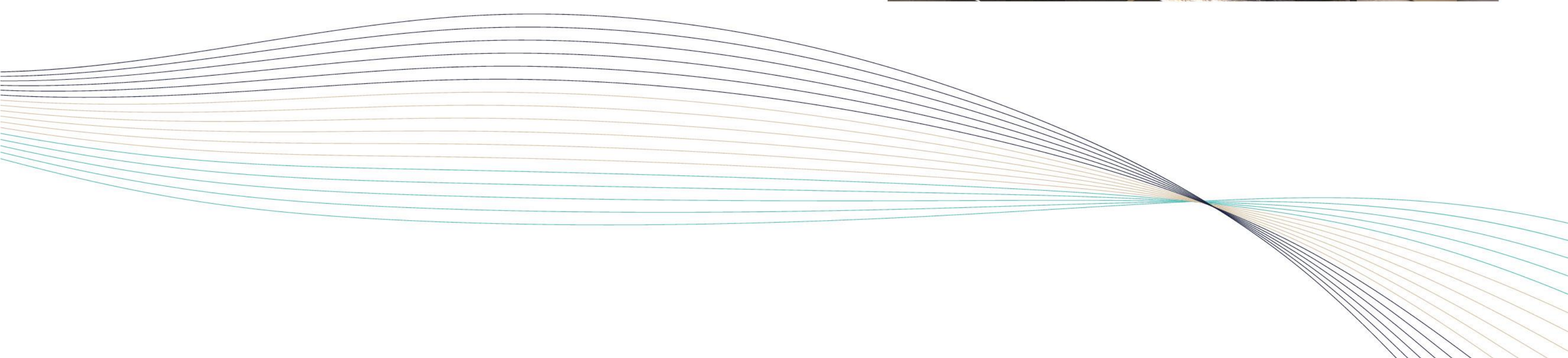
CONNECTING YOU TO **CURIO COLLECTION BY HILTON**

Mallside Branded Residence: A Blend of Modernity and Excellence.

Nestled in pristine Dubai Hills Estate, Mallside Residence combines the elegance of perfectly conceived branded living with the utmost comfort.

An ideal partnership in every sense, Mallside marries a dedication to excellence with the upscale essence of the Curio Collection by Hilton to create something truly special.

Beautiful in design and with a welcoming ambience, this development promises the standard of living that has made Dubai famous.





CONNECTING YOU TO **DUBAI'S ATTRACTIONS**

In a city where great connectivity makes a real difference, Mallside Residence has an enviable location strategically connected to key road networks, including Umm Suqeim Road and Al Khail Road.

Life at Mallside Residence means swift access to all of Dubai's key areas, so whether it's an important meeting in DIFC, a day of shopping at Dubai Mall, or a leisurely evening at Dubai Marina – you can be there within a 15-minute drive.

Commuter stress doesn't exist here.





Dubai International
Airport



View to
Burj Khalifa



View to
Burj Al Arab



Palm Jumeirah



Mall of
the Emirates



Dubai Marina



Dubai Hills
Mall

Umm Suqeim Road

Al Khail Road

mallside
residence

CURIO COLLECTION
by Hilton™

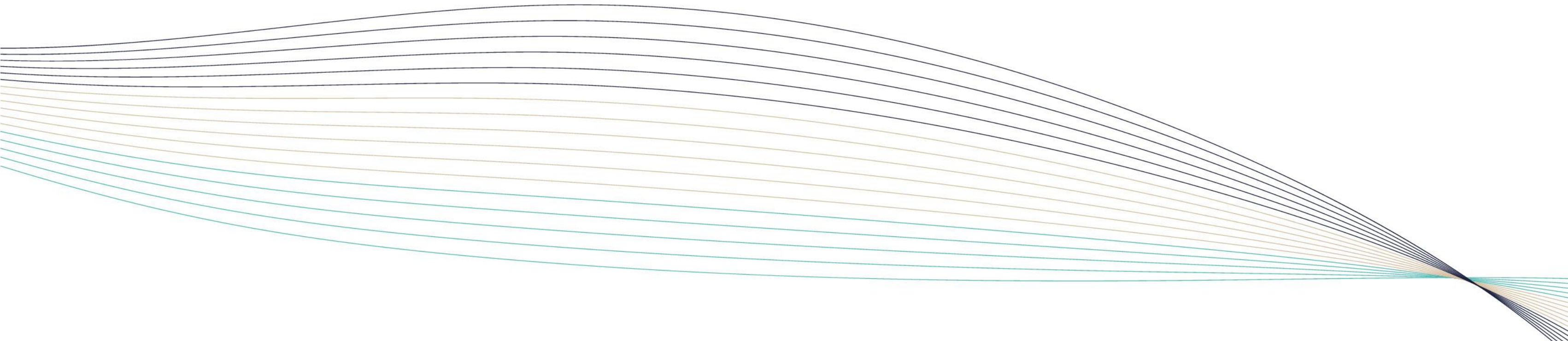






BREATHTAKING VIEWS: THE CANVAS OF DUBAI

Immerse yourself in inspiring views of Dubai's skyline. Mallside Residence is a vantage point for panoramic vistas capturing iconic landmarks, including the magnificent Burj Al Arab and the towering Burj Khalifa, set against the vibrant backdrop of the Dubai Hills community.



UNOBSTRUCTED VIEWS OVERLOOKING
BURJ KHALIFA & BURJ AL ARAB



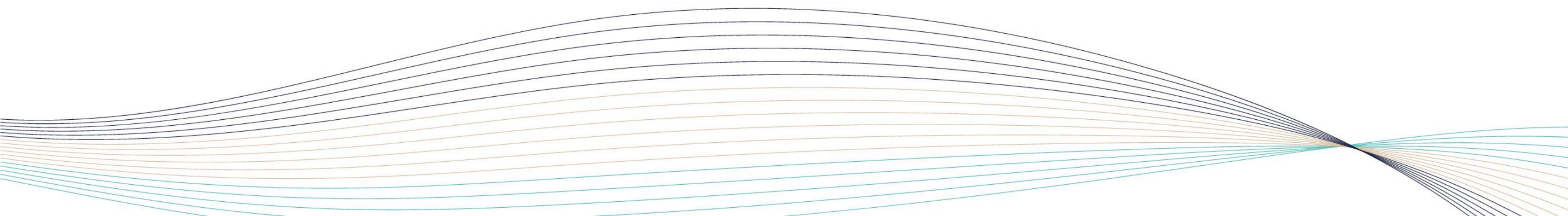


FACILITIES & AMENITIES

Mallside Residence elevates the living experience by offering an array of amenities designed to meet your every need and preference.

