

An aerial photograph of a golf course, showing a large green fairway, a sand trap, and a water feature. The image is framed by a thin orange border. The text "DUBAI HILLS" is written in a large, gold, serif font, with "ESTATE" in a smaller, gold, serif font below it. A thin gold horizontal line is positioned below "ESTATE". The text "GOLF PLACE II" is written in a gold, serif font below the line. The text "EMAAR" is written in a gold, serif font at the bottom of the image.

# DUBAI HILLS

## ESTATE

GOLF PLACE II

EMAAR

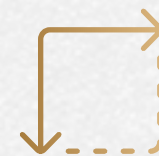


# UNPARALLELED SURROUNDINGS. UNMATCHED LIFESTYLE.

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 KHAİL ROAD

UMM SUQEIM ST.

DUBAI HILLS  
MALL

DUBAI HILLS  
PARK

KING'S COLLEGE  
HOSPITAL

GEMS INTERNATIONAL  
SCHOOL

DUBAI HILLS  
GOLF COURSE

DUBAI HILLS  
GOLF CLUB

AL MARABEA ST.

LATIFA BINT HAMDAN STREET

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

- COMTEMPORANY
- ELEGANT
- MODERN

### FLOOR PLAN TYPE

- |    |    |    |
|----|----|----|
| B2 | D1 | D3 |
| B3 | D2 | D4 |









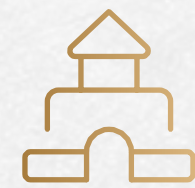


# WORLD-CLASS AMENITIES

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



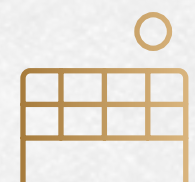
BASKETBALL



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 milion 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 gof 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

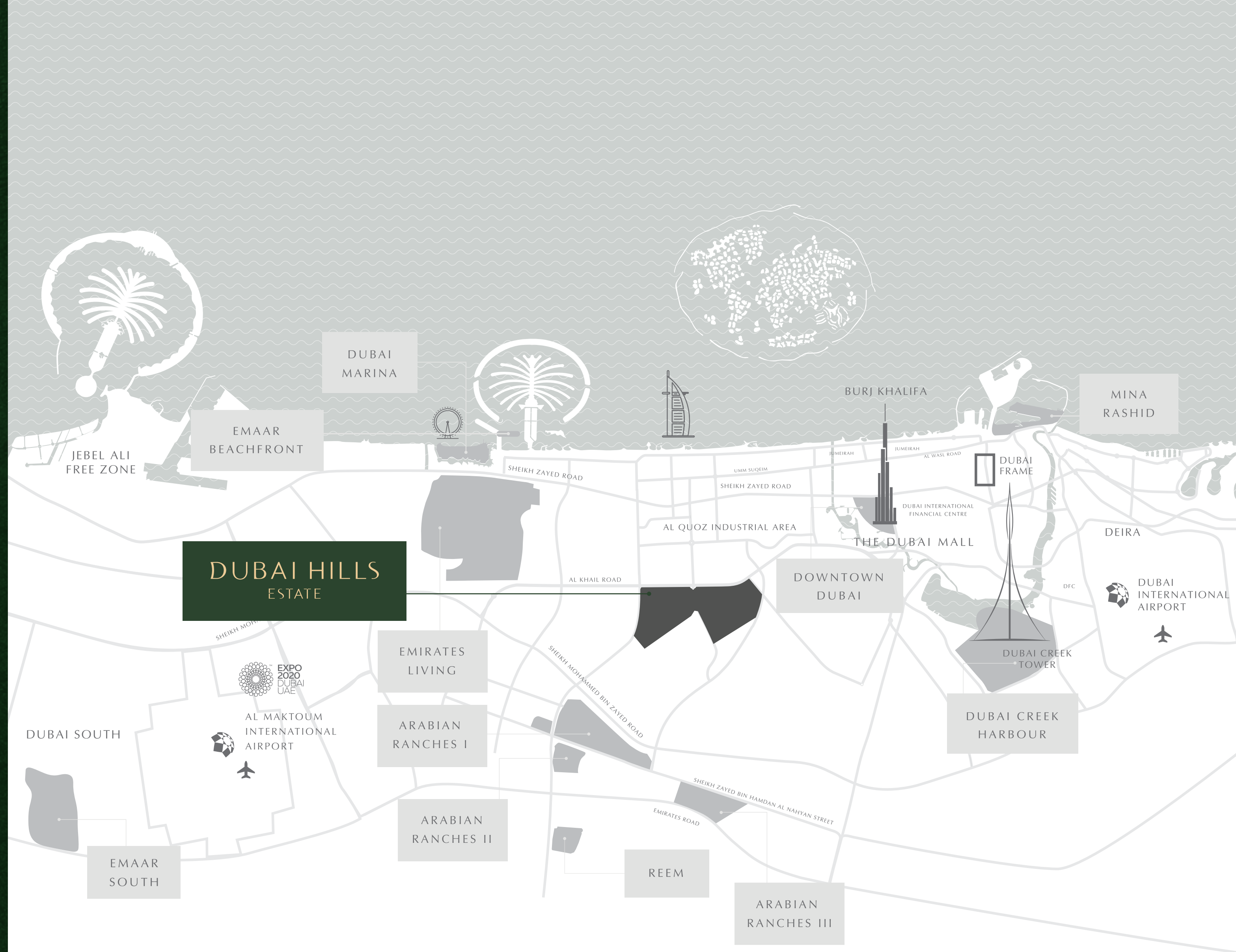
Ordinary has no home at Dubai Hills Estate. Surrounded by pristine fairways and lush gardens with stunning views of the Burj Khalifa, your new address is a masterfully-planned oasis.



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

