

# golf hills

EMAAR SOUTH

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# A WORLD OF POSSIBILITIES

Emaar South is a vibrant community where picturesque green landscapes embraces contemporary living. Nestled around a championship golf course, featuring exquisite apartments and townhouses, it offers world-class amenities like hotels, retail, healthcare, education, and recreation. From the moment you arrive, a balance of nature, leisure and refined golf living unfold.

# A DESTINATION BEYOND IMAGINATION

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A dynamic family-orientated community set amid lush landscapes and a championship golf course. Designed for modern living, it features pedestrian-friendly paths, top schools, retail, healthcare, and luxury hotels—all just steps away. With elegant residences and world-class amenities, Emaar South keeps you close to everything that matters.





# EFFORTLESSLY CONNECTED

**5** Minutes Drive to Al Maktoum International Airport

**30** Minutes Drive to Dubai Marina

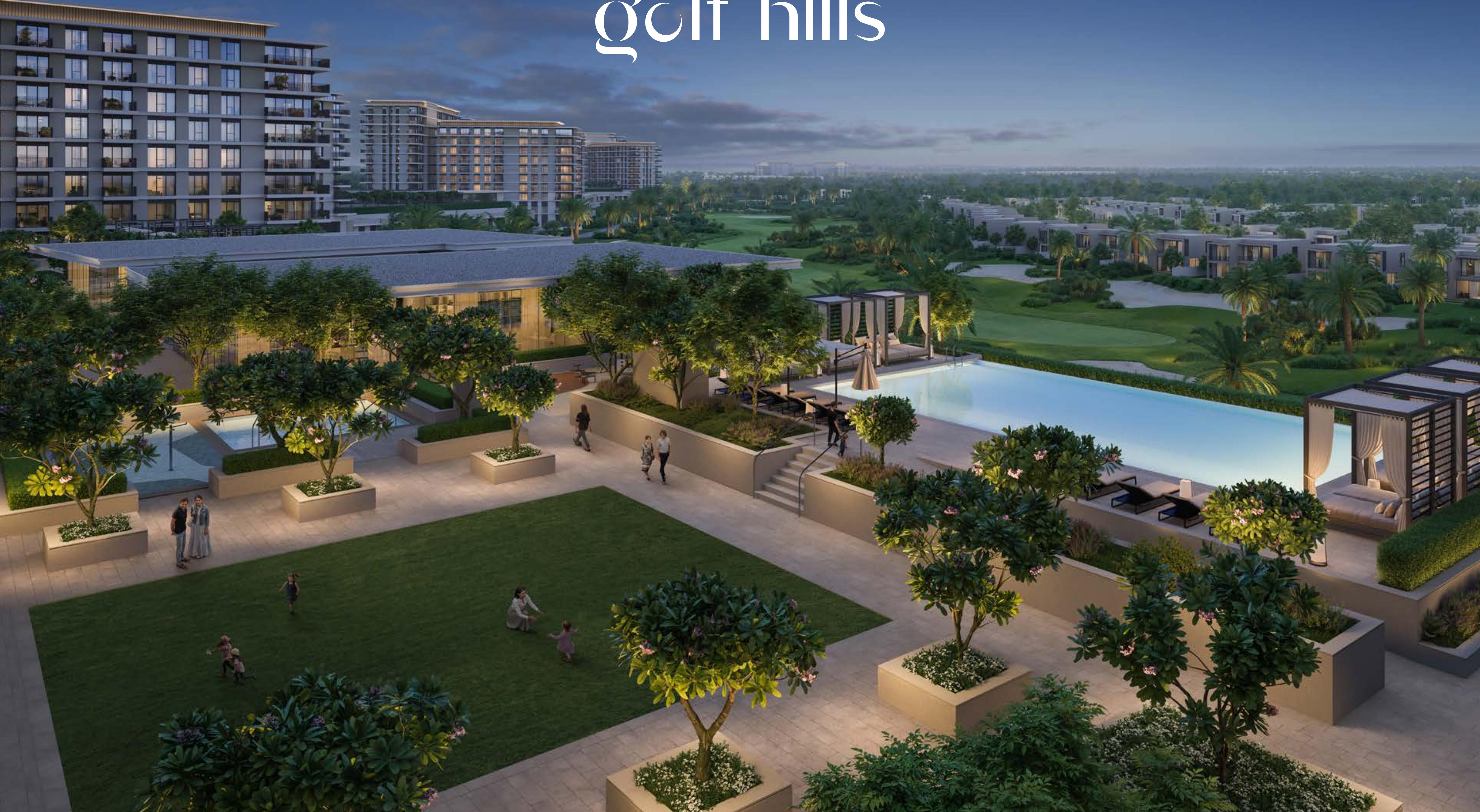
**35** Minutes Drive to Downtown Dubai and Burj Khalifa

**45** Minutes Drive to Dubai International Airport

## DUBAI METRO LINES

- RED LINE
- GREEN LINE
- FUTURE BLUE LINE

WELCOME TO  
golf hills



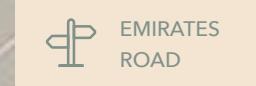
# EMAAAR SOUTH



AL MAKTOUM  
INTERNATIONAL AIRPORT



DWC PERIPHERAL  
ROAD



EMIRATES  
ROAD

**golf hills 2**  
EMAAAR SOUTH

**golf hills**  
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## FACILITIES

1	HOTEL	2	GOLF COURSE
3	GOLF CLUBHOUSE	4	RETAIL
5	CLINIC	6	MOSQUE
7	NURSERY	8	K-12 SCHOOL
9	COMMUNITY PARK	10	DISTRICT PARK



# EXCLUSIVE LIVING FRAMED BY GREEN HORIZONS

Welcome to Golf Hills, a modern sanctuary where nature and architecture come together in perfect harmony. Surrounded by lush greenery and serene golf course views, it offers an experience of refined living like no other. From infinity pools overlooking rolling fairways to world-class amenities and iconic design, every detail at Golf Hills reflects exclusivity, sophistication, and timeless elegance.

# A PLAYGROUND FOR MIND, BODY & SOUL

Every corner is a canvas for life's finest moments. From the pulse of active leisure to the calm of verdant fairways, spaces allow to relax and connect in your own rhythm. It's a lifestyle and story waiting to unfold.



18-Hole Golf  
Course



Padel Court



Infinity  
Edge Pool



Indoor & Outdoor  
Yoga Area



Kids Pool



Indoor &  
Outdoor Gym



BBQ Area



Kids Play  
Area







# WHERE EVERY MOVE INSPIRES

Add a dose of dynamic energy to your everyday at Golf Hills, where a variety of fitness and recreational activities await. Enjoy friendly matches on dedicated courts or take your workout outdoors in designed fitness spaces surrounded by lush greenery. It's a community designed to keep you active and inspired - all while soaking in the serene beauty around you.



# THE ART OF GOLF-INSPIRED LIVING

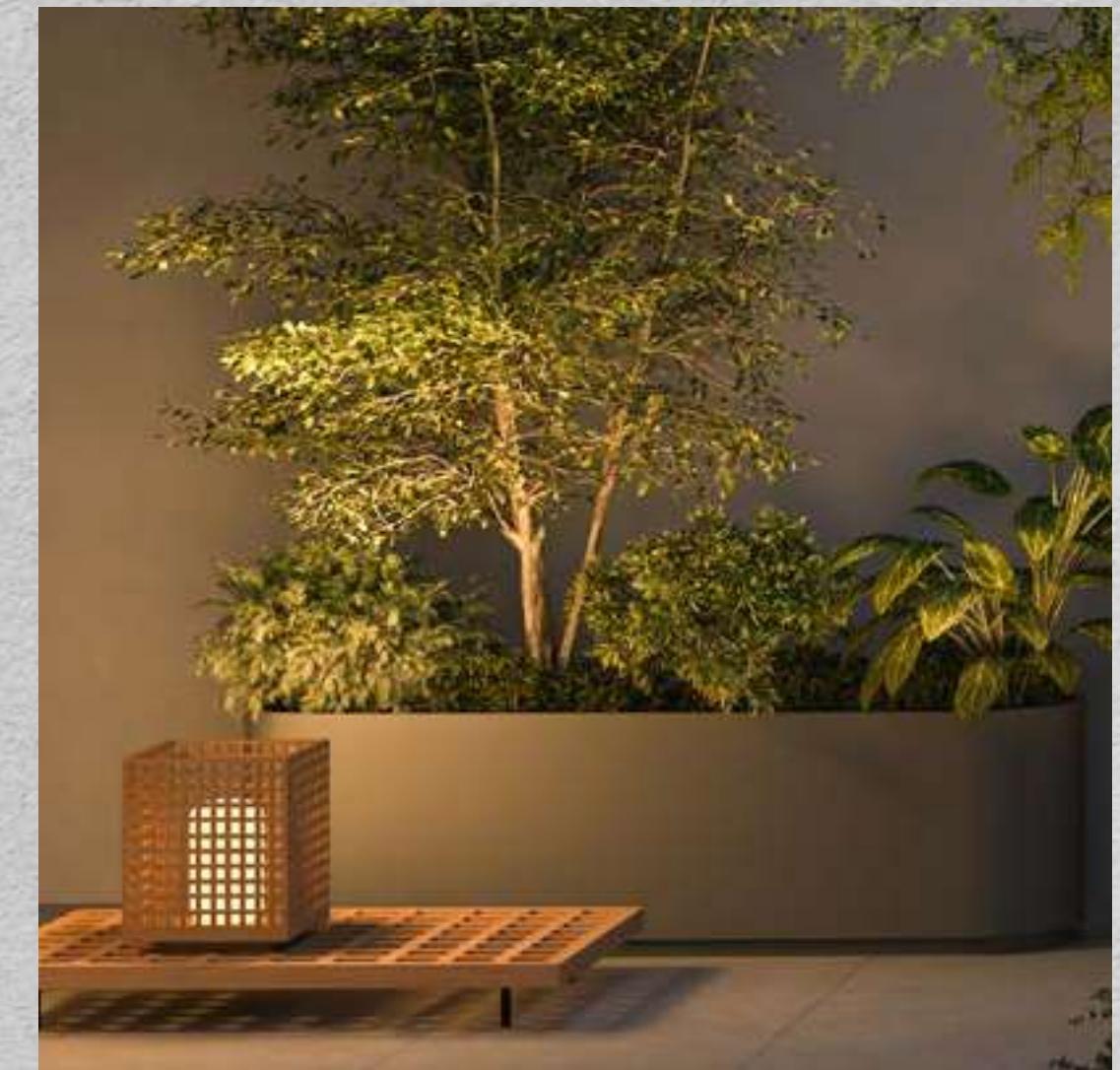
Immerse yourself in the golf way of life at Golf Hills, where sunlit fairways, sculpted greens, and signature social spaces create a lifestyle of freedom, focus, and elegance. Whether elevating your game, taking in panoramic greens, or connecting with a vibrant community, every moment invites you to relax, recharge, and pursue leisure.



## FIND YOUR CALM, FIND YOUR RHYTHM

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When it's time to unwind, residents can retreat to BBQ zones, kids' play areas, and an infinity pool framed by landscaped surroundings. Enjoy peaceful moments of reflection or socialise with family and friends, life here is about balancing leisure, connection, and the calming energy of nature.





# SUBTLE LUXURY MEETS ARTISTRY

Here, architecture becomes an experience. Every residence is designed as a modern retreat, where flowing layouts invite sunlight, frame views, and blur the line between indoors and out. Spaces are thoughtfully sculpted to support living, entertain with elegance, and enrich daily moments of refinement, a perfect fusion of practicality and elevated design.





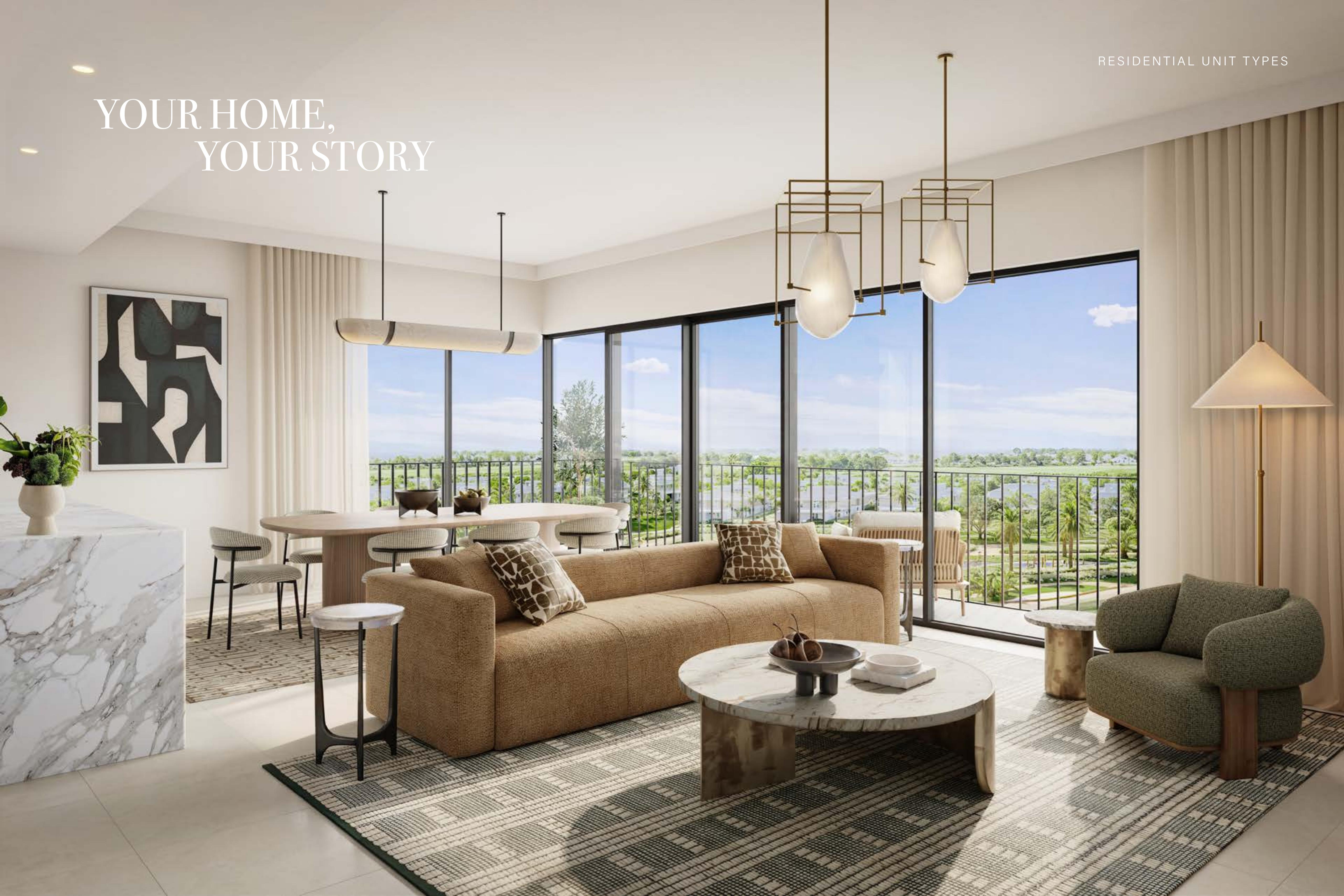




## SPACES THAT INSPIRE & ELEVATE

From intimate havens to expansive residences, each 1, 2 and 3-bedroom luxury apartment is tailored to offer elevated lifestyle and aspiration. Realms that balance functionality with artistry, giving a canvas for living that is both subtle and luxurious.

YOUR HOME,  
YOUR STORY



## EVERY DETAIL, A MASTERPIECE

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Step inside, and you feel understated luxury. Clean lines and minimalist architecture set the stage for materials to tell the story: warm wood, textured stone, gleaming metals, and glass that catches the light. Every surface, every finish, is chosen for its character, depth, and ability to accentuate the space.



# EVERYTHING WITHIN YOUR REACH

Emaar South is a rapidly developing, strategically located master community which makes it possible to reach all the key areas of this thriving city in under 45 minutes or less. Whether you wish to soak in the sunset alongside Dubai Marina, be stunned with magnitude and magnificence of Burj Khalifa & Dubai Mall or aspire jet-off to your favourite international destination frequently- Emaar South promises seamless connectivity.

Reach anywhere in under 45 minutes



Al Maktoum  
International Airport



Expo City  
Dubai



Downtown  
Dubai



Dubai  
Marina



Dubai Creek  
Harbour



Dubai Hills  
Estate



Dubai Int'l  
Airport





# GLOBAL LIFESTYLE DEVELOPER

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer out-side of China. You will be investing with one of the best-regarded brands in the world\*.

**114 Bn**

Market Cap AED  
FY 2024

**35.5 Bn**

Revenue AED

**12+**

Global Markets

**118,400+**

Delivered,  
Residential Units

**17.5 Bn**

Net Profit AED  
FY2024-

**50,500+**

Under Development  
Residential Units

\*As on FY 2024

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For more information please call 800 36227 (UAE) / +971 4 366 1688 (International) or talk to our Property Advisor directly at +971 4888 8844 from 9 AM to 7 PM (GST), Monday to Friday.

Visit our online sales centre at [emaar.com](http://emaar.com) or any of our Sales Centres across the UAE.

## DUBAI

Emaar Sales Centre | Next to Souqa Al Bahar, Downtown Dubai

9:30 AM to 10 PM, Sunday - Friday

9:30 AM to 7 PM, Saturday

Dubai Hills Estate Sales Pavilion| Umm Suqeim Road

Dubai Creek Harbour Sales Pavilion | Ras Al Khor

From 9:30 AM to 7 PM, Sunday - Saturday

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FLOOR PLANS

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TOWNHOUSES

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## TOWNHOUSE TYPE 1

UNIT: TH-01, TH-03, TH-05

SUITE AREA	204.14	S Q M	2197.34	S Q F T
BALCONY AREA	82.14	S Q M	884.15	S Q F T
TOTAL AREA	286.28	S Q M	3081.49	S Q F T

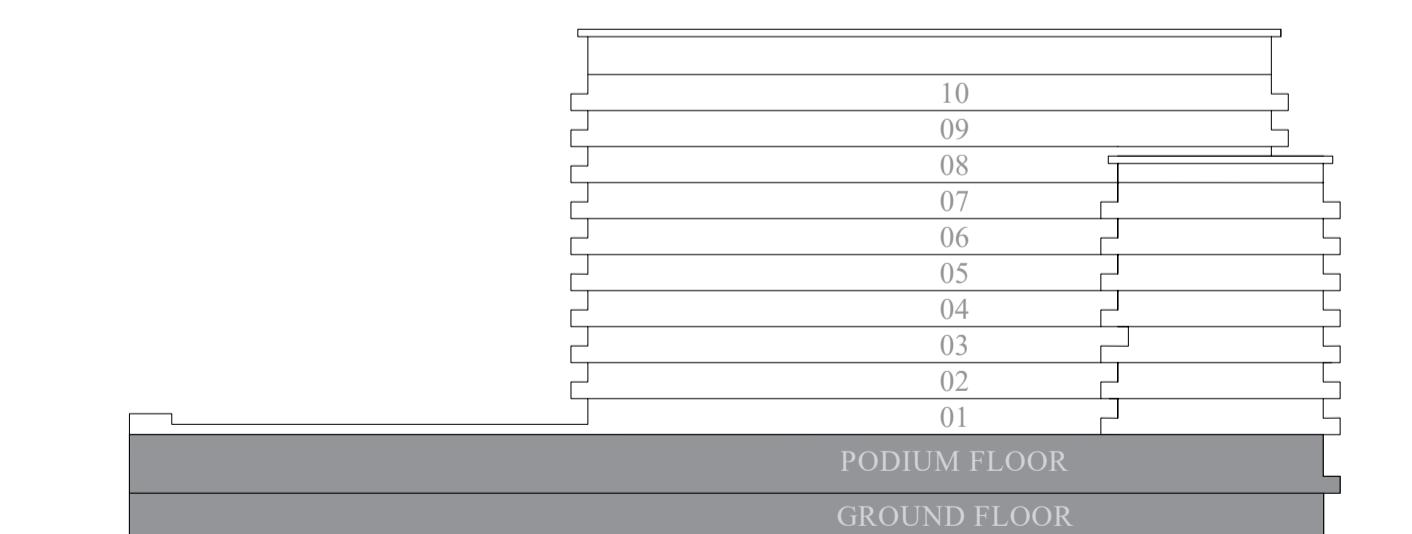


LOWER LEVEL

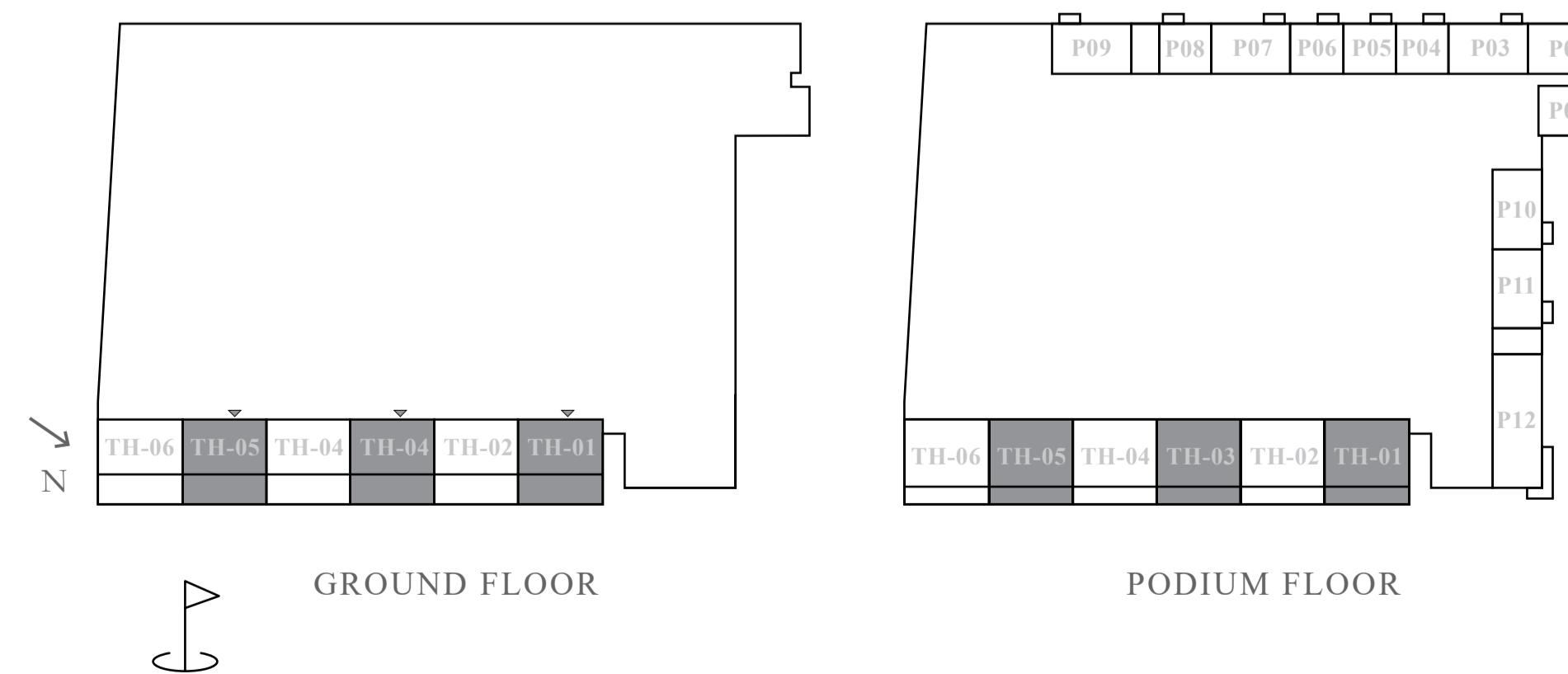


UPPER LEVEL

### KEY SECTION



### KEY PLANS



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

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## TOWNHOUSE TYPE 1A

UNIT: TH-02, TH-04, TH-06

SUITE AREA	204.14	S Q M	2197.34	S Q F T
BALCONY AREA	82.14	S Q M	884.15	S Q F T
TOTAL AREA	286.28	S Q M	3081.49	S Q F T

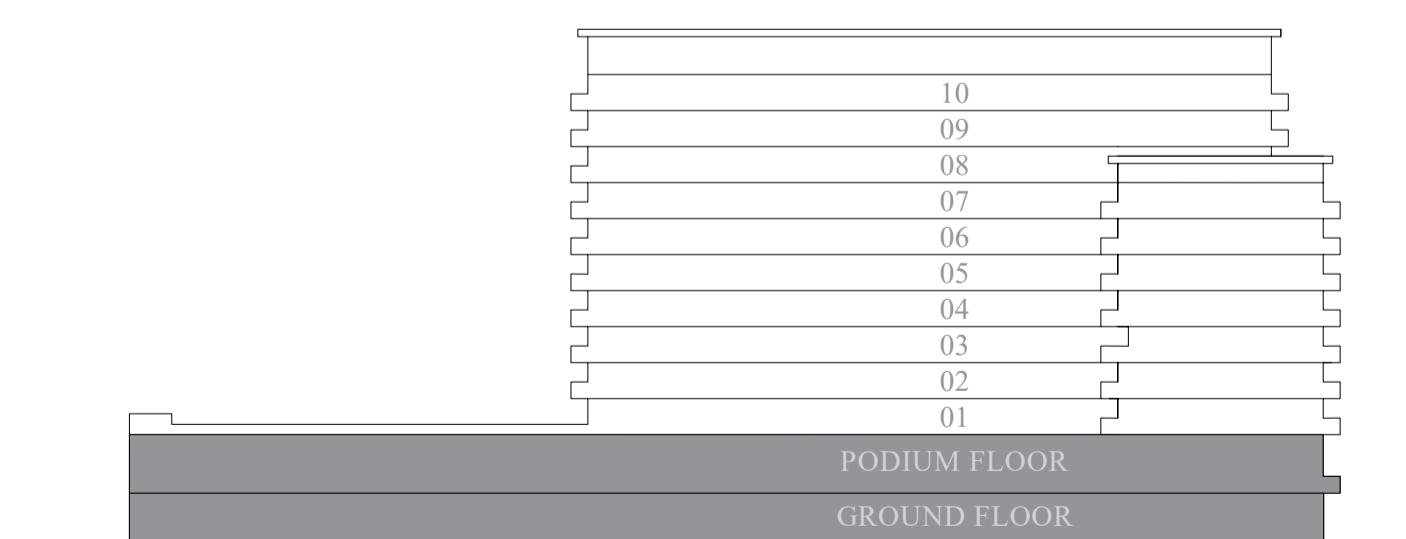


LOWER LEVEL

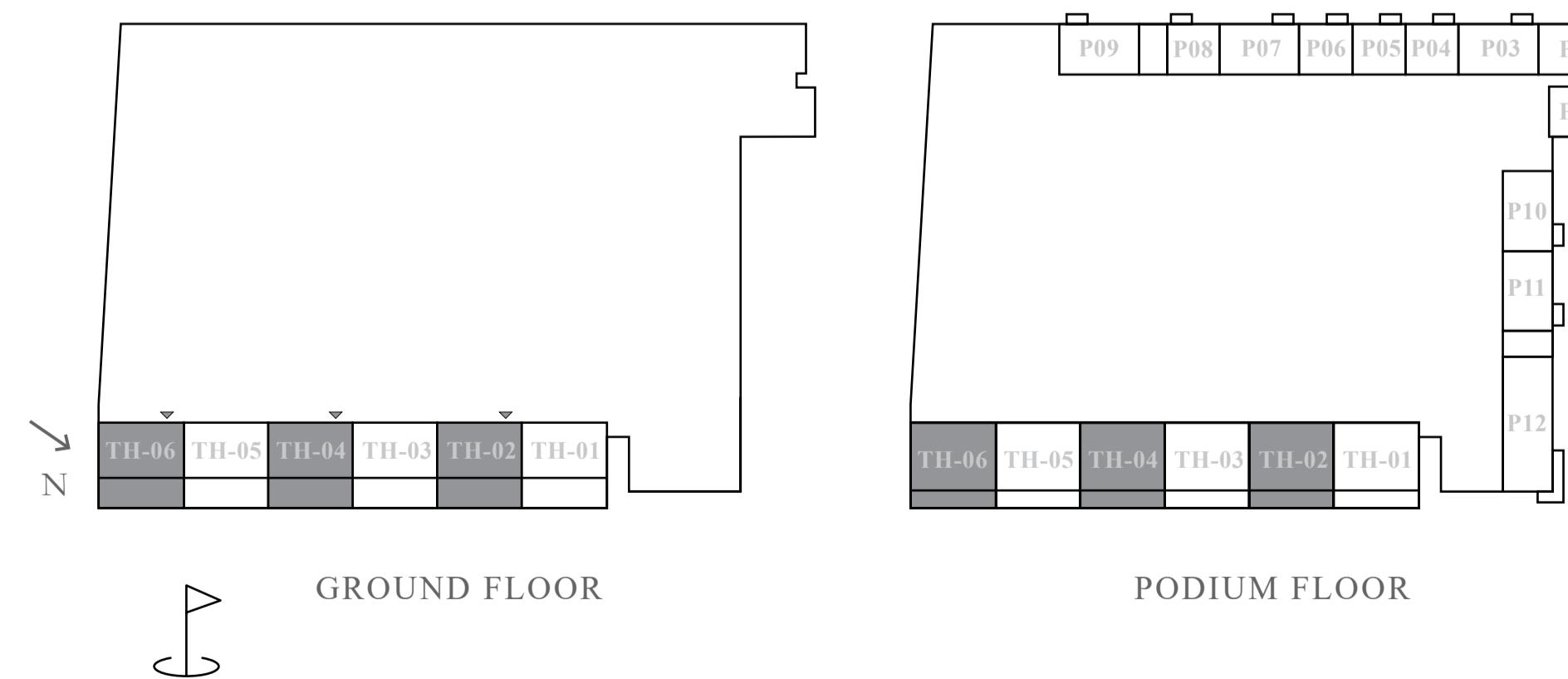


UPPER LEVEL

### KEY SECTION



### KEY PLANS



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APARTMENTS

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## 1 BEDROOM - TYPE 1

UNIT: P05, P06, 104, 105, 106, 205, 206, 305, 306, 405, 406, 505, 506, 605, 606, 705, 706, 805, 806, 904, 905, 913, 1004, 1005, 1013

SUITE AREA	57.83	S Q M	622.48	S Q F T
BALCONY AREA	4.98	S Q M	53.6	S Q F T
<b>TOTAL AREA</b>	<b>62.81</b>	S Q M	<b>676.08</b>	S Q F T

UNIT: P04, 204, 213, 304, 313, 404, 413, 504, 513, 604, 613, 704, 713, 804, 813

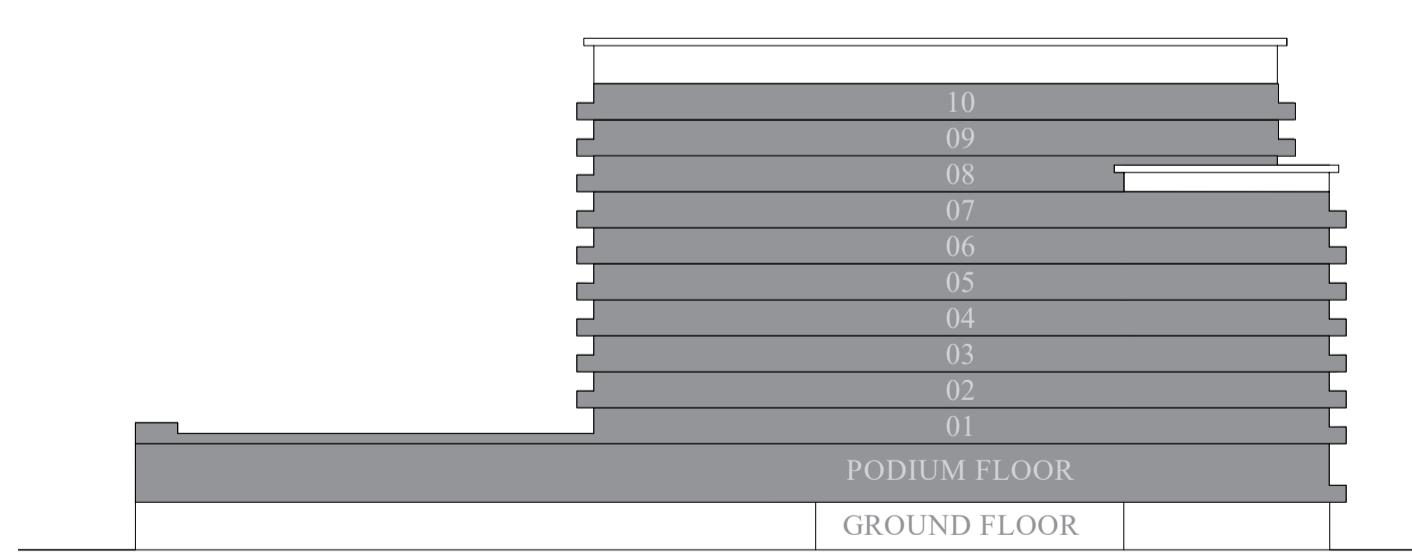
SUITE AREA	58.21	S Q M	626.57	S Q F T
BALCONY AREA	4.98	S Q M	53.6	S Q F T
<b>TOTAL AREA</b>	<b>63.19</b>	S Q M	<b>680.17</b>	S Q F T

UNIT: 906, 1006

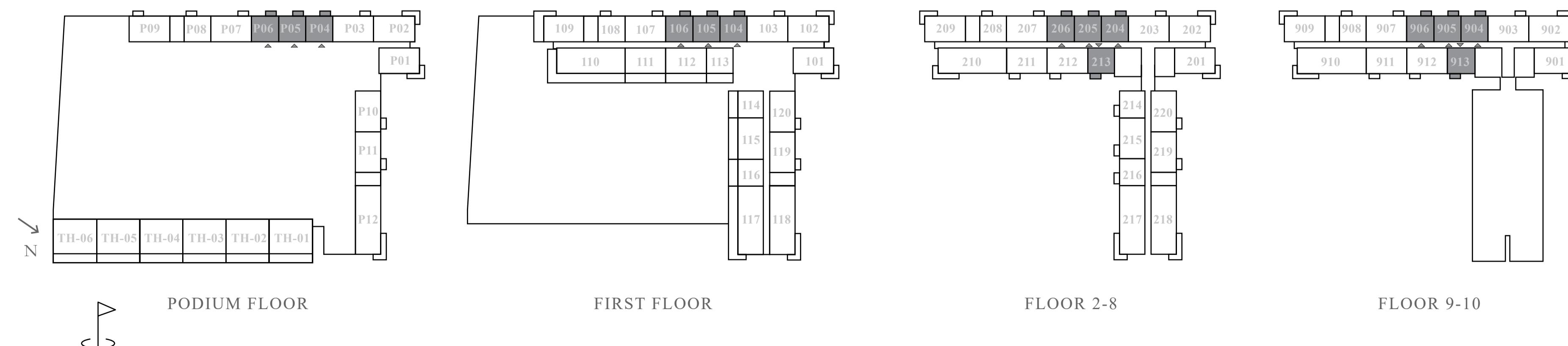
SUITE AREA	57.72	S Q M	621.29	S Q F T
BALCONY AREA	4.98	S Q M	53.6	S Q F T
<b>TOTAL AREA</b>	<b>62.7</b>	S Q M	<b>674.9</b>	S Q F T



KEY SECTION



KEY PLANS



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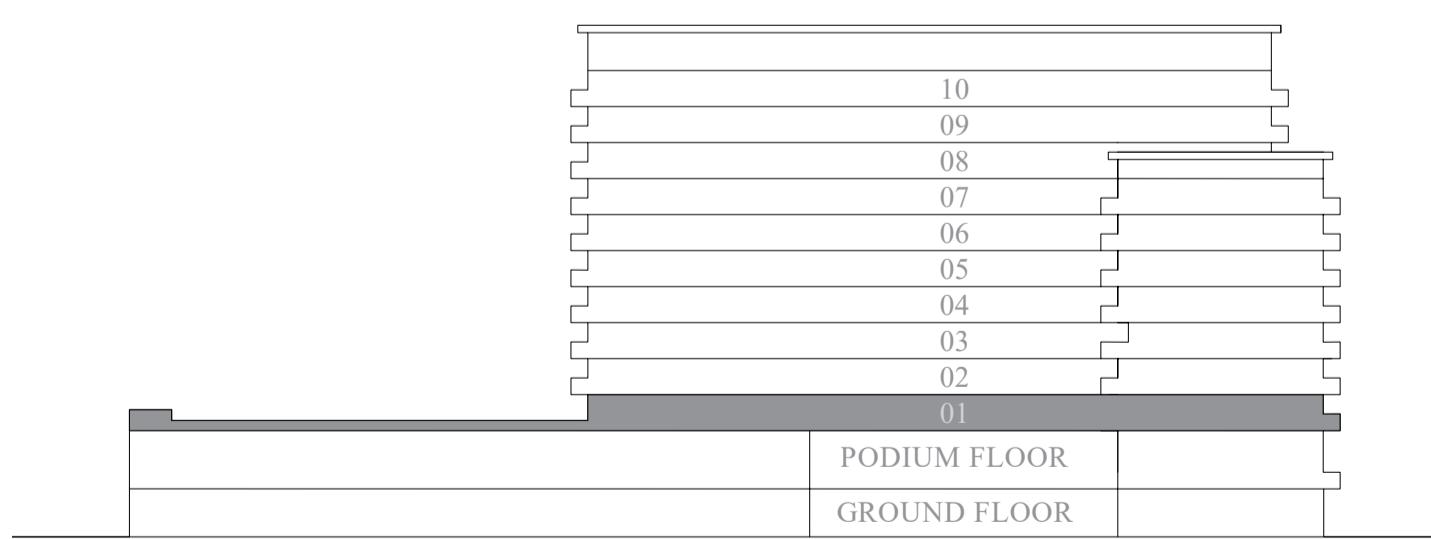
1 BEDROOM - TYPE 1.1

UNIT: 113

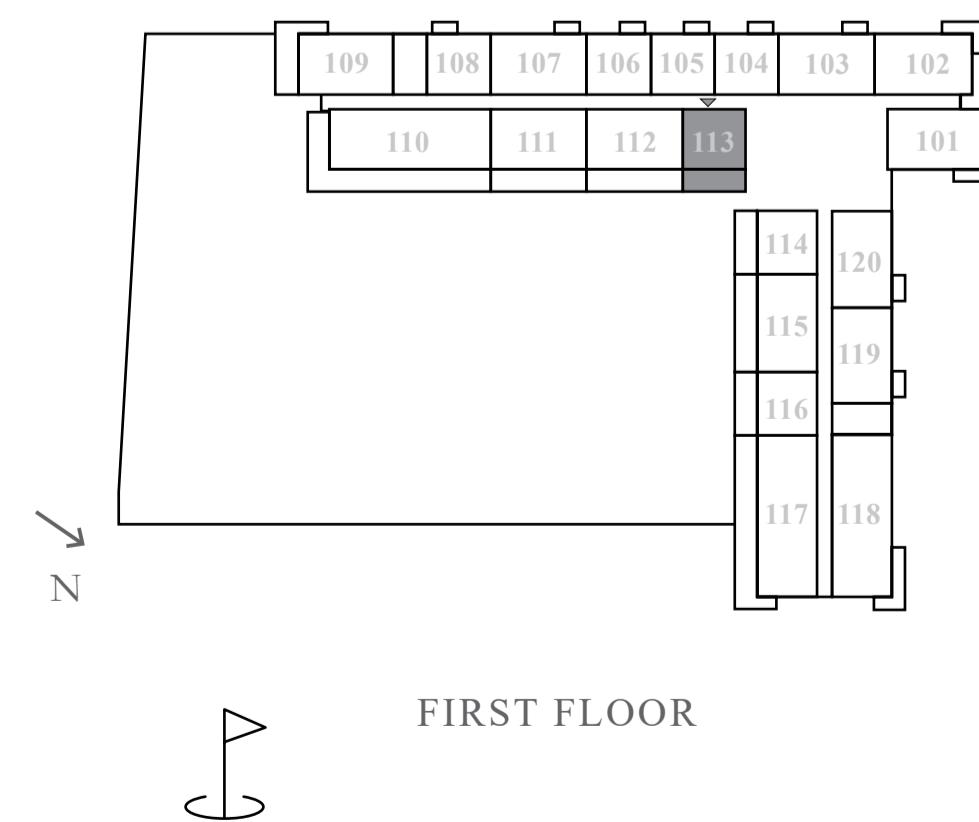
SUITE AREA	57.85	S Q M	622.69	S Q F T
BALCONY AREA	22.2	S Q M	239.4	S Q F T
TOTAL AREA	80.09	S Q M	862.08	S Q F T



KEY SECTION



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## 1 BEDROOM - TYPE 1A

UNIT: P08, 108, 208, 308, 408, 508, 608, 708, 808

SUITE AREA	57.48	S Q M	618.71	S Q F T
BALCONY AREA	4.98	S Q M	53.6	S Q F T
TOTAL AREA	62.46	S Q M	672.31	S Q F T

UNIT: 214, 216, 314, 316, 414, 416, 514, 516, 614, 616, 714, 716, 814, 816

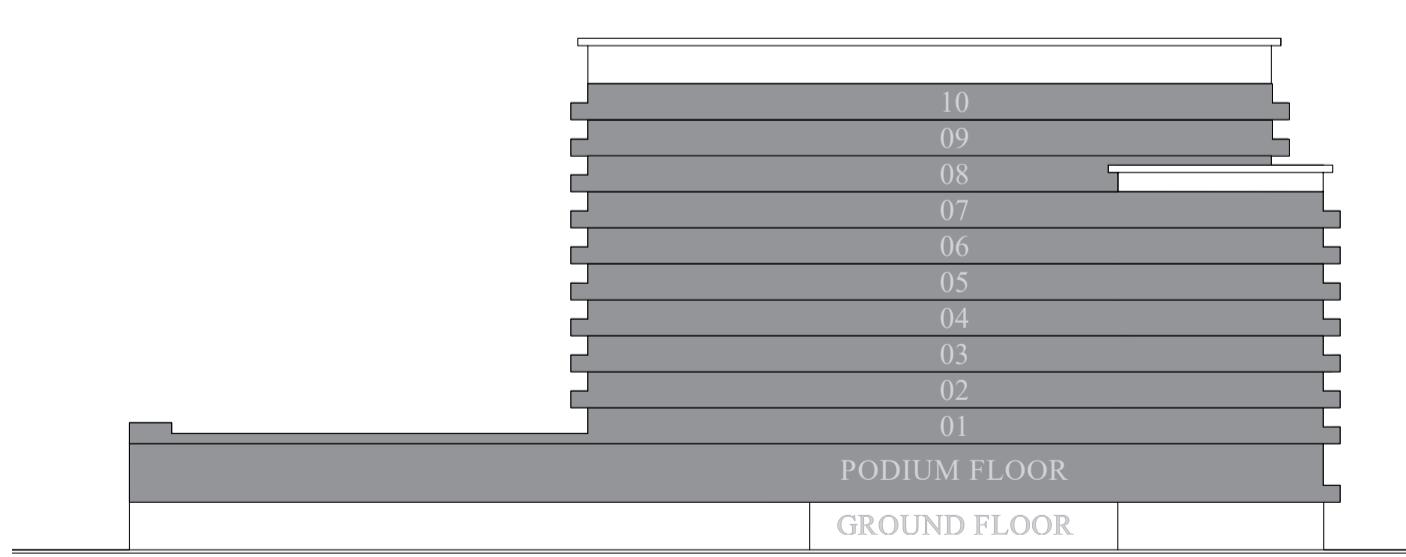
SUITE AREA	57.83	S Q M	622.48	S Q F T
BALCONY AREA	4.98	S Q M	53.6	S Q F T
TOTAL AREA	62.81	S Q M	676.08	S Q F T

UNIT: 908, 1008

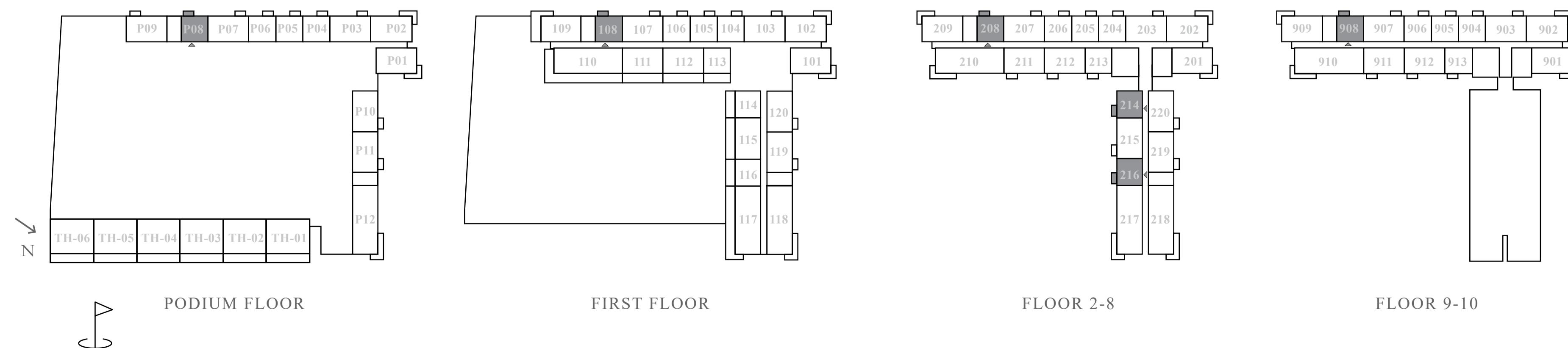
SUITE AREA	57.38	S Q M	617.63	S Q F T
BALCONY AREA	4.98	S Q M	53.6	S Q F T
TOTAL AREA	62.36	S Q M	671.24	S Q F T



KEY SECTION



KEY PLANS



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## 1 BEDROOM - TYPE 1A.1

UNIT: 114

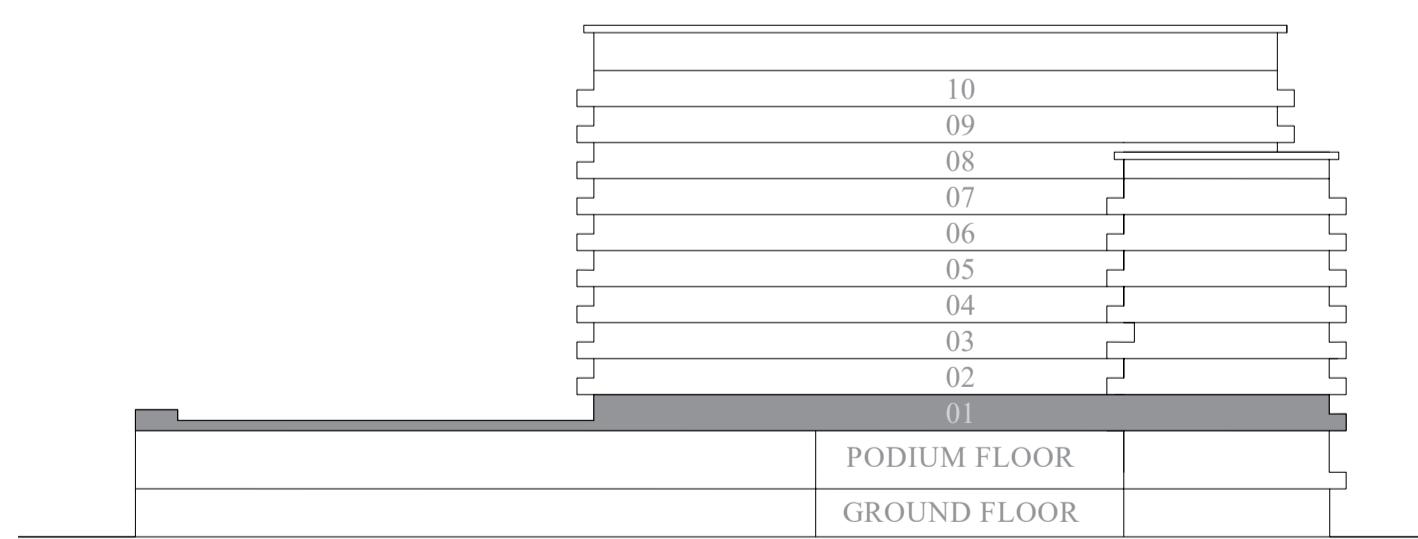
SUITE AREA	57.83	S Q M	622.48	S Q F T
BALCONY AREA	23.13	S Q M	248.97	S Q F T
TOTAL AREA	80.96	S Q M	871.45	S Q F T

UNIT: 116

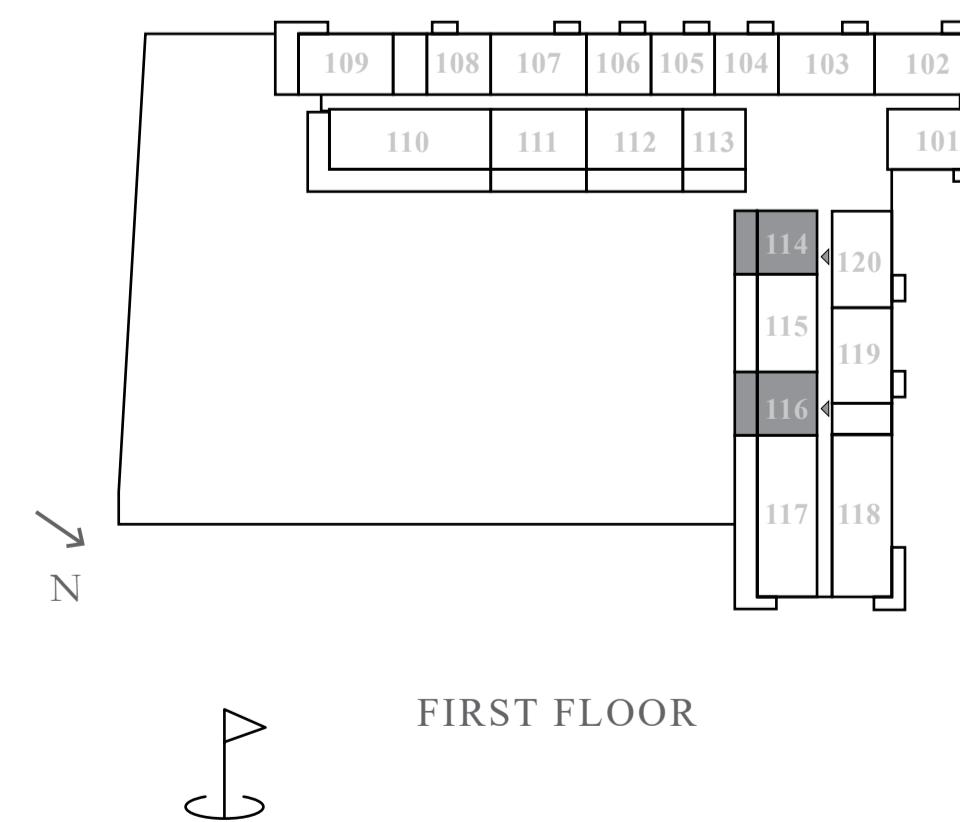
SUITE AREA	57.71	S Q M	621.19	S Q F T
BALCONY AREA	22.92	S Q M	246.71	S Q F T
TOTAL AREA	80.63	S Q M	867.89	S Q F T



KEY SECTION



KEY PLANS



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EMAAR SOUTH

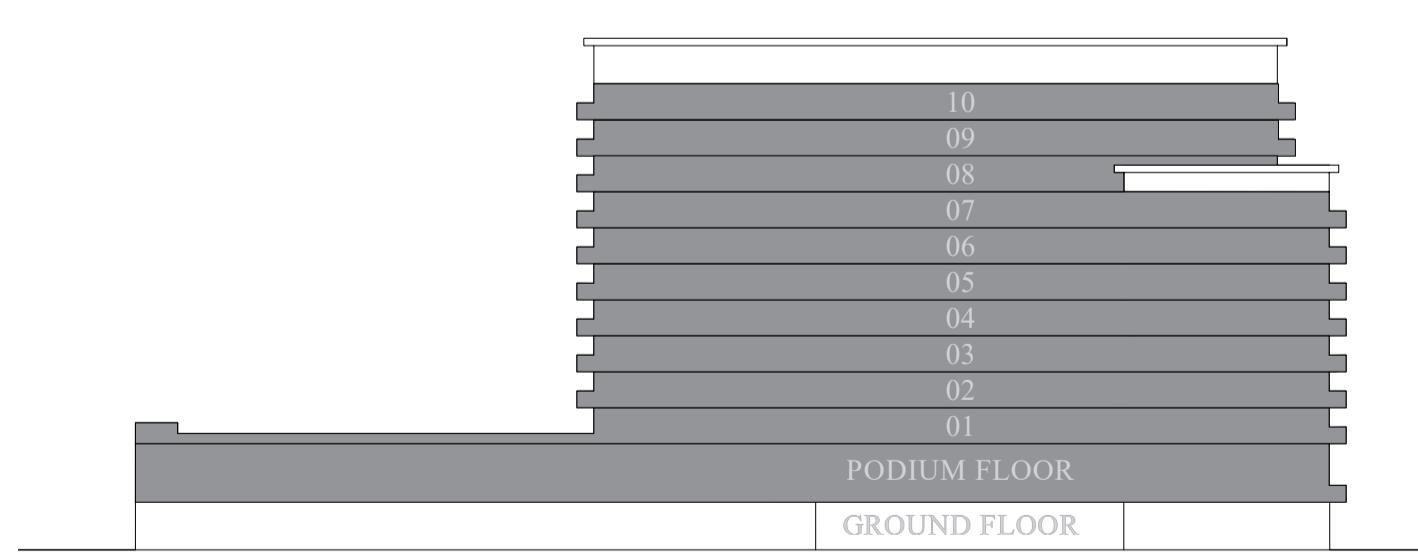
## 2 BEDROOM - TYPE 1

UNIT: P02, 102, 202, 302, 402, 502, 602, 702, 802, 902, 1002

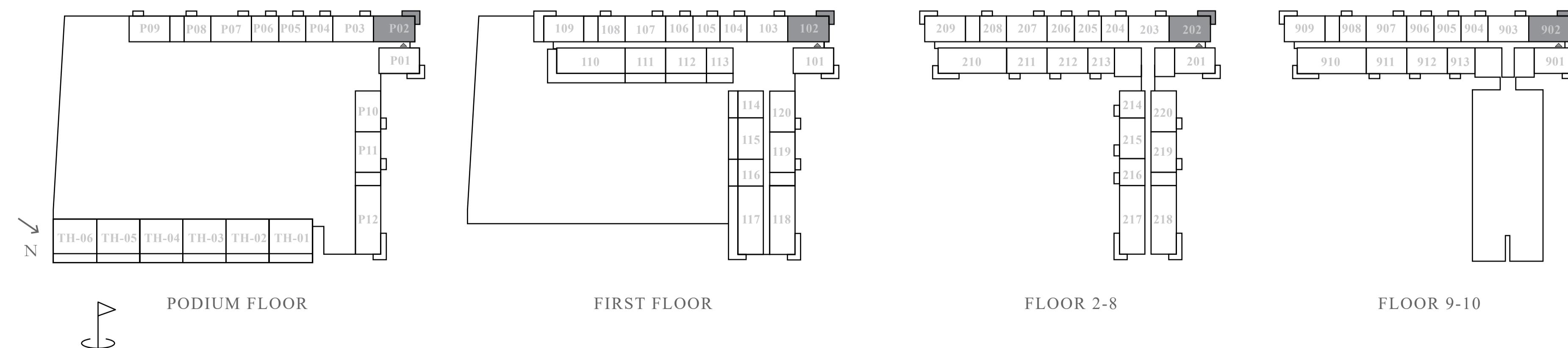
SUITE AREA	86.69	S Q M	933.12	S Q F T
BALCONY AREA	11.86	S Q M	127.66	S Q F T
TOTAL AREA	98.55	S Q M	1060.78	S Q F T



KEY SECTION



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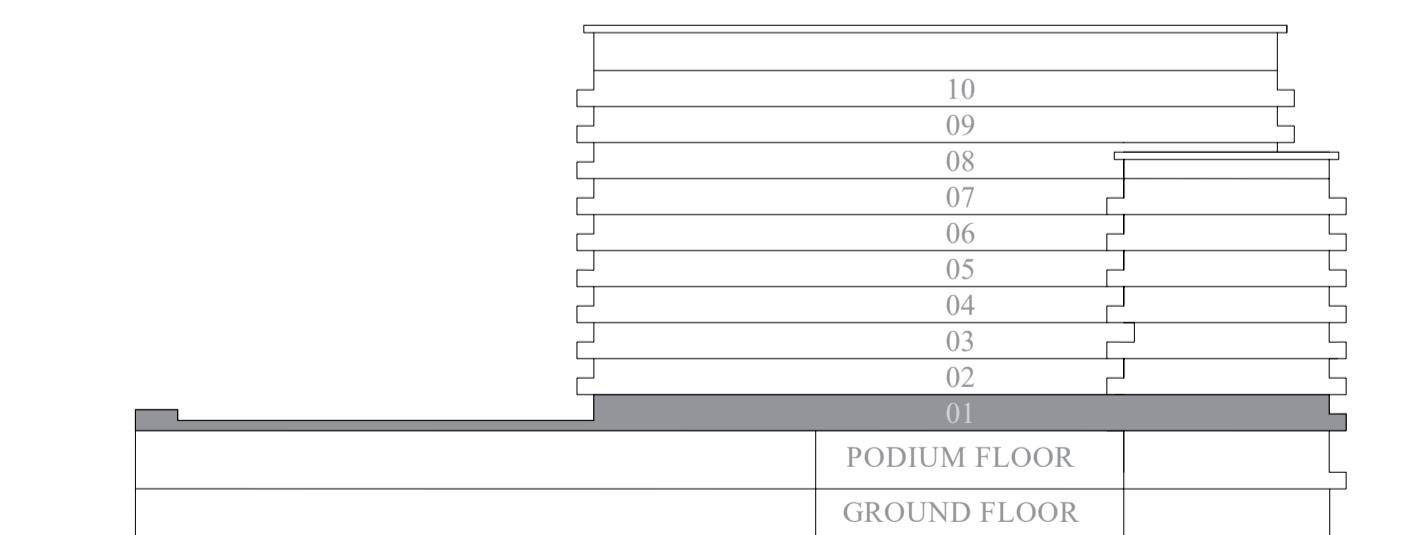
2 BEDROOM - TYPE 1.1

UNIT: 109

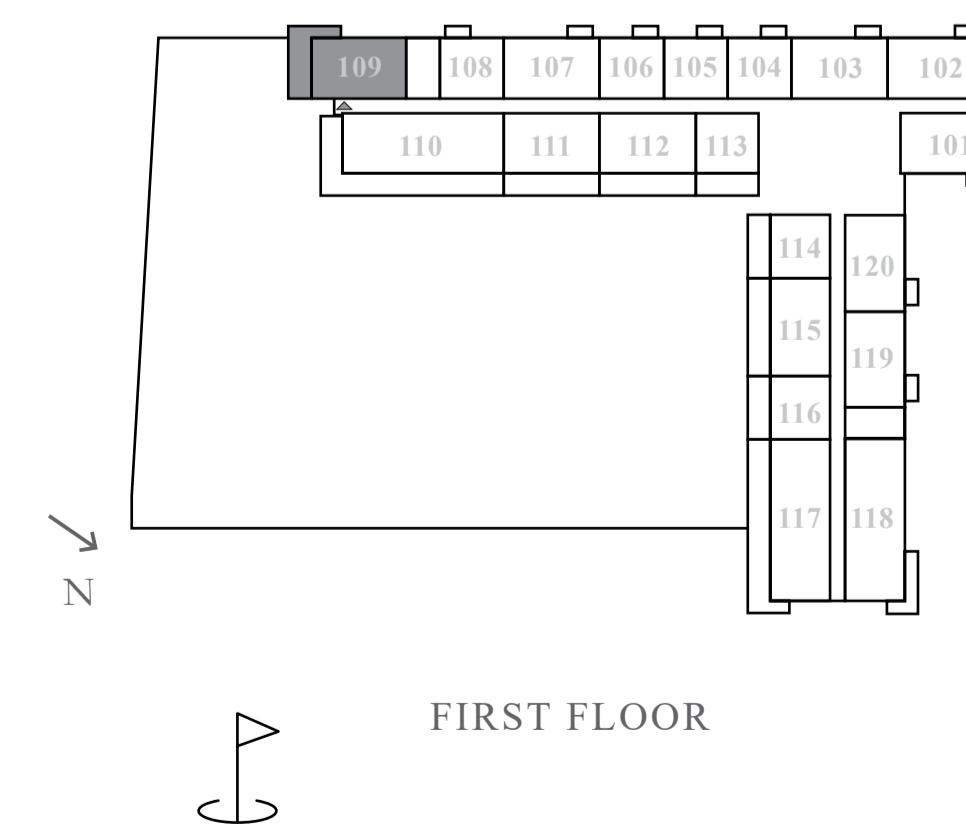
SUITE AREA	87.01	S Q M	936.57	S Q F T
BALCONY AREA	32.98	S Q M	354.99	S Q F T
TOTAL AREA	119.99	S Q M	1291.56	S Q F T



KEY SECTION



KEY PLANS



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## 2 BEDROOM - TYPE 1A

UNIT: P01, 101, 201, 209, 301, 309, 401, 409, 501, 509, 601, 609, 701, 709, 801, 809, 909, 1009

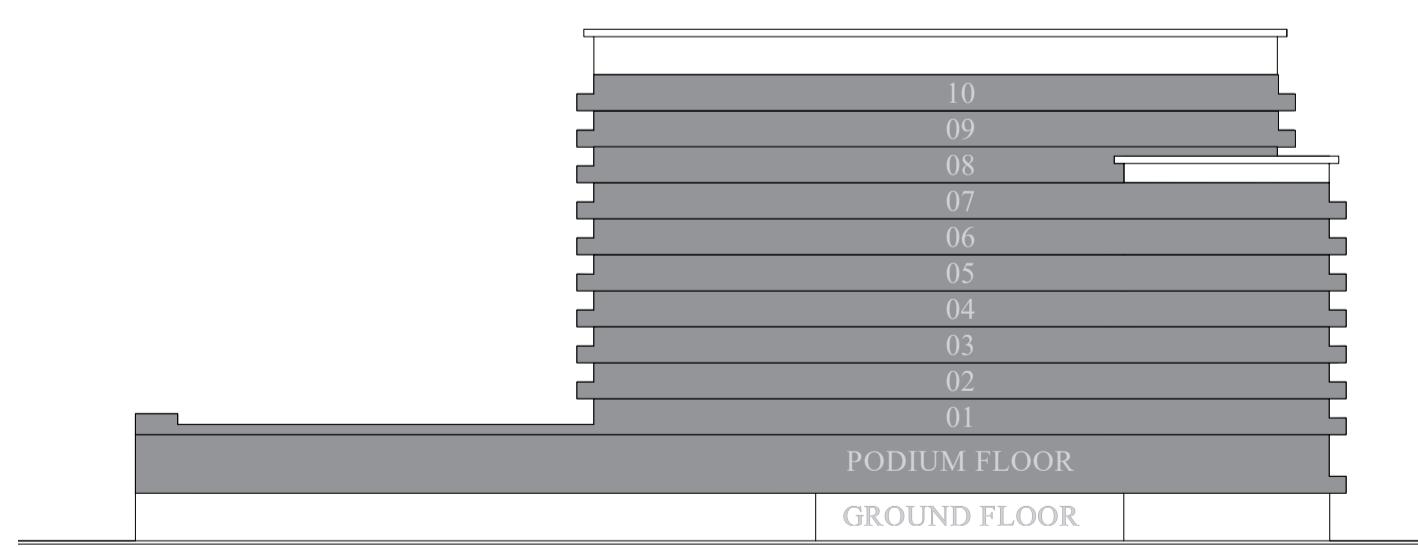
SUITE AREA	87.01	S Q M	936.57	S Q F T
BALCONY AREA	11.89	S Q M	127.66	S Q F T
TOTAL AREA	98.87	S Q M	1064.23	S Q F T

UNIT: 901, 1001

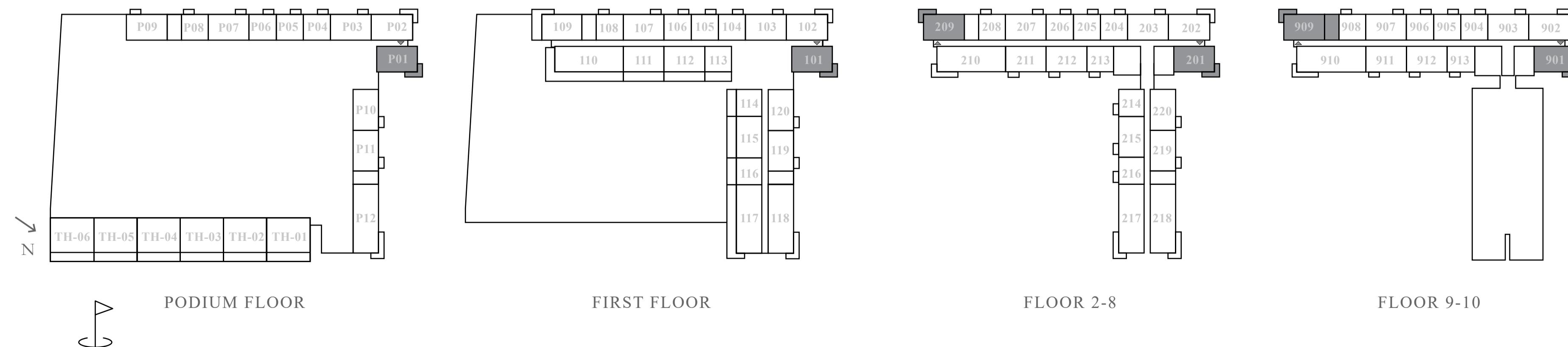
SUITE AREA	87.53	S Q M	942.17	S Q F T
BALCONY AREA	11.85	S Q M	127.55	S Q F T
TOTAL AREA	99.38	S Q M	1069.72	S Q F T



### KEY SECTION



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## 2 BEDROOM - TYPE 2

UNIT: P03, P07, P10, P11, 103, 107, 120, 203, 207, 212, 219, 220, 303, 307, 312, 319, 320, 403, 407, 412, 419, 420, 503, 507, 512, 519, 520, 603, 607, 612, 619, 620, 703, 707, 712, 719, 720, 803, 807, 812, 819, 820, 903, 907, 912, 1003, 1007, 1012

SUITE AREA	87.04	S Q M	936.89	S Q F T
BALCONY AREA	4.98	S Q M	53.6	S Q F T
TOTAL AREA	92.02	S Q M	990.5	S Q F T

UNIT: 119

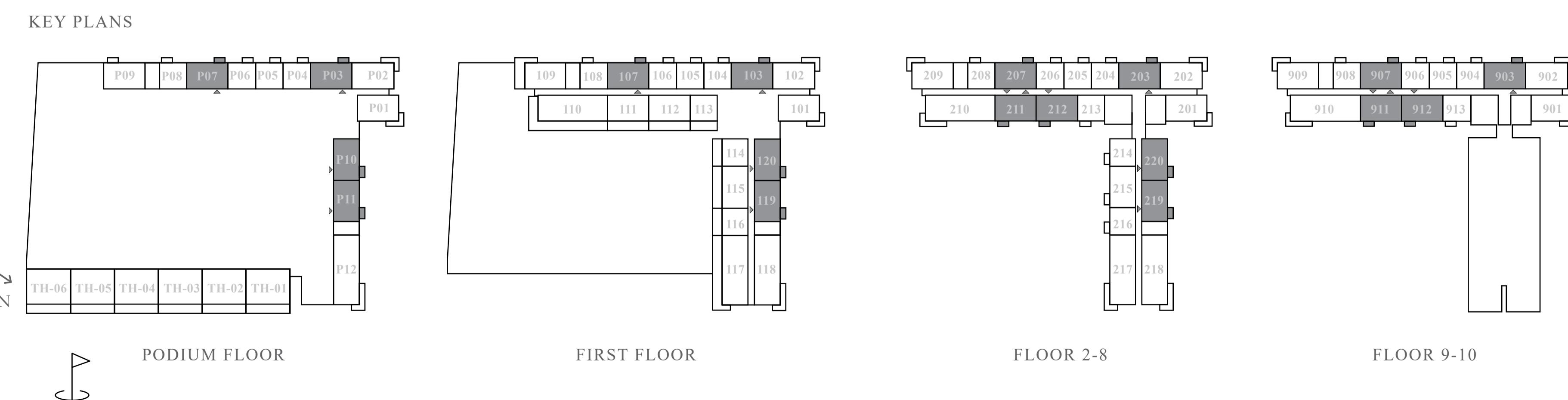
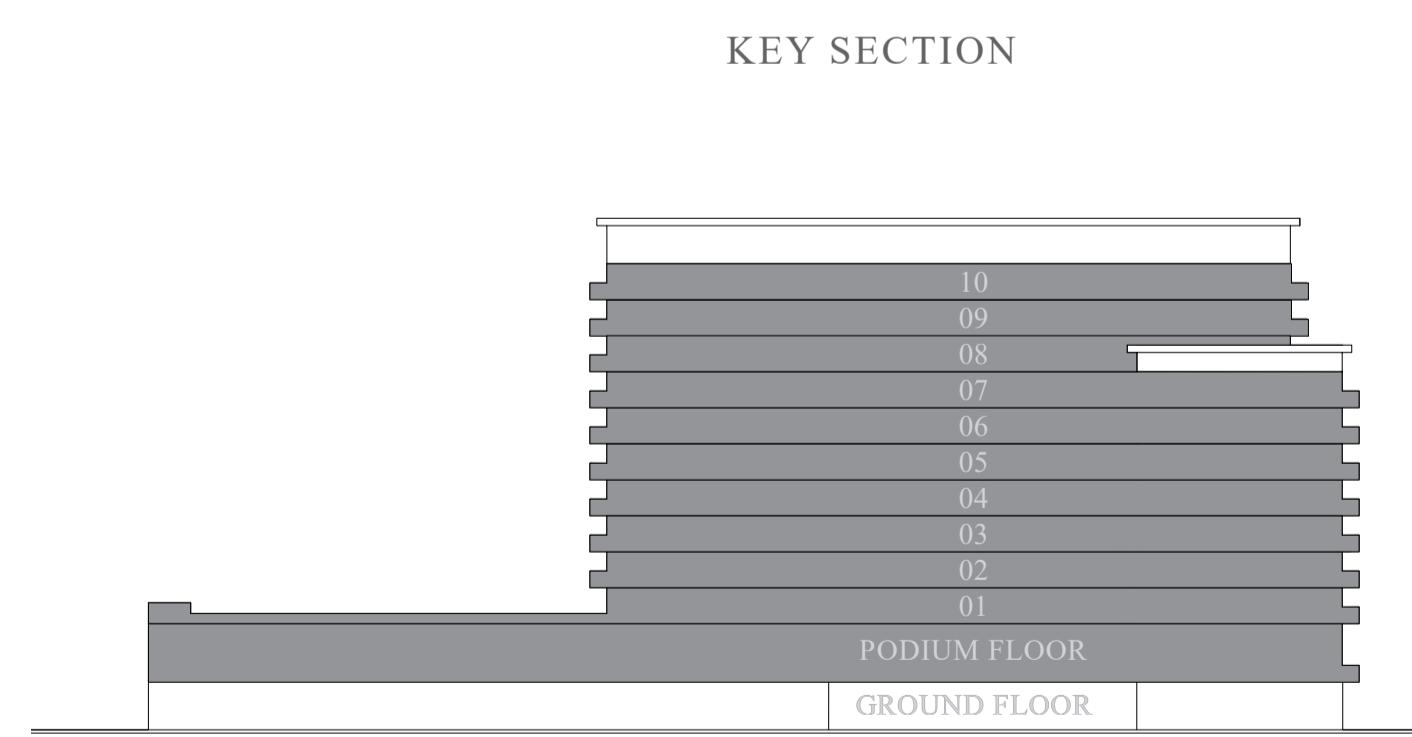
SUITE AREA	87.47	S Q M	941.52	S Q F T
BALCONY AREA	4.98	S Q M	53.6	S Q F T
TOTAL AREA	92.45	S Q M	995.12	S Q F T

