EXPO GOLF VILLAS 5

EMAAR SOUTH

3 AND 4 BEDROOM
PREMIUM VILLAS

GREENVIEW 2 BY
EMAAR

ONE INVESTOR'S DREAM, INFINITE OPPORTUNITIES

Recognising your tremendous response to the previous 4 phases, we launch the latest opportunity to invest in Dubai's most famous villas - your home, at the doorstep of the global EXPO 2020.

Own an investor's dream, as you welcome a world of opportunities.

PERFECTLY POSITIONED

The new enclave occupies the north pocket of Emaar South. The world EXPO 2020, Al Maktoum Int'l Airport and all your favourite attractions in Dubai are easily accessible via the adjacent boulevard and a major highway.

WALKING DISTANCE TO RETAIL CENTRE

18-HOLE CHAMPIONSHIP GOLF COURSE

BY THE MAIN BOULEVARD

COMMUNITY CENTRE WITHIN REACH

CLOSE PROXIMITY TO SCHOOL

WALKING DISTANCE TO DISTRICT PARK

A PICTURESQUE GREEN PARK

Set to open in 2019, this sustainably designed district park will offer beautifully landscaped spaces for various recreational activities.

2.5 TIMES AS BIG AS A FOOTBALL FIELD

KIDS' PLAY AREAS

RETAIL PLAZA & KIOSKS

SKATE PARK

EVENTS AREA

MULTIPURPOSE COURT

EMAAR
EMAAR

HOMES NESTLED IN NATURE

With two architectural styles to choose from, every villa is elegant and high-windowed to amplify views of the inviting shared spaces, parks and freshly cut lawns.

Generous private balconies and delightful patios will get you even closer to nature’s arms.

MODERN STYLE

Come home to your timelessly modern villa. Defined by the simplicity of form and clean architectural lines. Perfect for the sophisticated you.

CONTEMPORARY STYLE

Or opt for a villa with a creative flourish. A distinct contemporary style that blends seamlessly with nature. A perfect fit for your individuality.

EXPO GOLF VILLAS 5

EMAAR SOUTH

1. VILLAS
2. GATED ENTRY
3. REC CENTER
4. POOL
5. KID'S POOL
6. PLAY AREA
7. MULTI-PURPOSE & GYM
8. RESTROOM
9. PARK
10. LINEAR PARK
11. SIKKA
12. MOSQUE
13. NURSERY

KEY PLAN

STAY ON TOP OF YOUR GAME

Break a sweat at the gym, soak up the sun by the pool or unwind with a game of golf at the 18-hole championship golf course. With a buzzing community centre, and an impressive array of parks and walkways, staying active has never been this easy.

AS AN EXPO GOLF VILLAS RESIDENT YOU BENEFIT FROM:

- **COMMUNITY CENTRE**
- **COMMUNITY PARK**
- **OUTDOOR COMMUNAL SPACES**
- **OUTDOOR SWIMMING POOL**
- **KIDS PLAY AREA**
- **GYM**

