

EXPO GOLF VILLAS 6

EMAAR SOUTH

GREENVIEW 3 BY

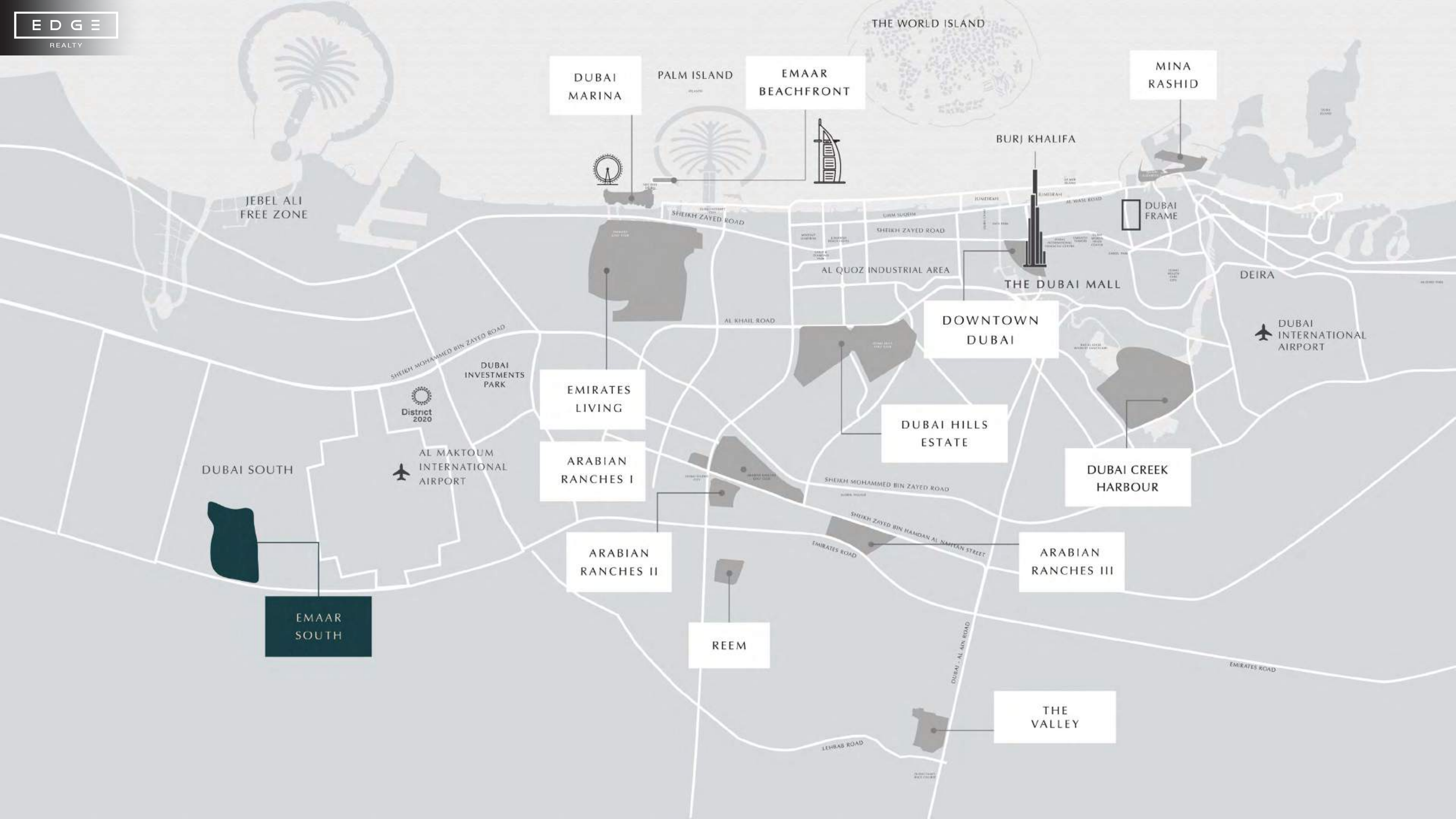
EMAAR



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*.

Market Cap as of 31 December 2021	40BN AED
Revenue	28.27BN AED
Net Profit	3.8BN AED
Residential Units Delivered	81,600+
Residential Units Currently Under Development	35,200+



JEBEL ALI
FREE ZONE

DUBAI
MARINA

PALM ISLAND

EMAAR
BEACHFRONT

THE WORLD ISLAND

MINA
RASHID

BURJ KHALIFA

DUBAI
FRAME

DEIRA

DUBAI
INTERNATIONAL
AIRPORT

DOWNTOWN
DUBAI

THE DUBAI MALL

EMIRATES
LIVING

DUBAI HILLS
ESTATE

DUBAI CREEK
HARBOUR

ARABIAN
RANCHES I

ARABIAN
RANCHES II

ARABIAN
RANCHES III

EMAAR
SOUTH

REEM

THE
VALLEY



AL MAKTOUM
INTERNATIONAL
AIRPORT

DUBAI
INVESTMENTS
PARK

DUBAI SOUTH

SHEIKH ZAYED ROAD

AL QUOZ INDUSTRIAL AREA

AL KHAIL ROAD

SHEIKH MOHAMMED BIN ZAYED ROAD

SHEIKH MOHAMMED BIN ZAYED ROAD

SHEIKH ZAYED BIN HAMDAN AL NAHAN STREET

EMIRATES ROAD

DUBAI - AL AIN ROAD

LEHAB ROAD

EMIRATES ROAD

AN IDEAL LOCATION

7 MINUTES'
drive to Al Maktoum International Airport



