

## THE COMMUNITY

Emaar South is a vibrant community where picturesque green landscapes embraces contemporary living. Nestled around a championship golf course, featuring exquisite apartments and townhouses, it offers world-class amenities like hotels, retail, healthcare, education, and recreation. From the moment you arrive, a balance of nature, leisure and refined golf living unfold.

## WHY GOLF HILLS?

- **Golf-Inspired Living:** A modern sanctuary of golf-inspired living, offering 18-Hole Golf Course, breathtaking greenery, iconic designs, and panoramic landscapes.
  - **Leisure & Tranquility:** Unwind in BBQ zones, kids' play areas, and an infinity pool set amid greenery.
  - **Every Detail, A Masterpiece:** Step inside to interiors of understated luxury, where clean lines and premium materials create depth, warmth, and timeless elegance.
- **Active Lifestyle, Inspired by Nature:** Stay energized with state-of-the-art gym, outdoor fitness zones, padel courts and yoga hubs.
  - **World-class Amenities:** Featuring hotels, retail, healthcare, education, and recreation offer unmatched convenience and lifestyle.
  - **Subtle Artistic Luxury:** Contemporary architecture with flowing layouts that invite sunlight, frame views, and blur the line between indoors and out.



## LOCATION AND VIEWS

- Seamlessly connected to cultural landmarks, luxury lifestyle destinations, world-class attractions, and essential amenities, all within effortless reach.
- Connected Living with access to Al Maktoum International Airport, Dubai Marina, Downtown Dubai and Burj Khalifa, Dubai International Airport.

Instalment	Payment Percentage	Date
Down Payment	10%	ON BOOKING
2nd Instalment	10%	DEC 2025
3rd Instalment	10%	JUN 2026
4th Instalment	10%	NOV 2026
5th Instalment	10%	MAY 2027
6th Instalment 40% Construction Completion	10%	OCT 2027
7th Instalment 60% Construction Completion	10%	MAR 2028
8th Instalment 80% Construction Completion	10%	AUG 2028
9th Instalment 100% Construction Completion	20%	SEP 2029

## RESIDENTIAL UNITS

Bedrooms	Units	Min. Area (sq. ft.)	Max. Area (sq. ft.)	Starting Price (in AED Mn)
1-Bedroom	70	671	871	1.06 Mn
2-Bedroom	101	989	1,307	1.51 Mn
3-Bedroom	27	1,739	2,511	2.83 Mn
3-Bedroom Townhouses	6	3,081	3,081	5.07 Mn

- Total Units: 204
- Discover intimate havens to expansive residences, where each 1-3 bedroom home is tailored to lifestyle and aspiration.
- Realms balance functionality with artistry, giving a canvas for living that is both subtle and luxurious.
- Minimalist architecture and clean lines showcase interiors of warm wood, textured stone, metals, and glass, each finish chosen for depth, character, and elegance.



## AMENITIES



- 18-Hole Golf Course
  - Infinity Edge Pool
  - Kids Pool
  - BBQ Area
- Padel Court
  - Indoor & Outdoor Yoga Area
  - Indoor & Outdoor Gym
  - Kids Play Area

## THE DEVELOPER

EMAAR'S REVENUE FOR 2024 – AED 35.5 Bn

With a proven track-record in delivery, Emaar has delivered approximately 118,400+ residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.