

Hamptons

INTERNATIONAL



Dubai Hills Estate

3  4 

£1,620,000
(AED 7,950,000)

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

Dubai Hills Estate

3  4 

£1,620,000
(AED 7,950,000)

Description

Exclusive to Adil Sheikh, is this rare extended townhouse with a private pool in Dubai Hills Estate – a layout and lifestyle package not typically available at this price. This home has been genuinely reconfigured to enlarge the internal living space, creating a more open, functional floor plan suited to modern family living and long-term holding. On the ground floor, bright, open-plan living and dining areas flow seamlessly into the garden, now enhanced by the private pool and additional usable space. The result is a far more versatile and practical setting than standard townhouse layouts in the community. Upstairs, the bedrooms are well-proportioned, with the master suite benefiting from an en-suite bathroom and built-in storage. The overall layout is comfortable and designed for end users seeking something beyond the typical offering in Dubai Hills Estate. The property is currently tenanted until March 2027 at over AED 500,000 per annum, providing strong immediate income and an attractive return profile, with potential gross yields in the region of 6.5% depending on acquisition price.

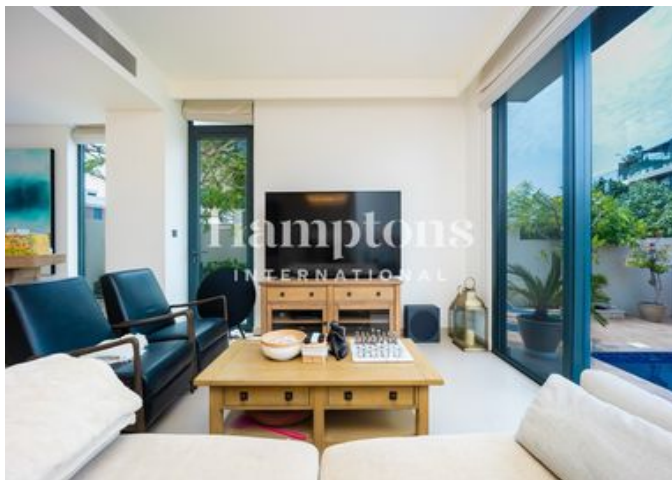
Property Features: Extended townhouse layout, Private swimming pool, Income-generating asset, Tenanted until March 2027, Enhanced internal living space, Bright open-plan design, Covered parking.

