

# COLLECTIVE 2.0

AT DUBAI HILLS ESTATE

EMAAR



## ABOUT EMAAR



Collective 2.0 is wholly owned by Emaar Properties PJSC and extends Emaar's success in developing master-planned prestige properties. Amongst Emaar's crowning achievements are:

- The tallest building in the world, Burj Khalifa
- The world's most visited shopping and entertainment destination, The Dubai Mall
- The world's first Armani Hotel



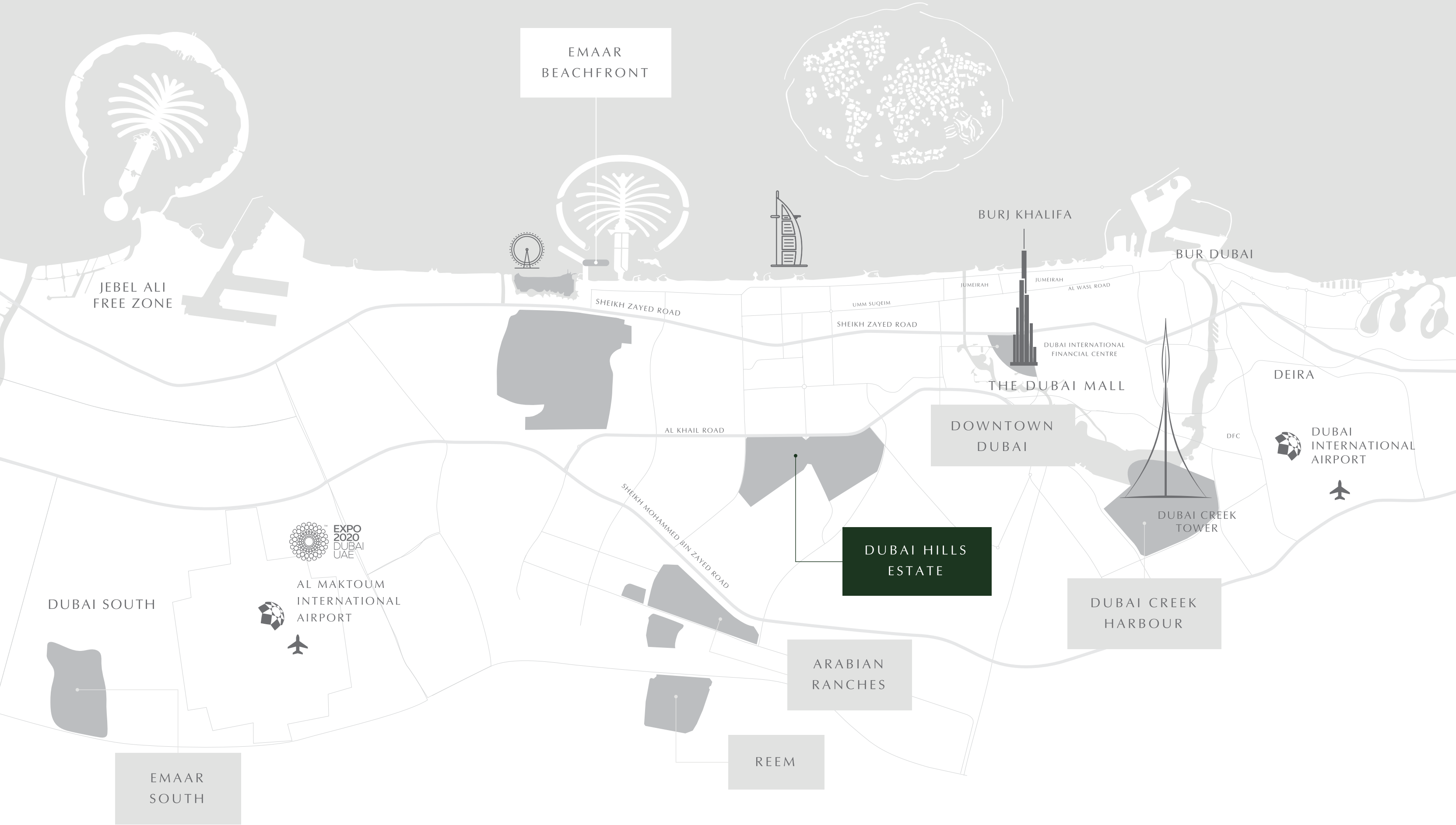
# DUBAI HILLS ESTATE

Discover a unique blend of elegantly-planned neighbourhoods crafted around a magnificent 18-hole championship golf course. As the largest development of its kind in the region, Dubai Hills Estate is an aspirational city within a city that will transform the way you live.


Based on studies by KPMG and American National Association of Realtors, golf course proximity can boost property value by as much as 20%.









KEY FACTS ABOUT DUBAI HILLS ESTATE

  
**6,800,000 SQ M**  
 GFA

  
**220,000**  
 Offices

  
**1,450,000 SQ M**  
 Parks &  
 Open Spaces

  
**1,120,000 SQ M**  
 18-Hole Golf Course,  
 Clubhouse & 60 Maisonnettes

  
**20 - 25**  
 Minutes to  
 Dubai Int'l Airport

  
**20 - 25**  
 Minutes to  
 Al Maktoum Airport






COLLECTIVE 2.0

## BUILDING CONNECTIONS, BROADENING HORIZONS

One and two bedroom apartments overlooking the bustling Dubai Hills Boulevard. Following the tremendous success of Collective (460 units sold in one day), Collective 2.0 will cater to millennials of Dubai with a collaborative and social setting, extraordinary amenities and places to work, study or just hang out. Only minutes away from Dubai Hills Park and Dubai Hills Mall.

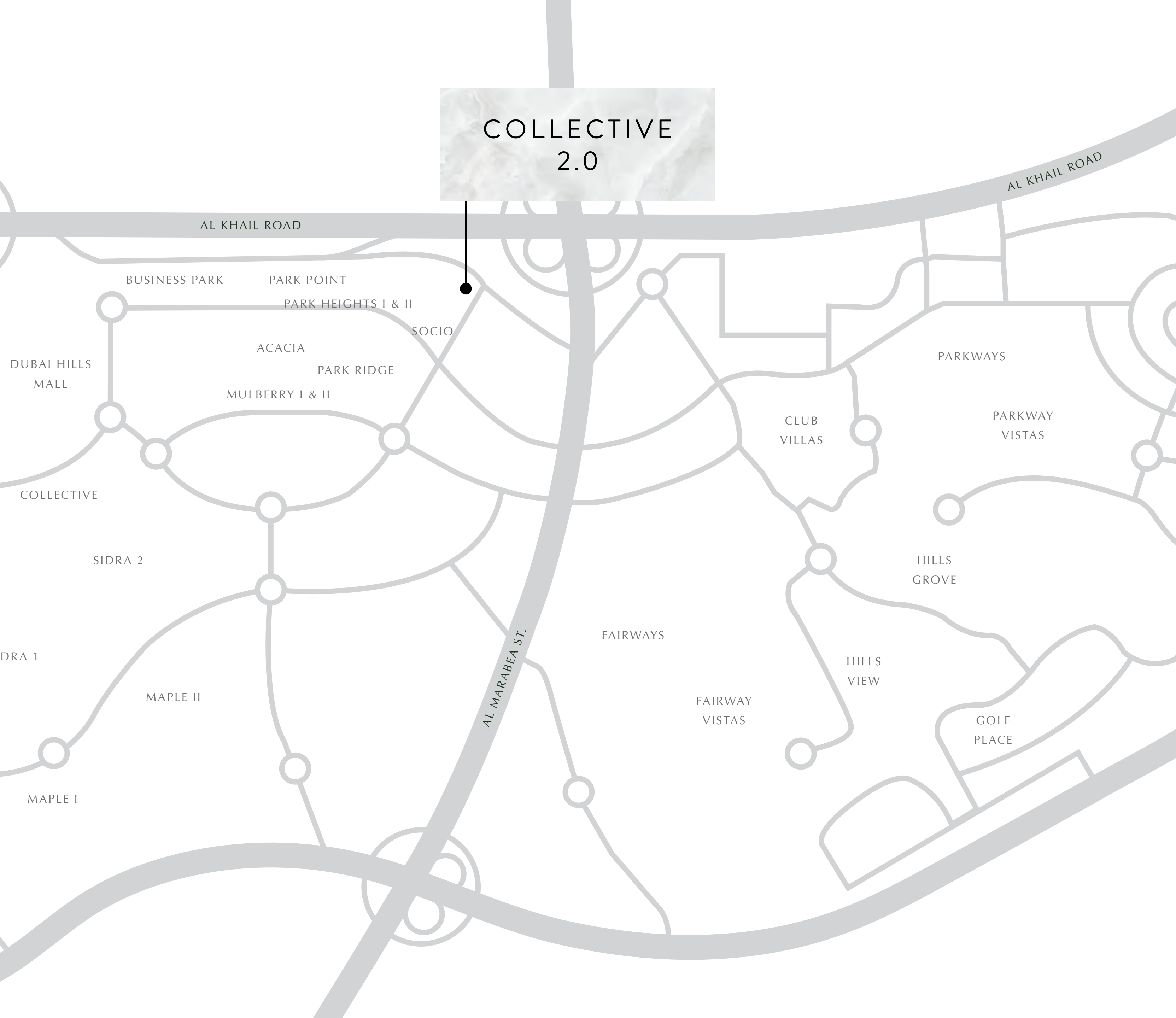


A top-down view of a dining table with various breakfast dishes, coffee, and people's hands. The table is set with plates of waffles, eggs, and vegetables, along with cups of coffee and glasses of water. A person's hand is visible in the center, reaching towards a plate of waffles. The text "EMPOWERING PARTICIPATION IN LIFE AROUND YOU" is overlaid in white, bold, sans-serif font across the center of the image.

EMPOWERING  
PARTICIPATION  
IN LIFE  
AROUND YOU



COLLECTIVE  
2.0



A CENTRAL BASE

Nestled alongside Rove Hotel and Business Park, which increase the property value, Collective 2.0 has the perfect location for a chic urban lifestyle. Enjoy trendy shopping venues at Dubai Hills Boulevard, meet friends at the vibrant Dubai Hills Park, or explore over 650 shopping and dining outlets at the Dubai Hills Mall. With access to Al Khail Road and the nearby metro station, Downtown Dubai is just moments away.



## A SENSE OF COMMUNITY

Collective 2.0 is the ideal place for those who enjoy making friends and having an active lifestyle. From the casual atmosphere of the lobby to the informal library to the buzzing open plan area, you can hang out, lounge, read, meditate, work, drink coffee and make new friends. Rent a bike or sportswear from the lobby, then head over to the happening Dubai Hills Park.





DUBAI HILLS  
BOULEVARD







## DUBAI HILLS BOULEVARD

The Dubai Hills Boulevard runs along the length of Dubai Hills Estate linking key destinations such as the retail, parks, hospitals, schools and residential communities. Striking a perfect balance between timeless and contemporary design, the boulevard is brightly adorned with art installations, pop-up retail and lush flowering trees creating a comfortable shaded environment. A true urban oasis within the city, this is where the world comes to connect.



DUBAI HILLS  
MALL







## DUBAI HILLS MALL

Enjoy 2 million square feet of retail indulgence spread out over two floors. Set to attract visitors from far and wide, Dubai Hills Mall is home to over 650 retail and F&B outlets including entertainment outlets, a Cineplex and hypermarket.



DUBAI HILLS  
PARK





DUBAI HILLS PARK



Stretching across 180,000 square metres – the size of 30 football fields, this verdant green space is your new haven in which to relax, unwind and explore activities that nourish the mind, body and soul.





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konisi ↑









ENTRANCE

## CASUAL CONCIERGE SERVICE

Reception desks are a thing of the past. Collective 2.0's reception area is designed to make you feel like you've arrived home, while the friendly Concierge is there to make both you and your guests welcome and at ease.













INTERIOR DESIGN

## TRENDY COOL INTERIORS

Come home to a unique and inspiring setting. Collective 2.0's apartments buck the mainstream interior design trends by embracing cosy industrial chic. With partitions that allow your bedroom to spill onto the living room, enjoy plenty of space for friends, fun and laughter. Step onto your balcony and lap up the views of the Downtown Dubai skyline.

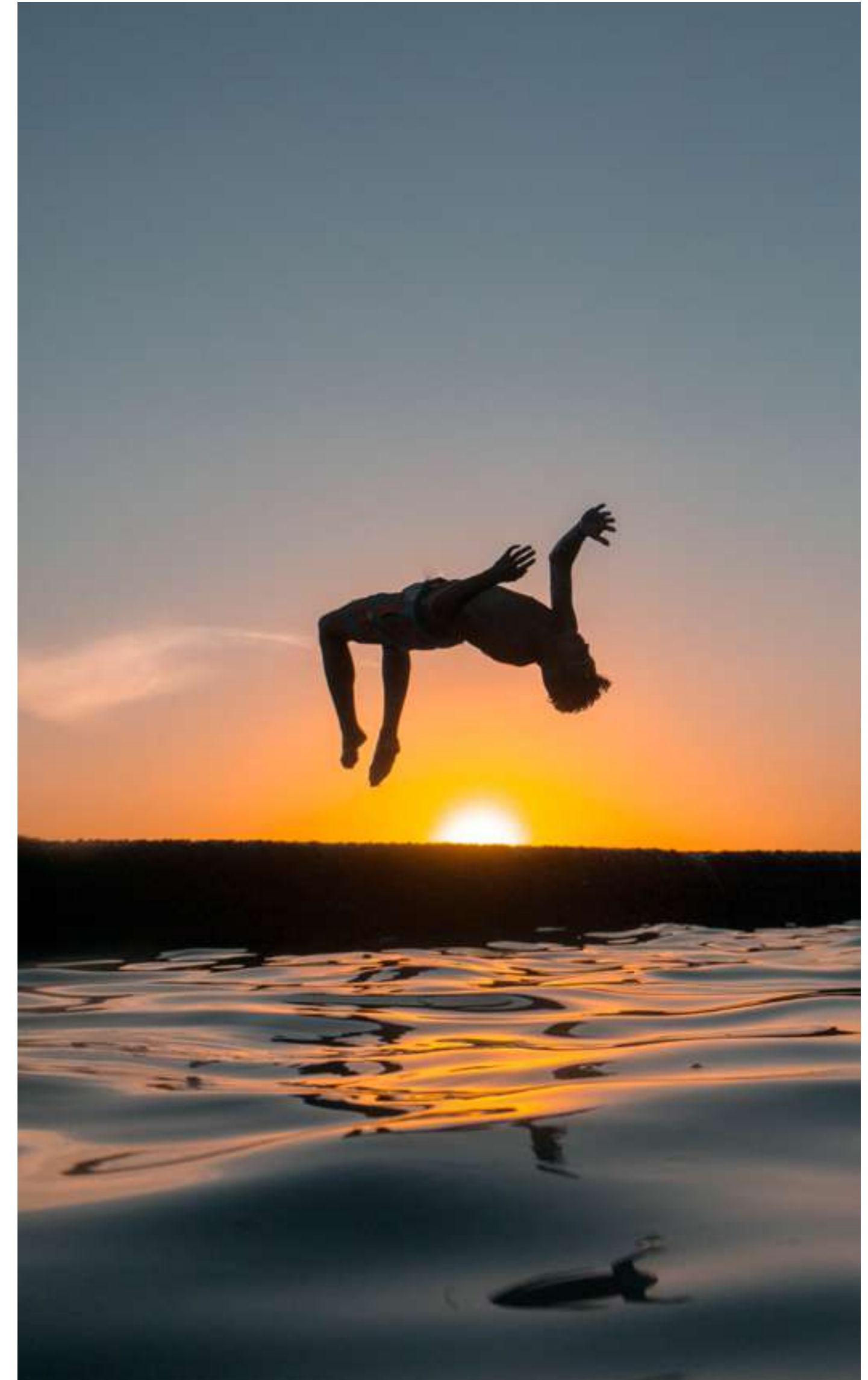






## SPACES TO SPREAD YOUR WINGS

Start your day with an energising workout at one of the fully-equipped gyms. Head to the library to get some work done, then unwind at the game area, cinema room or the outdoor lounge. Take a refreshing dip in the pool, then head down to the collaborative space to catch up with your neighbours and friends.





COLLECTIVE 2.0  
HAS EVERYTHING YOU NEED  
TO LIVE, WORK AND GROW.

RESERVE YOUR PLACE NOW.



# COLLECTIVE 2.0

FLOOR PLANS / TOWER A



# COLLECTIVE 2.0

## TOWER A

### I BEDROOM

UNIT 07 & 08 | LEVEL 01, 02-10, 11, 12-16

SUITE AREA	449.39 SQ.FT.	41.75 SQ.M.
BALCONY AREA	26.37 SQ.FT.	2.45 SQ.M.
TOTAL AREA	475.76 SQ.FT.	44.20 SQ.M.

UNIT 09 | LEVEL 01, 02-10, 11, 12-16

SUITE AREA	455.42 SQ.FT.	42.31 SQ.M.
BALCONY AREA	26.37 SQ.FT.	2.45 SQ.M.
TOTAL AREA	481.79 SQ.FT.	44.76 SQ.M.

UNIT 04 | LEVEL 01, 02-10, 11, 12-16

SUITE AREA	458.97 SQ.FT.	42.64 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	485.02 SQ.FT.	45.06 SQ.M.

UNIT 15 | LEVEL 01  
UNIT 16 | LEVEL 02-10

SUITE AREA	449.93 SQ.FT.	41.80 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	475.98 SQ.FT.	44.22 SQ.M.

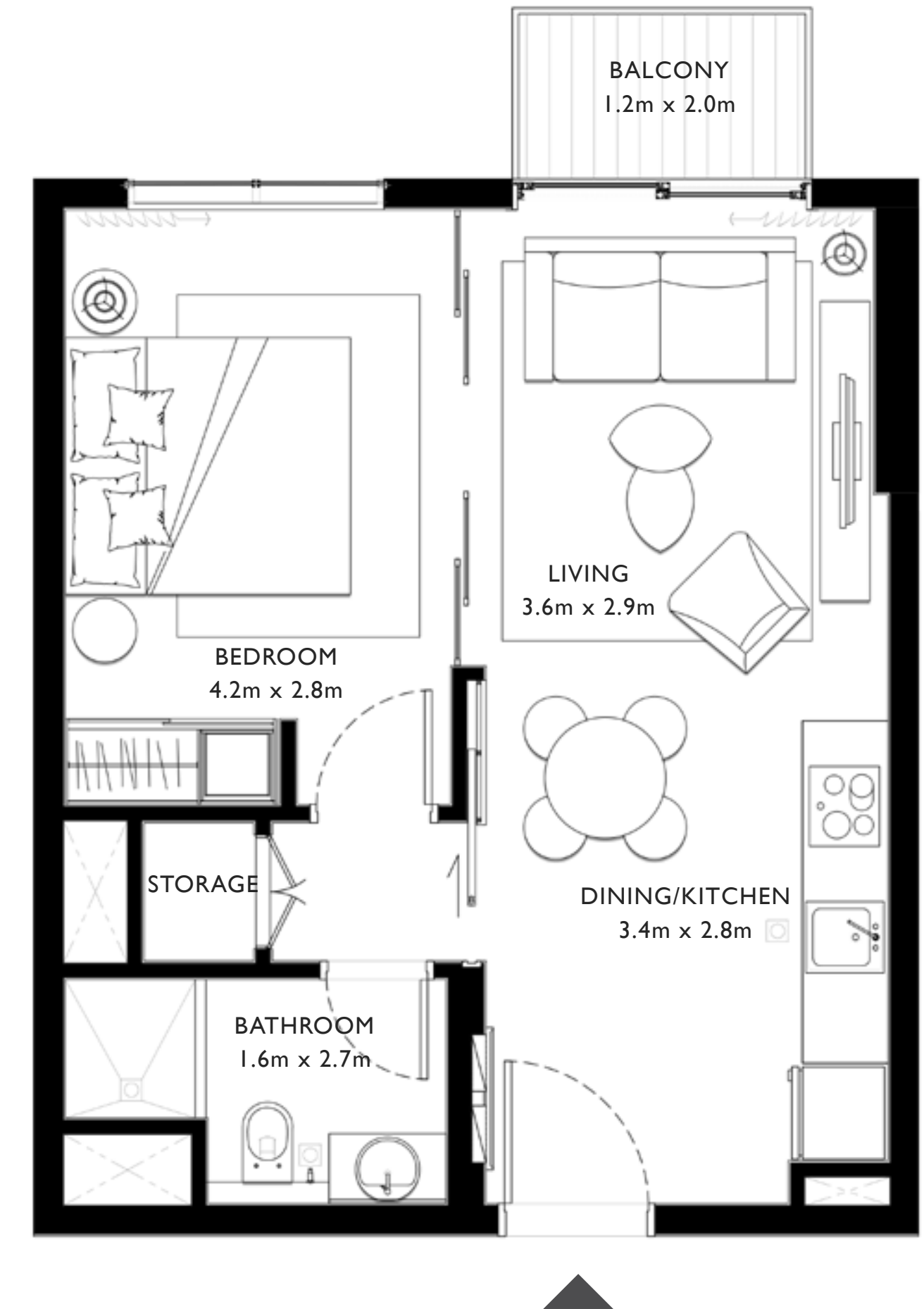
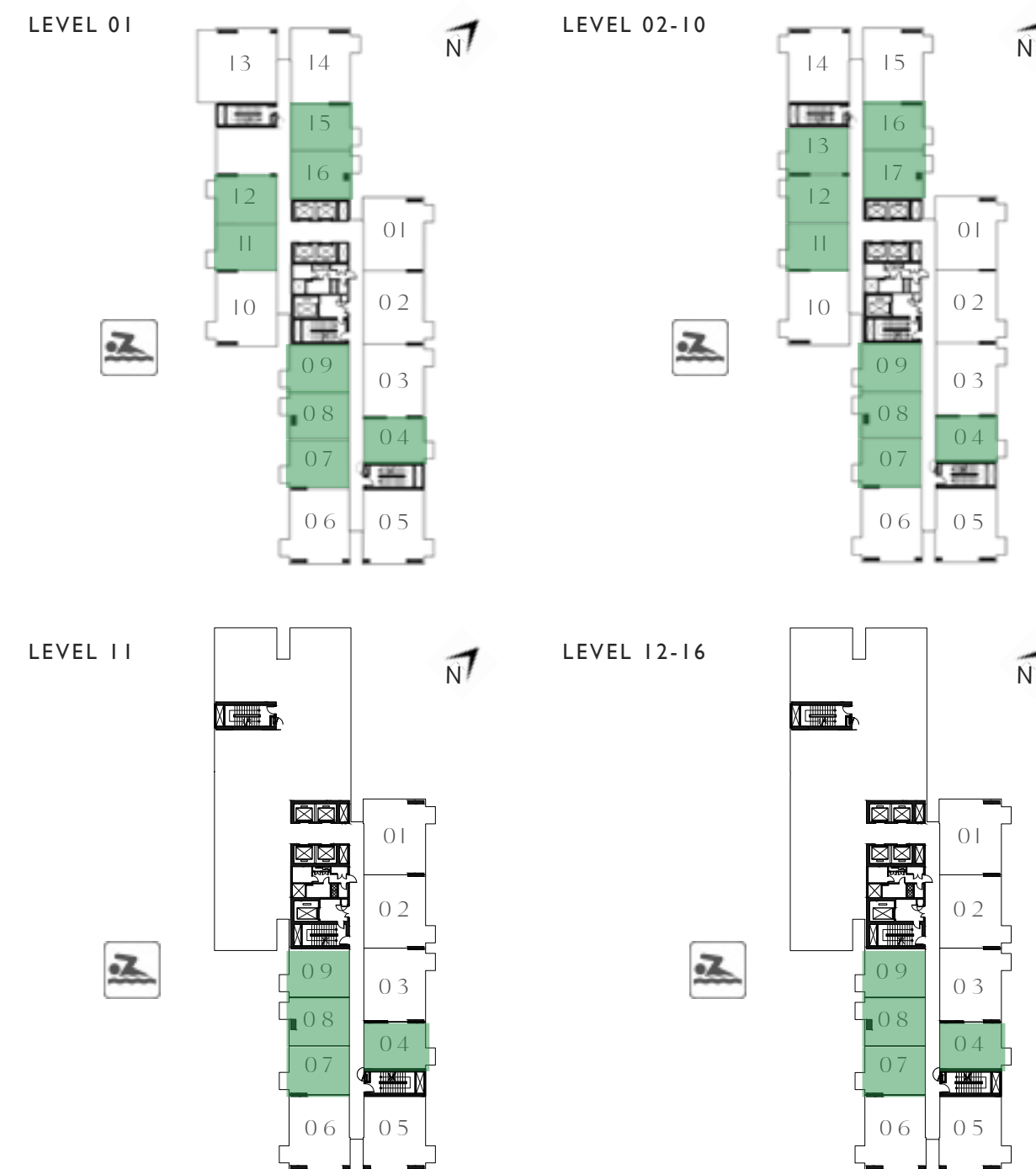
UNIT 16 | LEVEL 01  
UNIT 17 | LEVEL 02-10

SUITE AREA	455.74 SQ.FT.	42.34 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	481.79 SQ.FT.	44.76 SQ.M.

UNIT 11, 12 | LEVEL 01  
UNIT 11, 12, 13 | LEVEL 02-10

SUITE AREA	459.62 SQ.FT.	42.70 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	485.67 SQ.FT.	45.12 SQ.M.

#### KEY PLAN - TOWER A



**FLOOR PLAN 1.** All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



# COLLECTIVE 2.0

## TOWER A

### 2 BEDROOM

UNIT 06 | LEVEL 01, 02-10, 11, 12-16

SUITE AREA	700.62 SQ.FT.	65.09 SQ.M.
BALCONY AREA	26.37.FT.	2.45 SQ.M.
TOTAL AREA	726.99 SQ.FT.	67.54 SQ.M.

UNIT 01 | LEVEL 01, 02-10, 11, 12-16

SUITE AREA	715.48 SQ.FT.	66.47 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	741.53 SQ.FT.	68.89 SQ.M.

UNIT 05 | LEVEL 01, 02-10, 11, 12-16

SUITE AREA	715.48 SQ.FT.	66.47 SQ.M.
BALCONY AREA	26.37 SQ.FT.	2.45 SQ.M.
TOTAL AREA	741.85 SQ.FT.	68.92 SQ.M.

