

# EXPO GOLF VILLAS 6

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EMAAR SOUTH

GREENVIEW 3 BY

EMAAR

# DISCLAIMER

THIS PRESENTATION IS ONLY MEANT FOR TRAINING PURPOSES.

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# A GLOBAL LIFESTYLE DEVELOPER

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\*.

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Market Cap as of 31 December 2021 **40BN AED**

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Revenue **28.27BN AED**

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Net Profit **3.8BN AED**

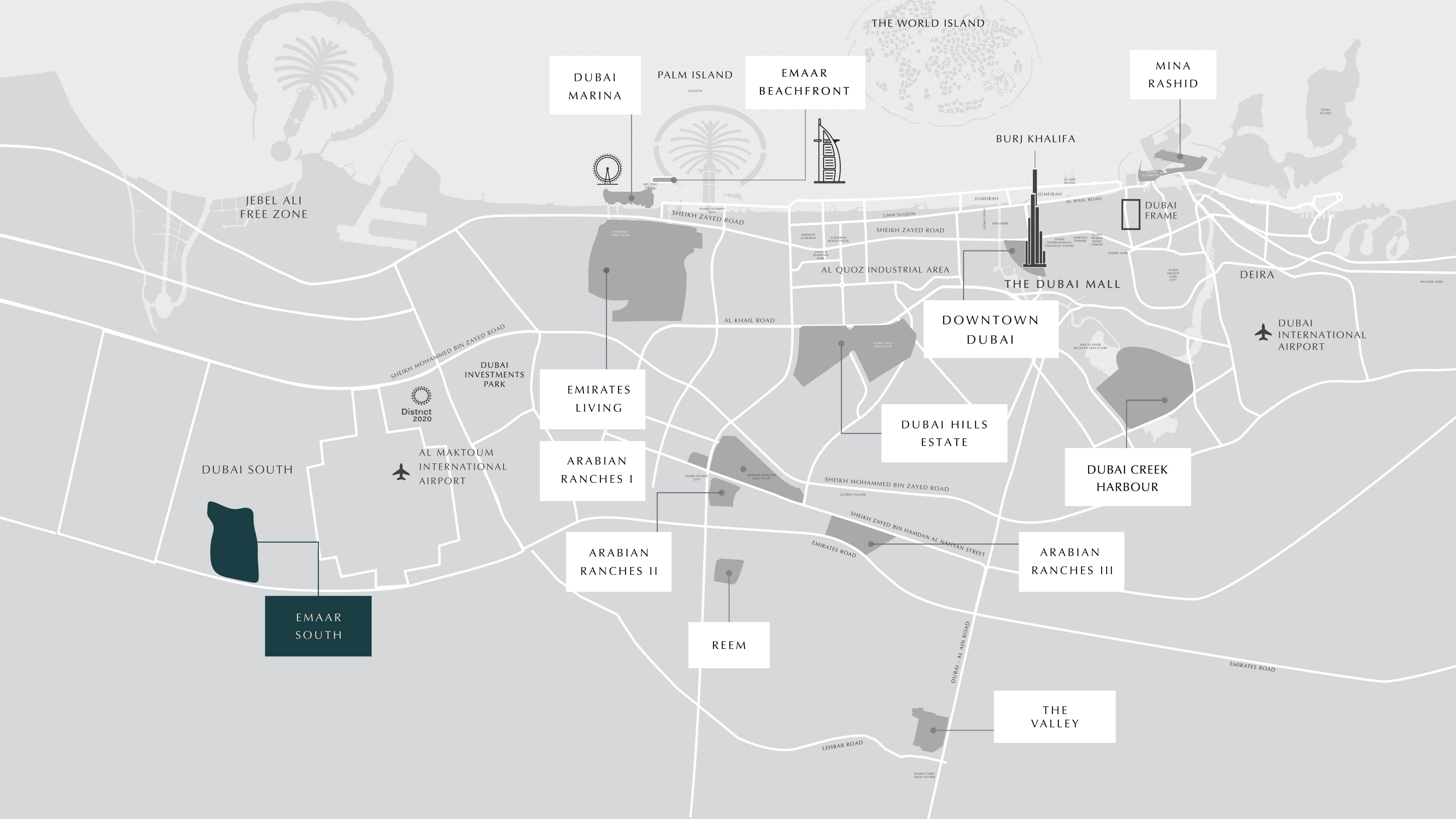
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Residential Units Delivered **81,600+**

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Residential Units Currently Under Development **35,200+**

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DUBAI MARINA

PALM ISLAND

EMAAR BEACHFRONT

THE WORLD ISLAND

MINA RASHID

JEBEL ALI FREE ZONE

BURJ KHALIFA

DUBAI FRAME

EMIRATES LIVING

DOWNTOWN DUBAI

DEIRA

DUBAI INTERNATIONAL AIRPORT

DUBAI SOUTH

District 2020

DUBAI INVESTMENTS PARK

ARABIAN RANCHES I

DUBAI HILLS ESTATE

DUBAI CREEK HARBOUR

AL MAKTOUM INTERNATIONAL AIRPORT

ARABIAN RANCHES II

ARABIAN RANCHES III

EMAAR SOUTH

REEM

THE VALLEY

LEHBAB ROAD

EMIRATES ROAD

DUBAI - AL AIN ROAD

EMIRATES ROAD

SHEIKH MOHAMMED BIN ZAYED ROAD

AL KHAJIL ROAD

AL QUOZ INDUSTRIAL AREA

SHEIKH ZAYED ROAD

UMM SUQEIM

JUMEIRAH

SHEIKH ZAYED ROAD

DUBAI INTERNET CITY

EMIRATES GOLF CLUB

ATLANTIS

LA MER ISLAND

JUMEIRAH

AL WASL ROAD

SAFA PARK

DUBAI CANAL

QUEEN ELIZABETH 2

EMIRATES WORLD TRADE CENTER

DUBAI INTERNATIONAL FINANCIAL CENTRE

ZABEEL PARK

DUBAI HEALTH CARE CITY

RAS AL KHOR WILDLIFE SANCTUARY

MUSHIRIF PARK

DUBAI HILLS GOLF CLUB

DUBAI STUDIO CITY

ARABIAN RANCHES GOLF CLUB

GLOBAL VILLAGE

SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET

EMIRATES ROAD

DUBAI CAMEL RACE COURSE

# AN IDEAL LOCATION

**7 MINUTES'**  
drive to Al Maktoum International Airport



**10 MINUTES'**  
drive to Expo 2020 Dubai site



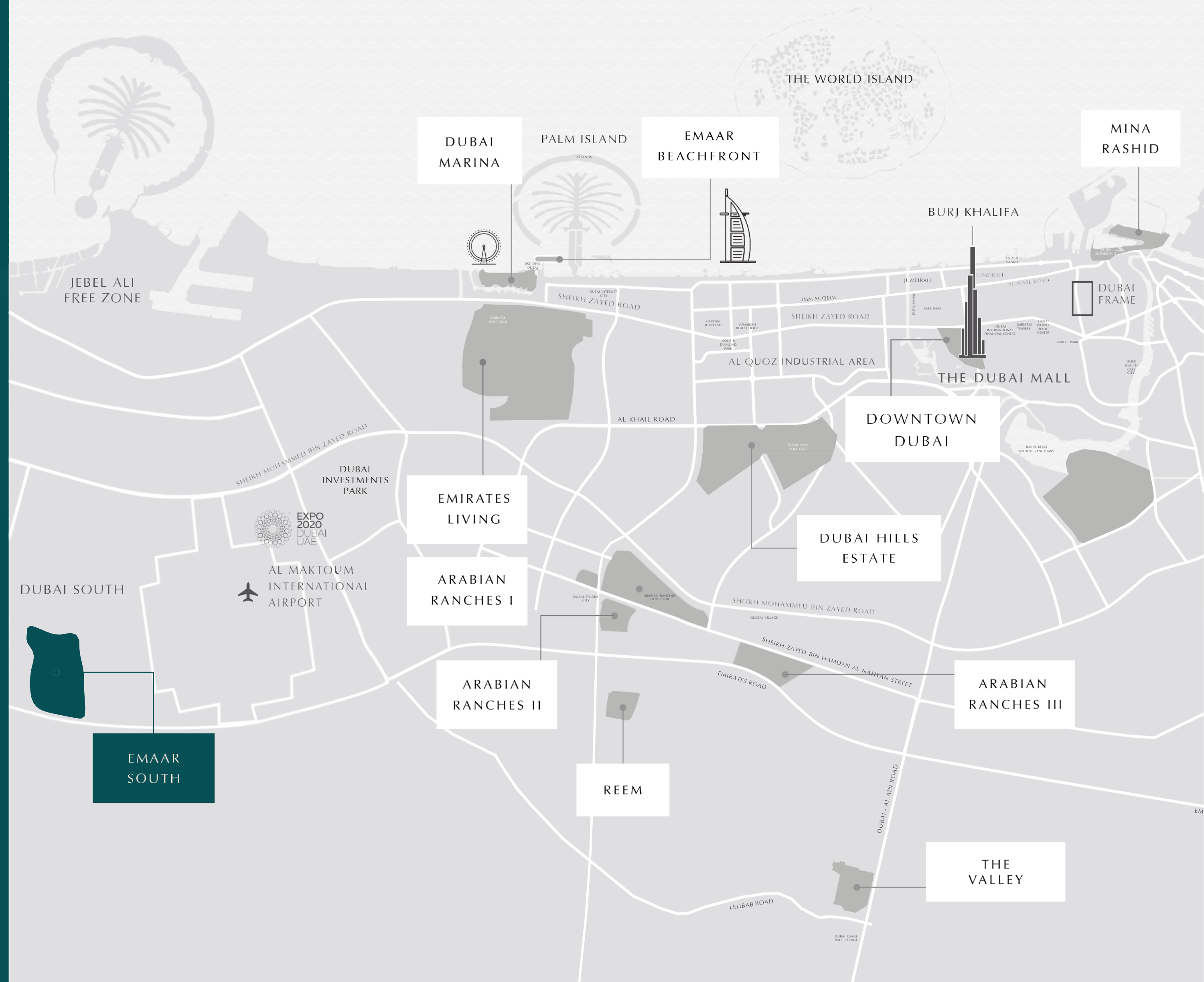
**20 MINUTES'**  
drive to Dubai Marina



**30 MINUTES'**  
drive to Downtown Dubai



**50 MINUTES'**  
drive to Abu Dhabi



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# 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



# 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



GSM Tower

Utilities

# AT THE HEART OF A VIBRANT COMMUNITY

Retail Centre



Golf Course



Community Park



School



Clinic







# 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**

# 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.











# ENTRANCE

إعمار الجنوب  
EMAAR SOUTH

EMAAR

40

# LANDSCAPING



EMAAR  
SOUTH

EMAAR



# RETAIL



EMAAR

# AMENITIES





# MULTI-PURPOSE COURT

# SKATE PARK



# SKATE PARK





# CLUB HOUSE



# CLUB HOUSE



# GYM



# KIDS AREA



An aerial photograph of a modern residential community. The buildings are multi-story, featuring a mix of white and yellow facades. A wide, paved road with yellow lane markings and white directional arrows runs through the center. On either side of the road, there are covered walkways with dark brown metal frames and slatted roofs. The ground is paved with light-colored bricks. In the background, more buildings and a construction crane are visible under a clear sky. The text "READY COMMUNITY" is overlaid in white, bold, sans-serif font across the middle of the image.

**READY COMMUNITY**

# READY COMMUNITY



33

601-602  
101-102

33

601-602  
101-102

32

601-602  
101-102

37

601-602  
101-102

38

601-602  
101-102

38

601-602  
101-102

39

601-602  
101-102





READY COMMUNITY

A wide-angle photograph of a modern residential development. The scene features a paved road with yellow lane markings, a sidewalk, and a landscaped area with green grass and small trees. In the background, there are several two-story townhouses with light-colored facades and balconies. A series of tall, dark, vertical poles form a canopy structure in the foreground. The sky is clear and blue. The text "READY COMMUNITY" is overlaid in white, bold, sans-serif font across the center of the image.

