

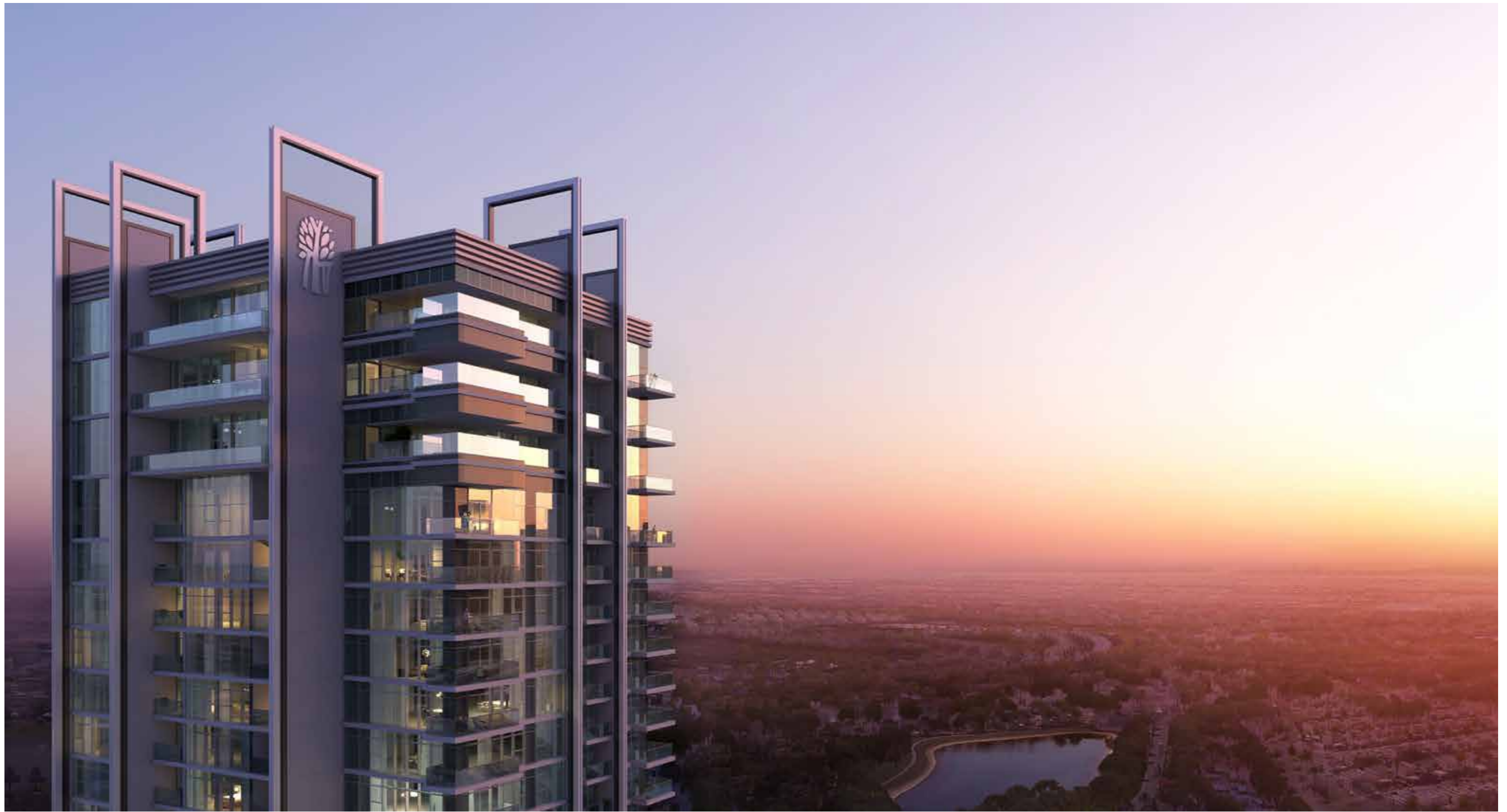


BANYAN TREE  
RESIDENCES  
— HILLSIDE DUBAI —

LUXURY URBAN RESORT

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*The subtle sheen of the dawn light accentuates  
your beautiful home, while a breeze dances  
through every room in delightful serenity.*

## LUXURY URBAN RESORT

Uncover an oasis of serenity at the heart of a fast-paced city. A place where the comfort of luxury meets the simplicity of nature. The hotel-style lobby lounge featuring a triple-height ceiling sets the tone for the urban resort experience. Discover features that include far-reaching green spaces, a resort-style infinity pool and the Clubhouse & Spa.

