



SCAN ME

YOUR GUIDE TO

# EMIRATES LIVING

Explore the unique Emirates Living project by Emaar, featuring sustainable residential communities. These are family-friendly and gated neighbourhoods featuring a prime location in Dubai with serene surroundings and vibrant community spirit.



Discover these gated residential communities

Discover Bayut's unique and innovative features

Real-time insights on price and popularity trends







# EMIRATES LIVING

Views 2  
فيوز 2



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EMIRATES LIVING | ISSUE 2022

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Find all of these guides and more at [www.bayut.com/area-guides](http://www.bayut.com/area-guides).



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# Welcome to Emirates Living

Spanning across 120 million sq. ft., Emirates Living is a multi-billion dollar project by Emaar Properties. This large scale nature-inspired development mainly includes four exclusive villa communities including Emirates Hills, The Lakes, The Meadows and The Springs. Later, more family-centric neighbourhoods featuring apartments were added to the master plan such as The Greens and The Views. Originally launched in 2002 as highly anticipated residences due to being the first freehold gated development, it now boasts over 8,600 properties, community retail centres and recreational facilities. The exclusive selection of residences includes a mix of villas, townhouses and apartments overlooking the Emirates Golf Club.

Targeting a diverse segment of Dubai real estate, there are opportunities for investment falling under different price brackets. Properties in Emirates Hills are at the higher end of the spectrum, whereas, villas in The Lakes and The Meadows fall under mid-to-high ranges. Likewise, there are townhouses in The Springs and apartments in The Greens offered in a more affordable price range. Other factors making it a coveted address include prime location in the city, connectivity to public transport and main road network and an array of amenities including schools, restaurants and hospitals within the vicinity.



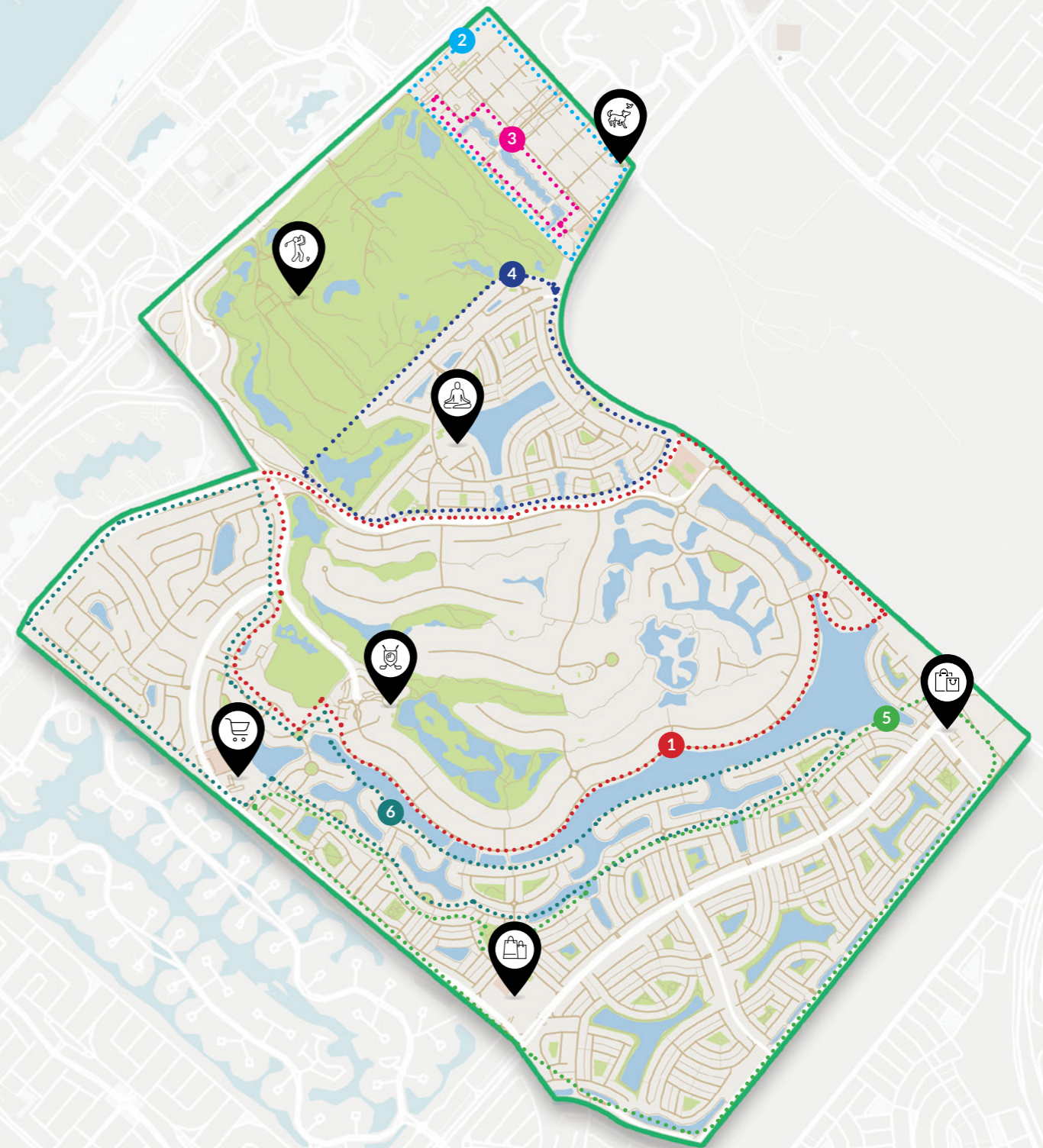


# EMIRATES LIVING AT A GLANCE

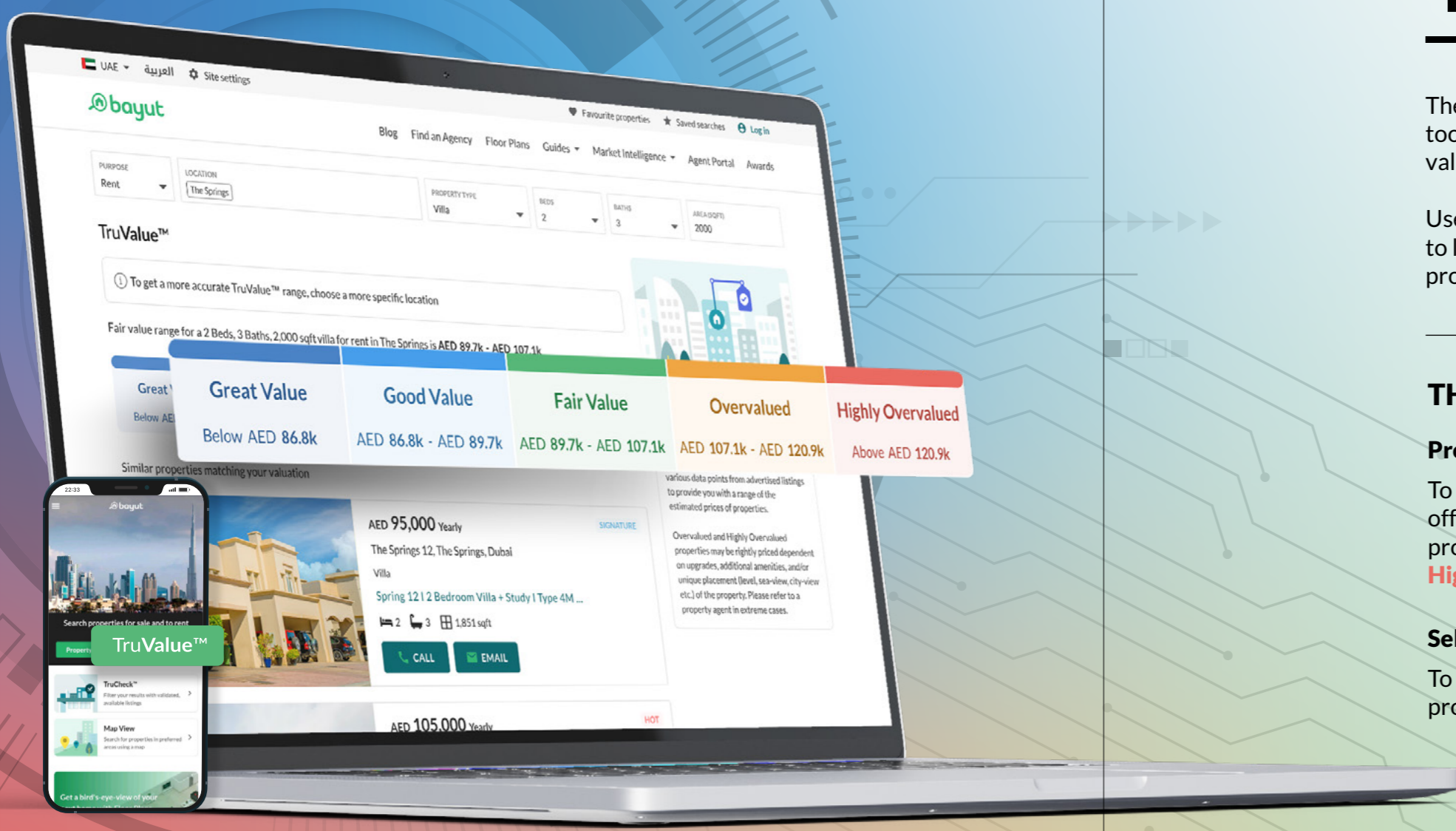
-  Emirates Golf Club
-  Montgomerie Golf Club Dubai
-  The Springs Souk
-  The Lakes Club
-  The Meadows Village
-  The Meadows Souk
-  The Greens Dog Park

## Sub-communities

- |  |   |
|--|---|
|  Emirates Hills |  The Lakes     |
|  The Greens     |  The Springs   |
|  The Views    |  The Meadows |







# TruValue™

The UAE's first-ever fully automated price valuation tool designed to provide easily accessible estimated value of residential properties in the UAE.

Uses advanced machine learning and data intelligence to learn the fair market value of any residential property for rent or sale in the UAE.

## THIS WILL HELP:

### Property Seekers

To determine whether a certain advertised property offers **Great**, **Good** or **Fair Value** and which properties may be considered as **Overvalued** or **Highly Overvalued**

### Sellers & Landlords

To set the right asking price and sell or lease their property in a faster, more efficient manner



# Welcome to Emirates Hills

Ranking among the best luxury housing developments in Dubai, Emirates Hills lies in the heart of the Emirates Living development. It is known as one of the first few areas to offer freehold properties in Dubai, thus, you'd find it largely occupied by expatriate families. Often referred to as the Beverly Hills of the UAE, this one-of-a-kind posh neighbourhood tops the list of Emaar's premier projects where plots of land were sold out per square foot for customised construction of homes.

Today, it has evolved into an elite residential address with an exclusive selection of palatial mansions ranging anywhere from 3 to 10 bedrooms. Luxury homes are mainly divided into four clusters based on the architecture type; Montgomerie Hills, Montgomerie Maisonettes, Dyaar Al Hambra and Signature Villas. Whereas, more residential sectors (blocks) were added to the plan as the development grew for custom made residences. This gated villa community boasts a limited selection of exclusively lavish family homes.






Home to the Address Montgomerie Hotel and Montgomerie Golf Course and overlooking the Emirates Golf Club, Emirates Hills is truly a golfers' paradise. The total area sprawls over 12.3 sq. km. while plot sizes range anywhere from 8,000 sq. ft. to 45,000 sq. ft. Golf villas overlook green landscapes and golf courses while others face one of the 17 lakes in the vicinity. In addition to the number of family-friendly lifestyle amenities, the community is also home to Dubai International Academy. Needless to say, Emirates Hills is one of the most exclusive areas in Dubai to buy or rent properties.








AVERAGE RENTAL AND SALES PRICE FOR VILLAS			
BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
5	1,523,000	26,573,000	5.70%
6	1,583,000	31,873,000	5.02%

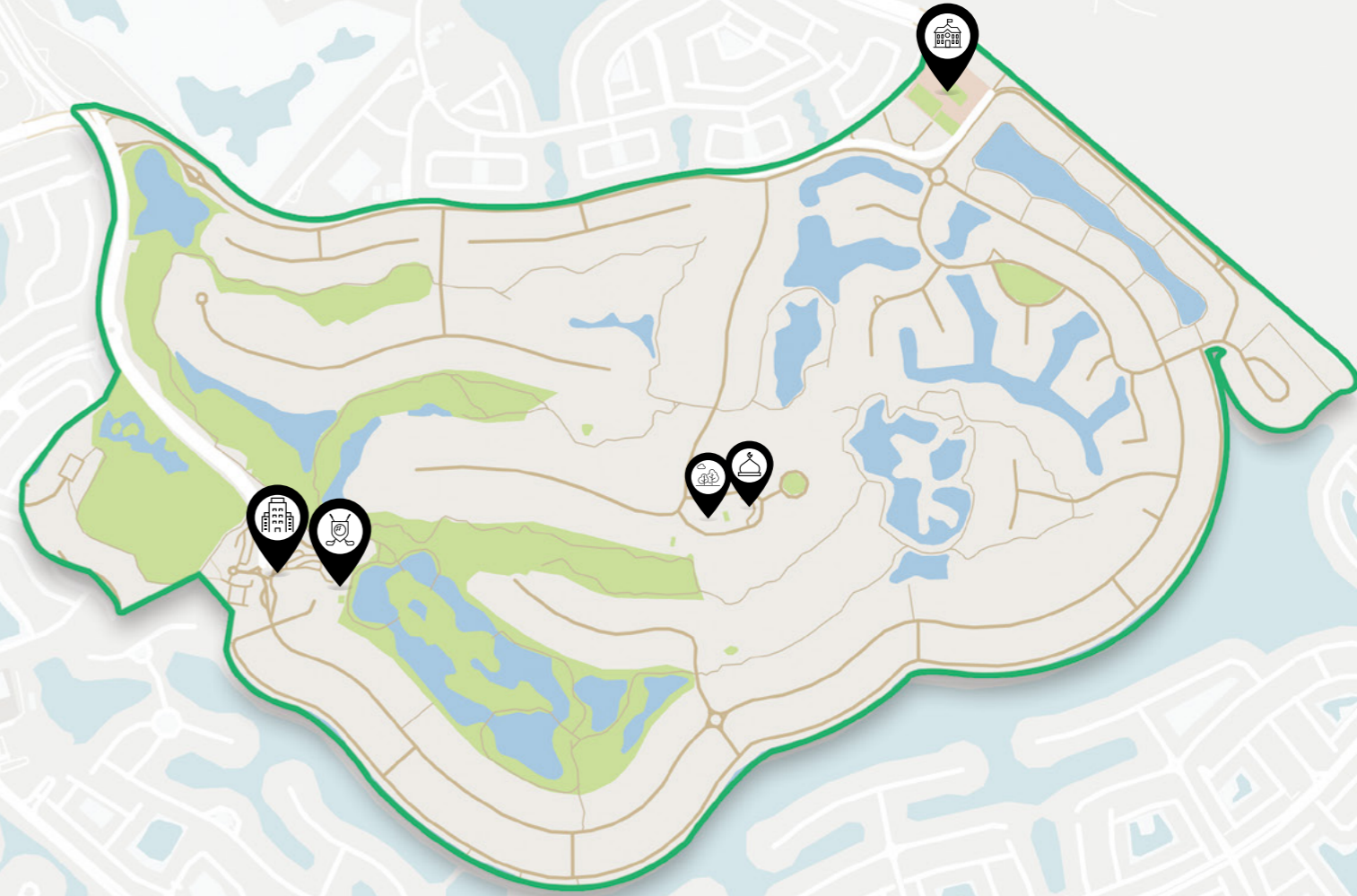


# EMIRATES HILLS AT A GLANCE

-  Montgomerie Golf Club Dubai
-  Address Montgomerie
-  Dubai International Academy
-  Masood Naqvi Mosque
-  Lailak Park

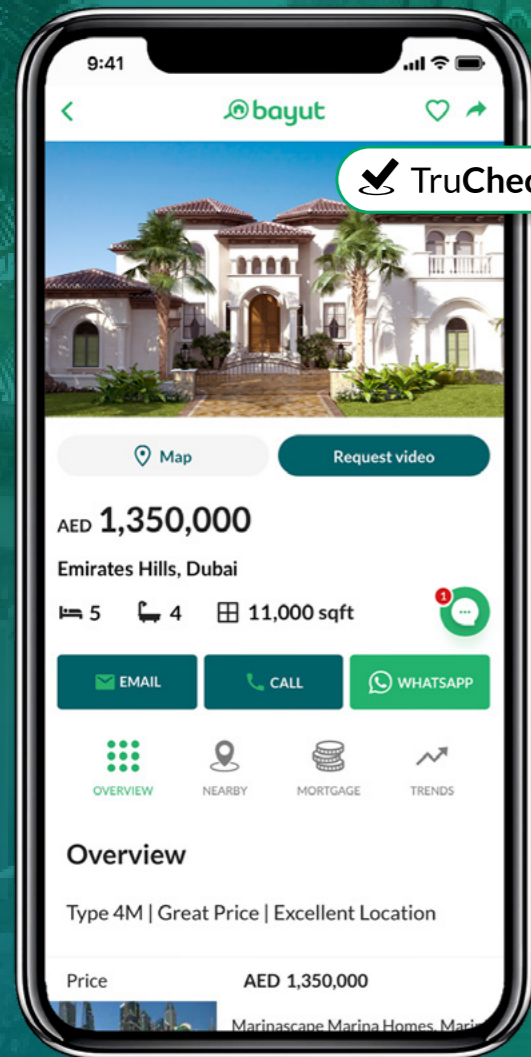
## NEARBY

-  **Al Khail Metro Station**  
12 minutes
-  **Emirates Golf Club**  
13 minutes
-  **Jebel Ali Racecourse**  
13 minutes
-  **Dubai Internet City**  
14 minutes
-  **Dubai Marina**  
15 minutes





It's Easy to Avoid Inaccurate Properties  
with  TruCheck™ on  bayut



Identify authentic and available properties in the UAE with our exclusive authentication solution

## 3D&2D FLOOR PLANS

### Over 45,000+ Floor Plans

Get a glimpse of the layout of your favourite listings from the comfort of your home with Bayut's exclusive 2D and 3D Floor Plans of over 45,000 properties!

### 3D Live Walk Through

You can also use the 3D Live walk through feature to virtually tour the property.





# Welcome to The Lakes

The Lakes is a well-established neighbourhood and features a collection of detached villas and townhouses. These properties come in 12 variations typically ranging from 2,100 sq. ft. to 7,544 sq. ft. and offering 2 to 7 bedrooms.

The properties are clustered in six different sub-communities; Deema, Forat, Ghadeer, Hattan, Maeen and Zulal, each facing the central lake and lush green landscape. Rents and property prices tend to be on the higher side considering other options in Dubai real estate as The Lakes is a relatively new community. However, the price variations fluctuate for each sub-community within The Lakes.

Expansive lake views and landscaping give the community a tranquil vibe, making it an ideal address for couples and families. Besides, residents have access to communal facilities including swimming pools, playgrounds, family parks and other recreational areas. There are dedicated sports courts and a 30,000 sq. ft. community centre, The Lakes Club that includes a hypermarket, pool, fitness club, salon and bank. The Lakes is also home to its own branch of Raffles Nursery.



BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	194,000	3,519,000	5.44%
4	247,000	5,375,000	5.24%
5	341,000	7,823,000	4.71%





## MOST POPULAR COMMUNITIES

- 1 Zulal | 2 Maeen
- 3 Ghadeer | 4 Deema
- 5 Hattan | 6 Forat
















# THE LAKES AT A GLANCE

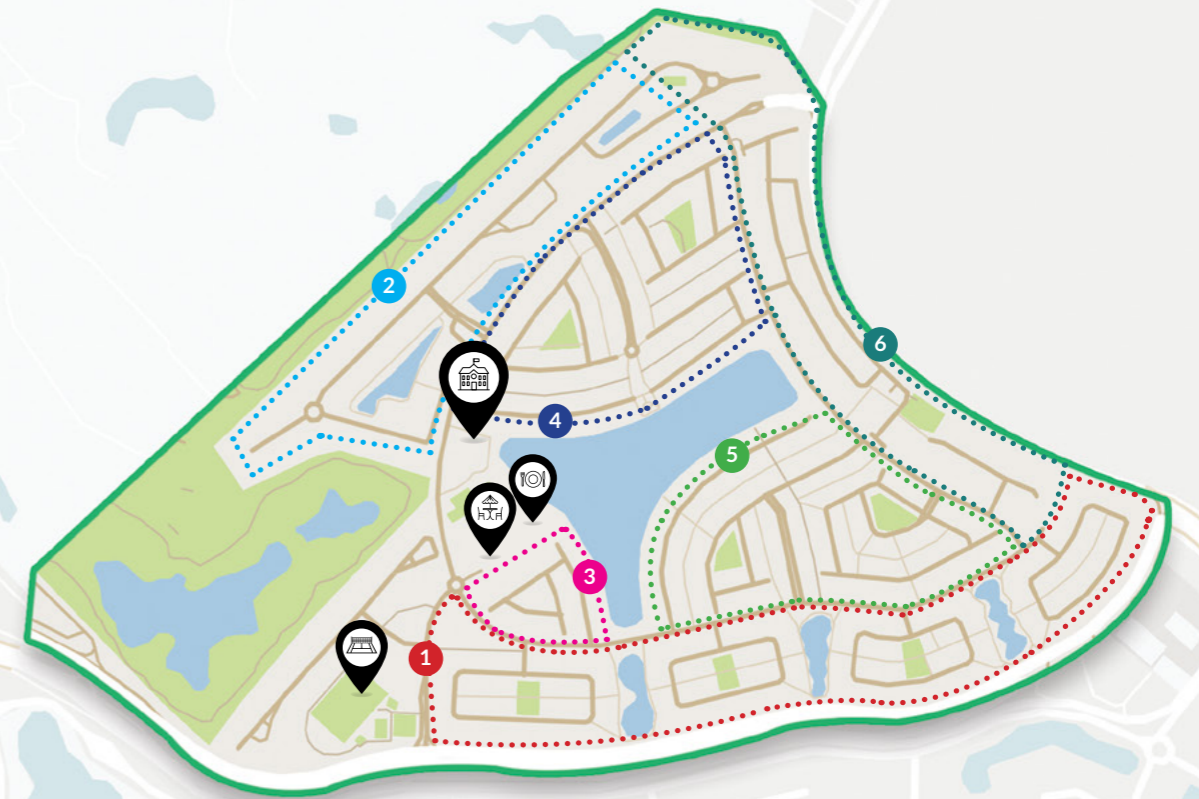
-  The Lakes Club
-  Raffles Nursery
-  Reform Social and Grill
-  The Lakes Community Courts

## Sub-communities

- |  |   |
|--|---|
|  Deema  |  Maeen   |
|  Hattan |  Zulal   |
|  Forat  |  Ghadeer |

## NEARBY

-  **Barsha Heights**  
6 minutes
-  **Saudi German Hospital**  
8 minutes
-  **Jebel Ali Racecourse**  
8 minutes
-  **Al Khail Metro Station**  
8 minutes
-  **Dubai Internet City**  
11 minutes

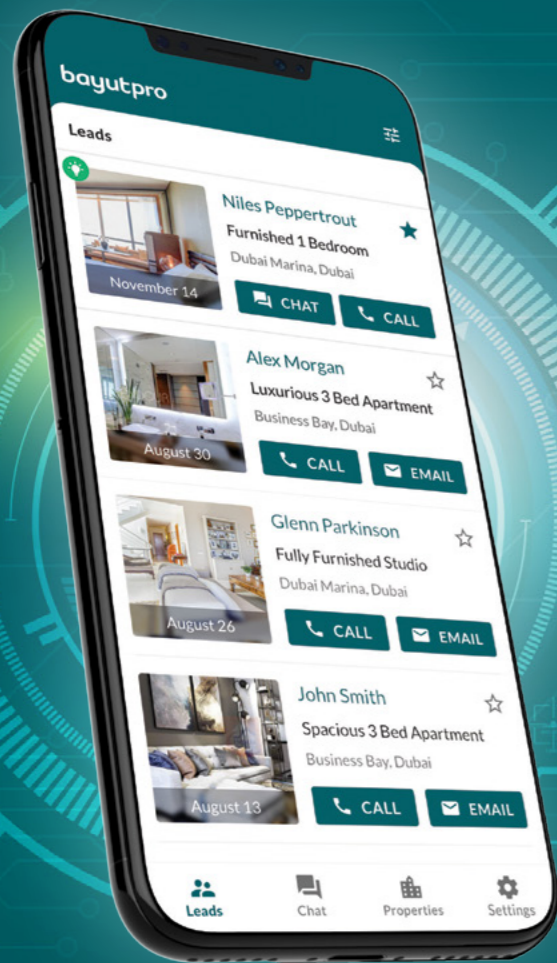




# bayutpro

Manage your real estate business like a pro

Track your listings, leads, revenue, and more - all within a single app. BayutPro is exclusively available to our partners and helps agents maximize ROI and achieve great business results.



## TruCheck™

Promote the authenticity of your property listings using the **TruCheck™** badge today! Gain an edge over competition by using **TruCheck™** on BayutPro and start getting

**5x** more leads  
**20x** more impressions

## SmartLeads™

SmartLeads™ is a high performing feature of BayutPro which helps agents understand the requirements of a prospect as soon as the lead is received. This helps agents to build value and trust with a potential client, right from the first contact.

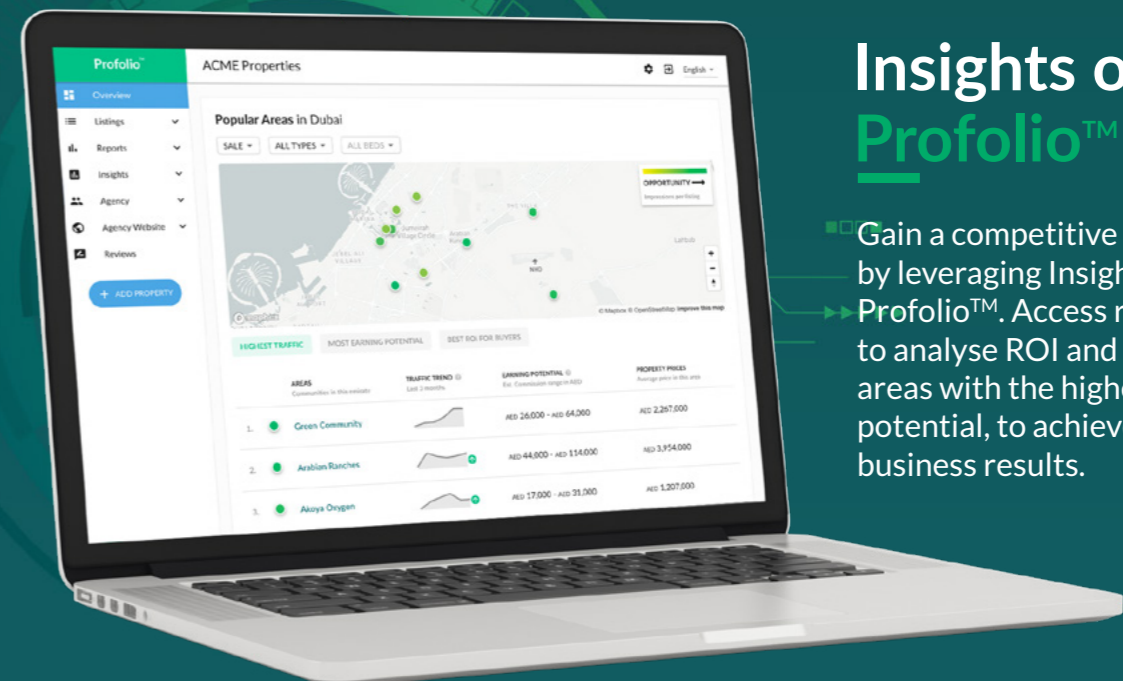
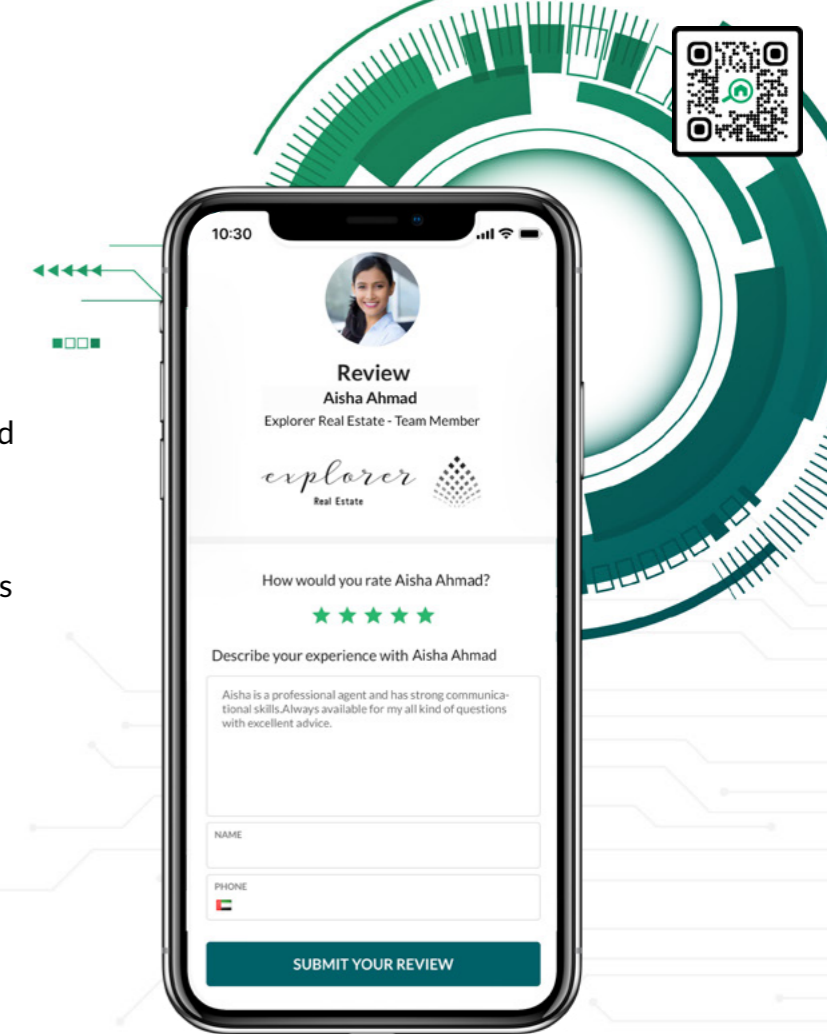
DOWNLOAD NOW!



## Agent Reviews

Proudly display your achievements and customer service skills using Bayut's Agent Reviews!

By sharing reviews of happy customers on Bayut's website, you will not only boost your online presence on Bayut but build trust with other property seekers in the UAE too.



## Insights on Profolio™

Gain a competitive edge by leveraging Insights in Profolio™. Access relevant data to analyse ROI and demand for areas with the highest earning potential, to achieve successful business results.





# Welcome to The Meadows

The Meadows is another coveted Emirates Living community and a sustainable project by Emaar. Living up to its name, the area boasts rich natural greenery, pathways for cyclists and pedestrian walkways. Properties in this nook of Emirates Living fall under mid to high price ranges. However, price variations fluctuate among its nine clusters.

Next to the Address Montgomerie resort, The Meadows offers spectacular views of the golf course. Its 1,800 independent villas and a range of family-centric amenities like pools, parks, sports courts and lakes equally attract UAE nationals and expatriate families. The residences in this part of the development include 3, 4, 5 and 6-bedroom spacious Arabic styled villas spanning across 3,500 sq. ft. to 4,900 sq. ft. and boasting 20 different architectural styles.

With leafy walkways and tracks, many family parks and recreational facilities, The Meadows sure is an extremely pet-friendly and family-centric neighbourhood. It is also home to the notable Emirates International School and community centres such as The Meadows Souk and The Meadows Village, where residents can find retail stores, coffee shops and fitness centres.



