

Smart Urban Homes | Terra Heights | Expo Living

Terra Heights by Emaar. - Dubai - United Arab Emirates [View in Map ↗](#)

Reference No.**PLS00013**

EMAAR Developer
EMAAR

Starting From
1,400,000 AED

Payment Plan
10/70/20

Handover From
Q1 2029

Location
Dubai South Residential
District

Property Type
Apartment

DLD Fee
4 %



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Description

Terra Heights at Expo Living is an upscale residential project by **Emaar Properties**, located in the heart of **Expo City Dubai**, one of the city's most forward-looking and sustainable communities within Dubai South. Designed to reflect a balance of modern urban living and natural tranquility. Terra Heights is composed of **four mid-rise buildings Terra Heights - 1, 2, 3, and 4** that are thoughtfully positioned around beautifully landscaped courtyards and open green areas. Each block features a blend of contemporary architecture, elegant façades, and warm, inviting interiors that showcase Emaar's hallmark design quality.

The project offers a refined selection of **1 and 2 bedroom apartments**, each crafted with attention to detail, functional layouts, and high-quality finishes. Expansive windows and open-plan designs allow residents to enjoy bright, airy interiors with scenic views of the surrounding green spaces and the dynamic Expo City skyline. The apartments combine comfort and sophistication, creating a perfect home environment for professionals, couples, and small families who appreciate a peaceful yet connected lifestyle.

Terra Heights is more than just a residential address it's a complete lifestyle destination. Residents will have access to an impressive range of amenities, including **adult and children's swimming pools, a state-of-the-art gymnasium, yoga decks, multipurpose courts, mini golf, BBQ areas, landscape podium gardens, and children's play zones**. These thoughtfully designed recreational areas encourage community living, outdoor wellness, and family-friendly interaction in a serene environment surrounded by greenery.

Strategically located within **Expo Living**, Terra Heights enjoys exceptional connectivity, being just minutes away from **Al Maktoum International Airport, Expo City Metro Station**, and

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major highways such as Sheikh Mohammed bin Zayed Road and Emirates Road. This provides residents with quick and convenient access to key destinations across Dubai, including Downtown Dubai, Dubai Marina, and Business Bay. The surrounding area is rapidly evolving into a vibrant urban hub with business centers, cultural attractions, educational institutions, and retail and dining outlets, making it a self-sufficient community ideal for modern living.


With its planned **completion in Q1 2029**, Terra Heights represents a unique investment opportunity in one of Dubai’s most visionary master communities. Its blend of sustainability, smart urban design, and strong capital appreciation potential makes it a standout choice for both investors and homeowners. Offering the signature quality and reliability associated with Emaar, Terra Heights at Expo Living embodies a lifestyle that is elegant, connected, and future-ready where innovation meets nature in perfect harmony.

Amenities

-  Swimming Pool

 Gym | Fitness Center

 Spa | Sauna | Steam
-  Kids Play Area


 BBQ Area

 Rooftop Lounge | Terrace
-  24/7 Security & CCTV

 High-speed Elevators

 Pet-friendly Zones
-  Supermarket / Store

 Pharmacy | Clinic

 Gardens | Parks
-  Jogging | Cycling Track

 Golf Course

 Yoga | Pilates Studio
-  Sports Courts

 Co-working | Business Lounge

Payment Plan

| Particulars | Period | Booking Amount % |
|-------------|--------|------------------|
|-------------|--------|------------------|

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| | | | |
|--------------|---------------|------------------|------------------|
| Down Payment | Immediate | 10 | |
| Particulars | Period | Date | Booking Amount % |
| 1st | After Booking | 31-01-2025 | 10 |
| Particulars | Period | Date | Booking Amount % |
| 2nd | After Booking | 30-06-2025 | 10 |
| Particulars | Period | Date | Booking Amount % |
| 3rd | After Booking | 31-01-2026 | 10 |
| Particulars | Period | Date | Booking Amount % |
| 4th | After Booking | 31-10-2026 | 10 |
| Particulars | Period | Date | Booking Amount % |
| 5th | After Booking | 30-04-2027 | 10 |
| Particulars | Period | Date | Booking Amount % |
| 6th | After Booking | 31-10-2027 | 10 |
| Particulars | Period | Date | Booking Amount % |
| 7th | After Booking | 29-02-2028 | 10 |
| Particulars | Period | Booking Amount % | |
| 8th | On Completion | 20 | |

