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OFF PLAN

Greencrest

Location: Dubai Hills Estate, Dubai

Starting From: AED 1,570,000

Permit No: 2

Greencrest

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments**	**Q2 2029**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Greencrest is a premium residential development by **Emaar Properties** within **Dubai Hills Estate**, designed around contemporary architecture, greenery and a wellness-oriented lifestyle. Positioned within one of Emaar's most established master communities, the project offers residents a quieter residential setting surrounded by landscaped spaces while maintaining convenient access to Dubai Hills Estate's extensive retail, leisure and recreational infrastructure.

The residential collection comprises **1, 2 and 3-bedroom apartments**. Published floor plans show one-bedroom layouts starting from approximately **777 sq. ft.**, with alternative configurations extending into the 800+ sq. ft. range. Two-bedroom residences include layouts exceeding 1,300 sq. ft., while published three-bedroom inventory reaches approximately **1,878 sq. ft.**

Residences are designed around natural light, open living spaces and a strong connection with the surrounding landscape. Greencrest's architectural concept takes advantage of Dubai Hills Estate's greenery, with selected residences positioned to capture **park, landscaped and golf-course views**. This makes floor, orientation and view important considerations when comparing individual units.

The development offers an extensive collection of lifestyle amenities. Confirmed facilities include an **indoor gym, outdoor gym, swimming pool, children's pool, MUGA court, yoga deck, indoor and outdoor children's play areas, barbecue area, multipurpose hall, seating deck and open lawn**. These facilities create a balanced environment combining fitness, recreation and community spaces.

Greencrest also benefits from its location within **Dubai Hills Estate**, one of Dubai's most established premium master communities. Residents have access to the wider area's parks, schools, healthcare facilities, retail destinations and recreational infrastructure, including **Dubai Hills Mall and Dubai Hills Golf Club**. Its central position between Downtown Dubai and Dubai Marina also makes the community attractive to residents who want suburban surroundings without moving to Dubai's more distant residential corridors.

The project follows an **80/20 payment plan**. Buyers pay **10% on booking**, followed by **70% through construction-linked instalments**, with the final **20% payable on handover**. Current project information places completion in **June 2029**, corresponding to **Q2 2029**.

From an investment perspective, Greencrest benefits from the maturity of Dubai Hills Estate. Unlike projects in emerging master communities, investors are buying into an area where major retail, leisure, landscaping and residential infrastructure is already established. At the same time, the continued delivery of new apartment projects means buyers should compare Greencrest carefully against surrounding Emaar inventory.

Unit selection should therefore consider **price per square foot, floor level, orientation, park or golf views, balcony configuration and layout efficiency**. Residences with stronger views and positions overlooking landscaped areas may have greater differentiation in the future resale and rental markets.

Why Buy Greencrest Through A1 Properties?
Purchasing **Greencrest** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors with detailed knowledge of Emaar developments and the Dubai Hills Estate property market. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help compare available 1, 2 and 3-bedroom residences according to square footage, floor, orientation, view, price per square foot and payment status.

For investors, our advisors can benchmark Greencrest against other developments across **Dubai Hills Estate**, assessing entry price, competing inventory, rental positioning and potential resale opportunities. For end-users, the selection process can focus on usable living space, views, proximity to parks, community facilities and accessibility.

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

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