



EXPO GOLF VILLAS

PHASE II

3 AND 4 BEDROOM
PREMIUM VILLAS

PARKSIDE 2 BY

EMAAR

BACK BY POPULAR DEMAND

Following the overwhelming sales response to Expo Golf Villas, Emaar brings you Phase II of Dubai's premier Expo 2020 community. Choose between 3 and 4 bedroom premium villas.



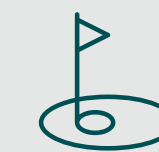
EXPO GOLF VILLAS 2

IDEAL LOCATION

Situated alongside the Main Boulevard, Expo Golf Villas 2 are positioned away from the bustle of the city yet moments from the city's leading hubs.



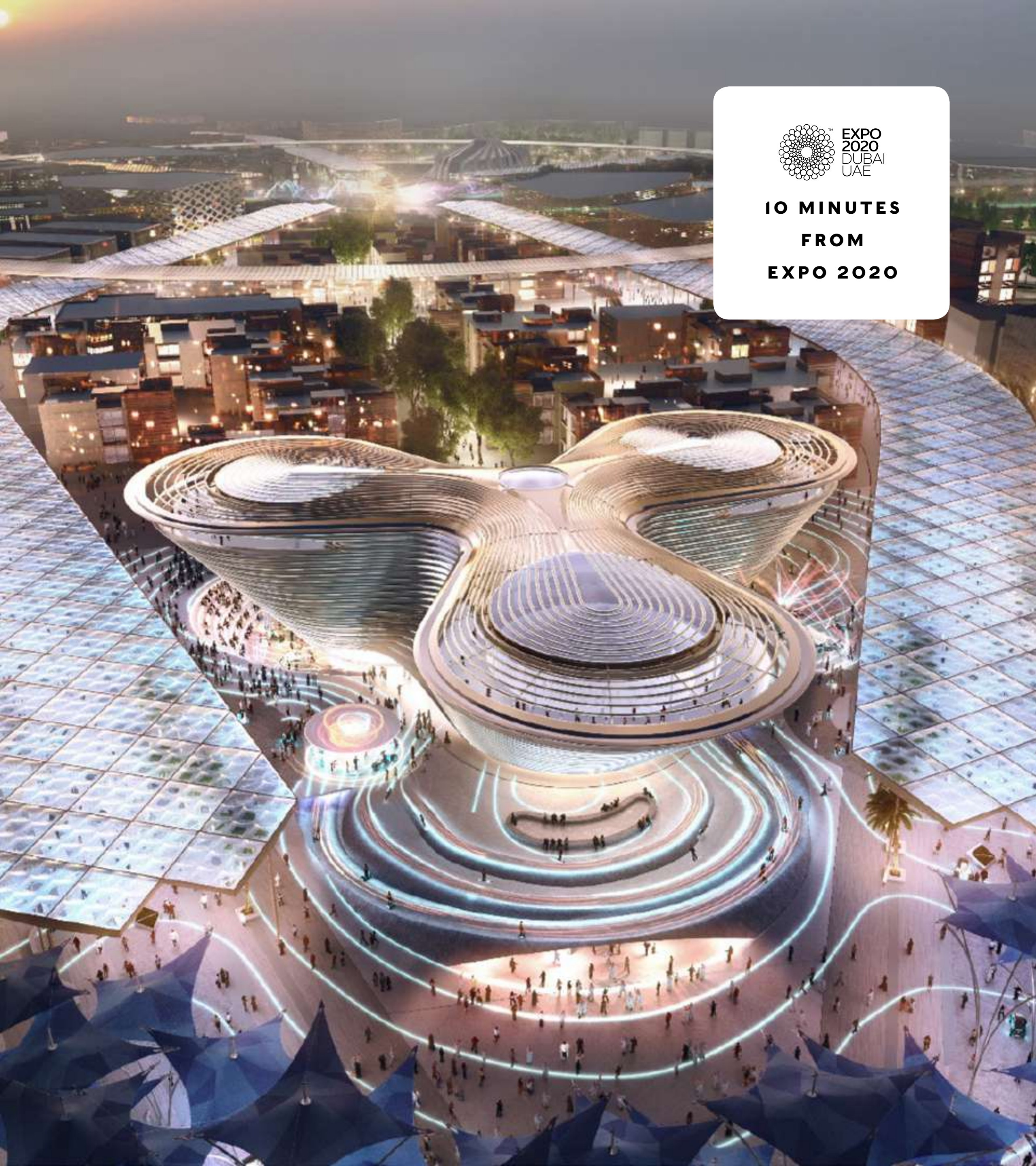
**10 MINUTES
FROM
EXPO 2020**



**NEARBY 18-HOLE
CHAMPIONSHIP
GOLF COURSE**



**7 MINUTES FROM
AL MAKTOUM
INT'L AIRPORT**



**10 MINUTES
FROM
EXPO 2020**

CREATING THE FUTURE

EXPO 2020

The much-anticipated Expo 2020 will welcome 25 million visitors in Dubai. Bringing the world together in pursuit of excellence, this festival of human ingenuity will cement Dubai's position as a leading global hub and investment destination.



**UAE
PAVILION**





**AL WASL
PLAZA**



A CENTRAL HUB

AL MAKTOUM INTERNATIONAL AIRPORT

Al Maktoum International Airport is a global hub in the making. Located a mere 8 hours flight time for two-thirds of the world's population, it benefits from Dubai's hassle-free visa system.