## MOST POPULAR COMMUNITIES






- 1 [The Meadows 9](#)
- 2 [The Meadows 1](#)
- 3 [The Meadows 2](#)
- 4 [The Meadows 5](#)
- 5 [The Meadows 8](#)







AVERAGE RENTAL AND SALES PRICE FOR VILLAS			
BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	208,000	4,432,000	4.94%
4	261,000	5,408,000	4.96%
5	288,000	6,535,000	4.14%
6	373,000	8,523,000	4.28%

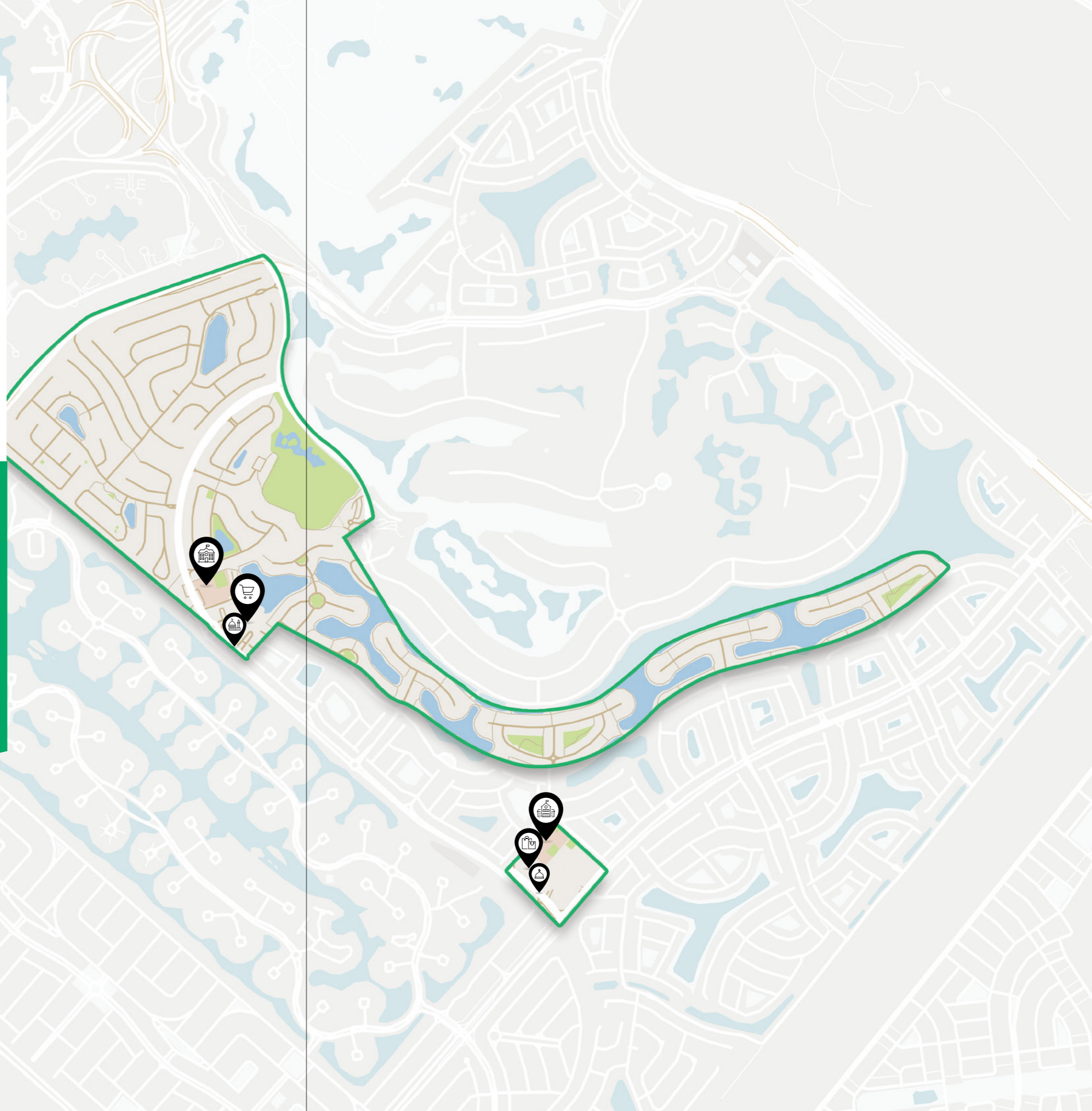


# THE MEADOWS AT A GLANCE

-  Emirates International School
-  The Meadows Souk
-  The Meadows Village
-  Dubai British School
-  Al Wahhab Mosque
-  Samad Mosque

## NEARBY

-  **The Address Montgomerie**  
7 minutes
-  **Al Khail Metro Station**  
10 minutes
-  **Mall of the Emirates**  
13 minutes
-  **Ibn Battuta**  
14 minutes







دائرة الأراضي والأموال  
Land Department

# Bayut Launches Industry-First TRANSACTION HISTORY

Sourced Straight From DLD

دائرة الأراضي والأموال  
Land Department

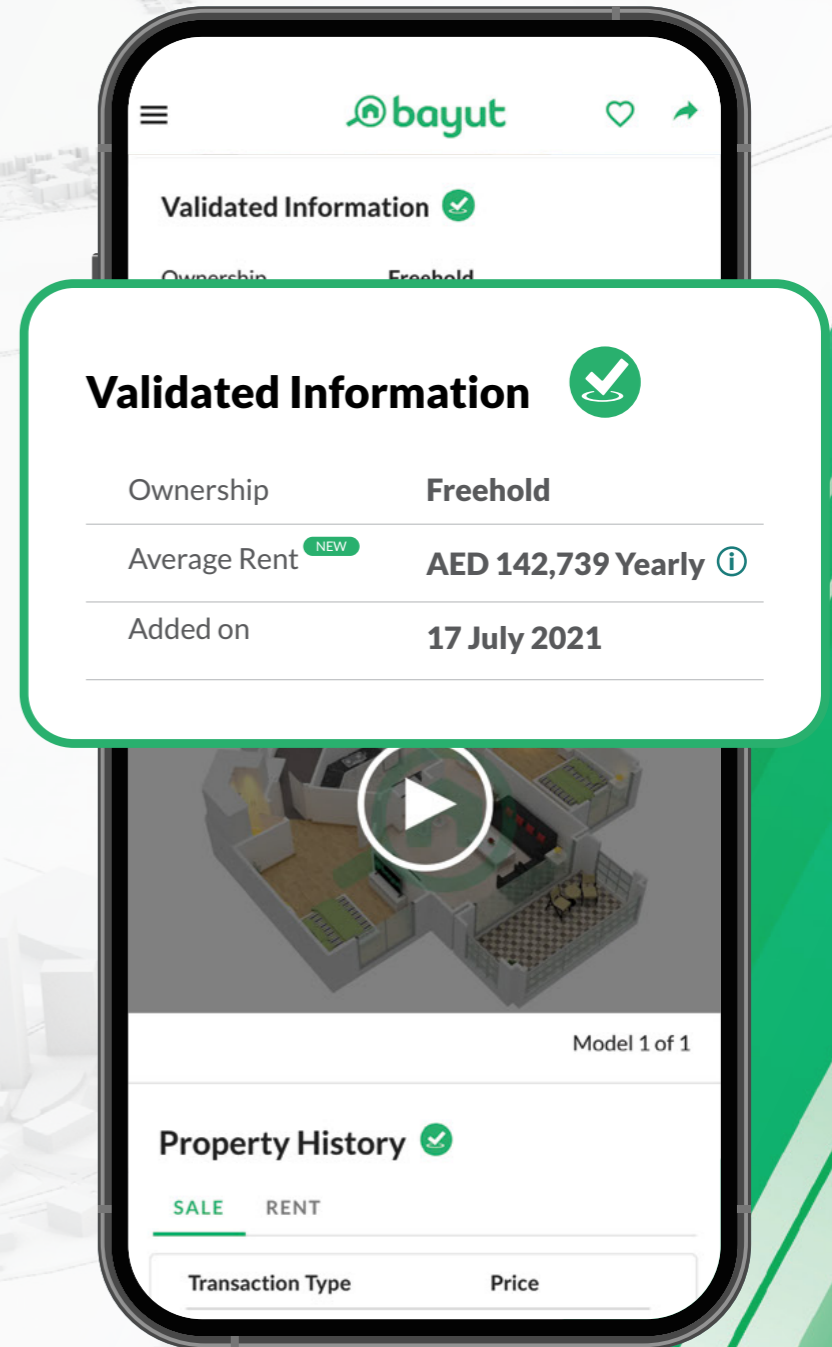


In a revolutionary effort to provide property seekers with data-driven, cutting edge solutions, Dubai Land Department (DLD) and Bayut have signed a

Memorandum of Understanding (MoU), paving the way for a strategic partnership and bringing greater transparency to the UAE property market.

## Property Information from DLD

Get access to property details sourced directly from the Dubai Land Department, exclusively on Bayut. You can now access information such as the developer, handover date, ownership type and more, available in the Property Overview section of the listings.



### Validated Information

Ownership	Freehold
Average Rent <sup>NEW</sup>	AED 142,739 Yearly <sup>i</sup>
Added on	17 July 2021

### Property History

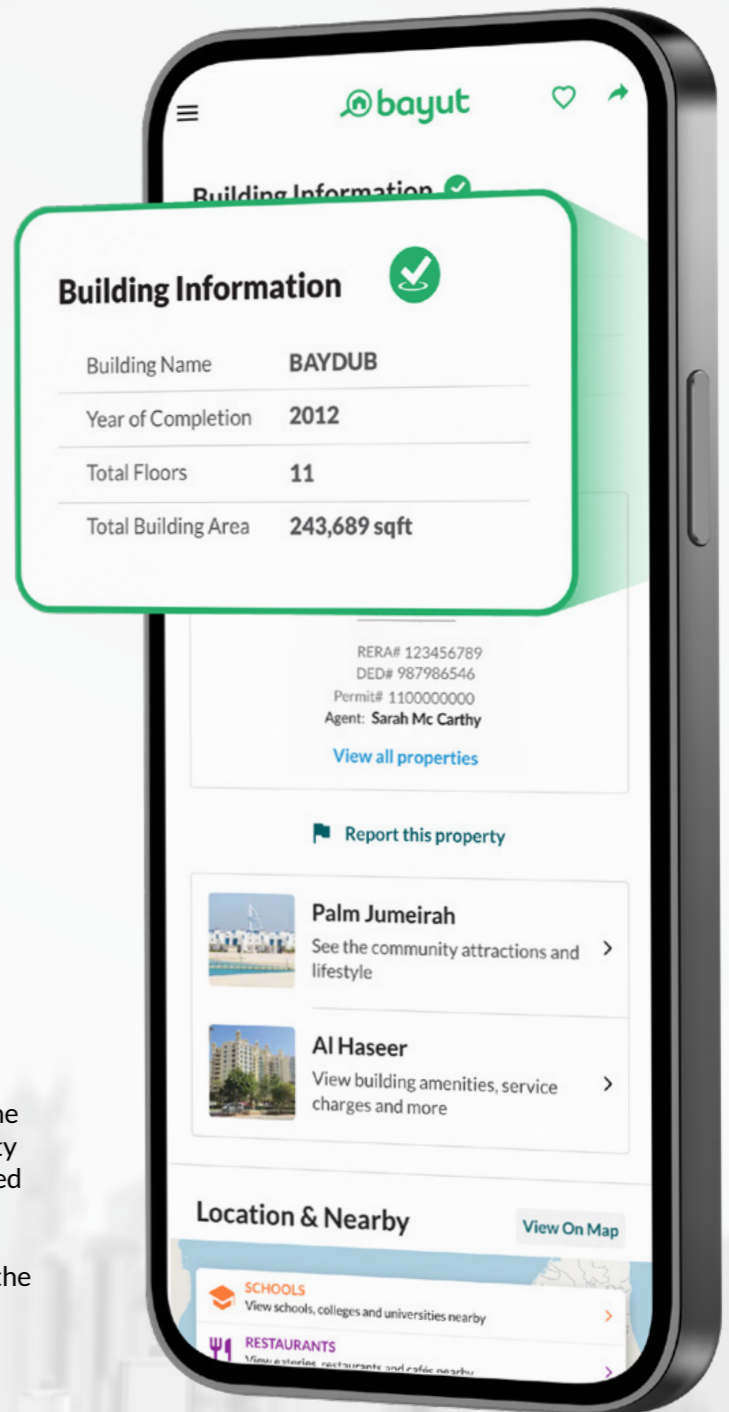
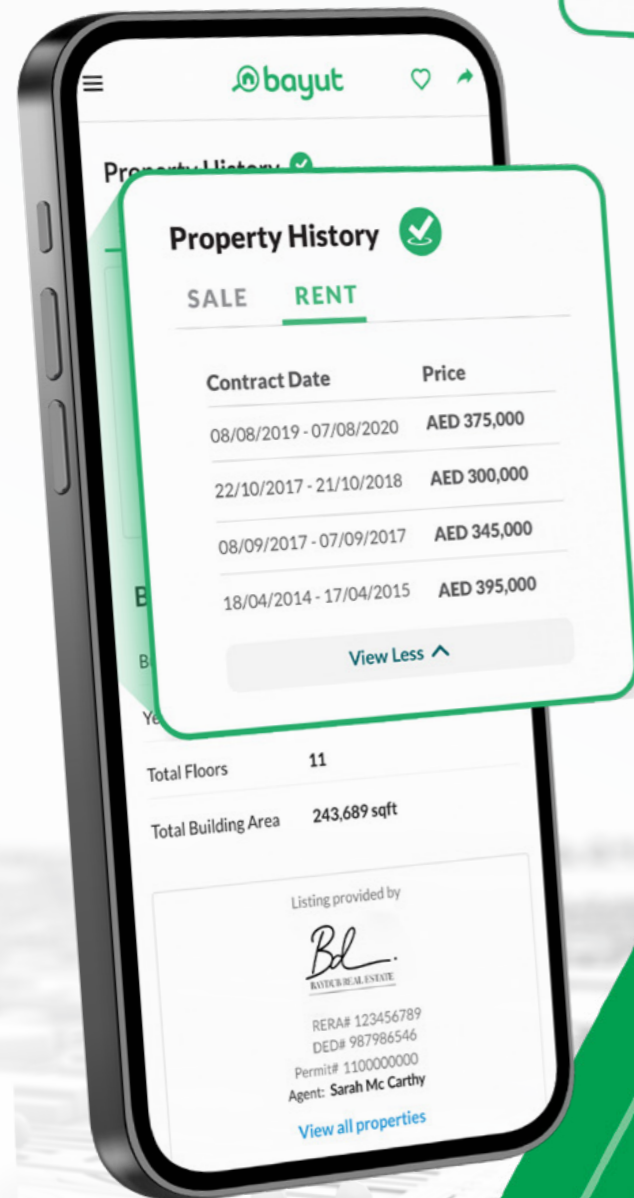
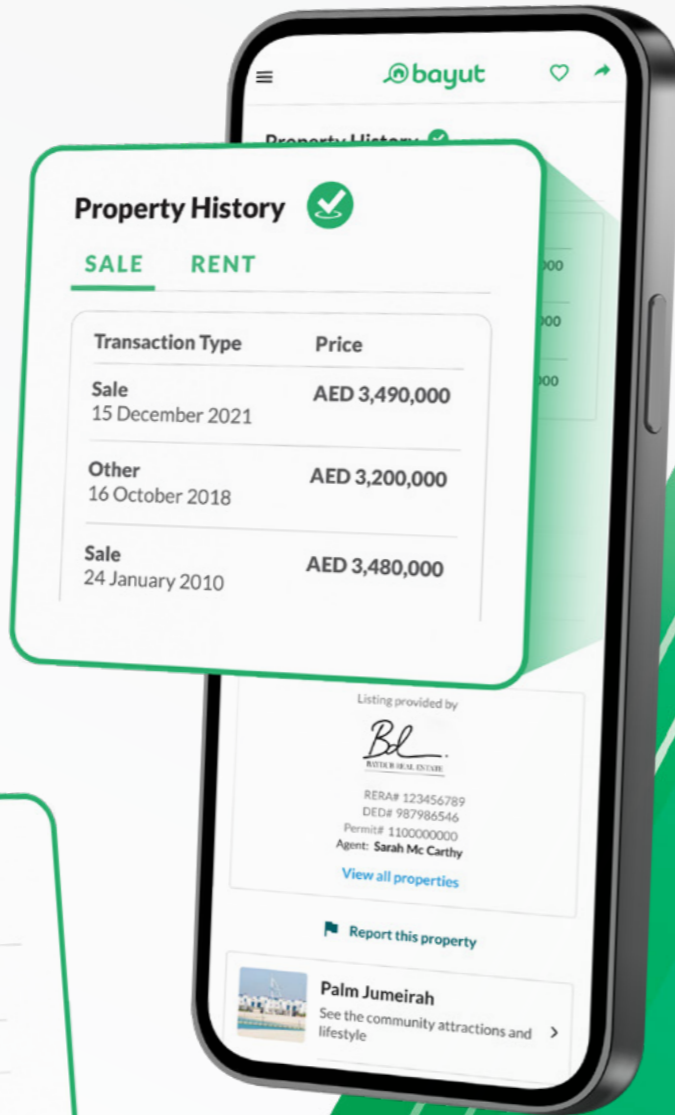
SALE RENT

Transaction Type	Price
------------------	-------



# Property History

Bayut is the only property portal that features this first-of-its-kind Property History section where property seekers can view the rental and sale transaction history for that specific property and make informed financial decisions when it comes to real estate.\*



# Building Information from DLD

Building Information validated by the Dubai Land Department for property listings is also available for advertised listings on Bayut. This customised section will include the prominent features and amenities available in the building, as recorded by DLD.

