SUQARA

Ref: MH-ETH-004

OFF-PLAN

# 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



View full listing online: https://suqara.ftafat.in/property/3br-apartment-premium-corner-views

## 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



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Prices subject to change without notice.