EXPO GOLF VILLAS 6

EMAAR SOUTH

GREENVIEW 3 BY

EMAAR

A GLOBAL LIFESTYLE DEVELOPER

EMAAR

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world*.

Market Cap as of 31 December 2021	**40BN AED**
Revenue	**28.27BN AED**
Net Profit	**3.8BN AED**
Residential Units Delivered	**81,600+**
Residential Units Currently Under Development	**35,200+**

Proximity

AN IDEAL LOCATION

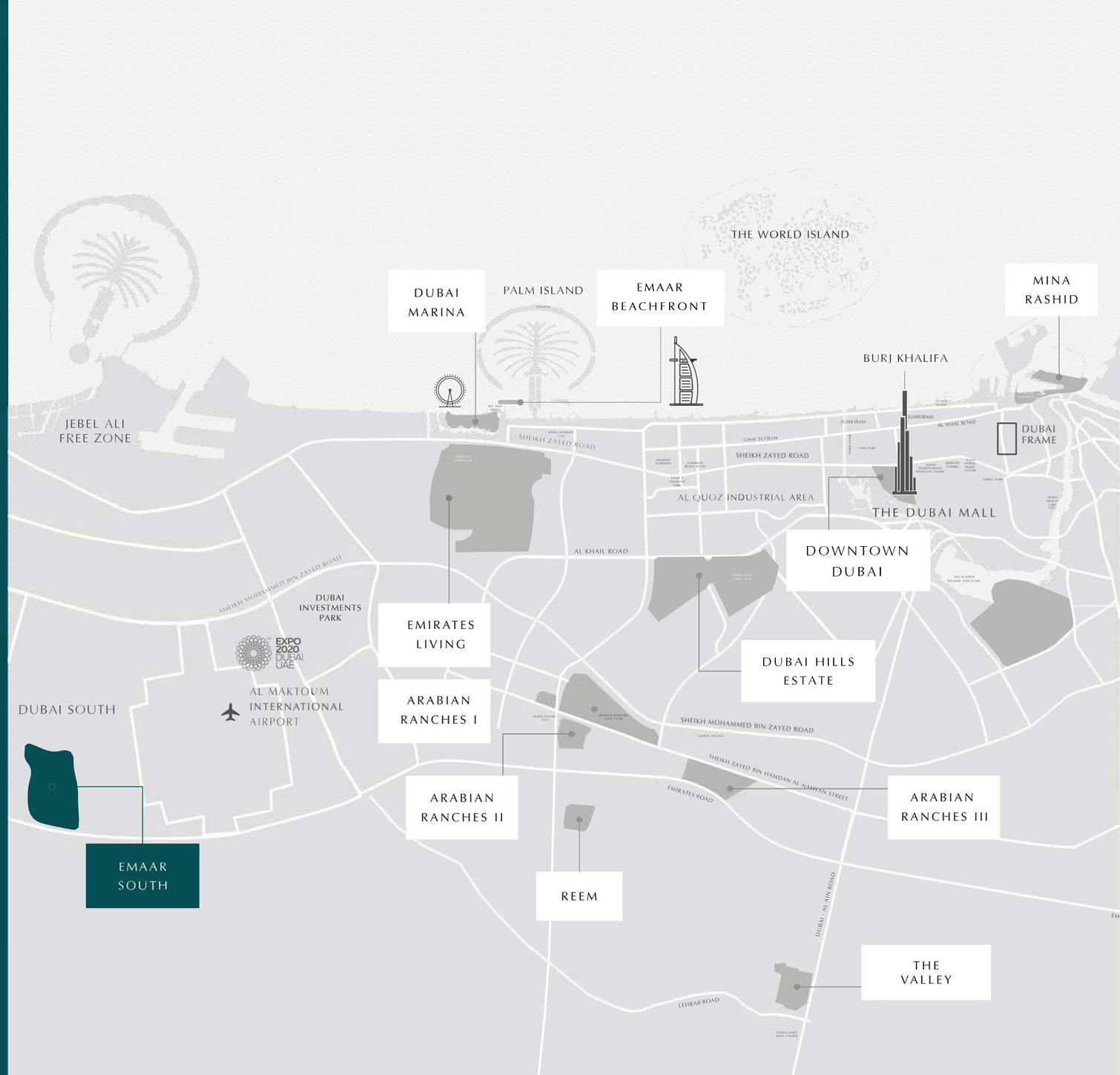
7 MINUTES’
drive to Al Maktoum International Airport

