

# GOLF GRAND

DUBAI HILLS ESTATE

EMAAR

The image features a close-up, slightly blurred photograph of several green leaves. The leaves are arranged in a fan-like pattern, with their veins clearly visible. The lighting is soft, creating a gentle gradient from a darker green at the top to a lighter, almost yellowish-green at the bottom. In the center of the image, the words "Dubai Hills Estate" are written in a clean, white, sans-serif font. Two short vertical white lines are positioned above and below the text, framing it.

Dubai Hills  
Estate





## COME HOME TO DUBAI HILLS ESTATE

Wake up to luscious, landscaped greens and pristine fairways with an iconic backdrop of Burj Khalifa and the Dubai skyline. Live in a sophisticated address that inspires peak performance, every day.



# A community connected to nature

A city within a city – Dubai Hills Estate comprises elegantly planned neighbourhoods of contemporary apartment buildings and villa compounds in a country-village setting



Central  
Location



Dubai Hills  
Park



Dubai Hills  
Mall



Championship  
Golf Course



World-Class Health  
and Education







A natural charm that  
will never fade



## The green heart of Dubai



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.









Welcome to  
Golf Grand



# Golf Grand at Dubai Hills Estate

Imagine a place with stunning natural beauty and a green championship golf course that goes on forever. Just for a moment, picture yourself with every desire satisfied. Imagine what it would be like to have everything your heart could ever want in a community of like-minded people. This is the place where you can watch your family grow and create lasting memories together in a luxury home tailored to your needs.







## At the Centre of it All

Luxury is about being in the heart of the city and yet away from the hustle and bustle of downtown living. With easy access to Al Khail Road, Dubai Hills Estate is just minutes away from Downtown Dubai and other business, retail and tourism hubs. Close proximity to the planned Etihad Rail and Dubai Metro lines will allow for fast and easy access to airports and other emirates in the near future. With three international schools and a nursery within walking distance, this is the ideal neighbourhood for your family to grow and flourish.

**15** minutes from  
Dubai Downtown

**15** minutes from  
Dubai Marina

**20** minutes from  
Dubai Int'l Airports

**25** minutes from  
District 2020





Embrace a life of  
endless possibilities





*Sports vestro*

Architectural rendering of a modern building at night, featuring an outdoor cafe area with people sitting at tables under umbrellas. The scene is illuminated by warm interior and exterior lighting against a starry night sky.





## Verdant nature & suburban bliss

Come home to Golf Grand and bask in the tranquillity of the Dubai Hills Estate's greenery and open spaces. Add a touch of suburban bliss to your experience of modern urban luxury by taking in the scenic views of the Dubai Hills Golf Course and the surrounding low-rise communities.



Club villas  
park view



Landscape  
deck view



Dubai Hills  
golf course



Low-rise  
communities





Enjoy the finer  
things in life



## A passion for the meticulous

Imbued with a sense of progressiveness, Golf Grand is designed for modern living set against a backdrop of a lush landscape where one can enjoy the finer things in life.

Apart from the contemporary architecture of the connected towers situated along the Club Villas Park, your new home is also inspired with a passion for sustainability.

Besides the adaptive layouts created for better living and working at home, Golf Grand also incorporates finishing and materials in neutral tones that have been carefully chosen for their aesthetic qualities and efficiency.








## Grand pleasures

The sense of arrival at Golf Grand is unlike any other neighbourhood development. This expansive golf course-side haven welcomes all guests to indulge in its facilities, comprising a luxurious lobby with classic contemporary interiors, a stylish residents lounge, and a state-of-the-art elevated podium.

  
Infinity Pool &  
Pool Deck

  
Children's  
Play Area

  
Multi-function  
room

  
Landscaped  
Podium Deck

  
Outdoor  
Lawn Area

  
Fitness  
Centre











## Soak in new perspectives

An outdoor lawn events and BBQ area provides a perfect setting for small social gatherings. In this warm and inviting setting, not only can you unwind, but you can also take in the spectacular scenery all around you, or you can lie back and enjoy the night sky under the moonlight. Expertly designed for lifestyle needs and desires, Golf Grand is poised to provide exceptional experiences for you and your family.



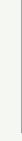




Luxuriate in  
comfort



## Crafted to your needs



With a variety of unit types ranging from one- to three-bedroom luxury apartments, including ground-floor level residential units, Golf Grand is sure to have a floor plan that suits your lifestyle. Here, you will find deliberately crafted places that will allow you to relax with perfect ease. However, modern living at Golf Grand is not only stylish.

It is also extremely practical to meet a variety of lifestyle requirements, incorporating thoughtful details that enable for the transformation of spaces into home offices.