# READY COMMUNITY



# READY COMMUNITY

33

G01-G02  
101-102



# READY COMMUNITY

DUBAI SOUTH

AL MAKTOUM

EMAAR SOUTH

PRICE PER SQ FT

JEBEL ALI & ABU DHABI

**SALES PITCH**

# DUBAI SOUTH

35% OF DUBAI'S GDP BY 2030

145  
SQ. KM

450,000 JOBS

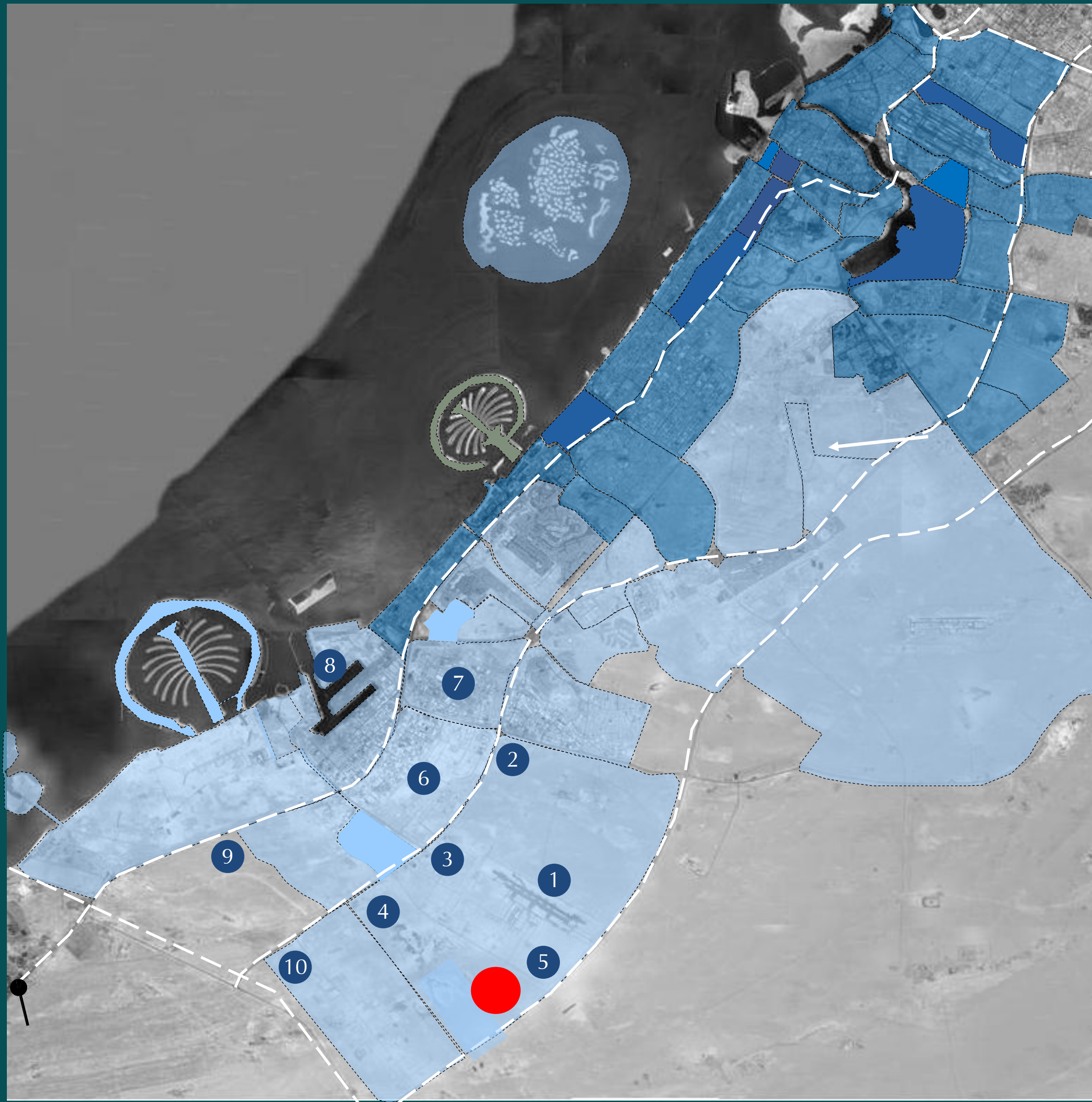
1 MILLION  
RESIDENTS

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 INTERNATIONAL AIRPORT
- 2 DISTRICT 2020
- 3 LOGISTICS CITY
- 4 COMMERCIAL 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

# 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 

# 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)
<i>No. of Bedrooms</i>	<i>Average Area</i>	<i>From</i>
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

# EXPO GOLF VILLAS 6

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**EMAAR**



## Location & Views

- ◆ Beautiful views of inviting shared spaces, lush parks and pristine green lawns
- ◆ Located at the heart of a vibrant community
- ◆ 7 mins' drive to Al Maktoum Int' Airport; 20 mins' drive to Dubai Marina; 30 mins' drive to
- ◆ 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

# EXPO GOLF VILLAS 6

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Payment Plan	Payment Percentage	Date
Down Payment	10%	APR 2022
1st Installment	10%	JUN 2022
2nd Installment	5%	JAN 2023
3rd Installment	5%	APR 2023
4th Installment	5%	JUL 2023
5th Installment	5%	OCT 2023
6th Installment	5%	JAN 2024
7th Installment	5%	APR 2024
8th Installment	5%	JUL 2024
9th Installment	5%	OCT 2024
10th Installment	5%	JAN 2025
11th Installment	5%	APR 2025
100% Construction Completion	30%	OCT 2025

## Services & Amenities



- ◆ Community Centre
- ◆ 18-Hole Championship Golf Course
- ◆ Flood-Lit Driving Range
- ◆ District Park
- ◆ Swimming Pool & Kids' Play Area
- ◆ Fully Equipped Gym
- ◆ Retail Centre