UNIT: 211, 311, 411, 511, 611, 711, 811

SUITE AREA	87.34	S Q M	940.12	S Q F T
BALCONY AREA	4.98	S Q M	53.6	S Q F T
TOTAL AREA	92.32	S Q M	993.72	S Q F T

UNIT: 911, 1011

SUITE AREA	86.92	S Q M	935.6	S Q F T
BALCONY AREA	4.98	S Q M	53.6	S Q F T
TOTAL AREA	91.9	S Q M	989.2	S Q F T



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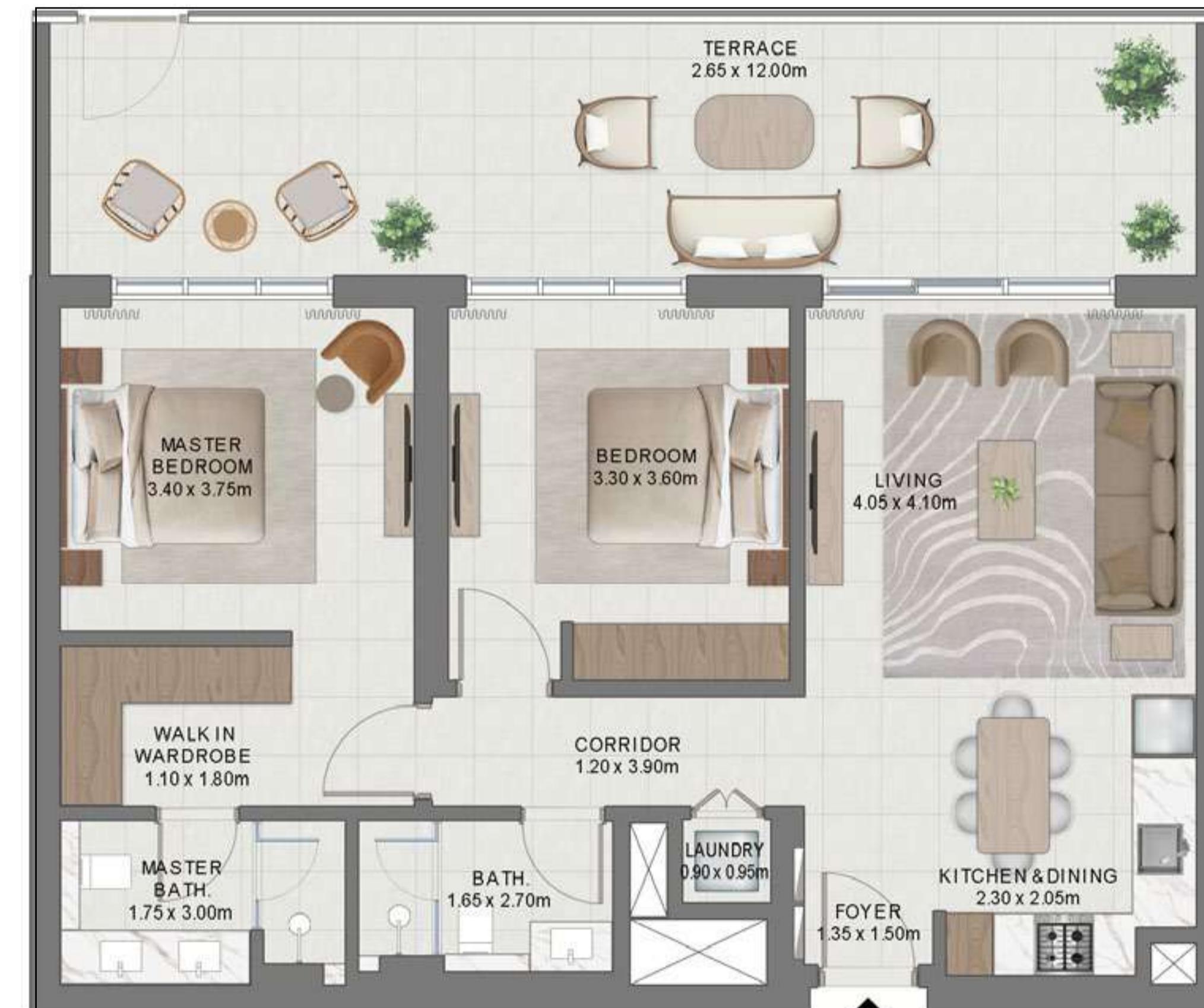
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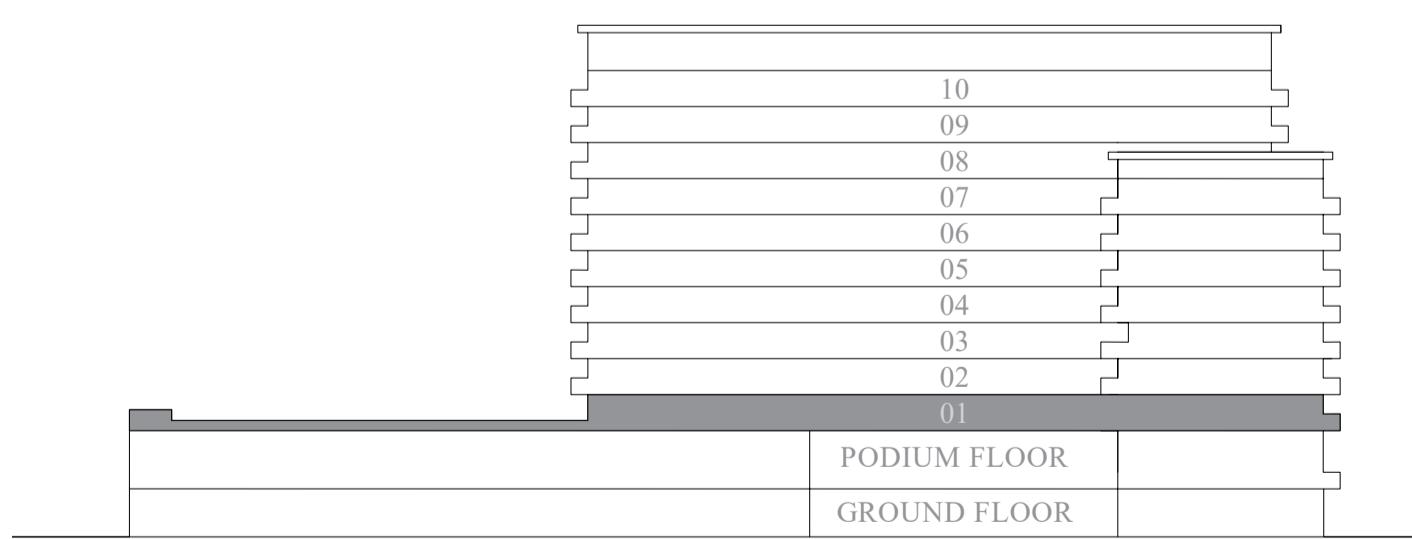
## 2 BEDROOM - TYPE 2.1

UNIT: 111, 112

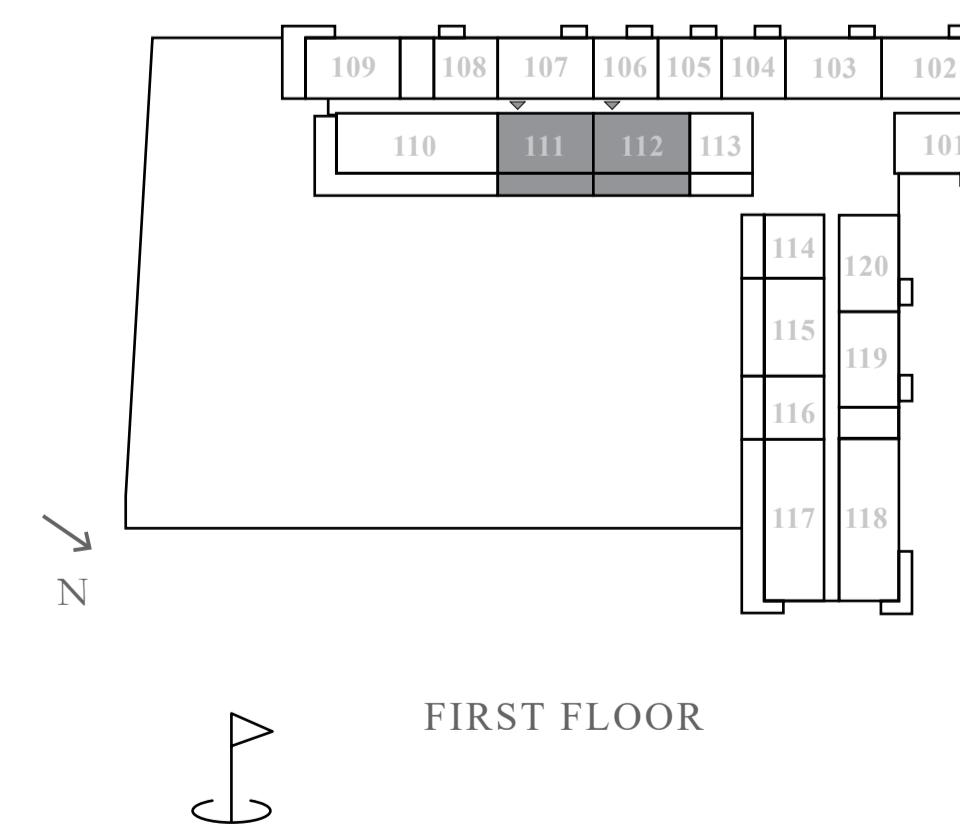
SUITE AREA	87.05	S Q M	937	S Q F T
BALCONY AREA	34.29	S Q M	369.09	S Q F T
TOTAL AREA	121.34	S Q M	1306.09	S Q F T



KEY SECTION



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## 2 BEDROOM - TYPE 2A

UNIT: P09

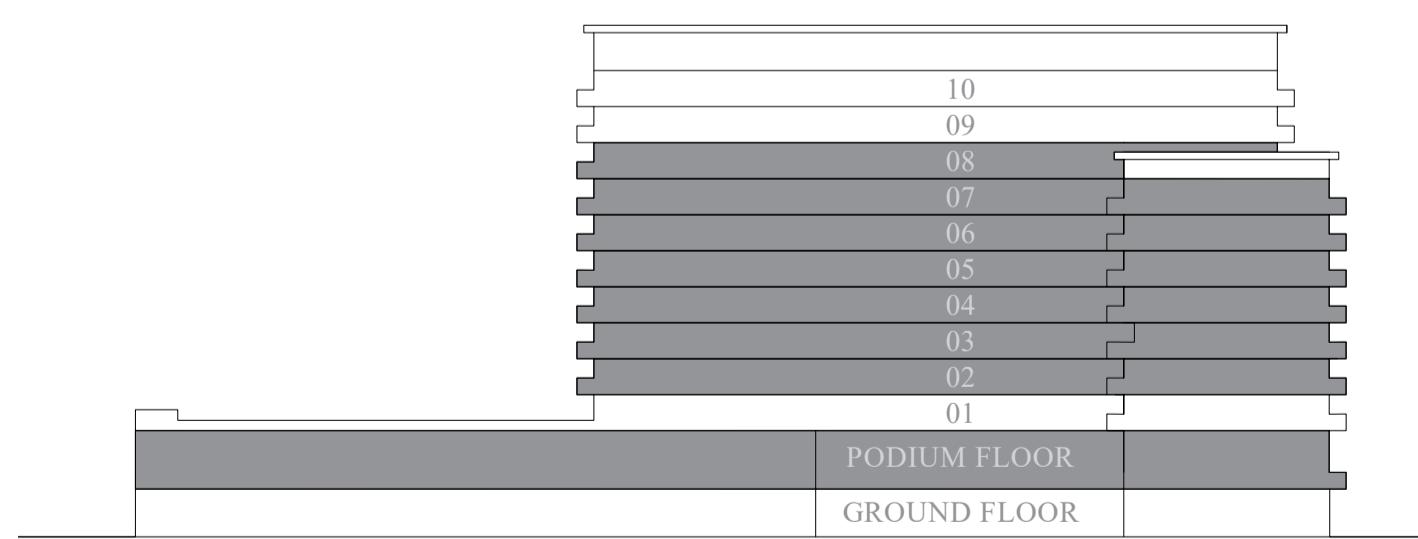
SUITE AREA	87.8	S Q M	945.07	S Q F T
BALCONY AREA	4.99	S Q M	53.71	S Q F T
TOTAL AREA	92.79	S Q M	998.78	S Q F T