## The art of adaptability



Bright and open spaces with aesthetic elements, bathrooms with high-quality fixtures and sanitary ware, as well as materials such as porcelain tiles and laminate shutters with melamine carcasses. Details in your home are significant, particularly when they have been curated with a focus on quality, allowing you to design and utilise your space as you see fit.











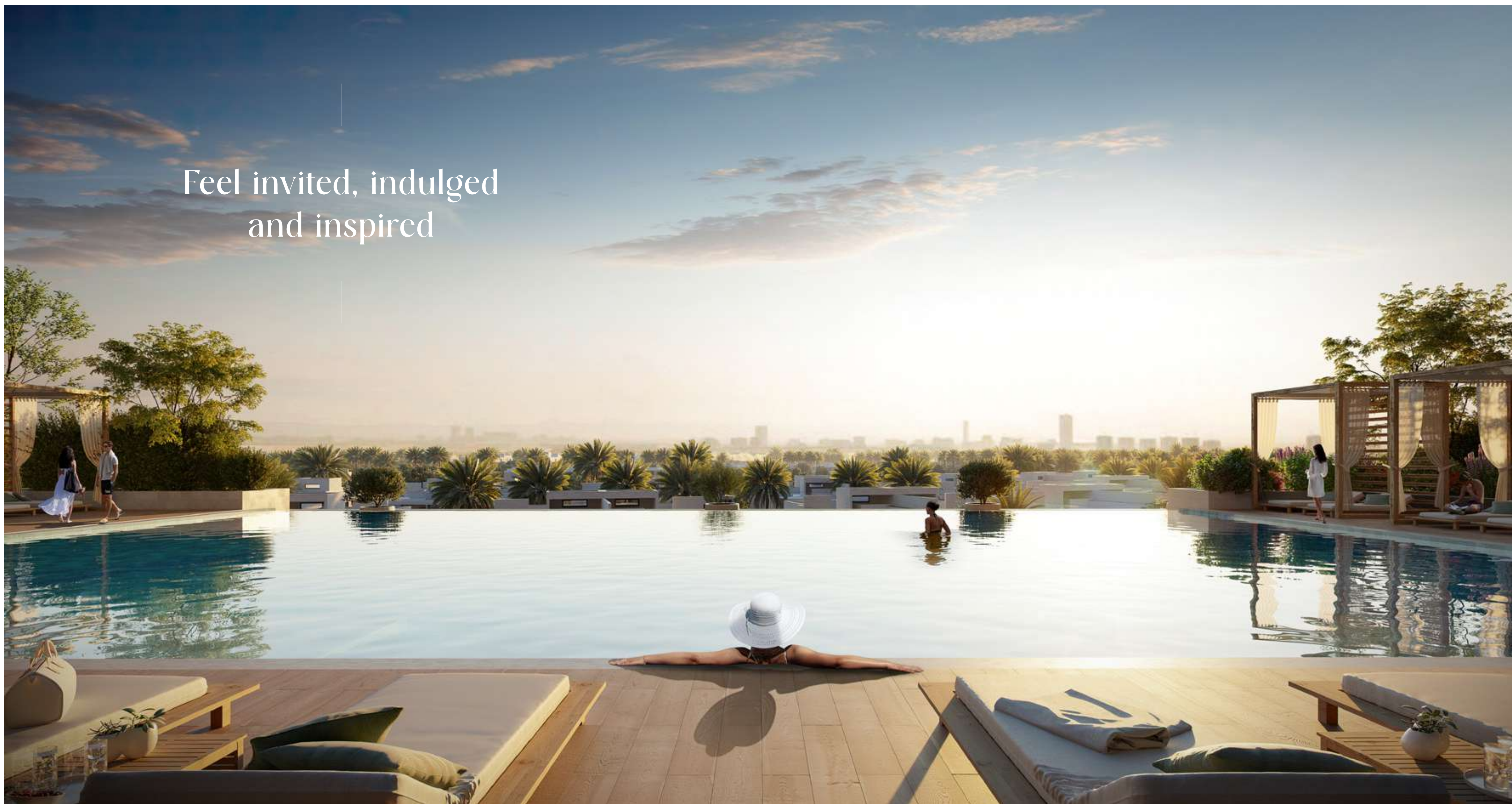








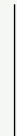
Feel invited, indulged  
and inspired







## Anything and everything you love



In addition to the retail selection and F&B establishments accessible from the street-level platform at Golf Grand, you will appreciate the neighborhood's design, which features an abundance of green open space. Indulge in the Dubai Hills Estate's plethora of cafés, eateries, and retail options that provide an active urban lifestyle, mere steps from the Dubai Hills Mall and Central Park.







# Dubai Hills Park

Dubai Hills Park is a lush green oasis in the heart of Dubai Hills Estate's southern district. The park encompasses wadi trails, children's play areas, a kids' splash park, sports facilities, an outdoor gym, and much more.

