SUQARA

Ref: MH-ETH-001

OFF-PLAN

Studio — Golf Course View

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

AED 1,050,000

AED 2,188 per sqft

6.5% Annual Yield | Apartment | Unfurnished



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

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
Studio	1	480 sqft	32/45	Golf_course	AED 18/yr

ABOUT THIS PROPERTY

Sophisticated studio apartment at Emaar The Heights with a wide balcony overlooking the Dubai Hills Golf Course. Features premium Emaar finishes, an integrated kitchen, built-in wardrobes, and smart home controls. Dubai Hills Estate is a masterplanned community offering 18km of cycling tracks, Dubai Hills Mall, and a championship golf course. A top-performing short-term rental investment with strong occupancy rates.

INVESTMENT OVERVIEW

Annual Rental Yield	**6.5%**
Property Price	AED 1,050,000
DLD Registration (4%)	AED 42,000
Total Investment	**AED 1,092,000**

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.