



THE  
HEIGHTS

COUNTRY CLUB & WELLNESS

EMAAR

Where *Life is Well-Lived*



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COUNTRY CLUB & WELLNESS

## Destination Designed for *Wellness* and Belonging

Envisioned as an exclusive retreat lifestyle, where green landscapes come together to form a vibrant and sustainable community. The masterplan weaves meandering pathways, lush green spaces, tranquil courtyards, and cascading water features into a harmonious environment that inspires movement, calm, and connection with the outdoors. Integrated nature trails, fitness areas, and meditation spaces support a holistic, wellness-led way of life.





Heart of *Connectivity*,  
Effortless City Access

Perfectly located at the junction of E61 and E77, this community offers effortless access to Dubai's key destinations while remaining a calm, secluded retreat.

- 10 minutes drive to Expo City Dubai
- 10 minutes drive to Al Maktoum Int'l Airport
- 20 minutes drive to Dubai Hills Estate
- 30 minutes drive to Downtown Dubai



## *Social Sanctuary, Shaped by Connection*



Designed as a contemporary retreat, The Wellness Centre is shaped by the natural flow of water, movement, and human connection. Meandering waterways trace reflective pools and landscaped greenery, creating moments of stillness, gentle motion, and a sense of belonging at every step. Beyond, the experience unfolds into wellness studios, garden sanctuaries, and intimate pockets of calm - spaces designed to restore, reflect, and reconnect.





# Life, Lived Beautifully *Together*

At its heart, life comes alive through community. A welcoming social hub sets the tone, by shared rituals, morning coffees, and effortless encounters. From sunrise to evening, the centre moves in rhythm with its people - energising mornings, restorative afternoons, and evenings with loved ones that bring the community together in a destination where wellness is a way of live.



Meditation Garden



Private Beach



Wellness Lake and Promenade



Fitness Area



Social Terrace



Yoga Lake









Curated *Living*,  
Crafted for You



Elevated leisure meets holistic well-being through curated fitness experiences and refined amenities for wellness, relaxation, and luxury - set against panoramic views.

# Swim, *Relax*, Renew

COMMUNITY POOL



# Little *Adventures*, Big Imaginations

PLAYSCAPE



# Sweat, Soar, and *Move*

SPORTS FACILITIES



# A World of *Flavors* and Finds

COMMUNITY RETAIL



# Energise Your Every Day

INDOOR AND OUTDOOR GYM



# Nature's *Runway* for Daily Escape

LINEAR PARK



# Luxury Living, Woven in Nature

Thoughtfully designed green spaces, landscaped gardens, and artful architecture create a serene, nature-centric lifestyle.

7.5M sqm	21
Total Area	Residential Clusters
25%	38,411
Open Space	Estimated Residents



# SERRO

THE HEIGHTS



Vision of  
*Luxury* Holistic Living



At Serro, wellness shapes every moment of the day. Mornings begin with yoga under open skies; afternoons flow through garden paths and sunlit terraces, and evenings settle into calm reflection surrounded by nature. Welcome to a restorative lifestyle that nurtures the body, calms the mind, and renews the spirit.

