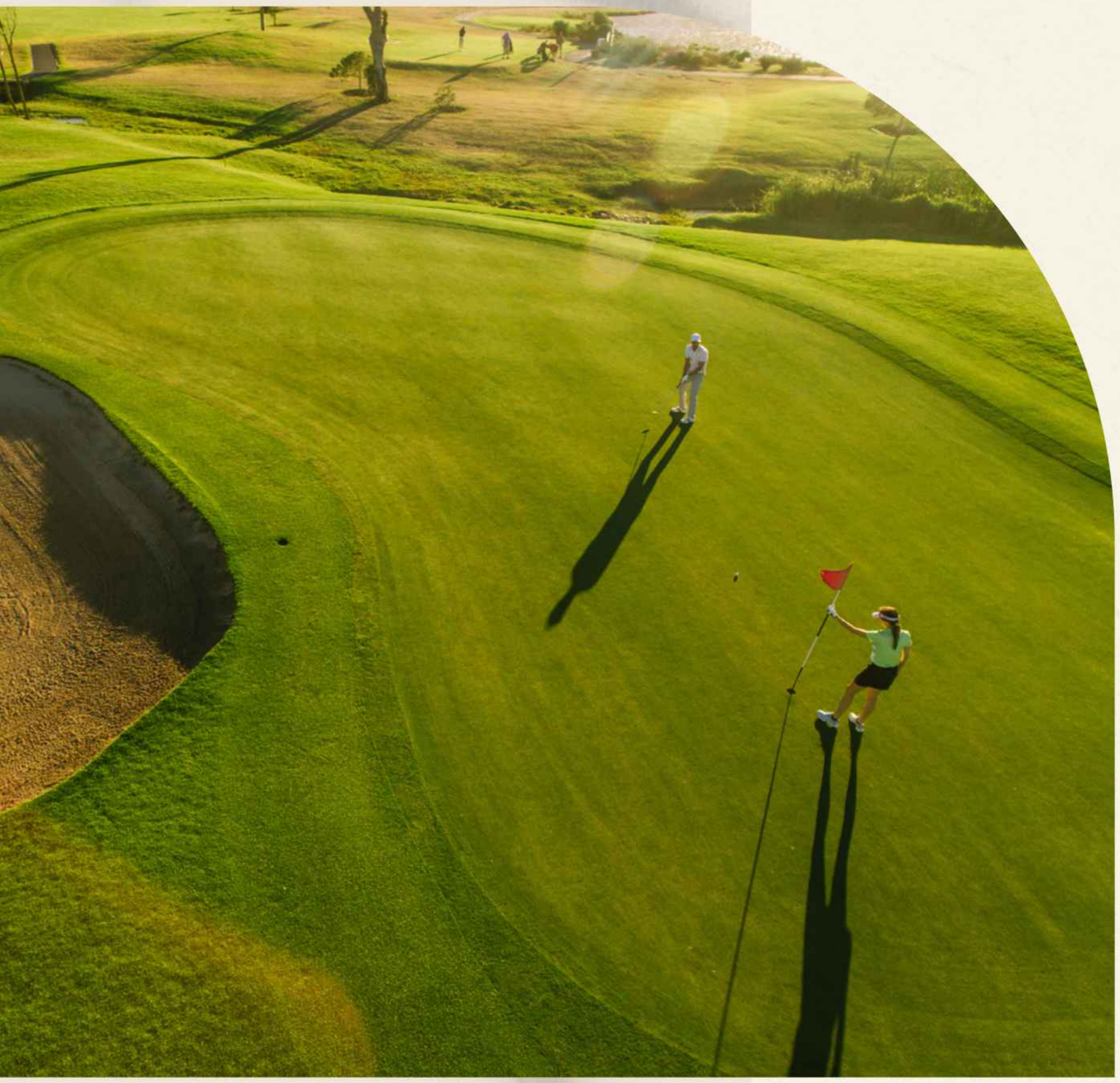
fairway

VILLAS 3

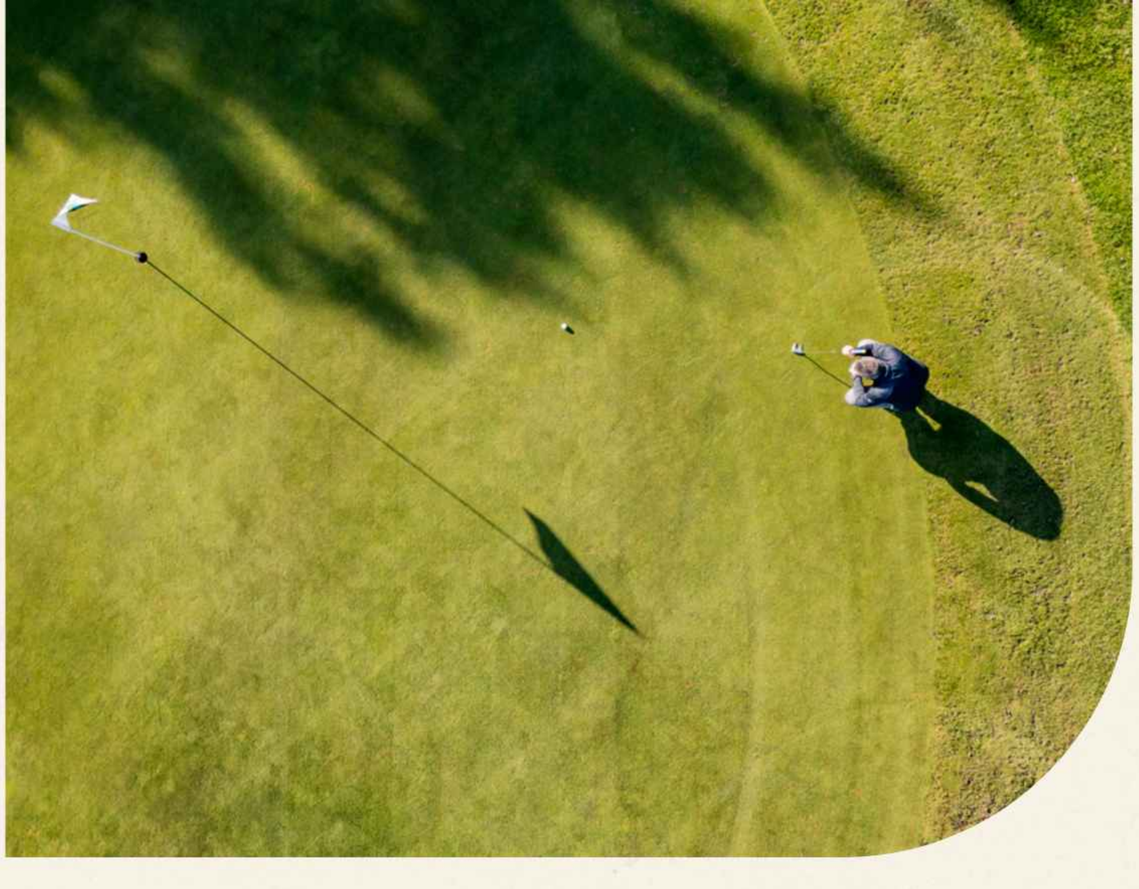
EMAAR SOUTH





Embrace a new chapter in Dubai's dynamic landscape at Emaar South, a community where your visions are nurtured, and your ambitions take shape. This is where innovation meets everyday living, offering you a platform to excel and achieve. Discover the future of living at Emaar South – your gateway to a life of inspiration and achievement.

EMAAR SOUTH



EXPERIENCE THE SPLENDOUR OF GOLF COURSE LIVING

Begin each day with a view that rivals the imagination - directly overlooking an 18-hole linear championship golf course, where pristine fairways and stunning greens blend seamlessly into the horizon. At Fairway Villas 3, this isn't just a backdrop, it's your daily panorama.

Nestled snugly in the embrace of nature's beauty, yet effortlessly connected to a world of first-class amenities, Fairway Villas 3 is a vibrant, family-oriented community, offering a unique blend of modern comforts and natural wonder.





Emaar South is perfectly positioned alongside Expo City Dubai, the future vision of the Expo 2020 Dubai site, offering easy access to Al Maktoum International Airport and a host of Dubai's most popular attractions and business hubs, via the adjacent boulevard and a major highway.

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

LOCAL COMMUNITY WITH A GLOBAL GATEWAY

Welcome to

fairway

VILLAS 3

PERFECT BLEND OF
LEISURE AND ELEGANCE



DWC PERIPHERAL ROAD

EXPO GOLF VILLAS 4

URBANA II

URBANA III

URBANA I

EXPO GOLF VILLAS 3

EXPO GOLF VILLAS 1

EXPO GOLF VILLAS 2

EXPO GOLF VILLAS 5

GOLF LINKS

FAIRWAY VILLAS

EXPO GOLF VILLAS 6

FAIRWAY VILLAS 2

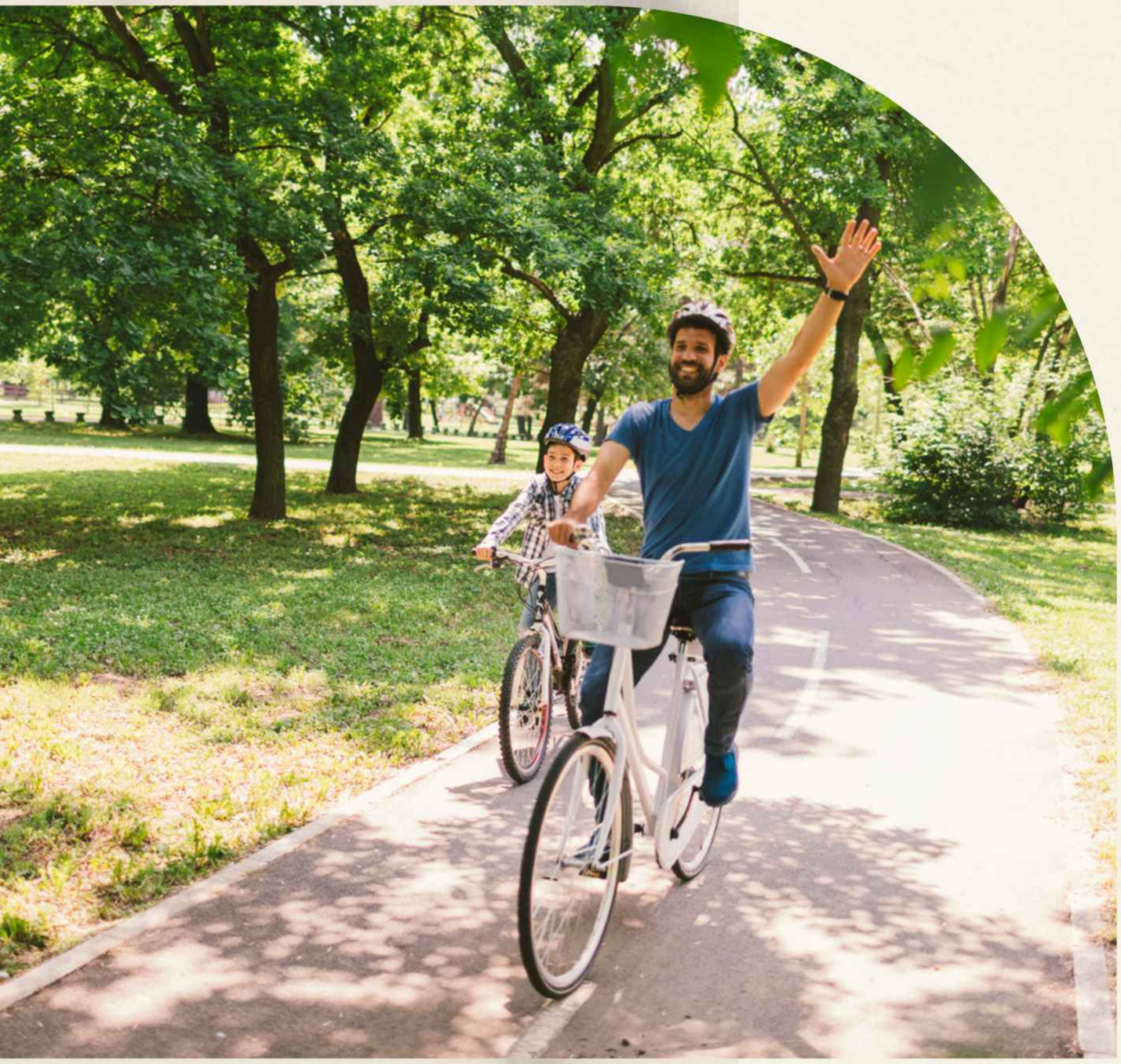
fairway
VILLAS 3

EMIRATES ROAD

EMIRATES ROAD

LEGEND

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



Fairway Villas 3 combines contemporary charm with everyday bliss in our three and four-bedroom homes nestled in the heart of a vibrant community. Imagine stepping outside into a world where meticulously groomed golf courses, vibrant linear parks, and leisurely jogging paths are complemented by a diverse range of recreational facilities, all tailored to enrich and balance your family's lifestyle.

