

THE GOLF RESIDENCE

— fortimo® —

PLANS BROCHURE

DUBAI HILLS ESTATE



We are Fortimo. We radiate joy, fun and enthusiasm for the profession. We are an interdisciplinary team with a coherent value chain in the market segment we have chosen. Fortimo is and will remain an exciting brand with an unmistakable identity and immediate recognition.

Our real estate products are consistently designed with the end user in mind. The end users are demanding and learning beings. We are also constantly learning and anticipating as opportunists in a real estate market that is subject to constant change.

DUBAI PROJECTS:

PRIVÀ
Living

REVIER

FORTIMO FOUNDERS

REMO BIENZ

CO-OWNER & MEMBER OF
THE BOARD



PHILIPP BIENZ

CO-OWNER & CHAIRMAN
OF THE BOARD



81

Projects Worldwide

1.5B €

Worth of Properties

DESIGN



BUILD



MANAGE

EAGLEWING

PROJECTS

As a trusted local partner of Fortimo, Eaglewing Projects single-partner focuses on providing peace of mind to all our customers, partners, investors, and developers. We achieve this through our multidisciplinary expertise which enables us to offer turnkey solutions focused on fulfilling the requirements of investors, asset owners and developers in all our business activities. Eaglewing offers sustainable end-to-end solutions across the real estate product segments and life cycle concept, design, development and management.

Our mission is to create success for ourselves, clients and stakeholders through our energy, commitment and dedication to service excellence, people development, continuous business improvement by our knowledge, experience and network..

JOINT PROJECTS:

PRIVA
Living

REVIER

THE GOLF RESIDENCE
fortimo®

EAGLEWING PROJECTS FOUNDER

RAHUL RAGHUWANSHI

FOUNDER



25

YEARS OF CREDIBILITY

1M_{SQFT}

OF DELIVERY

APPROX

3000

LUXURY HOTEL ROOMS

QUALITY



INTEGRITY



KNOWLEDGE



MOHAMMED BIN RASHID CITY

Popularly known as MBR City, is one of the biggest mixed-use developments and freehold areas in Dubai.

Announced in the latter half of 2012 by the ruler of the emirate His Highness Sheikh Mohammed Bin Rashid Al Maktoum, the estimated cost of the project is AED 30 billion.

“WE ARE BUILDING A NEW
REALITY FOR OUR PEOPLE,
A NEW FUTURE FOR OUR
CHILDREN, AND A NEW
MODEL OF DEVELOPMENT.”

His Highness Sheikh Mohammed bin Rashid Al Maktoum

DUBAI HILLS ESTATE

A beautiful residential community that boasts an 18 hole golf course.

The community is fully developed and offers upscale apartments, villas, townhouses, and mansions.

A lucrative investment opportunity and ultimate golf experience.

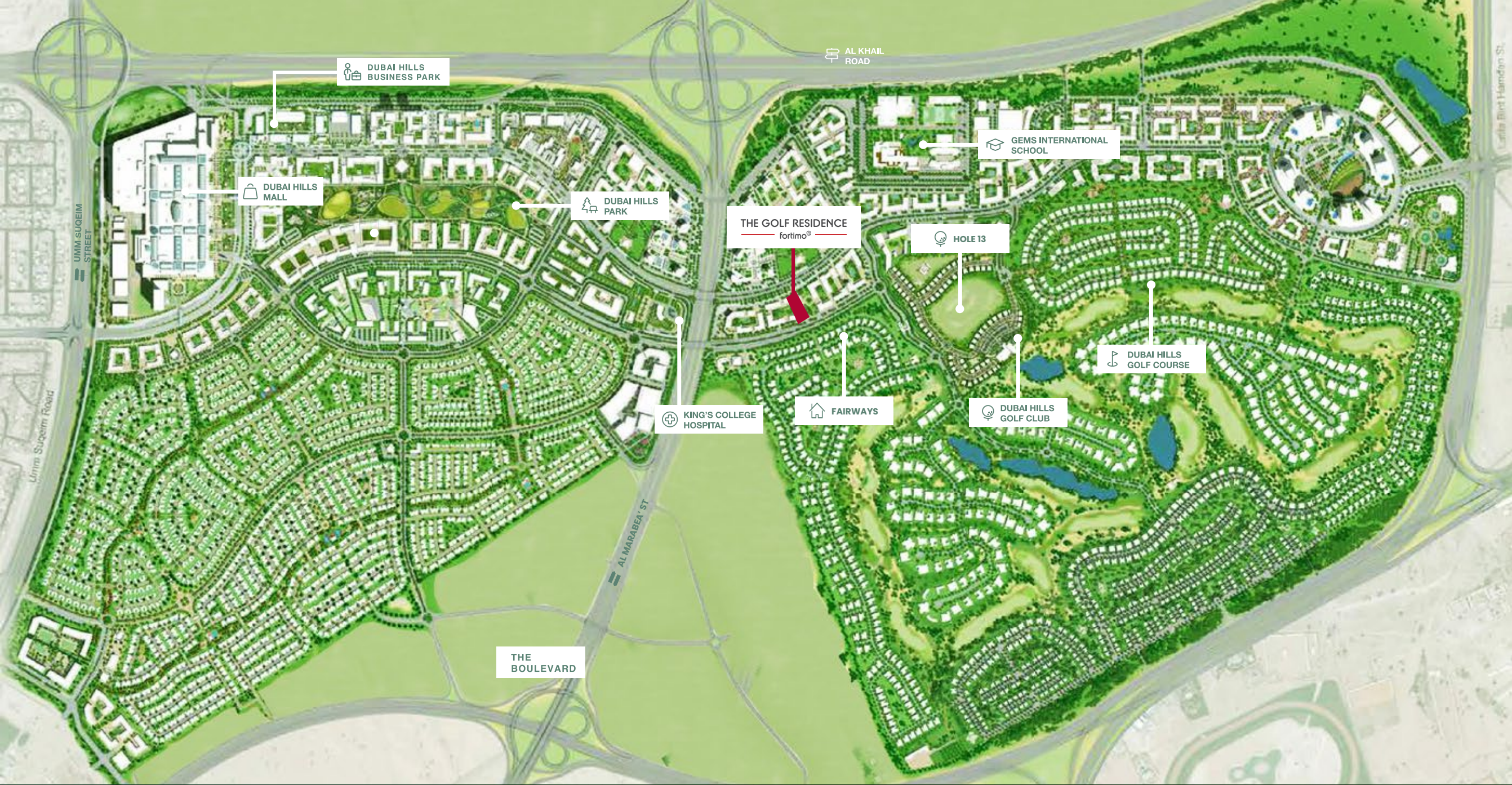


LOCATION

1. THE GOLF RESIDENCE FORTIMO
2. DUBAI HILLS MALL
3. MALL OF THE EMIRATES
4. BURJ AL ARAB
5. BURJ KHALIFA
6. DUBAI INTERNATIONAL AIRPORT
7. DUBAI BUTTERFLY GARDEN
8. MOTOR CITY
9. JEBEL ALI VILLAGE



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MASTERPLAN

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THE GOLF RESIDENCE

The Golf Residence at Dubai Hills is a prime example of luxury living at its finest.

The tower overlooks a stunning golf course and a lush green park.

Residents have breathtaking views with beautiful amenities.



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FACTSHEET



PROJECT NAME:	GOLF RESIDENCES BY FORTIMO
DEVELOPER NAME:	FORTIMO REAL ESTATE DEVELOPMENT L.L.C
LOCATION:	DUBAI HILLS ESTATE, DUBAI
BUILDING CONFIGURATION:	G+2P+10
NO. OF UNITS:	200
FLOOR SIZE RANGE:	25,250 to 25,700 SQ.FT.
ESTIMATED COMPLETION DATE:	Q3 2026
ESTIMATED SERVICE FEES:	18 AED PER SQ.FT.
RERA NO.:	2706

UNITS & SIZES

BR TYPE	UNIT MIX %	Avg Size (sqft)
1BR	50%	943
2BR	45%	1514
3BR	5%	2415
TOTAL	100%	

WHITE GOODS:

Brand Name: Siemens or equivalent

- FRIDGE
- DISHWASHER
- OVEN & HOB



PARKING BAY PER UNIT:

