

# EXPO GOLF VILLAS

PARKSIDE BY

EMAAR



## *About Emaar*

We are the UAE's premier real estate developer. We have reshaped Dubai's skyline with our iconic buildings, integrated lifestyle communities and record-breaking retail and entertainment destinations.

While many claim epic projects, very few can count true icons in their portfolio, such as Burj Khalifa, The Dubai Mall and The Dubai Fountain.

By focusing on creating long-term value for our consumers since 1997, we have set the standard of UAE real estate, by which others follow. Today, we are one of the most valuable developers in the world and the largest real estate company outside China.

## *About Dubai*

Under the visionary leadership of HH Sheikh Mohammed bin Rashid Al Maktoum, Dubai has undergone a complete transformation - from a small fishing town to countless groundbreaking projects, forward-thinking initiatives and the monumental Expo 2020.

Within just a few decades, the emirate has claimed the title of the fourth most visited city in the world (15.79 million overnight visitors in 2017) and continues to reinvent itself, to excite and to boom.





# EXPO GOLF VILLAS

For the first time, Emaar is launching limited premium three  
and four bedroom villas for the best price offer.

# *A Prime Location*

The Expo Golf Villas are located in the greenest upcoming neighbourhood, minutes away from Expo 2020, 18-hole Championship golf course and the upcoming global aviation hub.





*Creating the Future*

# EXPO 2020

Only ten minutes away from Expo Golf Villas, the much-anticipated Expo 2020 is expected to welcome 25 million visitors to Dubai. The world-renowned festival of human ingenuity will bring the world together in pursuit of excellence in the fields of Opportunity, Mobility and Sustainability, further elevating the emirate's ever-increasing repute and investment desirability.

*A Central Hub*

# **BIGGEST GLOBAL AIRPORT**

Seven minutes away from Expo Golf Villas, the Al Maktoum International Airport aims to handle 260 million passengers annually by 2030. With Dubai's hassle-free visa system and its position within eight hours of flying time for two-thirds of the world population, the airport is the world's future hub in the making.





*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%. With the 18-hole Championship Golf Course within walking distance, Expo Golf Villas are poised to deliver higher returns and strong capital appreciation.



# EXPO GOLF VILLAS

*Location*

# PERFECTLY CONNECTED

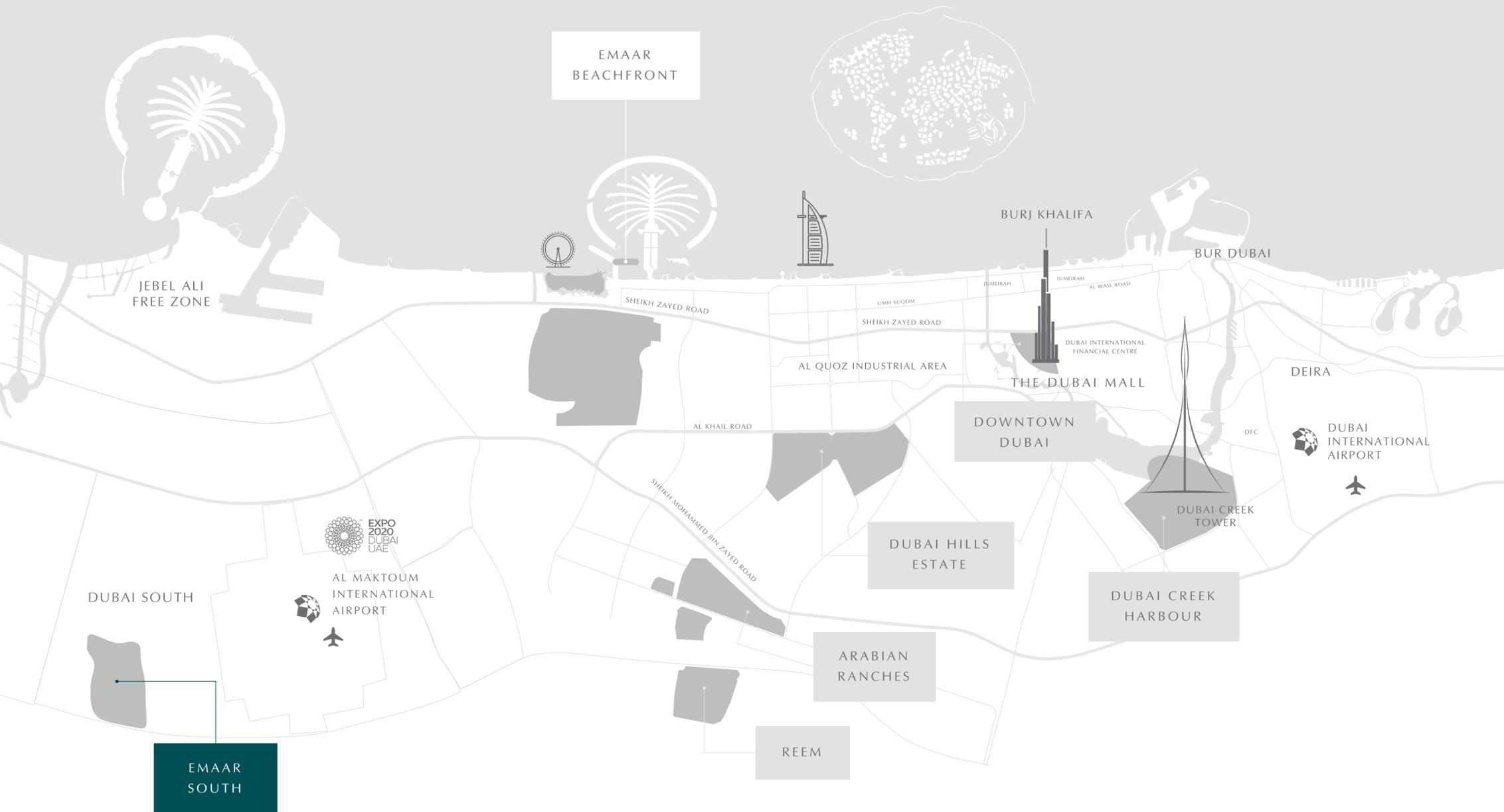
Expo Golf Villas are snugged alongside the main boulevard. Delight in the plush privileges of a private community with parks, Rove Hotel and community centre, yet still be able to reach the urban fabric of Dubai in no time. Take a seven-minute drive and find yourself en route to anywhere in the world via