Enjoy a tranquil rooftop bar and lounge, a charming rooftop restaurant with stunning views of Dubai's skyline, a variety of ground-floor dining options, a versatile all-day dining restaurant, an inviting infinity pool, a designated kids pool, a well-equipped fitness center, and a rejuvenating spa.

Moreover, distinct lobbies for hotel and branded residential apartment guests guarantee a tailored and exclusive environment. Every detail has been thoughtfully considered to create an atmosphere of well-being.



KEY FEATURES



Retail (F&B)
Ground floor



Infinity Pool



Fitness Centre



Roof Top Specialty Restaurant



Branded Furniture Package(Optional)



Walking distance to Dubai Hills Park



Kids Pool



Relaxation Spa



Allocated Parking
Available on the three podium floors



Unobstructed views
Burj Khalifa & Burj Al Arab



All-Day Dining Restaurant



Pool Bar & Lounge



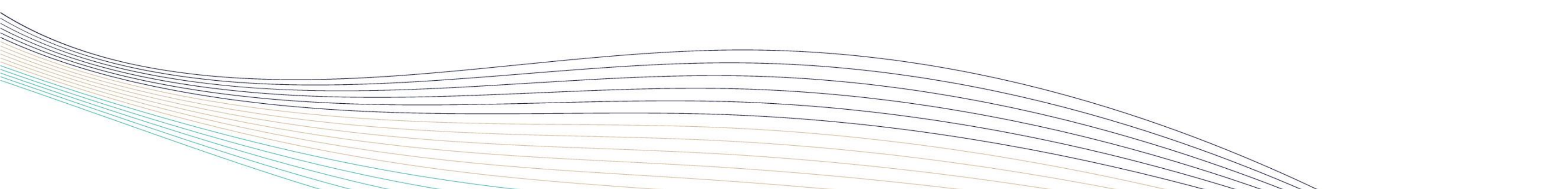
Roof Top Bar and Lounge



Rental Pool (Optional)



Easy Access
Through Umm Suqeim and Al Khail Roads









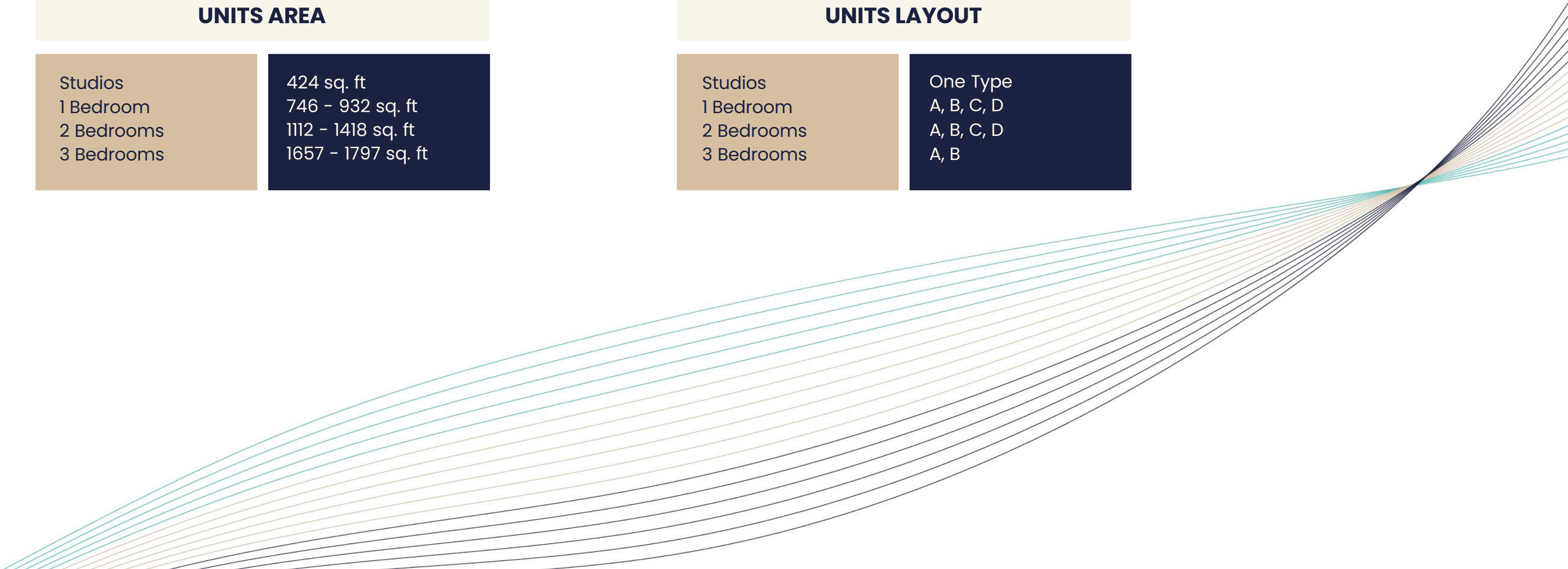


WHERE UPSCALE LIVING MEETS CONVENIENCE

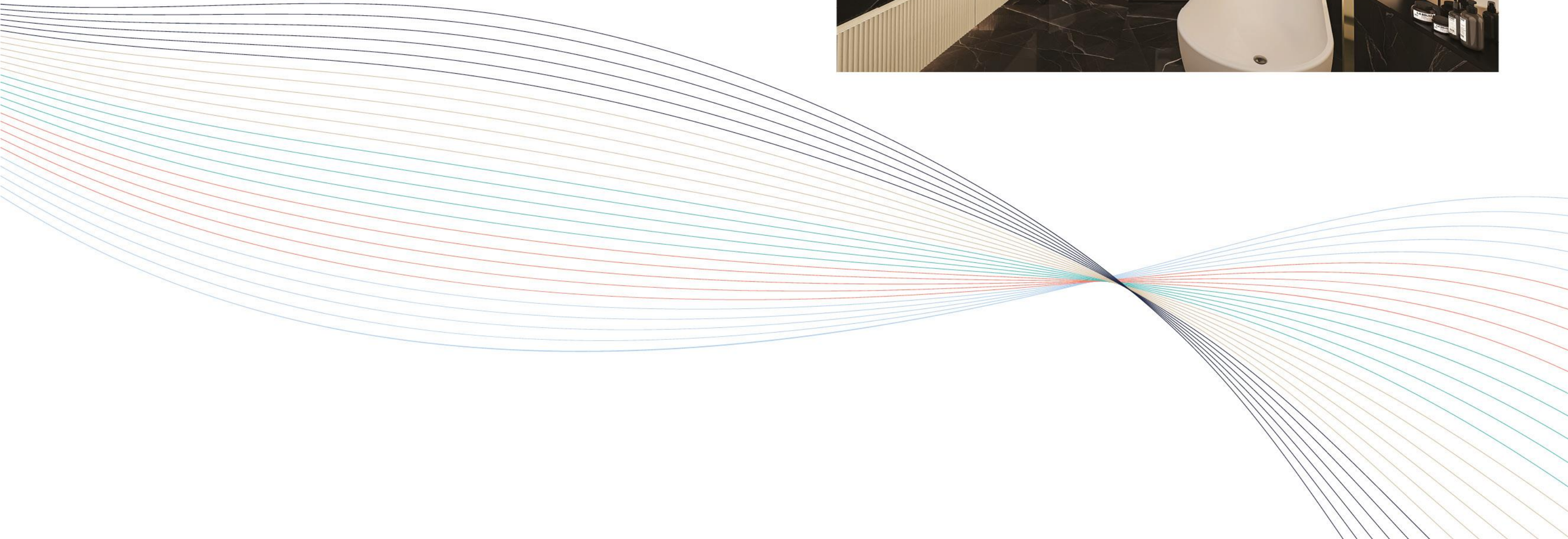
Mallside Residence offers a range of apartments, from studios to 3 bedrooms. Residents can indulge in a comfortable and sophisticated lifestyle connected to Dubai Hills Mall and F&B outlets. These residences provide unparalleled urban convenience and stunning panoramic views. Nestled at the heart of commercial hubs, Mallside Residence ensures you are perfectly positioned to enjoy the best Dubai offers for leisure, work, or relaxation.