With its avant-garde design, state-of-the-art facilities and magnificent views overlooking two golf courses and Dubai's skyline, this urban resort inspires well-being, sophistication and a holiday atmosphere.

This unique holistic community is reserved for those who seek more. Those in pursuit of health, harmony and a better way of living will experience 85,000 square feet of exceptional facilities and amenities. An incomparable development where 75% of the urban resort is dedicated to exclusive spaces that can be enjoyed with friends and family – the epitome of extraordinary living.





## PRIME LOCATION

This exclusive gated community is located on Al Telal Street, at the intersection of Emirates Hills, Emirates Golf Club, Montgomerie Golf Course and DMCC, a short journey away from the chic destinations of Dubai Marina, The Beach and The Palm – a true oasis of serenity offering respite from Dubai's fast-paced life.

*You survey your kingdom, where everything is perfectly placed, always in reach. Never more than an arm's stretch away.*



## VIEWS

Memorable moments deserve panoramic views. Enjoy unmatched views of the iconic Dubai skyline and two lush green golf courses as they become the perfect backdrop to your life.

*Catch your breath after the awe-inspiring view  
has taken it away.*



MASTER PLAN

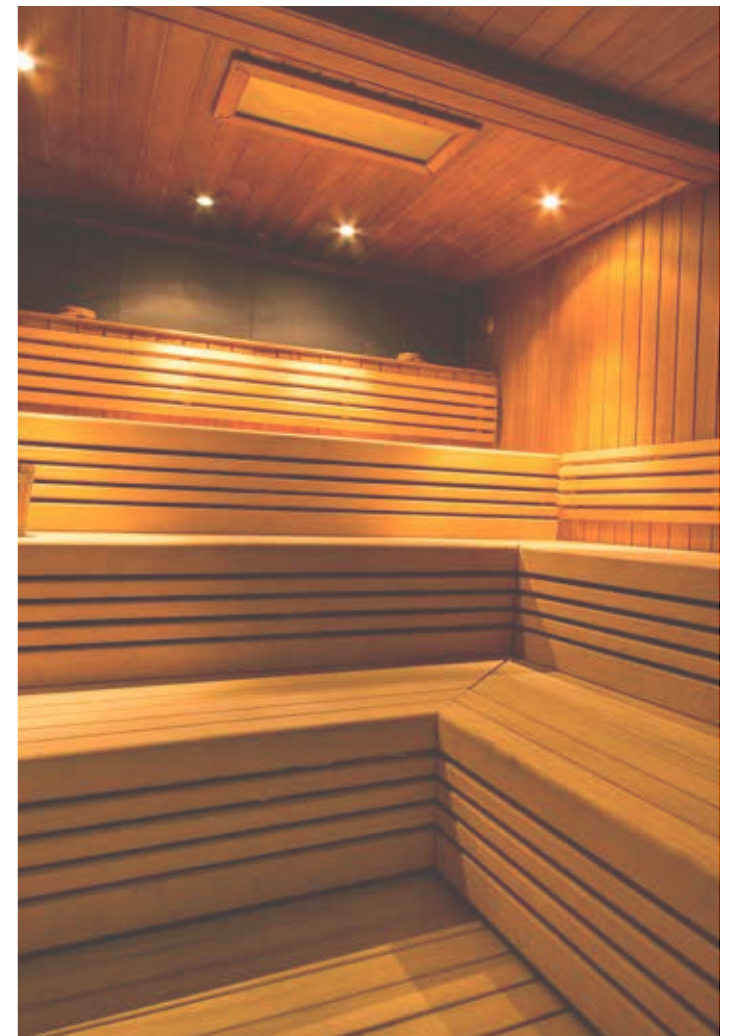
- |                   |                   |                     |
|-------------------|-------------------|---------------------|
| 1. Entry Plaza    | 5. Squash Court   | 9. Resort Pool      |
| 2. The Lobby      | 6. Kids Club      | 10. Children's Pool |
| 3. Garden Path    | 7. Spa Experience | 11. Adventure Zone  |
| 4. Fitness Centre | 8. Poolside Café  | 12. The Lawn        |



## THE CLUBHOUSE & SPA

Leading architects have come together to design a true urban oasis. This is a place to be active, to get involved in fitness and leisure activities and to live a healthy lifestyle. A place of balance, a green environment, built with respect for the natural beauty of its surroundings. A retreat with world class facilities.





## LEISURE FACILITIES

The Clubhouse & Spa features a vast range of sports and leisure facilities designed for adults and children – revitalise your body and mind at the gym and squash court, get pampered at the spa or indulge at the sauna. Watch the little ones have fun at the Sunshine Cove; an indoor children's play area, or simply relax at the poolside café.



*After striving and thriving all week, now is your time to unwind, to focus on truly beautiful living.*



#### SIGNATURE SPA

Enjoy an authentic spa experience with professional Banyan Tree therapists offering spa treatments exclusively for residents. With complimentary treatments, relaxation gains a whole new meaning.

FITNESS CENTRE

After a long day, de-stress at the world-class fitness centre with state-of-the-art equipment, or try a friendly squash match on the court followed by a relaxing sauna.



SUNSHINE COVE KIDS CLUB

The Sunshine Cove kids club is designed to educate and entertain your youngest ones. The purpose-built indoor space is large, bright and equipped with lots of activities to suit all ages.







## PRISTINE POOLS

When its time to unwind, there is no need to travel far. Indulge in the resort-style 31-metre infinity pool and sunbath in the shallow water deck while you read, relax or socialise. The pristine waters perfectly complement the urban oasis experience.



*Harmonious laughter fills the air as children embark on adventures with newfound friends.*



#### FAMILY ADVENTURES

No detail was left to chance. The little ones can embark on endless adventures at the indoor kids club - Sunshine Cove or the outdoor Adventure Zone, equipped with a climbing wall and plenty of activities. Let them swim in the children's pool or take a lap around the lawn on their scooters while parents can enjoy a refreshing drink at the residents-only poolsidecafé.

## THE LAWN

Discover the true beauty of this urban oasis with lush gardens and a splendid reflection pond that captures the magnificence of nature. These scenic lush landscapes are ideal for family picnics, yoga, meditation or a stroll in tranquility.

*You congregate. Sheltered in the shade of a large palm that's knowingly placed, to share food, stories and good times.*