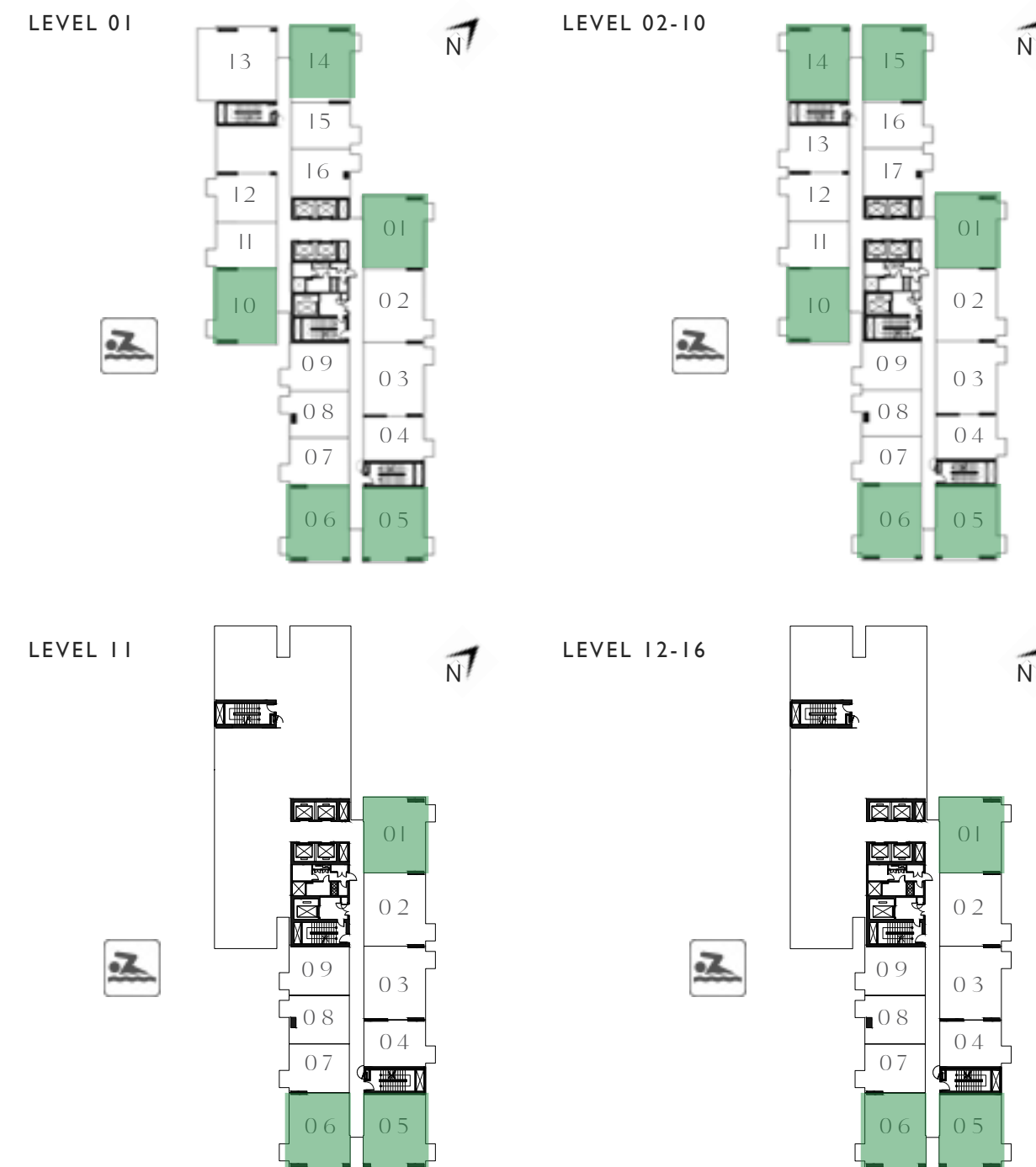
UNIT 10 | LEVEL 01, 02-10  
UNIT 14 | LEVEL 02-10

SUITE AREA	715.80 SQ.FT.	66.50 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	741.85 SQ.FT.	68.92 SQ.M.

UNIT 14 | LEVEL 01  
UNIT 15 | LEVEL 02-10

SUITE AREA	700.95 SQ.FT.	65.12 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	727.00 SQ.FT.	67.54 SQ.M.

KEY PLAN - TOWER A



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# COLLECTIVE 2.0

## TOWER A

### 2 BEDROOM

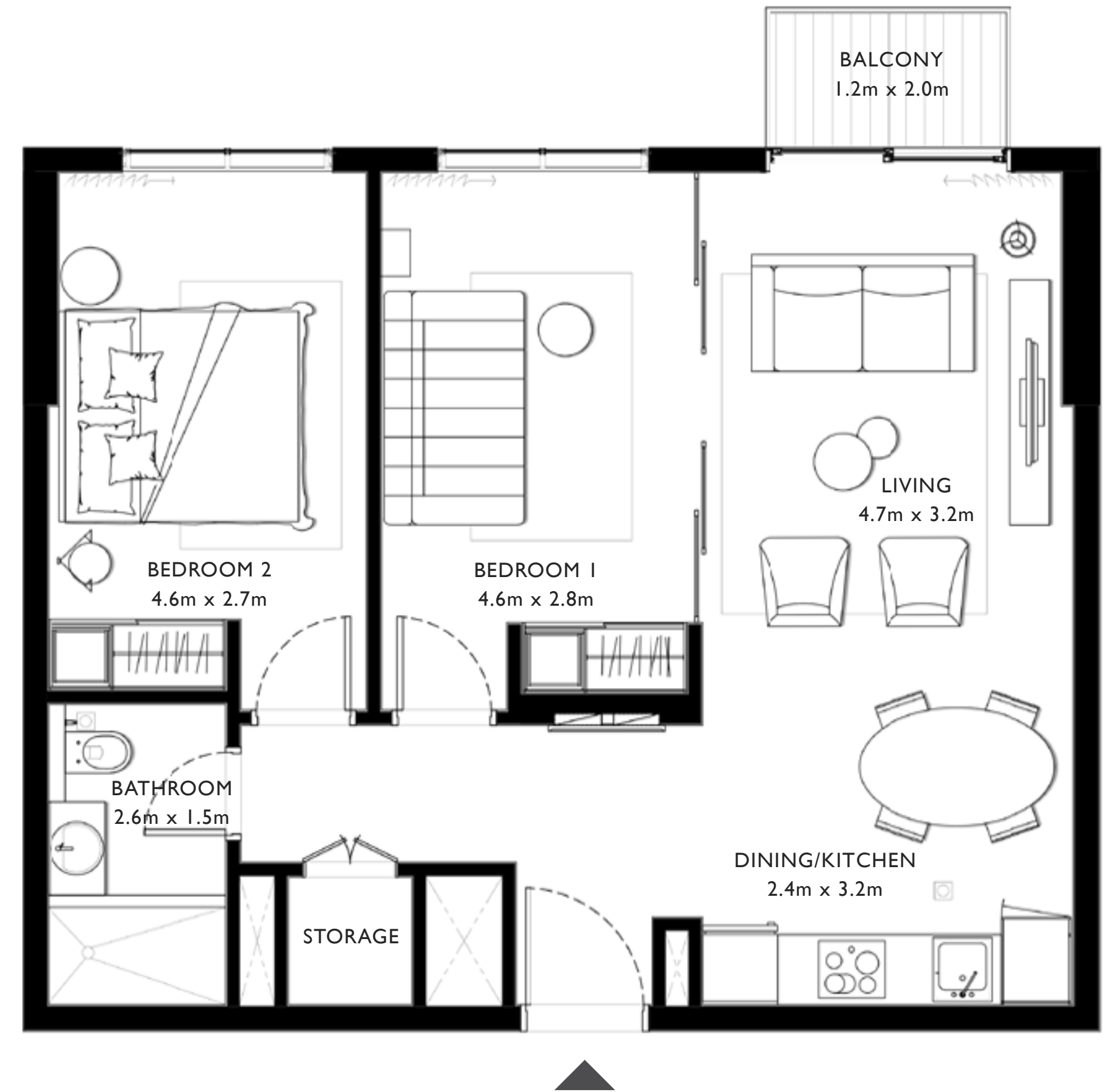
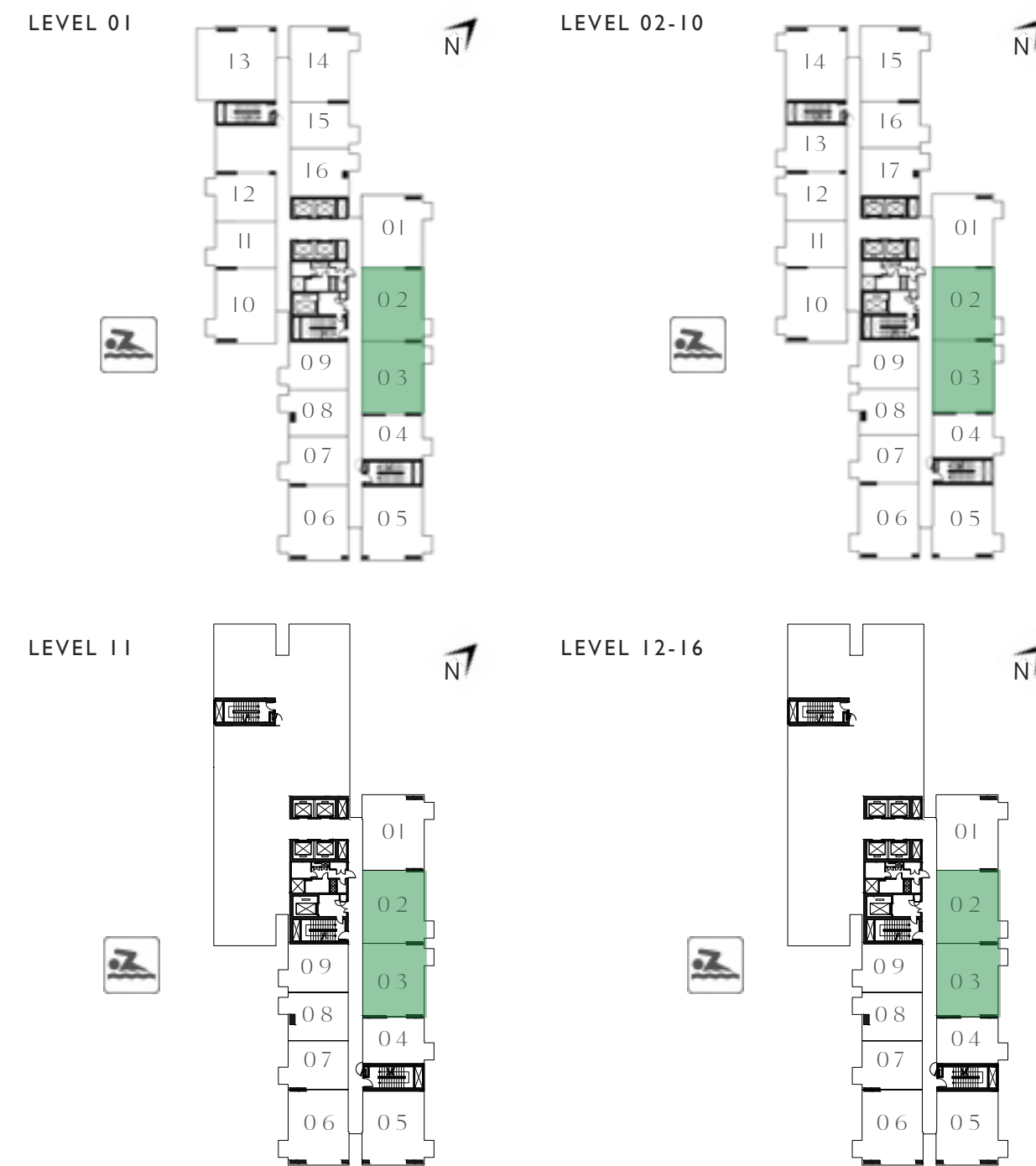
UNIT 02 | LEVEL 01, 02-10, 11, 12-16