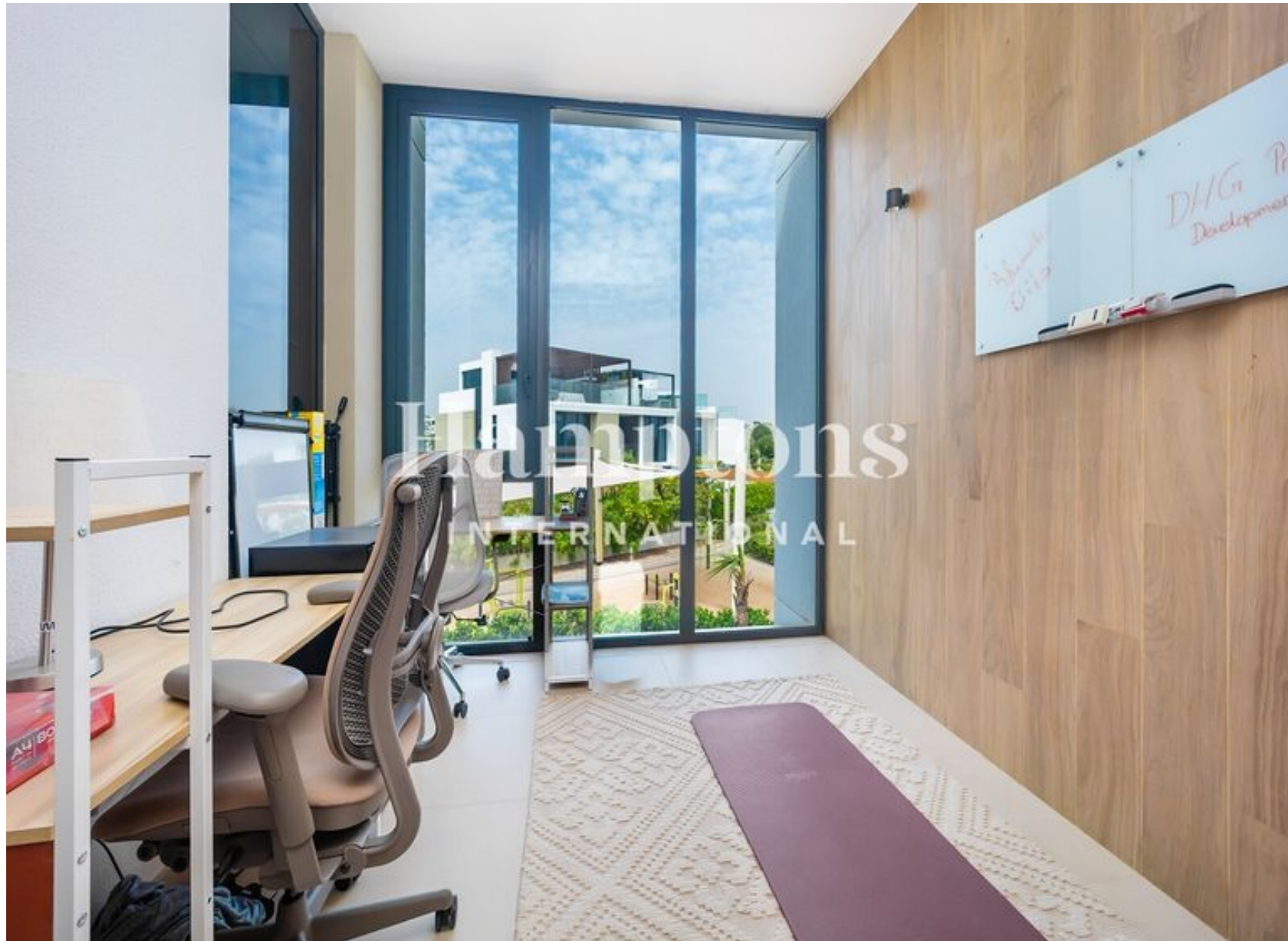
Community Highlights: Direct access to Dubai Hills Park, Close to golf course and clubhouse, Swimming pools and fitness facilities, Walking and cycling tracks, Schools and retail nearby, Easy access to major road networks.