\* These features are being rolled out in a phased manner and are currently available on select listings on Bayut.



# Welcome to The Springs

Known for its tranquillity and family-friendly vibe, The Springs is one of the most sought-after residential neighbourhoods in the city. Home to a town centre, The Springs Souk, pools, playgrounds and other recreational facilities, the development is a modern residential retreat as expected from any other Emaar project. It boasts over 4,800 semi-detached townhouses.

These are terraced units overlooking the gorgeous lakes and golf courses in the vicinity. Containing 15 sub-communities The Springs is one of the biggest areas in the Emirates Living development.

This gated townhouse complex by Emaar is pet-friendly and extremely family-centric. Barbecue areas, swimming pools, kids' play areas, sports courts, family parks and jogging trails give it a vibrant surrounding and promote an active lifestyle. The central Springs Souk offers a plethora of shopping and entertainment options. Anyone looking to settle down in a self-sustained neighbourhood can find a home in The Springs.

Mostly attracting expatriate families and couples, The Springs offers luxurious yet reasonable and well-planned family homes. A series of 2 to 4-bedroom homes dot around the lush green landscape.






**AVERAGE RENTAL AND SALES PRICE FOR VILLAS**

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
2	102,000	1,871,000	5.29%
3	150,000	2,820,000	5.06%
4	183,000	3,346,000	4.76%




- MOST POPULAR COMMUNITIES**
- 1 The Springs 14
  - 2 The Springs 15 | 3 The Springs 9
  - 4 The Springs 11 | 5 The Springs 3

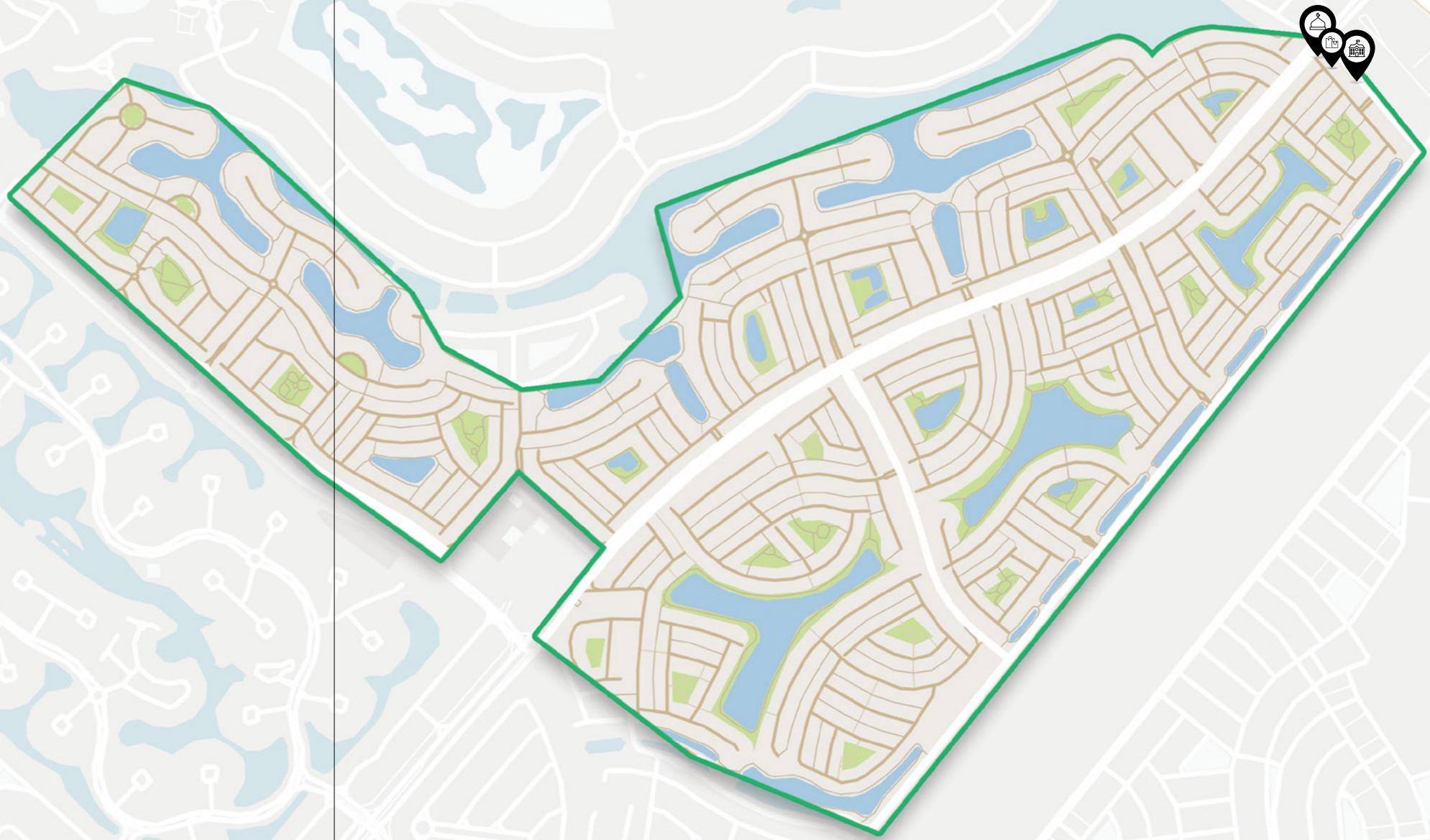


# THE SPRINGS AT A GLANCE

-  Springs Souk
-  Raffles Nursery
-  Masjid Wahid

## NEARBY

-  **Jumeirah Islands Clubhouse**  
5 minutes
-  **Circle Mall**  
12 minutes
-  **Dubai Marina Mall**  
15 minutes





# Welcome to The Greens

The Greens, as the name implies, is one of the greenest residential communities in Dubai offering all kinds of modern lifestyle amenities. The development is known for offering beautifully designed and well-managed apartments in a well-established neighbourhood. Residences are spread across 10 complexes of 40 low-rise buildings.

The wholesome development by Emaar offers a convenient lifestyle at a prime location. Right along Sheikh Zayed Road (E11), with easy access to Al Khail Road (E44), The Greens has evolved into a coveted residential address served by public transport links. Affordability, convenient location and a plethora of lifestyle amenities make it equally ideal for professionals and families to find a home here.

Often simply referred to as Greens, the community is one of the most admired apartment communities by Emaar. With an extremely family-oriented vibe, a dedicated dog park making it pet-friendly, lush greenery and recreational spaces have turned The Greens into an ideal spot for nature lovers. Though the development is tucked away from the rush of the city, it is directly connected to key areas via a network of main roads. Thus, it gives a sense of calmness and connectivity, the perfect atmosphere for families and young couples.



## MOST POPULAR COMMUNITIES

1 Al Samar

2 Al Alka

3 Al Arta

4 Al Thayyal

5 Al Dhafrah

## AVERAGE RENTAL AND SALES PRICE FOR APARTMENTS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	38,000	543,000	6.63%
1	51,000	770,000	6.56%
2	87,000	1,347,000	6.57%
3	113,000	1,810,000	6.02%
4	160,000	2,150,000	6.85%



# Welcome to The Views

Adjacent to The Greens, The Views is a vertical development spread around a lake. Offering a mix of low, mid and high-rise apartment complexes, it is one of the Emirates Living communities known for mid-range priced properties, convenient location and plenty of communal facilities. The masterplan includes terraced apartments overlooking the central canal and golf course, which is the main idea of this development, as the name implies.

The Views offers penthouses, townhouses and spacious villas beside a wide range of apartment units. Clean aesthetics and quality furnishings appeal to young couples and families alike. There is a mixed assortment of studios, 1, 2 and 3-bed flats spanning over 482 sq. ft. to 2,136 sq. ft. Whereas, villas are concentrated in the gated clusters, Golf Villas and Canal Villas. These include 3 and 4-bedroom luxury units with spacious balconies and private parking spaces.