**WILL ACCOMMODATE 260M
PASSENGERS ANNUALLY**



**EXECUTIVE
JET TERMINAL**



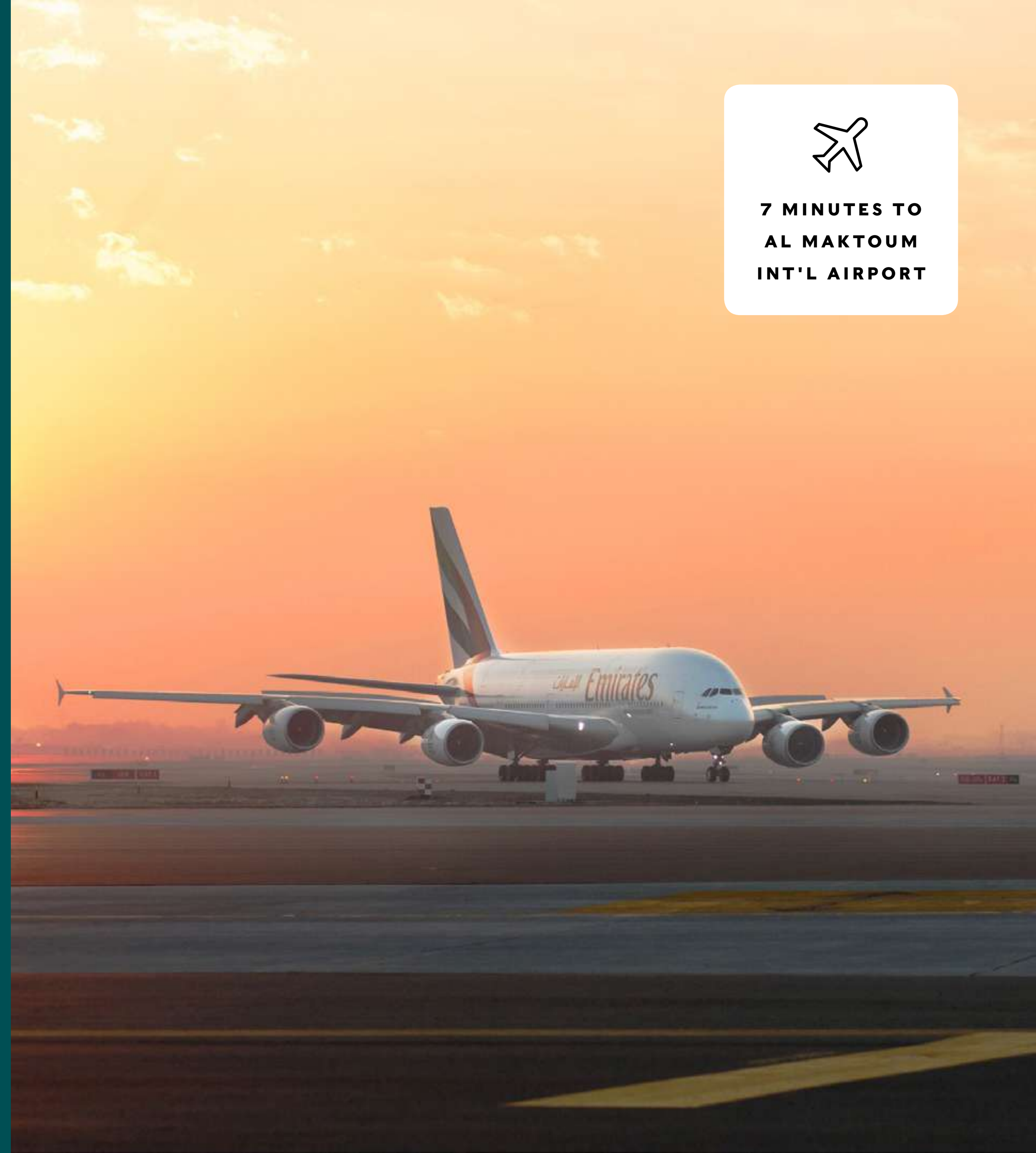
**CARGO CAPACITY OF 16M
TONNES PER ANNUM**

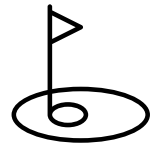


**AIR-SEA CONNECTIVITY
ACHIEVABLE IN 4 HOURS**



**7 MINUTES TO
AL MAKTOUM
INT'L AIRPORT**





**18-HOLE
CHAMPIONSHIP
GOLF COURSE**

A KEY ATTRACTION

18-HOLE CHAMPIONSHIP GOLF COURSE

Based on research by KPMG and American National Association of Realtors, golf courses have historically boosted the value of nearby properties by as much as 20%.



MODERN VILLA LIVING

At a generous 110 to 140 sqm in size, every villa is finished in a muted neutral palette to match your choice of furniture. What's more, every room is bright and airy. Perfect for creating those special family moments.







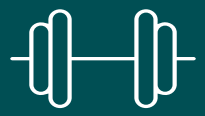
ABOUT THE COMMUNITY

The presence of the neighbourhood parks and abundance of shared amenities foster a strong sense of community. Here you can enjoy the best of both worlds, proximity to landmarks and the perks of a tight-knit community.

HOMEOWNERS BENEFIT FROM:



**COMMUNITY
CENTRE**



GYM



**COMMUNITY
PARK**



**OUTDOOR
SWIMMING POOL**

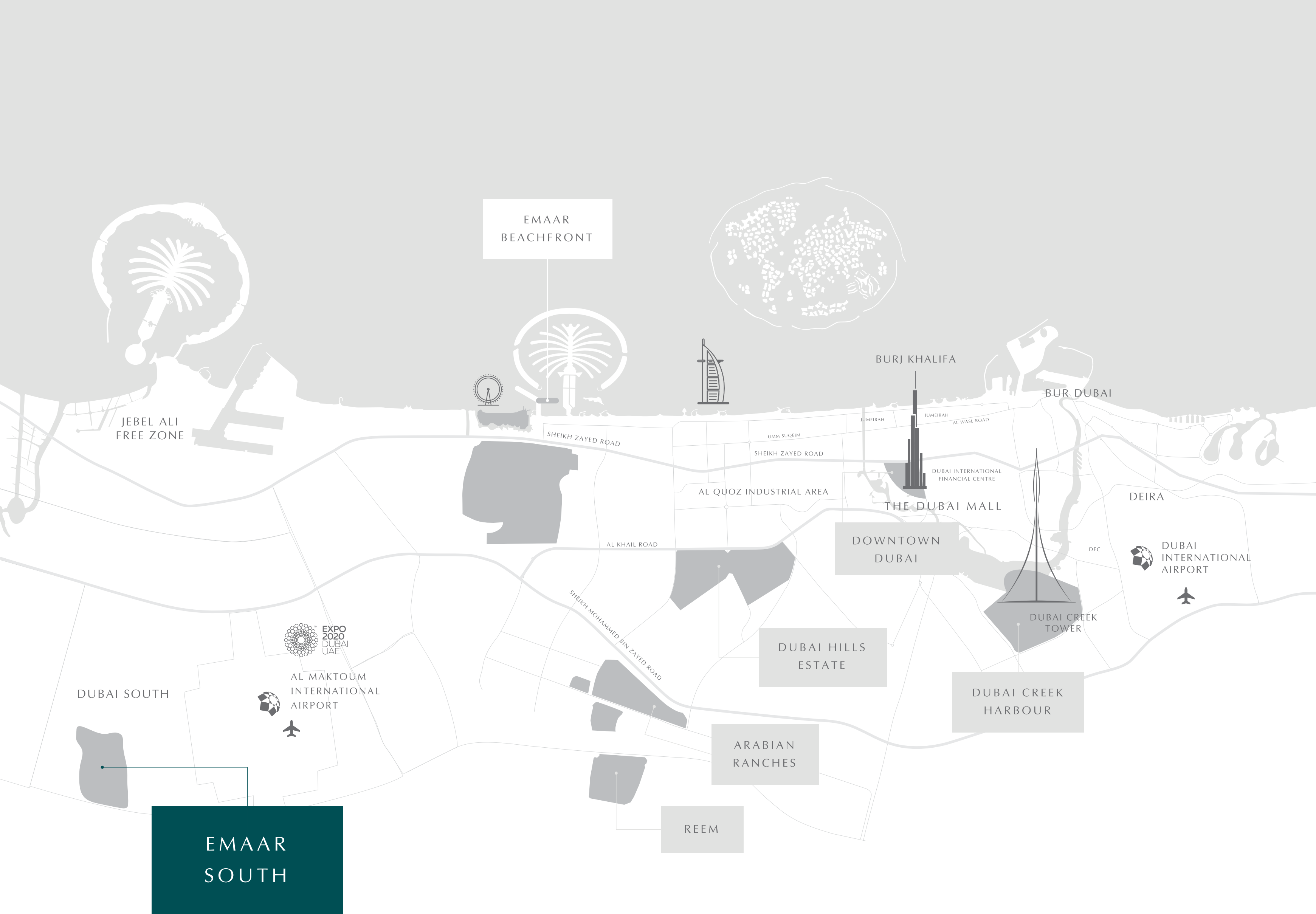


**KIDS
PLAY AREA**



**PARKS &
MANICURED LAWNS**





EMAAR SOUTH



22,700

Residential Units



15,360

Apartment Units



50

Minutes for
Abu Dhabi



25

Neighbourhood
Parks



30

Minutes from
Jebel Ali Port



53,000

Square Metres of
Retail and F&B Space



THE STRENGTH OF EMAAR

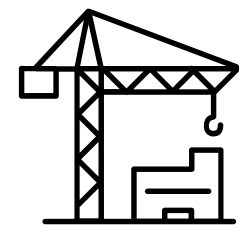
Established in 1997, we are the pioneering developer of integrated, master-planned communities in the UAE and 12 countries around the world.

MARKET CAP
USD
12.47Bn
FY 2017

REVENUE
USD
5.12Bn
FY 2017

NET PROFIT
USD
1.55Bn
FY 2017


45,900+
RESIDENTIAL UNITS
DELIVERED


43,000+
UNITS UNDER
CONSTRUCTION


167 MN
SQUARE METRES OF
LAND BANK



5.5 YEAR PAYMENT PLAN

STARTING FROM

AED 999,888

FOR A 3 BEDROOM VILLA

5%

DOWN
PAYMENT

5%

WITHIN 30 DAYS
OF BOOKING

EQUAL MONTHLY INSTALMENTS

1.25%

FOR
60 MONTHS

15%

FINAL INSTALMENT
MAY 2024

ESTIMATED CONSTRUCTION
COMPLETION DATE APRIL 30, 2022



fam[®]

Properties

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