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OFF PLAN

Salva

Location: The Heights Country Club & Wellness, Dubai

Starting From: AED 6,762,888

Permit No: 2

Salva

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments**	**Q3 2030**	**85/15**	**Off Plan**

ABOUT THE PROJECT

Salva is a premium villa neighbourhood by **Emaar Properties** within **The Heights Country Club & Wellness**, a large-scale master community conceived around wellbeing, greenery and active family living. The development combines contemporary architecture with landscaped greenways, nature trails, wellness spaces and water features, creating a residential environment where outdoor recreation is integrated into everyday life.

The project offers exclusively **3, 4 and 5-bedroom villas**. Published floor-plan information places residences from approximately **3,340 sq. ft. to 5,884 sq. ft.**, providing a broad range of layouts for families seeking substantial living space.

The villas follow a contemporary architectural language defined by fluid lines, textured materials and carefully landscaped surroundings. Inside, Emaar uses **neutral palettes, layered textures and refined detailing**, with generous natural light contributing to a calm, understated residential aesthetic.

Wellness is the defining element of Salva. Emaar highlights facilities including a **Wellness Centre, Meditation Garden, Wellness Lake & Promenade, Private Beach, Fitness Area, Yoga Lake and Social Terrace**. Nature trails, neighbourhood parks and outdoor wellness spaces further connect individual residences with the wider masterplan.

The broader **The Heights Country Club & Wellness** community is designed as a nature-led retreat with landscaped gardens, meandering pedestrian routes, tranquil courtyards and cascading water features.

Emaar currently lists Salva alongside Serro and Serro 2 as residential neighbourhoods within the community.

Location is another important component of the development's long-term positioning. According to Emaar, The Heights is approximately **10 minutes from Expo City Dubai, 10 minutes from Al Maktoum International Airport, 20 minutes from Dubai Hills Estate and 30 minutes from Downtown Dubai**.

Salva is currently **off-plan**, with completion scheduled for **Q3 2030**. Property Finder specifies **31 July 2030** , while other current records use Q3 2030 more generally. Because these dates differ slightly, **Q3 2030** is the safer website-facing handover status.

There is also a discrepancy in currently published payment-plan information. Bayut reports an **80/20 structure**, whereas Property Finder currently displays **10% down, 75% during construction and 15% on handover**. For transaction-specific information, the latest Emaar booking form or SPA should therefore be treated as definitive.

From an investment perspective, Salva benefits from **Emaar's master-community track record, large villa layouts, wellness-focused positioning and proximity to Dubai South's expanding infrastructure**. Its location near Expo City and Al Maktoum International Airport also provides exposure to the longer-term development of Dubai's southern corridor.

Buyers should compare individual villas according to **built-up area, plot size, bedroom configuration, orientation, proximity to greenways and wellness facilities, and price per square foot**. These factors are particularly important in a villa community where plot position and privacy can materially affect long-term desirability.

Why Buy Salva Through A1 Properties?
Purchasing **Salva at The Heights** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available 3, 4 and 5-bedroom villas according to built-up area, plot size, orientation, community position, price and payment obligations. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers compare Salva against other releases within The Heights and competing Emaar villa communities.

For investors, our advisors can benchmark Salva against **Serro, Serro 2 and other premium villa developments across Dubai's southern growth corridor**, assessing entry price, future supply and resale positioning. For end-users, the selection process can focus on privacy, family space, wellness facilities, landscaping and long-term lifestyle requirements.

From property selection and reservation through documentation, financing, ownership transfer 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%	75%	15%
Down Payment	During Construction	On Handover

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