Longest Park of any Community

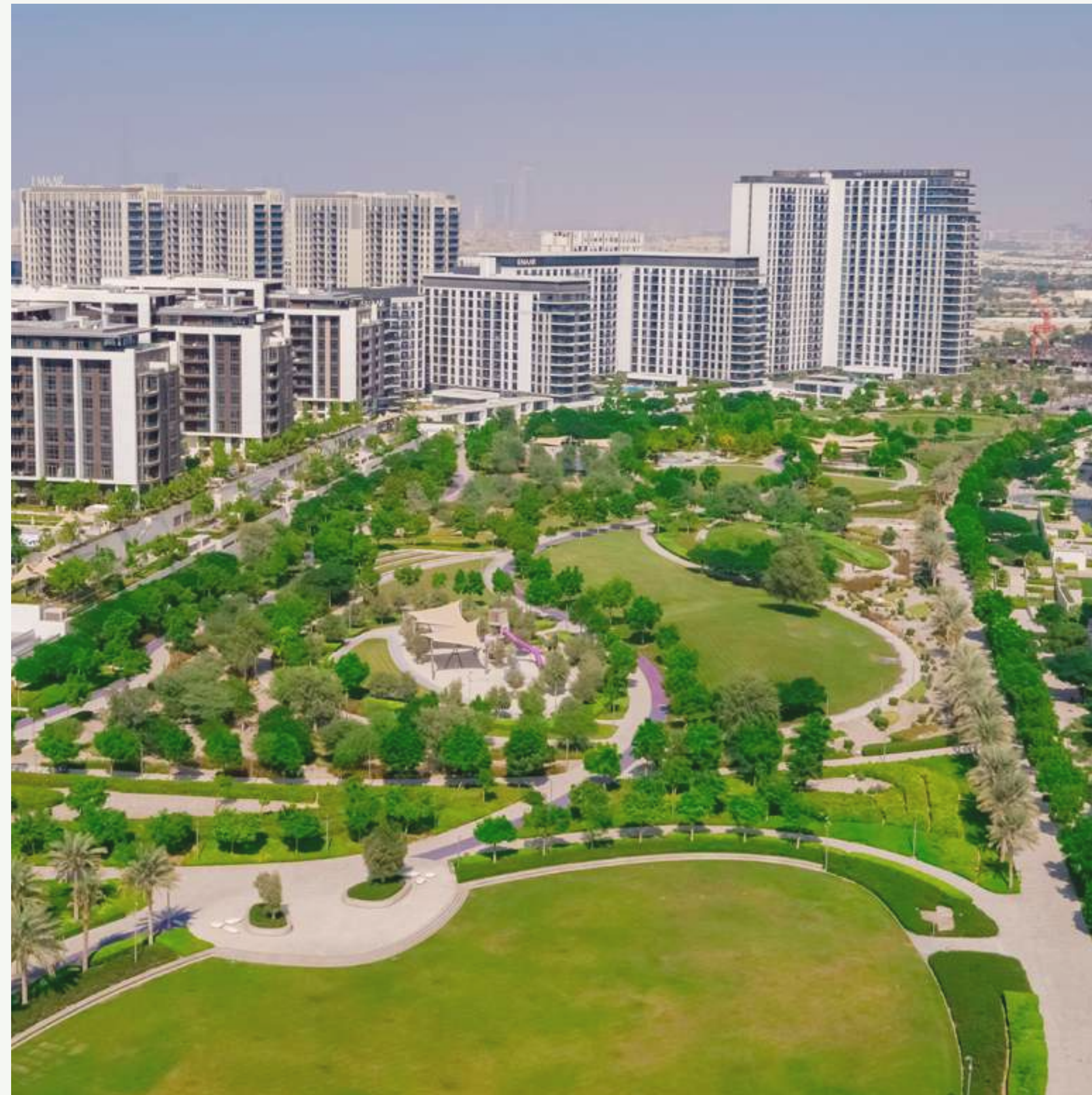
Jogging Track

Volleyball

Basketball Court

Skate Park

Dog Park







## Dubai Hills Mall

Dubai Hills Mall is a destination of endless possibilities. Ideally positioned on the crossroads of Umm Suqeim Road and Al Khail Road, and only a short walk from Golf Grand, the mall grants you:

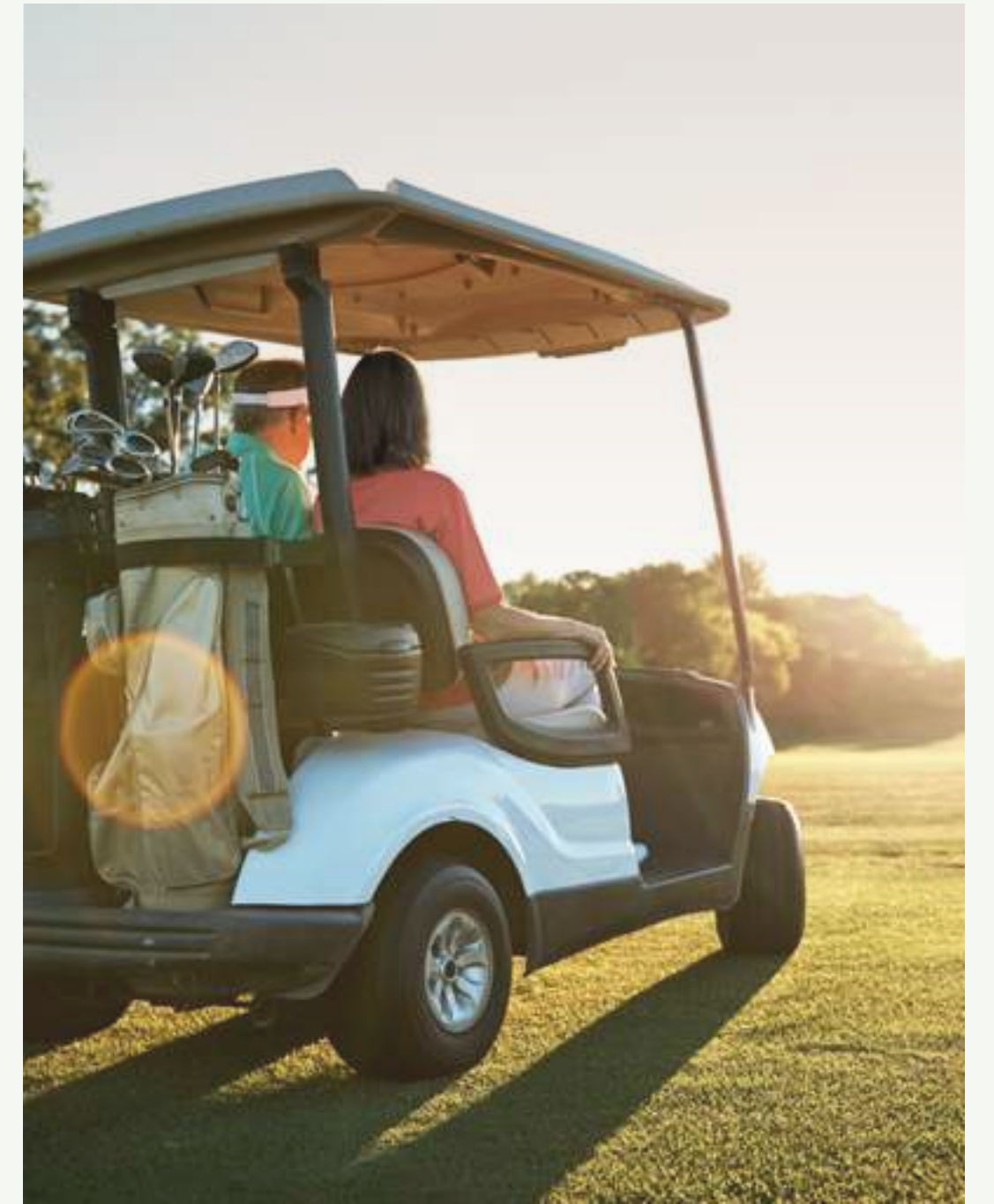
- 650+ Shopping & Dining Outlets
- Eclectic Array of Restaurants & Eateries
- Family-Friendly Activities & Amusements
- Record-Breaking Indoor Rollercoaster



# Dubai Hills Golf Club

Dubai Hills Golf Club encompasses 1.2 million sqm of meticulously manicured fairways, set against the backdrop of Burj Khalifa and Downtown Dubai, with a glorious outward nine.

- Driving Range
- Putting Green
- Spacious Floodlit Practice Facility
- Golf Academy
- Gym, Pool & Other Amenities
- A Host Of Dining Options







EMAAR

## Global lifestyle developer

As one of the most valuable and reputable real estate developers in the world, Emaar aims to provide world-class design and unrivalled products in the most desirable locations. The Group's portfolio consists of large-scale integrated residential developments, shopping malls, hotels, entertainment, and leisure destinations. Some of Emaar's most iconic landmarks include Burj Khalifa, the world's tallest building.

Market Cap AED  
**51.8 Bn**  
FY 2022

Revenue AED  
**24.9 Bn**  
FY 2022

Net Profit AED  
**6.8 Bn**  
FY 2022

Presence In  
**12+**  
Global markets

Delivered  
**85,000+**  
Residential Units

Under Development  
**27,000+**  
Residential Units

\*As in 31 December 2022