



# EXPO GOLF VILLAS 4

EMAAR SOUTH

3 AND 4 BEDROOM  
PREMIUM VILLAS

GREENVIEW BY

EMAAR

# LIMITED EDITION VILLAS ON THE DOORSTEP OF THE ICONIC EXPO

Following the overwhelming success of phases 1, 2, and 3,  
we are excited to introduce a limited run of the fourth  
phase of Dubai's most in-demand villas.

**EXPO GOLF VILLAS 4**

EMAAR SOUTH







## EXPO GOLF VILLAS 4

# 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.



**WALKING DISTANCE  
TO PARKS AND  
RETAIL CENTRE**



**18-HOLE  
CHAMPIONSHIP  
GOLF COURSE**



**WALKING  
DISTANCE TO  
BOULEVARD**



**COMMUNITY  
CENTRE  
WITHIN REACH**



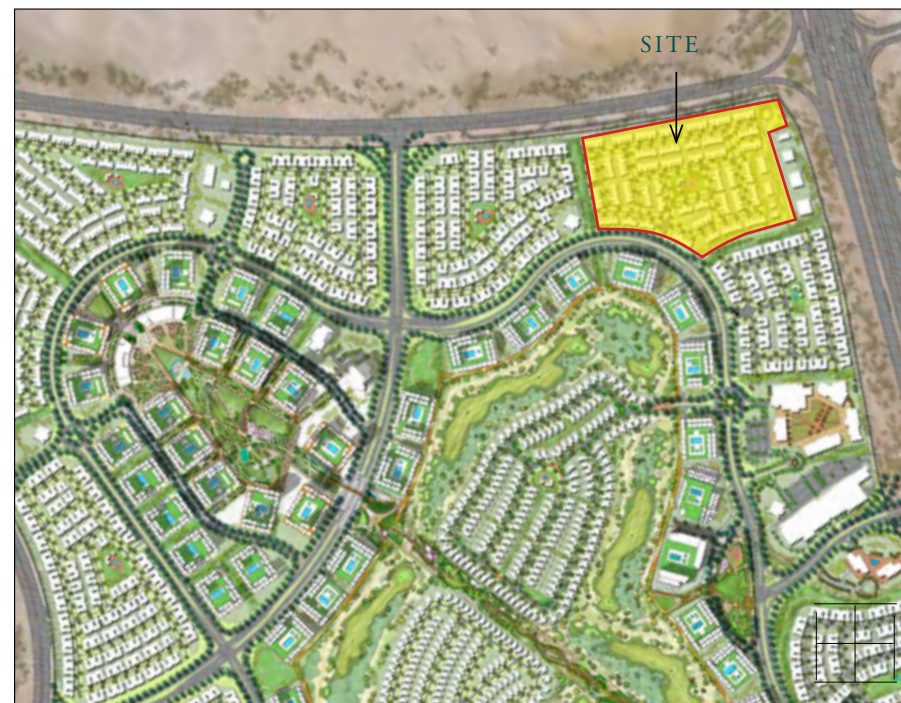
**CLOSE  
PROXIMITY TO  
SCHOOL**



**MINUTES AWAY  
FROM  
ROVE HOTEL**

- 1 LINEAR PARK
  - 2 TOWNHOUSES
  - 3 SIKKA
  - 4 PLAY AREA
  - 5 POOL
  - 6 KIDS POOL
  - 7 RESTROOM
  - 8 MULTI-PURPOSE & GYM
  - 9 RECREATION CENTRE
  - 10 PARK
  - 11 GATED ENTRY
  - 12 UTILITIES
  - 13 PUBLIC AMENITIES

## KEY PLAN





WELCOME THE FUTURE

# EXPO 2020

The widely-anticipated Expo 2020 is expected to welcome 25 million visitors in Dubai.

According to the latest Earnest & Young report, Expo 2020 is expected to add 53,800 jobs per year from 2021 to 2031 accross events organizations, retail, hospitality, and business services sector.

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 for two-thirds of the world's population, it benefits 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**





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%.

## AMENITIES

# 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**



**GYM**



**COMMUNITY  
PARK**



**OUTDOOR  
SWIMMING POOL**



**KIDS  
PLAY AREA**



**PARKS &  
MANICURED LAWNS**





# 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. Where you're always in tune with nature and distinct contemporary style. A perfect fit for your individuality.







