# Project report: Golf Hills 2

Facts as published, each with its source. Built by Kolaboro on 18 Nov 2026 from its public data. No verdicts.

Certificate

## In short

Golf Hills 2 is listed as under construction in Madinat Al Mataar, Dubai, Dubai, UAE, by Emaar Properties. The handover date on record is September 2029. A permit number is published. Transparency score: 69 of 100, rank 402 of 482 in Dubai. 8 of 8 developer claims we tested are confirmed. Last checked 18 Nov 2026.

## Key facts

Developer: Emaar Properties
source: https://dubairealestateiq.com/project/golf-hills-2

Location: Madinat Al Mataar, Dubai, Dubai, UAE
source: https://dubairealestateiq.com/project/golf-hills-2

Stage: under construction
source: https://dubairealestateiq.com/project/golf-hills-2

Handover on record: September 2029
source: https://dubairealestateiq.com/project/golf-hills-2

Permit or licence number: DLD project registration 4119
source: https://dubairealestateiq.com/project/golf-hills-2

Price from: Registered sales from AED 538,000 to AED 3,500,000 (DLD, 20 Apr 2026 - 16 Oct 2026)
source: https://dubairealestateiq.com/project/golf-hills-2

Payment plan: not published

Last checked: 18 Nov 2026

Page we read: https://dubairealestateiq.com/project/golf-hills-2

## Transparency checklist

**Transparency score: 69 of 100. Rank 402 of 482 in Dubai**

[o] Developer identified by legal name: No legal company name in the pages we read

[x] Developer found in an official company register: GLEIF record, LEI 254900YWYEXYXK1BMP81

[x] Permit or licence number published: Number published: DLD project registration 4119

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: September 2029

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[o] Price published: No price in the pages we read

https://kolaboro.com/methods/transparency-score/

## Changes on record

18 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/golf-hills-2/

18 Nov 2026: Official register checked: Dubai DLD project register (published on dubairealestateiq.com)
https://kolaboro.com/registers/

## Sources

https://dubairealestateiq.com/project/golf-hills-2

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/golf-hills-2/
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