

An aerial photograph of a lush green golf course. The image shows a well-maintained fairway with distinct mowed stripes. A winding path or bunker edge cuts through the grass. In the upper right, a small, clear blue pond is visible. In the lower center, there is a sand trap with a small island of grass and palm trees. Numerous palm trees of varying heights are scattered across the course, casting long shadows. The overall scene is bright and sunny, with a clear blue sky.

DUBAI HILLS  
ESTATE

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GOLF PLACE II

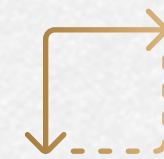
EMAAR

# 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.

DUBAI HILLS  
ESTATE  
GOLF PLACE II





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

DUBAI HILLS ESTATE  
GOLF PLACE II

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



# ELEVATE YOUR EVERYDAY WITH NATURE





# 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.



# 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 II



### AMENITIES

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

### VILLA TYPE

- ◆ COMTEMPORARY
- ◆ ELEGANT
- ◆ MODERN

### FLOOR PLAN TYPE

- |   |   |   |
|---|---|---|
| <span style="color: #FFD700;">◆</span> B2 | <span style="color: #800080;">◆</span> D1 | <span style="color: #6495ED;">◆</span> D3 |
| <span style="color: #808080;">◆</span> B3 | <span style="color: #4169E1;">◆</span> D2 | <span style="color: #ADD8E6;">◆</span> D4 |





# 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



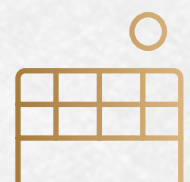
BASKETBALL



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





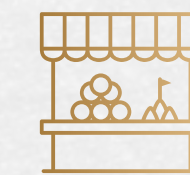
## DUBAI HILLS PARK

# 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

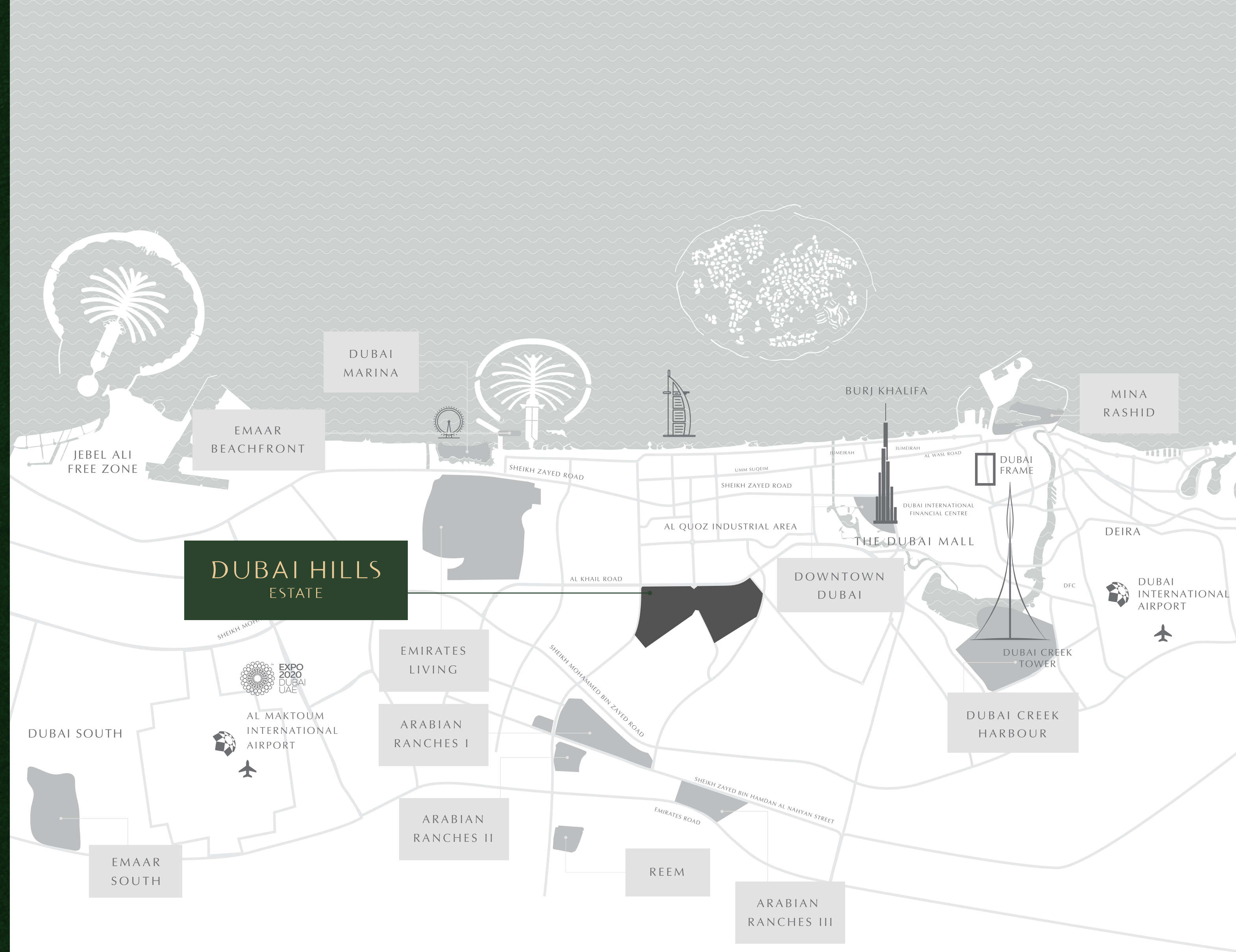
Ordinary has no home at Dubai Hills Estate. Surrounded by pristine fairways and lush gardens with stunning views of the Burj Khalifa, your new address is a masterfully-planned oasis.



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





DUBAI HILLS ESTATE

# WELCOMED OUR FIRST RESIDENTS IN 2019

The first residents of Dubai Hills Estate have already moved in and they can enjoy a range of amenities already opened or soon-to-be available.

OPEN TO PUBLIC

 **2018**  
18-HOLE GOLF COURSE

 **2019**  
BUSINESS PARK

 **2019**  
DUBAI HILLS PARK

 **2020**  
DUBAI HILLS MALL

For more information on **GOLF PLACE II** at **DUBAI HILLS STATE**,  
please call 800 36227 (UAE) / +971 4 366 1688 (International)  
or talk to our Property Advisor directly at +971 4888 8844 from 9 AM to 7 PM (GST), Sunday to Thursday.  
Visit our online sales centre at [emaar.com](http://emaar.com) or any of our sales centres across the UAE.

### **DUBAI**

Emaar Sales Centre, Downtown Dubai  
9:30 AM to 10 PM, Saturday - Friday

Dubai Hills Estate Sales Pavilion, Umm Suqeim Road  
Dubai Creek Harbour Sales Pavilion, Ras Al Khor  
9:30 AM to 7 PM Saturday - Thursday | Friday from 2 PM to 7 PM

### **ABU DHABI**

Emaar Sales Centre, Al Nahda Tower, Ground Floor,  
4th Street, Corniche, Al Muroor Road  
9:30 AM to 7 PM, Saturday - Thursday

**EMAAR**