Al Maktoum International Airport.

# *About Emaar South*

Only a short drive away from the vibrant Abu Dhabi, the monumental Expo 2020 and the burgeoning Al Maktoum International Airport, Emaar South promises to be the new centre of gravity in Dubai. With an 18-hole golf course, a regional mall and twenty-five parks dotted around the neighbourhood, here you will find everything you need for a well-balanced life.





# Emaar South



**22,700**  
Residential Units



**15,360**  
Apartment Units



**18**  
Hole Championship  
Golf Course



**25**  
Neighbourhood  
Parks



**05**  
Minutes to Al Maktoum  
International Airport



**53,000**  
Square Metres of  
Retail and F&B Space



# LIMITED EDITION VILLAS

A pioneering project by Emaar, Expo Golf Villas are a true ode to the bright future of Dubai. Located only minutes away from Expo 2020, Championship golf course and the upcoming global aviation hub, the Al Maktoum Airport, Expo Golf Villas are a fantastic investment opportunity for the discerning investor.

Select between three and four bedroom premium villas.





*The Community*

## **A FRESH VIEW**

Contemporary style and a distinct form are integral to Expo Golf Villas' design. With full height windows that promote natural lighting, all the residences within the core of the Expo Golf Villas grant views of the community centre, pool, lawn and kids play areas. The villas closer to the outer edges overlook the surrounding parks and fresh green meadows.



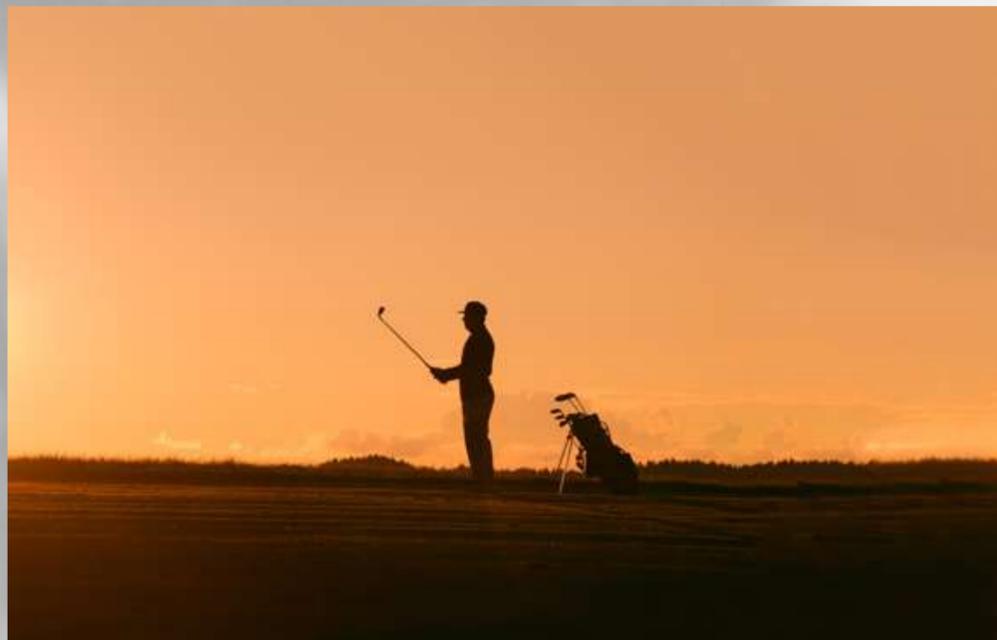


*Interior Design*

## ROOMS THAT INSPIRE

The interiors of Expo Golf Villas are tailor-made for families. Every villa is finished in muted neutral tones to match your choice of furniture, while each room provides a light and airy space for shared memories. A generous patio & balcony will ensure your every morning breaks onto a soothing green panorama.





## *Amenities*

# LIVE FOR THE DAY

Walk through the park, past the mosque, Rove hotel and to your family's favourite picnic spot. Visit the buzzing community centre for a gym workout as you watch your little ones having fun in the pool and play area. Alternatively, pay a visit to one of the world-class sports facilities including an 18-hole golf course, clubhouse and floodlit driving range.



# 5.5-YEAR PAYMENT PLAN

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*Starting from*

**AED 999,888**

**FOR A 3 BEDROOM VILLA**

**5%**

DOWN  
PAYMENT

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**5%**

WITHIN 30 DAYS  
OF BOOKING

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EQUAL MONTHLY INSTALMENT

**1.25%**

FOR 60 MONTHS  
STARTING DEC 2018

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**15%**

FINAL INSTALMENT  
DECEMBER 2023

ESTIMATED CONSTRUCTION  
COMPLETION DATE AUGUST 2021



Properties

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