UNITS AREA	
Studios	424 sq. ft
1 Bedroom	746 - 932 sq. ft
2 Bedrooms	1112 - 1418 sq. ft
3 Bedrooms	1657 - 1797 sq. ft

UNITS LAYOUT	
Studios	One Type
1 Bedroom	A, B, C, D
2 Bedrooms	A, B, C, D
3 Bedrooms	A, B



CONNECTING YOU TO
**A WORLD OF ELEGANT
DESIGN AND LUXURY**









FLOOR PLANS

Mallside Residence offers a range of apartments, from studios to 3 bedrooms.

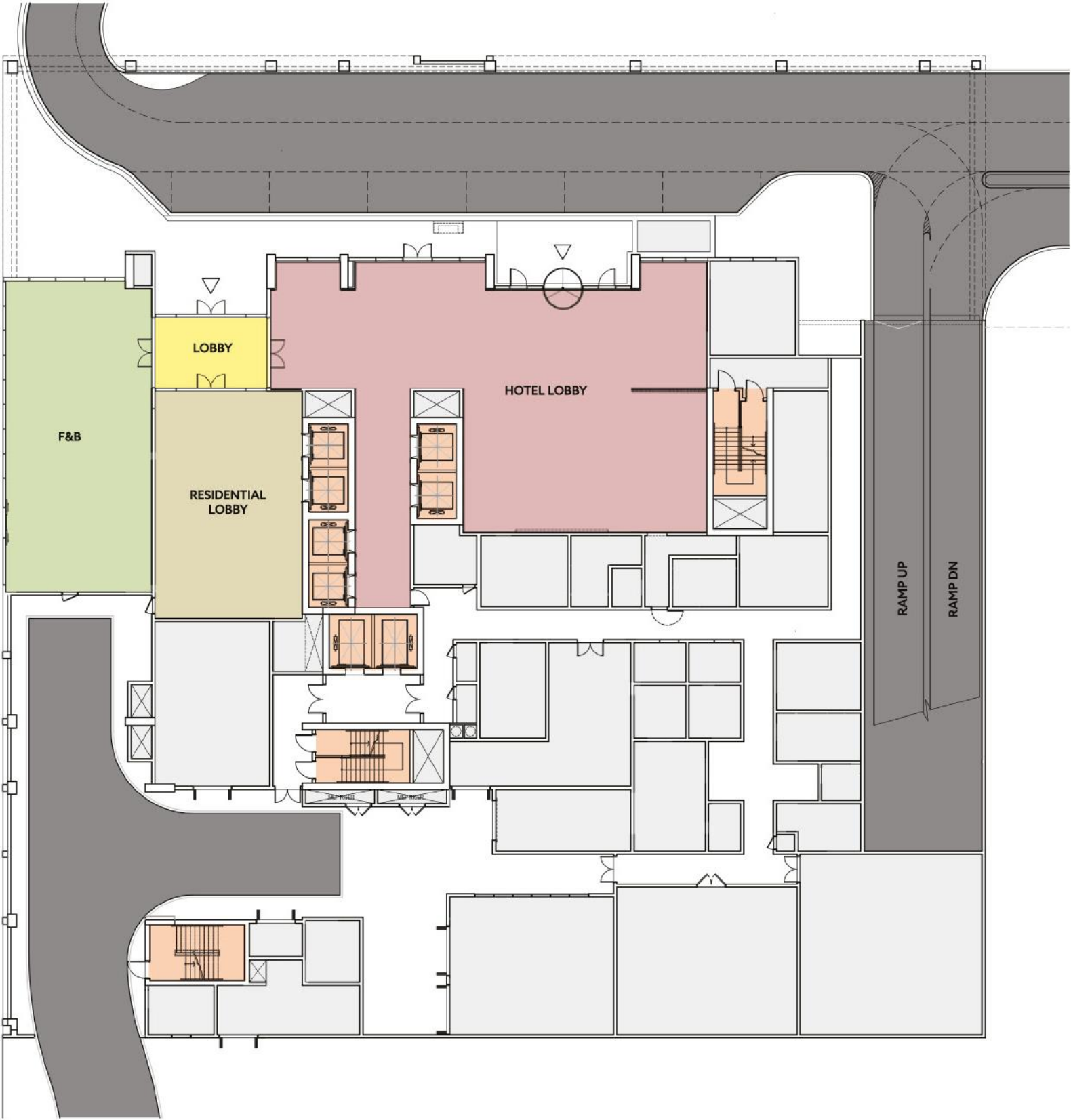
Residents can indulge in a lifestyle filled with comfort and sophistication, connected side by side with Dubai Hills Mall and F&B outlets.

These residences provide unparalleled urban convenience and stunning panoramic views. Nestled at the heart of commercial hubs, Mallside Residence ensures you are perfectly positioned to enjoy the best Dubai offers for leisure, work, or relaxation.