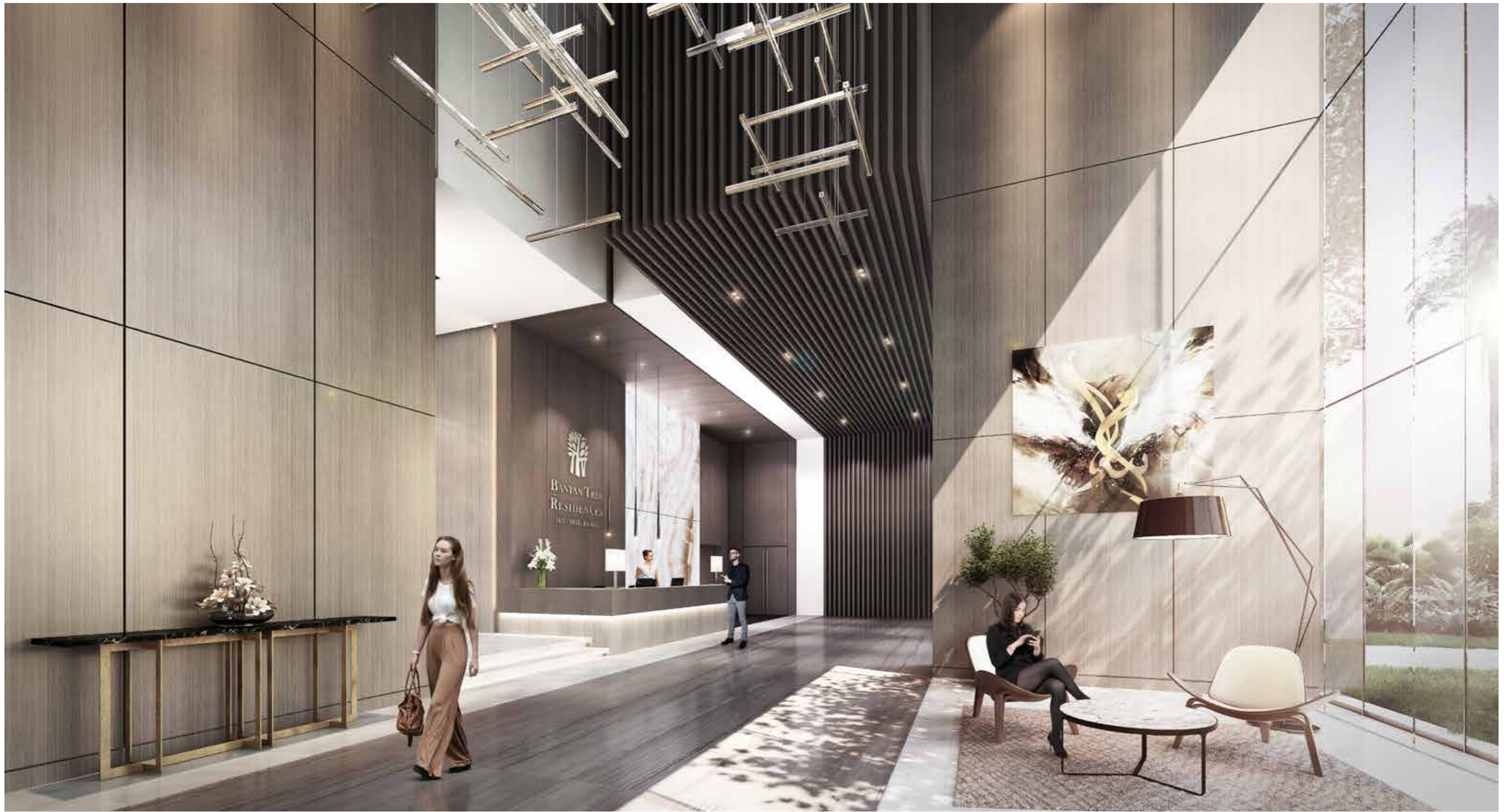






## THE RESIDENCES

Designed for those with refined taste, the 235 residences include impeccable apartments, duplex garden homes and luxurious penthouses – these residences have been designed to become the perfect setting for the sophisticated lifestyle you desire.



## THE LOBBY

Enter the residences through a triple-height hotel-style lobby lounge, offering impressively grand proportions and a dedicated concierge service to provide Banyan Tree's signature hospitality.



## APARTMENTS

### LIVING SPACES

Step into a harmonious combination of aesthetics and elegance. The wall-to-wall and floor-to-ceiling windows flood the residences with natural light, creating an extraordinary atmosphere within the 3.2 metres of clear ceiling height.

*You chose a home that makes you fall in love  
with your life, day after day.*







## BATHROOM

Careful craftsmanship is evident across the entire residence; from the kitchens to living rooms and bedrooms to bathrooms. From layouts to fixtures, the utmost care and know-how has been invested to build a modern urban experience with sophistication at the heart of every decision.

# DUPLEX GARDEN HOMES

Offering private gardens and double-height living rooms, the exclusive duplex garden homes are a sanctuary within the city.