# SERRO 2

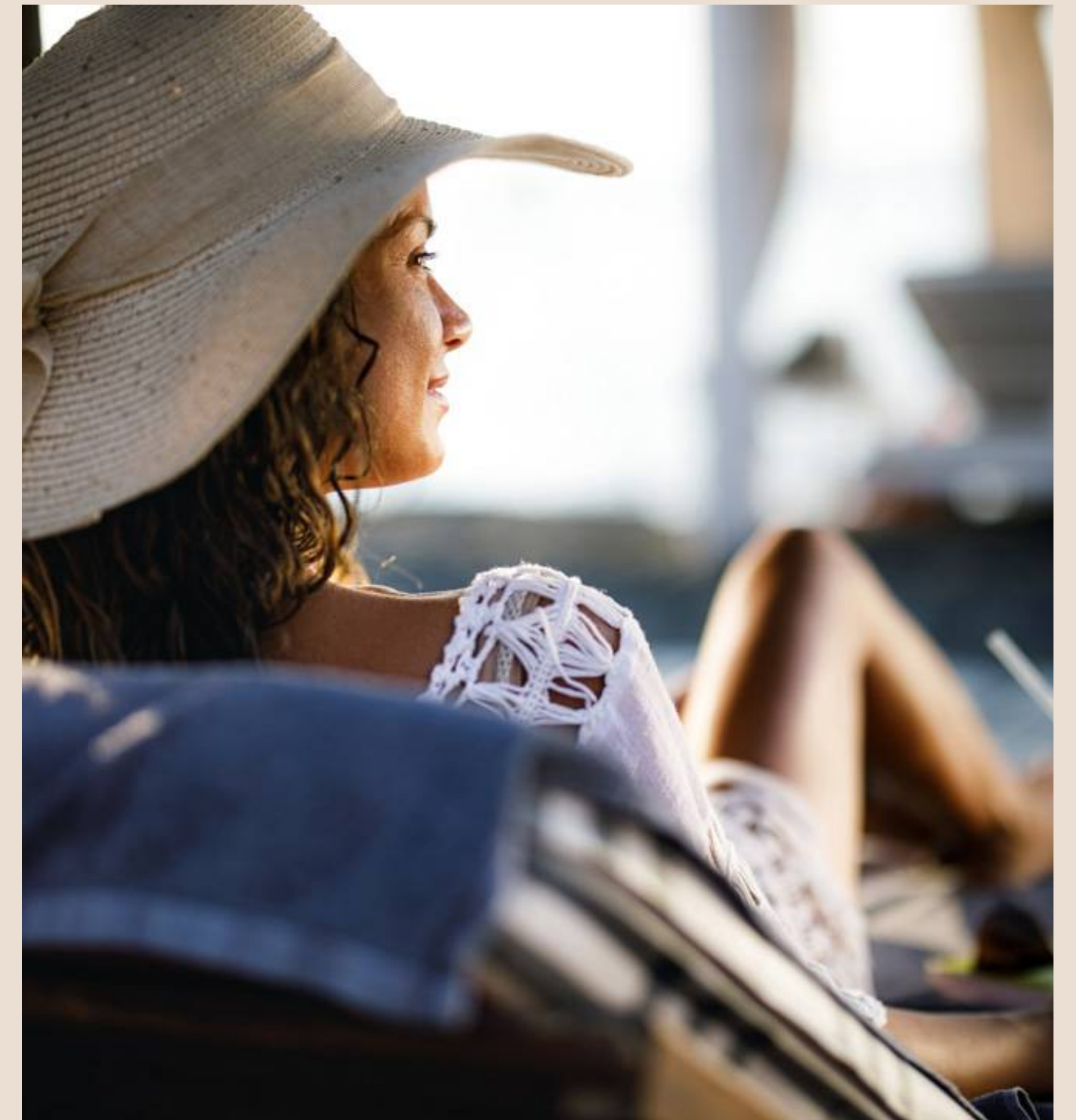
THE HEIGHTS





Live in *Flow*,  
Thrive in Balance

Serro 2 redefines contemporary living through a lens of well-being and flow. Open landscapes replace boundaries, walkable paths replace routine, and outdoor wellness spaces turn everyday moments into renewal. Here, life becomes a journey of balance and vitality - bespoke moments rooted in care and designed to nourish your very essence.



# SALVA

THE HEIGHTS



Where *Life*  
Breathes Wellness



Salva transforms living into a wellness canvas. Lush nature trails weave through sculpted landscapes; outdoor gyms become daily rituals, while meditation areas offer quiet sanctuaries for the mind, and artful architecture merges to create moments of wonder. Every space and corner is designed to inspire relaxation.





Timeless Beauty in  
*Every Detail*

Contemporary architecture is infused with the timeless grace of Mediterranean living - whitewashed façades, warm terracotta tones, and verdant landscaping come together in quiet harmony. Textured materials, soft curves, and sun-washed forms create serene, breathable spaces that feel both grounded in nature and warmth.



## *Homes as Retreats*

Thoughtfully designed 3–5-bedroom villas feature designs that pay homage to nature and create a calm environment. Every element is created for a tranquil living environment, where seamless indoor-outdoor connections invite relaxation and slow living.





*Soft Opulence,  
Bold Design*

Clean lines and open layouts are paired with premium finishes to create interiors that feel both sophisticated and welcoming. A soft, neutral palette of warm beiges and natural tones enhances light and flow.







## Global Lifestyle *Developer*

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer out-side of China. You will be investing with one of the best-regarded brands in the world\*.

