

OFF PLAN

Terra Heights

Location: Dubai South City, Dubai**Starting From:** AED 1,400,000**Permit No:** 2

Terra Heights

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	Apartments	Q1 2029	80/20	Off Plan

ABOUT THE PROJECT

Terra Heights by Emaar Properties is a contemporary residential development within **Expo Living**, close to Expo City Dubai and the expanding Dubai South district. Designed as a collection of four mid-rise buildings arranged around landscaped communal spaces, Terra Heights offers 1 and 2-bedroom apartments with a strong focus on greenery, connectivity, wellness and modern community living.

The development represents one of Emaar's early residential projects within the Expo Living masterplan, positioning residents close to the infrastructure, employment opportunities, exhibition venues and lifestyle destinations emerging around Expo City Dubai.

Terra Heights comprises **four residential buildings**, creating a more intimate and pedestrian-oriented environment than a conventional standalone high-rise tower. The buildings are arranged around landscaped courtyards and recreational spaces, allowing greenery to become an important part of the everyday residential experience.

Architecturally, the project follows a clean contemporary aesthetic. Light-toned façades, geometric forms, generous balconies and extensive glazing create a modern identity while helping maximise natural light within the apartments.

The residential collection consists exclusively of **1 and 2-bedroom apartments**, giving Terra Heights a focused unit mix suited primarily to professionals, couples, investors and smaller families.

One-bedroom apartments begin from approximately **728 sq. ft.**, providing practical living environments with open-plan living and dining areas, contemporary kitchens, bedrooms with integrated storage and private balconies.

Two-bedroom apartments provide substantially more space, with the largest layouts extending to approximately **1,216 sq. ft.** These residences offer additional flexibility for couples, smaller families, residents working from home and tenants requiring a second bedroom or study environment.

The relatively focused bedroom mix can also benefit investors by targeting some of the most commonly demanded apartment categories in Dubai's rental market. One-bedroom residences provide the lower acquisition threshold, while 2-bedroom apartments broaden the potential tenant profile towards couples and families.

Interiors at Terra Heights follow Emaar's contemporary residential design language. Neutral tones, understated finishes and carefully selected materials create bright and modern living environments.

Large windows introduce natural daylight and strengthen the relationship between the apartments and surrounding landscaped spaces. Private balconies extend living areas outdoors and provide additional space for residents to relax.

Living and dining environments are designed with practical proportions and flexible furniture arrangements, while modern kitchens integrate naturally with the main living areas. Bedrooms provide quieter private environments separated from the principal entertaining spaces.

One of Terra Heights' defining characteristics is the integration of landscaped outdoor environments throughout the development. Rather than concentrating amenities exclusively within the buildings, communal gardens and courtyards create a more open residential atmosphere.

Residents have access to **adult and children's swimming pools**, with landscaped decks and relaxation areas creating resort-inspired spaces within the community.

Fitness and wellness facilities include an **indoor gym and outdoor exercise spaces**, supporting residents who prioritise active lifestyles.

Dedicated **yoga areas** provide quieter wellness environments, while landscaped walking spaces encourage residents to spend more time outdoors.

Families benefit from children's play facilities and dedicated recreational environments, giving younger residents safe spaces for activity within the development.

Sports facilities include a **multipurpose sports court**, broadening the recreational offering beyond conventional apartment-building gyms and swimming pools.

Social areas and communal spaces are integrated into the landscaping, allowing residents to meet, relax and entertain outside their apartments. Barbecue and outdoor gathering areas further support the project's community-oriented design.

Terra Heights occupies a strategically important location within **Expo Living**, close to **Expo City Dubai**. The area is evolving from the former Expo 2020 site into a permanent mixed-use district incorporating business, technology, exhibitions, events, residential communities, retail and leisure.

The project's proximity to Expo City provides residents with access to major attractions and public spaces within the district, including **Al Wasl Plaza**, one of the most recognisable landmarks created for Expo 2020.

Public transport connectivity is another important advantage. The **Expo 2020 Metro Station** provides direct access to Dubai's Metro network, creating an alternative to car-dependent commuting and improving connectivity towards other parts of the city.

Terra Heights is also positioned within convenient reach of **Al Maktoum International Airport**, an important consideration as Dubai continues the long-term expansion of the airport and the surrounding aviation, logistics, commercial and residential ecosystem.

The wider Dubai South corridor is expected to remain one of Dubai's major long-term growth areas. Expo City, Al Maktoum International Airport and surrounding commercial and residential developments are collectively creating a new centre of economic and population growth in the southern part of the emirate.

For investors, this long-term development story forms an important part of Terra Heights' proposition. Buyers gain exposure to an Emaar development close to Expo City at a relatively early stage in the area's transformation.

The project's **1 and 2-bedroom-only configuration** also creates a straightforward investment proposition. One-bedroom apartments can target professionals and couples working around Expo City, Dubai South and the airport corridor, while 2-bedroom apartments can accommodate smaller families and residents requiring additional space.

Terra Heights also benefits from Emaar's involvement in the wider Expo Living master development. As additional residential phases, retail facilities and landscaped spaces are delivered, residents are expected to benefit from an increasingly complete neighbourhood environment.

For end-users, Terra Heights offers a quieter residential setting than many central Dubai apartment districts while maintaining access to public transport, employment destinations and major road connections.

Its landscaped courtyards, swimming facilities, fitness amenities and family spaces make it suitable for residents who value community facilities and outdoor environments alongside modern apartment living.

For international buyers, proximity to Expo City and Al Maktoum International Airport provides an additional strategic advantage, particularly as Dubai's southern corridor continues to attract businesses, residents and infrastructure investment.

With handover targeted for **Q1 2029**, Terra Heights gives buyers the opportunity to secure an Emaar residence during the continued expansion of Expo Living and Dubai South, several years before many of the area's larger long-term infrastructure projects reach maturity.

Why Buy Terra Heights Through A1 Properties?

Buying a residence at **Terra Heights through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments according to exact square footage, building, floor level, orientation, layout, views, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential and off-plan property market, helping buyers evaluate Terra Heights against other opportunities throughout Expo Living, Expo City, Dubai South and Emaar's wider portfolio.

For investors, our advisors can assess entry pricing, rental demand, unit selection, surrounding residential supply and potential resale positioning. End-users can receive tailored guidance according to apartment size, floor plan, views, community amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10% Down Payment	70% During Construction	20% On Handover
----------------------------	-----------------------------------	---------------------------

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.