LIFE IN FULL SWING

STUNNING GOLF COURSE VIEWS



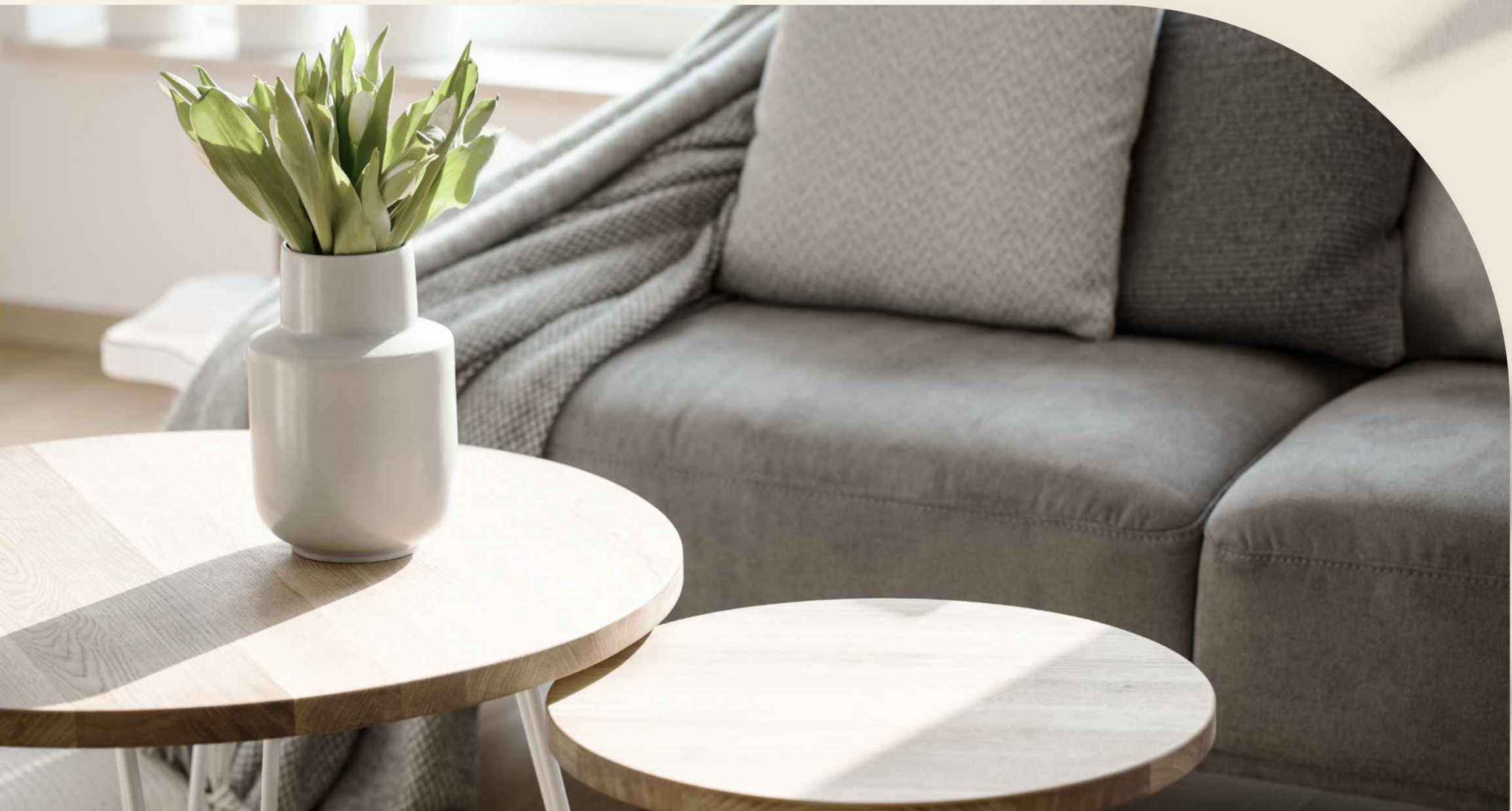
SLEEK FACADES AND EARTHY ELEGANCE

Fairway Villas 3 showcases modern contemporary style that elegantly blend into the natural landscape. The villas, offered in two distinct colours for the façade, feature earth-toned interiors, creating a warm, inviting ambiance. Each home is topped with a spacious roof terrace, providing a peaceful spot to enjoy the surroundings. This combination of modern design and natural comfort creates a serene and stylish living experience.

At Fairway Villas 3, the charming 4-bedroom semi-detached villas and the expansive 5-bedroom standalone villas are the very definition of elegant and intuitive design, combining luxurious comfort, ample space, and architectural sophistication.
Fairway Villas 3 is surrounded by lush greenery, modern amenities, and an abundance of natural beauty, giving residents a true sense of community amid nature's tranquilly.