GROUND FLOOR

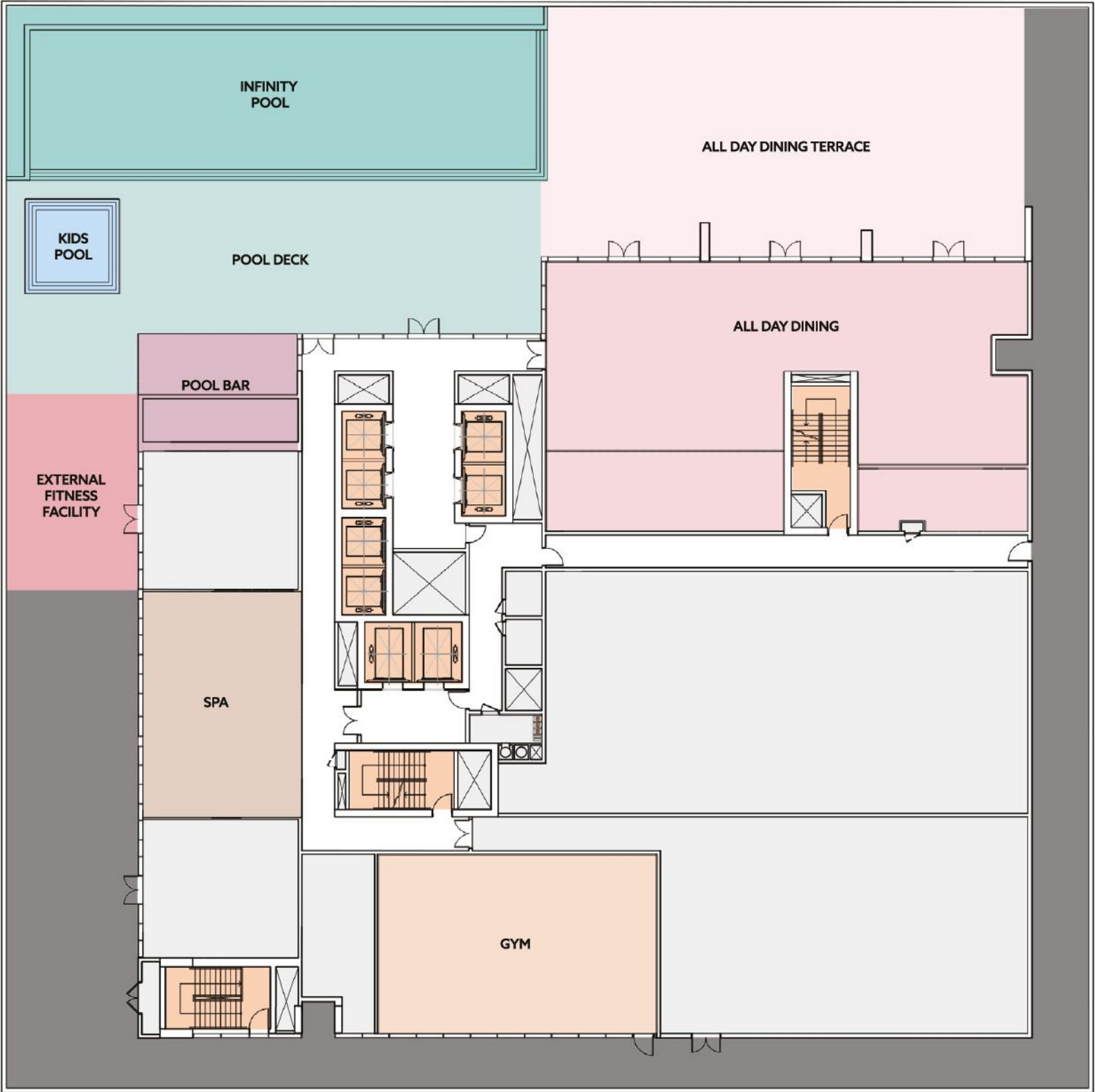
DESCRIPTION	
COLOR CODE	TYPE
	F&B
	HOTEL LOBBY
	LOBBY
	RESIDENTIAL LOBBY
	SERVICES
	OTHER
	ROAD



Disclaimer: Numbers, square footage, and floor plans are approximate. Final dimensions, square footage, and floor plans may vary.

FIRST FLOOR

DESCRIPTION	
COLOR CODE	TYPE
	INFINITY POOL
	POOL DECK
	ALL-DAY DINING TERRACE
	ALL DAY DINING
	EXTERNAL FITNESS FACILITY
	POOL BAR
	KIDS POOL
	SPA
	GYM
	SERVICES
	OTHER
	EXTERNAL ACCESS



Disclaimer: Numbers, square footage, and floor plans are approximate. Final dimensions, square footage, and floor plans may vary.

SIXTH TO NINTH FLOOR PLAN

DESCRIPTION		
COLOR CODE	APARTMENT TYPE	TOTAL AREA INCLUDING INTERNAL UNIT AND BALCONY IN (SQ FT)
	ST-A	424.31
	1B-A	826.13
	1B-A1	868.21
	1B-B	846.58
	1B-C	932.69
	1B-D	753.90
	1B-D1	750.56
	2B-A	1222.67
	2B-B	1418.36
	2B-C	1119.45



Disclaimer: Numbers, square footage, and floor plans are approximate. Final dimensions, square footage, and floor plans may vary.

TENTH TO FIFTEENTH FLOOR PLAN

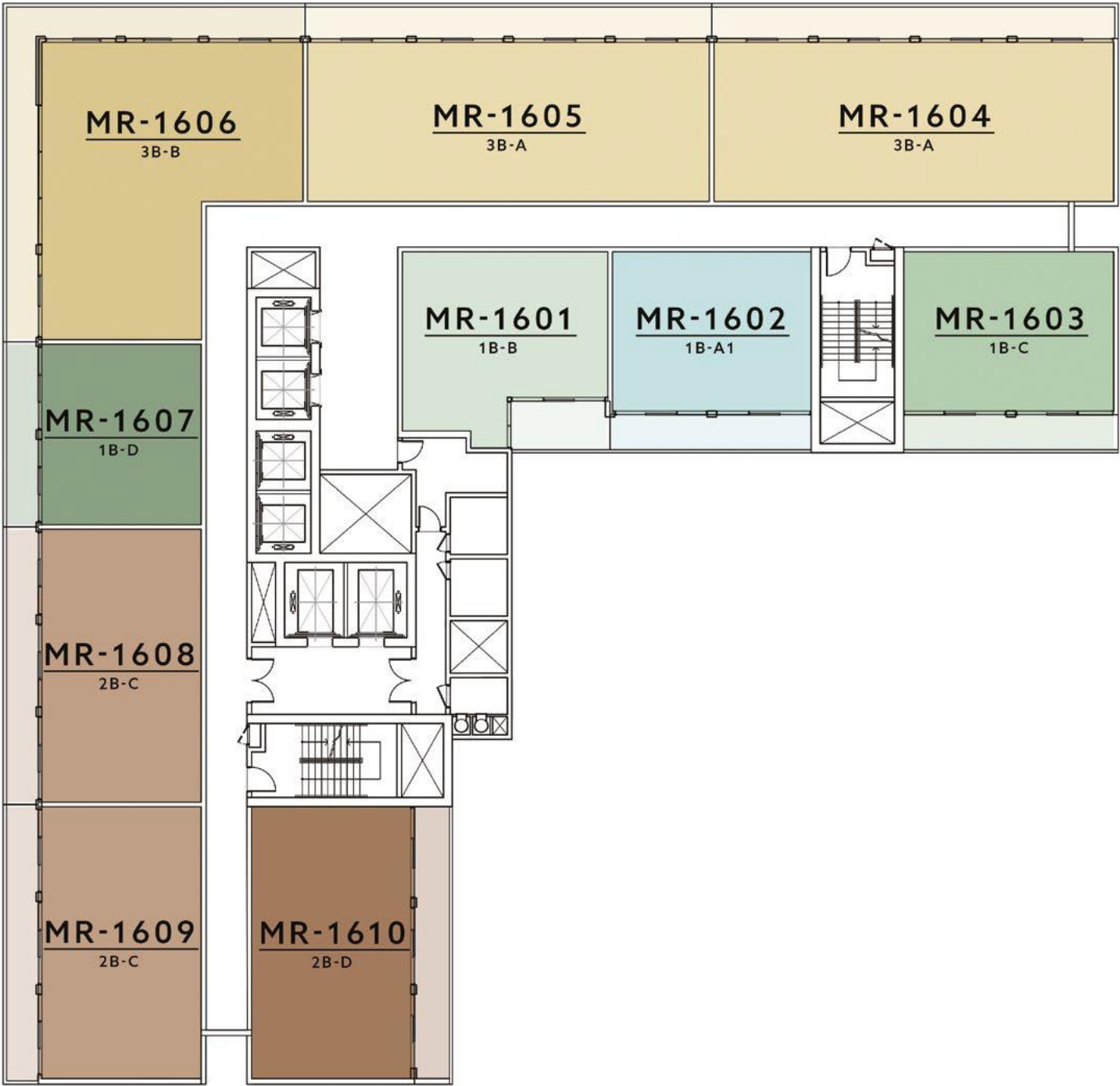
DESCRIPTION		
COLOR CODE	APARTMENT TYPE	TOTAL AREA INCLUDING INTERNAL UNIT AND BALCONY IN (SQ FT)
	ST-A	424.31
	1B-A	826.13
	1B-A1	868.21
	1B-B	846.58
	1B-C	932.69
	1B-D1	750.56
	2B-A	1222.67
	2B-B	1418.36
	2B-C	1119.45



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SIXTEENTH & SEVENTEENTH FLOOR PLAN

DESCRIPTION		
COLOR CODE	APARTMENT TYPE	TOTAL AREA INCLUDING INTERNAL UNIT AND BALCONY IN (SQ FT)
	1B-A1	868.21
	1B-B	846.58
	1B-C	932.69
	1B-D	753.90
	2B-C	1119.45
	2B-D	1171.75
	3B-A	1662.27
	3B-B	1797.46



Disclaimer: Numbers, square footage, and floor plans are approximate. Final dimensions, square footage, and floor plans may vary.

UNIT LAYOUTS



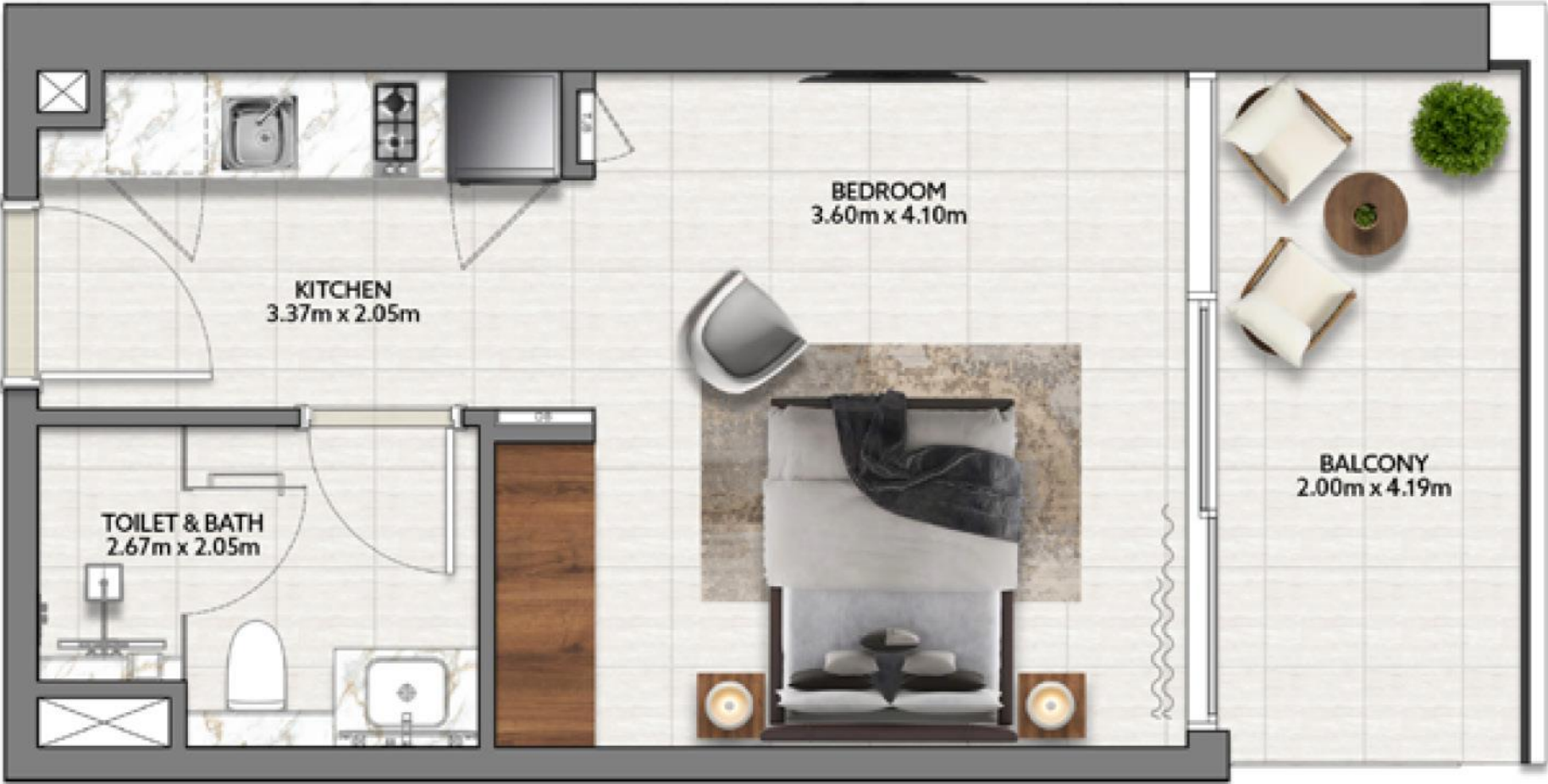
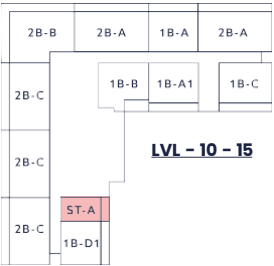
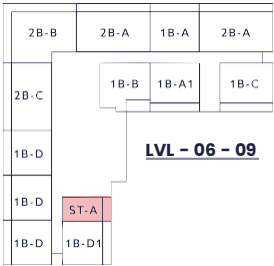
STUDIO

FEATURES

- Bedroom
- Kitchen
- Toilet & Bath
- Balcony

AREA

No. of BR	STUDIO
Total Area	424.31 sq. ft



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ONE BEDROOM (TYPE A)

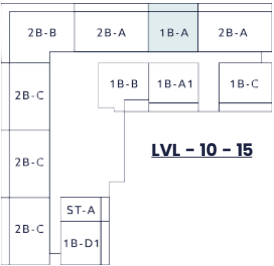
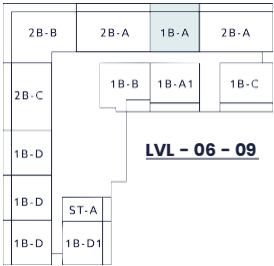
FEATURES

- Living Room
- Master Bedroom
- Dining / Kitchen
- Toilet & Bath
- Powder Room
- Balcony

AREA

No. of BR	01
Total Area	826.13 sq. ft*

*Starting from



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ONE BEDROOM (TYPE A1)

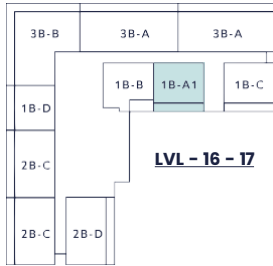
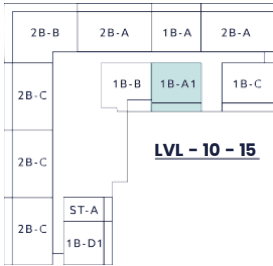
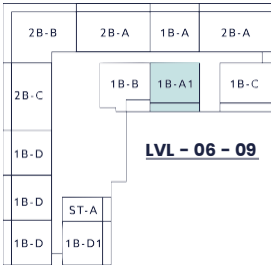
FEATURES

- Living Room
- Master Bedroom
- Dining / Kitchen
- Toilet & Bath
- Powder Room
- Balcony

AREA

No. of BR	01
Total Area	868.21 sq. ft*

*Starting from



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ONE BEDROOM (TYPE B)

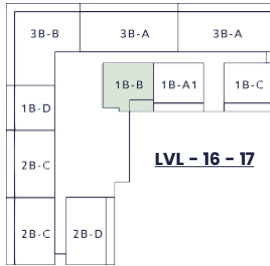
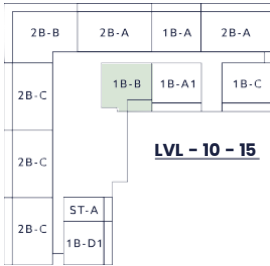
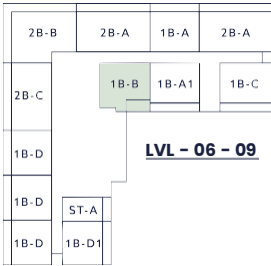
FEATURES

- Living Room
- Master Bedroom
- Dining / Kitchen
- Toilet & Bath
- Powder Room
- Balcony

AREA

No. of BR	01
Total Area	846.58 sq. ft*

*Starting from



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ONE BEDROOM (TYPE C)

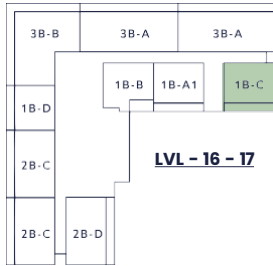
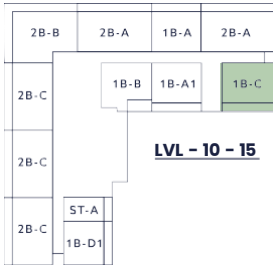
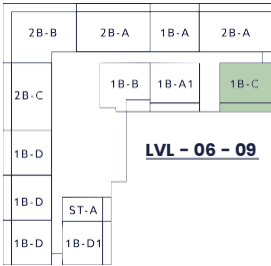
FEATURES

- Living Room
- Master Bedroom
- Dining / Kitchen
- Toilet & Bath
- Powder Room
- Balcony

AREA

No. of BR	01
Total Area	932.69 sq. ft*

*Starting from



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ONE BEDROOM (TYPE D)

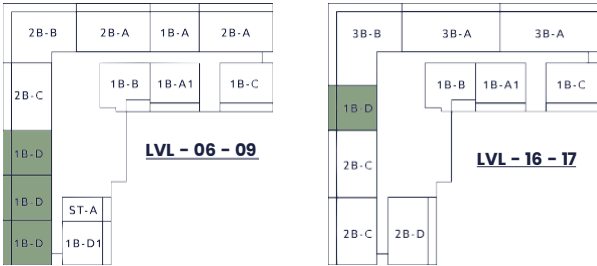
FEATURES

- Living Room
- Master Bedroom
- Dining / Kitchen
- Toilet & Bath
- Powder Room
- Balcony

AREA

No. of BR	01
Total Area	753.90 sq. ft*

*Starting from



Disclaimer: Numbers, square footage, and floor plans are approximate. Final dimensions, square footage, and floor plans may vary.

