






Reference No. **PLS00096**

DEVELOPER **EMAAR**

Contemporary Villas Surrounded by Green Spaces | Premium Amenities | Serro 2 The Heights

Starting from **₹ 6,500,000**

 **THE HEIGHTS COUNTRY CLUB & WELLNESS LARGE 3-4-5-BED STANDALONE VILLAS IN DUBAI, Office G05 - Marasi Drive - Dubai - United Arab Emirates** [VIEW IN MAP ↗](#)

 Payment Plan 10/70/20	 Handover From Q3 2027	 Location THE HEIGHTS COU...	 Property Type Villa	 DLD Fee 4%
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Description:

Serro 2 at The Heights is an exclusive villa enclave by **Emaar Properties**, located within the expansive **The Heights Country Club & Wellness** master community in Dubai. As the second phase of the Serro collection, the project continues Emaar’s vision of creating a wellness-led, nature-inspired neighborhood where contemporary living is seamlessly integrated with open green spaces and community-focused design. The development features a limited selection of elegantly designed **3, 4, and 5 bedroom standalone villas**, each offering generous built-up areas, private gardens, terraces, and thoughtfully planned interiors that emphasize natural light, comfort, and functionality.

The community is designed around a holistic lifestyle, with residents enjoying access to landscaped parks, tree-lined streets, jogging and cycling tracks, and a central clubhouse dedicated to health, fitness, and social interaction. A wide range of leisure and recreational amenities, including swimming pools, sports courts, children’s play areas, and wellness facilities, encourage an active and balanced way of life for all age groups. Strategically positioned near **Expo City Dubai** and major transport corridors, Serro 2 offers excellent connectivity while maintaining a peaceful, low-

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density residential atmosphere. With Emaar’s trusted development quality, a strong masterplan, and a focus on long-term livability, Serro 2 at The Heights stands out as an ideal choice for families and investors seeking refined villa living in a future-ready Dubai community.

Amenities

Swimming Pool	Gym Fitness Center	Kids Play Area
BBQ Area	Co-working Business Lounge	24/7 Security & CCTV
Concierge Services	Smart Home Integration	Pet-friendly Zones
Supermarket / Store	Restaurants Cafés	Jogging Cycling Track
Gardens Parks	Maid’s Room	Sports Courts
Parking	Yoga Pilates Studio	

Payment Plan

INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
Down Payment	Immediate	-	10
1	After Booking	31-03-2026	10
2	After Booking	30-09-2026	10
3	After Booking	31-03-2027	10
4	After Booking	30-09-2027	10

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INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
5	After Booking	30-04-2028	10
6	After Booking	31-10-2028	10
7	After Booking	31-03-2029	10
8	On Completion	-	20

Regulatory Information

Permit Number: **0628382155**

DED: **771800**

RERA: **143033**

BRN: **40659**

Trakheesi Permit:

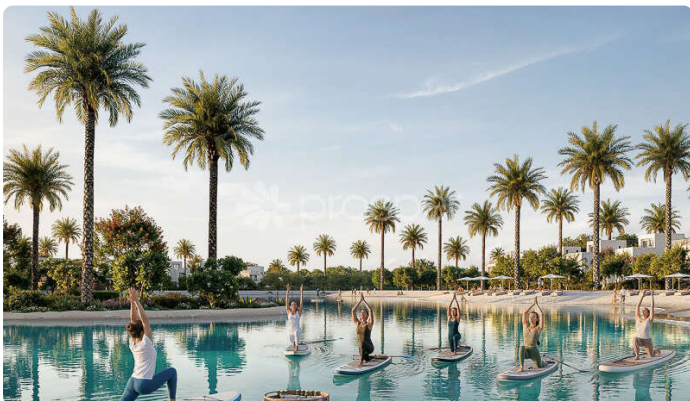
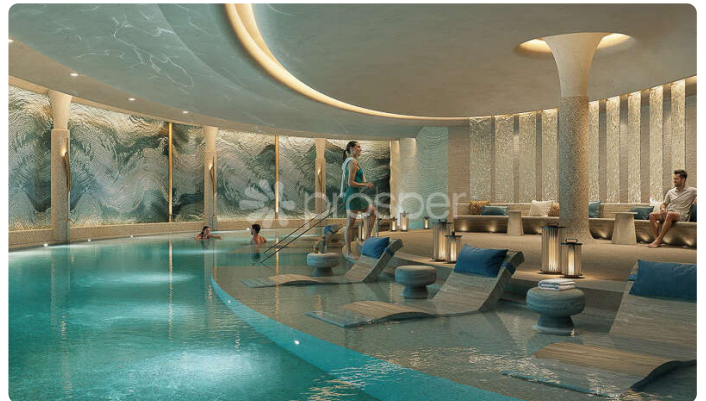


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Unit Types

View units which comes under this project.

Villa

TYPE	BEDROOM	AREA (SQFT)	PRICE	
3 BEDROOM TYPE B	3	Built Up: 3390 – 3403 Plot: 4830 – 4871	₹ 6,500,000	
4 BEDROOM TYPE B	4	Built Up: 4280 – 4305 Plot: 5210 – 5236	₹ 8,100,000	
5 BEDROOM TYPE B	5	Built Up: 5800 – 5828 Plot: 6720 – 6752	₹ 10,900,000	
3 BEDROOM TYPE C	3	Built Up: 3390 – 3403 Plot: 4830 – 4871	₹ 6,500,000	
4 BEDROOM TYPE C	4	Built Up: 4280 – 4305 Plot: 5210 – 5236	₹ 8,100,000	
5 BEDROOM TYPE C	5	Built Up: 5800 – 5828 Plot: 6720 – 6752	₹ 10,900,000	

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