

3BR Apartment — Premium Corner & Views

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

AED 4,400,000

AED 2,222 per sqft

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



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PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
3	4	1,980 sqft	9/45	Golf_course	AED 18/yr

ABOUT THIS PROPERTY

Premium corner 3-bedroom apartment at Emaar The Heights capturing wide views of the golf course and the Dubai skyline. Features a corner balcony, open-plan family living and dining, a chef's kitchen with island, and three en-suite bedrooms. The unit benefits from dual-aspect natural light and a large storage room. Located in the heart of Dubai Hills Estate — one of Dubai's most family-friendly master communities.

INVESTMENT OVERVIEW

Annual Rental Yield	6.5%
Property Price	AED 4,400,000
DLD Registration (4%)	AED 176,000
Golden Visa	Eligible
Total Investment	AED 4,576,000

FLOOR PLAN