ONE BEDROOM (TYPE D1)

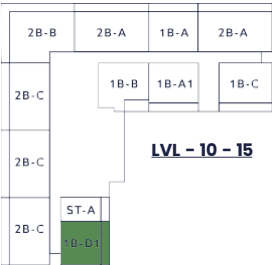
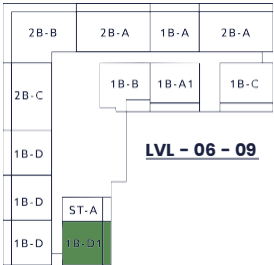
FEATURES

- Living Room
- Master Bedroom
- Dining / Kitchen
- Toilet & Bath
- Powder Room
- Balcony

AREA

No. of BR	01
Total Area	750.56 sq. ft*

*Starting from



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TWO BEDROOM (TYPE A)

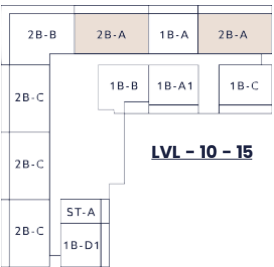
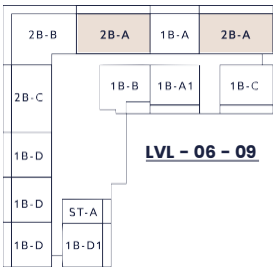
FEATURES

- Living Room
- Master Bedroom
- Master Bathroom
- 2nd Bedroom
- Toilet & Bath
- Dining / Kitchen
- Powder Room
- Balcony
- Laundry

AREA

No. of BR	02
Total Area	1222.67 sq. ft*

*Starting from



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TWO BEDROOM (TYPE B)

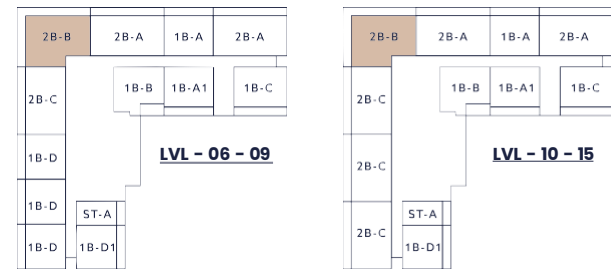
FEATURES

- Living Room
- Master Bedroom
- Master Bathroom
- 2nd Bedroom
- Toilet & Bath
- Dining / Kitchen
- Powder Room
- Balcony
- Laundry

AREA

No. of BR	02
Total Area	1418.36 sq. ft*

*Starting from



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TWO BEDROOM (TYPE C)

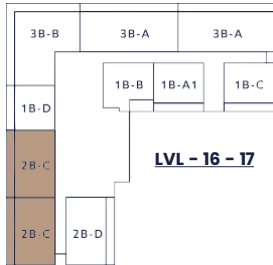
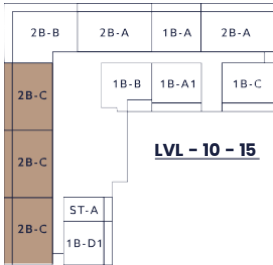
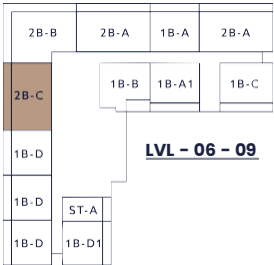
FEATURES

- Living Room
- Master Bedroom
- Master Bathroom
- 2nd Bedroom
- Toilet & Bath
- Dining / Kitchen
- Powder Room
- Balcony
- Laundry

AREA

No. of BR	02
Total Area	1119.45 sq. ft*

*Starting from



Disclaimer: Numbers, square footage, and floor plans are approximate. Final dimensions, square footage, and floor plans may vary.

TWO BEDROOM (TYPE D)

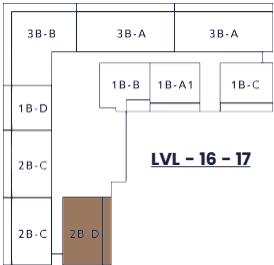
FEATURES

- Living Room
- Master Bedroom
- Master Bathroom
- 2nd Bedroom
- Toilet & Bath
- Dining / Kitchen
- Powder Room
- Balcony
- Laundry