Market Cap AED  
114 Bn  
FY 2024

Revenue AED  
35.5 Bn

Global Markets  
10+

Delivered  
118,400+  
Residential Units

Net Profit AED  
17.5 Bn  
FY-2024

Under Development  
50,500+  
Residential Units

\*As on FY 2024



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For more information please call 800 36227 (UAE) / +971 4 366 1688 (International) or talk to our Property Advisor directly at +971 4888 8844 from 9 AM to 7 PM (GST), Monday to Friday. Visit our online sales centre at [emaar.com](http://emaar.com) or any of our Sales Centres across the UAE.

DUBAI

Emaar Sales Centre | Next to Souq Al Bahar, Downtown Dubai

9:30 AM to 10 PM, Sunday - Friday

9:30 AM to 7 PM, Saturday

Dubai Hills Estate Sales Pavilion| Umm Suqeim Road

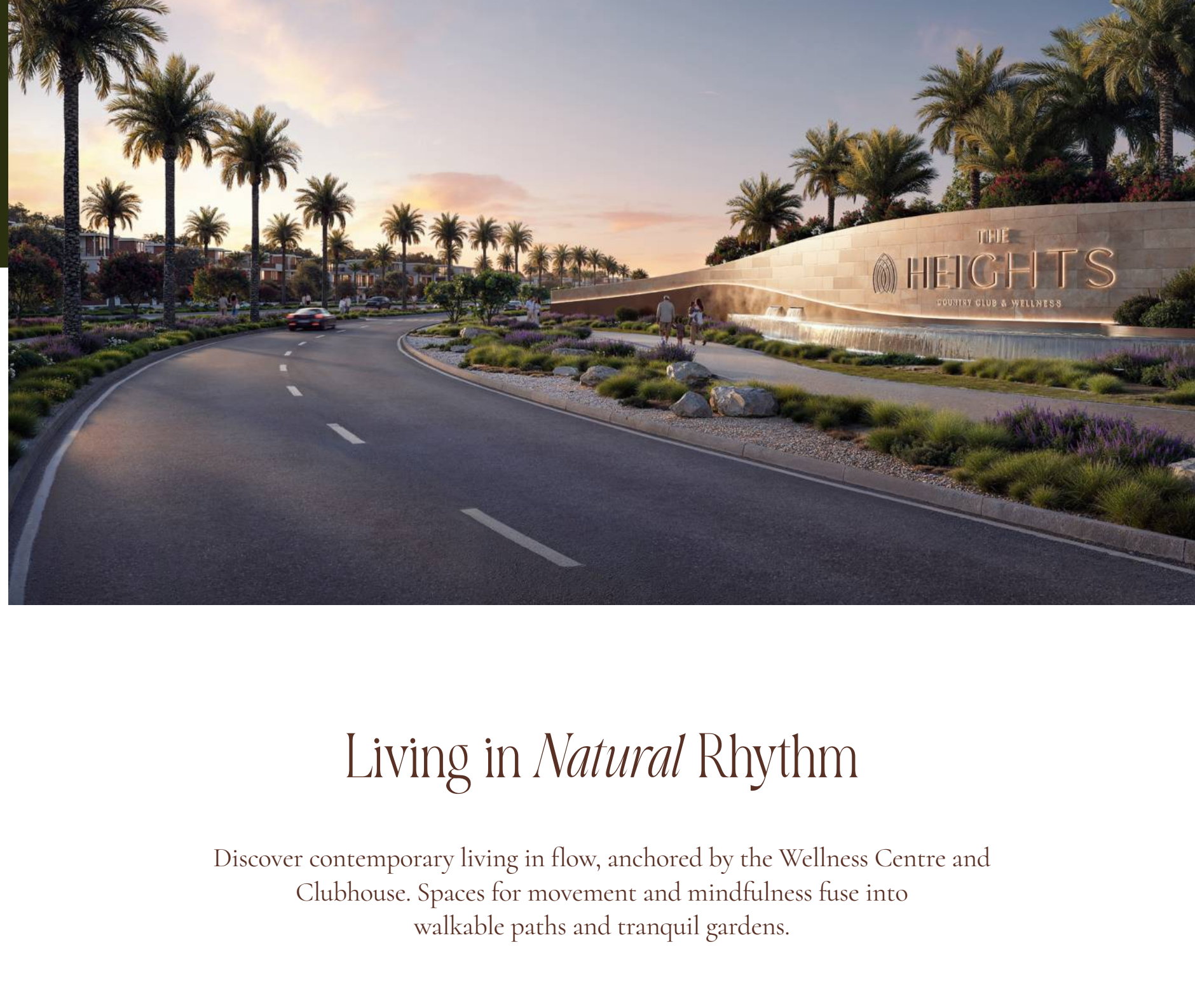
Dubai Creek Harbour Sales Pavilion | Ras Al Khor

