SUQARA

Ref: MH-ETH-003

OFF-PLAN

2BR Apartment — Golf Course View

Dubai Islands · Emaar The Heights · Emaar The Heights, Dubai Hills Estate, Al Khail Road, Dubai, UAE

AED 2,800,000

AED 2,240 per sqft

Golden Visa Eligible | 6.5% Annual Yield | Apartment | Unfurnished

View full listing online: https://suqara.ftafat.in/property/2br-apartment-golf-course-view

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
2	3	1,250 sqft	27/45	Golf_course	AED 18/yr

ABOUT THIS PROPERTY

Elegant 2-bedroom apartment at Emaar The Heights overlooking the fairways of the Dubai Hills Golf Course. Features floor-to-ceiling windows, an open living and dining area, a fully fitted kitchen, and a spacious balcony. Both bedrooms have en-suite bathrooms with premium fittings. Residents enjoy access to a rooftop pool, a gym, and direct pedestrian access to Dubai Hills Park and the cycling network.

INVESTMENT OVERVIEW

Annual Rental Yield	6.5%
Property Price	AED 2,800,000
DLD Registration (4%)	AED 112,000
Golden Visa	Eligible
Total Investment	**AED 2,912,000**

FLOOR PLAN

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Prices subject to change without notice.