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## Property Description:



### 4 Beds Villas

This beautiful villa is located in the exclusive H sector in Emirates Hills, this is suitable for anyone looking for a modern contemporary villa. It has generous plot size of 16500 square feet with built up area of 10500 square feet and incorporates 4 huge bedrooms on the first floor. This beautiful villa comes equipped with a pool, maids and drivers room, a huge cinema room and elegant two kitchens. There are 2 golf clubs within Emirates Hills; the Montgomerie and the Emirates Golf Club. Each of the communities also has a recreation area with swimming pool and it is close to Schools include the Dubai British School at The Springs, Emirates International School at The Meadows, Regent International School at the Greens, and Dubai International Academy at the Lakes. In addition, you will find Supermarkets like spinneys at The Springs and The Meadows, while Choithram have branches at The Greens and The Lakes. More choice can be found nearby at the Ibn Battuta Mall or Mall of the Emirates. Emirate Hills is mostly a villa community set around golf courses. The area is dotted with beautiful man-made lakes and walkways alongside perfectly manicured lawns. The golf courses, lakes and the lush foliage is a considerable and striking achievement considering the area is built on sand. Emirate Hills offers a more relaxing low rise accommodation after a night out in the sky scraper city and located only minutes away from the Dubai Marina.

- **Type** Villa
- **Status** Property Unavailable
- **Bedrooms** 4
- **Price** 23,500,000 AED
- **Area** 10,500 Sq. Ft.
- **Location** UAE » Dubai » Emirates Hills

## Contact Details:

- **Name** Provident Real Estate
- **Phone** +971-4-3233609
- **Fax** +971-4-3233608
- **Cell**
- **Address**

## Property Features:

### Main Features

- 24 Hours Concierge
- Balcony or Terrace
- Central Air-Con
- Central Heating
- Double Glazed Windows
- Electricity Backup
- Lobby in Building
- Other Main Features Clubhouse, floodlit tennis courts, world-class Montgomerie 18-hole Championship Golf Course, Handsome private neighbourhoods, Spacious open interiors include grand entrance halls and formal entertaining areas; superbly appointed living and dining areas; massive master bedrooms; spacious family rooms; guest quarters; state-of-the-art kitchens and bathrooms; terrace areas and internal courtyards complemented with a well-appointed Majilis.
- Parking Spaces
- Waste Disposal

### Business and Communication

- Broadband Internet
- Intercom
- Satellite/Cable TV

### Healthcare and Recreation Facilities

- Barbeque Area
- Gym or Health Club
- Jacuzzi
- Kids Play Area
- Lawn or Garden
- Sauna
- Steam Room
- Swimming Pool

### Healthcare and Recreation Facilities in Building

- Gym or Health Club
- Lawn or Garden
- Swimming Pool

### Other Facilities

- CCTV Security
- Laundry Facility
- Maintenance Staff
- Other Facilities Elaborate Parking.
- Security Staff

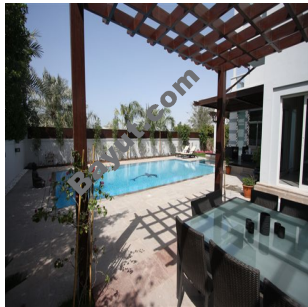
Image Gallery:



Exterior View 3



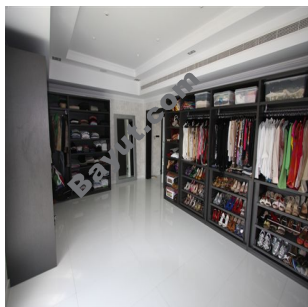
Exterior view



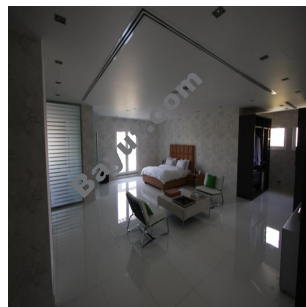
Exterior view



Exterior view



Exterior view



Exterior view

For larger view click link below

[http://www.bayut.com/uae\\_dubai\\_villas/emirates\\_hills\\_stunning\\_contemporary\\_villa\\_for\\_sale-416649.html](http://www.bayut.com/uae_dubai_villas/emirates_hills_stunning_contemporary_villa_for_sale-416649.html)

