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OFF PLAN

Serro 2

Location: The Heights Country Club & Wellness, Dubai

Starting From: AED 6,500,000

Permit No: 2

Serro 2

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Villas**	**Q1 2030**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Serro 2 is the second release in Emaar Properties' Serro villa collection at **The Heights Country Club & Wellness**, a large-scale residential community centred around wellness, greenery and outdoor living. The project expands the original Serro neighbourhood with another collection of contemporary family villas positioned within the landscaped masterplan.

The residential offering comprises **3, 4 and 5-bedroom villas**. Published configurations place built-up areas from approximately **3,340 sq. ft. to 5,885 sq. ft.**, giving buyers a range of substantial family homes. The three-bedroom residences provide the project's entry point, while the largest five-bedroom configurations offer significantly more living and entertaining space.

Serro 2 follows a contemporary architectural approach characterised by strong horizontal forms, large windows and a close relationship between interior and exterior spaces. Private gardens and terraces complement generous internal layouts, creating homes designed for long-term family living rather than compact urban occupation.

Interior design uses **natural materials, warm neutral colours and textured finishes** to reinforce the project's wellness-oriented character. Expansive glazing introduces natural light throughout the residences, while open-plan living and dining spaces create flexible environments for everyday family use and entertaining.

The wider masterplan is a significant part of Serro 2's proposition. **The Heights Country Club & Wellness** is designed around green corridors, landscaped parks, water features and pedestrian routes that connect individual neighbourhoods with the community's principal recreational destinations.

Residents are planned to have access to a comprehensive wellness and leisure programme including a **Wellness Centre, fitness areas, yoga spaces, meditation gardens, landscaped parks, walking and cycling routes, sports facilities and social areas**. Water and landscaping are integrated throughout the community to create a more resort-oriented environment.

The Heights also benefits from its location in Dubai's expanding southern corridor. The community is positioned close to **Expo City Dubai and Al Maktoum International Airport**, two of the most significant long-term development drivers in this part of the emirate. Connectivity toward Dubai Hills Estate and central Dubai further broadens the community's appeal for residents.

Serro 2 is scheduled for **Q1 2030**. The project follows an **80/20 payment structure**, with **10% payable at booking, 70% through construction-linked instalments and 20% on handover**. Buyers should always use the payment schedule and completion date in their individual booking documentation and SPA as the contractual reference.

From an investment perspective, Serro 2 combines **Emaar branding, large villa formats, wellness-oriented master planning and exposure to Dubai's southern growth corridor**. Its long construction period may also appeal to buyers looking to spread payments over several years before completion.

For investors comparing Serro 2 with the original Serro, the most important factors are not simply the project names. Buyers should compare **original launch price, current premium, plot position, built-up area, villa type, remaining payment obligations and proximity to major community amenities** .

Why Buy Serro 2 Through A1 Properties?
Purchasing **Serro 2 at The Heights Country Club & Wellness** through **A1 Properties** gives buyers access to experienced Dubai property advisors who can compare individual villas according to built-up area, plot size, orientation, community position, price per square foot and payment structure. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers compare **Serro 2 directly with Serro and Salva** to identify differences in pricing, handover timing and location within The Heights.

For investors, our advisors can benchmark Serro 2 against competing Emaar villa developments across Dubai's southern growth corridor, assessing entry price, future supply and potential resale positioning. For end-users, the selection process can focus on privacy, family space, gardens, access to wellness facilities and long-term lifestyle requirements.

From property selection and reservation through documentation, financing, ownership transfer and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

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

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