BR TYPE	NO. OF CAR PARK
1BR	1
2BR	1
3BR	2

FLOORS DESCRIPTION

10 Floors

2 Poduim

Ground Floor



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AMENITIES

- Oasis Paradise Pool
- Kids Haven
- Basketball Court
- Landscape Garden
- Yoga Studio
- Coworking Space
- Social Zone
- Gym
- Multi-purpose Room



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PODIUM FLOOR PLAN

1. Oasis Paradise Pool
2. Kids Haven
3. Basketball Court
4. Landscape Garden
5. Yoga Studio
6. Coworking Space
7. Social Zone
8. Gym
9. Multi-purpose Room



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TYPICAL FLOOR PLAN

THE GOLF RESIDENCE

fortimo®



COMMUNITY PARK VIEW

* Balcony sizes may vary depending on floor level and unit selection.



OASIS PARADISE POOL VIEW

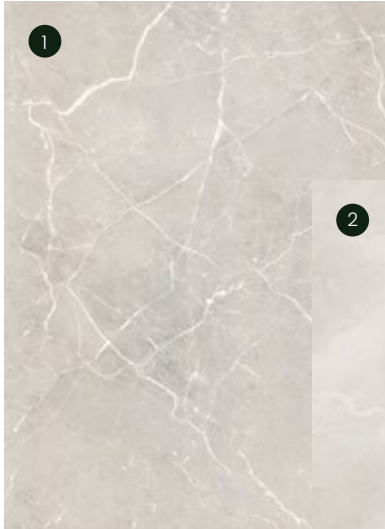
BR TYPE	NO. OF UNITS	%
1BR	100	50%
2BR	90	45%
3BR	10	5%
TOTAL	200	100%