# 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



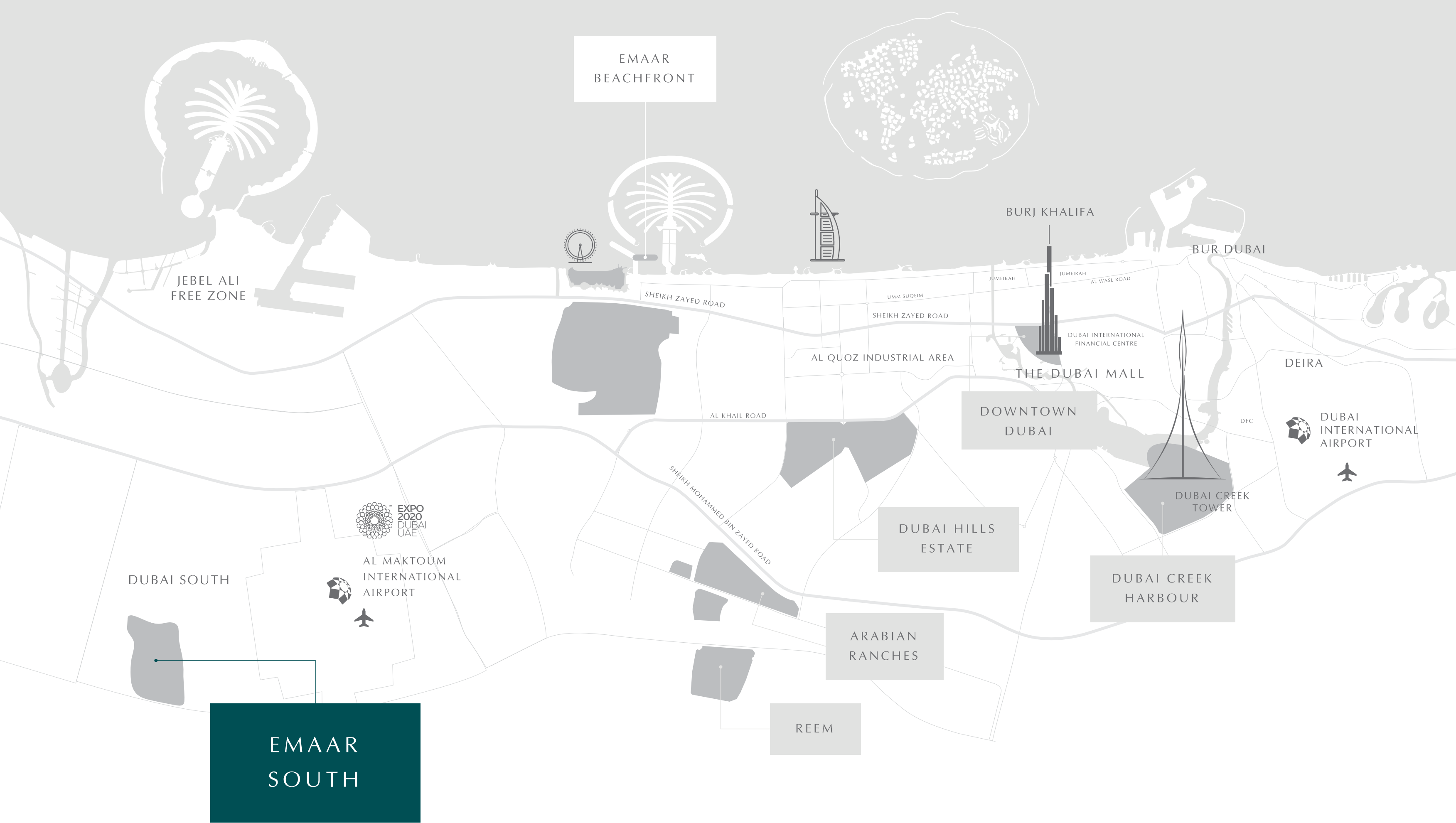
22,700

Residential Units



25

Neighbourhood  
Parks





EMAAR SOUTH

# WELCOMING OUR FIRST RESIDENTS IN 2019

Emaar is renowned for its fast-paced delivery without ever compromising on build quality. The first residents of Emaar South are already expected to move in 2019 at Urbana.



# 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

REVENUE

USD

6.99BN

FY 2018

NET PROFIT

USD

1.96BN

FY 2018

LAND BANK

167MN

SQM

TOTAL UNITS  
DELIVERED FY 2017

45,900+

RESIDENTIAL UNITS  
DELIVERED SINCE 2002

UNITS UNDER  
CONSTRUCTION

43,000+

FY 2017

\*Brand Finance 2018 report\*