MODERN ELEGANCE MEETS NATURE

INTERIORS THAT REFLECT NATURE'S PALETTE



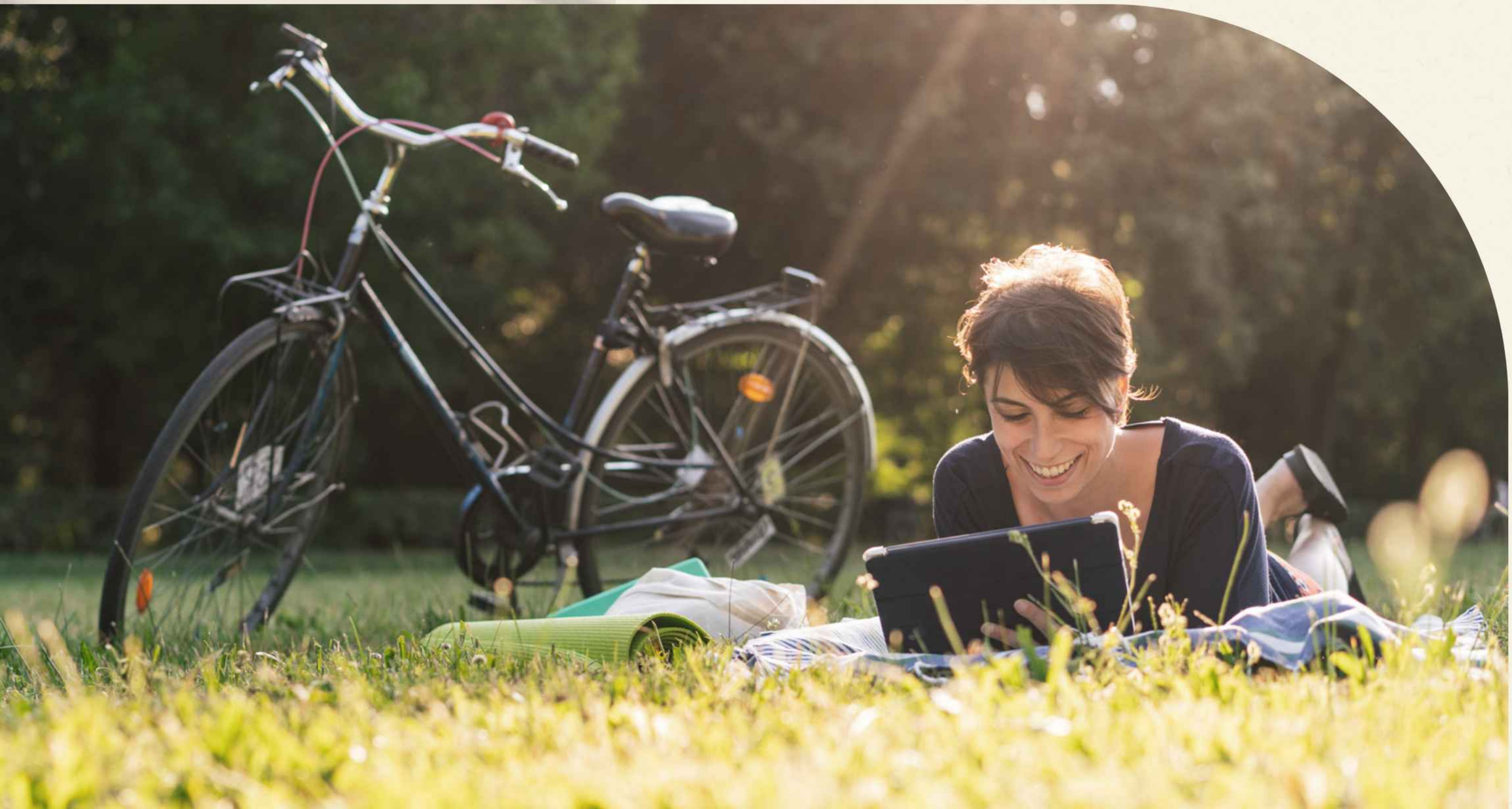
CONTEMPORARY DESIGN, TIMELESS BEAUTY

The expansive floor-to-ceiling windows offer panoramic views of the pristine golf course, seamlessly blending modern living comforts with the tranquilly of nature. This exquisite collection comes in two architectural expressions: the cosy sophistication of the 4-bedroom semi-detached villas and the expansive luxury of the 5-bedroom standalone villas, both designed to enhance your living experience.





YOUR PRIVATE ESCAPE AWAITS



Perfect your game at the 18-hole championship golf course.

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

GOLF COURSE





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

COMMUNITY PARK

KIDS'
PLAY AREA

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

- Ideal for Children of All Ages
- Multi- purpose Activity Areas
- Exceptional Facilities



GLOBAL LIFESTYLE DEVELOPER

As one of the most valuable and reputable real estate developers in the world, Emaar aims to provide world-class design and unrivalled products in the most desirable locations. The Group's portfolio consists of large-scale integrated residential developments, shopping malls, hotels, entertainment, and leisure destinations. Some of Emaar's most iconic landmarks include Burj Khalifa, the world's tallest building.

Market Cap - FY 2023	70.09 Bn AED
Revenue - FY 2023	26.7 Bn AED
Net Profit - FY 2023	11.6 Bn AED
Presence in Global Markets	12+
Residential Units Delivered	108,000
Residential Units Currently Under Development	+25,500

*As on 31 December 2023

