

EMAAR



THE

HEIGHTS

COUNTRY CLUB & WELLNESS



About Me



Experienced real estate specialist in Dubai, specializing in luxury properties in Furjan and Jebel Ali. Background in construction and Quantity Surveying enables me to assist with finding, selling, or renovating your dream property.

Specialized in selling Town house and villas ,

Mohamed
Arshad Zubair
Real Estate Agent

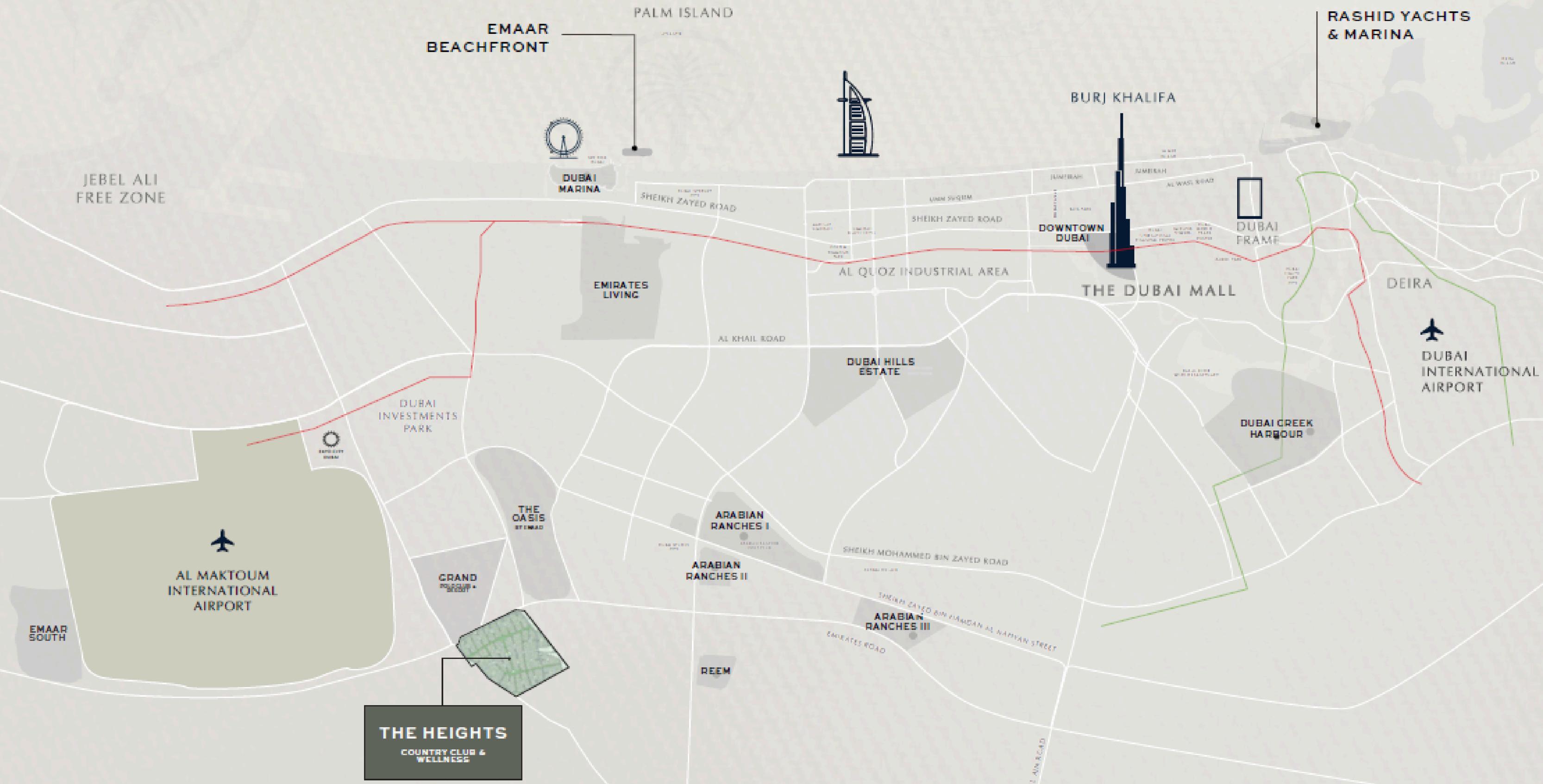
About My Company



City Home Real Estate Brokerage is one the pioneer boutique real estate agency in Dubai, Established in year 2005.



The Heights Country Club & Wellness By Emaar



The Heights Country Club & Wellness By Emaar



3 Bedroom Townhouse	4 Bedroom Townhouse	4 Bedroom Villa
Built Up (Sqft.) 2,167	Built Up (Sqft.) 2,881	Built Up (Sqft.) 3,680
Avg. Price (Mn.) AED 2.49	Avg. Price (Mn.) AED 3.46	Avg. Price (Mn.) AED 4.78

Payment Plan

- 80% During Construction
- 20% During Hand Over (2027)

Comparative Analysis

	The Pulse Villas 2 (Dubai South)	Emaar Off-Plan Project (Dubai South)
Property Type	Ready Villas	Off-Plan Townhouses & Semi-Detached
Location	Madinat Al Matar, Dubai South	Near Dubai South Airport
Developer	Dubai South	Emaar
**3 Beds Built-up Area (Sqft)	2159	2,167
**4 Beds Built-up Area (Sqft)	3483	2,881
Price Range (3Bed T/H)	AED 2.6M - 2.8M	AED 2.49M - 2.8M
Price Range (4Bed T/H)	AED 3.35M - 3.5M	AED 3.46M - 3.7M
Price per Sqft (3Bed T/H)	AED 1204 - 1,296	AED 1,149 - 1,292
Price per Sqft (4Bed T/H)	AED 1000 - 1100	AED 1,200 - 1,284
EOI Amount	Not Applicable (Ready Villas)	AED 200,000 (TH) / AED 400,000 (SD)
Recent Capital Appreciation	54.76% - 110.17% YoY	N/A (Off-Plan Project)
Rental Yield	Expected 6-7%	Expected 6-7%

