



# GOLF HEIGHTS

EMIRATES LIVING

 Properties

EMAAR



# Emirates Living

With 8,659 luxury villas and 52.2 million square feet of verdant landscaping, Emirates Living is a tranquil haven in the heart of Dubai. The community's tree-lined streets and pathways, attractively landscaped lakes, blooming gardens, and recreation areas make it an ideal retreat for city dwellers seeking the quiet of the suburbs.

# World-Class Amenities

Emirates Living is a contemporary lifestyle development with an emphasis on outdoor recreation. Here, residents can enjoy an unrivalled selection of amenities within walking distance of their homes.



Golf Course



Parks & Children's Play Area



Address Montgomerie



Schools & Nurseries



Retail Centres

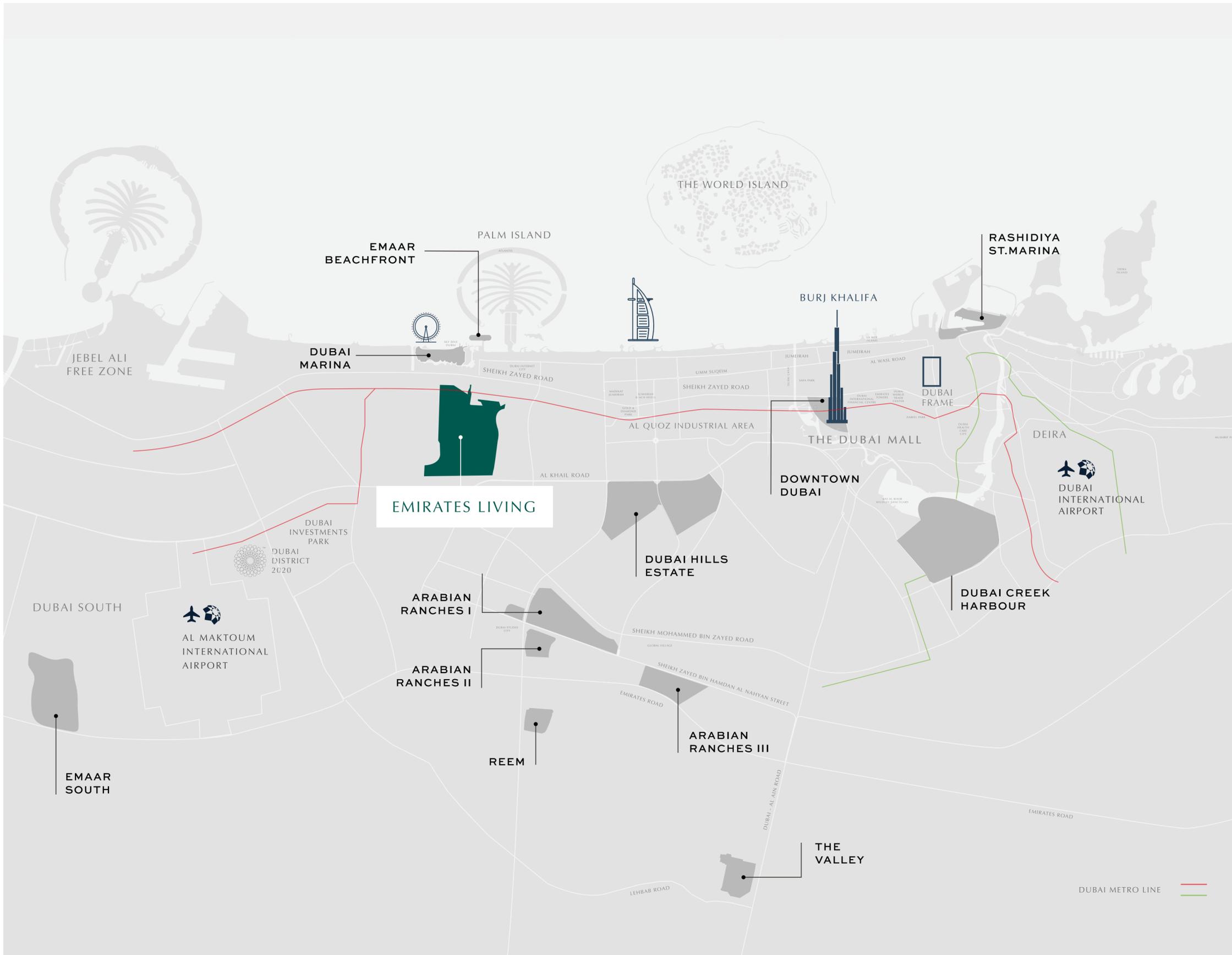


Tennis Court



Lakes & Trails





# Perfectly Connected

Emirates Living marries tranquillity with connectivity. To be a resident of Emirates Living is to take full advantage of all that Dubai has to offer, and make your own little corner of the city.

