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OFF PLAN

# Golf Hillside

**Location:** Dubai Hills Estate, Dubai

**Starting From:** AED 1,470,000

**Permit No:** 2

Golf Hillside

| DEVELOPER | PROPERTY TYPE | HANDOVER | PAYMENT PLAN | STATUS |
|---|---|---|---|---|
| **Emaar** | **Apartments** | **Q4 2028** | **80/20** | **Off Plan** |

## ABOUT THE PROJECT

**Golf Hillside** is a premium residential development by **Emaar Properties** within **Dubai Hills Estate**, positioned to capture panoramic views across the Dubai Hills Golf Course and surrounding low-rise villa neighbourhoods. The project combines a quieter golf-side setting with convenient access to the extensive retail, leisure, education and healthcare infrastructure of Dubai Hills Estate.

The residential collection consists exclusively of **1, 2 and 3-bedroom apartments**. Current transaction and project information places the residences from approximately **741 sq. ft. for one-bedroom layouts to around 1,603 sq. ft. for larger three-bedroom apartments**.

Golf Hillside is a relatively limited Emaar release, comprising **184 apartments** according to Emaar's investor reporting. This is substantially smaller than many of the developer's apartment projects across Dubai Hills Estate, potentially giving the development a more boutique residential character.

The project's primary differentiator is its relationship with **Dubai Hills Golf Course**. Emaar specifically highlights uninterrupted golf-green views and outlooks across the surrounding villa communities. As a result, floor and orientation are particularly important when evaluating individual apartments.

Golf Hillside also benefits from the wider scale of **Dubai Hills Estate**. The master development spans approximately **2,700 acres** and incorporates an **18-hole championship golf course, 1.45 million sq. m. of parks and open spaces, 180,000 sq. m. Dubai Hills Park, 282,000 sq. m. Dubai Hills Mall, three schools and approximately 54 km of cycling routes**.

Connectivity is another strength. The community has direct access to **Al Khail Road**, providing convenient connections toward Downtown Dubai and other major districts. Emaar also highlights future Etihad Rail and Dubai Metro connectivity as part of Dubai Hills Estate's longer-term transport proposition.

Golf Hillside is scheduled for **Q4 2028**, with current project information indicating **December 2028** as the expected completion period. The development follows an **80/20 payment structure**, consisting of 10% at booking, 70% during construction and 20% at handover.

The original launch price was **AED 1.47 million**. However, Emaar's current Dubai Hills Estate inventory shows the limited remaining developer units from approximately **AED 2.90 million**, so the launch price should not be presented as the current minimum asking price.

From an investment perspective, Golf Hillside combines **Emaar development, Dubai Hills Estate positioning, direct golf-course views and a relatively limited 184-unit inventory**. Emaar reported the project as already 95% sold by the end of 2025, indicating that current opportunities are increasingly concentrated in remaining developer stock and the resale/assignment market.

Buyers should compare individual apartments according to **floor, golf-course orientation, view quality, internal area, balcony configuration, original purchase price and current price per square foot**. In a golf-facing development, unobstructed fairway views can create a meaningful distinction between otherwise similar layouts.

Why Buy Golf Hillside Through A1 Properties?
Purchasing **Golf Hillside at Dubai Hills Estate** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available apartments according to square footage, floor, golf-course orientation, views, price per square foot and remaining payment obligations. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers compare Golf Hillside with other premium Emaar residences across Dubai Hills Estate.

For investors, our advisors can benchmark Golf Hillside against **Golf Grand, Club Place, Vida Residences Club Point, Palace Residences and other Dubai Hills Estate developments**, considering acquisition price, view quality, competing supply and future rental and resale positioning. For end-users, the selection process can focus on usable living space, golf views and proximity to Dubai Hills Mall, Dubai Hills Park, schools and other community amenities.

From unit selection and negotiation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

## PAYMENT PLAN

| 10% | 70% | 20% |
| --- | --- | --- |
| Down Payment | During Construction | On Handover |

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