10 MINUTES'
drive to Expo 2020 Dubai site



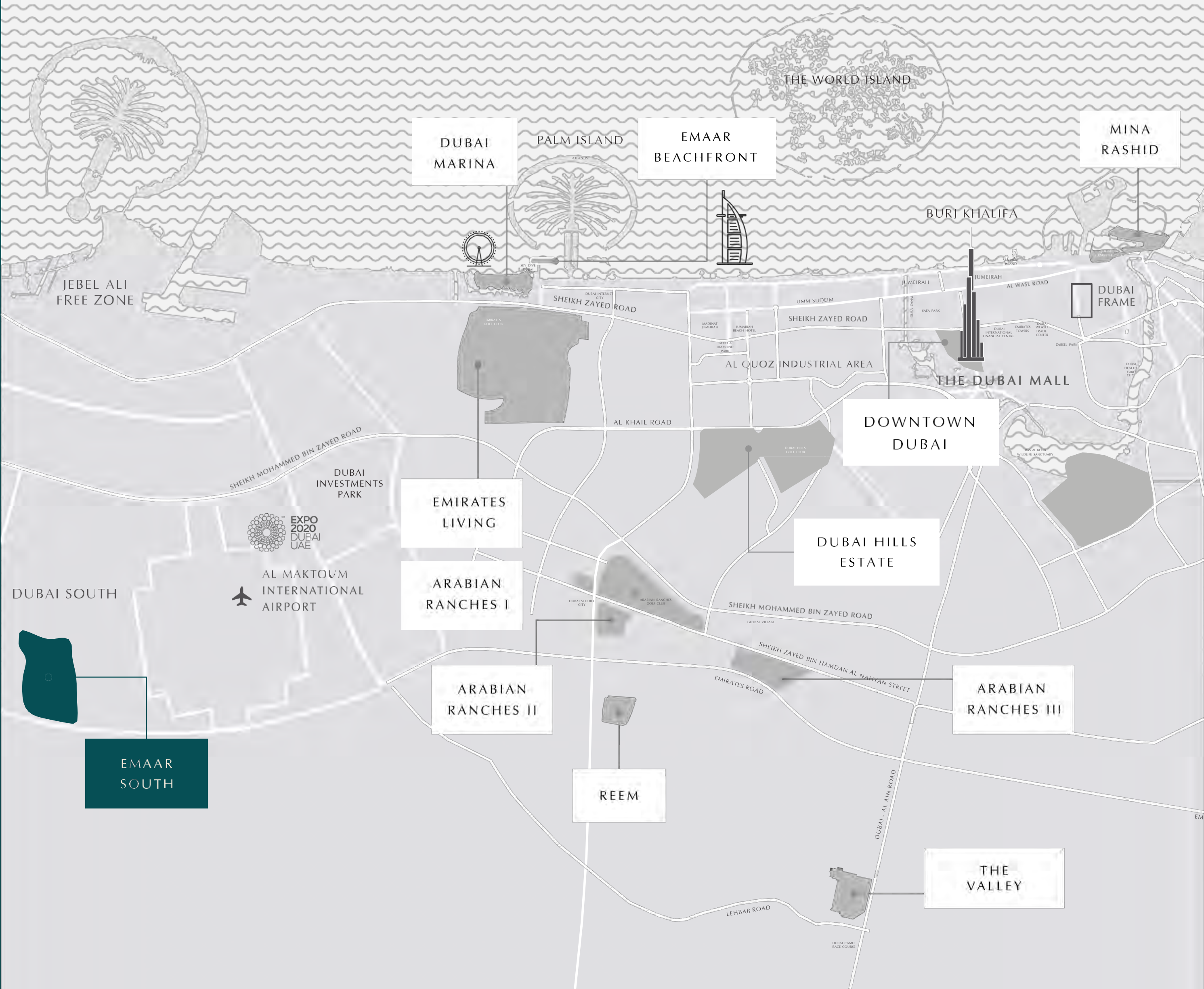
20 MINUTES'
drive to Dubai Marina



30 MINUTES'
drive to Downtown Dubai



50 MINUTES'
drive to Abu Dhabi



EXPO GOLF VILLAS 6

EMAAR SOUTH

GREENVIEW 3 BY

EMAAR



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

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



Nearby Attractions

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



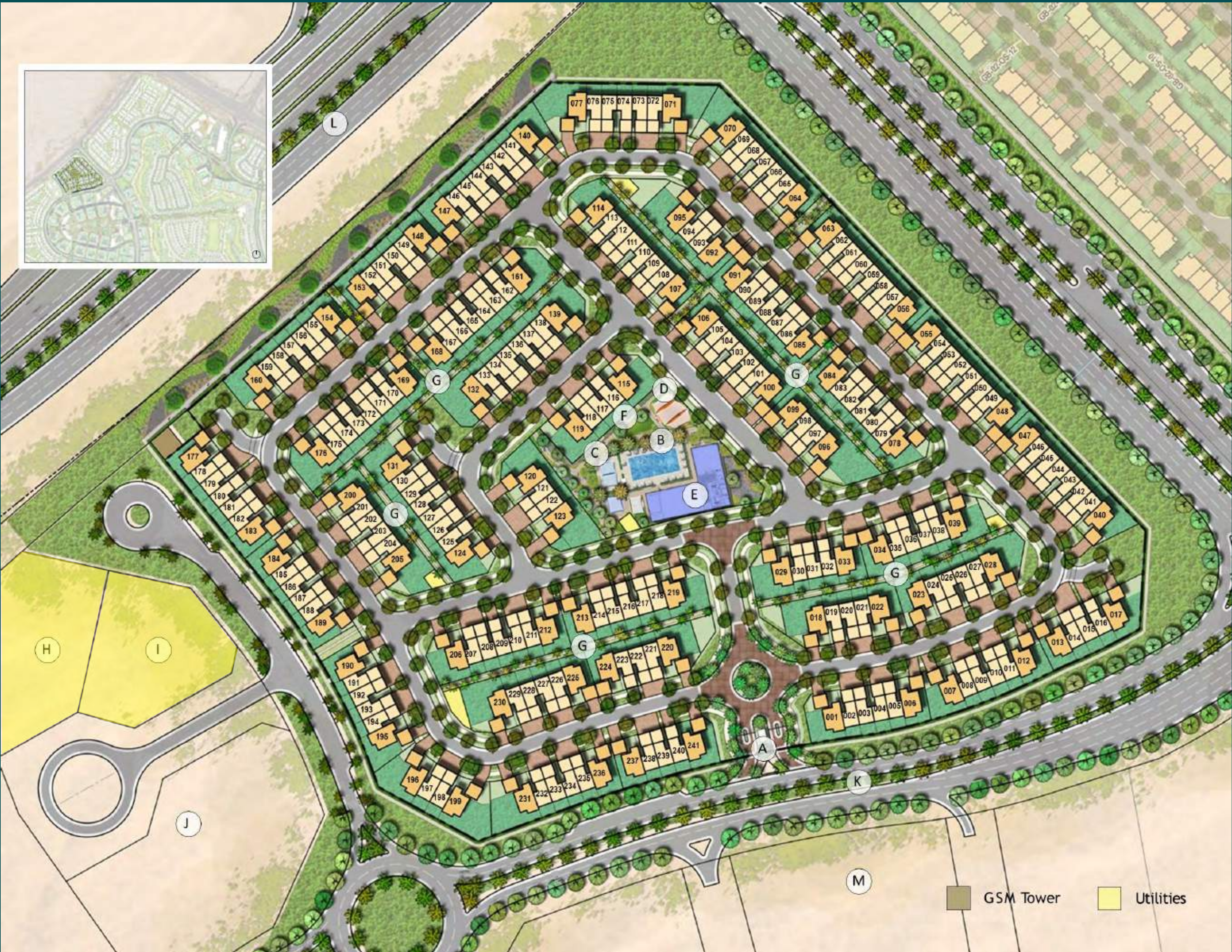
GOLF COURSE



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



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



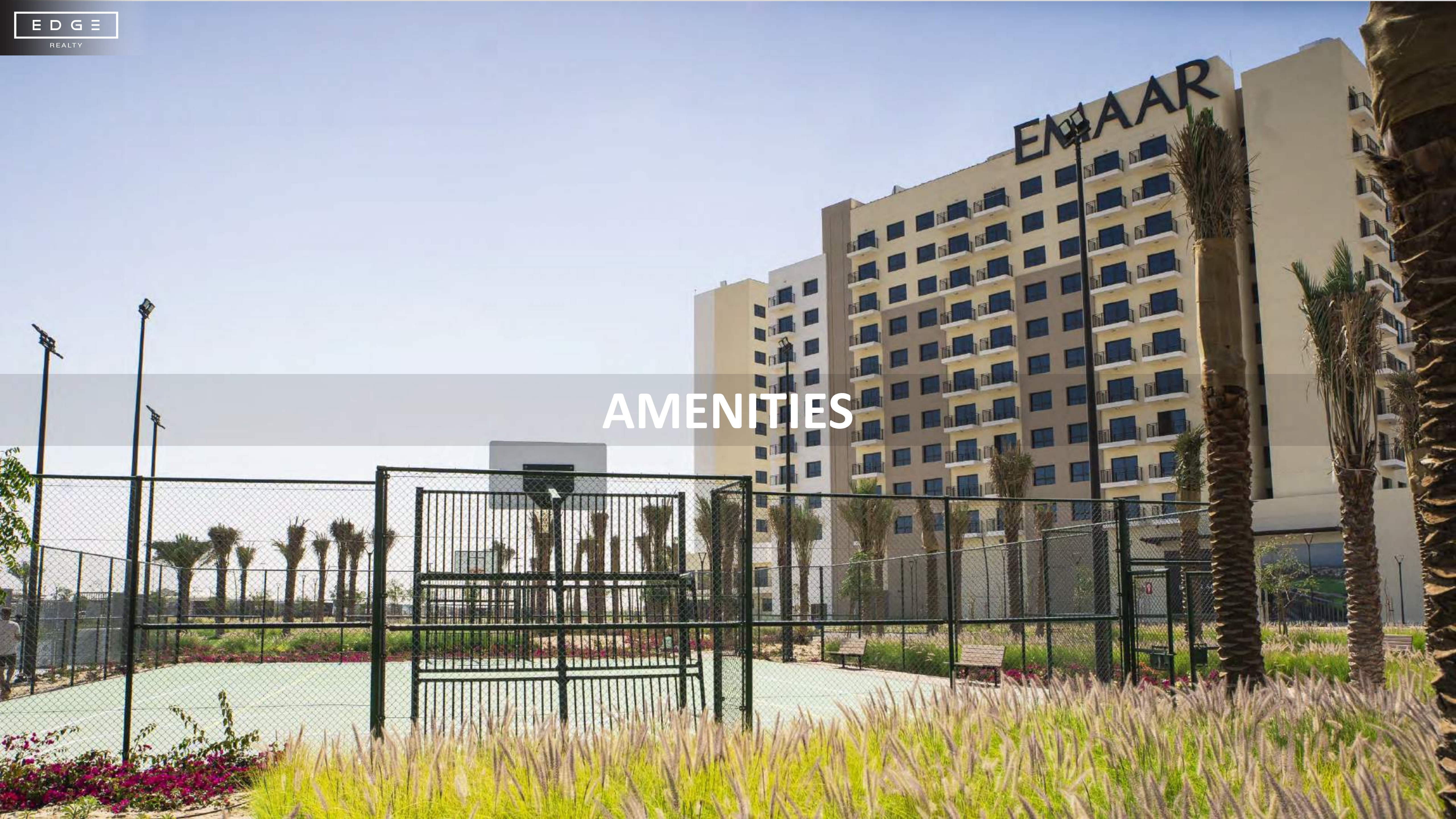
LANDSCAPING



RETAIL



