



R Dot Hills Residence– Where Luxury Meets Dubailand

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Majara unveils R Dot Hills – Luxury living at Dubailand

An aerial architectural rendering of the R. Hills townhouse community in Dubai. The image shows a dense arrangement of modern, multi-story townhouses with light-colored facades and dark accents. In the center, there is a large, rectangular swimming pool with a blue interior, surrounded by a deck with lounge chairs and umbrellas. To the left of the pool is a tennis court with a green surface and a blue fence. The community is landscaped with various trees, including palm trees and purple-flowered trees, and a red running track. A paved road with cars and a few pedestrians is visible in the foreground. The overall atmosphere is one of a modern, well-maintained residential development.

R. Hills

R. Hills is a contemporary gated townhouse community in the heart of Dubai, offering timeless design, world-class amenities, and an authentic, serene lifestyle for those who value luxury and connection.”

Design Philosophy – Where Harmony Meets Modern Aesthetics.

R. Hills showcases sleek architecture with calming blue tones, warm wooden accents, and bold patterns—an iconic blend of timeless elegance and soulful sophistication





Life, Shaped by Authentic Experiences

Where inspiration meets intention—experience unique living in a community of like-minded people, where real connections flourish and memories are made.

Splash, Sweat, and Smile



Unmatched amenities, turning everyday moments into lasting memories

Your haven to live,
grow, and belong



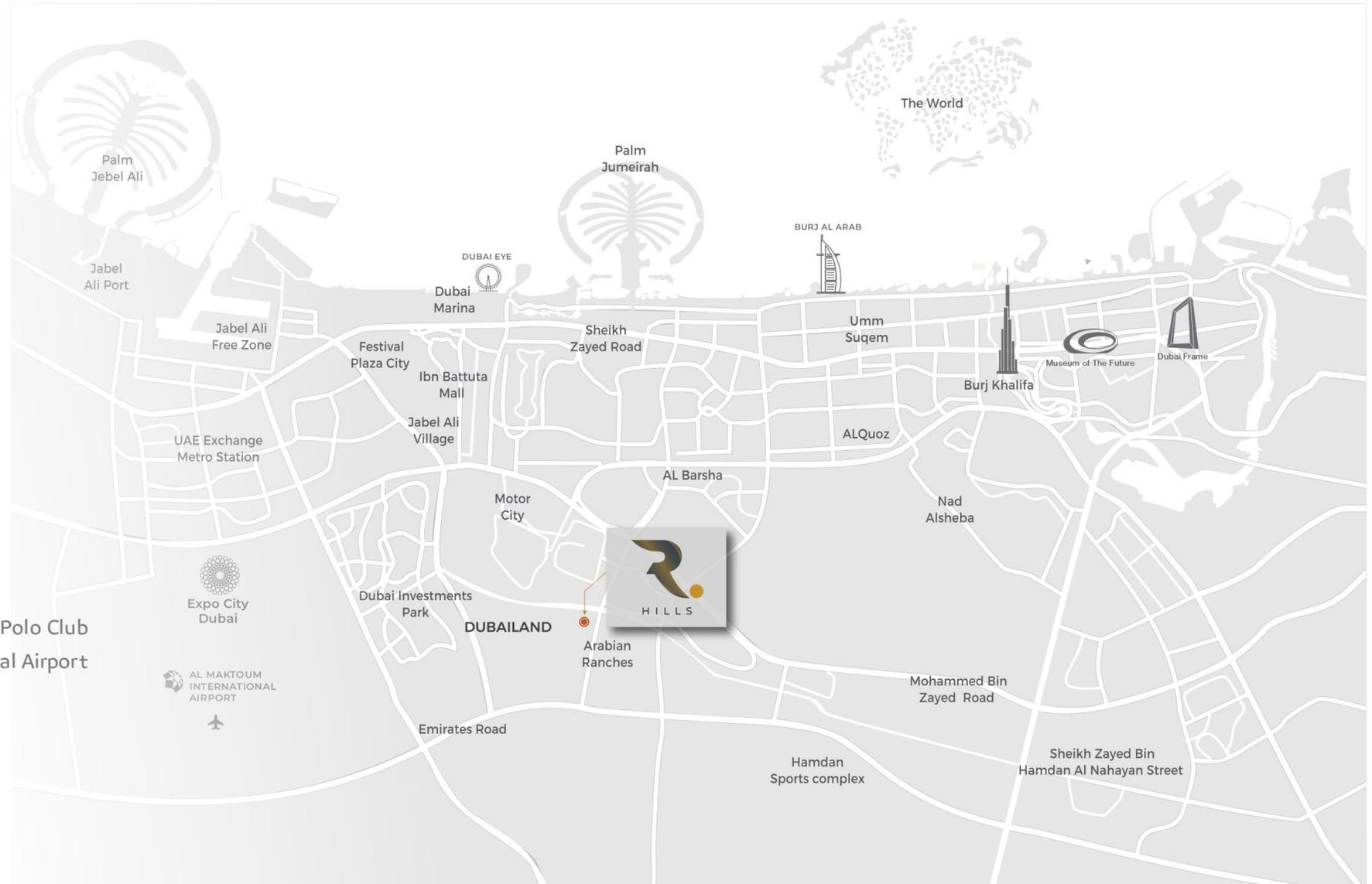
An Orchestrated Experience of Refinement

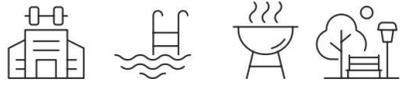
Elegant, cozy interiors bathed in sunlight, dancing in shades of blue.