From 9:30 AM to 7 PM, Sunday - Saturday

EMAAR

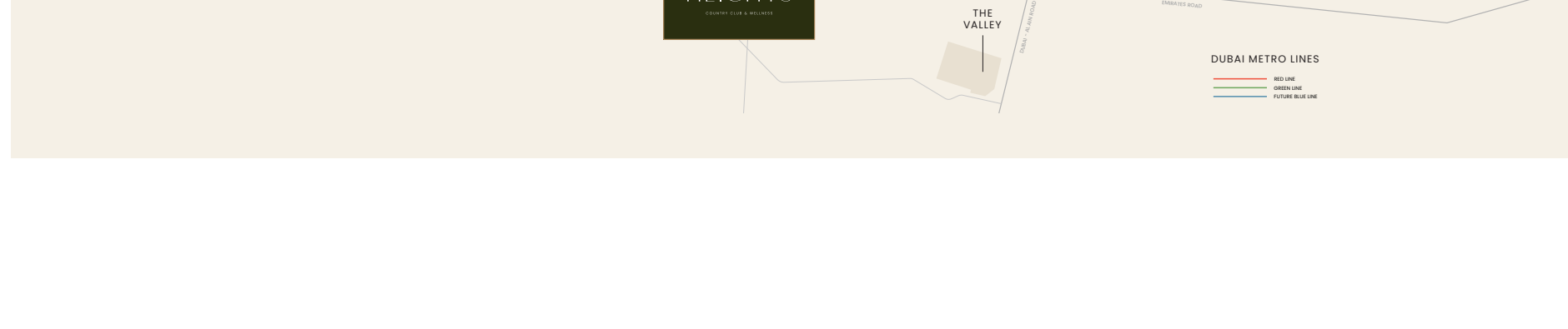
# SERRO 2

THE HEIGHTS



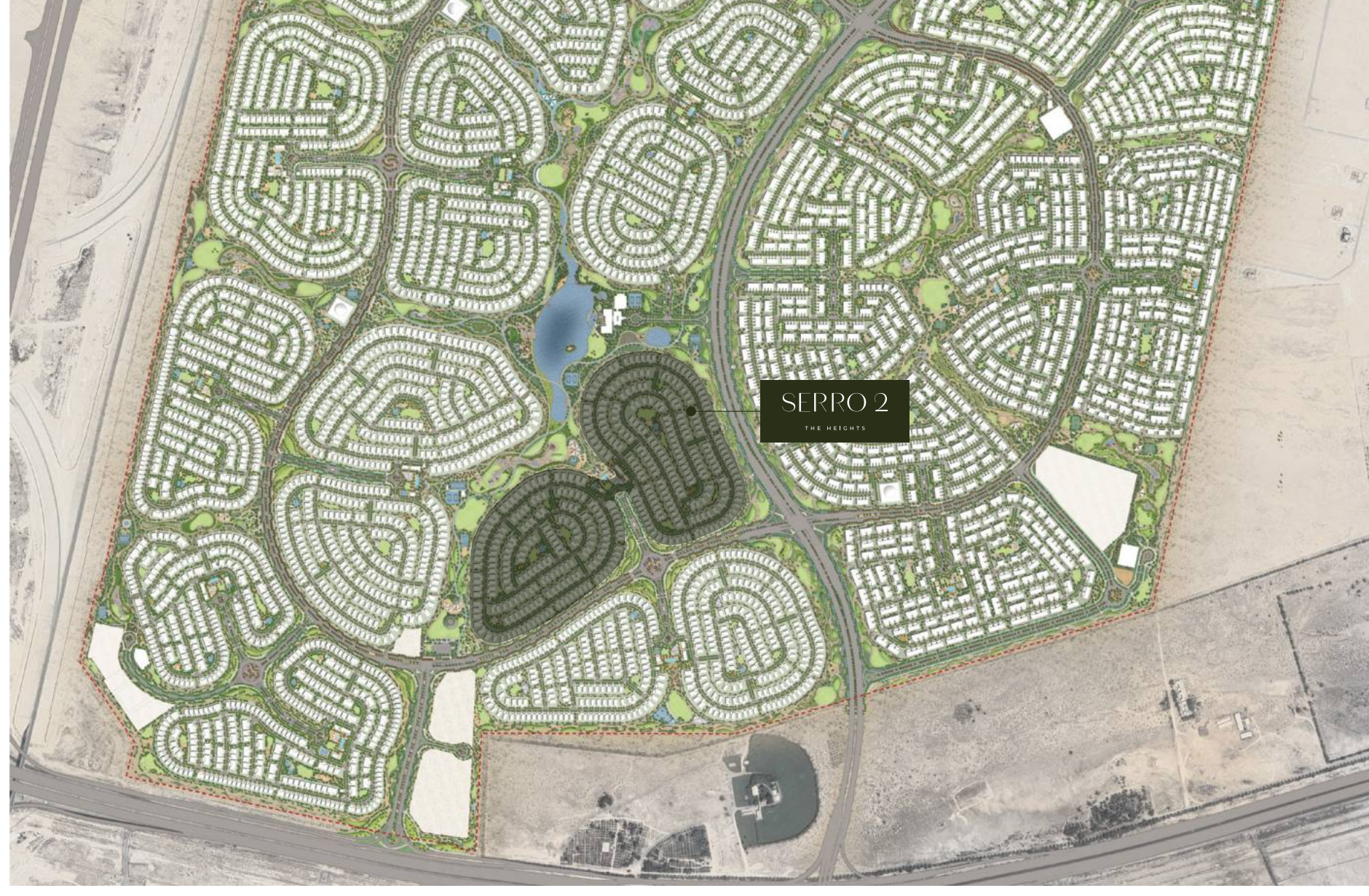
## Living in *Natural Rhythm*

Discover contemporary living in flow, anchored by the Wellness Centre and Clubhouse. Spaces for