GOLF
GRAND

DUBAI HILLS ESTATE

EMAAR


Dubai Hills
Estate



COME HOME TO DUBAI HILLS ESTATE

Wake up to luscious, landscaped greens and pristine fairways with an iconic backdrop of Burj Khalifa and the Dubai skyline. Live in a sophisticated address that inspires peak performance, every day.

A community connected to nature

A city within a city – Dubai Hills Estate comprises elegantly planned neighbourhoods of contemporary apartment buildings and villa compounds in a country-village setting

Central Location

Dubai Hills Park

Dubai Hills Mall

Championship Golf Course

World-Class Health and Education




A natural charm that
will never fade

The green heart of Dubai





Dubai Hills Estate – the green heart of Dubai – is a first of its kind destination. This masterfully-planned, multi-purpose development forms an integral part of the Mohammed Bin Rashid City.

Strategically situated between Downtown Dubai and Dubai Marina, flanked by Al Khail Road, the community offers easy access to the city's most popular districts and attractions.




Welcome to
Golf Grand

Golf Grand
at Dubai Hills Estate

Imagine a place with stunning natural beauty and a green championship golf course that goes on forever. Just for a moment, picture yourself with every desire satisfied. Imagine what it would be like to have everything your heart could ever want in a community of like-minded people. This is the place where you can watch your family grow and create lasting memories together in a luxury home tailored to your needs.





At the Centre of it All

Luxury is about being in the heart of the city and yet away from the hustle and bustle of downtown living. With easy access to Al Khail Road, Dubai Hills Estate is just minutes away from Downtown Dubai and other business, retail and tourism hubs. Close proximity to the planned Etihad Rail and Dubai Metro lines will allow for fast and easy access to airports and other emirates in the near future.
With three international schools and a nursery within walking distance, this is the ideal neighbourhood for your family to grow and flourish.

15 minutes from Dubai Downtown

15 minutes from Dubai Marina

20 minutes from Dubai Int'l Airports

25 minutes from District 2020



Embrace a life of
endless possibilities


Sports restro



Verdant nature & suburban bliss

Come home to Golf Grand and bask in the tranquillity of the Dubai Hills Estate's greenery and open spaces. Add a touch of suburban bliss to your experience of modern urban luxury by taking in the scenic views of the Dubai Hills Golf Course and the surrounding low-rise communities.

- Club villas park view
- Landscape deck view
- Dubai Hills golf course
- Low-rise communities


Enjoy the finer
things in life

A passion for the meticulous

Imbued with a sense of progressiveness, Golf Grand is designed for modern living set against a backdrop of a lush landscape where one can enjoy the finer things in life. Apart from the contemporary architecture of the connected towers situated along the Club Villas Park, your new home is also inspired with a passion for sustainability.

Besides the adaptive layouts created for better living and working at home, Golf Grand also incorporates finishing and materials in neutral tones that have been carefully chosen for their aesthetic qualities and efficiency.





Grand pleasures

The sense of arrival at Golf Grand is unlike any other neighbourhood development. This expansive golf course-side haven welcomes all guests to indulge in its facilities, comprising a luxurious lobby with classic contemporary interiors, a stylish residents lounge, and a state-of-the-art elevated podium.

- Infinity Pool & Pool Deck
- Children's Play Area
- Multi-function room
- Landscaped Podium Deck
- Outdoor Lawn Area
- Fitness Centre





Soak in new perspectives

An outdoor lawn events and BBQ area provides a perfect setting for small social gatherings. In this warm and inviting setting, not only can you unwind, but you can also take in the spectacular scenery all around you, or you can lie back and enjoy the night sky under the moonlight. Expertly designed for lifestyle needs and desires, Golf Grand is poised to provide exceptional experiences for you and your family.