EMAAR

EMAAR

EMAAR SOUTH

50
Minutes from
Abu Dhabi

30
Minutes from
Jebel Ali Port

10
Minutes from
EXPO 2020

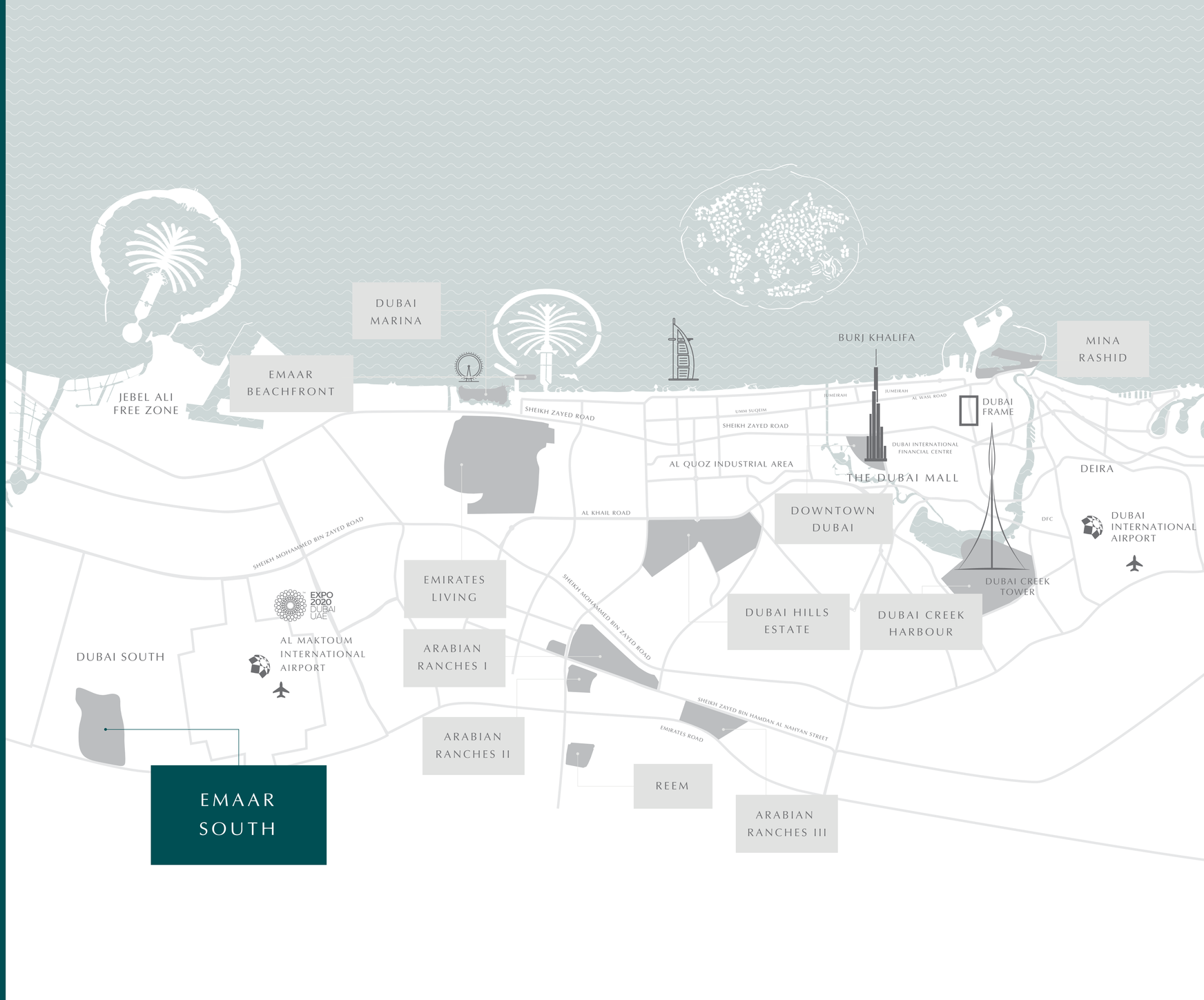
7
Minutes from Al Maktoum
Intl. Airport

15,360
Apartment Units

53,000
Sqm of
Retail and F&B Space

22,700
Residential Units

25
Neighbourhood
Parks



WELCOME THE FUTURE

EXPO 2020

More than a 100 million man-hours of construction have been accomplished and global nations have begun unveiling their plans for the grand EXPO 2020.

As the world gets ready to connect, collaborate and innovate, Dubai is all set to welcome 25 million visitors, and create 49,700 jobs per year between 2013-2031*.

Truly the place to explore the future.

*Source: Ernst & Young economic impact of Expo 2020 report

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 will greatly benefit from Dubai's hassle-free visa system.

PASSENGER CAPACITY OF 220M PER YEAR

EXECUTIVE JET TERMINAL

CARGO CAPACITY OF 16M TONNES PER YEAR

AIR-SEA CONNECTIVITY ACHIEVABLE IN 4 HOURS

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%.

WELCOMING OUR FIRST RESIDENTS IN 2019

The first residents of Emaar South are all set to move into their new homes in the Golf Views and Urbana I, II and III.

They will be welcomed by the district park and a community retail centre, both set to open in 2019.

1,220
Units

4,562
Estimated no. residents

THE STRENGTH OF EMAAR

Established in 1997, Emaar is the pioneering developer of integrated master-planned communities in the UAE and 13 countries around the world.

BRAND VALUE

USD

2.7BN

FY 2018

YOY BRAND VALUE

↑ **39%**

REVENUE

USD

6.99BN

FY 2018

YOY REVENUE

↑ **37%**

NET PROFIT

USD

1.96BN

FY 2018

YOY NET PROFIT

↑ **30%**

*Brand Finance 2018 report'