- 05** minutes to the Metro Station
- 05** minutes to Dubai Marina Mall
- 10** minutes to the Beach
- 30** minutes to Dubai Int'l Airport

An aerial photograph of a lush green golf course. In the foreground, there are several white birds in flight. The middle ground is filled with dense green trees and a well-maintained golf course with visible fairways and sand traps. In the background, a city skyline is visible under a clear blue sky. A prominent, tall, modern skyscraper with a glass facade stands on the left side of the image. The text 'Welcome to Golf Heights' is overlaid in the upper right corner in a white, serif font.

Welcome to  
Golf Heights

# Metropolitan Luxury Living

Picture your life in a stylish tower overlooking a beautiful golf course and racetrack. There, you can enjoy not only a unique address with stunning views, but also the refined and unwinding luxury that comes with it.

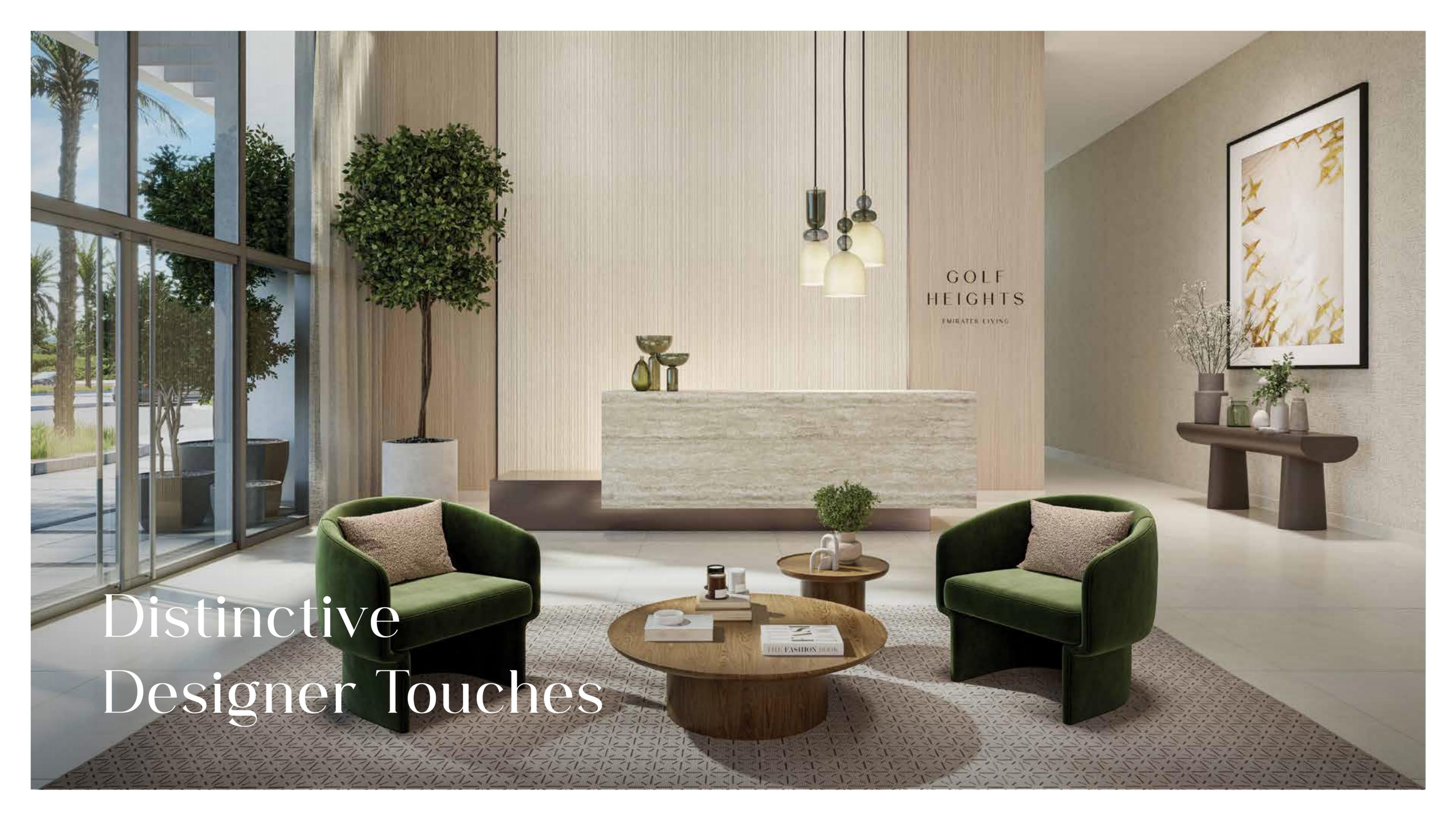
Golf Heights at Emirates Living is a stylish, cutting-edge residential tower in a prime location, offering spectacular views of some of Dubai's most picturesque landscapes.