AREA

No. of BR	02
Total Area	1171.75 sq. ft*

*Starting from

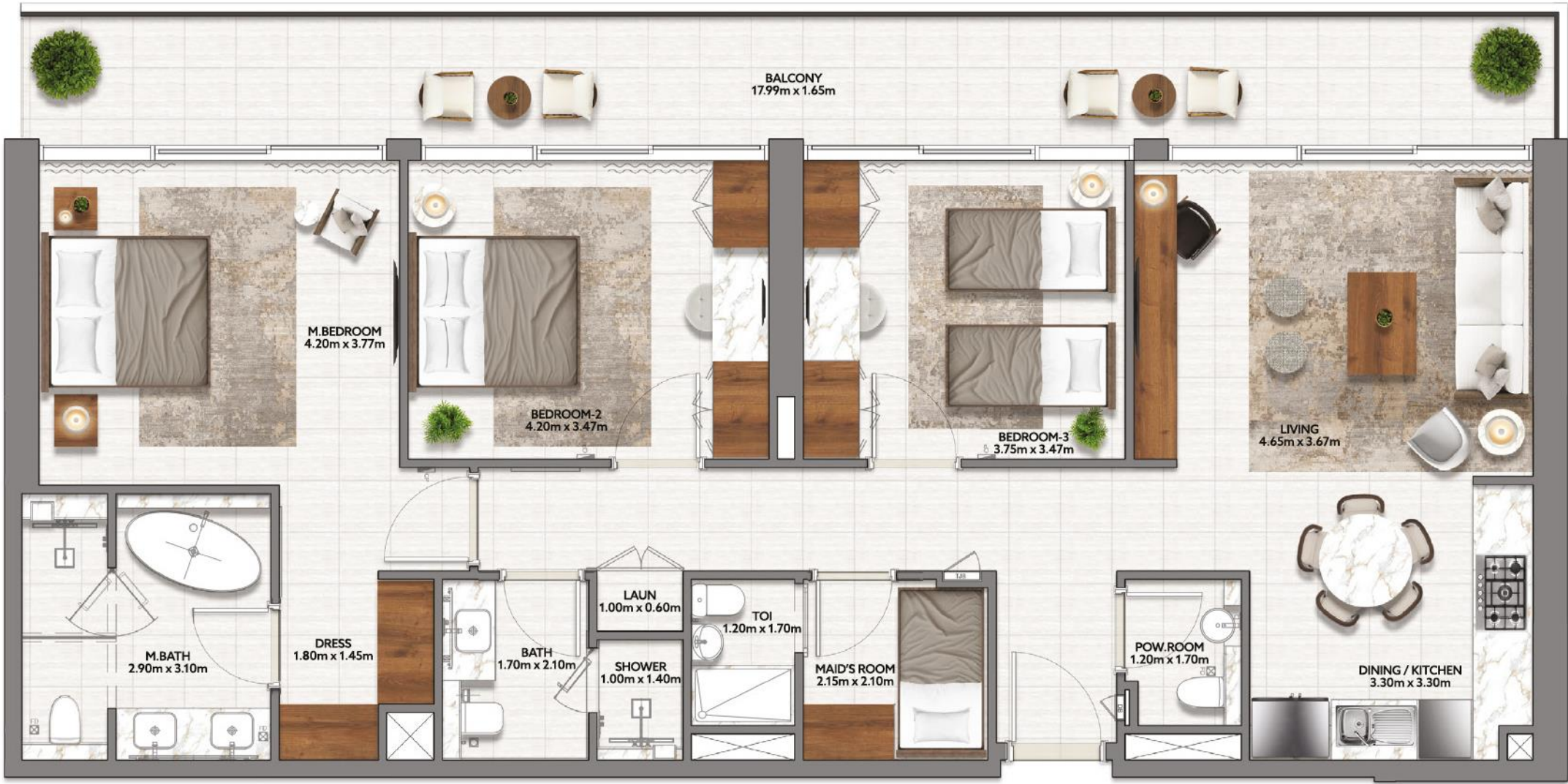


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THREE BEDROOM (TYPE A)

FEATURES

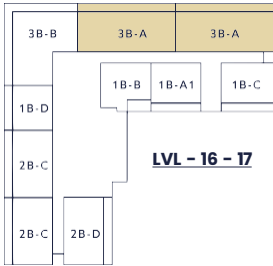
- Living Room
- Master Bedroom
- Master Bathroom
- 2nd Bedroom
- Toilet & Bath
- 3rd Bedroom
- Maid's Room
- Toilet
- Dining / Kitchen
- Powder Room
- Balcony
- Laundry



AREA

No. of BR	03
Total Area	1662.27 sq. ft*

*Starting from



Disclaimer: Numbers, square footage, and floor plans are approximate. Final dimensions, square footage, and floor plans may vary.

THREE BEDROOM (TYPE B)

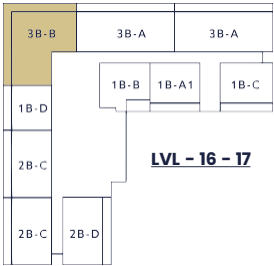
FEATURES

- Living Room
- Master Bedroom
- Master Bathroom
- 2nd Bedroom
- Toilet & Bath
- 3rd Bedroom
- Utility Room
- Toilet
- Dining / Kitchen
- Powder Room
- Balcony
- Laundry

AREA

No. of BR	03
Total Area	1797.46 sq. ft*

*Starting from



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STEPS TO REGISTER FOR APPOINTMENT

1



2



3



4

REGISTRATION LINK FOR APPOINTMENT

A link will be shared at 3pm on 24th November 2023 for registration of your Buyers to obtain an **appointment slot**

MANDATORY REQUIREMENTS FOR APPOINTMENT

- Buyer details
- Buyer contact and Address
- Buyer documents to be uploaded
- Agency details

DURATION

The Link will be active till 9pm 27th November 2023

LAUNCH DAY 29th Nov 2023

Validate your appointment confirmation via scanning the QR code* at the entrance to get a token.

***Note: One token per client**

DOCUMENTS REQUIRED ON LAUNCH DAY

RESIDENT

- Passport copy & EID of Purchaser(s)
- Contact of Purchaser (Each joint owner is to have a separate email and contact no)
- Physical Address of Purchaser(s)
- Booking payment Chq
- DLD Fee Chq
- Cheque Book to issue PDCs
- CIL form- signed

COMPANY

- Trade License/Certificate of Incorporation
- Passport copy & EID of Authorized signatory & POA holder
- Address and contact of Authorized signatory and Company
- Power of Attorney (if applicable)
- Booking payment Chq
- DLD- Fee Chq
- Cheque Book to issue PDCs
- CIL form- signed

INTERNATIONAL

- Passport copy of Purchaser(s)
- Contact of Purchaser (Each joint owner is to have a separate email and contact no)
- Physical Address of Purchaser(s)
- KYC form - Signed
- CIL form - Signed
- 3 months bank statements
- Salary certificate (stamped)
- Funds transfer copy (at the time of sale)

Sales Operations Protocol

- Registration will start on the 24th of November 2023 through a link which will be shared in due course.
- All client details should be filled-in accurately as per the client's passport to generate the SPA.
- Only registered customers with a valid appointment slot for a valid time slot will be allowed to enter.
- Access to the sales arena will be granted as per the name on the appointment confirmation (ID verification is required).
- Please advise your client that the unit booking will be confirmed upon signing the SPA and submitting the PDCs during the Launch.
- Appointment confirmation will be valid to serve the registered client ONLY and can not be transferred.
- Customers to carry a chq book with enough chqs available to sign PDCs.
- Once the client finalizes his purchase, kindly exit the sales arena.

PRICES & SIZES AVAILABLE

UNIT TYPE	SIZES UP TO	STARTING PRICES/AED
Studio	424 Sq.ft	995,000
1 Bedroom Apartment	932 Sq.ft	1,795,000
2 Bedroom Apartment	1,418 Sq.ft	2,695,000
3 Bedroom	1,797 Sq.ft	4,222,800

ESCROW ACCOUNT DETAILS

10% – ESCROW ACCOUNT

ACOCUNT NAME	ACCOUNT NO.	IBAN	SWIFT CODE	TYPE/ CURRENCY
MALLSIDE RESIDENCE ESCROW ACC	7771225937296003	AE560357771225937296003	NBADAEEAA	AED

4%+AED 40+ AED 540+AED 1,050 CORPORATE ACCOUNT (Not Manager’s Cheque)

ACCOUNT NAME	ACCOUNT NUMBER	IBAN	SWIFT CODE	TYPE/ CURRENCY
ROYAL DUNES REAL ESTATE DEVELOPMENT	7771005937296001	AE190357771005937296001	NBADAEEAA	AED

PAYMENT PLAN

DOWN PAYMENT	DURING CONSTRUCTION	ON COMPLETION	DISCOUNT
10%	60%	30%	×
50%		50%	4%
100%			7%

Brokers COMMISSION

4%Commission

General Launch Announcements

- Registration will start on the 25th of November through a link which will be shared in due course.
- All client details should be filled-in accurately as per the client's passport to generate the SPA.
- Access to the sales center will be granted as per the name on the Token (ID verification is required).
- Please advise your client that the unit booking will be confirmed upon signing the ADM Unified SPA and submitting the PDCs during the Launch.
- The token will be valid to serve the registered client ONLY and can not be transferred.
- Once the client finalizes his purchase, kindly exit the sales center and proceed to the general waiting area if you have multiple tokens.