

Reference No. PLS00097

DEVELOPER **EMAAR**

## Premium Stand-Alone Villas | Ideal Family Homes | Serro The Heights

Starting from **₹ 6,000,000**



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%

### Description:

**Serro at The Heights** is an exclusive stand-alone villa community by **Emaar Properties**, nestled within **The Heights master development in Al Yelayiss 5, Dubailand**. The project offers a limited collection of elegantly designed **4 bedroom villas**, characterized by contemporary architecture, spacious open-plan layouts, and high-quality finishes that enhance everyday living. Each villa is thoughtfully planned with private gardens and ample outdoor space, creating a seamless connection between indoor and outdoor living while ensuring privacy and comfort for families.

The community is surrounded by lush landscaped areas and green open spaces, encouraging a healthy and active lifestyle. Residents benefit from access to a wide range of shared amenities within The Heights, including community parks, walking and cycling tracks, children's play areas, and leisure facilities designed to support relaxation and social interaction. Strategically located with convenient access to major highways, Serro offers smooth connectivity to key destinations across Dubai while maintaining a peaceful suburban environment. With Emaar's trusted development standards, integrated infrastructure, and an attractive payment plan, Serro at The Heights stands out as a compelling choice for both end-users and long-term investors seeking quality, space, and lifestyle value.

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## Amenities

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

## 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
5	After Booking	31-03-2028	10

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INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
6	After Booking	31-08-2028	10
7	After Booking	31-01-2029	10
8	On Completion	-	20

Regulatory Information

Permit Number: **1714810748**

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DED: **771800**

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RERA: **143033**

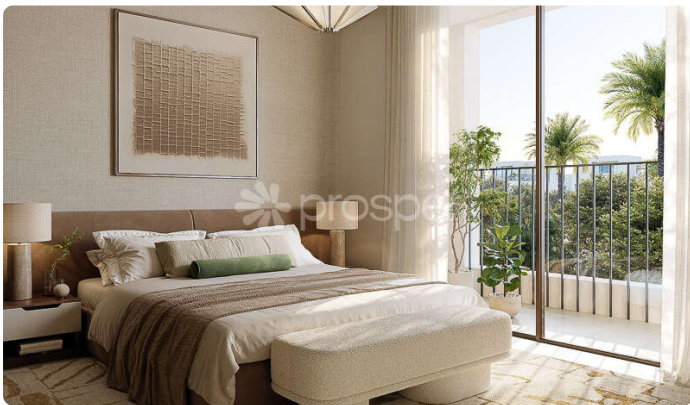
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BRN: **40659**

Trakheesi Permit:

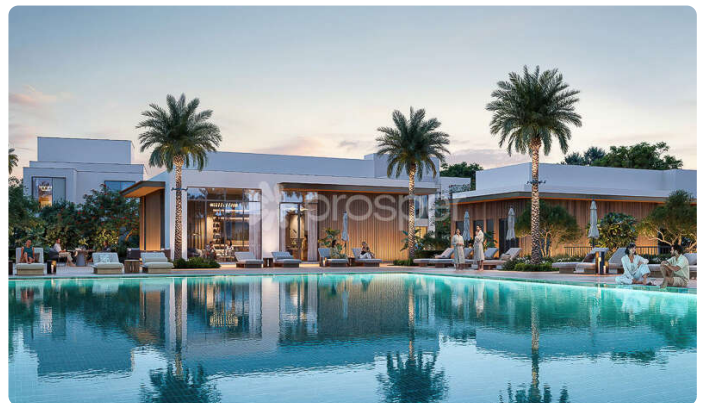
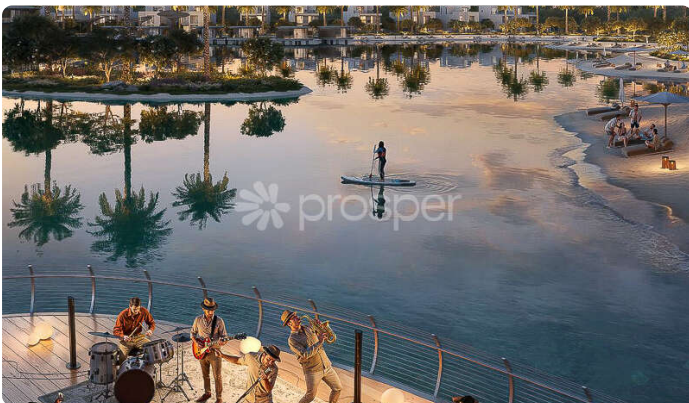
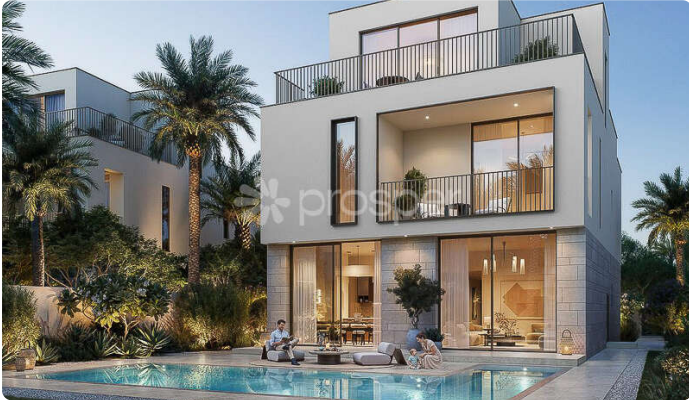


more photos



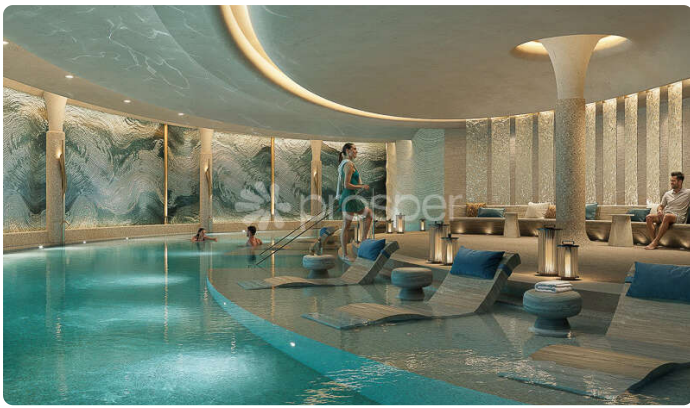
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### Unit Types

View units which comes under this project.

#### Villa

TYPE	BEDROOM	AREA (SQFT)	PRICE	
3 BEDROOM TYPE A	3	Built Up: 3380 – 3402 Plot: 4890 – 4904	₹ 6,000,000	
4 BEDROOM TYPE A	4	Built Up: 4280 – 4307 Plot: 5150 – 5177	₹ 7,500,000	
5 BEDROOM TYPE A	5	Built Up: 5800 – 5828 Plot: 7010 – 7075	₹ 10,000,000	
3 BEDROOM TYPE C	3	Built Up: 3380 – 3402 Plot: 4890 – 4904	₹ 6,000,000	
4 BEDROOM TYPE C	4	Built Up: 4280 – 4307 Plot: 5150 – 5177	₹ 7,500,000	
5 BEDROOM TYPE C	5	Built Up: 5800 – 5828 Plot: 7010 – 7075	₹ 10,000,000	

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