A high-angle photograph of a modern, white, multi-story residential building with large glass windows and balconies. The balconies are furnished with plants and outdoor seating. In the foreground, a lush green golf course with a winding blue water feature is visible. In the background, the Dubai skyline is prominent, featuring several iconic skyscrapers under a clear blue sky.

# Unmatched Views

of Dubai's Iconic Destinations



Distinctive  
Designer Touches

GOLF  
HEIGHTS  
EMIRATES LIVING

# Homes of Discerning Taste

Brilliantly appointed apartments at Golf Heights offer the very best in sophisticated modern living space, including luxury living rooms with all the distinctive designer touches one would expect in properties built to such exacting standards. Each one to four-bedroom residence boasts private balconies and terraces that add to the overall impression of openness and freedom.





# State of the Art Design

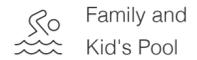
Golf Heights offers the same exquisite attention to luxurious detail in each residence. Subtle lighting, a sophisticated colour palette and sensitively selected materials and fittings combine to create a serene and relaxing oasis of calm in every room and living space.



A Serene and  
Relaxing Oasis of Calm

# Leisure & Relaxation

The golf course ambience is brought inside through the careful selection of plants and colour schemes. The recreational facilities and lounge area with a deck add to the golf club atmosphere and complement the unobstructed views of the golf course and beyond.