SUITE AREA	697.29 SQ.FT.	64.78 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	723.34 SQ.FT.	67.20 SQ.M.

UNIT 03 | LEVEL 01, 02-10, 11, 12-16

SUITE AREA	698.79 SQ.FT.	64.92 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	724.84 SQ.FT.	67.34 SQ.M.

KEY PLAN - TOWER A



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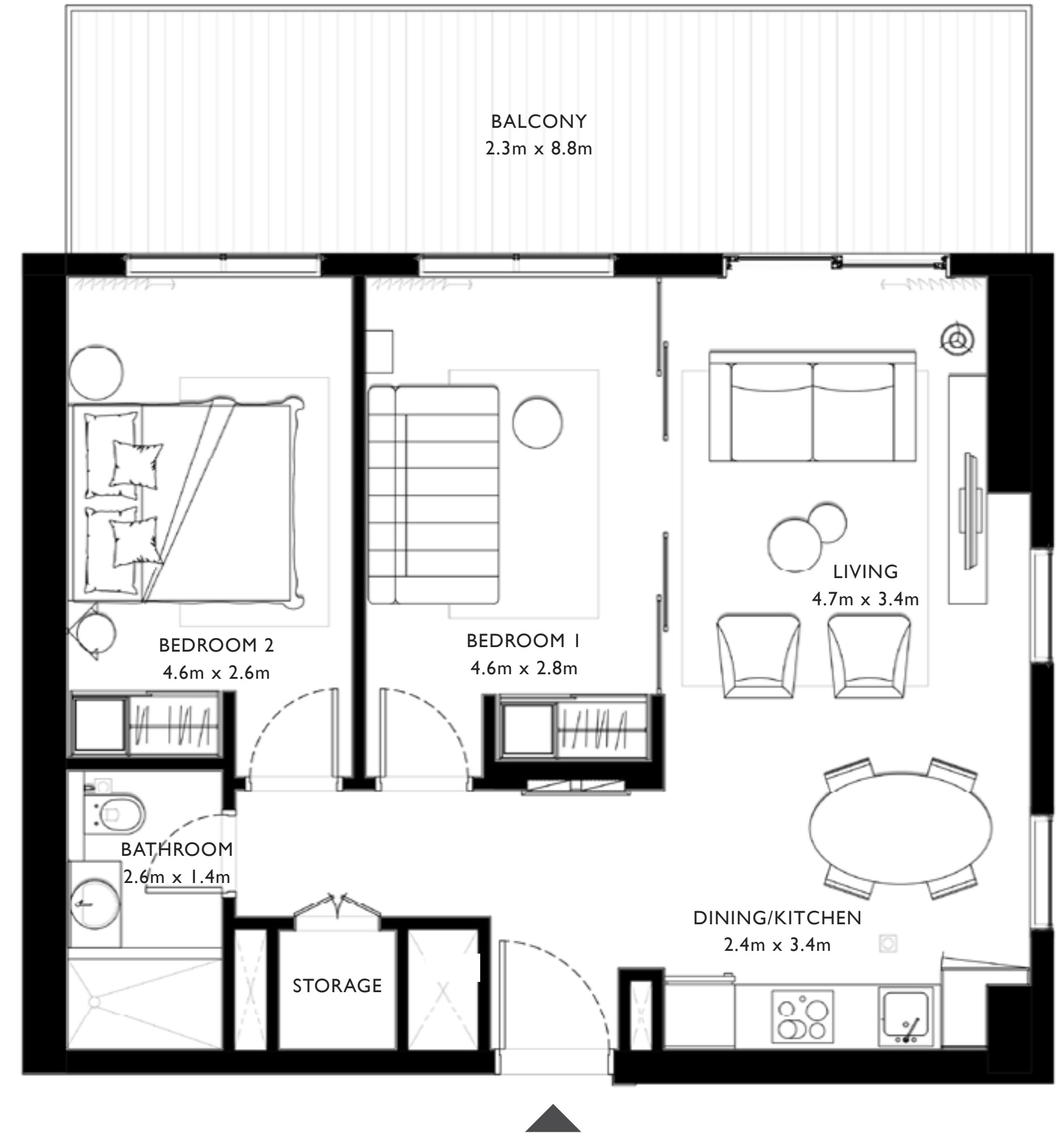
## TOWER A

### 2 BEDROOM

UNIT 13 | LEVEL 01

SUITE AREA	715.48 SQ.FT.	66.47 SQ.M.
BALCONY AREA	223.03 SQ.FT.	20.72 SQ.M.
TOTAL AREA	938.51 SQ.FT.	87.19 SQ.M.

KEY PLAN - TOWER A



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# COLLECTIVE 2.0

FLOOR PLANS / TOWER B



# COLLECTIVE 2.0

## TOWER B

### I BEDROOM

UNIT 04 & 05 | LEVEL 01

UNIT 07 & 08 | LEVEL 02-14, 15, 16-18

SUITE AREA	449.39 SQ.FT.	41.75 SQ.M.
BALCONY AREA	26.37 SQ.FT.	2.45 SQ.M.
TOTAL AREA	475.76 SQ.FT.	44.20 SQ.M.

UNIT 06 | LEVEL 01

UNIT 09 | LEVEL 02-14, 15, 16-18

SUITE AREA	455.42 SQ.FT.	42.31 SQ.M.
BALCONY AREA	26.37 SQ.FT.	2.45 SQ.M.
TOTAL AREA	481.79 SQ.FT.	44.76 SQ.M.

UNIT 04 | LEVEL 02-14, 15, 16-18

SUITE AREA	458.97 SQ.FT.	42.64 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	485.02 SQ.FT.	45.06 SQ.M.

UNIT 16 | LEVEL 02-14

SUITE AREA	449.93 SQ.FT.	41.80 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	475.98 SQ.FT.	44.22 SQ.M.