movement and mindfulness fuse into walkable paths and tranquil gardens.



## Sunlit *Simplicity*

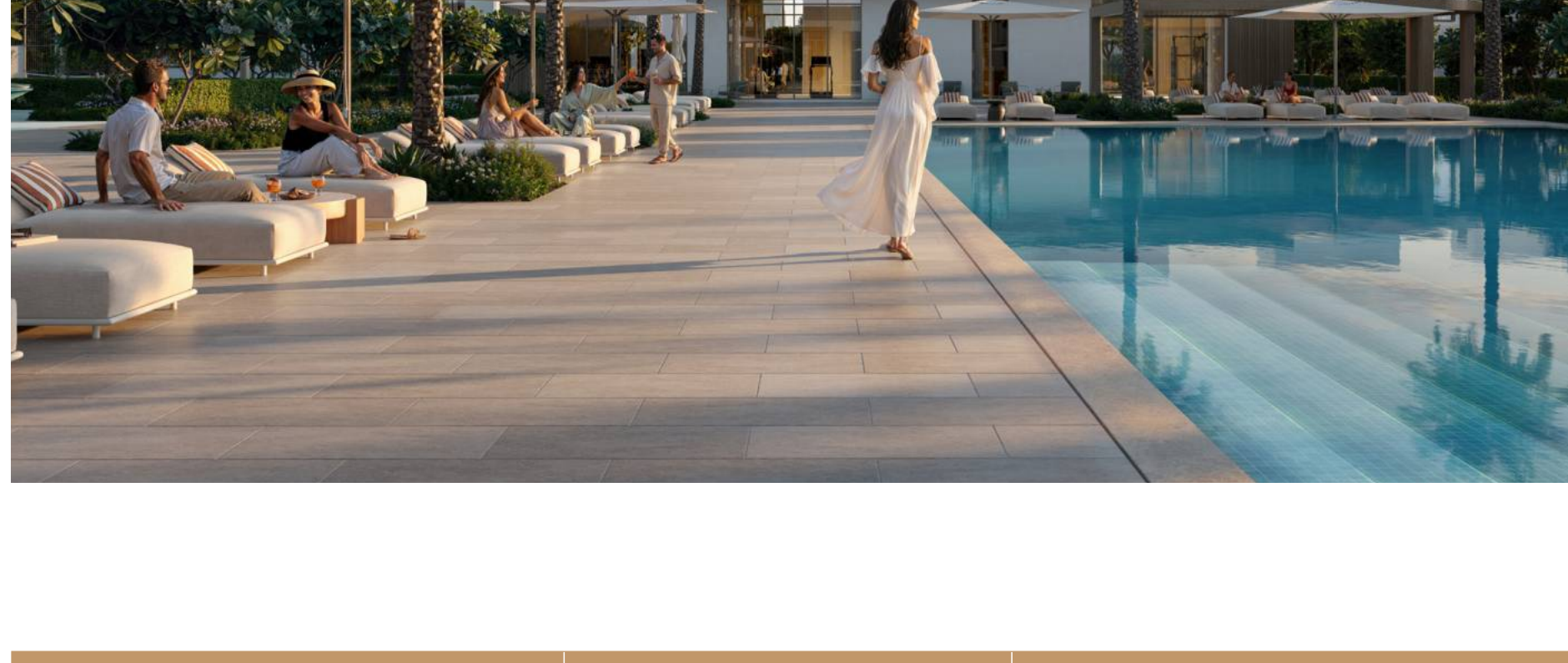
Explore 3-5-bedroom villas shaped by warmth and modern simplicity, with white finishes, terracotta accents, and sunlit interiors that evoke calm.



