

# Hamptons

INTERNATIONAL



## Dubai Hills Estate

3  4 

**£1,730,000**  
**(AED 8,500,000)**

## Property details



### Key features

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

### Attributes

- 🏊 Swimming pool
- 🏌️ Near golf course
- 🚗 Private parking
- 🌿 Garden

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## Description

Adil Sheikh and Hamptons International present an exceptional opportunity to secure a rare extended townhouse with a private pool, offering a level of lifestyle and usability not typically available within Dubai Hills Estate at this price. This home has been thoughtfully extended to enhance internal living space, creating a more open, functional layout suited to modern family living. The ground floor offers bright, open-plan living and dining areas that flow seamlessly into the garden, now enhanced by the pool and additional space. The result is a far more versatile and usable setting compared to standard layouts. Upstairs, the bedrooms are well-proportioned, with the master suite benefiting from an en-suite bathroom and built-in storage. The overall layout is practical, comfortable, and designed for end users seeking something beyond the typical offering. The property is currently rented until March 2027 at over AED 500,000 per annum, offering strong immediate income and an attractive return profile, with potential yields in the region of 6% depending on acquisition price.

**Property Features**

- Extended layout
- Private swimming pool
- Income-generating asset
- Tenanted until March 2027
- Enhanced internal living space
- Bright open-plan design
- Covered parking

**Community Highlights**

- Direct access to Dubai Hills Park
- Close to golf course and clubhouse
- Swimming pools and fitness facilities
- Walking and cycling tracks
- Schools and retail nearby
- Easy access to major road networks

Opportunities combining strong rental income with upgraded, lifestyle-driven features are rarely available. Serious enquiries are encouraged to arrange a viewing.





















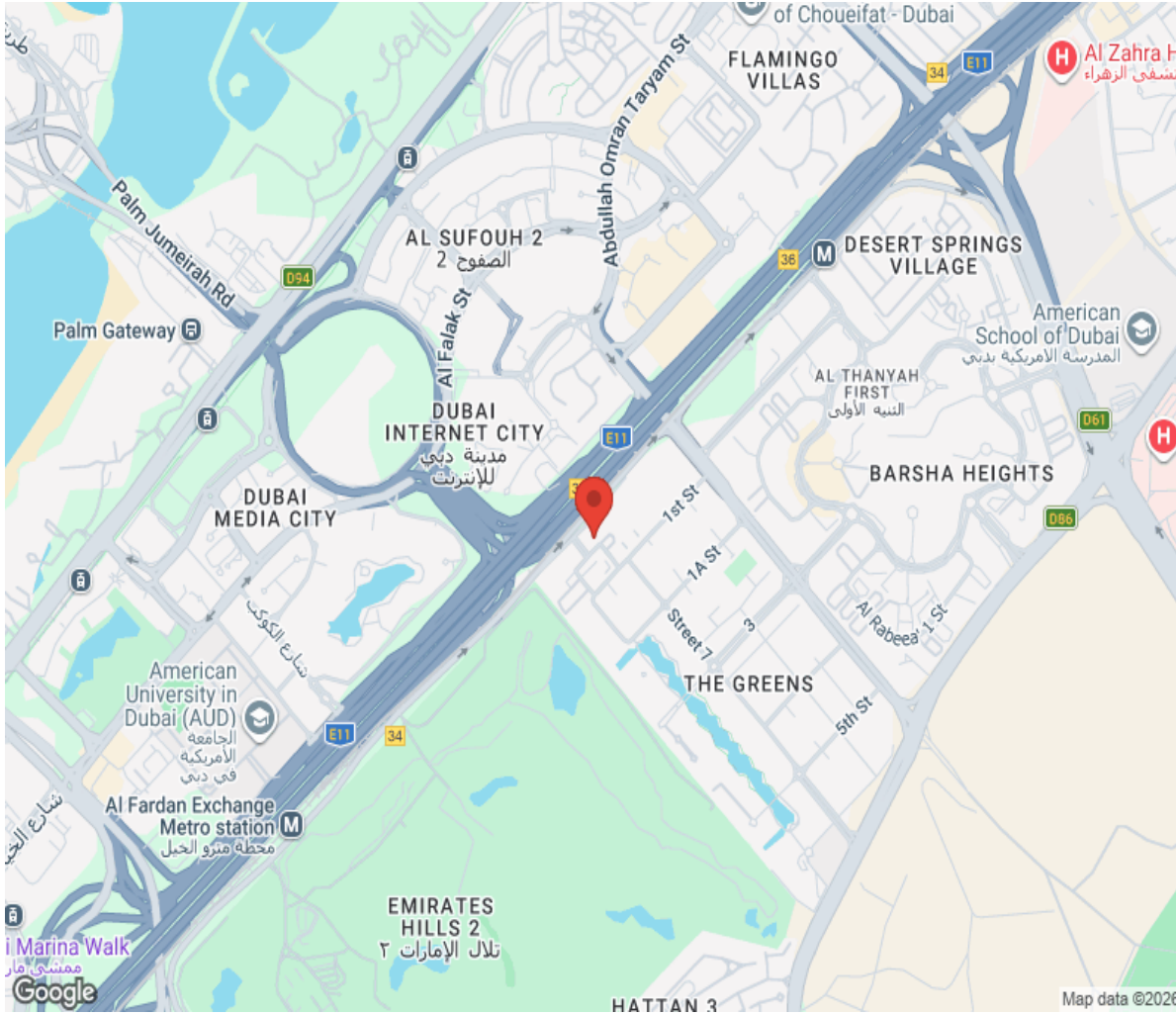








# Location



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