10 MINUTES’
drive to Expo 2020 Dubai site

20 MINUTES’
drive to Dubai Marina

30 MINUTES’
drive to Downtown Dubai

50 MINUTES’
drive to Abu Dhabi



EMAAR SOUTH

MASTERPLAN

1. Hotel
2. Golf Course
3. Golf Clubhouse
4. Retail
5. Clinic
6. Mosque
7. Nursery
8. K-12 School
9. Community Park
10. District Park

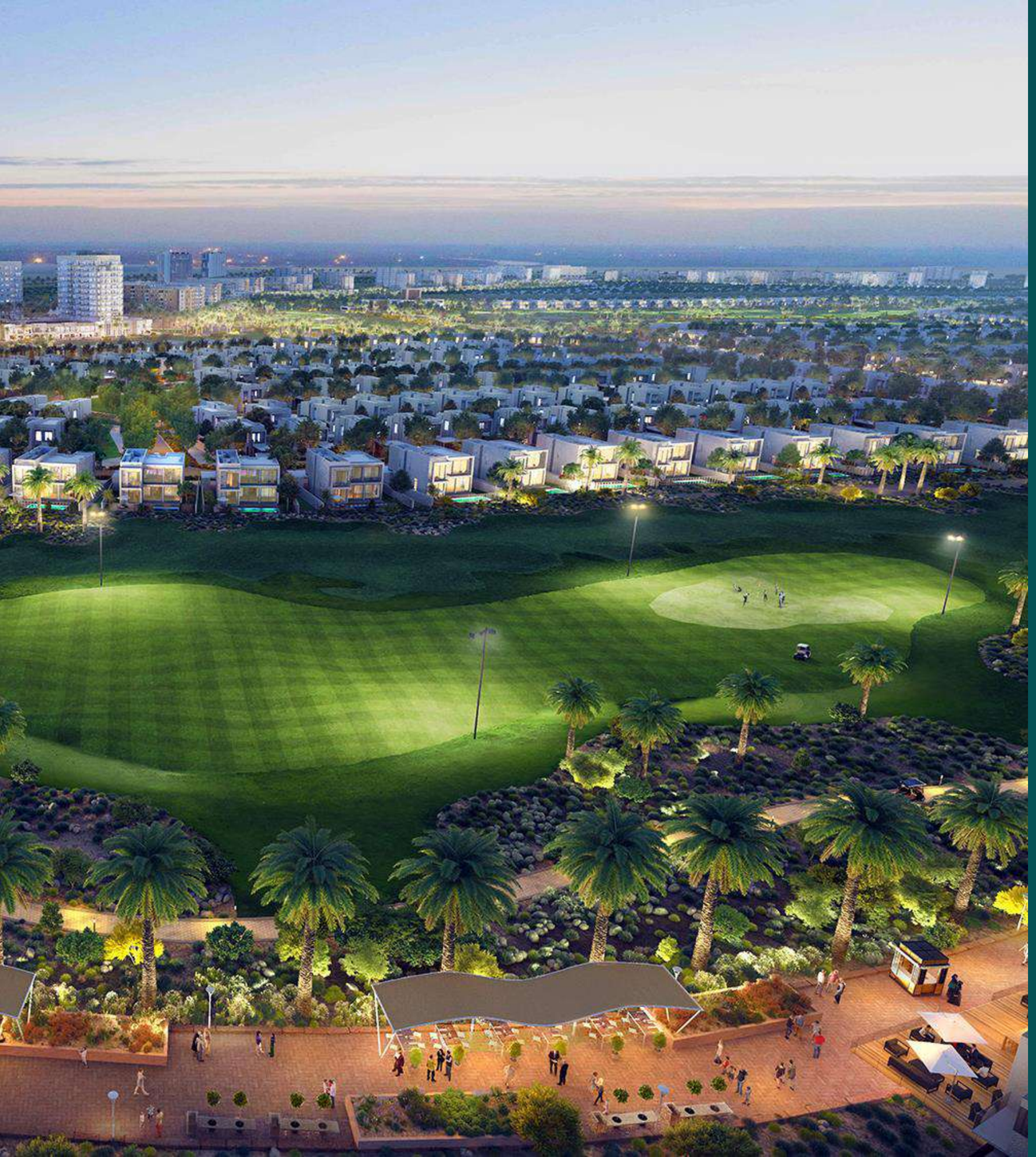
LOCAL COMMUNITY WITH A GLOBAL GATEWAY

Emaar South offers easy access to the Expo 2020 Dubai site, Al Maktoum International Airport and Dubai's most popular attractions and business hubs, via the adjacent boulevard and a major highway.

- 18-Hole Championship Golf Course
- Community Centre
- Retail Centre
- Outstanding Schools
- Community Park
- Dining Destinations

GOLF COURSE

- Pristine Fairways
- Immaculately Manicured Greens
- Clubhouse
- World-class Facilities
- Dining Experiences



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.

GOLF COURSE

GOLF COURSE

A PERFECTLY POSITIONED COMMUNITY

- A Gatehouse
- B Pool
- C Kid's Pool
- D Play Area
- E Clubhouse
- F Park
- G Sikka
- H Clinic
- I Nursery
- J Mosque
- K Boulevard
- L Local External Road
- M Future Residential Apartments

- 3 Bedroom Unit
- 4 Bedroom Unit

Prime Position

AT THE HEART OF A VIBRANT COMMUNITY

- Retail Centre
- Golf Course
- Community Park
- School
- Clinic

Nearby Attractions

DISTRICT PARK

This sustainably designed community park offers beautifully landscaped spaces for various recreational activities.

- Kids’ Play Areas
- Retail Plaza & Kiosks
- Skate Park & Multi-Purpose Court
- Events Area

EXCEPTIONAL AMENITIES AND NATURAL BEAUTY IN HARMONY

Nearby Attractions

KIDS' PLAY AREAS

At the District Park

Enjoy fun, games and quality time with your little ones.

- Ideal for children of all ages
- Multi-purpose Activity Areas
- Exceptional facilities

IMMERSED IN NATURE

With two architectural styles to choose from, each elegant townhouse is high-windowed to amplify views of the inviting shared spaces, lush parks and pristine green lawns.

Generous private balconies and stylish patios bring you even closer to nature.

STYLE & SOPHISTICATION IN UNISON

MODERN DESIGN

Come home to your exquisitely modern villa. Defined by the simplicity of form and clean architectural lines – each three and four-bedroom villa offers the perfect blend of elegance and sophistication.

A CREATIVE FLOURISH

Each villa’s distinct modern style blends seamlessly with nature, making it the perfect fit for your individuality.