## Information About Emirates Hills:



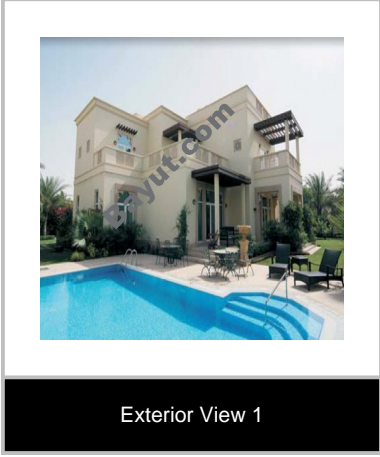
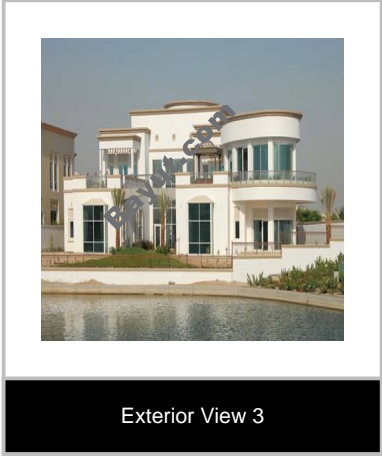
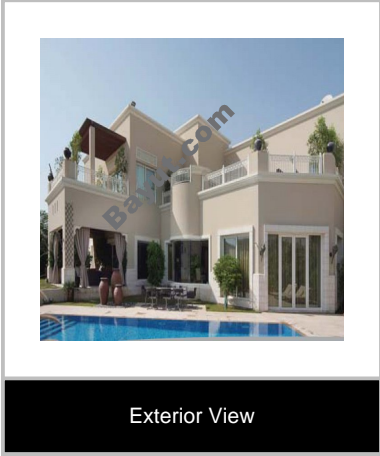
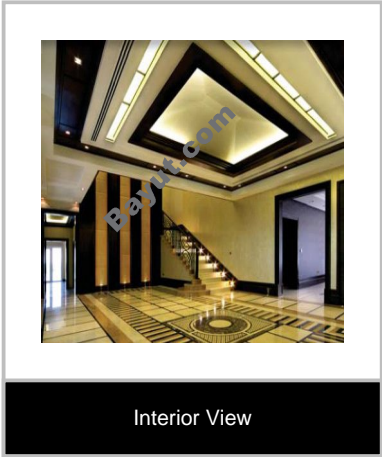
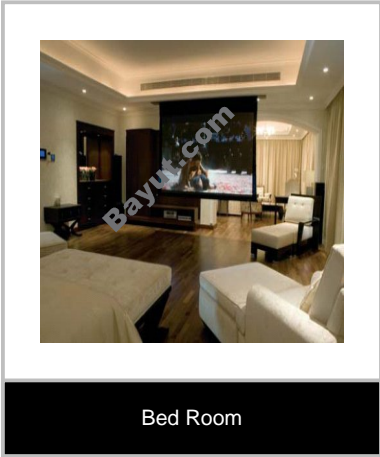
Dubai is home to many luxury property developments, but Emirates Hills is unquestionably the most exclusive. A place of wealth and beauty, each of its villas are unique, reflecting the lives of the people that live there. Emirates Hills features a harmonious balance of well-appointed villas, handsome neighbourhoods and lush landscaping, making it the undisputed “Beverly Hills” of Dubai. This is a world class development, a place of paramount wealth and beauty, and an unrivalled master planned community. It is here that exclusive and unique properties look out over the lush green fairways of the world-class Montgomerie 18-hole Championship Golf Course, a course that was created by master architect Desmond Muirhead and seven-time European Order of Merit winner, Colin Montgomerie.

This golf-side real estate project has been developed in conjunction with Emaar Properties, a Dubai public joint stock company with share capital of AED 2.65 billion, and management group Troon Golf. Everything about this venture, with its 634 villa sites, golf academy with clubhouse and gymnasium, floodlit tennis courts and swimming pool, is worldclass. Living in Emirates Hills is a golfer’s paradise and much more besides. This development is the most desirable residential community in the Emirate, and everything about this exclusive community oozes quality and perfection. Individually designed and landscaped villas sit proudly and attract the pinnacle of property investors from all over the world. With prices starting from AED 25,000,000, the Emirates Hills is not for everyone, however as an investment, these properties are in a league of their own.

Capital appreciation in just 4 years has by way outperformed anything else on the local or international real estate stage within this ultra-luxury category. Oryx Corporation can proudly boast to be specialists in the Emirates Hills development and we have guided some of the most discerning buyers through a number of purchases in this exquisite residential area. We can offer you the insight into these immense and impressive properties, and our team of professionals look forward to hearing from you. Notable Views; Exclusive Signature properties look out over the fairways of the world-class, Montgomerie 18-hole Championship Golf Course, created by master architect, Desmond Muirhead and seven-time European

Order of Merit winner, Colin, Montgomerie.<br><br>Handsome private neighbourhoods contain extraordinarily well-appointed, homes and mature landscaping, making it the most desirable residential community in the city. Points of Interest; Unlike other Dubai developments, Emirates Hills stands out as a private community with real character and diversity. These custom built properties, each one reflecting the individual style of the owner, each boast the personal touch of the owner, from elaborate parking and security systems, to luxury pool areas, this development holds extravagant surprises at every turn. Accessibility; Located at the heart of New Dubai, Emirates Hills is just 20 minutes drive from Dubai International Airport and five minutes commute to the main media, technology and trade centres of Dubai Media and Internet Cities as well as Jebel Ali Port and Free Zone. The traditional business heart of Dubai is also a short hop away with the new Business Bay and downtown area of Dubai just 15 km from door to door and accessible via three main high-ways.<br><br>Indication of target market; The reason Emirates Hills is so exclusive is not just the scale and scope of the luxury homes within it. It is the calibre of people who inhabit them. Film stars, sports celebrities and captains of industry all live side by side away from the glare of publicity. Their privacy is paramount, and with extremely high standards of security built into both homes and the development itself, the inhabitants of Emirates Hills can live in peace. Appearance & Finish: All homes have a gorgeously distinctive style, combining modern sophistication and contemporary Arabian design. Each has expansive gardens, deep balconies and unmatched views. Interior details Spacious open interiors include grand entrance halls and formal entertaining areas; superbly appointed living and dining areas; massive master bedrooms; spacious family rooms; guest quarters; state-of-the-art kitchens and bathrooms; terrace areas and internal courtyards complemented with a well-appointed Majilis. </div>

▶ Emirates Hills Image Gallery:



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