

## Emaar Emerald Hills

Dubai Hills Estate, Dubai

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**Emerald Hills** is the latest development by Emaar Properties, offering unique residential plots located at Dubai Hills Estate, UAE. This exclusive opportunity allows you to craft your masterpiece according to your needs and requirements, with a community and location catering to your every need.

### Key Features and Highlights:


- **Prime Location:** Emerald Hills provides excellent connectivity through well-connected road networks, including Sheikh Mohammed Bin Zayed Road and Al Khail Road. This ensures easy access to key points such as the Mall of the Emirates, Dubai Internet City, Jebel Ali Racecourse, Dubai Marina, Palm Jumeirah, Jumeirah Village Circle, and Dubai Miracle Garden.
- **Privacy and Space:** The community offers incredible levels of privacy and peace of mind. The plots are of considerable size, providing ample space for exterior landscaping options, allowing residents to design their perfect home environment.
- **Luxury Amenities:** Residents of Emerald Hills can enjoy the beautiful 18-Hole Championship Golf Course, Dubai Hills Park, and a vast selection of luxurious lifestyle amenities within the community. The development is designed to offer a serene and upscale living experience.
- **Extensive Open Space:** With 1,450,000 square meters of open space and parks, the development ensures that residents have access to vast green areas for relaxation and recreation.
- **Convenience and Connectivity:** The development is minutes away from Downtown Dubai and Dubai Marina, with proposed metro lines and 54 km of bicycle tracks, making it a highly accessible and connected community.
- **Regional Mall:** Emerald Hills is close to a 282,000 square meter regional mall, providing residents with a wide range of shopping and entertainment options.

Emerald Hills at Dubai Hills Estate offers a unique opportunity to create your dream home in one of Dubai's most prestigious communities. With its prime location, exceptional privacy, and a wide array of luxurious amenities, this development is designed to cater to those who seek the very best in life. The extensive open spaces, championship golf course, and proximity to key destinations make Emerald Hills an ideal choice for those looking to build a custom residence in a serene and well-connected

environment. Whether you're designing a family home or a luxurious retreat, Emerald Hills provides the perfect canvas for your vision, surrounded by the natural beauty and elegance of Dubai Hills Estate.

Category	Unit Type	Floor Details	Sizes	Type
Plot Layout –		Residential Plot –no–77,–Plot–Area–1214.16–sq.m to Residential Plot–no–99,–Plot–Area–798.51–sq.m	667.78Sq Mtr to 1801.06 Sq Mtr	–
Plot Layout –		Plot–no–76	1285.39Sq Mtr to 1285.39 Sq Mtr	Residential Plot

## Overview

Property Type: Plot/Land	Possession Date: Q3 – 2023	County: United Arab Emirates
City: Dubai	Plot Area: 7,179 – 20,462	Sale price:  18 Cr Onwards
UAE Sale Prices: AED9.3 M Onwards		

## Amenities

- ✓ Pool
- ✓ Gymnasium
- ✓ Multiple Purpose Hall
- ✓ Multiple Purpose Court
- ✓ Play Area

## Distances

Metro 8.2km      Healthcare 1.9km      Restaurant 4.6km      School 0.9km  
Mall 3.8km





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