UNIT 17 | LEVEL 02-14

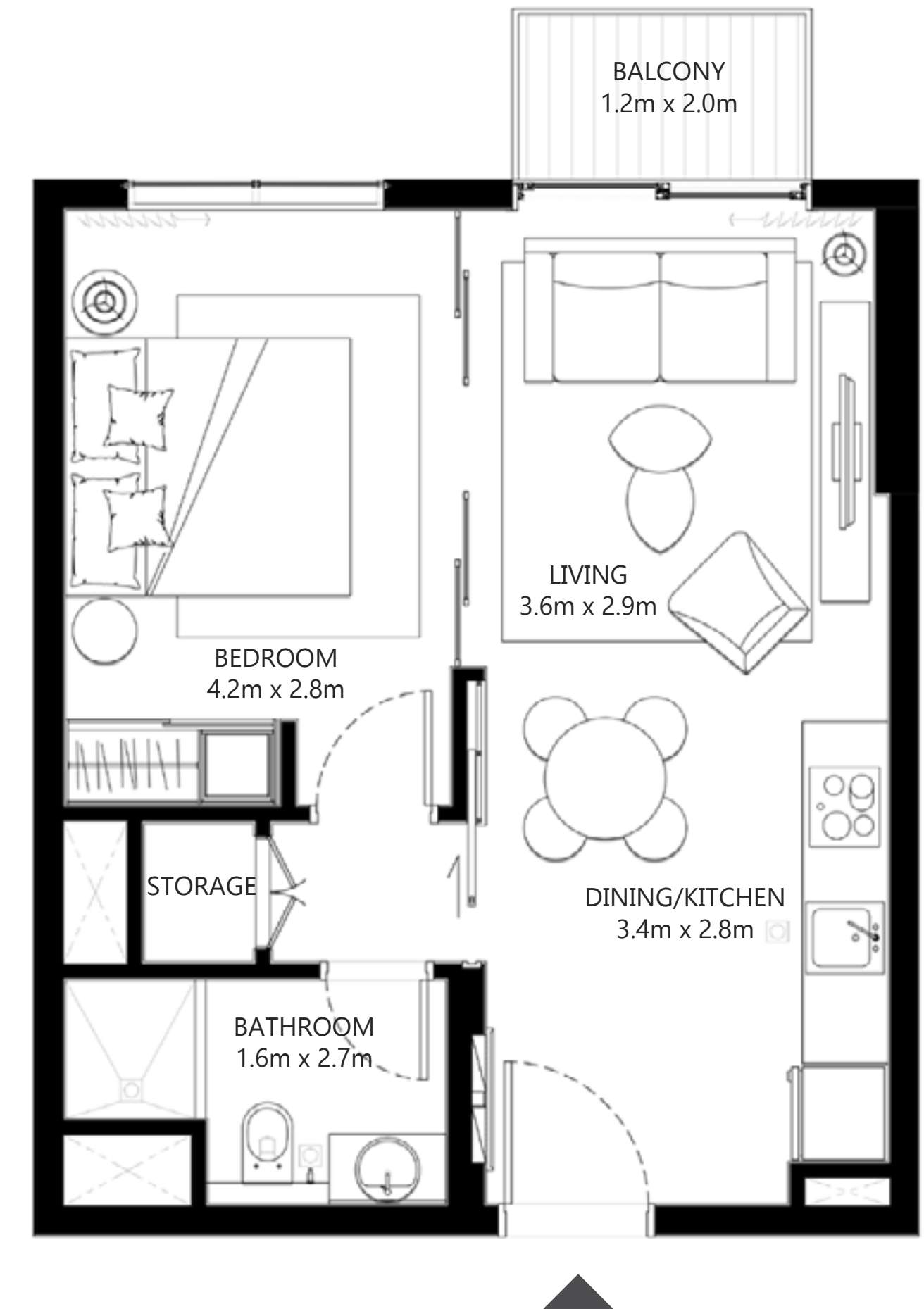
SUITE AREA	455.74 SQ.FT.	42.34 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	481.79 SQ.FT.	44.76 SQ.M.

UNIT 08, 09, 10 | LEVEL 01

UNIT 11, 12, 13 | LEVEL 02-14

SUITE AREA	459.62 SQ.FT.	42.70 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	485.67 SQ.FT.	45.12 SQ.M.

KEY PLAN - TOWER B



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# COLLECTIVE 2.0

## TOWER B

### I BEDROOM

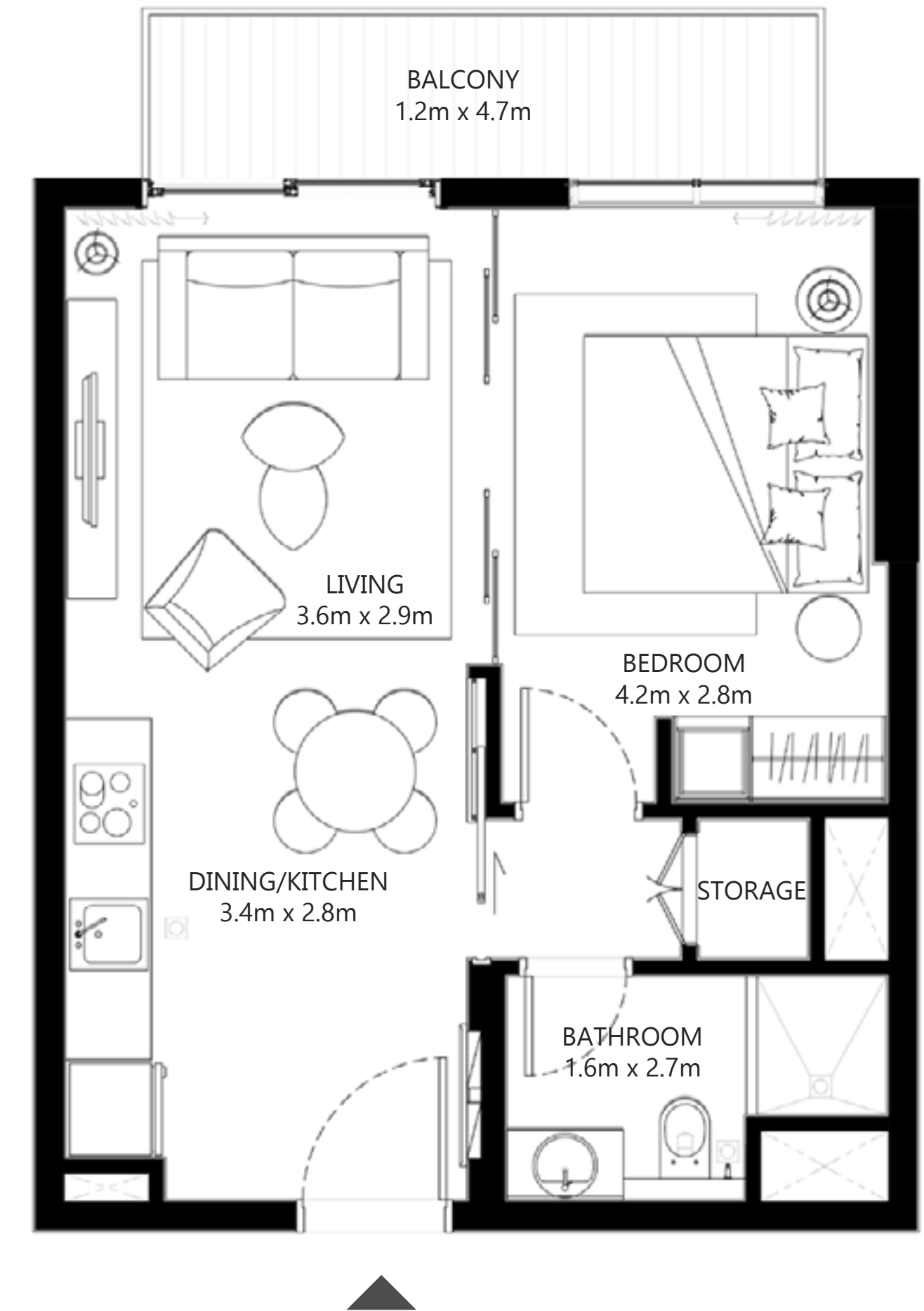
#### UNIT 13 | LEVEL 01

SUITE AREA	449.93 SQ.FT.	41.80 SQ.M.
BALCONY AREA	60.17 SQ.FT.	5.59 SQ.M.
TOTAL AREA	510.10 SQ.FT.	47.39 SQ.M.

#### UNIT 14 | LEVEL 01

SUITE AREA	455.74 SQ.FT.	42.34 SQ.M.
BALCONY AREA	66.41 SQ.FT.	6.17 SQ.M.
TOTAL AREA	522.15 SQ.FT.	48.51 SQ.M.

