



DUBAI HILLS  
ESTATE

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**GOLFVILLE**

**EMAAR**





# COLLABORATIVE CONNECTED CHIC

Interactive living with amenities,  
accessibility & lifestyle  
only Emaar can deliver.

1 and 2-bedroom apartments  
with golf and park views.  
GOLFVILLE, premium  
collaborative living.







# GOLF GREEN GRACEFUL

Live your best life in the  
green heart of Dubai.

With vast open spaces on each side of  
your building and never-ending views  
of the golf course and park.

Where community, connection and  
well-being meets fine living.

Welcome to GOLFOVILLE.





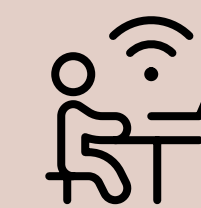




# SHARED SUSTAINABLE STYLISH

For the first time in Dubai, Emaar introduces premium collaborative living.

At GOLFVILLE, you and your neighbours can connect, grow and unlock inspiration in a chic contemporary setting.



Fully-equipped Co-working Rooms



Floor-to-ceiling Library



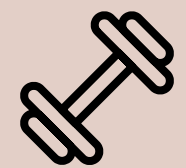
Games Room



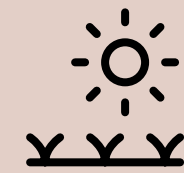


# A WORLD OF AMENITIES AT YOUR DOORSTEP

From your everyday essentials to your own putting green, GOLFBVILLE's on-site pleasures are truly unparalleled.



Fully-equipped Gym with Yoga Zone



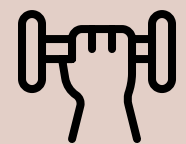
Community Lawn and Outdoor Seating



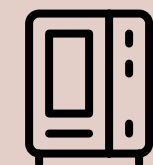
Yoga Zone



Putting Green



Integrated Play & Cross Fit Area



Grab-and-Go Vending Machines



Protein Café



Convenience Store



Pool with Lounging and Shallow Deck



Indoor & Outdoor Cinema







# WATCH A MOVIE WITH FRIENDS - IN OR OUTDOORS

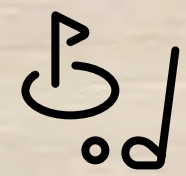






# FIND INSPIRATION AT EVERY CORNER

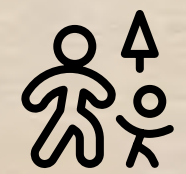
GOLFBVILLE is not just about the premium amenities and vibrant atmosphere. It's about having the best of urban lifestyles at your fingertips.



