

GOLF HEIGHTS

EMIRATES LIVING

EMAAR

The Community

Emirates Living, often referred to as the 'Beverly Hills' of the UAE, is one of Dubai's most exclusive residential communities, boasting impeccable craftsmanship, luxury facilities, manicured surroundings and careful master planning. Tree-lined streets are dotted with individually designed luxury villas and landscaped gardens, which overlook the world-class Montgomerie 18-hole Championship Golf Course, lake, golf academy, tennis courts and swimming pool as well as various shops and recreation facilities.

Why Golf Heights?

- ◆ Brilliantly sophisticated tower consisting of 1, 2, 3, and 4-bedroom apartments.
- ◆ Exquisite attention to luxurious detail combined with subtle lighting and a sophisticated palette create a luxurious modern living space.
- ◆ Perfectly positioned at the centre of an enriched community, filled with a host of world-class amenities and an array of retail and dining options close by.
- ◆ Features an ambient golf course, carefully constructed with a selection of plants and colour schemes
- ◆ Close by to Dubai Marina Mall, Address Montgomerie, and Dubai Marina.



Location & Views

- ◆ 30 mins to Dubai Int'l Airport, 8 mins to metro station, 9 mins to Dubai Marina Mall, 7 mins to Dubai International Academy, 11 mins to Jumeirah Lakes Towers Park, 13 mins to the beach.
- ◆ Magnificent views of Dubai's most iconic destinations: Dubai Marina, Emirates Living, and the Jebel Ali Racecourse.

Instalment	Payment Percentage	Due Date
1st Instalment	10%	Ocober 2022
2nd Instalment	10%	December 2022
3rd Instalment	10%	June 2023
10% Construction Completion	10%	February 2024
20% Construction Completion	10%	August 2024
40% Construction Completion	10%	March 2025
60% Construction Completion	10%	September 2025
80% Construction Completion	10%	February 2026
100% Construction Completion & Handover	20%	December 2026

Available Units	Area Sq. ft.		Starting Price
	Minimum	Maximum	
1-Bedroom Apartment	753	757	1.32 Mn
2-Bedroom Apartment	1,157	1,216	1.92 Mn
3-Bedroom Apartment	1,836	1,930	3.18 Mn
4-Bedroom Apartment	2,399	2,399	5.35 Mn

Facts

- ◆ 277 Units: 1, 2, 3 and 4-bedroom apartments.



Residential Units

- ◆ One, two three, and four-bedroom apartments
- ◆ Elegant, spacious, comfortable, and ambient living spaces
- ◆ Effortless blend of contemporary living and nature

Amenities



- ◆ Children's Play Area
- ◆ BBQ Area
- ◆ Family Pool and Kids' Pool
- ◆ Garden Lawn Area
- ◆ Outdoor Fitness Area
- ◆ Multipurpose Room
- ◆ Indoor Gym
- ◆ Yoga Area

The Developer

EMAAR REVENUE FOR 2021 – AED 28.27 BN

With a proven track-record in delivery, Emaar has delivered over 81,600 residential units in Dubai and other key global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination.