

## The Community

Be part of Dubai's future in a new community that supports your visions! 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.

## Why Fairway Villas ?

- ◆ An exquisite collection of spacious villas nestled in nature, yet connected to an inspired array of world-class amenities
- ◆ Surrounded by flourishing greenery, modern amenities and an abundance of natural beauty
- ◆ The ideal setting, offering the perfect balance between family time and tee times
- ◆ At the focal point of active, family-oriented living in Emaar South
- ◆ Defined by simplicity, each villa boasts a modern design, exquisite finishes and spacious interiors



## Location & Views

- ◆ Beautifully positioned alongside an 18-hole championship golf course
- ◆ 7-min drive from Al Maktoum Airport; 10-min drive from Expo City Dubai; 20-min drive from Dubai Marina; 30-min drive from Downtown Dubai
- ◆ Gorgeous golf course views
- ◆ Footsteps from meticulously manicured fairways and greens, a lush linear park, jogging path, and wide variety of recreational facilities
- ◆ Easy access to Dubai's most popular attractions via the adjacent boulevard and major highway

Payment Plan	Payment Percentage	Date
Down Payment	10%	DECEMBER 2022
1st Installment	10%	FEBRUARY 2023
2nd Installment	10%	AUGUST 2023
3rd Installment	10%	FEBRUARY 2024
4th Installment 20% Construction Completion	10%	SEPTEMBER 2024
5th Installment 40% Construction Completion	10%	MARCH 2025
6th Installment 60% Construction Completion	10%	AUGUST 2025
7th Installment 80% Construction Completion	10%	JANUARY 2026
8th Installment 100% Construction Completion	20%	SEPTEMBER 2026

Villas	AVG BUA (Sq. ft.)	AVG Plot Area (Sq. ft.)	Starting Price (in AED Mn)
3-Bedroom	2,988	5,882	3
4-Bedroom	3,126	6,385	4

## Facts

- ◆ 22 units: 3 bedroom villas
- ◆ 27 units: 4 bedroom villas
- ◆ Double Height Entrance Foyer
- ◆ Terrace
- ◆ 2 car spaces
- ◆ Dining and Living Rooms
- ◆ Maid's Room and Powder Room



## Residential Units

- ◆ Spacious 3 and 4-bedroom villas
- ◆ An effortless blend of luxurious comfort, plentiful space and architectural sophistication
- ◆ Elegant and intuitive design
- ◆ Floor-to-ceiling windows providing generous views of the pristine golf course outside

## Services & Amenities



- ◆ 18-Hole Golf Course
- ◆ Community Centre
- ◆ Linear Park
- ◆ Adult & Kids' Swimming Pools
- ◆ Kids' Play Area
- ◆ Multi-purpose room
- ◆ Fully Equipped Gym
- ◆ Jogging Path

## The Developer

EMAAR REVENUE FOR 2021 – AED 28.27 BN

With a proven track-record in delivery, Emaar has delivered over 81,600 residential units in Dubai and other key global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination.

**For more information**

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