## Move Freely. *Live Fully*

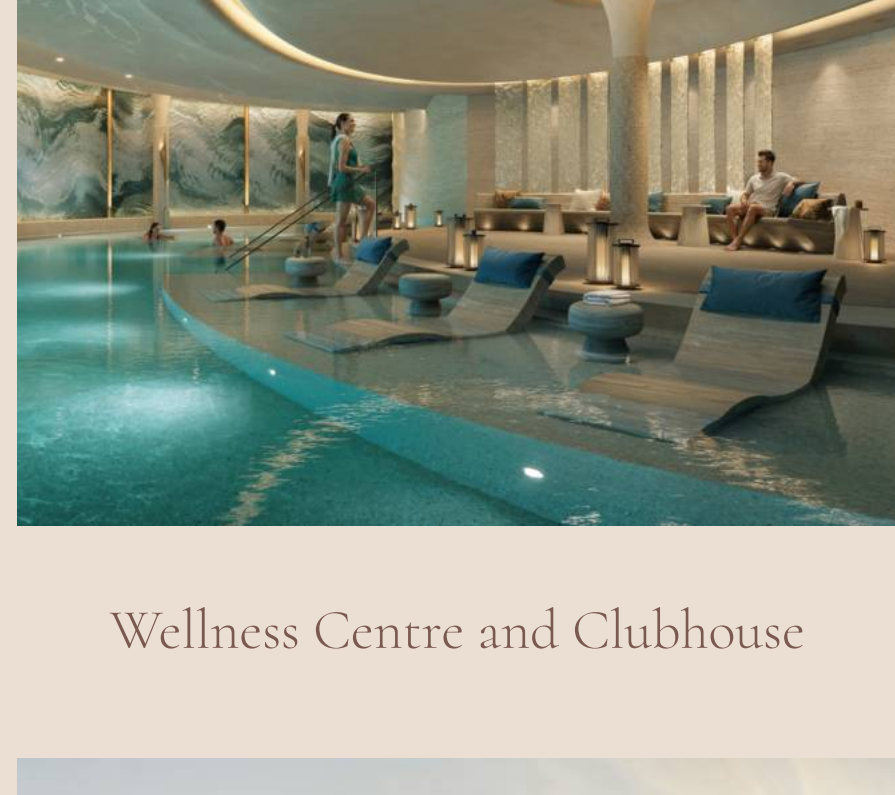
From nature trails to yoga pavilions and community pools, every amenity is designed to support movement, mindfulness, and connection.

Villas	Units	Built up Area (sq. ft)	Plot Area (sq. ft)
3-Bedroom	173	3,403	4,871
4-Bedroom	175	4,305	5,236
5-Bedroom	49	5,822	6,752



Instalment	Payment Percentage	Date
Down Payment	10%	ON BOOKING
1st Instalment	10%	MAR 2026
2nd Instalment	10%	SEP 2026
3rd Instalment	10%	MAR 2027
4th Instalment	10%	SEP 2027
5th Instalment 40% Construction Completion	10%	APR 2028
6th Instalment 60% Construction Completion	10%	OCT 2028
7th Instalment 80% Construction Completion	10%	MAR 2029
8th Instalment 100% Construction Completion	20%	MAY 2030