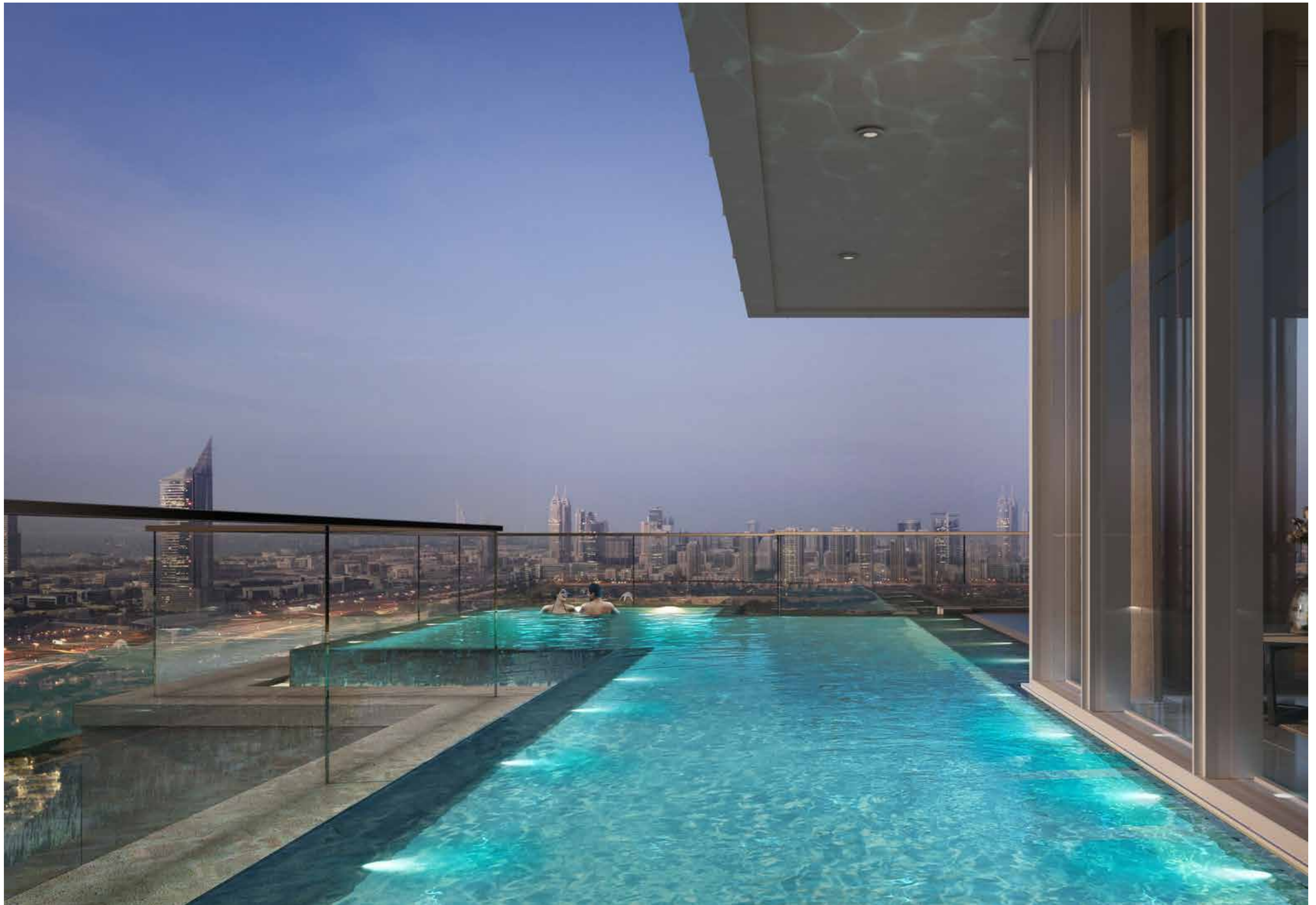


## PENTHOUSES

The penthouses offer some of the most spectacular living spaces available in Dubai. Each boasts a private built-in cantilevered infinity pool and an expansive open-air entertainment terrace. Occupying a complete floor, the 4.5 metre floor-to-ceiling windows ensures a spectacular 360-degree view across two golf courses and Dubai's skyline. A whole new meaning to the concept of luxury.









## FINISHES

When it comes to the finer details, no stone has been left unturned to craft uniquely designed homes that are true dream spaces.

Grohe fixtures, Villeroy and Boch sanitary wear, Siemens and Smeg appliances deliver the latest level of sophistication, refinement, and comfort. It's the ethos that has shaped Banyan Tree Residences Hillside Dubai to become the pinnacle of extraordinary living and a true experience recognised around the globe.



Every room in every home reflects a superior level of quality and attention to detail. From the smart layouts to the finest kitchens and sublime finishes, here, architecture is designed from the inside out.



*You smile to yourself in grateful satisfaction.  
That lifestyle you've dreamed of for years - it's  
here, it's now.*

