

GOLF HEIGHTS

EMIRATES LIVING

EMAAR



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LOCATION: EMIRATES LIVING (EMIRATES HILLS) COMPLETED: Q4 2026

Golf Heights is a premium residential project located in Emirates Living Dubai in Emirate Hills, which is the first large-scale gated community of its kind in the Middle East, famous for its greenery and professional golf courses. The 43-storey Golf Heights tower will house 227 units with 1-4 bedrooms and sits to the south-east of the overall community. All residences in the building will have at least one balcony and come in very generous sizes compared with similar developments in surrounding areas.

FACILITIES

- FAMILY & KIDS POOLS
- EVENTS LAWN
- BBO AREA
- YOGA DECK
- MULTI-PURPOSE ROOM
- OUTDOOR FITNESS AREA
- GYM
- GOLF COURSES
- CHILDREN'S PLAY AREA
- CLUBHOUSE

SIZES & PRICES

1 BR – 753 SQFT TO 757 SQFT	FROM AED 1,320,000
2 BR – 1,157 SQFT TO 1,216 SQFT	FROM AED 1,920,000
3 BR – 1,836 SQFT TO 1,930 SQFT	FROM AED 3,180,000
4 BR – 2,399 SQFT	FROM AED 5,350,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: On-site, Choithrams Greens, aswaaq mart-the greens, Choithrams Lakes, Geant Express Vida The Hills

PUBLIC TRANSPORT: METRO-Al Khail St Landside, BUS – Regent International School 1 & 2

SCHOOLS/NURSERIES: Regent International School, Raffles Nursery Lakes, American School of Dubai, Emirates International School-Meadows

MEDICAL FACILITIES: Health by Design, Aster Clinic Tecom, Saudi German Hospital

RETAIL/F&B: On-site, Mall of the Emirates, Dubai Marina Mall, Address Montgomerie

PETROL STATION: ENOC –1080, EPPCO 85

LANDMARKS: Dubai Marina, Palm Jumeirah, Jebel Ali Racecourse, Emirates Golf Club, Top Golf Dubai

LOCATION FACTORS

- EXCELLENT ROAD CONNECTIVITY
- 15 MINUTES FROM THE EXPO 2020 SITE
- SELF-CONTAINED COMMUNITY WITH ALL AMENITIES WITHIN WALKING DISTANCE IN THE EMIRATES HILLS COMMUNITY
- SCHOOLS ARE VERY CLOSE TO THE COMMUNITY
- MINUTES FROM SHEIKH ZAYED ROAD AND FIRST AL KHAIL ST
- 7 MINUTES AWAY FROM SHEIKH ZAYED ROAD
- 10 MINUTES TO JBR
- 20 MINUTES FROM AL MAKTOUM INTERNATIONAL AIRPORT
- 25 MINUTES FROM DUBAI INTERNATIONAL AIRPORT



+7 969 179 97 79



Apartments in Golf Heights are open-plan and will have subtle lighting, a sophisticated colour palette and sensitively selected materials and fittings to create a serene and relaxing oasis of calm in every room and living space. Each residence is very generously sized compared with similar projects in the surrounding areas, and each unit will come with at least one balcony.

PITCH POINTS / WHY BUY?

- COMMUNITY INFRASTRUCTURE IS ALREADY DEVELOPED- EMIRATES HILLS WAS THE FIRST VILLA COMMUNITY IN DUBAI
- EXCELLENT COMMUNITY FACILITIES BOTH WITHIN THE SUB-COMMUNITIES AND THE ENTIRE EMIRATES HILL DEVELOPMENT
- VERY REPUTABLE PROPERTY DEVELOPER
- VERY GENEROUSLY SIZED RESIDENCES COMPARED WITH SIMILAR DEVELOPMENTS IN NEARBY AREAS
- GOOD ROI OPPORTUNITY
- EASY ACCESS TO THE REST OF DUBAI
- 2% DISCOUNT ON TOTAL PRICE FOR SIGNATURE DIAMOND EMAAR MEMBERS AND FOR SALES OVER 15M
- EMIRATES HILLS IS ONE OF THE TOP 10 RESIDENTIAL COMMUNITIES TO LIVE IN WORLDWIDE
- THE DEVELOPMENTS WILL OVERLOOK THE GOLF COURSES AND SITS NEXT TO THE LAKES

PROMOTION: 2% discount on total price for signature diamond EMAAR members and for sales over AED 15M

PAYMENT PLAN: 80/20 (10% deposit)

ROI: 3.4% for 5BR Villa

DEVELOPER OVERVIEW

EMAAR PROPERTIES IS AN EMIRATI MULTINATIONAL COMPANY AND ONE OF THE LARGEST REAL ESTATE DEVELOPERS IN THE UAE. EMAAR IS PRESENT IN 36 MARKETS ACROSS THE MIDDLE EAST, NORTH AFRICA, ASIA, EUROPE AND NORTH AMERICA, AND IS FAMOUS FOR ITS LARGE SCALE PROJECTS, INCLUDING THE DUBAI MALL AND THE ADDRESS HOTELS.

THINGS TO KNOW

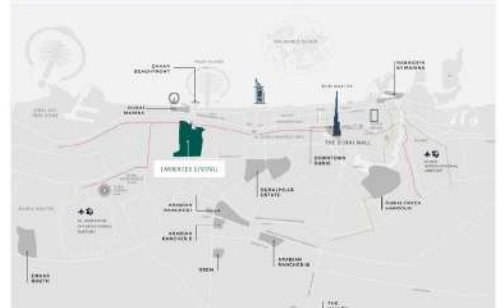
SERVICE CHARGE: APPROX. AED 14 PER SQFT (TBC)

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 50% PAYMENT. READY PROPERTY – ANYTIME

IN CLOSE PROXIMITY

- 130m ASWAAQ MART SUPERMARKET
- 350m REGENT INTERNATIONAL SCHOOL
- 450m BUS STOP
- 1.5km RAFFLES NURSERY LAKES
- 2km SAUDI GERMAN HOSPITAL
- 2km PETROL STATION
- 2km SHEIKH ZAYED ROAD
- 6.2km METRO STATION



KEY FEATURES

- ALL UNITS COME WITH AT LEAST ONE BALCONY OR TERRACE
- ALL RESIDENCES INCLUDE A LAUNDRY ROOM
- MASTER BEDROOMS IN 2-4BR UNITS INCLUDE A WALK-IN-CLOSET
- 3BR UNITS HAVE A STORAGE ROOM AND POWDER ROOM
- 4BR UNITS COME WITH 2 STORAGE ROOMS AND A POWDER ROOM
- ALL BEDROOMS COME WITH A BATHROOM. 4BR UNITS COME WITH 3 BATHROOMS