18-HOLE CHAMPIONSHIP GOLF COURSE  
*Footsteps away*



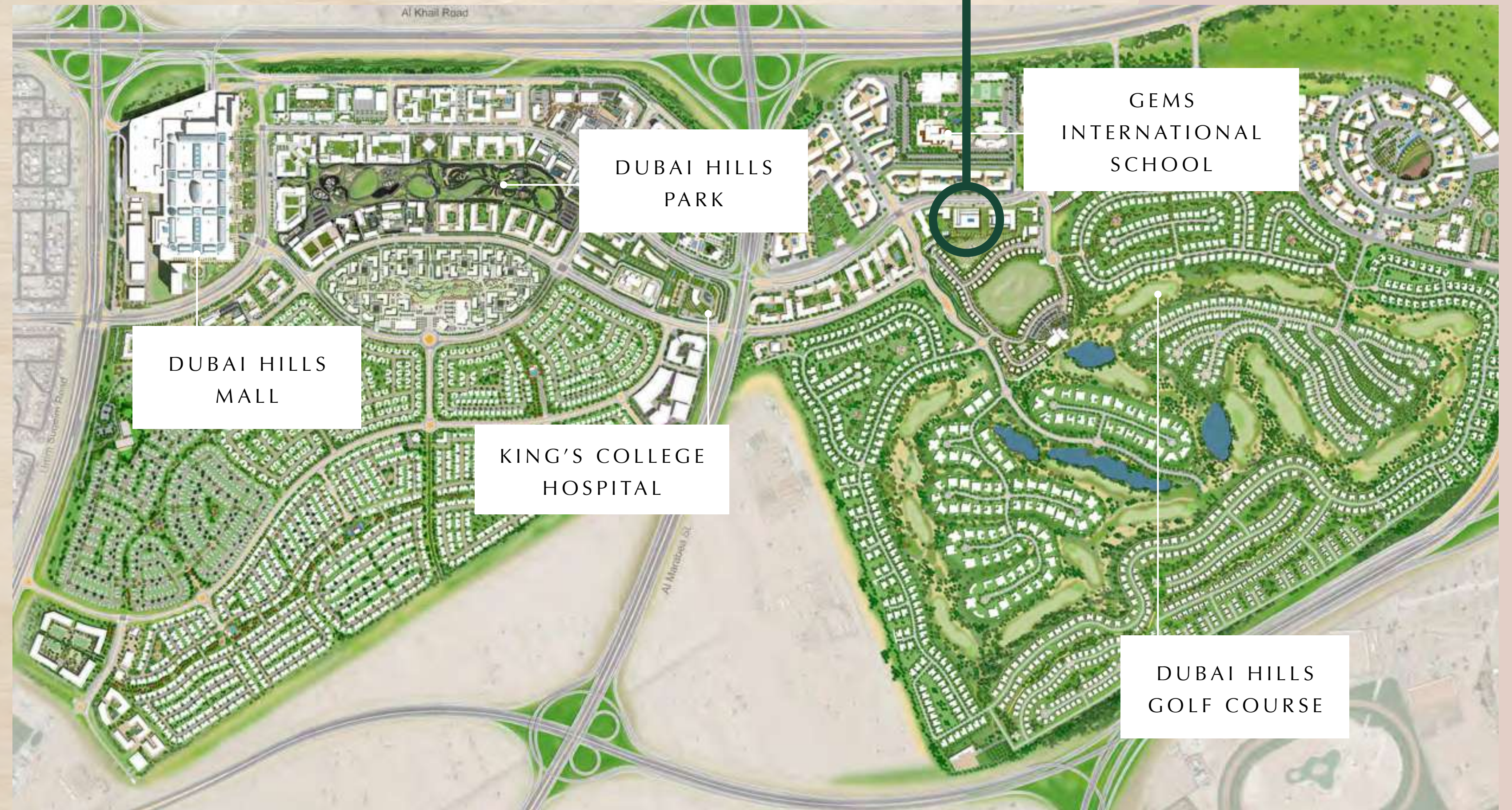
ICONIC NEW CLUBHOUSE  
*Footsteps away*



DUBAI HILLS PARK  
*5 mins away*



DUBAI HILLS MALL  
*5 mins away*







GOLFVILLE





# GET IN THE GAME

Take a leisurely stroll and find yourself at the iconic DUBAI HILLS GOLF CLUB. Designed by European Golf Design and operated by Troon Golf, this 18-hole Championship golf course is the ideal place for you to keep fit and re-charge.



Size of 63  
Football Fields



Golf  
Academy



83  
Bunkers



Exclusive  
Clubhouse



Glorious  
Outward Nine

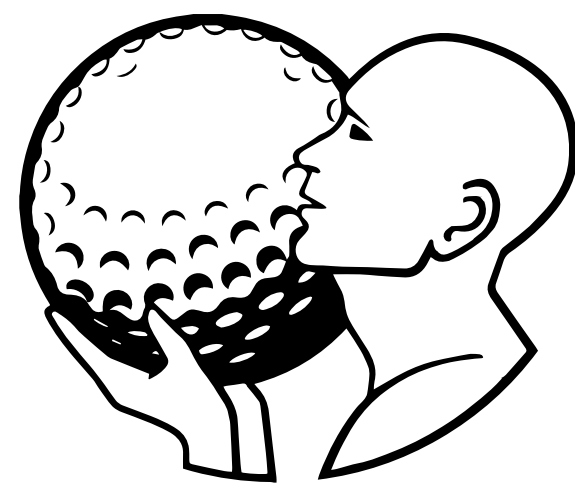


A Host of  
Dining Choices



# DUBAI HILLS

GOLF CLUB



**WORLD  
GOLF  
AWARDS**  
2 0 1 9



World's  
Best New  
Golf Course  
Nominee



Dubai's  
Best Golf  
Course  
Nominee





# NEXT STOP - DUBAI HILLS PARK

Once you've brushed up on your swing at the golf course, succumb to the beauty of the DUBAI HILLS PARK.

Relax, unwind and explore 14+ activities that nourish the mind, body and soul.

After your fun-filled afternoon, return home to GOLFWILLE in just a few minutes.



Urban Beach and  
Splash Park



Weekend  
Market



Glace  
Rink



Skate  
Park



Bounce  
Park



Dog  
Park





# GET CLOSER TO NATURE

Settle in for the night in an embodiment of efficient use of space and focused-yet-luxurious aesthetic.

Watch the sky transform at sunset through your large windows and plush private balcony.

At GOLFVILLE, you are always stimulated, always at one with nature.











# 2 MILLION SQ FT OF RETAIL INDULGENCE

For all your shopping and dining needs, the DUBAI HILLS MALL is only a short drive away. Perfect for a bit of retail therapy or just catching up with friends.