## MOST POPULAR COMMUNITIES

1 The Fairways

2 The Links

3 Mosela

4 Golf Tower

5 Panorama






## AVERAGE RENTAL AND SALES PRICE FOR APARTMENTS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	47,000	691,000	6.46%
1	74,000	1,117,000	6.37%
2	110,000	1,731,000	6.32%
3	134,000	2,485,000	6.14%
4	169,000	3,367,000	4.89%







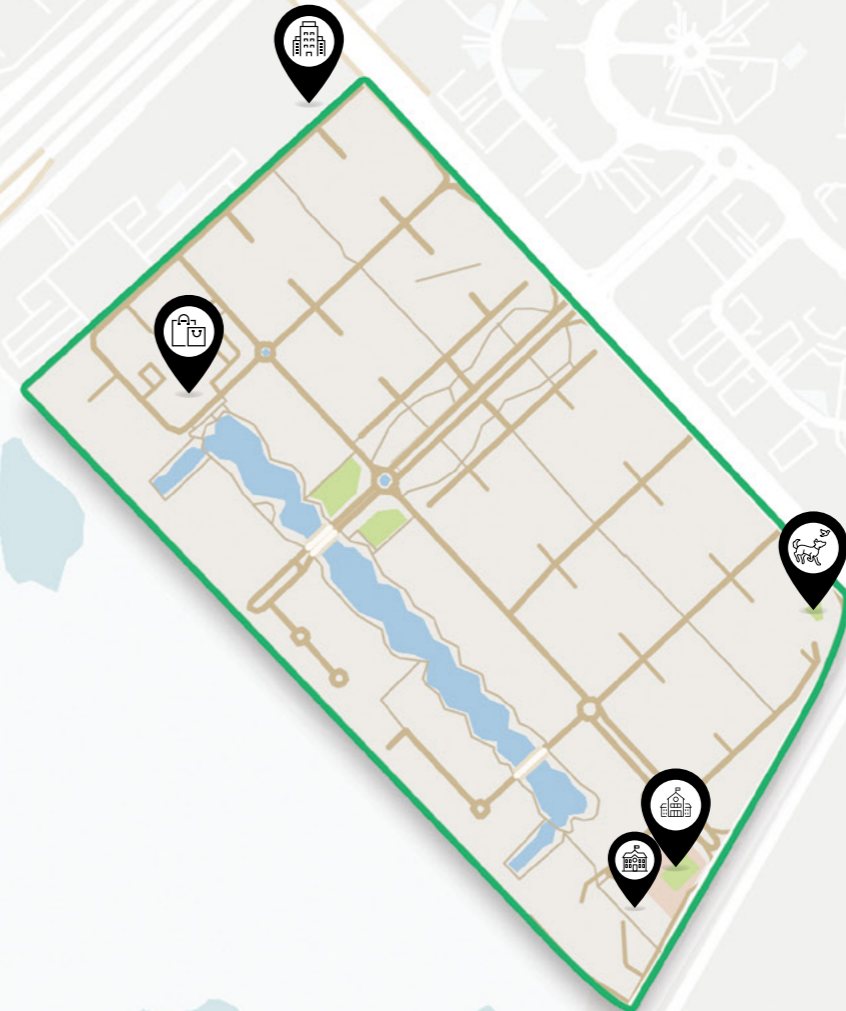


# THE GREENS AND THE VIEWS AT A GLANCE

-  Regent International School
-  Jumeirah International Nursery
-  The Greens Dog Park
-  The Greens Souk
-  Zabeel House by Jumeirah

## NEARBY

-  **Dubai Internet City Metro Station**  
4 minutes
-  **Al Khail Metro Station**  
5 minutes
-  **Emirates Golf Club**  
6 minutes
-  **Dubai Marina**  
12 minutes





# OUR JOURNEY SO FAR...



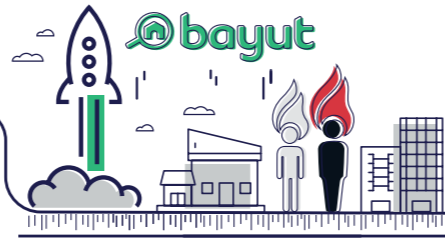
**2005**  
dubizzle founded



**2006**  
dubizzle hit 1 million monthly page views



**2007**  
dubizzle got its first hire



**2008**  
Bayut launches from a remote office.  
dubizzle gets a redesign.



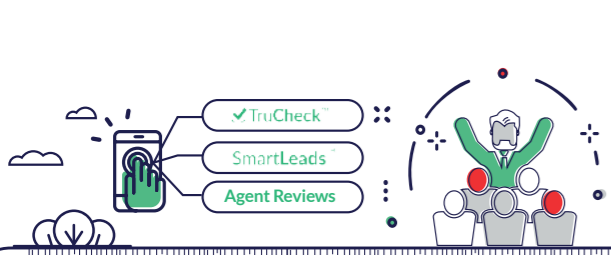
**2009**  
dubizzle hit 10 million monthly page views



**2010**  
dubizzle launched in MENA & 10x monthly views!



**2014**  
Seasoned technology expert, Haider Ali Khan moves from USA to take charge of Bayut and establish the core team. The dubizzle app launched on iOS and Android



**2019**  
Bayut launched the biggest, most successful PropTech summit in the region, B3DXB attended by 1000+ real estate agents and leaders and launched Bayut Pro app with integrated advanced solutions including TruCheck™, SmartLeads™ and Agent Reviews.



**2019**  
Operates Bayut.sa Bayut.jo and Bayut.com in the Middle East region



**2018**  
EMPG raises \$100M in Series D.  
dubizzle acquires companies and expands into premium services for car buyers and sellers, and offers property CRM solutions



**2017**  
Bayut raises another \$20M in Series C



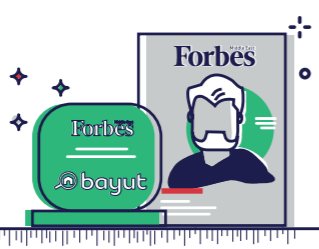
**2016**  
Bayut closes Series B round with \$9M funding



**2015**  
OLX acquires dubizzle across MENA, monthly page views hit 270 million



**2019**  
Chris Hemsworth unveiled as the face of Bayut in the UAE with the biggest commercial in the region directed by Robert Stromberg



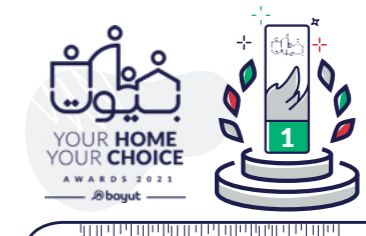
**2019**  
Awarded 'Best Property Portal' in the region by Forbes Middle East with Haider Ali Khan on the cover of the November edition in Arabic



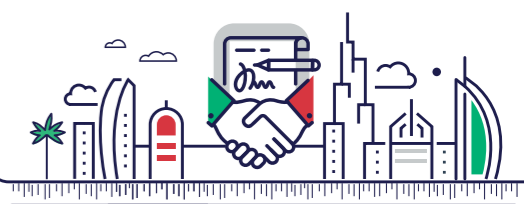
**2020**  
dubizzle merges with bayut, as part of the EMPG/OLX MENA merger to create the UAE's first homegrown unicorn



**2021**  
Launched TruCheck™ Leaderboard and Content Corner on Agent Portal  
Hosted our first-ever Bayut & dubizzle Stronger Together Awards 2020 in March 2021, recognising and rewarding top-performing agents and agencies in the UAE



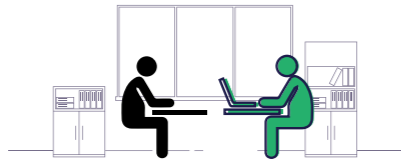
**2021**  
Hosted the first-ever people's choice awards celebrating the best of Dubai with the Bayut Your Home Your Choice Awards 2021



**2022**  
Bayut and the Dubai Land Department (DLD) entered into a strategic partnership by signing a Memorandum of Understanding (MoU) to provide residents with data-driven, cutting-edge solutions.

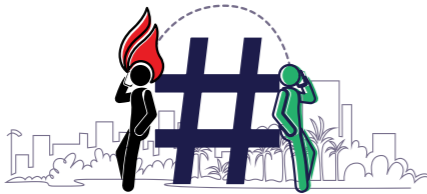


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