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OFF PLAN

Rosehill

Location: Dubai Hills Estate, Dubai

Starting From: AED 1,650,000

Permit No: 1707143558

Rosehill

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments**	**Q2 2029**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Rosehill is a premium residential development by **Emaar Properties**, located in the heart of **Dubai Hills Estate**, one of Dubai's most prestigious master-planned communities. Positioned alongside the championship **Dubai Hills Golf Course**, the project has been thoughtfully designed to create a tranquil lifestyle where expansive green landscapes, elegant architecture, and contemporary urban living come together. Featuring three architecturally refined residential buildings, Rosehill embraces Emaar's signature design philosophy with open green spaces, landscaped courtyards, and panoramic golf course views, offering residents an environment that balances luxury, wellness, and connectivity.

The development offers an exclusive collection of **1, 2, and 3-bedroom apartments**, ranging from approximately **741 sq. ft. to 1,798 sq. ft.** Every residence has been designed with spacious open-plan layouts, floor-to-ceiling windows, premium finishes, contemporary kitchens with integrated appliances, elegant bathrooms, and expansive balconies overlooking the golf course, landscaped gardens, or Dubai Hills Estate. Bright interiors, natural materials, and seamless indoor-outdoor living create sophisticated homes that appeal to homeowners seeking premium family living as well as investors targeting one of Dubai's strongest-performing residential communities.

Residents enjoy a wide selection of lifestyle amenities designed to promote wellness, recreation, and community living. Facilities include adult and children's swimming pools, landscaped gardens, botanical gardens, outdoor gym, fully equipped fitness centre, yoga deck, padel court, half basketball court, table tennis area, children's wet and dry play zones, multipurpose hall, event lawn, shaded barbecue areas,

seating decks, and beautifully landscaped open spaces. The development also provides direct access to Dubai Hills Estate's extensive parks, cycling trails, golf facilities, retail destinations, and community amenities, creating an exceptional resort-inspired lifestyle.

Strategically located within **Dubai Hills Estate**, Rosehill offers excellent connectivity to **Dubai Hills Mall**, **Dubai Hills Park**, **Dubai Hills Golf Club**, **Downtown Dubai**, **Business Bay**, **Dubai Marina**, **Mall of the Emirates**, and **Dubai International Airport** via **Al Khail Road**. Residents benefit from immediate access to international schools, King's College Hospital Dubai, business hubs, and world-class leisure facilities. Developed by **Emaar Properties**, one of the UAE's leading master developers, Rosehill presents an outstanding opportunity for homeowners and investors seeking premium golf-front living, strong rental demand, and long-term capital appreciation within one of Dubai's most desirable communities.

Why Buy Rosehill Through A1 Properties?
Purchasing **Rosehill** through **A1 Properties** gives you access to experienced Dubai real estate professionals with extensive expertise in Dubai Hills Estate and Emaar's premium residential developments. Our consultants provide personalised guidance to help you select the ideal residence based on your lifestyle requirements or investment objectives while ensuring access to the latest inventory, preferred unit selections, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation, ownership transfer, and after-sales support, A1 Properties delivers comprehensive end-to-end service throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our deep understanding of Dubai Hills Estate's established property market and Emaar's proven track record of delivering world-class communities, we help you secure a premium golf-facing residence with exceptional lifestyle appeal and outstanding long-term investment potential.

PAYMENT PLAN

10%	**70%**	**20%**
Down Payment	During Construction	On Handover

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