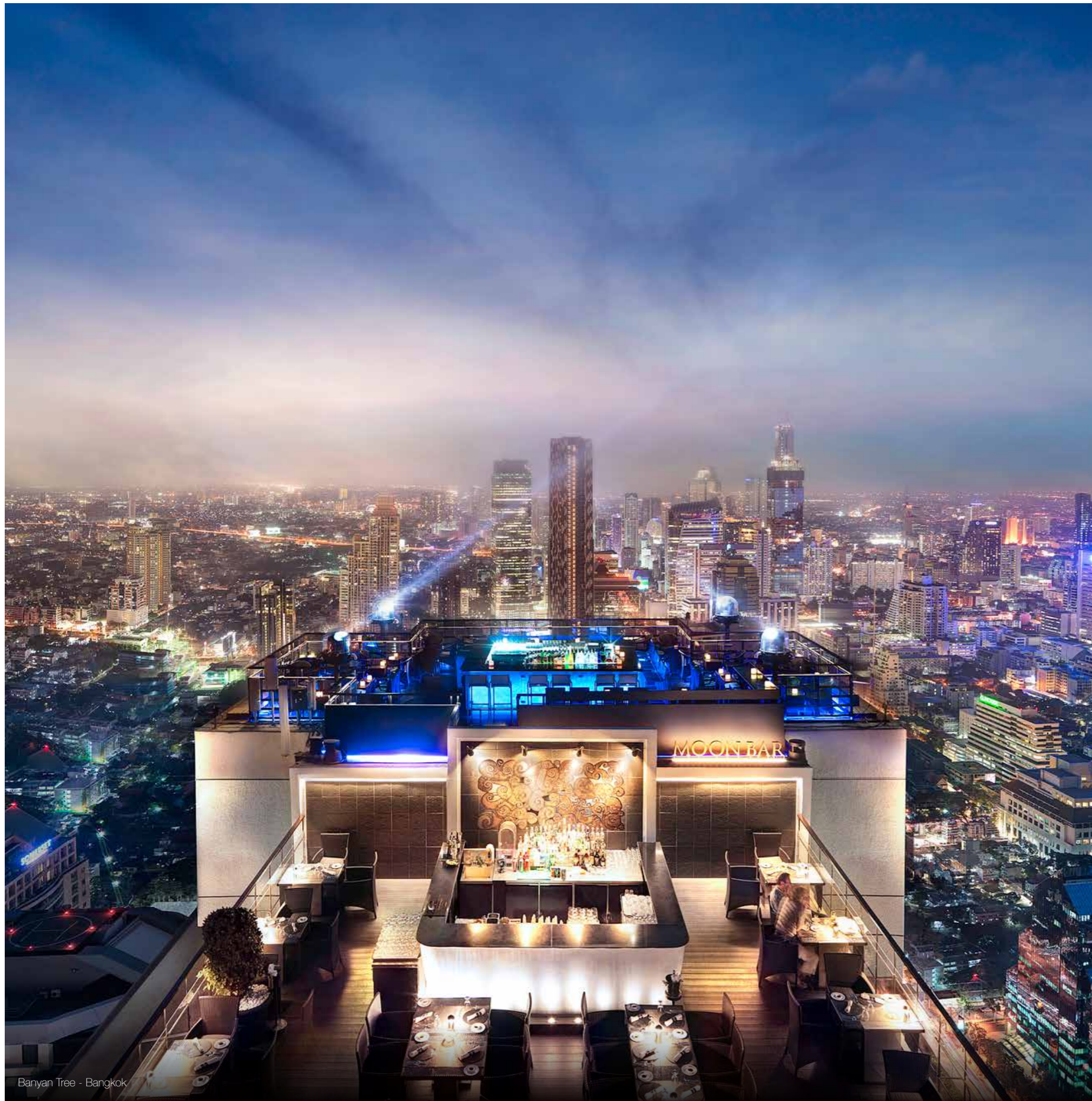
## DIRECTOR OF RESIDENCES

The Director of Residences, Spa therapists, and support staff are trained and continuously supervised by Banyan Tree's international headquarters, ensuring the resort's consistent commitment to quality, first-class service and a true urban resort experience.



## THE BANYAN TREE WORLD

Worldwide recognition, decades of experience, international presence. Banyan Tree is known for its ambitious projects that have achieved worldwide fame. Join a world of luxury, sophistication and absolute fulfilment – live a unique resort experience.



## THE SANCTUARY CLUB

The key to your Banyan Tree property unlocks more than just your front door. It grants you access to exclusive Sanctuary Club privileges throughout Banyan Tree Group's global network. Discover a world of treats and perks in faraway places through the Banyan Tree Private Collection, where you can experience breath-taking locations such as Tuscany, London and Kyoto. \*

