

# DUBAI HILLS

## ESTATE

### GOLF PLACE TERRACES

EMAAR

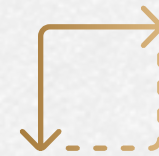


# UNPARALLELED SURROUNDINGS. UNMATCHED LIFESTYLE.

The overwhelming success of Phase I paved the way to Golf Place II – a distinguished new villa collection set amidst a truly breathtaking landscape. Find yourself amongst the lush fairways overlooking the majestic golf course and elevate your lifestyle with everyday luxury.



4, 5 AND 6-BEDROOM  
VILLAS



A BROAD RANGE  
OF PLOT SIZES



CLOSE PROXIMITY TO  
18-HOLE CHAMPIONSHIP  
GOLF COURSE



3 ARCHITECTURAL  
FAÇADE STYLES  
TO SELECT FROM





AL KHAIL ROAD

UMM SUQEIM ST.

LATIFA BINT HAMDAN STREET

DUBAI HILLS PARK

GEMS INTERNATIONAL SCHOOL

DUBAI HILLS MALL

DUBAI HILLS GOLF COURSE

KING'S COLLEGE HOSPITAL

DUBAI HILLS GOLF CLUB

AL MARABEA ST.

GOLF PLACE TERRACES





LOCATION

# IN THE CENTRE OF THE ACTION

-  5 MINS DRIVE TO DUBAI HILLS MALL
-  5 MINS DRIVE TO DUBAI HILLS PARK
-  EASY ACCESS TO AL MARABEA STREET
-  SHORT DRIVE TO DUBAI HILLS GOLF CLUB
-  20 MINUTES DRIVE TO DOWNTOWN DUBAI
-  25 MINUTES DRIVE TO DUBAI INTERNATIONAL AIRPORT

VIEWS

# MEET YOUR SERENE SPACE

Take in the majestic views of the golf course from the comfort of your elegant home. Let the lush landscapes connect you with nature, as you take an evening stroll through the neighbourhood with your loved ones.



# STELLAR GOLF COURSE VIEWS





## ROOFTOP EXPERIENCE

# TAKE YOUR LIFESTYLE TO NEW HEIGHTS

Start your every day on your private rooftop retreat; an outdoor escape where you can grow a garden, dine al fresco and entertain family and friends.

Or, simply go on a journey of self-discovery as you take in the gorgeous fairway vistas that never fail to inspire.



300 SQM  
TERRACE



PRIVATE LOUNGE  
SPACE



PANORAMIC GOLF  
COURSE VIEWS



PARTIAL CITYSCAPE  
VISTAS

# LUXURIOUS AESTHETICS MEETS WHOLESOME FAMILY LIVING

Golf Place II will offer a selection of 4, 5 and 6 bedroom luxury residences in 3 architectural styles catering to different palates.

Each villa boasts a generous private terrace and floor-to-ceiling windows that usher in all the shades of green into your home.





# CONTEMPORARY STYLE

Where excellent proportions, clever use of panoramic windows and exquisite architectural details unite to create a strong contemporary identity.



# MODERN STYLE

Where the simplicity of modern architecture blends with sleek façade details and large sliding windows, creating an effortless flow between the indoor living and outdoor areas.



15

# ELEGANT STYLE

A modern villa that boasts clean lines and expansive windows tied together with strikingly bold features and material palette.



# DUBAI HILLS ESTATE

# GOLF PLACE TERRACES



## AMENITIES

- |               |                         |                        |
|---------------|-------------------------|------------------------|
| 1 LAWN AREA   | 5 FITNESS TRACK         | 9 VOLLEY BALL          |
| 2 PETANQUE    | 6 OUTDOOR FITNESS       | 10 TENNIS COURT        |
| 3 PLAY AREA   | 7 BASKETBALL HALF COURT | 11 MOSQUE              |
| 4 PICNIC AREA | 8 TABLE TENNIS          | 12 POOL AND FACILITIES |

