



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 E611 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

20 minutes drive to Dubai Hills Estate

10 minutes drive to Al Maktoum Int'l Airport

30 minutes drive to Downtown Dubai

DUBAI METRO LINES

- RED LINE
- GREEN LINE
- FUTURE BLUE LINE



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 life.



Meditation Garden



Private Beach



Wellness Lake and Promenade



Fitness Area



Social Terrace



Yoga Lake

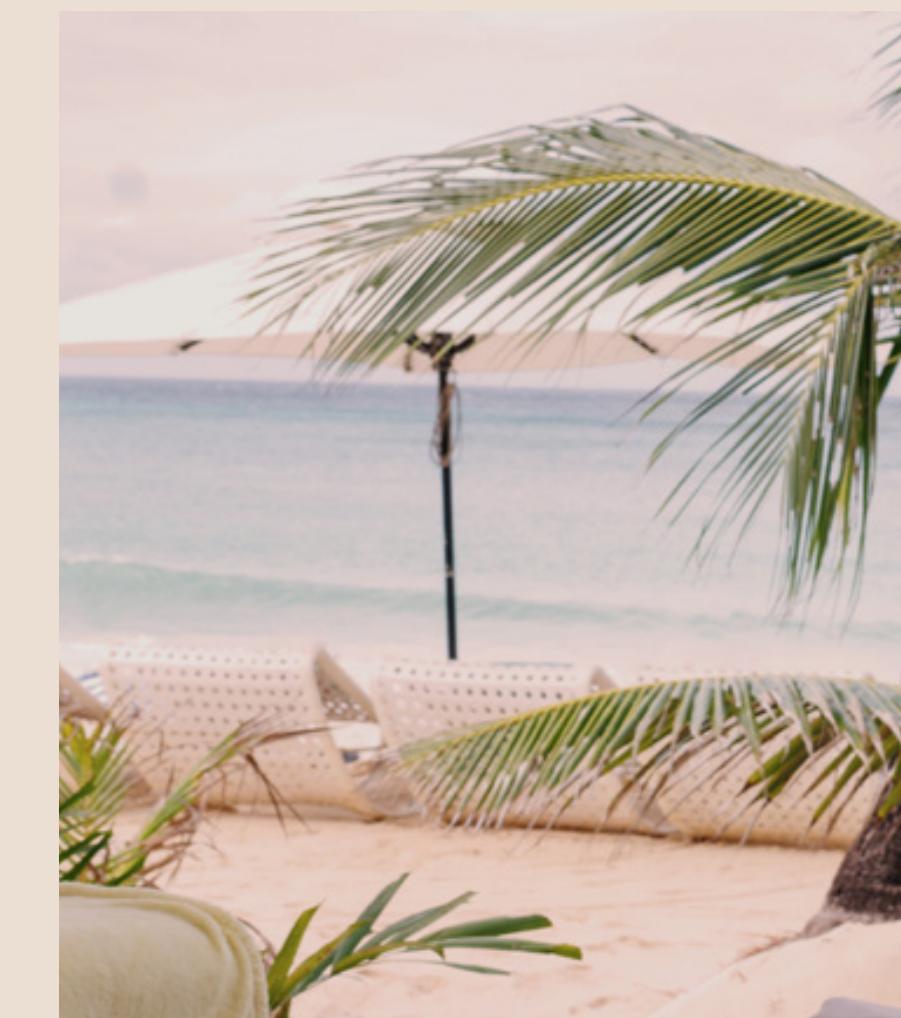








*Curated Living,
Crafted for You*



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

Total Area

21

Residential Clusters

25%

Open Space

38,411

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

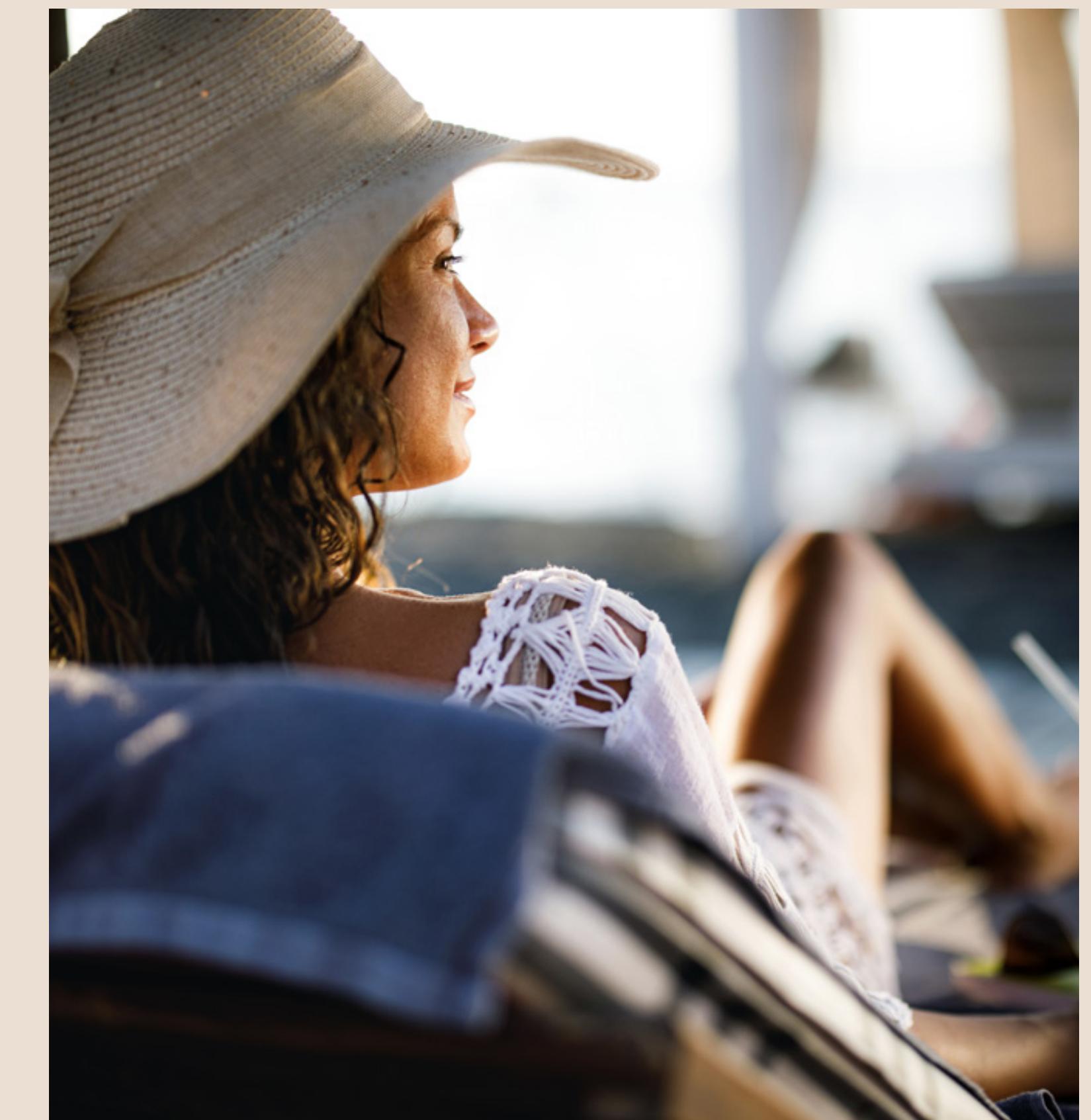
THE HEIGHTS





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