BR TYPE	Color
1BR	Green
2BR	Tan
3BR	Dark Grey

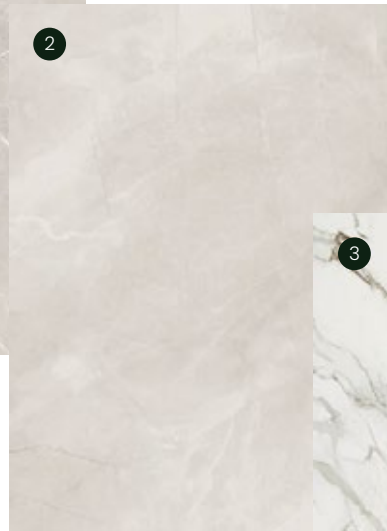


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FIXTURES DESCRIPTION



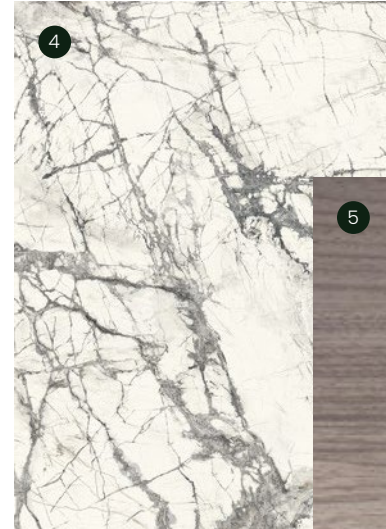
PORCELAIN TILE
FLOORING



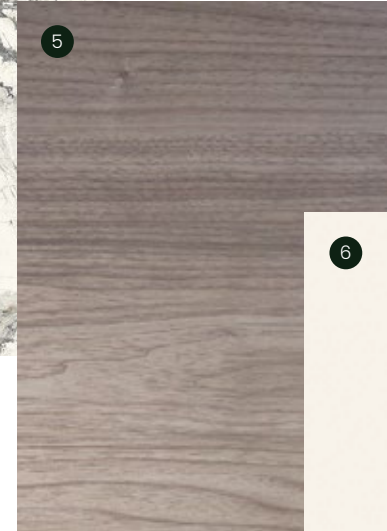
PORCELAIN TILE
FLOORING



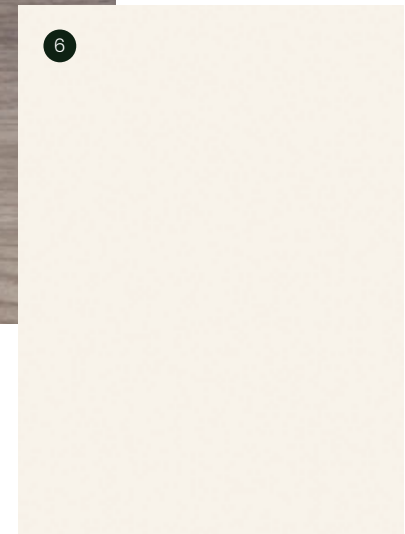
ENGINEERED STONE
VANITY TOP



ENGINEERED STONE
COUNTER TOP



LAMINATE WOOD
DOORS & KITCHEN CABINET



PAINTED PLASTER
WALLS

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UNIT PLANS



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1BR

TYPES 1A, 1B, & 1C

NO. OF BR

1BR

INTERNAL AREA

756 SqFt

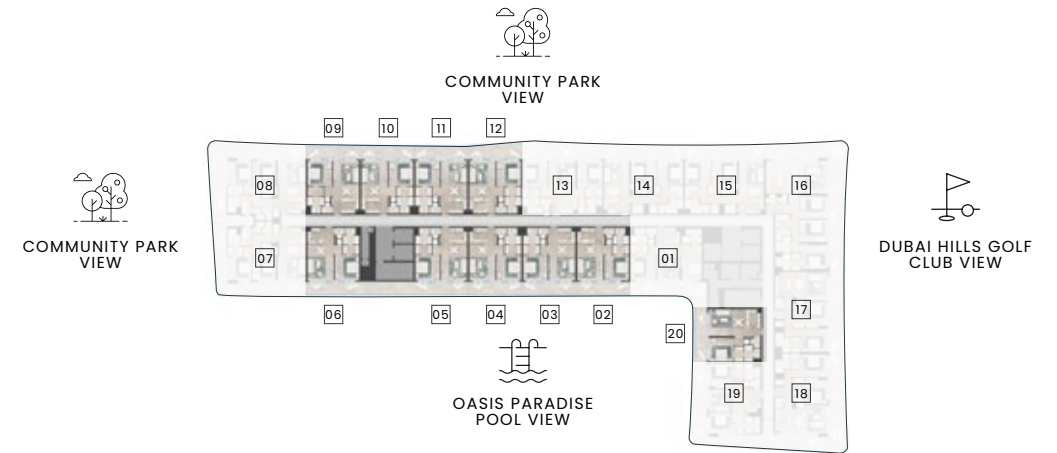
BALCONY AREA

133 - 282 SqFt

TOTAL AREA

889 - 1,038 SqFt

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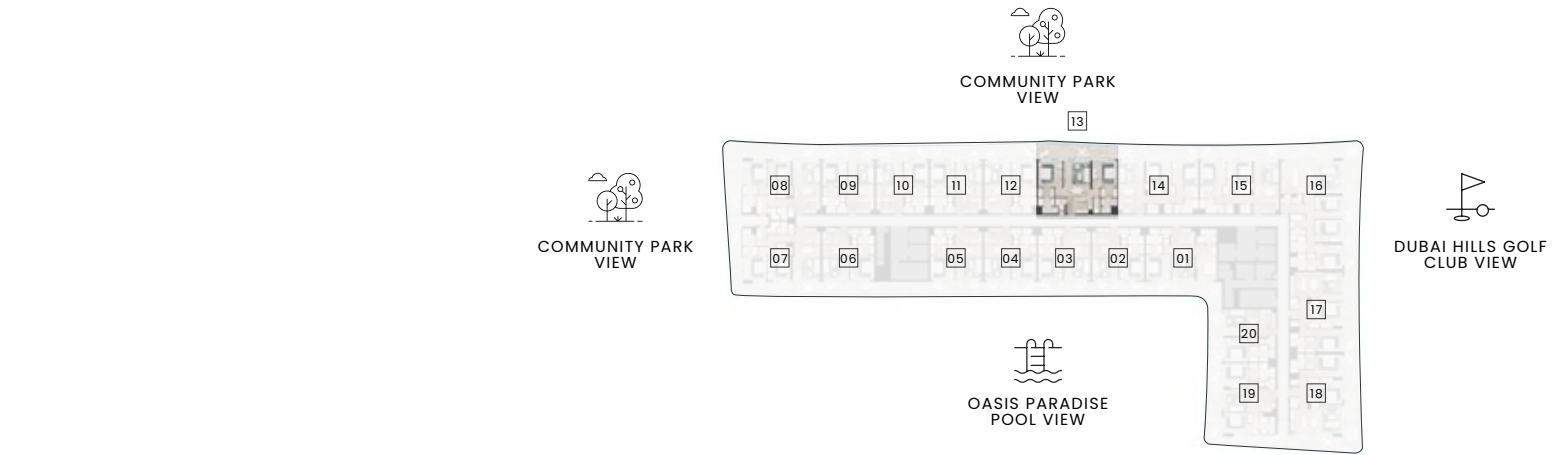


• Balcony sizes may vary depending on floor level and unit selection.