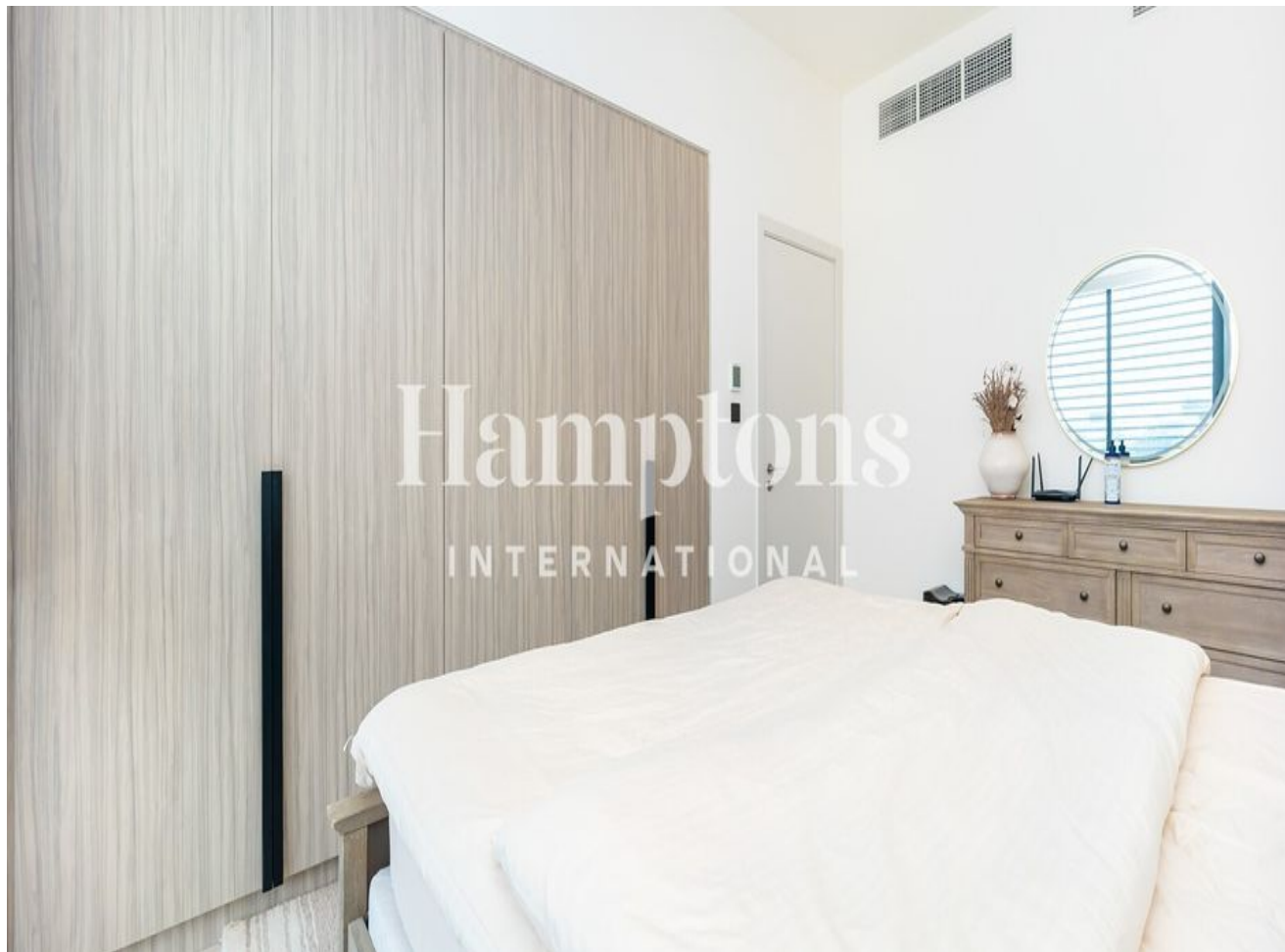
As the sole listing agent for this property, I control all viewings and negotiations. Opportunities combining strong rental income with upgraded, lifestyle-driven features are rarely available in Dubai Hills Estate. Serious enquiries are encouraged to arrange a viewing.





















