



**R Dot Hills Residence– Where Luxury Meets Dubailand**



# MAJARA LUXURY REAL ESTATE LLC

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**Majara unveils R Dot Hills – Luxury living at Dubailand**



An aerial architectural rendering of the R. Hills townhouse community. The image shows a large, modern residential development with rows of townhouses featuring light-colored facades and dark, angular rooflines. A central amenity area includes a rectangular swimming pool with a blue interior, surrounded by a wooden deck, lounge chairs, and palm trees. Adjacent to the pool is a tennis court with a green surface and blue court lines. A red running track winds through the lower right portion of the development. The streets are paved with light-colored tiles and feature several cars. The overall atmosphere is one of a well-planned, luxurious, and green urban environment.

## 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





An aerial perspective of a modern, multi-story residential building with a mix of brick and light-colored panels. The building features several balconies with glass railings and some outdoor furniture. In front of the building is a paved courtyard area with a few trees and a white car parked. A paved road with white lane markings and yellow curb lines runs diagonally across the lower half of the image. A red classic car is driving on the road, and a yellow classic car is further ahead. Pedestrians are walking on the sidewalks and in the courtyard. The scene is set during the day with soft shadows.

## 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





A modern, sophisticated living and dining area. The living room features a light beige sectional sofa with blue and gold pillows, a light blue patterned rug, and a gold-colored coffee table. A large window on the left provides natural light and a view of the outdoors. A guitar is leaning against the window frame. The dining area has a round wooden table with four blue velvet chairs. The background wall is a deep blue with a geometric pattern, featuring a large round clock and several smaller mirrors. A gold-colored chandelier hangs over the dining area.

An Orchestrated Experience of  
Refinement

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

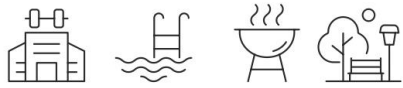


# الحياة بين يديك Life within Reach

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

خمس غرف: 92 تاون هاوس

## Project Details

Plot Area : 232,242 sq.m

Total Units : 902 units

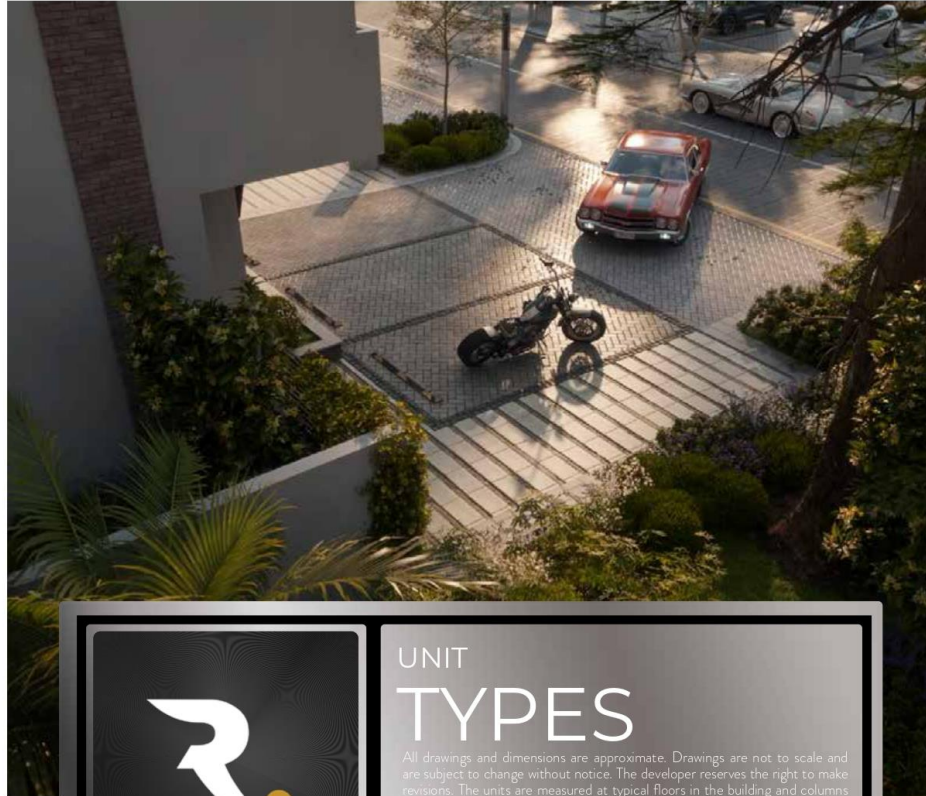
Handover : **Q4 2028**

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



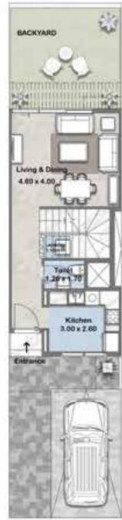
Second Floor

### 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	1875 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	1902.3 sq.ft





Ground Floor



First Floor



Second Floor

#### FOUR BEDROOM TOWNHOUSE - TYPE A

Internal Area	1555.7 sq.ft.
Outdoor Area (Balconies, Backyard, Frontyard)	750 sq.ft.
Total Sellable Area	2305.7 sq.ft.



Ground Floor



First Floor



Second Floor

#### FOUR BEDROOM TOWNHOUSE - TYPE B

Internal Area	1555.7 sq.ft.
Outdoor Area (Balconies, Backyard, Frontyard)	750 sq.ft.
Total Sellable Area	2305.7 sq.ft.







Ground Floor



First Floor



Second Floor

#### FOUR BEDROOM TOWNHOUSE - TYPE C

Internal Area	1524 sq. ft.
Outdoor Area (Balconies, Backyard, Frontyard)	360 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	1738.5 sq.ft.
Outdoor Area (Balconies, Backyard, Frontyard)	655.5 sq.ft.
Total Sellable Area	2404 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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