CHANEL
KATE MOSS

ENTRANCE

LANDSCAPING

MULTI-PURPOSE COURT

SKATE PARK

CLUB HOUSE

CLUB HOUSE

GYM

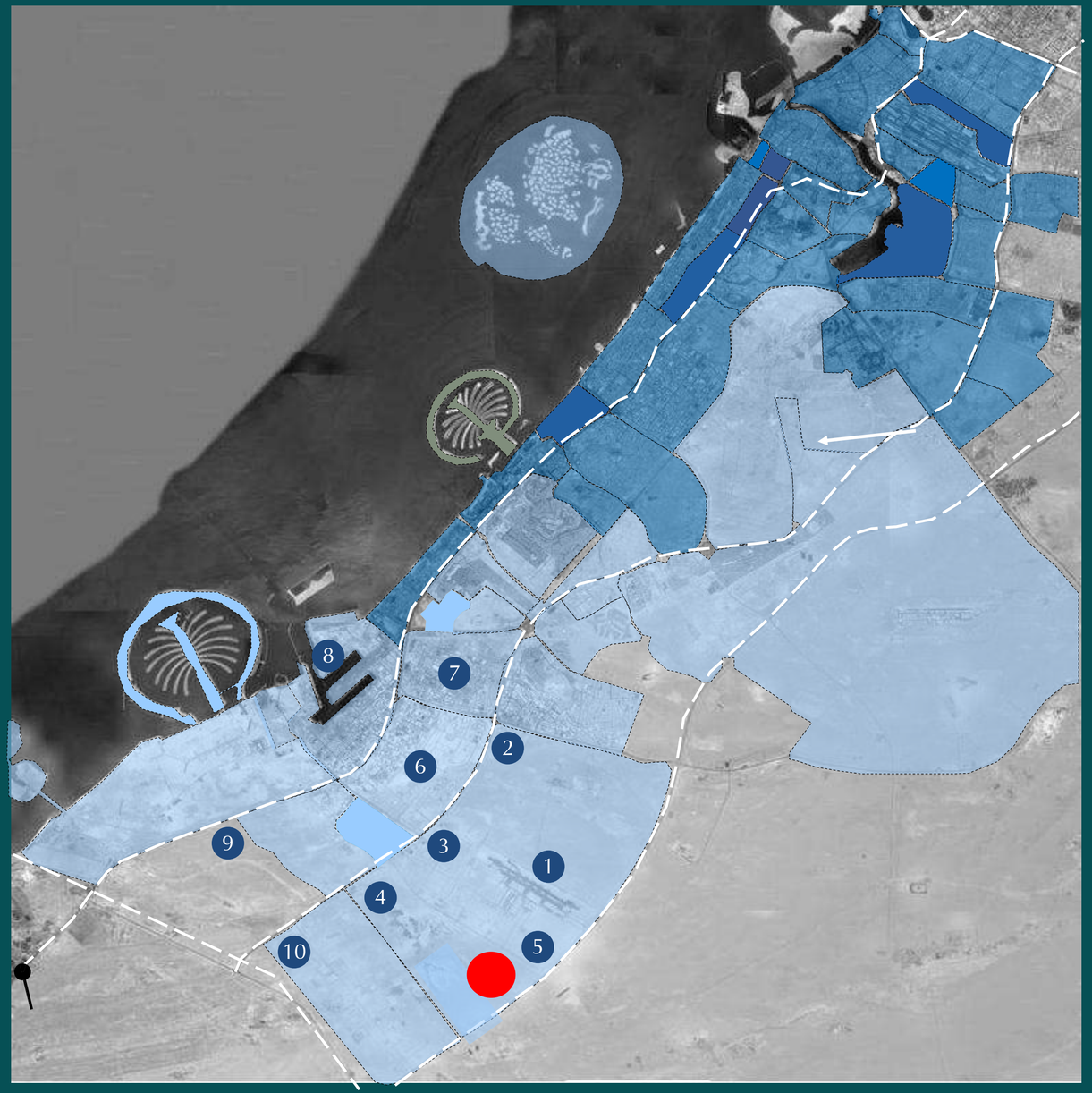
KIDS AREA

READY COMMUNITY

DUBAI SOUTH

35% OF DUBAI'S GDP BY 2030

145 SQ. KM	**450,000 JOBS**	**1 MILLION RESIDENTS**
DISTRICT 2020	**AL MAKTOUM**	**LOGISTICS**



OVERVIEW

KEY DEMAND GENERATORS AROUND THE SITE

AL MAKTOUM AIRPORT

DISTRICT 2020

JEBEL ALI PORT

DUBAI PARKS & RESORTS

OTHERS

1 AL MAKTOUM INTERNATONAL AIRPORT

2 DISTRICT 2020

3 LOGISTICS CITY

4 COMMERICIAL CITY

5 AVIATION CITY

6 JEBEL ALI FREEZONE SOUTH

7 JEBEL ALI INDUSTRIAL AREA

8 JEBEL ALI PORT & FREEZONE

9 DUBAI PARKS & RESORTS

10 DUBAI INDUSTRIAL CITY

Nearby Attractions

DISTRICT 2020

Live minutes away from District 2020, the future vision of Expo 2020 Dubai – a sustainable and human-centric future city within a city.

Combining a global innovation ecosystem and an integrated community lifestyle, District 2020 is home to innovative start-ups, young professionals and families who value an active and balanced lifestyle.

The UAE's First 15-Minute City

From April 2022, the Expo 2020 Dubai site will transform into District 2020, the UAE's first 15-minute city, where essential social functions and amenities for living and working are located within a travel distance of 15 minutes.

- Three Major Highways
- Direct link to Dubai Metro
- Dedicated Autonomous Vehicle Route
- 10-km Cycling Track & 5-km Jogging Track
- Pedestrian Pathways

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 away for two-thirds of the world's population, it will greatly benefit from Dubai's hassle-free visa system.

- Passenger capacity of 220m per year
- Executive Jet Terminal
- Clubhouse
- Cargo capacity of 16m tons per year
- Air-Sea connectivity achievable in 4 hours

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The Community

A local community with a global gateway, Emaar South offers easy access to District 2020, Al Maktoum International Airport and Dubai's most popular attractions and business hubs, via the adjacent boulevard and a major highway.

Why Expo Golf Villas 6?

- Following five sold-out phases, Expo Golf Villas 6 is the sixth phase of Dubai's most in-demand villas
- A wide range of world-class amenities
- Footsteps from an 18-hole Championship Golf Course
- Elegant three and four-bedroom luxury villas
- Nestled among beautifully landscaped greens and situated alongside an expansive District Park and driving range
- Generous private balconies connect you to nature

Apartments	Area Sq. ft.	Starting Price (in AED mn)
No. of Bedrooms	*Average Area*	*From*
3-Bedroom	2,052	1.47
4-Bedroom	2,401	1.79

Facts

- 241 units: 3 and 4-bedroom villas
- Private balconies
- School, Clinic, and Nursery nearby

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Location & Views

- Beautiful views of inviting shared spaces, lush parks and pristine green lawns
- 7 mins' drive to Al Maktoum Int' Airport; 20 mins' drive to Dubai Marina; 30 mins' drive to
- Located at the heart of a vibrant community
- 10 mins from District 2020, the future vision of the Expo 2020 Dubai site

Residential Units

- Three and four-bedroom luxury villas
- Floor-to-ceiling windows to amplify the beautiful views
- Generous private balconies bring you even closer to nature
- Stunning interiors perfectly blend simplicity of form and clean architectural lines

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