

Hamptons

INTERNATIONAL



Dubai Hills Estate

4  4 

£2,640,000
(AED 12,900,000)

Property details



Key features

- Balcony
- Barbecue Area
- Built in Wardrobes
- Central A/C
- Children's Play Area
- Children's Pool
- Covered Parking
- Kitchen Appliances
- Maids Room
- Pets Allowed

Attributes

- 🏊 Swimming pool
- 🏌️ Near golf course
- 🏋️ Gym

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4 🏠 4 🚗

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Description

An exceptional opportunity to secure a single-row, full golf course view villa in the prestigious Club Villas, located within Dubai Hills Estate. Positioned in a quiet cul-de-sac, this 4-bedroom semi-detached villa offers a level of privacy rarely found within the community. Unlike many villas located on T-junctions or beside elevated public walkways, this home enjoys true residential privacy with no public walkways on two sides, meaning no foot traffic overlooking the property. The villa sits on a 3,379 sqft plot with 3,361 sqft built-up area and enjoys uninterrupted views across the golf course. Internally, the home features a bright open-plan kitchen and living area, creating a spacious environment ideal for family living and entertaining. The master suite benefits from an en-suite bathroom and walk-in wardrobe, while large windows throughout the home maximize natural light and frame the golf course outlook. The property has been well maintained since handover with an active maintenance contract, ensuring excellent condition throughout. Currently rented at AED 500,000 per year until July 2026, the villa offers strong immediate rental income while also presenting a clear pathway for an end user to move in next year. Importantly, the asking price of AED 12.9M represents excellent value compared to other golf-facing villas, with the seller open to serious offers. Residents enjoy direct walking access to the clubhouse, gym, pool, sports courts, cafés, nursery and retail including Geant, making this one of the most convenient positions within the community. A rare opportunity to own a private golf-view villa in one of Dubai Hills Estate's most desirable enclaves.





















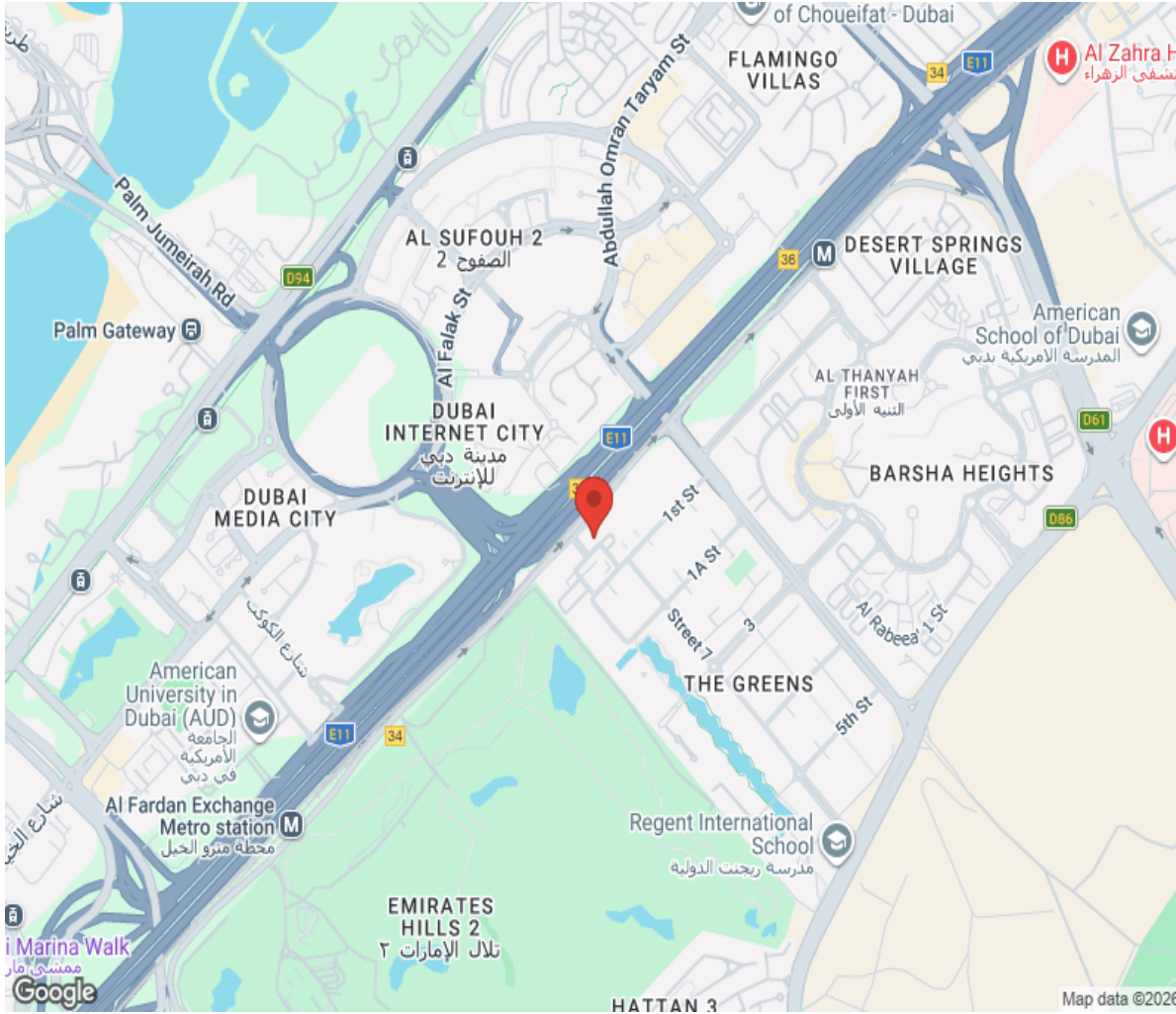








Location



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