

BANYAN TREE RESIDENCES

HILLSIDE



Banyan Tree Residences

This is one of only four double-height residences in the building, fully upgraded and renovated in 2025 by Ele Interior Design Studio, and offered in a condition that has never before been available for rent here.

The home has four bedrooms plus a maid's room, two balconies with lovely views across Emirates Hills, Emirates Living and Dubai Marina, and two dedicated parking spaces. It comes fully furnished with custom pieces chosen specifically for the space.

The 2025 renovation re-imagined the interior as a warm, contemporary home. Expansive marble, clean architectural lines and considered dark accents give the space depth and character, while mirrors and glass have been used thoughtfully to draw in natural light and open up the volume. Layered lighting brings out the signature double-height ceilings, reinforcing the sense of scale that defines this small collection of residences.

The result is a genuinely generous home the kind of living space, cubic volume and design quality that are difficult to find in the current rental market. Available for both long-term and short-term rental.

Asking Price: AED 1,000,000 | *Location: Hillside, Dubai* | *Exclusive with Habitare* | *Bedrooms: 4 plus maids*

LOCATION



Banyan Tree Residences sits within the quiet, gated enclave of Jumeirah Islands, on the edge of Emirates Hills and Emirates Living, one of Dubai's most established and consistently owner-occupied addresses. Sheikh Zayed Road is right on the doorstep, placing Dubai Marina, DIFC and Downtown Dubai within a 15–20 minute drive, Dubai International Airport within a comfortable 30 minutes, and Abu Dhabi within easy reach. It's a rare pocket of calm, low-density living tucked alongside the city's core commercial and lifestyle districts.

EMIRATES
HILLS



















RESIDENCES

- 220 Residences
- 1-4 Bedrooms
- Apartments, Penthouses & Garden Suites

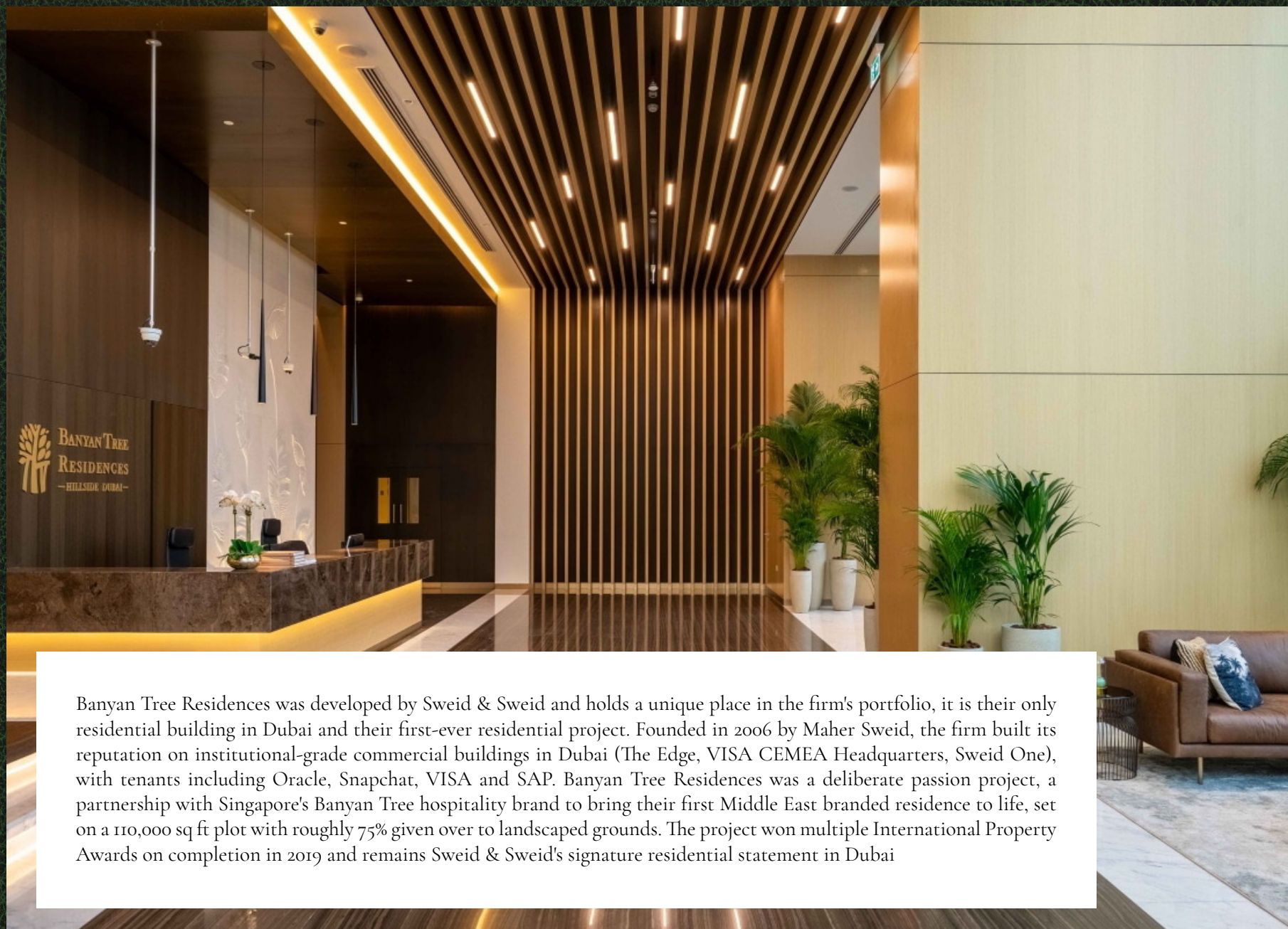
LIFESTYLE

- Private, gated community with 24-hour security
- Banyan Tree branded spa with fully trained Banyan Tree therapists
- Fully equipped gymnasium
- Sauna
- Squash court
- Landscaped gardens
- Dedicated kids' play area
- Separate kids' pool
- Adult swimming pool
- On-site café serving the menu of the adjacent Canary Club, one of Dubai's most popular licensed restaurants

DEVELOPER, ARCHITECTURE & DESIGN

- Developer: Sweid & Sweid
- Architecture & Design: Brewer Smith Brewer Group (BSBG)





Banyan Tree Residences was developed by Sweid & Sweid and holds a unique place in the firm's portfolio, it is their only residential building in Dubai and their first-ever residential project. Founded in 2006 by Maher Sweid, the firm built its reputation on institutional-grade commercial buildings in Dubai (The Edge, VISA CEMEA Headquarters, Sweid One), with tenants including Oracle, Snapchat, VISA and SAP. Banyan Tree Residences was a deliberate passion project, a partnership with Singapore's Banyan Tree hospitality brand to bring their first Middle East branded residence to life, set on a 110,000 sq ft plot with roughly 75% given over to landscaped grounds. The project won multiple International Property Awards on completion in 2019 and remains Sweid & Sweid's signature residential statement in Dubai

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