



MOTOR CITY  
HILLS



DREAM IT  
LIVE IT  
REJOICE IN IT

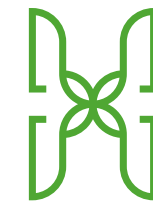




A vibrant, sunlit scene of a family enjoying their time in a lush green yard. In the foreground, a woman with long blonde hair is captured mid-air, reaching up with her hands outstretched to catch a bright orange and yellow frisbee. To her left, a young boy in a blue shirt and yellow shorts is also running. In the background, another woman in a blue dress stands near a large, fluffy golden retriever. The setting is a well-maintained lawn in front of a modern, two-story house with large windows and a balcony. The warm sunlight creates a golden glow and long shadows, enhancing the sense of a pleasant day at home.

The new address for  
vibrant family living.





Introducing

# Motor City Hills

Motor City Hills is a vibrant family-oriented development by Union Properties boasting bright and spacious 3-storey townhouses combined with an array of exciting communal amenities.

These modern 4-bedroom residences are available in two different types (type A and B). They all feature modern contemporary design that optimises the usage of space, thus offering the utmost comfort and ease. Surrounded by lush greenery and dazzling pathways, here you will easily unwind and simply reconnect with nature.

[www.motorcity-hills.com](http://www.motorcity-hills.com)







# About the Developer

Union Properties' story began with an epic and ambitious vision. From the beginning, they were fixated on becoming a visionnaires in the property development sector. Over the years, they have grown to become one of the most trusted names in residential and commercial developments in the UAE.

Union Properties' projects represent their steady and forward-thinking confidence, bringing diversity and pioneering the future trends in the property development sector. Union Properties' leadership in developing landmark projects in several sectors highlights a proactive drive to build infinite possibilities and cultivate connections across future generations. They see challenges as opportunities, catalysts for our success and sustainable growth.



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# About Motor City Hills

These contemporary townhouses offer spacious living spaces and optimal layouts. Thoughtfully designed interiors boast neutral colour palettes and quality materials that create a feeling of a warm urban home.

This remarkable development offers only single-row townhouses with beautiful wide landscaped passages in between, ensuring the utmost privacy and serenity.









All four bedrooms come with ensuite bathrooms and ample wardrobes. Living and dining area set on the ground floor lead through a glass door to a private garden thus creating an ideal flow for indoor/outdoor entertainment. Maid's room comes with ensuite bathroom and is conveniently set at the entrance providing easy access to the garage and the rest of the house.









# Live Life to the Fullest

Nourishing a strong community feeling, Motor City Hills offers a range of family-oriented amenities ensuring that all generations find the right activity to enjoy their leisure time.



Swimming pool



Kids' pool



Playground



Clubhouse



Mini football court



Outdoor gym



Tennis court



Jogging track



Basketball court





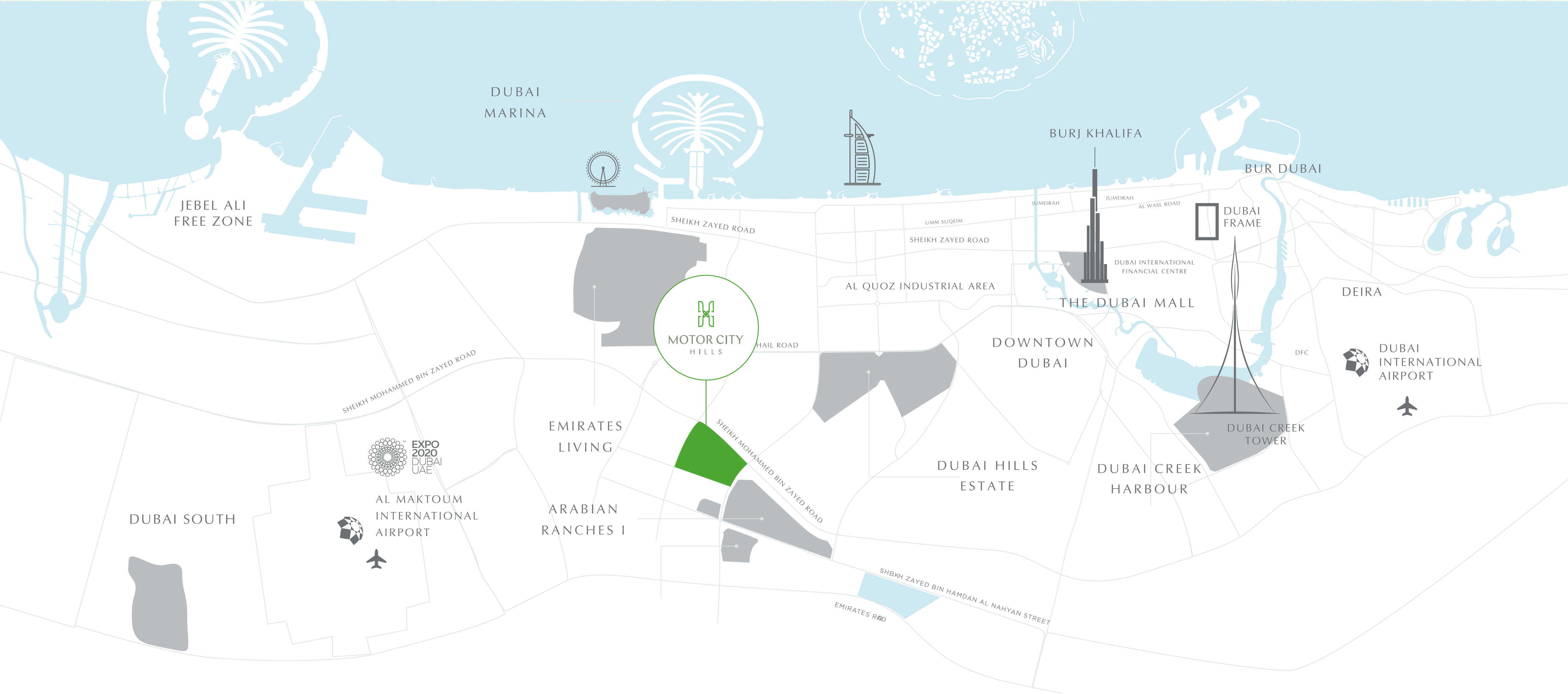
## Location Overview

Motor City Hills is ideally located in the heart of Motor City, a well-developed community with its unique infrastructure. The project offers easy access to major roads, such as Hessa Street, Umm Suqeim Street and Sheikh Mohammad Bin Zayed Road. It is roughly a 20-minute drive away from the bustling city areas, such as Downtown Dubai, Palm Jumeirah and Dubai Marina.

Motor City is best known for its Dubai Autodrome, a racing venue that attracts yearly over 300 thousand car enthusiasts from around the globe. Furthermore, surrounded by popular communities, such as Dubai Sports City, Jumeirah Village Circle and Arabian Ranches, the residents benefit from a multitude of hospitality, recreational and leisure destinations at hand.







3  
MIN  
GEMS METROPOLE  
SCHOOL

3  
MIN  
DUBAI  
AUTODROME

7  
MIN  
MIRACLE  
GARDEN

12  
MIN  
IMG WORLDS OF  
ADVENTURE

12  
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GLOBAL  
VILLAGE

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MARINA

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