## 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.

EXPO GOLF VILLAS 6

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EMAAR SOUTH

# FLOOR PLANS

GREENVIEW 3 BY

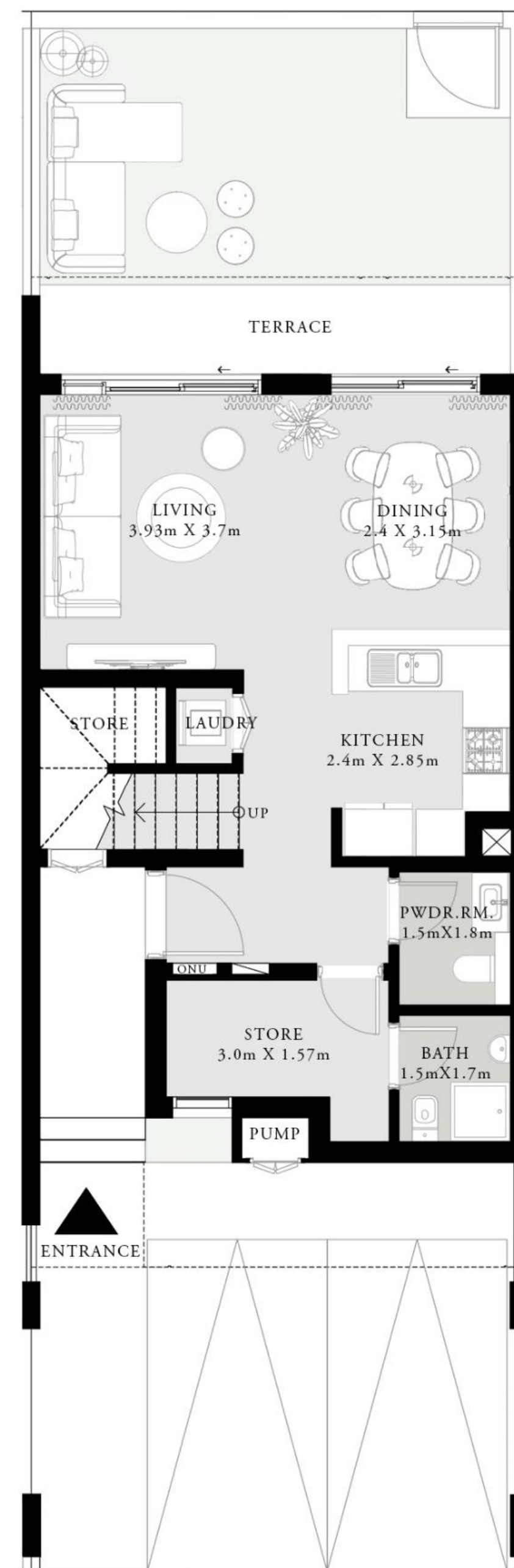
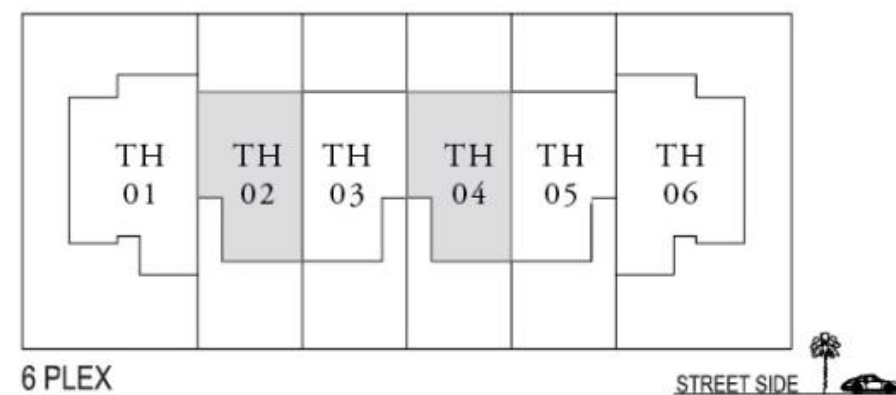
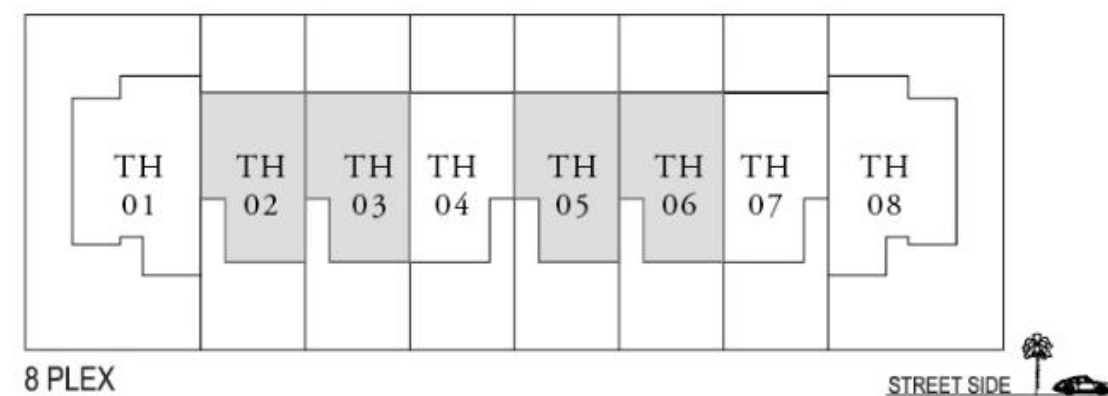
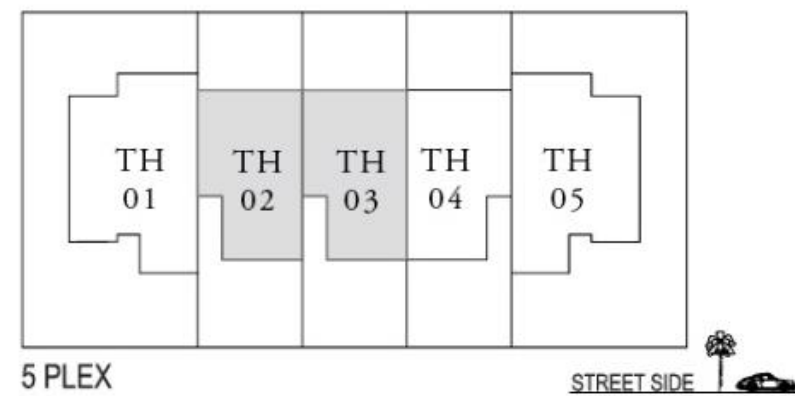
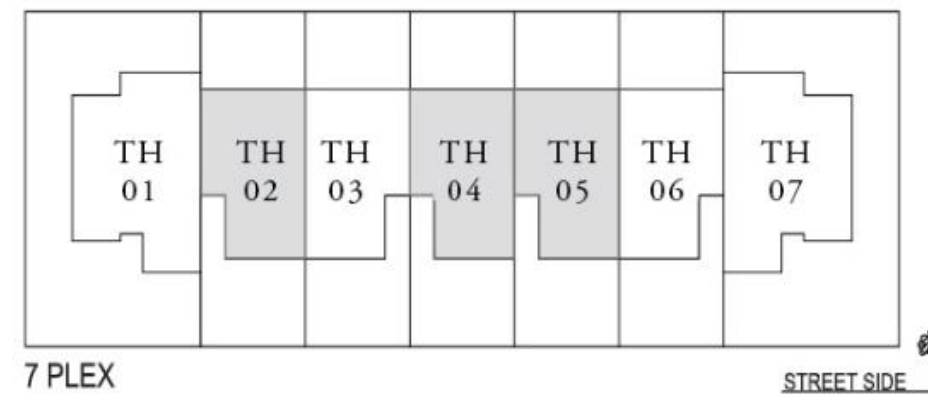
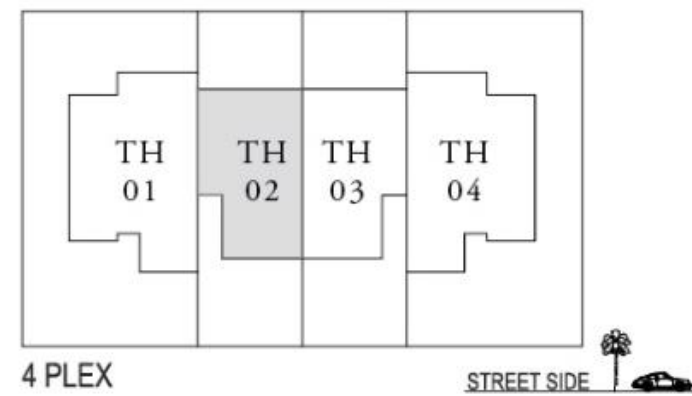
