



HILLSIDE

*at Jumeirah Golf Estates*

# Floor Plans

# 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



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