



GOLFVILLE

AED 750 888 - 1 322 888

PARAMETERS

City	Dubai
Type	Development
To sea	8000 m
Completion date	I quarter, 2022



Golfville is an exciting residential community that was launched in 2019 and completed in 2022. The highly qualified experts of Emaar Properties, one of the oldest and most reliable development companies in the Middle East real estate market, worked on the construction of this high-end apartment building. The complex features a favourable location in an area popular for its picturesque views and measured lifestyle. The residential community is an ideal choice for those who want to own stylish and high-quality real estate in Dubai with a wide range of amenities and services.

ABOUT GOLFVILLE

Golfville is a multifunctional space that includes not only premium residential properties but also exceptional common areas designed to meet the wide range of needs of local property owners, such as:

- A gym with modern sports equipment
- A yoga and pilates studio
- A golf course
- Swimming pools for adults and children
- A children's playground
- A children's playroom
- A spa
- A beauty salon
- A cafe, a restaurant, and a bar
- A library
- A cinema
- Work spaces
- A reception desk with 24/7 concierge service
- A landscaped green area with long paths for walking and jogging.

APARTMENTS IN GOLFOVILLE

Buyers interested in purchasing a property in Golfville can choose between the following two property types:

- One-bedroom apartments ranging from 46 to 73 square metres. The layouts of this type of apartment unit include a living room, a dining area, an open-plan kitchen, one bedroom, one bathroom, a laundry room, and a balcony or a terrace with a private garden.
- Two-bedroom apartments ranging from 68 to 95 square metres. The layouts of this type of apartment unit include a living room, a dining area, an open-plan kitchen, two bedrooms, one bathroom, a laundry room, and a balcony or a terrace.

MALLS AND SUPERMARKETS IN GOLFOVILLE

In 2017, the construction of the huge Dubai Hills Mall was announced and was put into operation at the beginning of 2021. The large-scale development includes more than 600 places to eat and shopping stores, as well as numerous entertainment venues for all ages. Here you can find the fastest roller coasters on the planet and children's amusement parks, The Storm and Adventure Park. The mall covers an area of more than 186,000 m2 and offers plenty of luxury goods from international brands, as well as high-quality foods and beverages.

The new development competes with the Mall of the Emirates, which is approximately 10 minutes away. This is another major mall that attracts thousands of visitors daily and is a popular Dubai attraction. It has the same floor space and houses more than 630 retail stores, including boutiques of world-famous brands and department stores. Besides, here you can find several hotels and a wide variety of leisure and recreation facilities.

The Dubai Hills Mall is home to many standalone supermarkets, ideal for everyday shopping and regular groceries. The most popular outlets include West Zone Fresh Supermarket and Carrefour City. These stores offer a wide range of high-quality fresh foods. Also in the community, you can find mini-markets open 24/7.

PLACES OF INTEREST NEAR GOLFOVILLE

The most popular attraction near the high-end community is the Dubai Hills Golf Club. With an area of more than 111,400 square metres, it includes a large championship field, an illuminated practice area, as well as the Academy by Troon and two high-end restaurants.

Another development that deserves special attention and is located next to Golfville is Dubai Hills Park, which has an area of 180,000 square metres. It attracts visitors with its long trails for walking, running, and cycling, children's playgrounds, a water park, volleyball and tennis courts, a skate park, and an outdoor gym.

Besides numerous dining establishments, leisure and recreation facilities can be found in the vicinity of the residential community. The most popular restaurants are Duck Hook and Hillhouse Brasserie, where you can enjoy gourmet cuisine in a relaxed setting. To get a taste of the lively nightlife, head to the north to the nearby Al Barsha community, which offers a wide range of bars, lounges, and pubs.

INVESTING IN GOLFOVILLE

Investing in Dubai Hills Estate properties is one of the safest and most rewarding decisions an investor can make. Local residential properties are characterized by high levels of profitability and liquidity due to the community's favourable location in close proximity to the popular areas of Dubai, well-developed infrastructure, and beautiful nature. All these actively attract buyers and tenants of various categories: from families with children to young couples, single businesspersons, and retirees. As a result, people who invest in local real estate that has a unique design and a wide range of amenities can expect significant capital gains and a stable rental income. The average return on investment for one- and two-bedroom apartments located in the community reaches 6.45% per annum.

PURCHASING REAL ESTATE IN GOLFOVILLE

Interested in buying property in one of Dubai's premium developments, such as Golfville? Our English-speaking experts will assist you in choosing the best options that suit your goals, desires, and budget. They'll also provide legal or financial advice, full support from start to finish of the transaction, and first-class after-sales service.

PROPERTY FEATURES

LOCATION

- Prestigious district
- Near the golf course
- Park/garden view
- Beautiful view

FEATURES

- Panoramic windows
- Balcony
- Terrace
- Premium class

INDOOR FACILITIES

- Children's playroom
- Restaurant
- Cafe
- Bar
- Healthcare facilities
- Reception
- Cinema
- Recreation area
- Library
- Pilates and yoga room
- Golf course
- Elevator

OUTDOOR FEATURES

- CCTV
- Security
- Children's playground
- Children's pool
- School
- Landscaped garden
- Landscaped green area
- Car park
- Concierge
- Park
- Swimming pool
- Common area with pool
- Shop

PHOTO GALLERY