EMAAR

# TOWNHOUSE

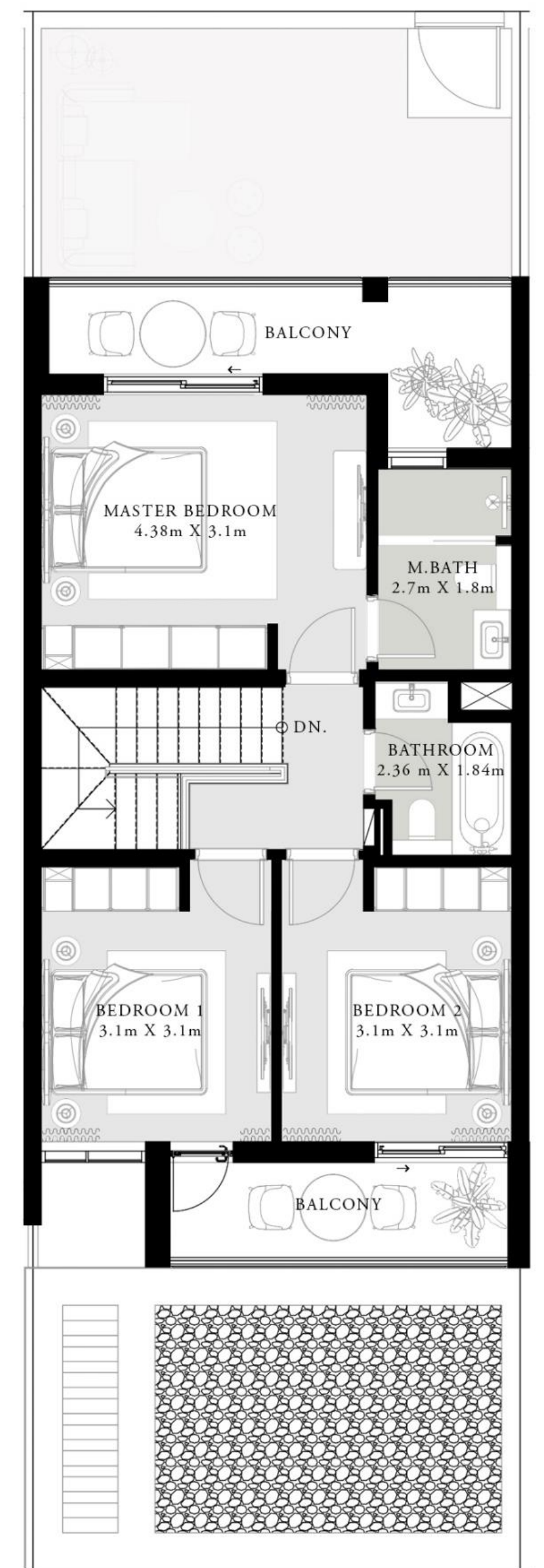
## 3 BEDROOM TYPE-A

UNITS	TOTAL AREA	
4 PLEX- TH-02		
6 PLEX- TH-02	2053 SQ.FT.	190.76 SQ.M.
7 PLEX- TH-02		
5 PLEX- TH-02	2056 SQ.FT.	190.99 SQ.M.
8 PLEX- TH-02		
5 PLEX- TH-03		
6 PLEX- TH-04		
7 PLEX- TH-05	2052 SQ.FT.	190.63 SQ.M.
8 PLEX- TH-03		
8 PLEX- TH-06		
7 PLEX- TH-04	2054 SQ.FT.	190.86 SQ.M.
8 PLEX- TH-05		

### KEY PLAN



GROUND FLOOR



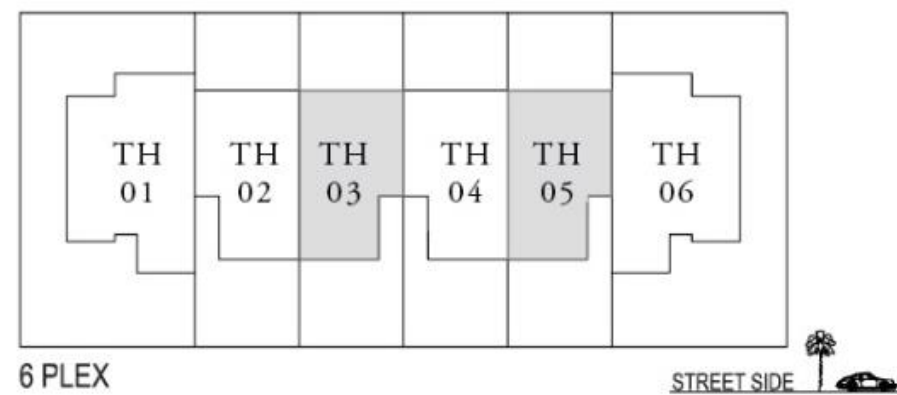
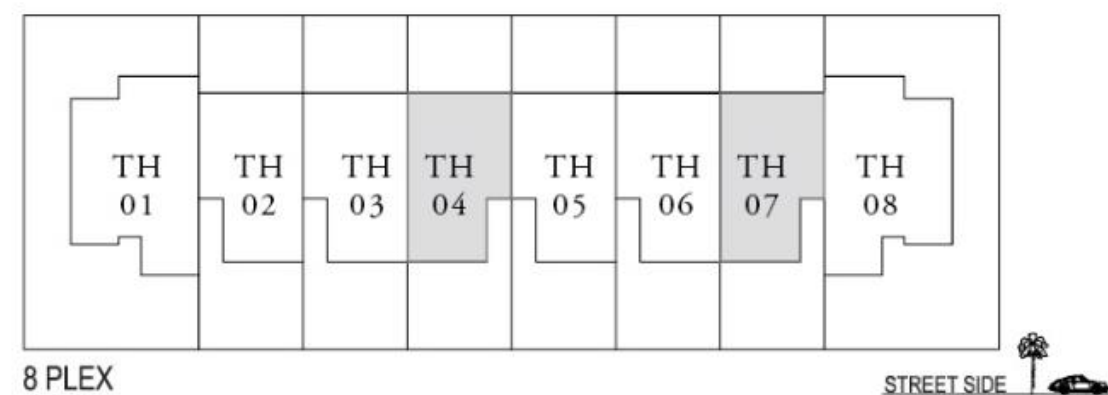
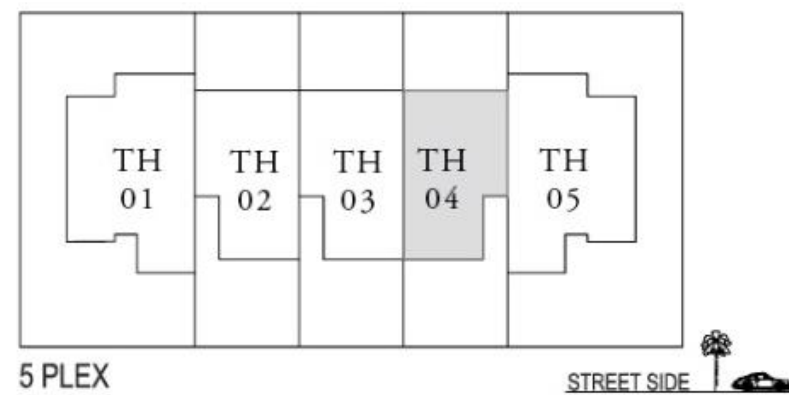
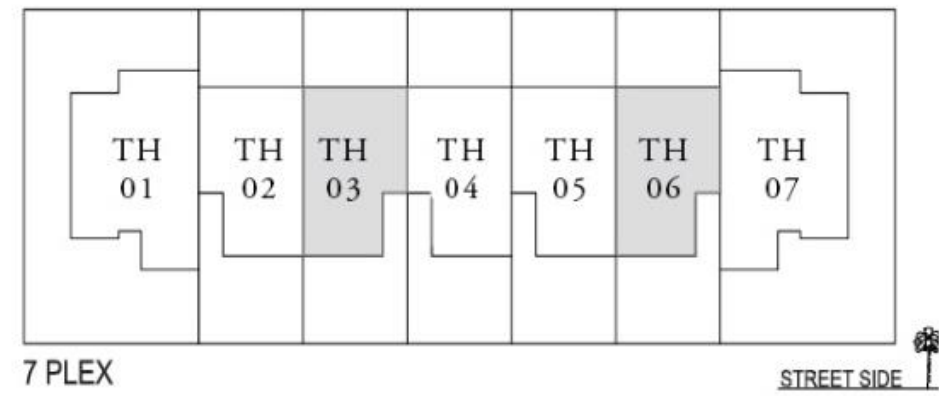
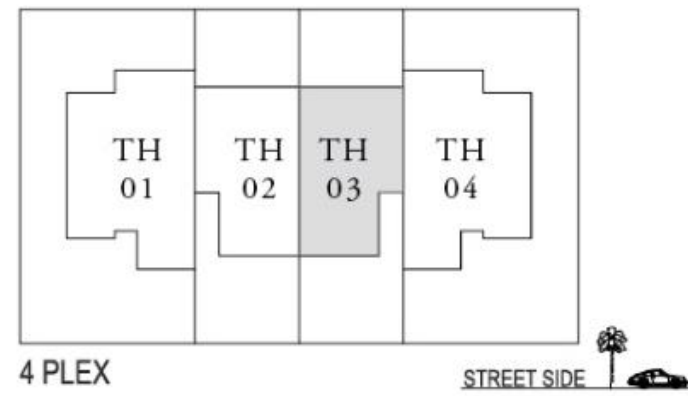
FIRST FLOOR