Luxuriate in comfort

Crafted to your needs

With a variety of unit types ranging from one- to three-bedroom luxury apartments, including ground-floor level residential units, Golf Grand is sure to have a floor plan that suits your lifestyle. Here, you will find deliberately crafted places that will allow you to relax with perfect ease. However, modern living at Golf Grand is not only stylish.

It is also extremely practical to meet a variety of lifestyle requirements, incorporating thoughtful details that enable for the transformation of spaces into home offices.





The art of adaptability

Bright and open spaces with aesthetic elements, bathrooms with high-quality fixtures and sanitary ware, as well as materials such as porcelain tiles and laminate shutters with melamine carcasses. Details in your home are significant, particularly when they have been curated with a focus on quality, allowing you to design and utilise your space as you see fit.

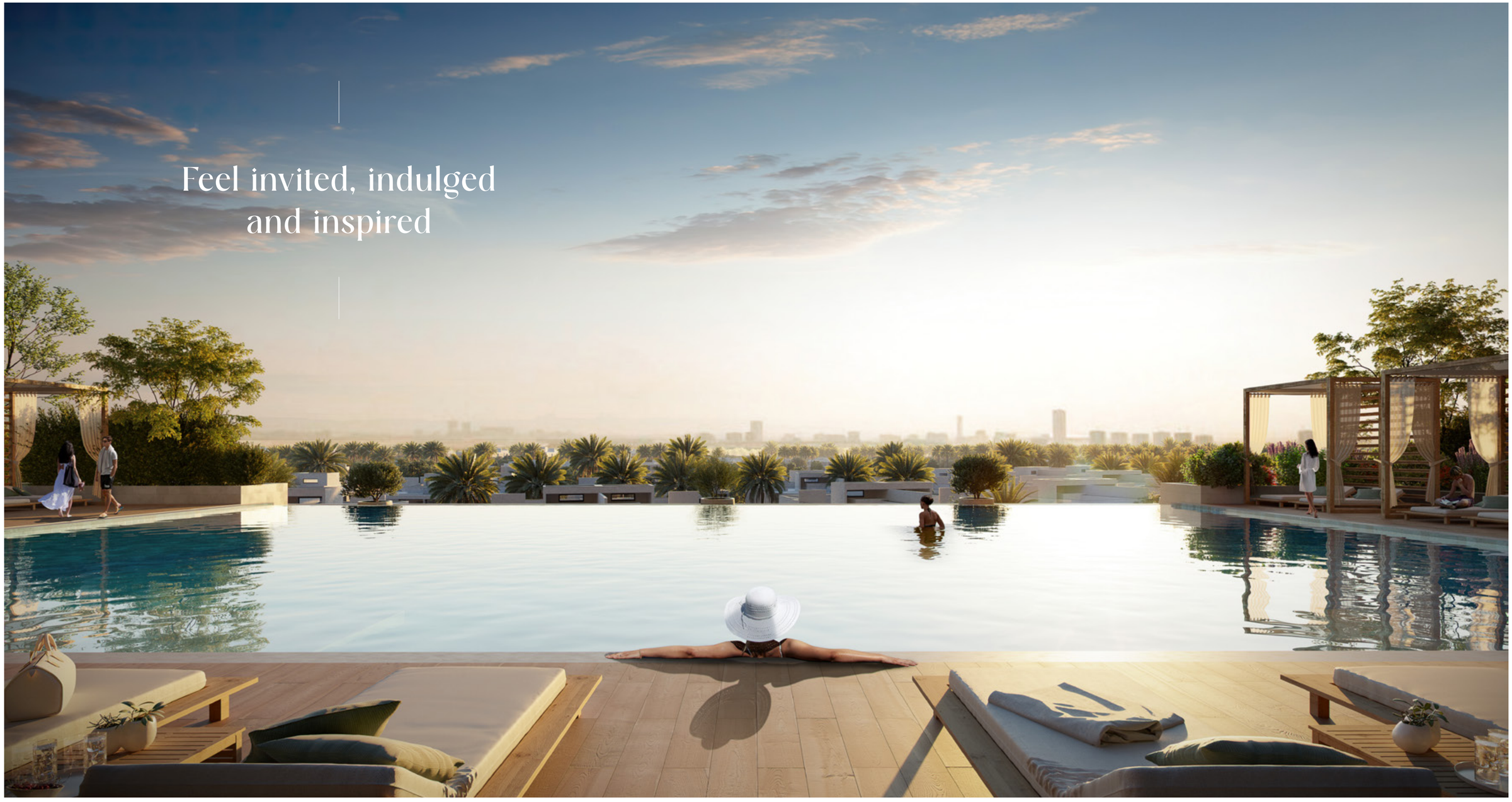

MONTBLANC








GOLF
ANNUAL
JON RAHM


Feel invited, indulged
and inspired



Anything and everything you love

In addition to the retail selection and F&B establishments accessible from the street-level platform at Golf Grand, you will appreciate the neighborhood's design, which features an abundance of green open space. Indulge in the Dubai Hills Estate's plethora of cafés, eateries, and retail options that provide an active urban lifestyle, mere steps from the Dubai Hills Mall and Central Park.



Dubai Hills Park

Dubai Hills Park is a lush green oasis in the heart of Dubai Hills Estate's southern district. The park encompasses wadi trails, children's play areas, a kids' splash park, sports facilities, an outdoor gym, and much more.

Longest Park of any Community

Jogging Track

Volleyball

Basketball Court

Skate Park

Dog Park













Dubai Hills Mall

Dubai Hills Mall is a destination of endless possibilities. Ideally positioned on the crossroads of Umm Suqeim Road and Al Khail Road, and only a short walk from Golf Grand, the mall grants you:

