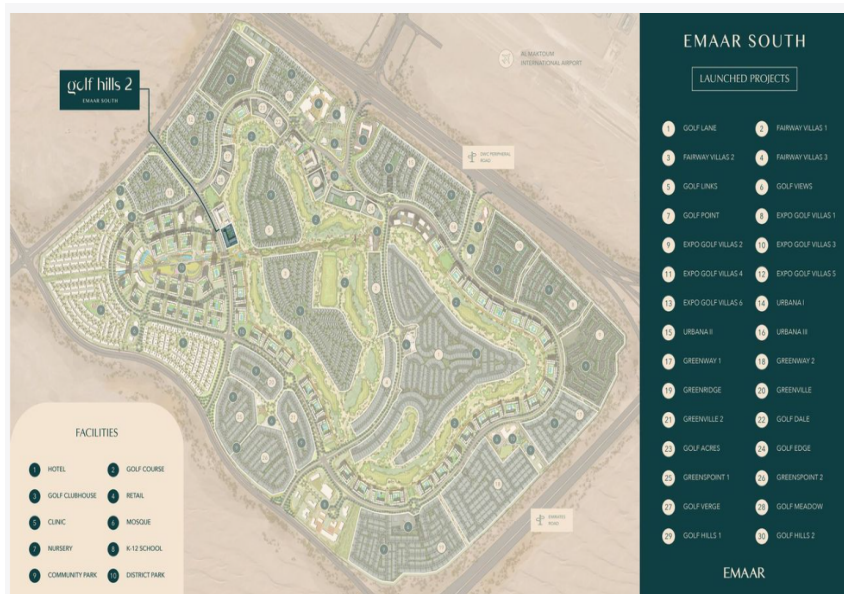


Reference No. **PLS00132**

DEVELOPER

EMAAR

Exclusive Golf Course Views | Serene Community Living | Golf Hills 2

Starting from **₹1,060,000**



V46M+FHW, Madinat Al Matar, Dubai South, Dubai, United Arab Emirates

[VIEW IN MAP ↗](#)



Payment Plan
10/70/20



Handover From
Q3 2028



Location
V46M+FHW, Madin...



Property Type
Apartment | Townhouse



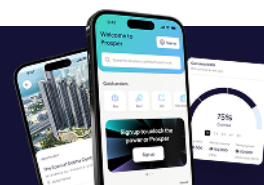
DLD Fee
4 %

Description:

Developed by **Emaar Properties**, **Golf Hills 2** is a premium residential development located within the vibrant **Emaar South** community in **Dubai South**. The project offers a refined golf-course lifestyle surrounded by **lush greenery**, **landscaped open spaces**, and **modern urban conveniences**. Designed with contemporary architecture and elegant finishes, Golf Hills 2 combines peaceful suburban living with excellent connectivity to major destinations across Dubai, including Expo City Dubai and Al Maktoum International Airport.

The development features a collection of stylish **apartments and spacious 3 bedroom townhouses** thoughtfully crafted with **bright open-plan layouts**, **floor-to-ceiling windows**, **modern kitchens**, and **expansive balconies or terraces** overlooking the golf course and community landscapes. Residents can enjoy a resort-inspired lifestyle with a wide range of amenities including **swimming pools**, **fitness facilities**, **yoga areas**, **children's play zones**, **landscaped parks**, **walking trails**, and direct access to the championship golf course.

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With its strategic location, premium lifestyle offerings, and strong investment potential, Golf Hills 2 presents an excellent opportunity for both homeowners and investors seeking modern living in one of Dubai's fastest-growing communities. The project is expected to be completed in Q3 2029 and offers an attractive payment plan designed for long-term value and flexibility.

Amenities

 24/7 Security & CCTV	 Gardens Parks	 Gym Fitness Center
 Jogging Cycling Track	 Kids Play Area	 Pet-friendly Zones
 Parking	 Restaurants Cafés	 Smart Home Integration
 Supermarket / Store	 Swimming Pool	 Yoga Pilates Studio
 Pharmacy Clinic	 Multipurpose Hall	 BBQ Area
 Maid's Room	 High-speed Elevators	 Sports Courts

Payment Plan

INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
Down Payment	Immediate	-	10
2	After Booking	31-12-2025	10
3	After Booking	30-06-2026	10
4	After Booking	30-11-2026	10
5	After Booking	31-05-2027	10