AMENITIES



MULTI-PURPOSE COURT



SKATE PARK



SKATE PARK



CLUB HOUSE



CLUB HOUSE



GYM



KIDS AREA



READY COMMUNITY

READY COMMUNITY



READY COMMUNITY

READY COMMUNITY



READY COMMUNITY



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

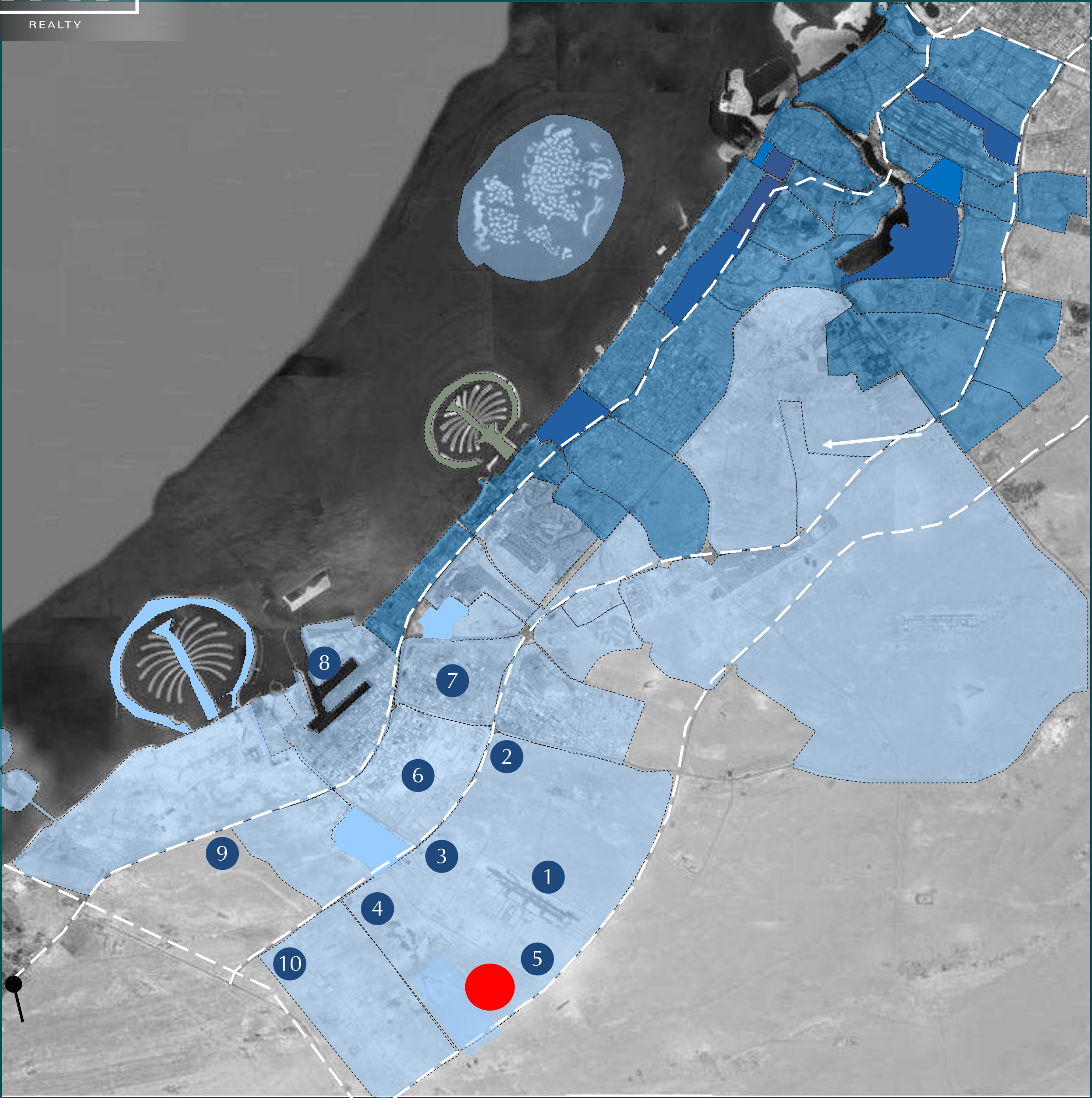
1 MILLION
RESIDENTS

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 15minutes.

- 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	



EXPO GOLF VILLAS 6

EMAAR SOUTH

GREENVIEW 3 BY

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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)
No. of Bedrooms	Average Area	From
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