الحياة بين يديك
Life within Reach

- 05 minutes driving to Dubai Sports City
- 10 minutes driving to Dubai Investments Park
- 15 minutes driving to Cityland Mall
- 15 minutes driving to Global Villag
- 15 minutes driving to Plantation Equestrian & Polo Club
- 20 minutes driving to Al Maktoum International Airport
- 30 minutes driving to The Palm Jumeirah
- 35 minutes driving to Burj Khalifa





وسائل راحة بمستوى عالمي
World-Class Amenities

- | | |
|---------------------------------------|------------------------------|
| - Private Parking slots for each unit | - مواقف سيارات خاصة لكل وحدة |
| - Large Swimming Pool | - حمام سباحة كبير |
| - Splash Pad | - منطقة رشاشات المياه |
| - Gym & Fitness Centre | - صالة ألعاب رياضية |
| - Kids Play Area | - منطقة ألعاب للأطفال |
| - Shaded Seating Areas | - مناطق جلوس مظلة |
| - BBQ Stations | - محطات شواء |
| - Landscape Areas | - مساحات خضراء |
| - Tennis Court | - ملعب تنس |
| - Mosque | - مسجد |
| - Retail Area | - منطقة محلات تجارية |















مميزات الوحدة Unit Features

- Customized R. signature accessories
- Private Balconies / Terraces as per unit plan - Kitchen cabinets and countertops
- Fully tiled bathrooms, in-suites and guest toilets wherever applicable
- Double glazed windows
- Built-in wardrobes in bedrooms
- Central air conditioning
- Vanity units & Mirrors
- All bedrooms with private bathroom
- Satellite master antenna and fibre optic connection for high-speed internet access
- Private Parking slots for Townhouses

- شرفات / تراسات حسب مخطط الوحدة
- خزائن مطبخ وكونترتوب
- حمامات مكسوة بالكامل وأجنحة وحمامات للضيوف حيثما كان ذلك متاحا
- نوافذ زجاجية مزدوجة
- خزائن ملابس بغرف النوم
- تكييف هواء مركزي
- وحدات تخزين و مرايا
- جميع الغرف مزودة بحمام خاص
- مستقبل قمر صناعي رئيسي و ألياف ضوئية لإنترنت عالي السرعة
- مواقف سيارات خاصة لوحدات التاون هاوس

Unit Mix

R. Hills Contains different unit types

Three Bedroom: 744 Townhouse

Four Bedroom: 66 Townhouse

Five Bedroom: 92 Townhouses

ثلاث غرف: 744 تاون هاوس

أربع غرف: 66 تاون هاوس

خمسة غرف: 92 تاون هاوس

Project Details

Plot Area : 232,242 sq.m

Total Units : 902 units

Handover : Q4 2028

مساحة الأرض: 232,242 متر مربع

إجمالي الوحدات: 902 وحدة

تاريخ التسليم: الربع الرابع من 2028



UNIT TYPES

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.





Ground Floor



First Floor



Second Floor

THREE BEDROOM TOWNHOUSE - TYPE A

Internal Area	1327 sq ft
Outdoor Area (Balconies, Backyard, Frontyard)	962.7 sq ft
Total Sellable Area	2289.5 sq ft



Ground Floor



First Floor



Second Floor

THREE BEDROOM TOWNHOUSE - TYPE B

Internal Area	1327 sq ft
Outdoor Area (Balconies, Backyard, Frontyard)	962.7 sq ft
Total Sellable Area	2289.5 sq ft





Ground Floor



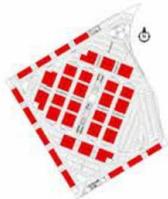
First Floor



Second Floor

THREE BEDROOM TOWNHOUSE - TYPE C

Internal Area	1300.8 sq.ft
Outdoor Area (Balconies, Backyard, Frontyard)	573.5 sq.ft
Total Sellable Area	1873.3 sq.ft



Ground Floor



First Floor



Second Floor

THREE BEDROOM TOWNHOUSE - TYPE C*

Internal Area	1326.8 sq.ft
Outdoor Area (Balconies, Backyard, Frontyard)	573.5 sq.ft
Total Sellable Area	1900.3 sq.ft





Ground Floor



First Floor



Second Floor

FOUR BEDROOM TOWNHOUSE - TYPE A

Internal Area	1555.7 sq.ft.
Outdoor Area (Balconies, Backyard, Frontyard)	792 sq.ft.
Total Sellable Area	2355.7 sq.ft.



Ground Floor



First Floor



Second Floor

FOUR BEDROOM TOWNHOUSE - TYPE B

Internal Area	1555.7 sq.ft.
Outdoor Area (Balconies, Backyard, Frontyard)	792 sq.ft.
Total Sellable Area	2355.7 sq.ft.





Ground Floor



First Floor



Second Floor

FOUR BEDROOM TOWNHOUSE - TYPE C

Internal Area	1524 sq.ft.
Outdoor Area (Balconies, Backyard, Frontyard)	368 sq.ft.
Total Sellable Area	1912.2 sq.ft.



Ground Floor



First Floor



Second Floor

FIVE BEDROOM TOWNHOUSE - TYPE A

Internal Area	1744 sq.ft.
Outdoor Area (Balconies, Backyard, Frontyard)	1195 sq.ft.
Total Sellable Area	2940 sq.ft.





Ground Floor



First Floor



Second Floor

FIVE BEDROOM TOWNHOUSE - TYPE B

Internal Area	1744 sq.ft.
Outdoor Area (Balconies, Backyard, Frontyard)	1190 sq.ft.
Total Sellable Area	2940 sq.ft.



Ground Floor



First Floor



Second Floor

FIVE BEDROOM TOWNHOUSE - TYPE C

Internal Area	1738 sq.ft.
Outdoor Area (Balconies, Backyard, Frontyard)	695 sq.ft.
Total Sellable Area	2434 sq.ft.





Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

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