

## The Community

Dubai Hills Estate – the green heart of Dubai – is a first-of-its-kind destination. This masterfully planned, multi-purpose development forms an integral part of the Mohammed Bin Rashid City. Strategically situated between Downtown Dubai and Dubai Marina, flanked by Al Khail Road, the community offers easy access to the city's most popular districts and attractions.

## Why Golf Grand?

- Designed for modern living set against a backdrop of a lush landscape where you can enjoy the finer things in life.
- Luxurious lobby featuring a contemporary-furnished residents' lounge.
- Contemporary 15-storey tower with a comprehensive amenity podium and directly accessible retail options.
- State-of-the-art project inspired with a passion for sustainability.
- Adaptive layouts created for better living and working at home.
- Finishing and materials in neutral tones carefully chosen for their aesthetics qualities and efficiency.



## Location & Views

- Minutes away from Dubai Hills Mall, 15 min from Downtown Dubai, 20 min from Dubai International Airport.
- Overlooking the Dubai Hills Golf Course and low-rise communities.
- Situated along the Golf Club villas community.

Instalment	Payment Percentage	Due Date
Down Payment	10%	March 2023
1st Instalment	10%	May 2023
2nd Instalment	10%	November 2023
3rd Instalment	10%	May 2024
4th Instalment 20% Construction Completion	15%	December 2024
5th Instalment 40% Construction Completion	15%	June 2025
6th Instalment 60% Construction Completion	10%	December 2025
7th Instalment 80% Construction Completion	10%	June 2026
8th Instalment 100% Construction Completion	10%	March 2027

Available Units	Area Sq. ft.		Starting Price (In AED Mn)
	Minimum	Maximum	
1-Bedroom Apartment	680	891	1.4
2-Bedroom Apartment	1,064	1,665	2.0
3-Bedroom Apartment	1,770	2,011	3.5

## Facts

- 129 Units: 1-bedroom apartments.
- 159 Units: 2-bedroom apartments.
- 35 Units: 3-bedroom apartments.



## Residential Units

- 1, 2 & 3-bedroom homes including ground-floor level units.
- Each unit is designed to provide luxury, comfort, and serenity.

## Amenities



- Infinity Pool & Pool Deck
- Landscaped Podium Deck
- Children's Play Area
- 24-hour Security
- Fitness Centre
- Covered Car Park
- Indoor Multipurpose Room

## The Developer

EMAAR REVENUE FOR 2022 – AED 24.9 BN

With a proven track-record in delivery, Emaar has delivered 85,000 residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination.