

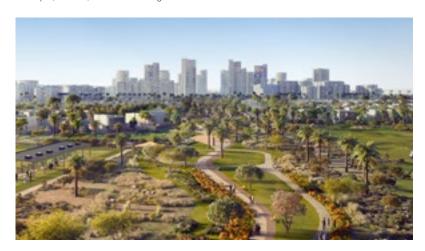


THE COMMUNITY

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
- Inifinity 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.