

2BR+Study — Hills & Skyline View

Downtown Dubai · Emaar The Heights · Emaar The Heights, Dubai Hills Estate, Al Khail Road, Dubai, UAE

AED 3,200,000

AED 2,207 per sqft

- Golden Visa Eligible
- 6.5% Annual Yield
- Apartment
- Unfurnished



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PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
2	3	1,450 sqft	12/45	Golf_course	AED 18/yr

ABOUT THIS PROPERTY

Versatile 2-bedroom-plus-study apartment at Emaar The Heights with sweeping views of Dubai Hills Estate and the downtown skyline. The flexible study can serve as a home office or a child's bedroom. Features include a wide balcony, open-plan living, Emaar-branded kitchen appliances, and premium stone finishes. Ideal for professionals or young families seeking a spacious home in Dubai's greenest estate community.

INVESTMENT OVERVIEW

Annual Rental Yield	6.5%
Property Price	AED 3,200,000
DLD Registration (4%)	AED 128,000
Golden Visa	Eligible
Total Investment	AED 3,328,000

FLOOR PLAN