2BR TYPE 1

NO. OF BR	2BR
INTERNAL AREA	1,124 SqFt
BALCONY AREA	228 - 324 SqFt
TOTAL AREA	1,353 - 1,448 SqFt



* Balcony sizes may vary depending on floor level and unit selection.



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2BR TYPE 2

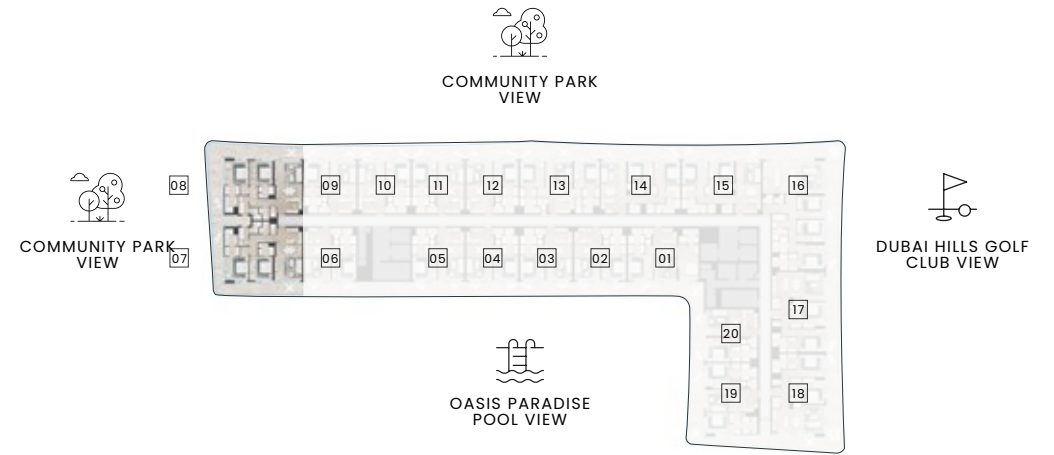
NO. OF BR | 2BR WITH MAIDS ROOM

INTERNAL AREA | 1,157 SqFt

BALCONY AREA | 538 - 593 SqFt

TOTAL AREA | 1,695 - 1,751 SqFt

• Balcony sizes may vary depending on floor level and unit selection.