\*Terms and conditions apply



Banyan Tree - Bali



Banyan Tree - Phuket

## BANYAN TREE PRIVILEGES

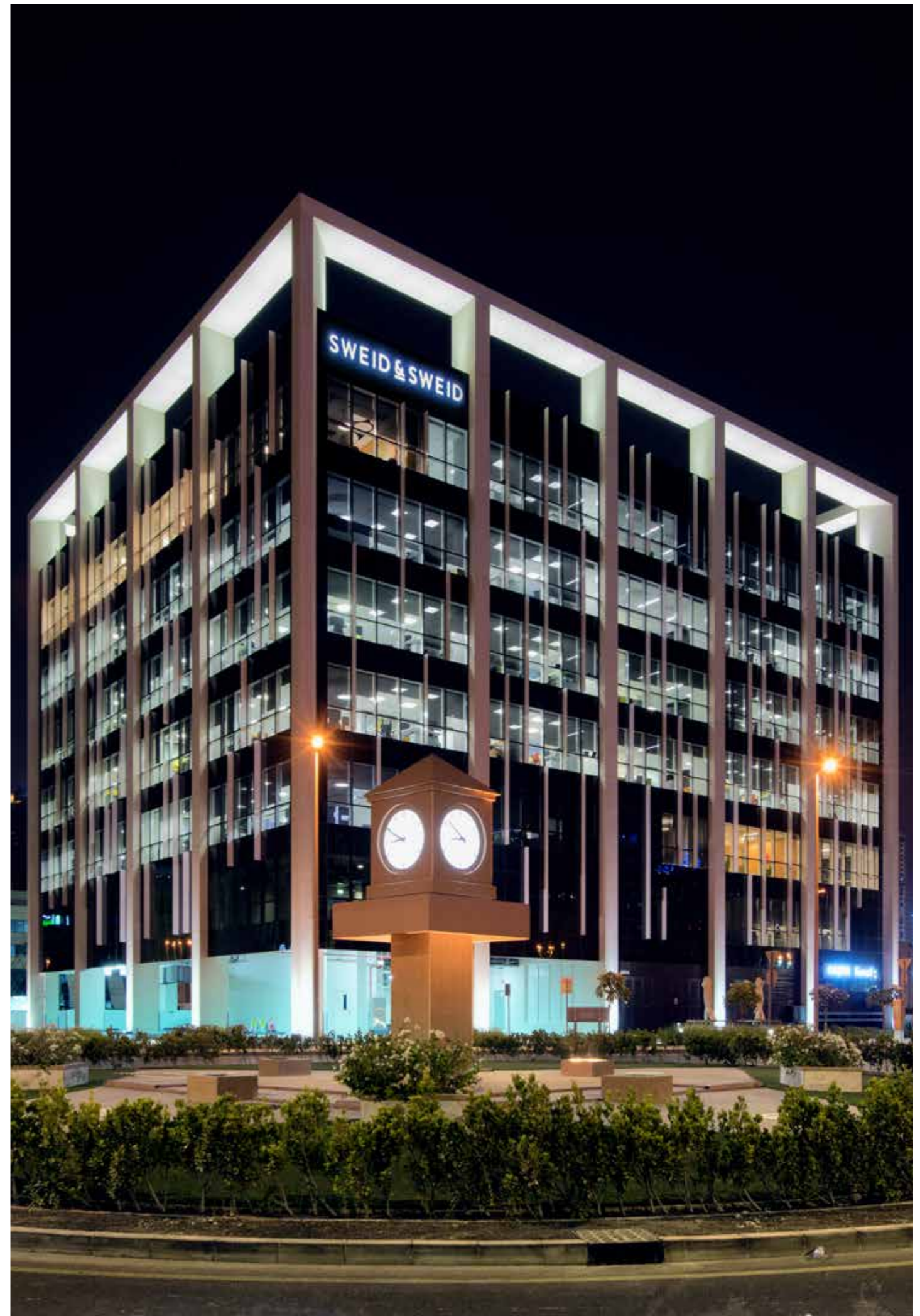
Be a part of the Banyan Tree community, where residence owners are offered exclusive worldwide benefits. As a member of our Signature Owners' Club, you have priority reservations, early check-in and late check-out, as well as preferential rates around the globe at resorts, spas, golf courses and retail galleries.

## THE DEVELOPER

# SWEID & SWEID

SWEID & SWEID is an award-winning developer known globally for their commitment to building extraordinary properties for the most sophisticated individuals. With a rich architectural background and customer-centric designs, SWEID & SWEID continues to set new standards in quality and craftsmanship.

[sweidandsweid.com](http://sweidandsweid.com)







## SWEID & SWEID

[WWW.BANYANTREERESIDENCES.AE](http://WWW.BANYANTREERESIDENCES.AE)

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