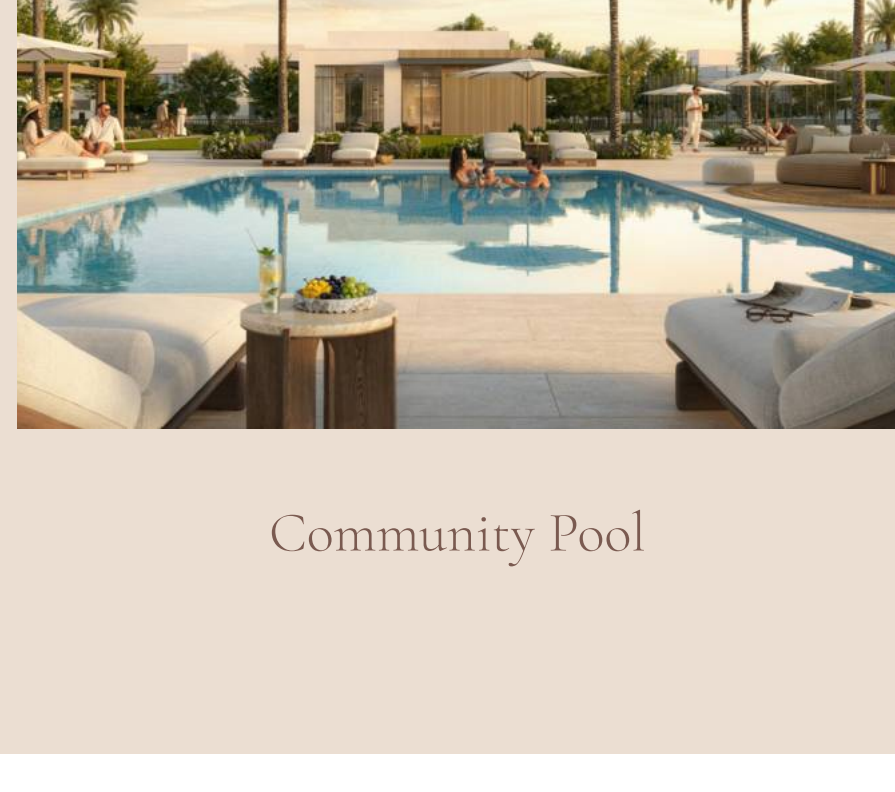
## Curated *Living*. Crafted for You



Wellness Centre and Clubhouse



Sport Courts



Community Pool



Kids Playscape

## 3-BEDROOM

Typical Floor Level



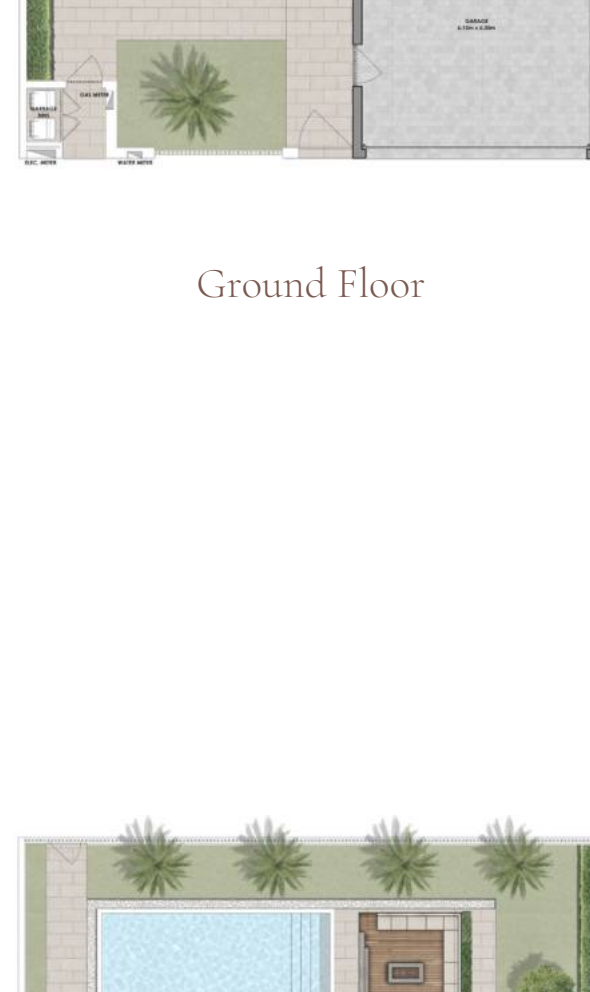
Ground Floor



First Floor

## 4-BEDROOM

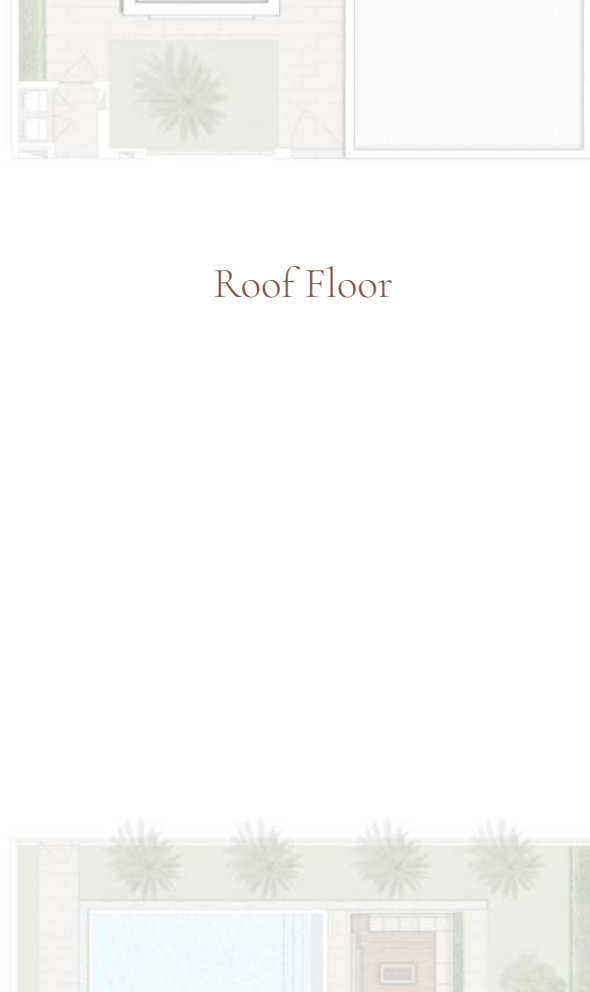
Typical Floor Level



Ground Floor



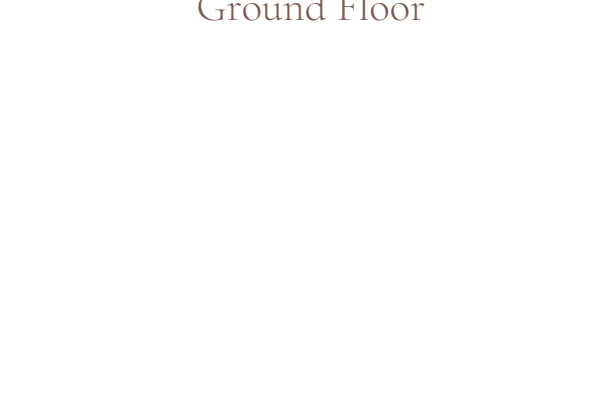
First Floor



Roof Floor