## VILLA TYPE

- ◆ S1: CONTEMPORARY
- ◆ S2: ELEGANT
- ◆ S3: MODERN

## FLOOR PLAN TYPE

- |                   |                   |                   |                         |      |      |
|-------------------|-------------------|-------------------|-------------------------|------|------|
| <b>4 BEDROOMS</b> | <b>5 BEDROOMS</b> | <b>6 BEDROOMS</b> | ◆ B2                    | ◆ B3 | ◆ D1 |
| Type DIS1         | Type D2S1         | Type D3S1         | ◆ D2                    | ◆ D3 | ◆ D4 |
| Type DIS2         | Type D2S2         | Type D3S2         | ◆ UTILITY / SUB STATION |      |      |
| Type DIS3         | Type D2S3         | Type D3S3         |                         |      |      |
|                   |                   | Type B2S3         |                         |      |      |
|                   |                   | Type B3S3         |                         |      |      |

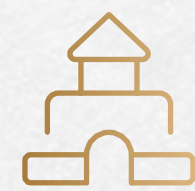


# WORLD-CLASS AMENITIES

Take your game to the next level with Golf Place II's world-class amenities. Give your regular workout an upgrade with various sports facilities, each designed to uplift your fitness experience.



PETANQUE



PLAY AREA



BASKETBALL



FITNESS TRACK



TENNIS COURT



VOLLEY BALL







# THE PERFECT BALANCE OF FAMILY & SPORTING LIFESTYLES

The luxury villa community Golf Place is every modern homeowner's dream realized. With sprawling villas exuding elegance and comfort, as well as an 18-hole championship golf course at your doorstep, it's the perfect amalgam of trendsetting, family, and sporting lifestyles.



# SURRENDER TO THE COUNTRY CLUB LIFESTYLE



# YOUR GREATEST ROUND OF GOLF, AT YOUR DOORSTEP

Dubai Hills Golf Club encompasses 1.2 million sqm of meticulously manicured fairways (the size of 63 football fields). Set against the backdrop of Burj Khalifa and Downtown Dubai, with a glorious outward nine, the fully-functional golf course is bound to inspire your peak performance.

DESIGNED BY EUROPEAN GOLF DESIGN	OPERATED BY TROON GOLF	A HOST OF DINING OPTIONS
83 STRATEGICALLY PLACED BUNKERS	GOLF ACADEMY & PRACTICE FACILITIES	ICONIC CLUBHOUSE





# 2 MILLION SQ FT OF RETAIL INDULGENCE

Dubai Hills Mall is a destination of endless possibilities. Ideally positioned on the crossroads of Umm Suqeim Road and Al Khail Road, and only a short drive from GOLF PLACE II, the mall grants you:



650+ SHOPPING & DINNING CHOICES



A HOST OF DINING OPTIONS



83 STRATEGICALLY PLACED BUNKERS



ICONIC CLUBHOUSE





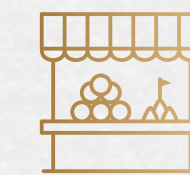
## DUBAI HILLS PARK

# YOUR NEW URBAN HEAVEN

Spanning an impressive 180,000 sqm, Dubai Hills Park is the largest residential community park in Dubai packed with 19 exhilarating activities for you and your loved ones. These include:



2.5 KM  
JOGGING TRACK



WEEKEND  
MARKETS



CAFÉ  
PAVILION



SKATE &  
BOUNCE PARK



URBAN BEACH  
& SPLASH PARK



DOG  
PARK

# THE GREEN HEART OF DUBAI

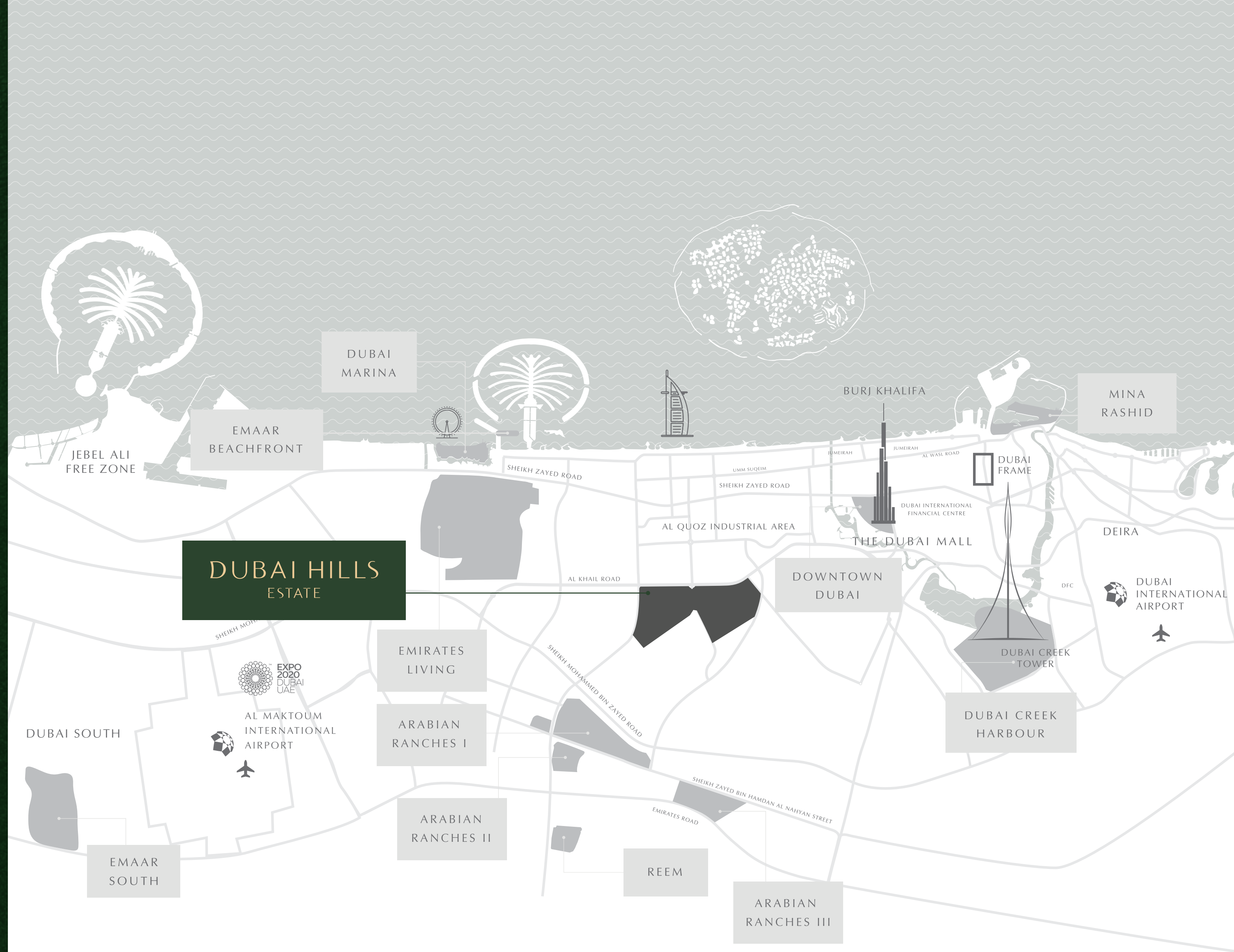
Ordinary has no home at Dubai Hills Estate. Surrounded by pristine fairways and lush gardens with stunning views of the Burj Khalifa, your new address is a masterfully-planned oasis.



20 MINS' DRIVE TO DOWNTOWN DUBAI AND DUBAI MARINA



EASY ACCESS TO LATIFA BINT HAMDAN STREET



# PERFECTLY CONNECTED

The construction of new bridges and roads leading to Dubai Hills Park is on track by the RTA in coordination with Emaar Properties.



