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OFF PLAN

Golf Hills 2

Location: Emaar South, Dubai

Starting From: AED 1,060,000

Permit No: 2

Golf Hills 2

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments & Townhouses**	**Q3 2029**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Golf Hills 2 is a golf-oriented residential development by **Emaar Properties** within **Emaar South**, offering contemporary apartments and townhouses surrounded by landscaped greenery and the community's championship golf course. Emaar positions the project around the relationship between modern architecture and the outdoors, with expansive glazing, terraces and open layouts designed to maximise natural light and views across the surrounding fairways.

The residential collection comprises **1, 2 and 3-bedroom apartments together with 3-bedroom townhouses**. This gives Golf Hills 2 a broader product mix than a conventional apartment development, catering to individual buyers and couples at the smaller end while providing larger family-oriented homes through its three-bedroom apartments and townhouses. Emaar currently advertises the project from **AED 1.06 million**.

Importantly, the project's published size range extends from approximately **671 sq. ft. to 3,081 sq. ft.** One-bedroom apartment layouts begin at around 671 sq. ft., while published three-bedroom townhouse floor plans extend to approximately **3,081 sq. ft.** and are currently referenced from around **AED 5.07 million**.

Interiors use a contemporary material palette incorporating **wood, stone, metal and glass**, with layouts designed to balance functionality and understated luxury. Large windows and terraces strengthen the connection between the residences and Emaar South's landscaped golf environment, making views and

orientation particularly important when selecting individual units.

Golf Hills 2 also provides a substantial lifestyle amenity programme. Emaar officially lists an **18-hole golf course, adult swimming pool, children's pool, splash pad, children's play area, padel court, event lawn, barbecue area, ping pong facilities, indoor and outdoor yoga areas, indoor and outdoor gyms and a multipurpose room**.

The wider **Emaar South** master community further strengthens the lifestyle proposition. Emaar states that the community is planned with approximately **22,700 residential units, 15,360 apartment units, 53,000 sq. m. of retail and dining space, 25 neighbourhood parks and an 18-hole championship golf course**.

Emaar South is strategically positioned within the **Dubai South growth corridor**, close to **Al Maktoum International Airport and Expo City Dubai**. As infrastructure and aviation investment continue to expand across southern Dubai, this location gives Golf Hills 2 exposure to one of the emirate's most significant long-term development zones.

Golf Hills 2 is currently **under construction**, with handover scheduled for **Q3 2029**. The project follows an **80/20 payment plan**, consisting of **10% on booking, 70% during construction and 20% at handover**.

From an investment perspective, Golf Hills 2 combines an accessible entry point with Emaar branding, golf-course positioning and proximity to the future expansion of Al Maktoum International Airport. Unit selection should nevertheless focus on **golf-course views, floor, orientation, layout efficiency and price per square foot**, particularly because Emaar South has a substantial pipeline of existing and future residential inventory.

Why Buy Golf Hills 2 Through A1 Properties?
Purchasing **Golf Hills 2** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors with knowledge of Emaar South, Dubai South and golf-oriented residential developments. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help compare available apartments and townhouses according to square footage, floor, orientation, golf-course views, price per square foot and payment structure.

For investors, our advisors can benchmark Golf Hills 2 against other developments within **Emaar South and the wider Dubai South market**, assessing entry pricing, future residential supply, rental positioning and potential resale opportunities. For end-users, our consultants can focus on practical considerations including usable living space, outdoor areas, golf views, family requirements and proximity to community facilities.

From unit selection and reservation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10%	**70%**	**20%**
Down Payment	During Construction	On Handover

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