UNIT: 215, 315, 415, 515, 615, 715, 815

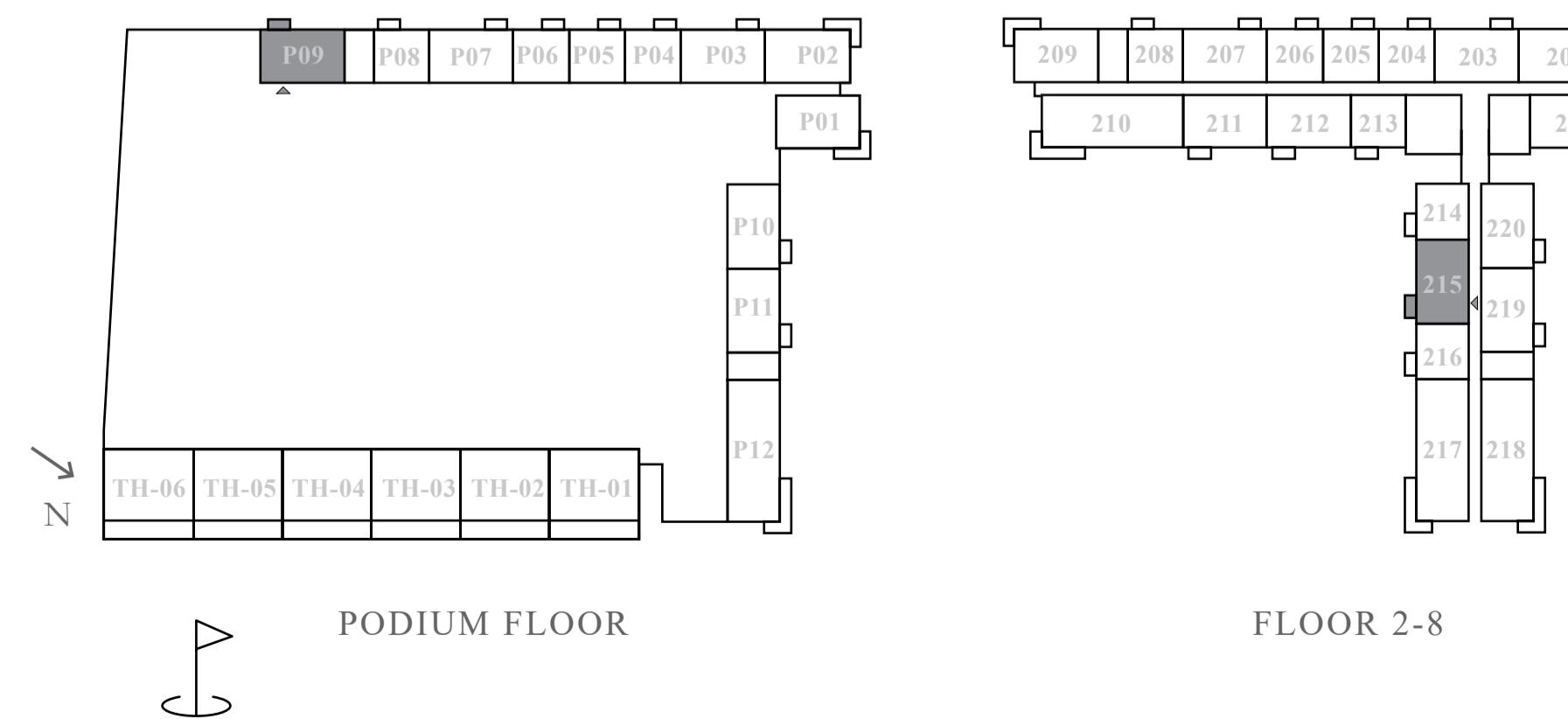
SUITE AREA	87.47	S Q M	941.52	S Q F T
BALCONY AREA	4.98	S Q M	53.6	S Q F T
TOTAL AREA	92.45	S Q M	995.12	S Q F T



KEY SECTION



KEY PLANS



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

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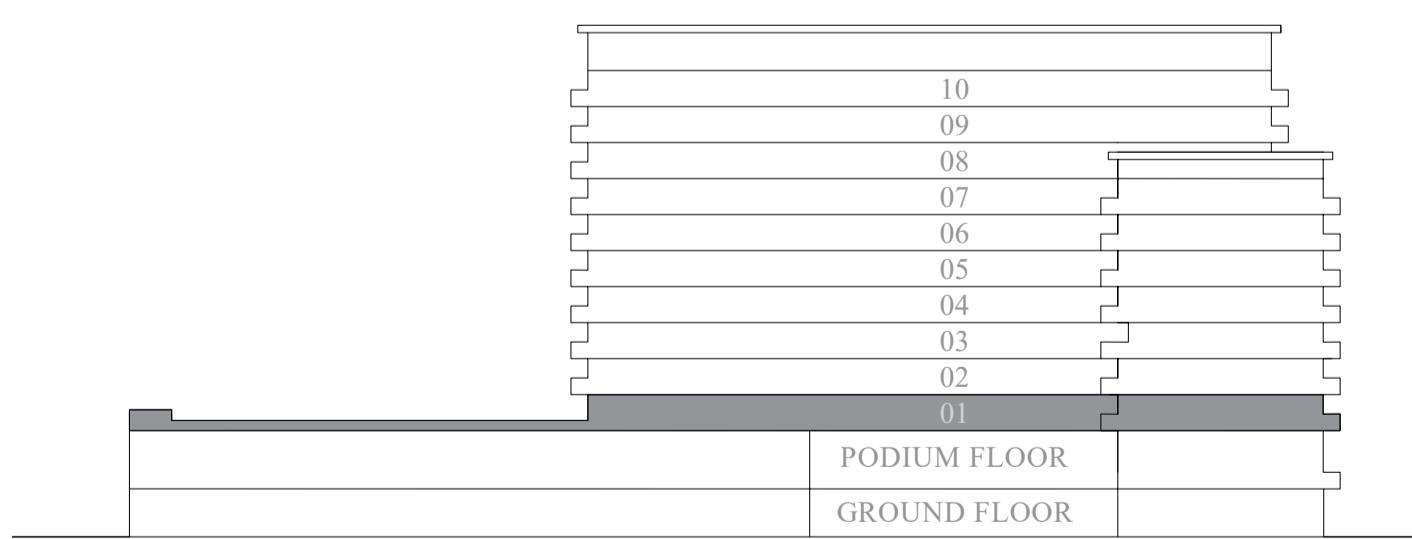
## 2 BEDROOM - TYPE 2A.1

UNIT: 115

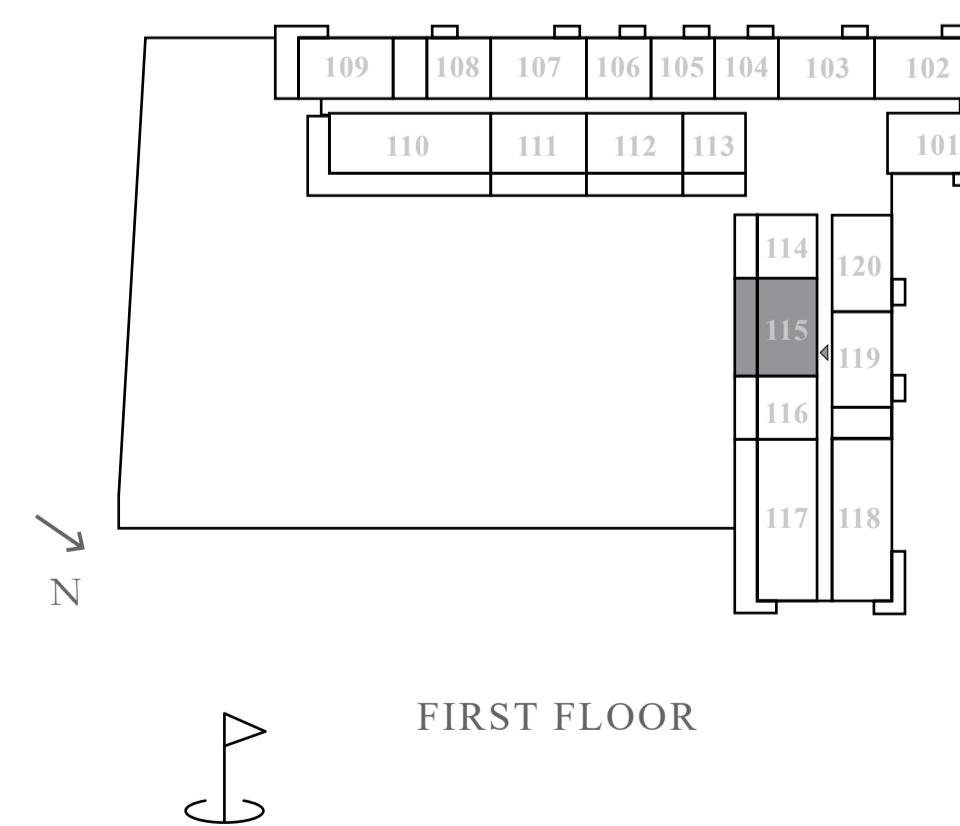
SUITE AREA	87.05	S Q M	937	S Q F T
BALCONY AREA	34.35	S Q M	369.74	S Q F T
TOTAL AREA	121.4	S Q M	1306.74	S Q F T



KEY SECTION



KEY PLANS



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## 3 BEDROOM - TYPE 1

UNIT: P12, 118, 218, 318, 418, 518, 618, 718, 818

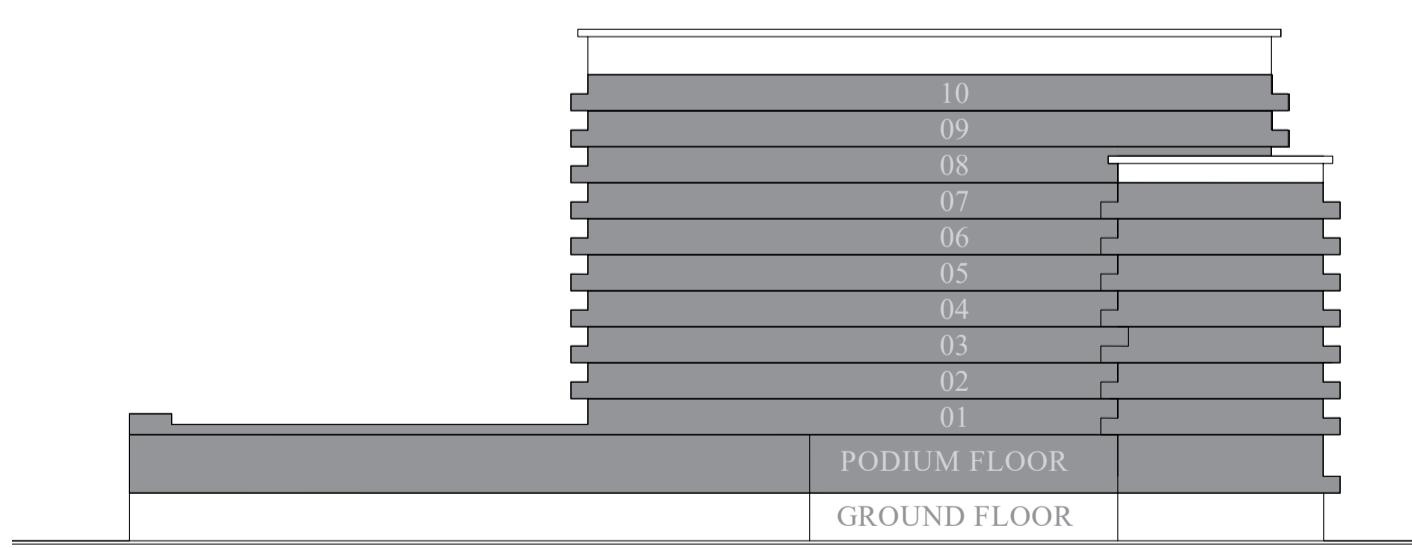
SUITE AREA	146.48	S Q M	1576.7	S Q F T
BALCONY AREA	16.02	S Q M	172.44	S Q F T
TOTAL AREA	162.5	S Q M	1749.14	S Q F T

UNIT: 210, 310, 410, 510, 610, 710, 810, 910, 1010

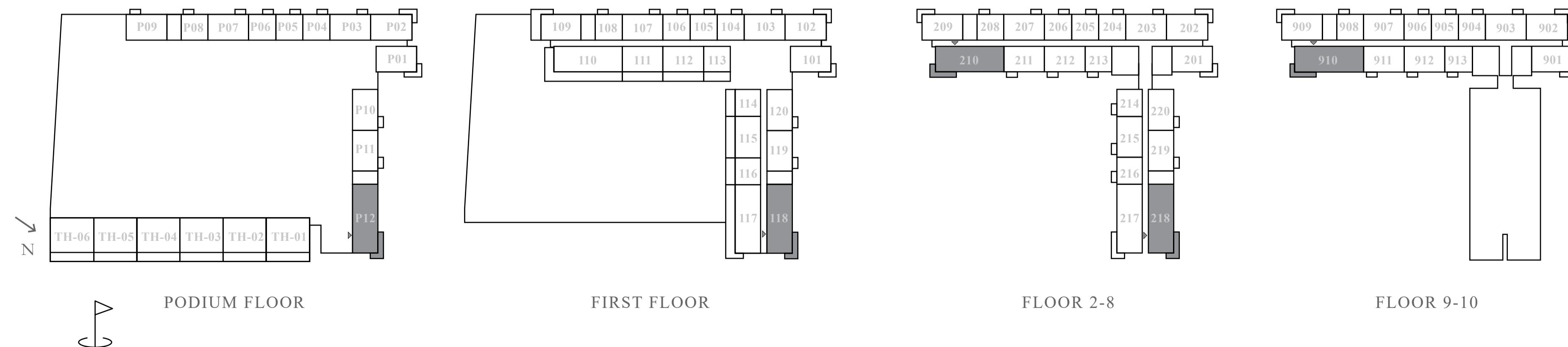
SUITE AREA	145.53	S Q M	1566.47	S Q F T
BALCONY AREA	16.02	S Q M	172.44	S Q F T
TOTAL AREA	161.55	S Q M	1738.91	S Q F T



