SUQARA

Ref: MH-ETH-005

OFF-PLAN

2BR+Study — Hills & Skyline View

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

AED 3,200,000

AED 2,207 per sqft

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



View full listing online: https://suqara.ftafat.in/property/2brstudy-hills-skyline-view

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
2	3	1,450 sqft	12/45	Golf_course	AED 18/yr

ABOUT THIS PROPERTY

Versatile 2-bedroom-plus-study apartment at Emaar The Heights with sweeping views of Dubai Hills Estate and the downtown skyline. The flexible study can serve as a home office or a child's bedroom. Features include a wide balcony, open-plan living, Emaar-branded kitchen appliances, and premium stone finishes. Ideal for professionals or young families seeking a spacious home in Dubai's greenest estate community.

INVESTMENT OVERVIEW

Annual Rental Yield	**6.5%**
Property Price	AED 3,200,000
DLD Registration (4%)	AED 128,000
Golden Visa	**Eligible**
Total Investment	**AED 3,328,000**

FLOOR PLAN



SUQARA

+919779281994 · info@marinaheights.ae · Office 1204, Marina Plaza, Dubai Marina, Dubai, UAE

Generated 16 Nov 2026

Prices subject to change without notice.