EMAAR SOUTH



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

GREENVIEW 3 BY

EMAAR



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

EMAAR SOUTH

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

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Services & Amenities



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

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

EMAAR SOUTH

FLOOR PLANS

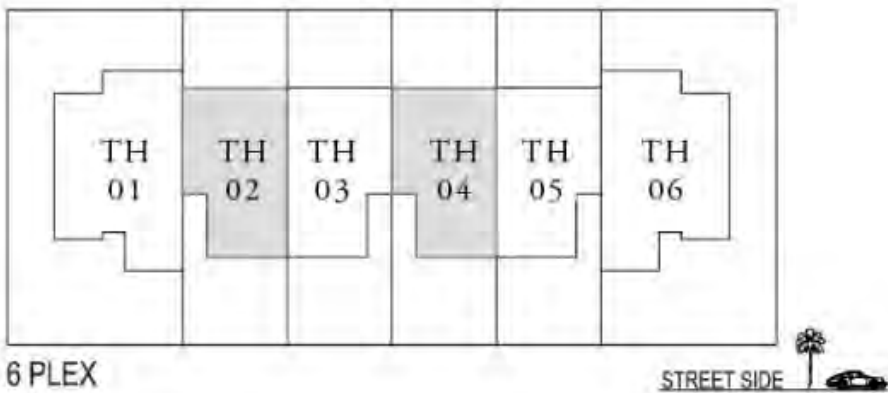
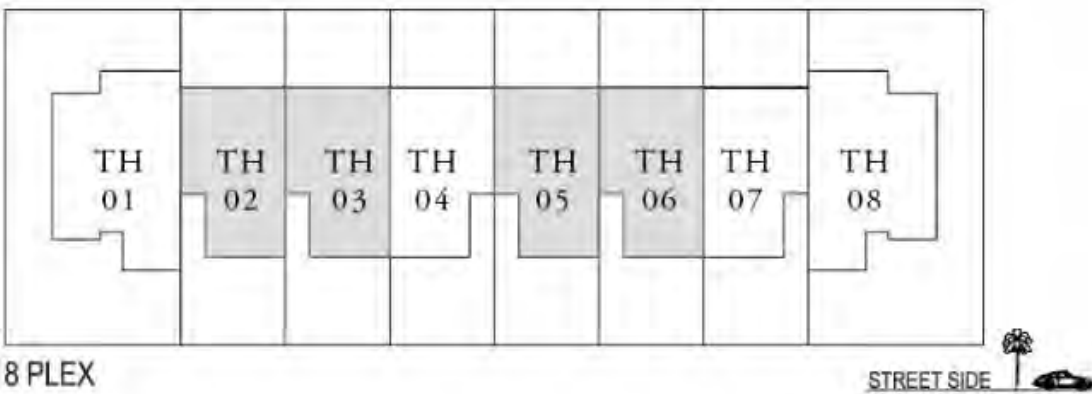
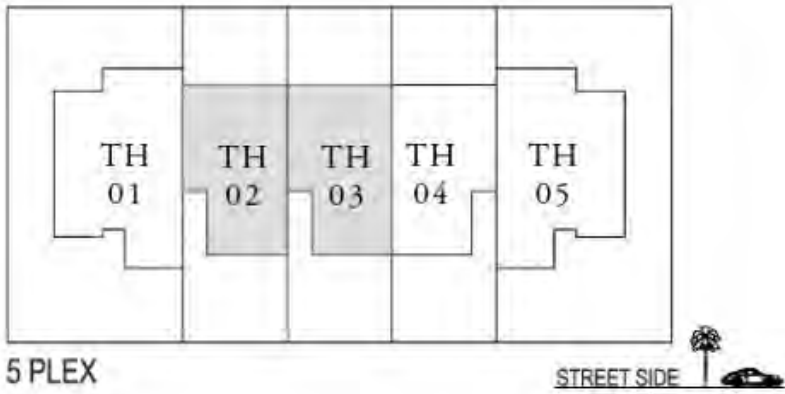
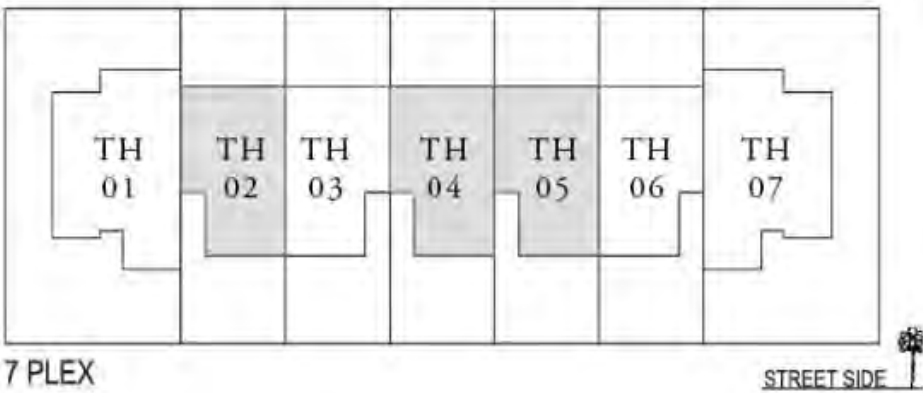
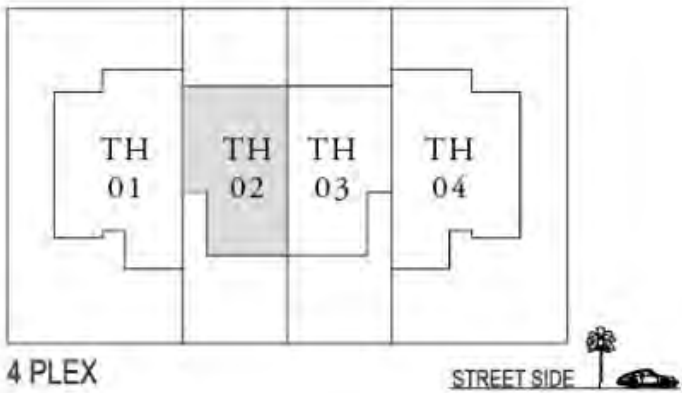
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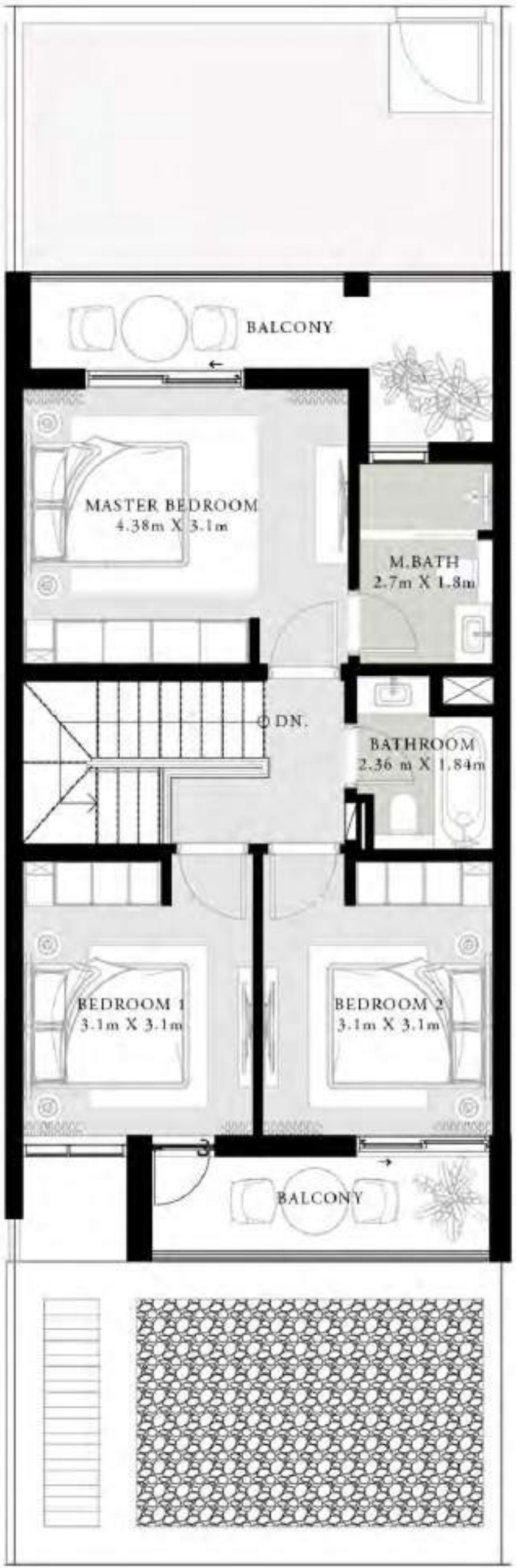
3 BEDROOM TYPE-A