KEY PLAN - TOWER B



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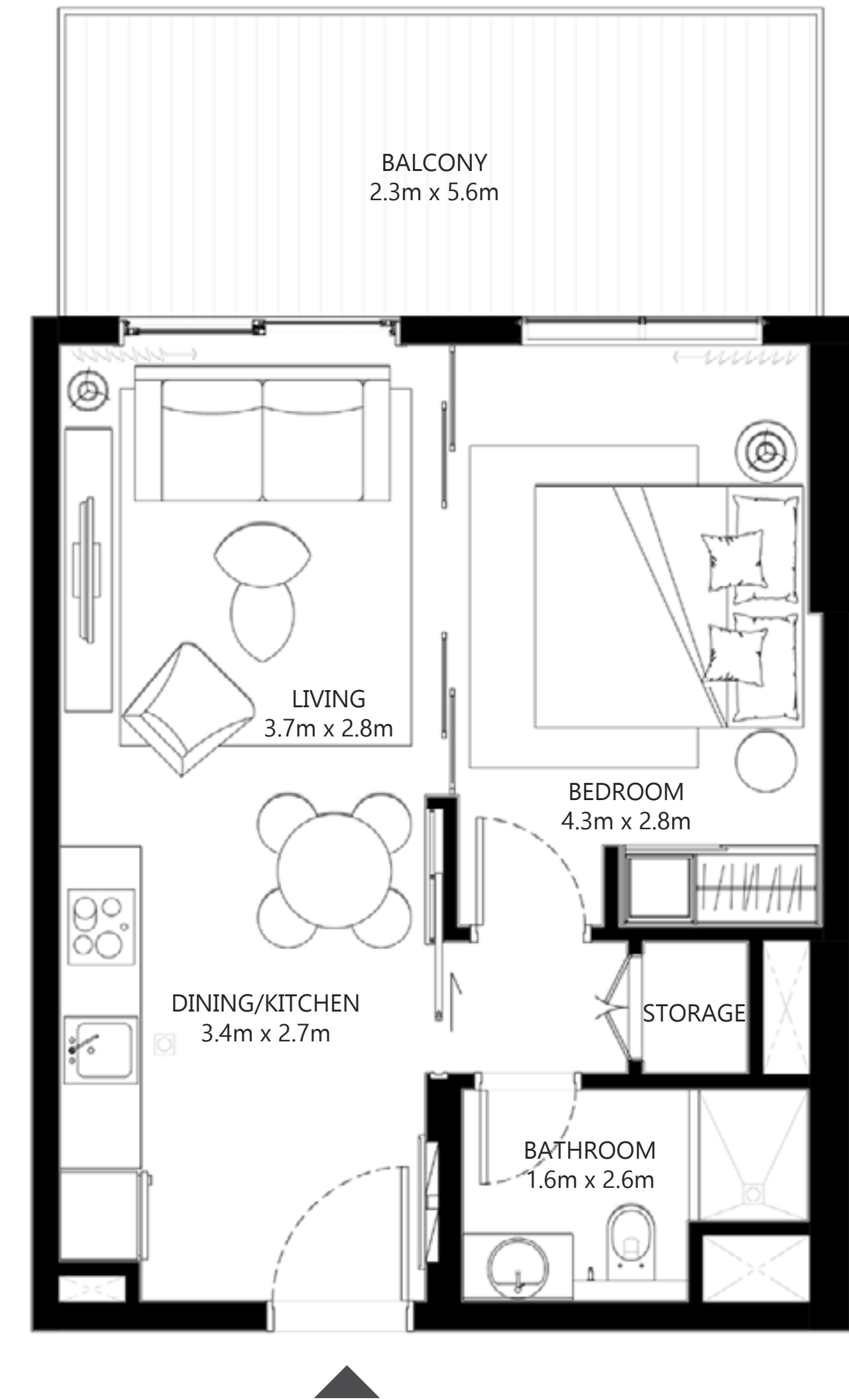
## TOWER B

### I BEDROOM

UNIT 01 | LEVEL 01

SUITE AREA	458.65 SQ.FT.	42.61 SQ.M.
BALCONY AREA	137.35 SQ.FT.	12.76 SQ.M.
TOTAL AREA	596.00 SQ.FT.	55.37 SQ.M.

KEY PLAN - TOWER B



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# COLLECTIVE 2.0

## TOWER B

### 2 BEDROOM

UNIT 03 | LEVEL 01

UNIT 06 | LEVEL 02-14, 15, 16-18

SUITE AREA	700.62 SQ.FT.	65.09 SQ.M.
BALCONY AREA	26.37.FT.	2.45 SQ.M.
TOTAL AREA	726.99 SQ.FT.	67.54 SQ.M.

UNIT 01 | LEVEL 02-14, 15, 16-18

SUITE AREA	715.48 SQ.FT.	66.47 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	741.53 SQ.FT.	68.89 SQ.M.

UNIT 05 | LEVEL 02-14, 15, 16-18

SUITE AREA	715.48 SQ.FT.	66.47 SQ.M.
BALCONY AREA	26.37 SQ.FT.	2.45 SQ.M.
TOTAL AREA	741.85 SQ.FT.	68.92 SQ.M.

UNIT 07 & 11 | LEVEL 01

UNIT 10 & 14 | LEVEL 02-14

SUITE AREA	715.80 SQ.FT.	66.50 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	741.85 SQ.FT.	68.92 SQ.M.

UNIT 15 | LEVEL 02-14

SUITE AREA	700.95 SQ.FT.	65.12 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	727.00 SQ.FT.	67.54 SQ.M.

KEY PLAN - TOWER B



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# COLLECTIVE 2.0

## TOWER B

### 2 BEDROOM

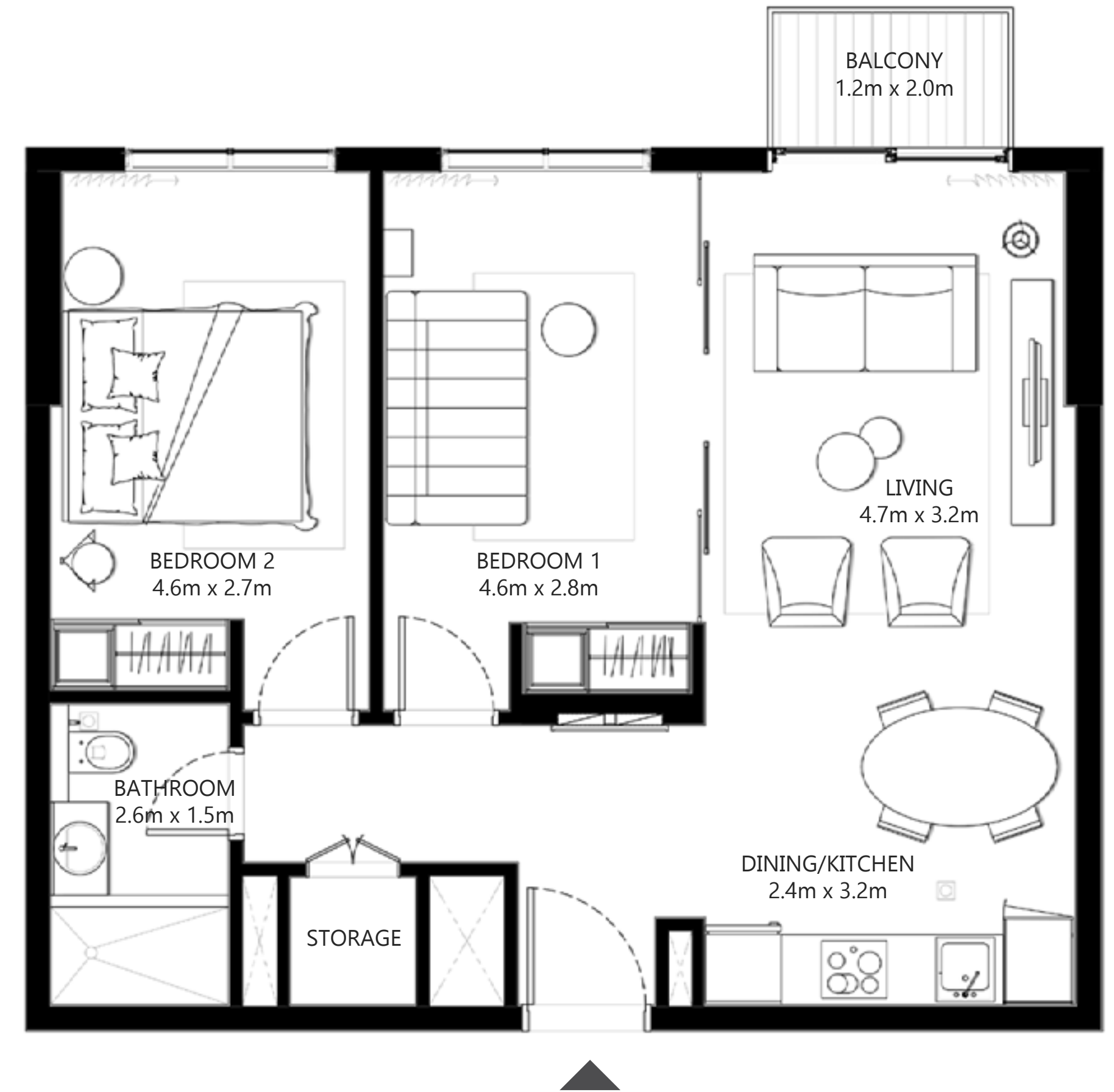
UNIT 02 | LEVEL 02-14, 15, 16-18

SUITE AREA	697.29 SQ.FT.	64.78 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	723.34 SQ.FT.	67.20 SQ.M.