TOWNHOUSE

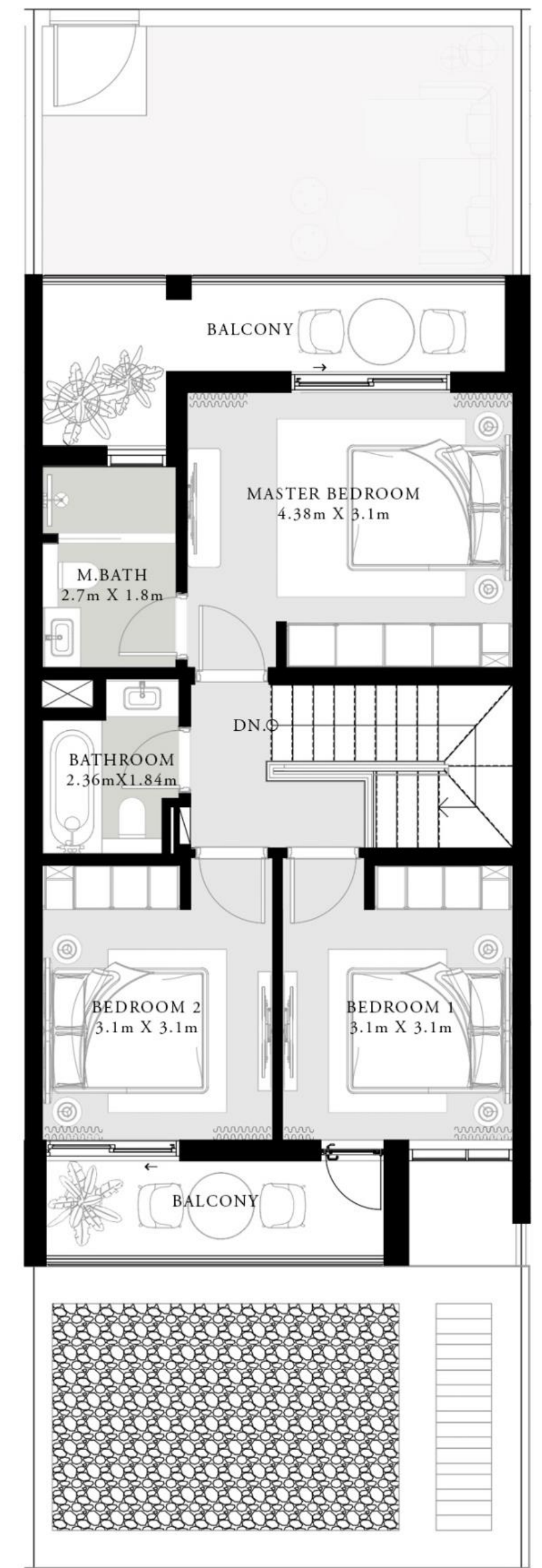
# 3 BEDROOM TYPE-B

UNITS	TOTAL AREA	
4 PLEX- TH-03		
5 PLEX- TH-04		
6 PLEX- TH-05	2054 SQ.FT.	190.78 SQ.M.
7 PLEX- TH-06		
8 PLEX- TH-07		
6 PLEX- TH-03		
7 PLEX- TH-03	2052 SQ.FT.	190.63 SQ.M.
8 PLEX- TH-04		

KEY PLAN



GROUND FLOOR



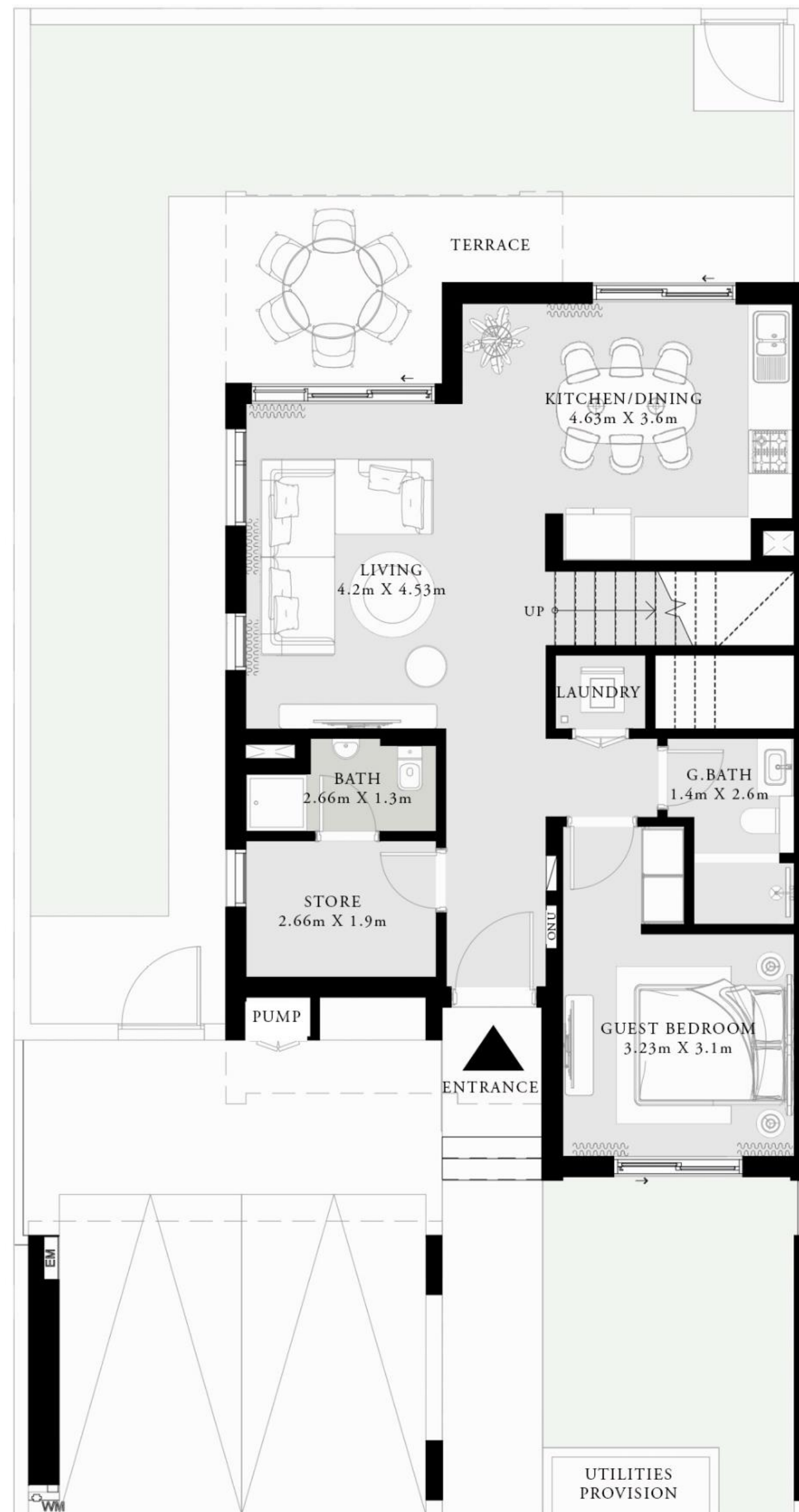
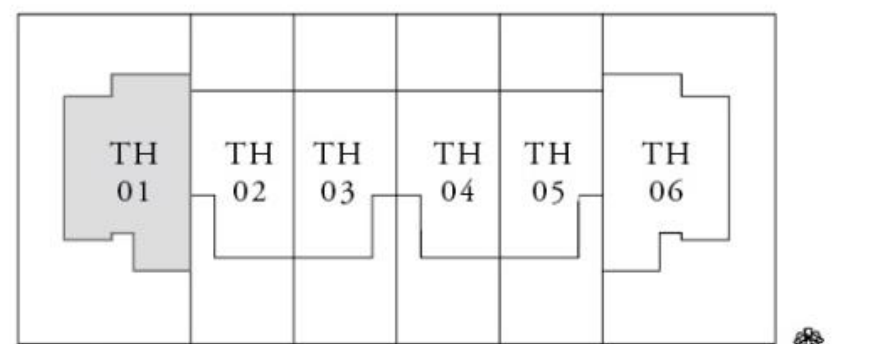
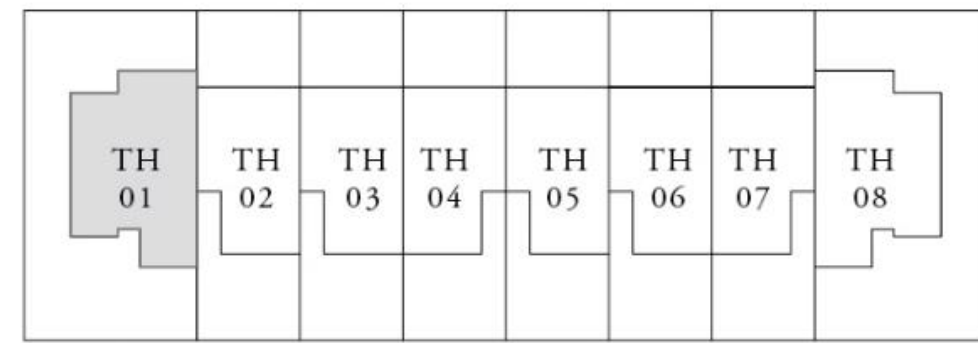
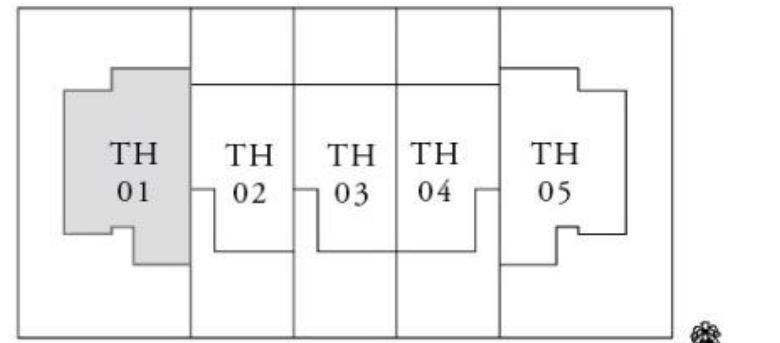
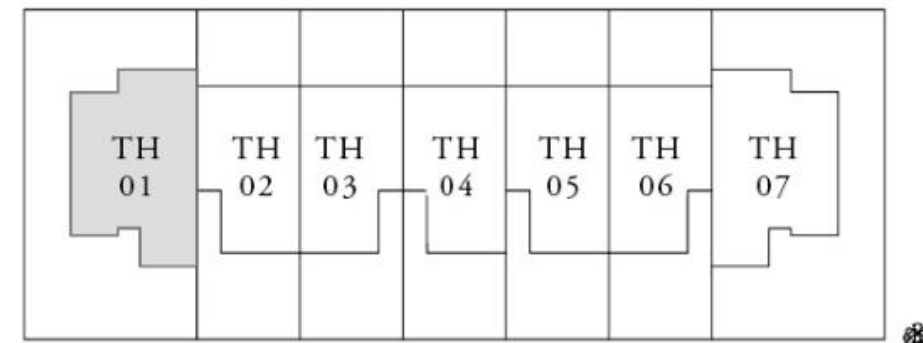
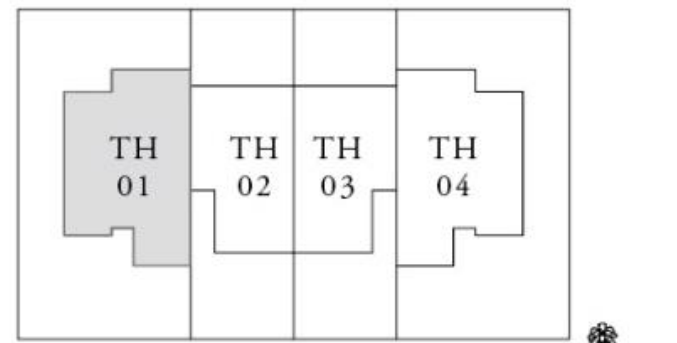
FIRST FLOOR