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

KEY PLAN



GROUND FLOOR

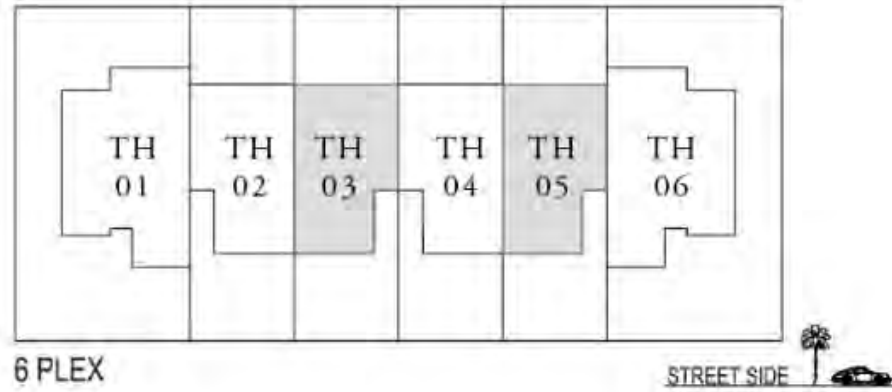
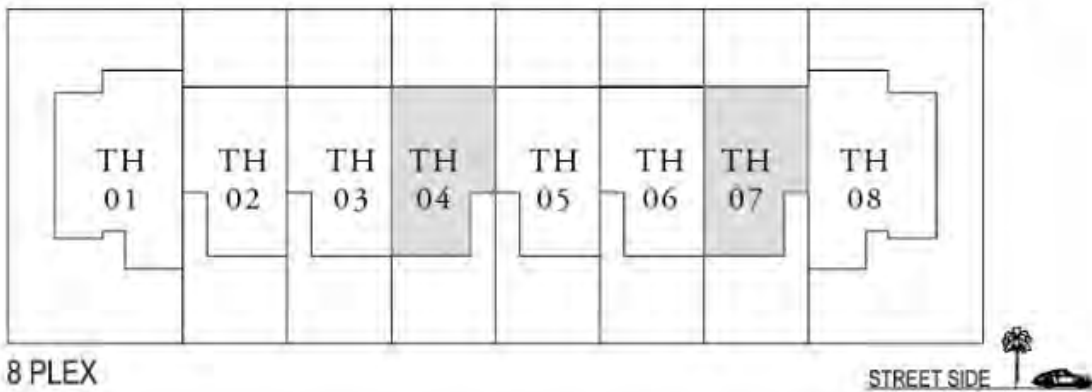
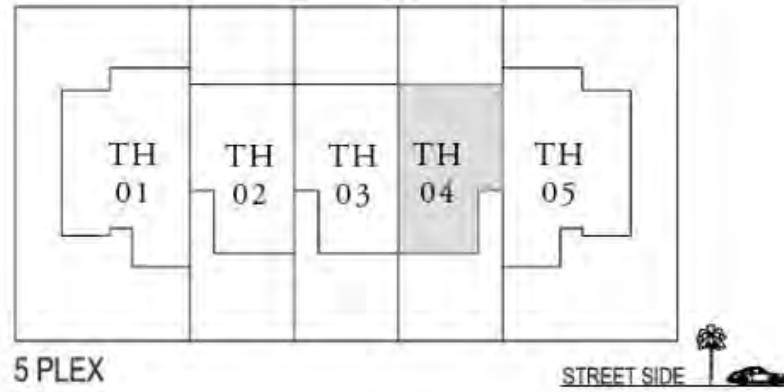
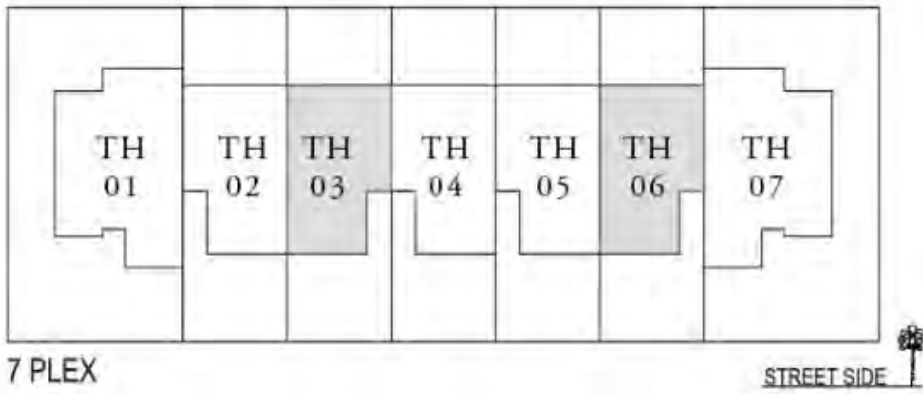
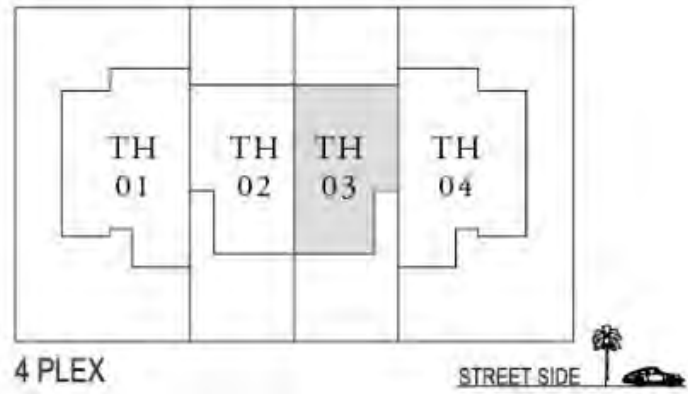