UNIT 03 | LEVEL 02-14, 15, 16-18

SUITE AREA	698.79 SQ.FT.	64.92 SQ.M.
BALCONY AREA	26.05 SQ.FT.	2.42 SQ.M.
TOTAL AREA	724.84 SQ.FT.	67.34 SQ.M.

KEY PLAN - TOWER B



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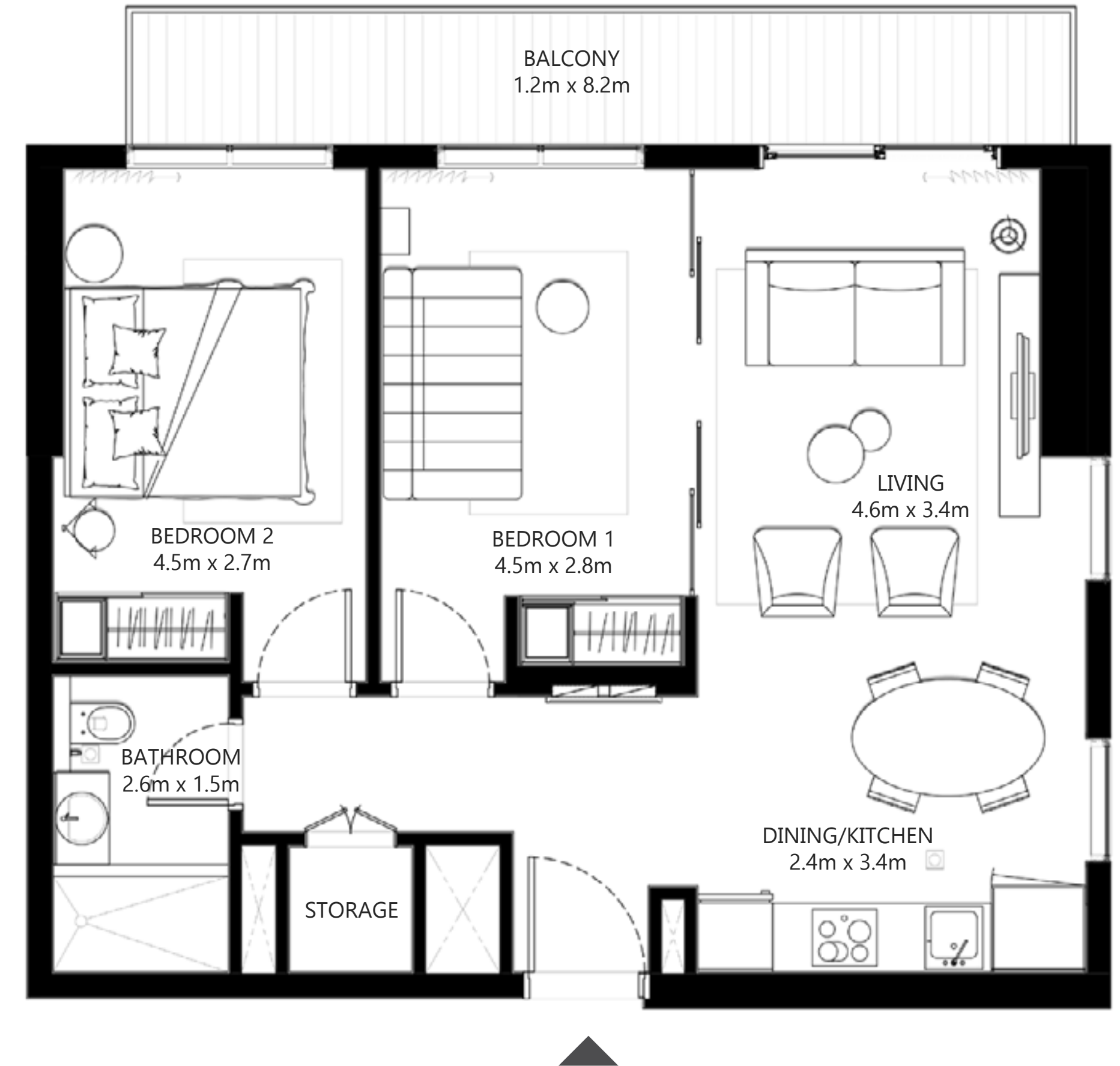
## TOWER B

### 2 BEDROOM

UNIT 12 | LEVEL 01

SUITE AREA	700.95 SQ.FT.	65.12 SQ.M.
BALCONY AREA	102.80 SQ.FT.	9.55 SQ.M.
TOTAL AREA	803.75 SQ.FT.	74.67 SQ.M.

KEY PLAN - TOWER B



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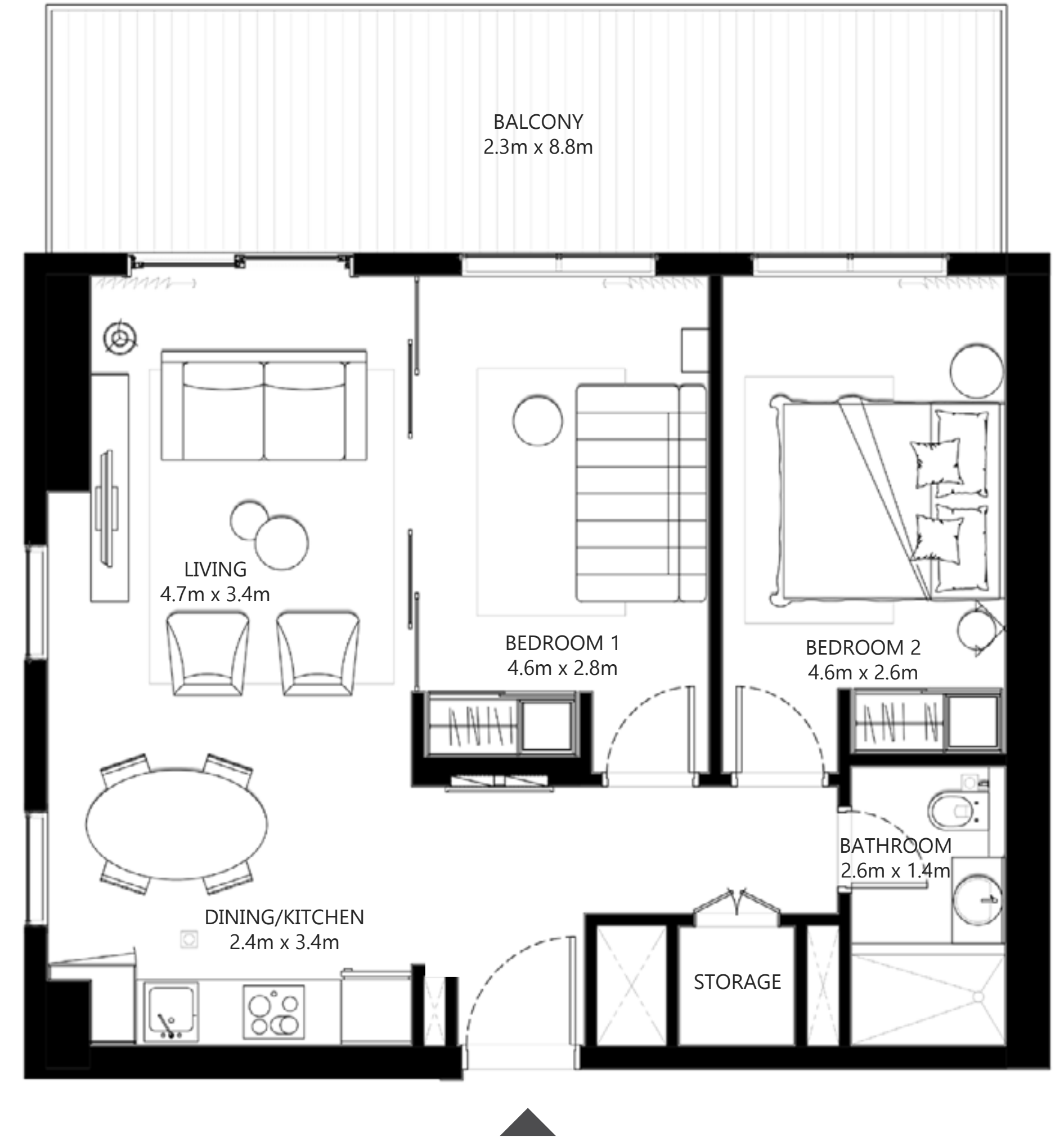
## TOWER B

### 2 BEDROOM

UNIT 02 | LEVEL 01

SUITE AREA	715.48 SQ.FT.	66.47 SQ.M.
BALCONY AREA	215.92 SQ.FT.	20.06 SQ.M.
TOTAL AREA	931.40 SQ.FT.	86.53 SQ.M.

KEY PLAN - TOWER B



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**BOOK YOUR APPOINTMENT**

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