



THE
HEIGHTS

COUNTRY CLUB & WELLNESS

EMAAR

Where *Life is Well-Lived*



THE
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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





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.

Live in *Flow*,
Thrive in Balance



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 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

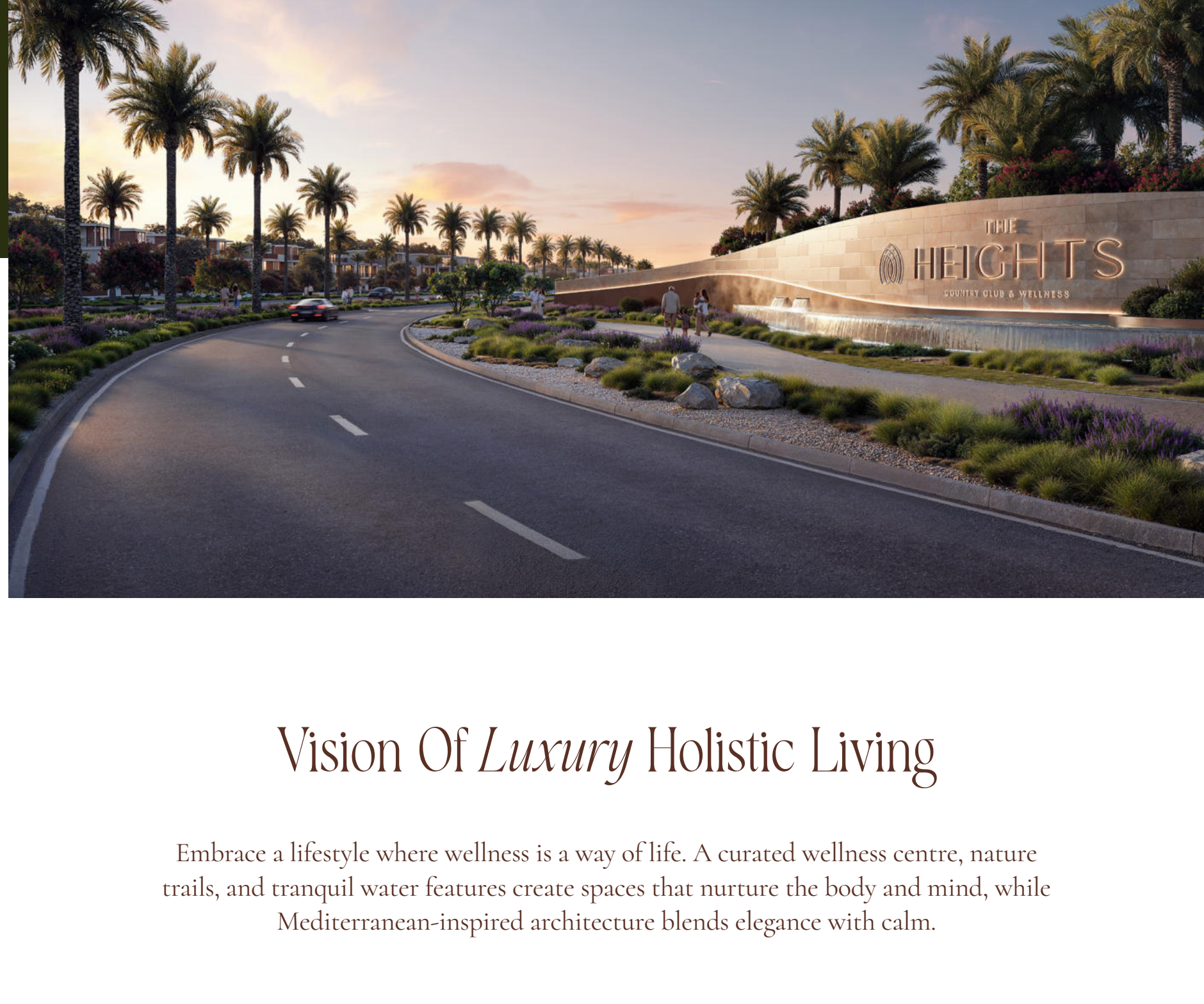
Dubai Creek Harbour Sales Pavilion | Ras Al Khor

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

EMAAR

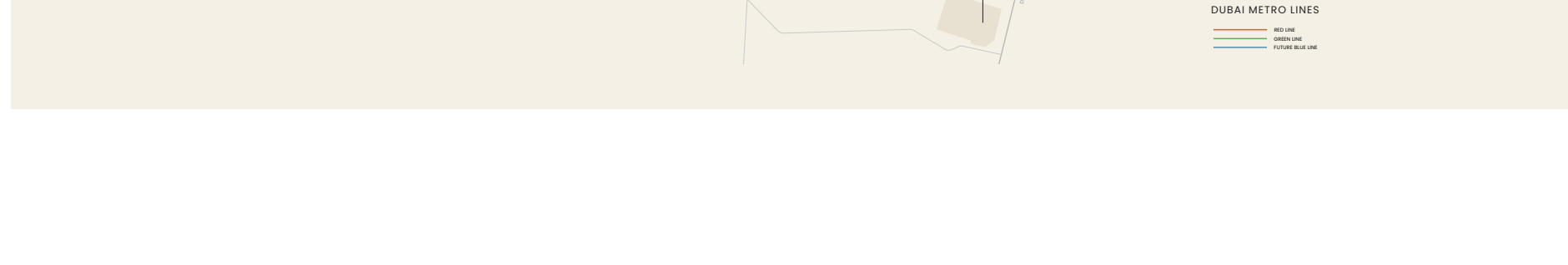
SERRO

THE HEIGHTS



Vision Of *Luxury* Holistic Living

Embrace a lifestyle where wellness is a way of life. A curated wellness centre, nature trails, and tranquil water features create spaces that nurture the body and mind, while Mediterranean-inspired architecture blends elegance with calm.



Soft *Luxury*. Bold Design

Discover 3-5-bedroom villas featuring designs that pay homage to nature. Soft luxury interiors, natural tones, and premium finishes create calm spaces.



Chase New *Horizons*

The wellness centre and serene spaces are designed to nurture body and mind, from tranquil pathways to vibrant social areas.

Villas	Units	Built-up Area (sq. ft.)	Plot Area (sq. ft.)
3-Bedroom	200	3,402	4,904
4-Bedroom	172	4,307	5,477
5-Bedroom	11	5,828	7,075



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%	MAR 2028
6th Instalment 60% Construction Completion	10%	AUG 2028
7th Instalment 80% Construction Completion	10%	JAN 2029
8th Instalment 100% Construction Completion	20%	MAR 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

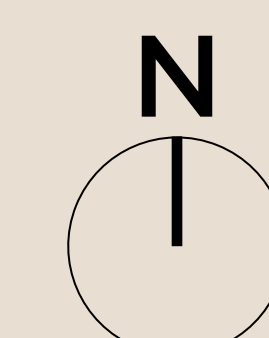
- A. LAWN
- B. GUARD HOUSE
- C. GARDEN
- D. SPORT COURT
- E. KIDS PLAY
- F. COMMUNITY CENTER
- G. POOL
- H. KIDS POOL
- J. MOSQUE
- L. RETAIL
- M. HOSPITAL

STYLES

- ◆ TYPE A
- ◆ TYPE C

TYPE

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



■ UTILITIES