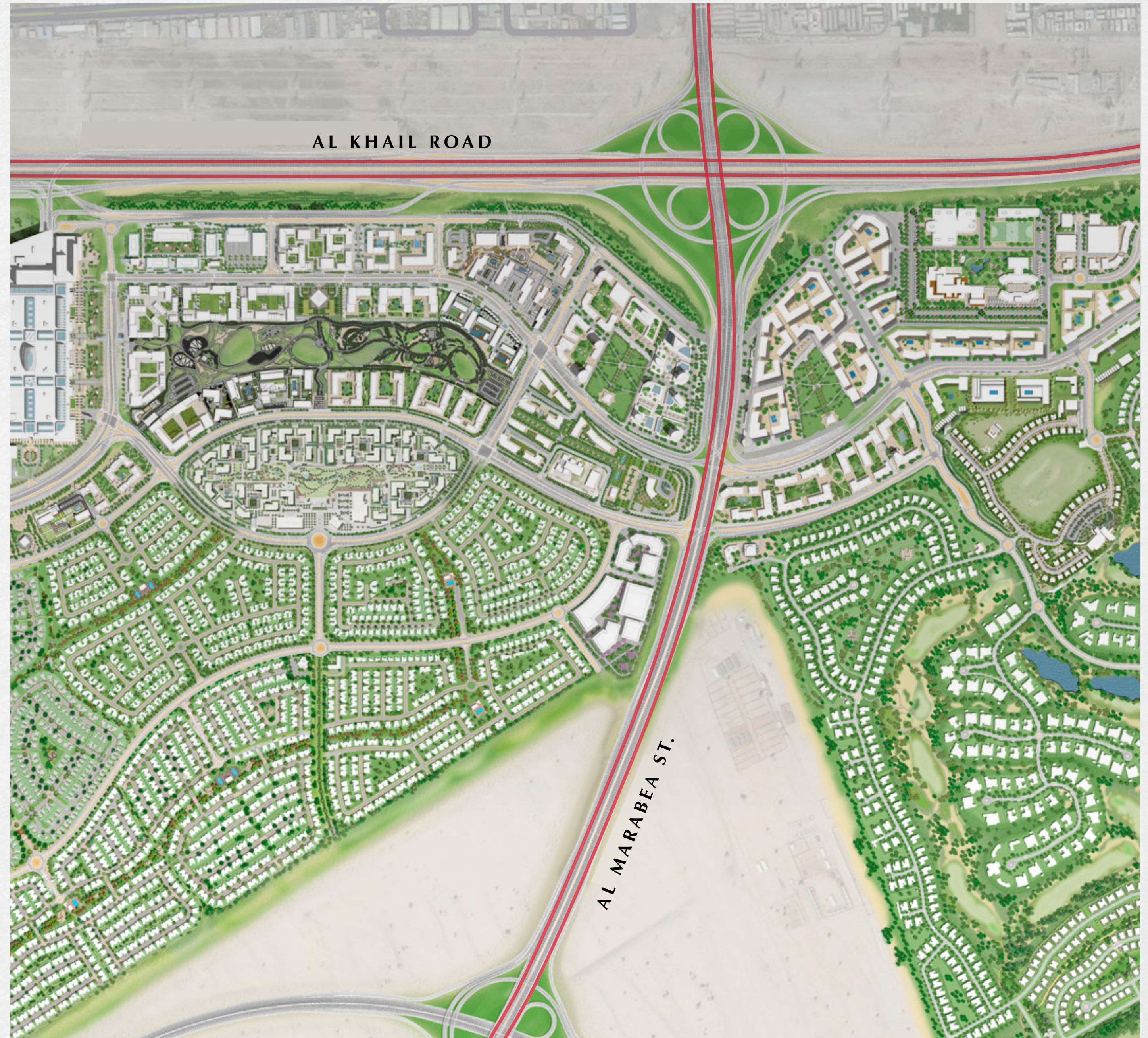
EASY ACCESS TO  
AL KHAIL ROAD



EASY ACCESS TO AL  
MARABEA ST.



2 PROPOSED METRO  
LINES



EMAAR