## 5-BEDROOM

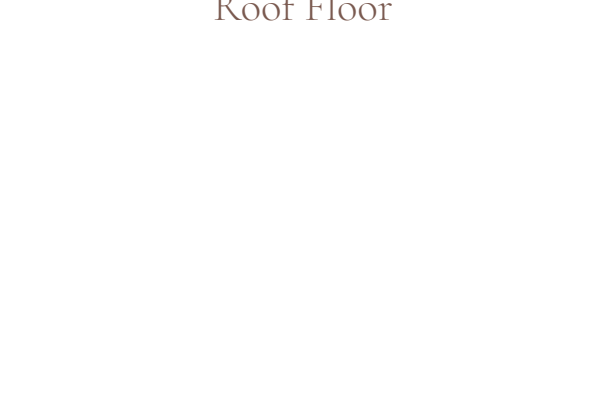
Typical Floor Level



Ground Floor



First Floor





Roof Floor






## AMENITIES

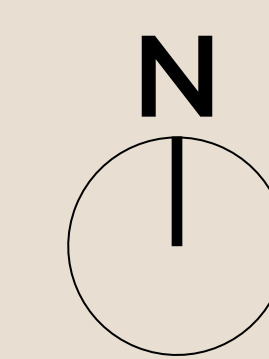
- A. LAWN
- B. GUARD HOUSE
- C. GARDEN
- D. SPORT COURT
- E. KIDS PLAY
- F. COMMUNITY CENTER
- G. POOL
- H. KIDS POOL
- J. MOSQUE
- K. FARM TO TABLE CAFE

## STYLES

-  TYPE B
-  TYPE C

## TYPE

-  3 BED ROOM
-  4 BED ROOM
-  5 BED ROOM



■ UTILITIES