650+ Shopping & Dining Outlets

Eclectic Array of Restaurants & Eateries

Family-Friendly Activities & Amusements

Record-Breaking Indoor Rollercoaster

Dubai Hills Golf Club

Dubai Hills Golf Club encompasses 1.2 milion sqm of meticulously manicured fairways, set against the backdrop of Burj Khalifa and Downtown Dubai, with a glorious outward nine.

Driving Range

Putting Green

Spacious Floodlit Practice Facility

Golf Academy

Gym, Pool & Other Amenities

A Host Of Dining Options









EMAAR

Global lifestyle developer

As one of the most valuable and reputable real estate developers in the world, Emaar aims to provide world-class design and unrivalled products in the most desirable locations. The Group›s portfolio consists of large-scale integrated residential developments, shopping malls, hotels, entertainment, and leisure destinations. Some of Emaar's most iconic landmarks include Burj Khalifa, the world's tallest building.

Market Cap AED
51.8 Bn
FY 2022

Revenue AED
24.9 Bn
FY 2022

Net Profit AED
6.8 Bn
FY 2022

Presence In
12+
Global markets

Delivered
85,000+
Residential Units

Under Development
27,000+
Residential Units

*As in 31 December 2022

GOLF GRAND

DUBAI HILLS ESTATE

CONTACT US

For more information please call 800 36227 (UAE) / +971 4 366 1688 (International)
or talk to our Property Advisor directly at +971 4888 8844 from 9 AM to 7 PM (GST), Monday to Friday.
Visit our online sales centre at emaar.com or any of our Sales Centres across the UAE.

DUBAI
Emaar Sales Centre | Next to Souq Al Bahar, Downtown Dubai
9:30 AM to 10 PM, Sunday - Friday
9:30 AM to 7 PM, Saturday

Dubai Hills Estate Sales Pavilion | Umm Suqeim Road
Dubai Creek Harbour Sales Pavilion | Ras Al Khor
From 9:30 AM to 7 PM, Sunday - Saturday

ABU DHABI
Emaar Sales Centre | Al Nahda Tower, Ground Floor, 4th Street, Corniche, Al Muroor Road
From 9:30 AM to 7 PM, Sunday - Friday

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