

Studio — Golf Course View

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

AED 1,050,000

AED 2,188 per sqft

- 6.5% Annual Yield
- Apartment
- Unfurnished



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PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
Studio	1	480 sqft	32/45	Golf_course	AED 18/yr

ABOUT THIS PROPERTY

Sophisticated studio apartment at Emaar The Heights with a wide balcony overlooking the Dubai Hills Golf Course. Features premium Emaar finishes, an integrated kitchen, built-in wardrobes, and smart home controls. Dubai Hills Estate is a masterplanned community offering 18km of cycling tracks, Dubai Hills Mall, and a championship golf course. A top-performing short-term rental investment with strong occupancy rates.

INVESTMENT OVERVIEW

Annual Rental Yield	6.5%
Property Price	AED 1,050,000
DLD Registration (4%)	AED 42,000
Total Investment	AED 1,092,000

FLOOR PLAN

