

GOLF GRAND

brochure of the new development
in Dubai Hills Estate area



Sports vestro

Golf Grand is a project of 323 apartments in the heart of Dubai Hills from the leading developer Emaar.

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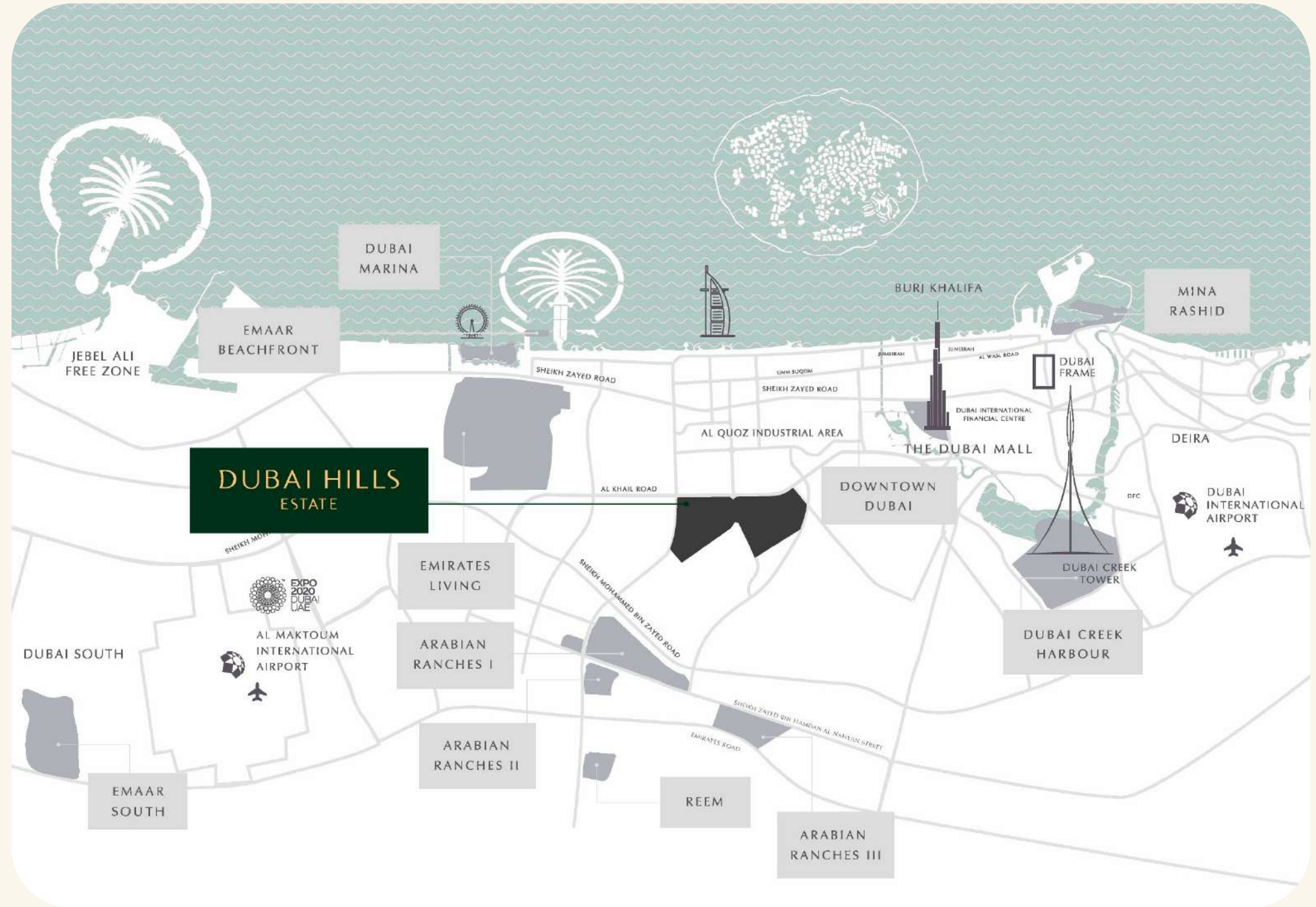
Easy access to Al Khail Road

The Golf Grand complex is located in the heart of the Dubai Hills, surrounded by numerous world-class golf courses. Thanks to the low-rise buildings of the area, the windows of the apartments offer breathtaking views of the green surroundings. Convenient access to the Al Khail Road allows you to reach the vibrant Downtown and the iconic Burj Khalifa in 15 minutes.