Analysis for Emaar Communities

Type	Community	Cluster	Launch Prices (AED)	Current Price (AED)	Appreciation Percentage
3 Bed T/H	Dubai Hills	Maple	1.65M	4.3M - 4.5M	166.67%
3 Bed T/H	Arabian Ranchers 3	Sun	1.3M	2.6M	100%
3 Bed T/H	Valley	Eaden	1.1M	2.5M	127.27%
3 Bed T/H	Heights Club	-	2.49M	-	-

Investing in Heights Club by Emaar is advantageous due to its competitive launch price of AED 2.49M, offering potential for significant appreciation similar to other Emaar developments.

Additionally, Emaar's reputation for high-quality construction and desirable community amenities makes Heights Club a promising choice for both residential living and long-term investment.

**The Heights Country
Club & Wellness By
Emaar
Master Plan**



The Heights Country Club & Wellness By Emaar

Total Size: 750 hectare

Location: 30 mins to downtown, Near the Al Maktoum airport

Amenities:

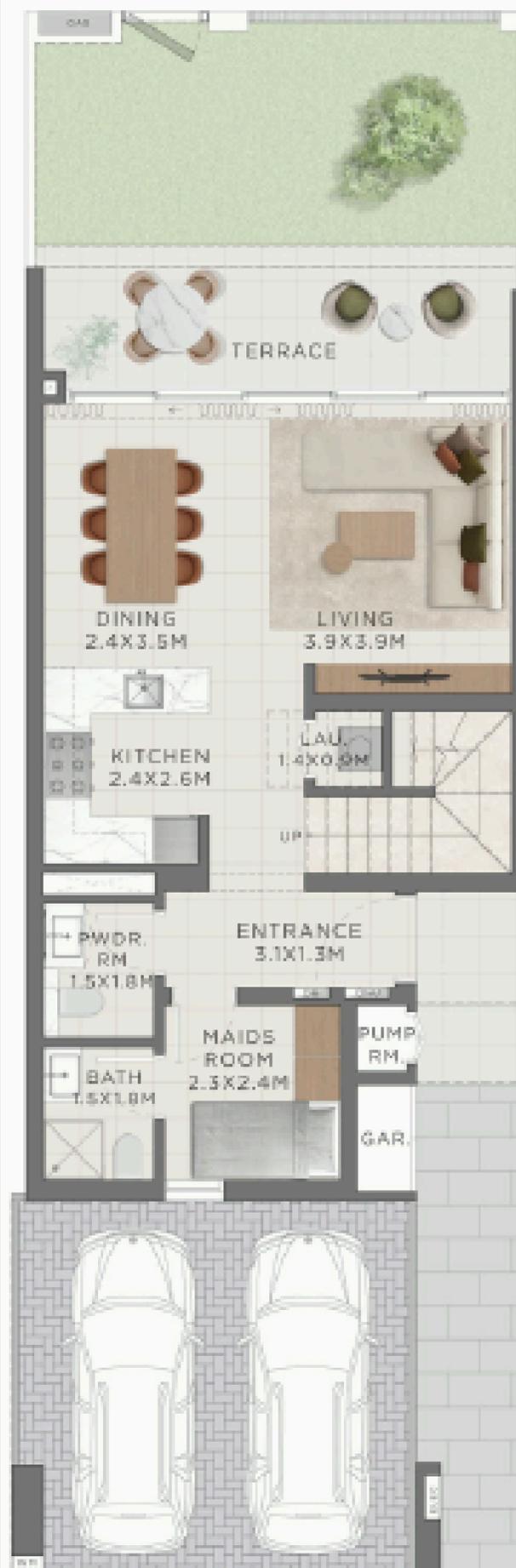
- Central Blvd running throughout the master plan, with a full green connectivity.
- Central retail center, state of the art wellness centre (with spa, gym, F&V)
- Water bodies, sports courts, 38km cycling track, open air cinema, floral garden
- 40,000 sqm GFA of retail-organic gourmet eating,
- 3 schools, 2 hospitals, 8 mosques,

Launching Standard townhouses:

- 3 bdr 2150 sqft BUA
- 4 bdr 2800 sqft BUA



3 BEDROOM TOWNHOUSE LAYOUT



4 BEDROOM TOWNHOUSE LAYOUT



Recommendation

Investing in ***The Heights Country Club & Wellness by Emaar*** in Dubai South is a strategic move. Below points explain why it's highly recommended to secure this great opportunity:

- Located right next to the upcoming world's biggest airport.
- Emaar is offering a highly competitive per sq ft price of AED 1149.
- Well connected to futuristic Dubai developments such as Jebel Ali, IMPZ, etc.
- Spacious layouts with world-class amenities.
- Developed by Dubai's No. 1 developer, Emaar.
- Promises strong capital appreciation, competitive pricing, and solid rental yields.
- According to Knights Frank, *20% of millionaires are interested in investing in Dubai South



Connect With Me



+971 58 505 7211



arshad@cityhomerealestate.com



Dubai, United Arab Emirates



arshadz.com



Arshad Zubair