Family and Kid's Pool



Children's Play Area



Shaded Lounger & BBQ Garden



Lounge Area



Gym & Outdoor Fitness Area

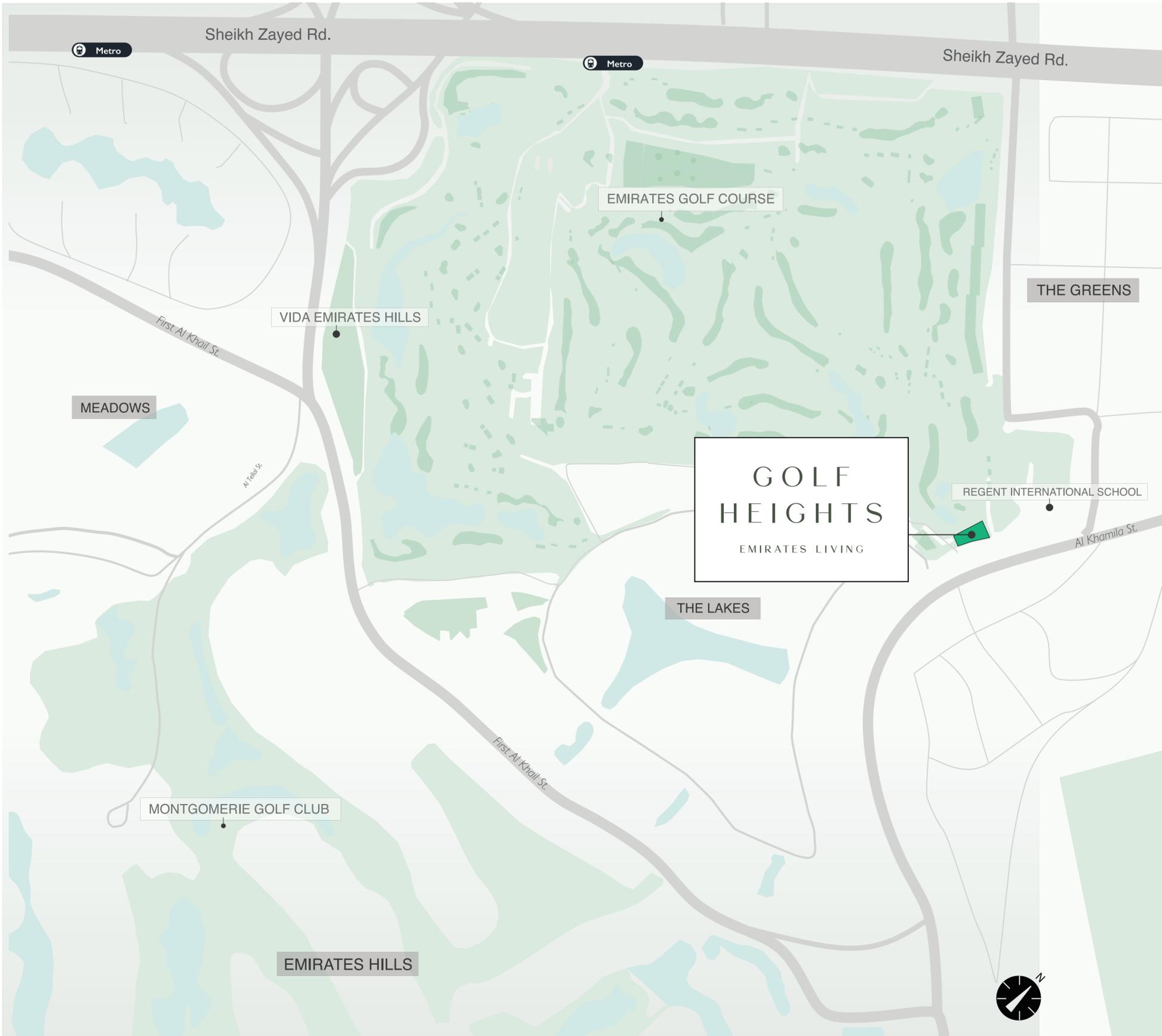


Events Lawn / Yoga Deck





A Refined Lifestyle



# Quality Time at Your Fingertips

Just minutes away from the best golf courses in Emirates Living, Golf Heights epitomises the essence of 'luxurious suburban lifestyle'. Other nearby world-class amenities include two five-star hotels, the Address Montgomerie and Vida Emirates Hills, and the Jebel Ali Racecourse. All of which promise a plethora of options for spending quality time with family and friends.

# Emirates Golf Club

Emirates Golf Club, host of the European Tour sanctioned Omega Dubai Desert Classic and Omega Dubai Ladies Masters, was the first all grass championship golf course in the Middle East when it opened in 1988.

'The Emirates' is so much more than a golf club, serving as the premier address for all things leisure. Its appeal is equally wide-ranging off course, with everything from fine dining to bar bites available alongside top-notch pool and gym facilities, tennis courts and a brand new spa.



Swimming  
Pool



Tennis  
Courts



Fine  
Dining



Fully Equipped  
Gym



Spa  
Facilities





# Address Montgomerie

Five-star hotel Address Montgomerie boasts a 7,396-yard championship golf course designed by eight-time European Order of Merit winner and Ryder Cup star Colin Montgomerie, in association with Desmond Muirhead. Opened in October 2002, the links-style course is consistently ranked as one of the top two courses in the Middle East.

 7,396-yards  
championship golf course

 Golf  
Academy

 Swing  
Studio

# Jebel Ali Racecourse

The grandstand and track at Dubai's Jebel Ali Racecourse were built in 1990 under the direction of champion trainer Dhruva Selvaratnam and His Highness Sheikh Ahmed bin Rashid Al Maktoum.

The total experience at the racetrack makes for a terrific day out for the whole family, not just the experts. You can sit on the grass, catch the racing action from the stands or wander over to the paddock. The Jebel Ali Racecourse is also known for its "Garden Party" atmosphere, which adds to its charming appeal.





# Global Lifestyle Developer

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world\*.

**40BN AED\***  
Market Cap

**28.27BN AED**  
Revenue\*

**86,200+**  
Residential Units Delivered

**26,100+**  
Residential Units Currently  
Under Development

\* As in 31 December 2021



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