THE HEIGHTS
COUNTRY CLUB & WELLNESS



DESTINATION DESIGNED FOR WELLNESS AND BELONGING

A 7.5 million m² master community at the junction of Emirates Road (E611) and Dubai–Al Ain Road (E77). Twenty-one villa clusters surround linear parks, a central lake and a Wellness Centre, with schools, a hospital, retail and a Juma'a mosque planned within the masterplan.

7.5M m²	25%	21	8
Total area	Open spaces	Residential clusters	Linear parks
2	2	1	1
Schools	Retail centres	Hospital	Juma'a mosque

HEART OF CONNECTIVITY, EFFORTLESS CITY ACCESS

10 Min	10 Min	20 Min	30 Min
Expo City Dubai	Al Maktoum Intl. Airport	Dubai Hills Estate	Downtown Dubai

IN DUBAI'S NEXT GROWTH CORRIDOR

Al Maktoum International Airport

Al Maktoum Int'l Airport new passenger terminal, with a planned capacity of 260 million passengers a year.

Dubai Exhibition Centre

AED 10 billion expansion, set to become the region's largest purpose-built indoor events venue, with the final phase due by 2031.

40,000

Planned home to more than 35,000 residents and 40,000 professionals,

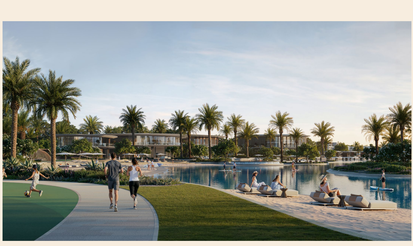


WELLNESS AT THE HEART

The planned Wellness Club brings together indoor wellbeing, the lake and outdoor movement: fitness and wellness studios, spa and recovery experiences, lakeside activities, meditation spaces, yoga, cycling and running routes. The wider lifestyle includes a Meditation Garden, Wellness Lake & Promenade, Private Beach, Yoga Lake, Fitness Area and Social Terrace. The detailed club programme remains indicative; opening is estimated for 2030.

A Day At The Heights

06:30	07:00	09:00
Rise Sunrise yoga on the Yoga Lake	**Move** Run or ride the trail network	**Train** Outdoor fitness zones & courts
06:30	07:00	09:00
Recover Spa & recovery at the Wellness Centre	**Unwind** Swim at the Private Beach	**Reflect** Meditation Garden, then the social terrace



WHY CONSIDER THE HEIGHTS

An Emaar masterplan of substantial scale, a location connected to Dubai's evolving southern growth corridor, and a distinct wellness-focused community concept offer buyers a long-term residential proposition. The investment case rests on the quality of the planned community, villa product and location—not on promised appreciation or returns. Buyers should assess price, unit specifications, delivery timing and ownership costs against available alternatives.

Salesroom	Units	BUA (AVG)	AVG PLOT	Starting Price (AED)	AVG PSF
3 Bedrooms	60	3,437	4,674	6.40 Mn	2,008
4 Bedrooms	192	4,307	4,923	8.23 Mn	1,929
5 Bedrooms	4	5,853	6,671	11.24 Mn	1,926

80/20
80% during construction, 20% on completion

AED 2M+
Every villa type is above the 10-year Golden Visa value threshold**