

3BR Apartment — Premium Corner & Views

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

AED 4,400,000

AED 2,222 per sqft

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



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PROPERTY SPECIFICATIONS

| BEDROOMS | BATHROOMS | AREA       | FLOOR | VIEW        | SERVICE CHARGE |
|----------|-----------|------------|-------|-------------|----------------|
| 3        | 4         | 1,980 sqft | 9/45  | Golf_course | AED 18/yr      |

ABOUT THIS PROPERTY

Premium corner 3-bedroom apartment at Emaar The Heights capturing wide views of the golf course and the Dubai skyline. Features a corner balcony, open-plan family living and dining, a chef's kitchen with island, and three en-suite bedrooms. The unit benefits from dual-aspect natural light and a large storage room. Located in the heart of Dubai Hills Estate — one of Dubai's most family-friendly master communities.

INVESTMENT OVERVIEW

|                       |               |
|-----------------------|---------------|
| Annual Rental Yield   | 6.5%          |
| Property Price        | AED 4,400,000 |
| DLD Registration (4%) | AED 176,000   |
| Golden Visa           | Eligible      |
| Total Investment      | AED 4,576,000 |

FLOOR PLAN