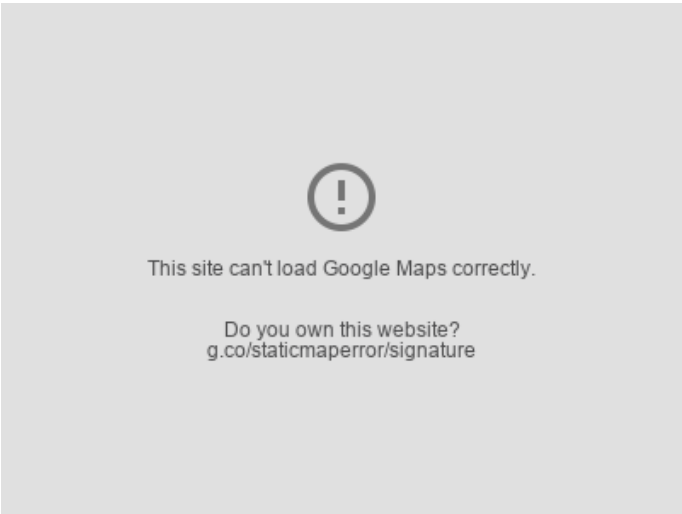
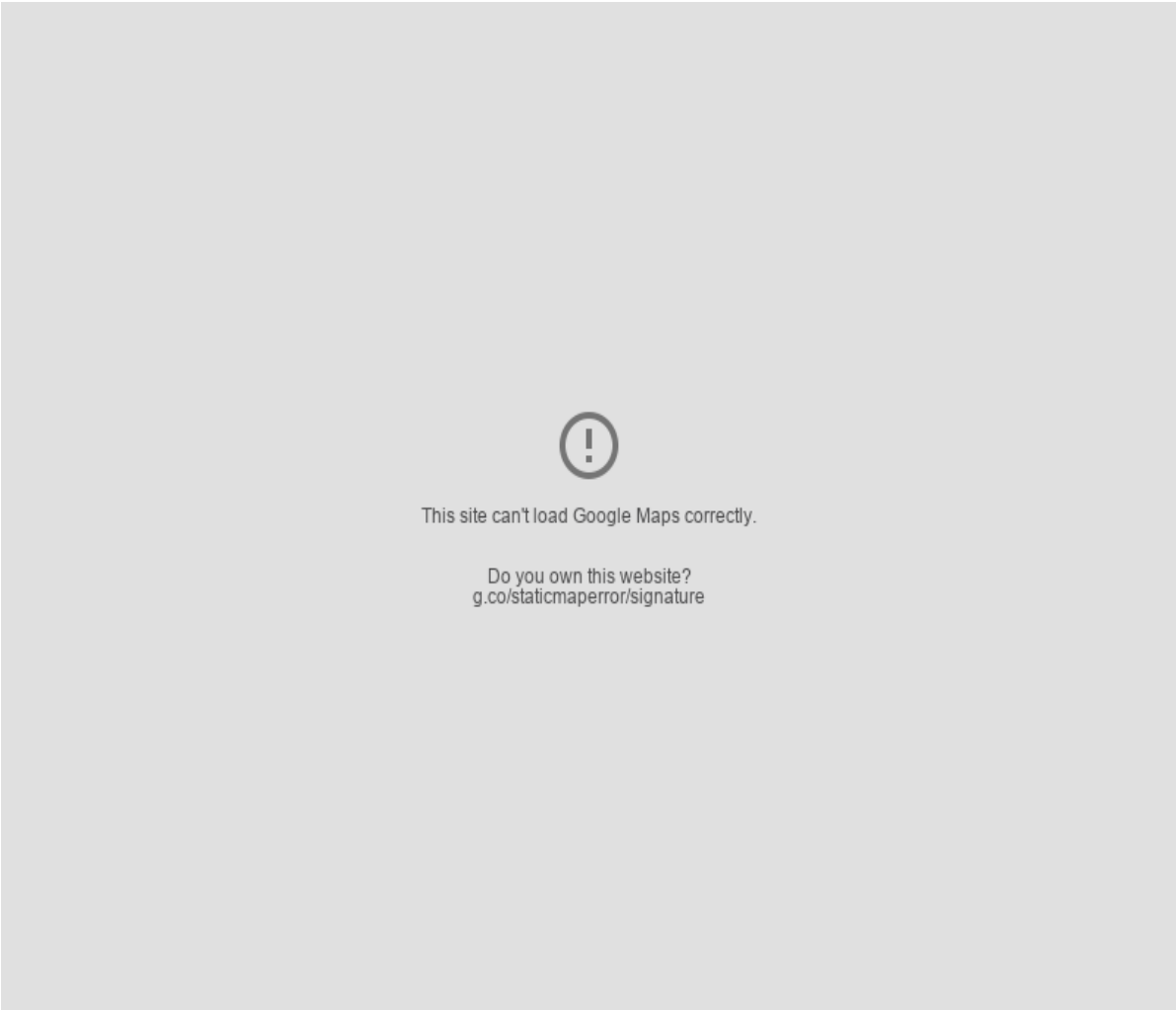








Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com