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INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
6	After Booking	31-10-2027	10
7	After Booking	31-03-2028	10
8	After Booking	31-08-2026	10
9	On Completion	-	20

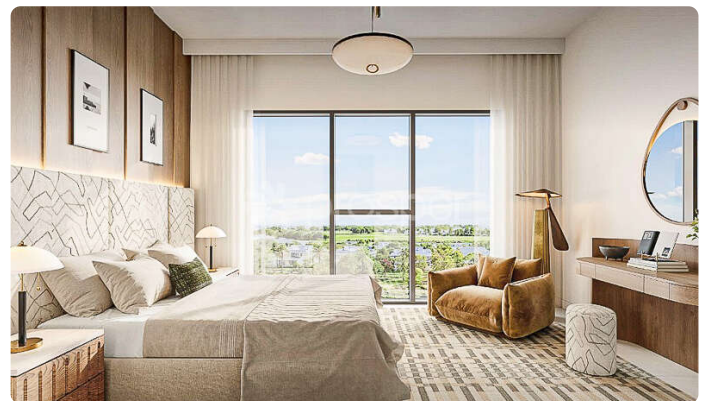
Regulatory Information

Permit Number:	0882031429
DED:	771800
RERA:	143033
BRN:	40659

Trakheesi Permit:

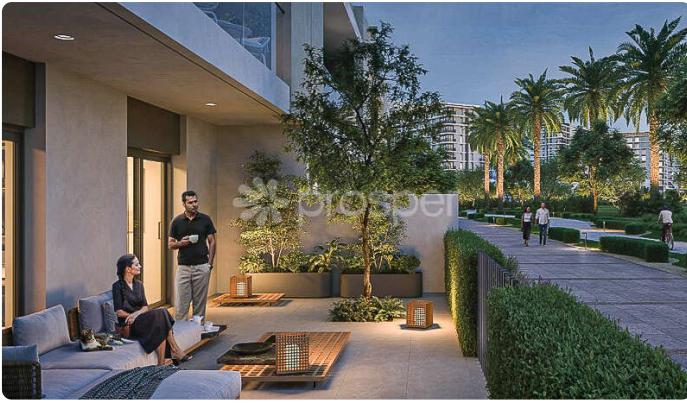


more photos



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Unit Types

View units which comes under this project.

Apartment

TYPE
1 BEDROOM APARTMENT - TYPE 1

BEDROOM
1

AREA (SQFT)
Built Up: 671 - 871

PRICE
₹ 1,060,000



TYPE
1 BEDROOM APARTMENT - TYPE 1.1

BEDROOM
1

AREA (SQFT)
Built Up: 671 - 871

PRICE
₹ 1,060,000



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TYPE 2 BEDROOM APARTMENT - TYPE 1	BEDROOM 2	AREA (SQFT) Built Up: 989 – 1307	PRICE AED 1,510,000	
TYPE 2 BEDROOM APARTMENT - TYPE 1.1	BEDROOM 2	AREA (SQFT) Built Up: 989 – 1307	PRICE AED 1,510,000	
TYPE 2 BEDROOM APARTMENT - TYPE 2	BEDROOM 2	AREA (SQFT) Built Up: 989 – 1307	PRICE AED 1,510,000	
TYPE 2 BEDROOM APARTMENT - TYPE 2.1	BEDROOM 2	AREA (SQFT) Built Up: 989 – 1307	PRICE AED 1,510,000	
TYPE 3 BEDROOM APARTMENT - TYPE 1	BEDROOM 3	AREA (SQFT) Built Up: 1739 – 2511	PRICE AED 2,830,000	
TYPE 3 BEDROOM APARTMENT - TYPE 1.1	BEDROOM 3	AREA (SQFT) Built Up: 1739 – 2511	PRICE AED 2,830,000	
TYPE 3 BEDROOM APARTMENT - TYPE 1A	BEDROOM 3	AREA (SQFT) Built Up: 1739 – 2511	PRICE AED 2,830,000	
TYPE 3 BEDROOM APARTMENT - TYPE 1A.1	BEDROOM 3	AREA (SQFT) Built Up: 1739 – 2511	PRICE AED 2,830,000	

Townhouse

TYPE 3 BEDROOM TOWNHOUSE - TYPE 1	BEDROOM 3	AREA (SQFT) Built Up: 3050 – 3081	PRICE AED 5,070,000	
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