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Green area

Dubai Hills Estate is a city-within-a-city, the "Green Heart of Dubai" – the first of its kind, an elegantly planned area surrounded by greenery, with an abundance of world-class amenities: numerous retail outlets, cafes and restaurants, as well as recreational facilities.





Three thematic zones

Dubai Hills is divided into three zones. The first of these is a golf course surrounded by 97 villas and 300 mansions that are part of the Parkways & Fairways project. The northern part is adjacent to Al Hail Road and will include two shopping malls, a mid-rise residential project built along a 7 km boulevard with shops and restaurants. The third zone is residential complexes located in the rest of the district.

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Minimalism in architecture

Minimalistic architecture and strict lines of residential projects harmoniously fit into the natural landscape of the area. Gray-white facades shine in the sun, and panoramic windows add lightness.



In the project you can choose apartments with 1, 2 or 3 bedrooms.

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Natural finishing

The finish is made in light colors interspersed with designer decorative elements. The project spaces use natural materials to create a warm and welcoming atmosphere.



A modern apartment interior featuring a kitchen with wood-grain cabinets and a stone countertop, a dining area with a round wooden table and green chairs, and a living area with a large TV and floor-to-ceiling windows. The space is bright and airy, with natural light streaming in from the windows.

The kitchen area is equipped with natural stone worktops, while floor-to-ceiling glazing brings natural light into the apartment.

Views from panoramic windows

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Cozy balcony

Pour yourself a coffee and step out onto the spacious furnished balcony to enjoy the natural landscapes of the city immersed in greenery.



Layouts of the apartments with 1 bedroom



Layouts of the apartments with 1 bedroom



Layouts of apartments with 2 bedrooms



3 bedroom apartment layouts



3 bedroom apartment layouts



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Infinity pool

Residents can unwind after a hard day's work in the infinity pool on the podium of the building, contemplating the endless views of the Dubai Hills golf courses and its surroundings, while the little residents play on the modern playgrounds.

Equipped gym

For sports lovers, the Golf Grand has an equipped gym with panoramic windows. Run on the air-conditioned treadmills or practice yoga in the dedicated room.

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DUBAI HILLS PARK

Rich infrastructure

Many joke that residents of Dubai Hills can not leave the area anywhere, because the community has everything you need to spend your leisure time or meet the needs of life. Here are some of the best schools, medical centers, religious institutions, supermarkets, restaurants, cinemas and entertainment centers.

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Gardens and parks



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Walking paths

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Dubai Hills Mall is a landmark of the area

Dubai Hills Mall has become one of the main attractions of the area. The two-level shopping complex will have more than 650 shops and restaurants, a huge hypermarket has already been opened. Right inside the building, small park areas are laid out, allowing customers to take a break from shopping right in nature.



Dubai Hills Golf Club

Another hallmark of the district is the golf club and the adjacent 18-hole field with a total area of 1.2 million sq.m. Dubai Hills Golf Club has been named the World Golf Course of the Year 2019 by the World Golf Awards in Abu Dhabi and the Best Golf Course of 2021 in the United Arab Emirates.



Restaurants and promenades

In Dubai Hills itself there will be a 7-kilometer promenade with many gourmet restaurants, cafes, boutiques. For permanent residence, families will find here kindergartens and schools, hypermarkets, and pharmacies.



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Schools and Universities

There are also British schools in the neighborhood offering classes from Foundation (FS1) to A/AS levels.



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Treadmills

Jogging and cycling paths run throughout the community, connecting you to nearby schools, shops, cafes and hotels, as well as the Dubai Hills Mall, which cater to your every need.

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Dubai Sports City

With a 25,000-seat outdoor stadium, indoor arena, world-class facilities and an experienced event team, Dubai Sports City is the perfect venue for your next corporate, sports or entertainment event.



Wild Wadi Waterpark

A fun family ride inspired by the tale of the famous folk character Yuhe, offers a variety of pulsating rides, slides and activities for all ages.



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The project will be ready by 2027

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Project Developer – Emaar Properties

Emaar Properties is Dubai's largest property development company founded by Mohammed Alabbar in 1997. The company invests in the construction of residential and commercial real estate in the Persian Gulf region. Its portfolio of 14,000 properties includes the world's tallest building, the Burj Khalifa, the Dubai Mall, Burj Views, artificial lakes, landscaped gardens and parks.

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