650+  
Shopping &  
Dining Choices



A Host of  
Family  
Adventures



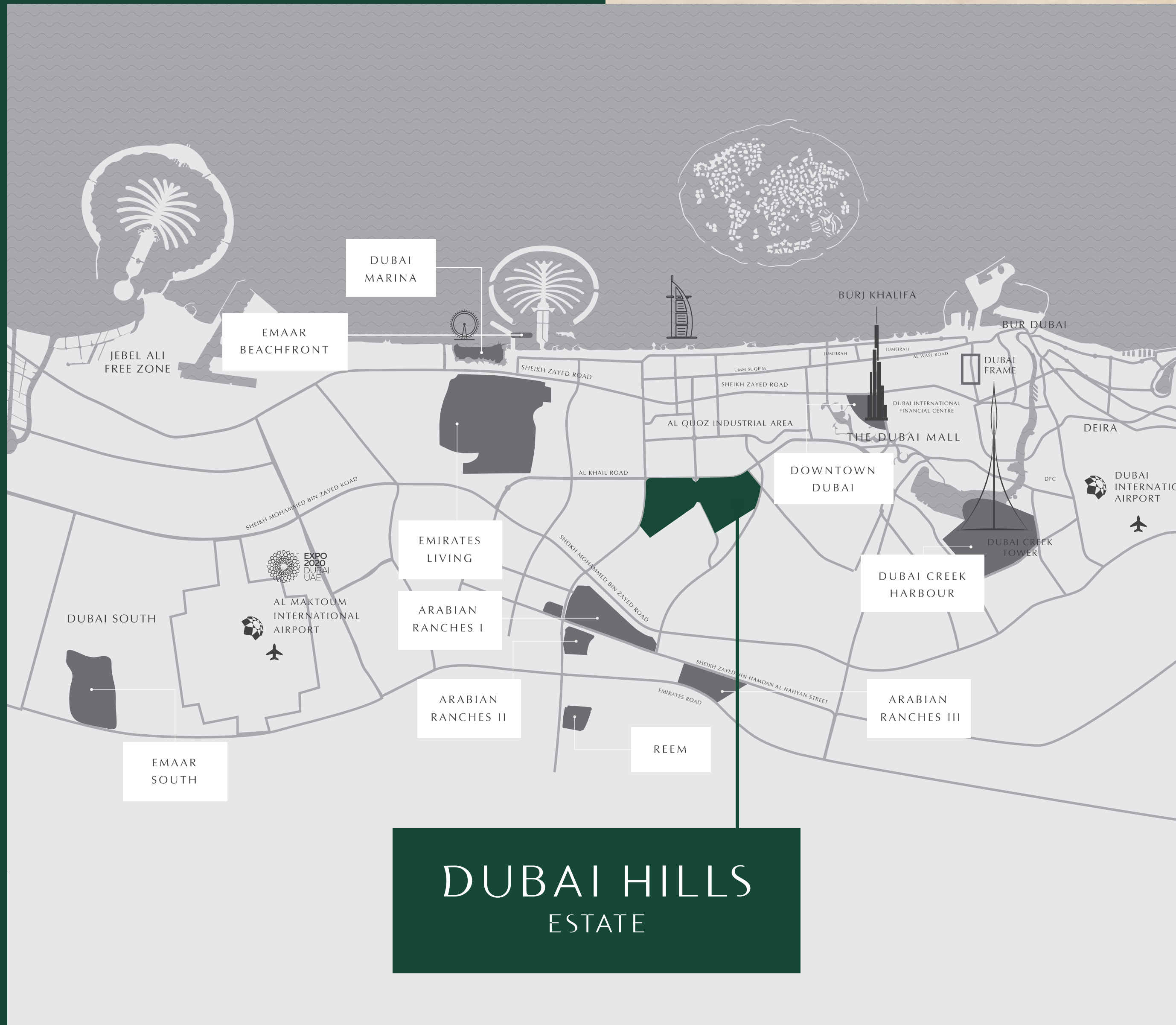
Reel Cinema



Hypermarket










**DUBAI HILLS**  
ESTATE


# THE GREEN HEART OF DUBAI


 6,800,000 Sqm  
GFA

 1,730,700 Sqm  
Parks & Open Space

 220,000  
Offices

 20-25 Minutes to  
Dubai Int'l Airport

 1,120,000 Sqm  
18-Hole Golf  
Course

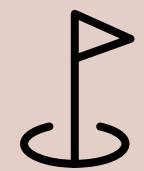
 20-25 Minutes to  
Al Maktoum Airport



# WELCOMING OUR FIRST RESIDENTS

With construction moving swiftly and several projects nearing completion, Dubai Hills Estate is set to welcome its first residents in early 2019.

Residents and visitors can enjoy various ready or soon-to-launch amenities including:



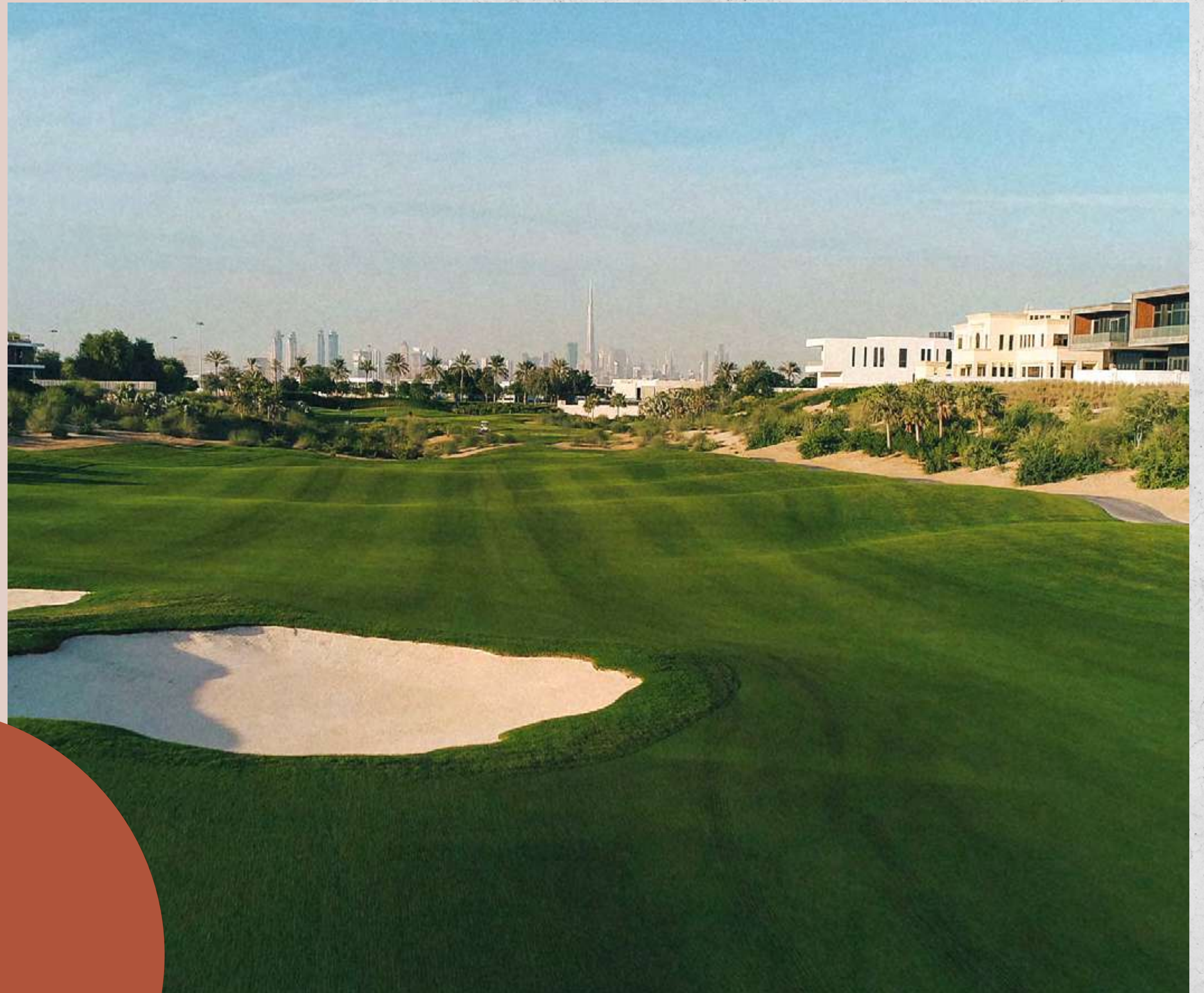
Dubai Hills Golf Club



Dubai Hills Park



Dubai Hills Mall







# RE-SHAPING LIFESTYLES

With a global presence in 12 countries around the world, EMAAR ranks among the world's top 10 most valuable real estate brands.\*

Brand Value  
USD  
**2.7BN+**  
FY 2018

Revenue  
USD  
**6.99BN**  
FY 2018

Net Profit  
USD  
**1.96BN**  
FY 2018

YOY Brand Value  
↑ **39%**

YOY Revenue  
↑ **37%**

YOY Net Profit  
↑ **30%**



For more information on **GOLVILLE** in **DUBAI HILLS ESTATE**,  
please call 800 36227 (UAE) / +971 4 366 1688 (international)  
or talk to our Property Advisor directly at +971 4888 8844 from 9AM to 7PM (GSP), 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  
Dubai Hills Estate Sales Pavilion | Umm Suqeim Road  
Dubai Creek Harbour Sales Pavilion | Ras Al Khor  
Emaar South Sales Centre | DWC Peripheral Road

#### ABU DHABI

Emaar Sales Centre | Al Nahda Tower, Ground Floor, 4th Street, Corniche, Al Muroor Road

9:30 a.m. to 7 p.m. Saturday - Thursday

Friday from 2:00 p.m. to 7:00 p.m. (all locations except the Abu Dhabi Sales Centre)

# EMAAR