TOWNHOUSE

# 4 BEDROOM TYPE-A

UNITS	TOTAL AREA	
4 PLEX- TH-01		
5 PLEX- TH-01		
6 PLEX- TH-01	2401 SQ.FT.	223.06 SQ.M.
7 PLEX- TH-01		
8 PLEX- TH-01		

KEY PLAN



GROUND FLOOR



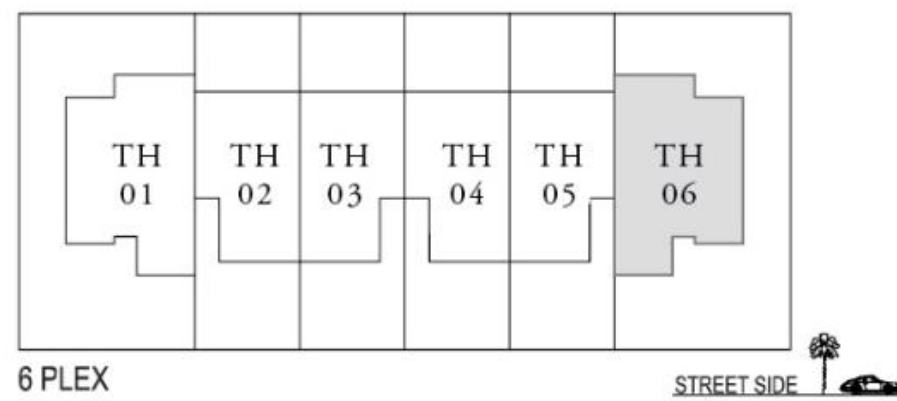
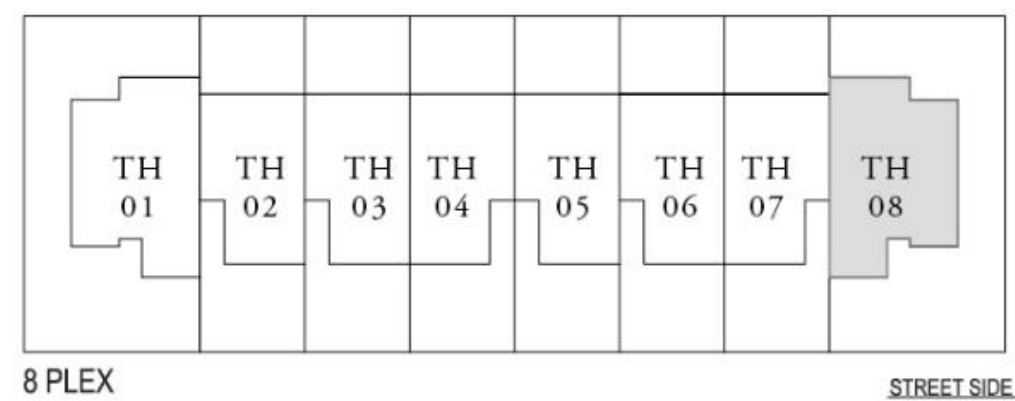
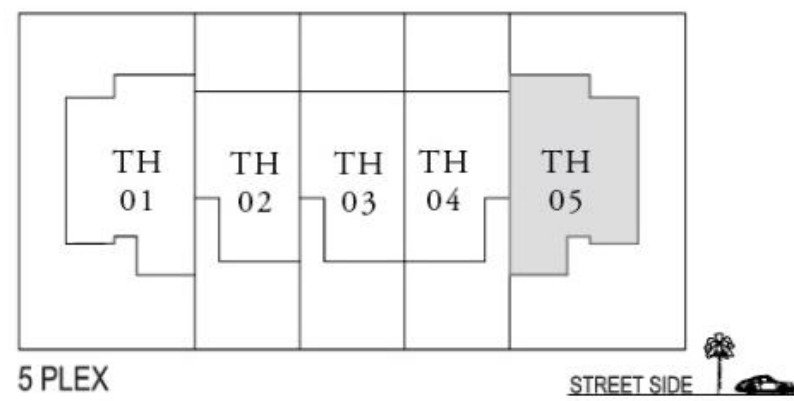
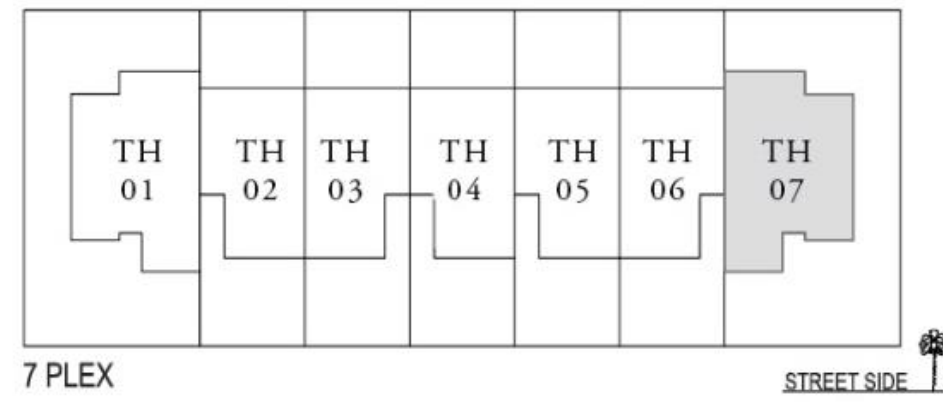
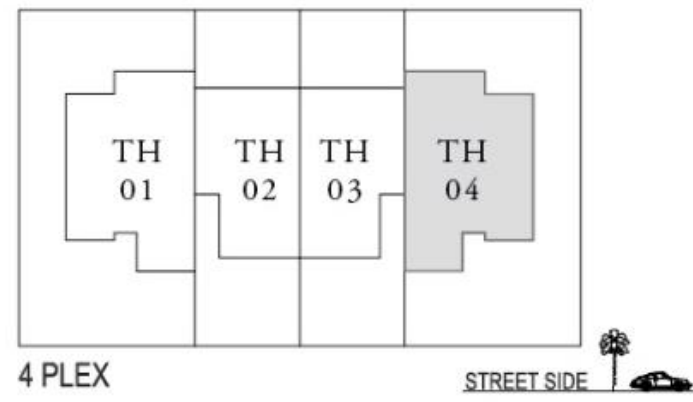
FIRST FLOOR

TOWNHOUSE

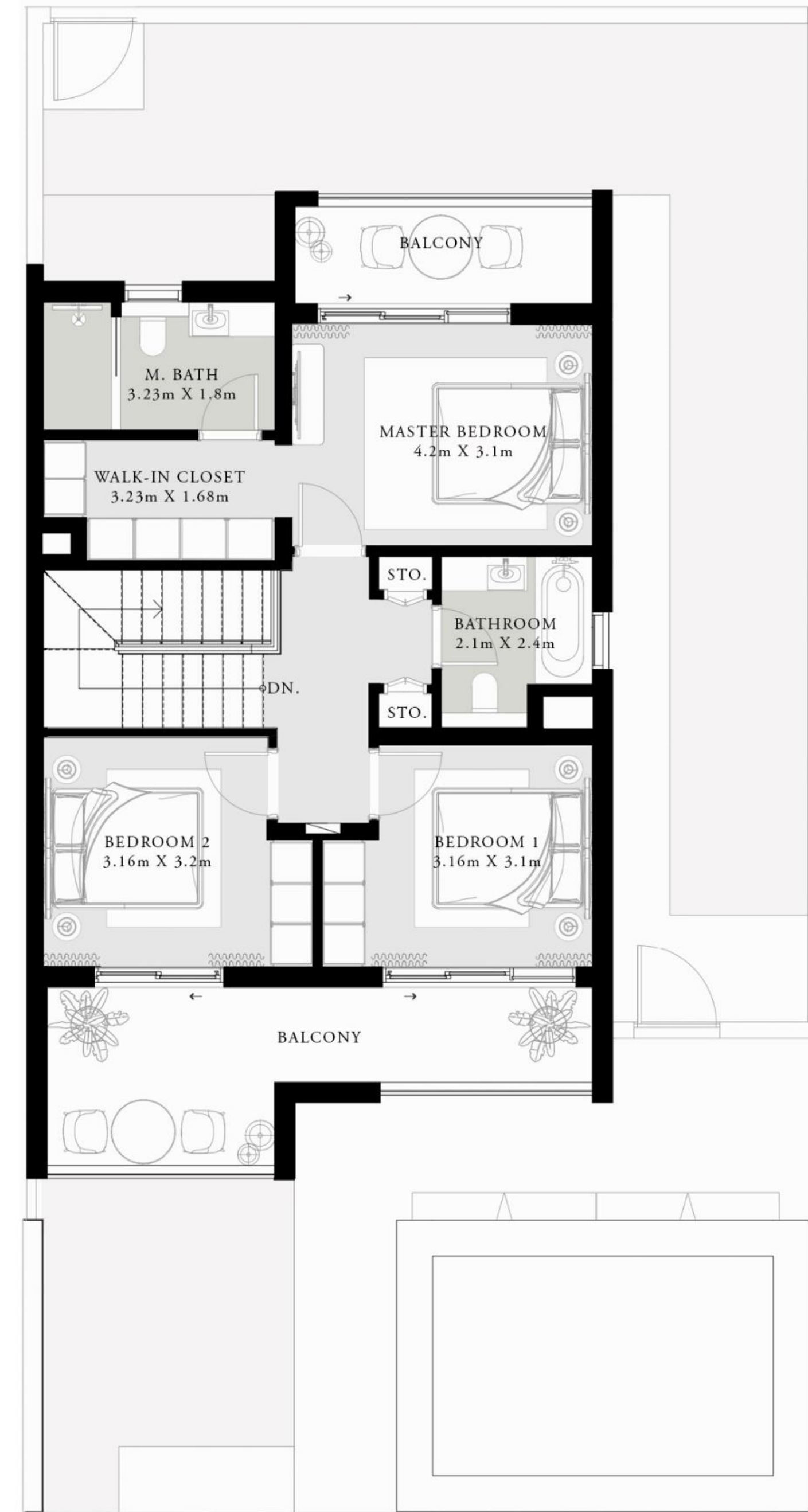
# 4 BEDROOM TYPE-B

UNITS	TOTAL AREA	
4 PLEX- TH-04	2401 SQ.FT.	223.06 SQ.M.
5 PLEX- TH-05		
6 PLEX- TH-06		
7 PLEX- TH-07		
8 PLEX- TH-08		

KEY PLAN



GROUND FLOOR



FIRST FLOOR



EXPO GOLF VILLAS 6

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THANK YOU

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