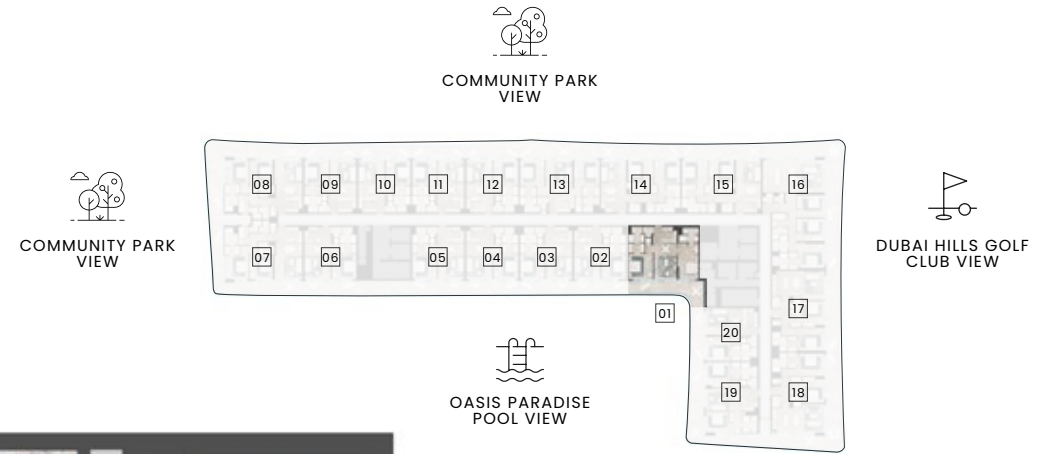


2BR TYPE 3A

NO. OF BR	2BR
INTERNAL AREA	1,010 SqFt
BALCONY AREA	322 SqFt
TOTAL AREA	1,332 SqFt

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2BR TYPE 3B

NO. OF BR	2BR
INTERNAL AREA	1,003 SqFt
BALCONY AREA	545 SqFt
TOTAL AREA	1,548 SqFt

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2BR TYPE 4

NO. OF BR | 2BR

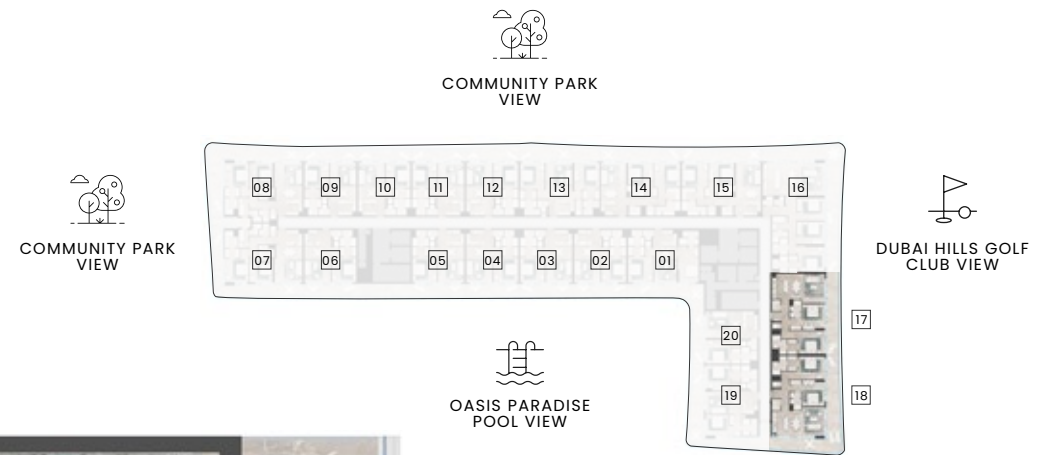
INTERNAL AREA | 1,136 - 1,139 SqFt

BALCONY AREA | 204 - 585 SqFt

TOTAL AREA | 1,340 - 1,724 SqFt

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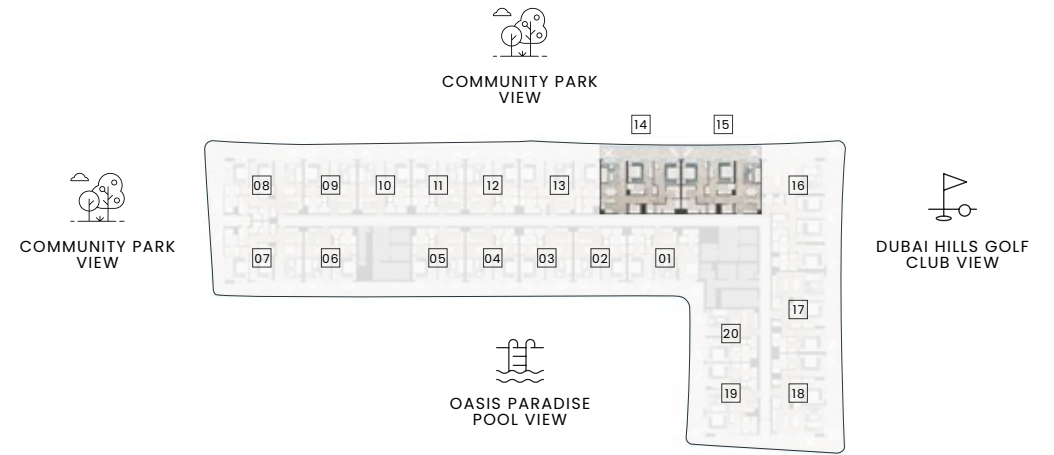
• Balcony sizes may vary depending on floor level and unit selection.