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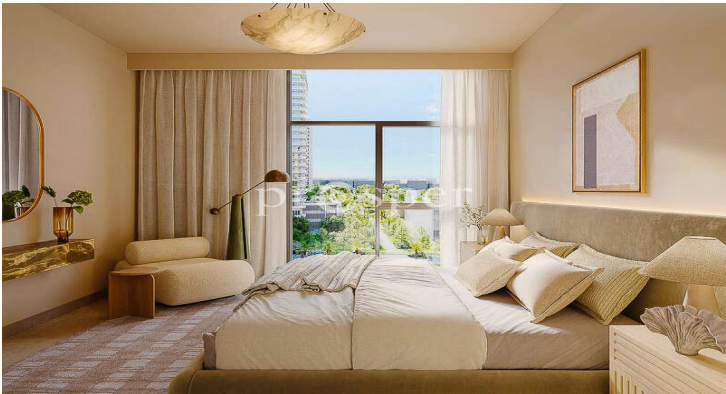
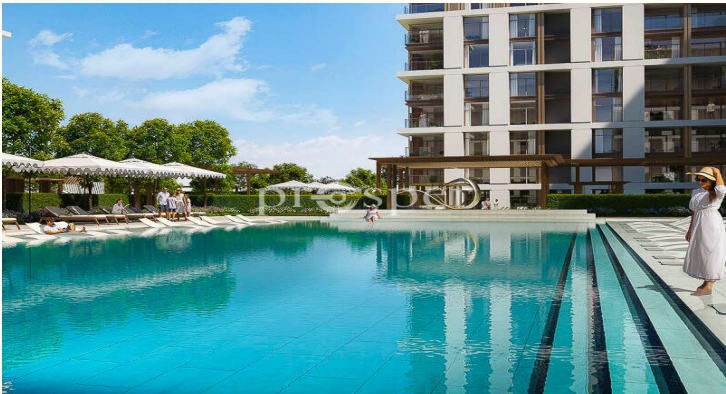
Regulatory Information

| | |
|---------------|------------|
| Permit Number | 0316986758 |
| DED | 771800 |
| RERA | 143033 |
| BRN | 40659 |

Trakheesi Permit



Images



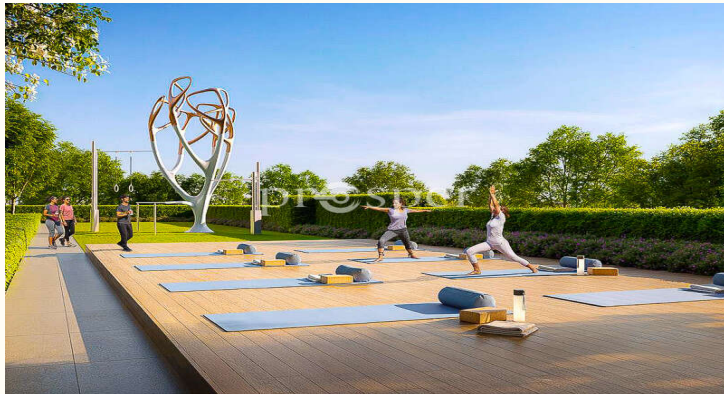
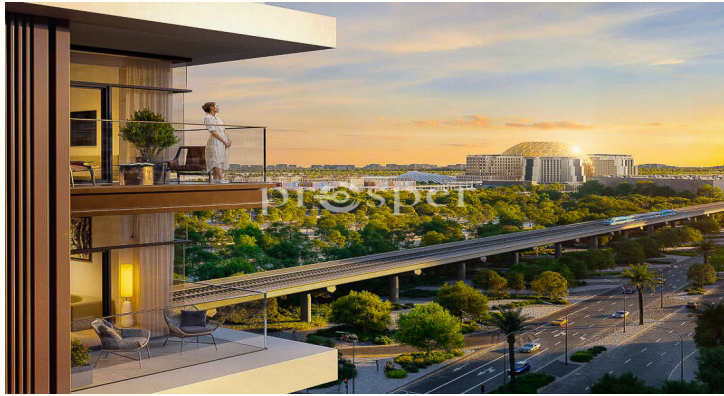
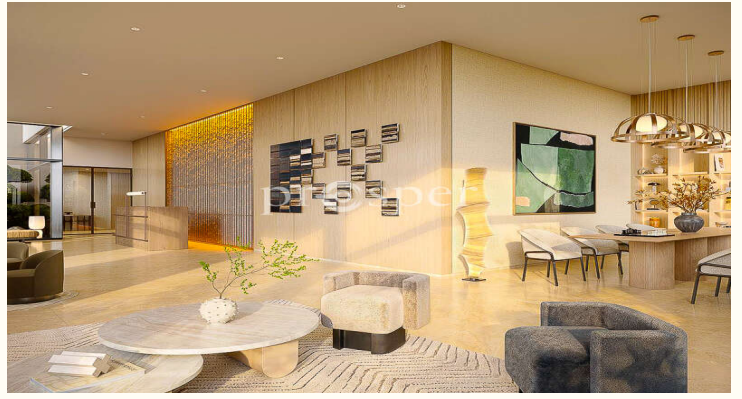
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Unit Types

View units which comes under this project.

Apartment

| Type | Bedroom | Area (sqft) | Price (AED) | Floor Plan |
|-----------|---------|-----------------------|---------------|---|
| 1 BEDROOM | 1 | Built Up: 728 - 857 | 1,400,000 AED |  |
| 2 BEDROOM | 2 | Built Up: 1093 - 1216 | 2,070,000 AED |  |
| 1 BEDROOM | 1 | Built Up: 728 - 857 | 1,400,000 AED |  |
| 2 BEDROOM | 2 | Built Up: 1093 - 1216 | 2,070,000 AED |  |

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