### KEY SECTION



### KEY PLANS



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EMAAR SOUTH

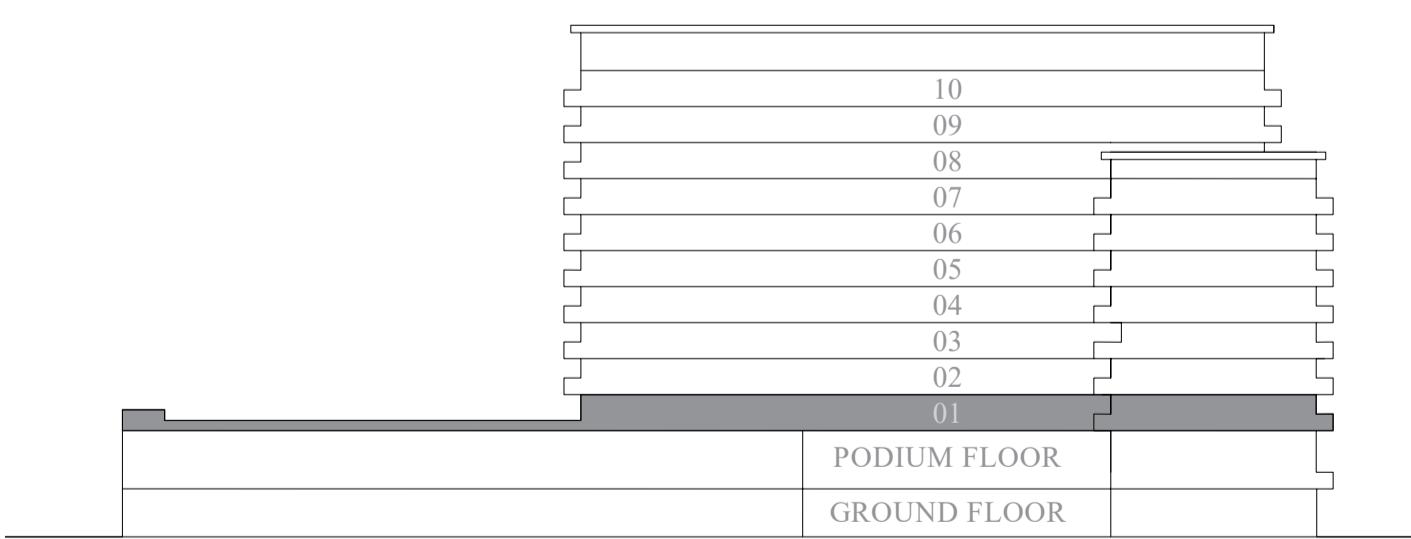
## 3 BEDROOM - TYPE 1.1

UNIT: 110

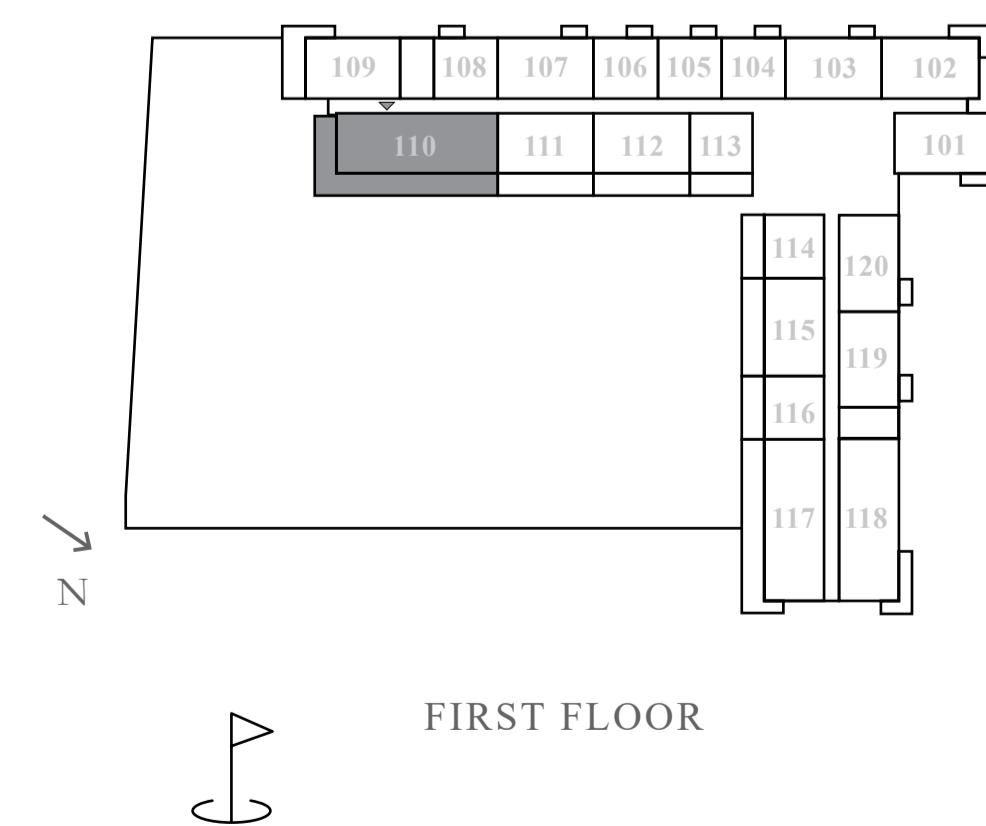
SUITE AREA	146.71	S Q M	1579.17	S Q F T
BALCONY AREA	86.54	S Q M	931.51	S Q F T
TOTAL AREA	233.25	S Q M	2510.68	S Q F T



### KEY SECTION



### KEY PLANS



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

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EMAAR SOUTH

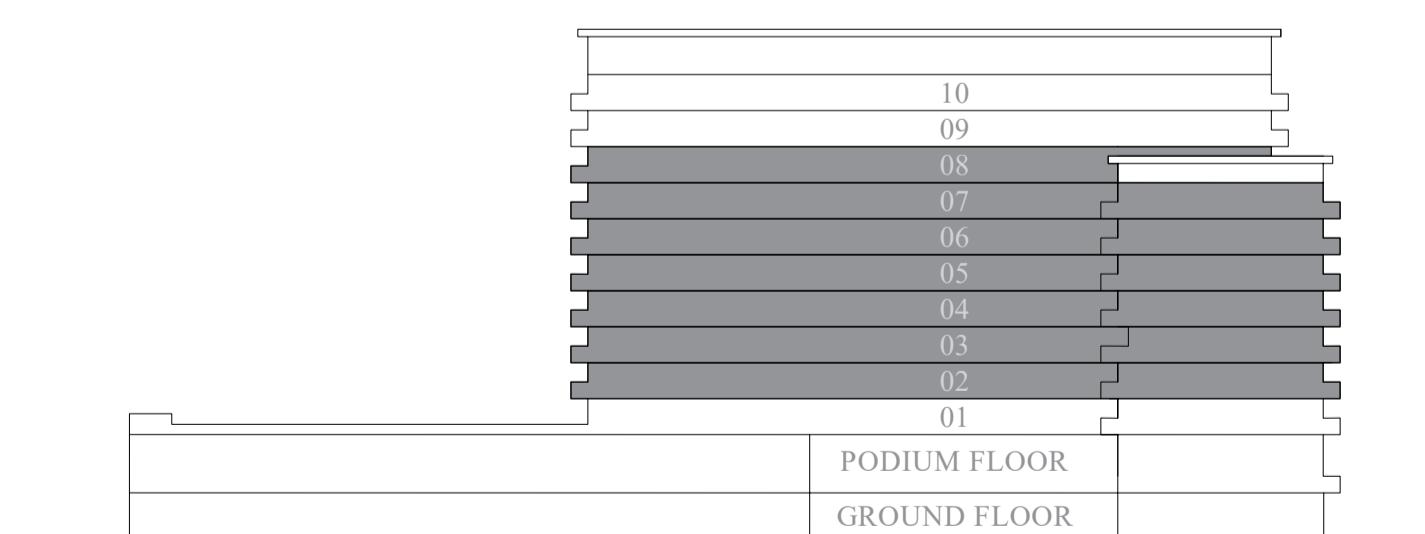
## 3 BEDROOM - TYPE 1A

UNIT: 217, 317, 417, 517, 617, 717, 817

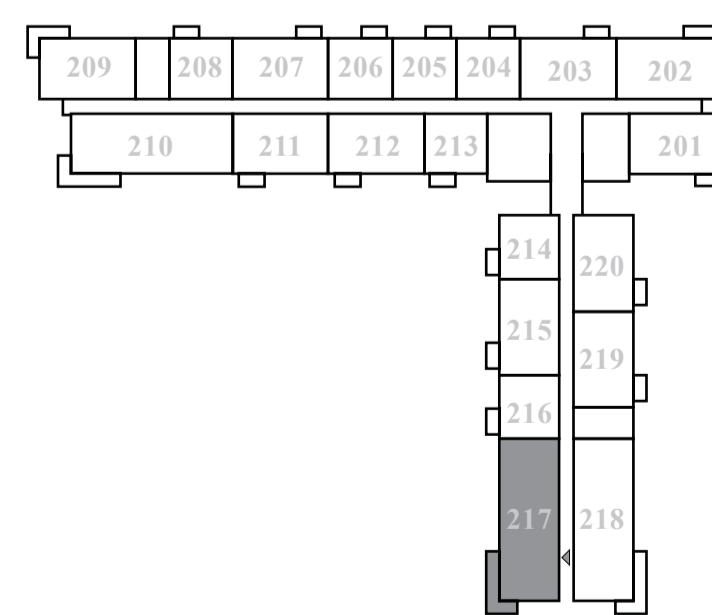
SUITE AREA	145.5	S Q M	1566.2	S Q F T
BALCONY AREA	16.02	S Q M	172.44	S Q F T
TOTAL AREA	161.52	S Q M	1738.59	S Q F T



KEY SECTION



KEY PLANS



FLOOR 2-8

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

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EMAAR SOUTH

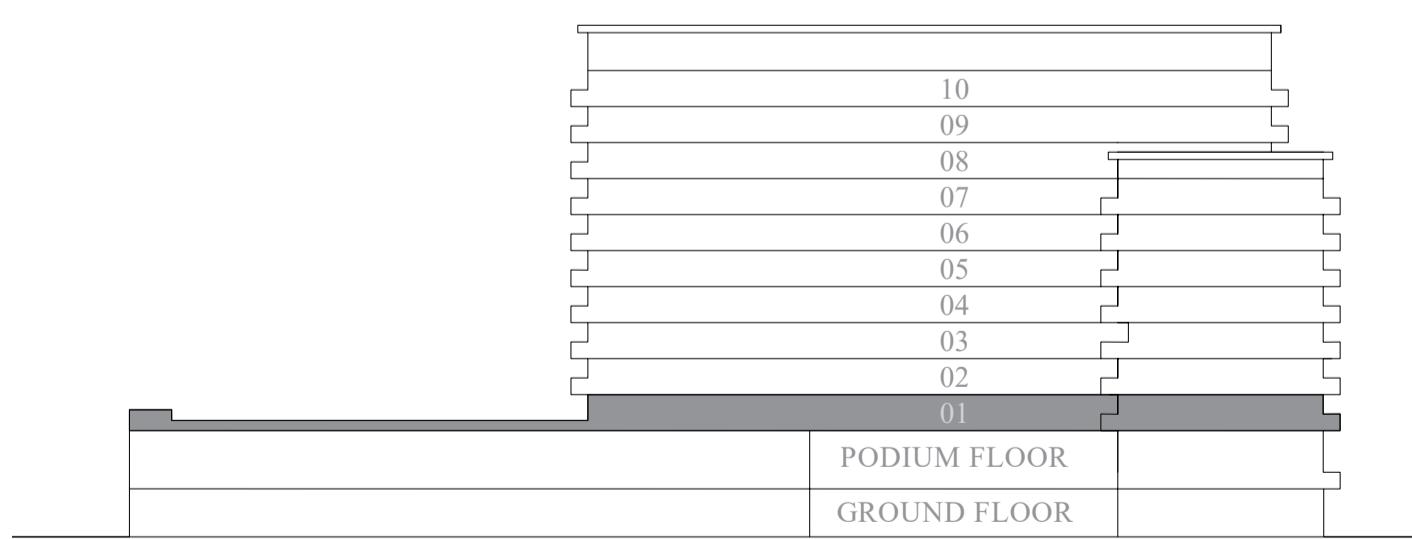
## 3 BEDROOM - TYPE 1A.1

UNIT: 117

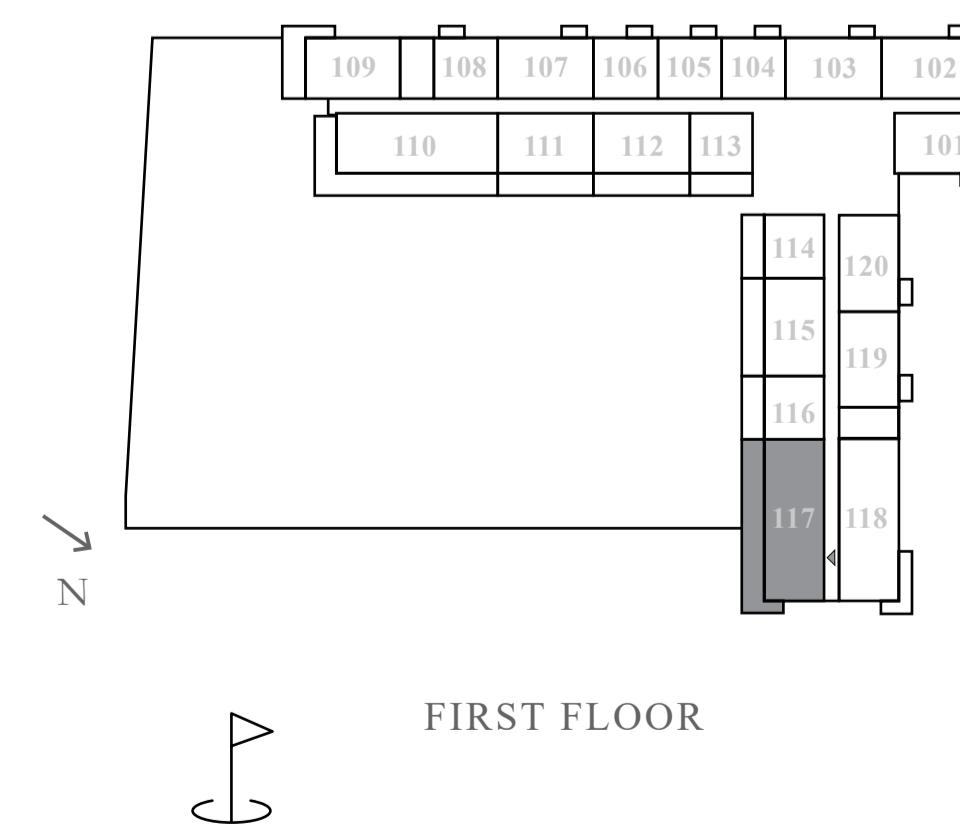
SUITE AREA	145.53	S Q M	1566.47	S Q F T
BALCONY AREA	65.78	S Q M	708.05	S Q F T
TOTAL AREA	211.31	S Q M	2274.52	S Q F T



### KEY SECTION



### KEY PLANS



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

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## PAYMENT PLAN

**10%**

Down Payment

On Booking

**10%**

2nd Instalment

Dec 2025

**10%**

3rd Instalment

Jun 2026

**10%**

4th Instalment

Nov 2026

**10%**

5th Instalment

May 2027

**10%**

6th Instalment

Oct 2027

Upon 40% Construction Completion\*

**10%**

7th Instalment

Mar 2028

Upon 60% Construction Completion\*

**10%**

8th Instalment

Aug 2028

Upon 80% Construction Completion\*

**20%**

9th Instalment

Sep 2029

Upon 100% Construction Completion\*

\*Estimated Construction Completion Date

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