2BR TYPE 5

NO. OF BR	2BR
INTERNAL AREA	1,126 - 1,127 SqFt
BALCONY AREA	227 - 275 SqFt
TOTAL AREA	1,353 - 1,402 SqFt

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3BR

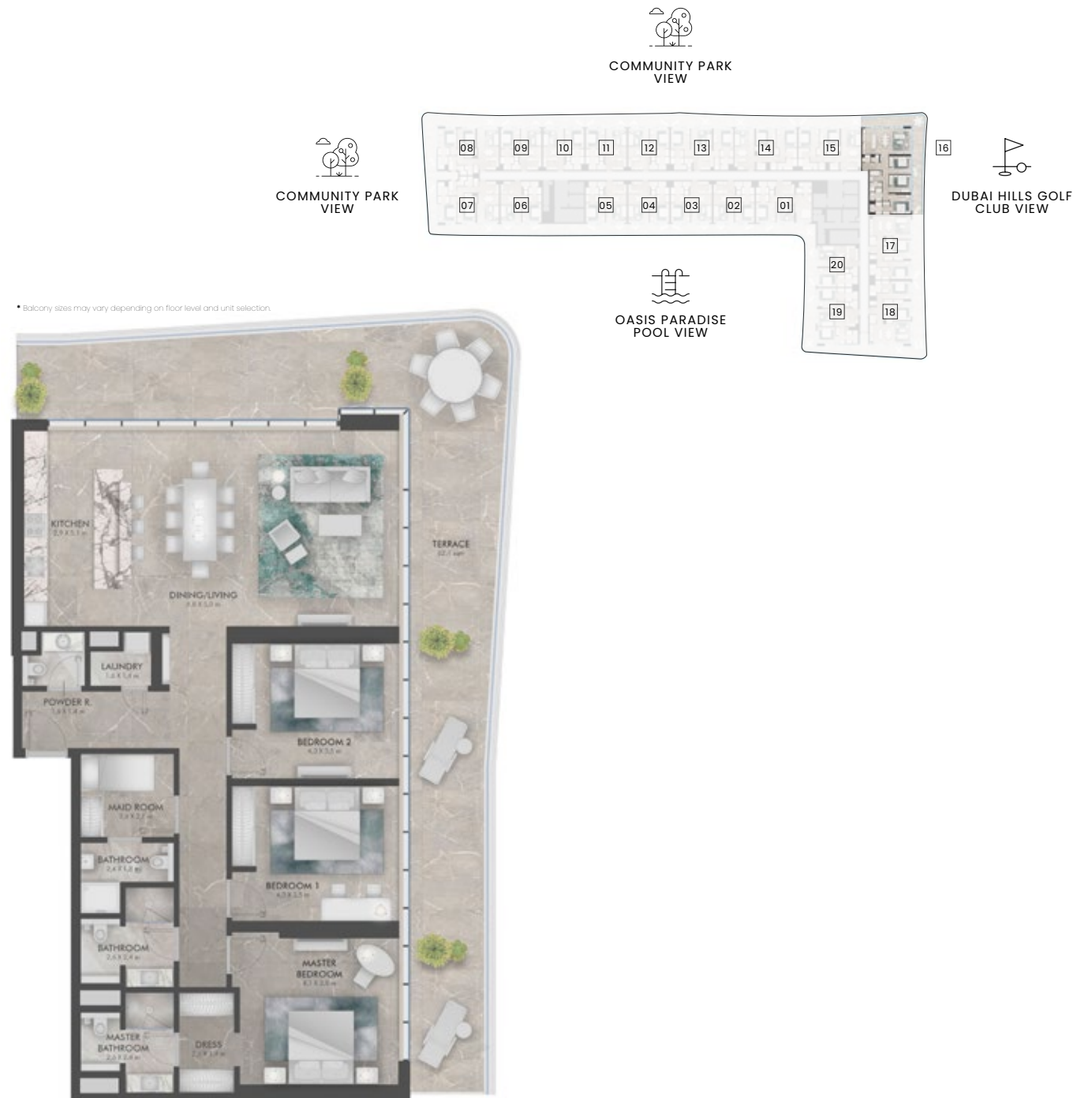
NO. OF BR | 3BR WITH MAIDS ROOM

INTERNAL AREA | 1,706 SqFt

BALCONY AREA | 684 - 715 SqFt

TOTAL AREA | 2,390 - 2,421 SqFt

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