FIRST FLOOR

3 BEDROOM TYPE-B

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

KEY PLAN



GROUND FLOOR



FIRST FLOOR

UNITS

TOTAL AREA

4 PLEX- TH-01

5 PLEX- TH-01

6 PLEX-TH-01

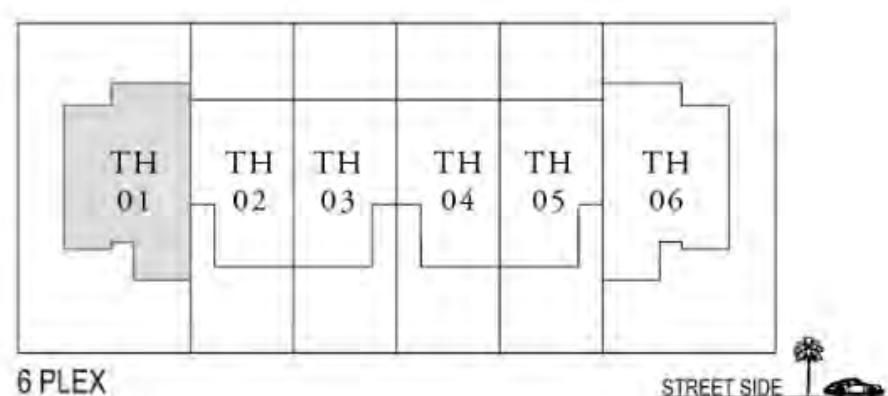
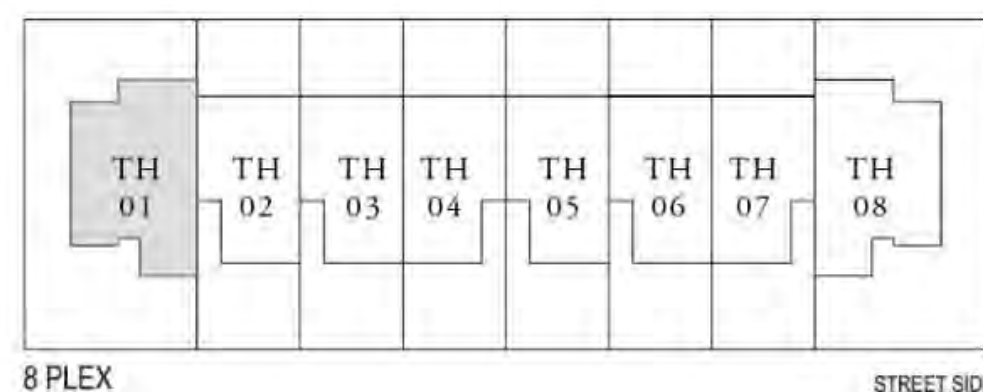
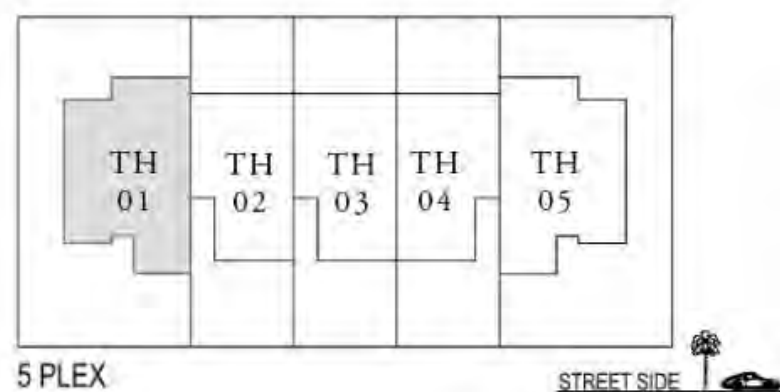
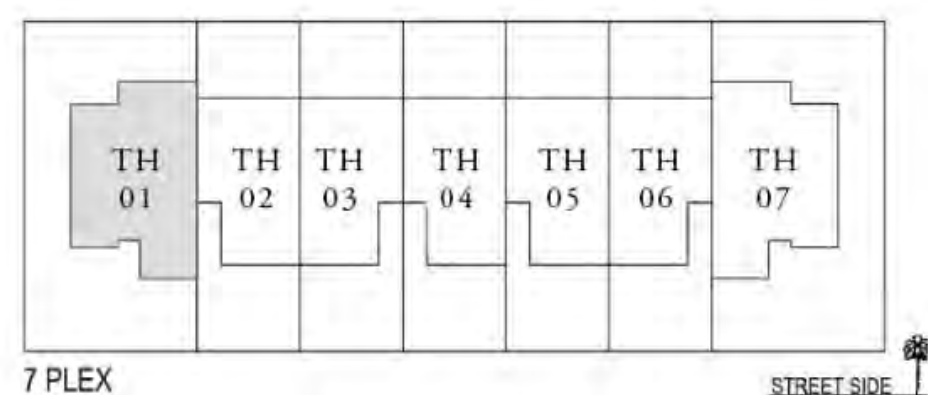
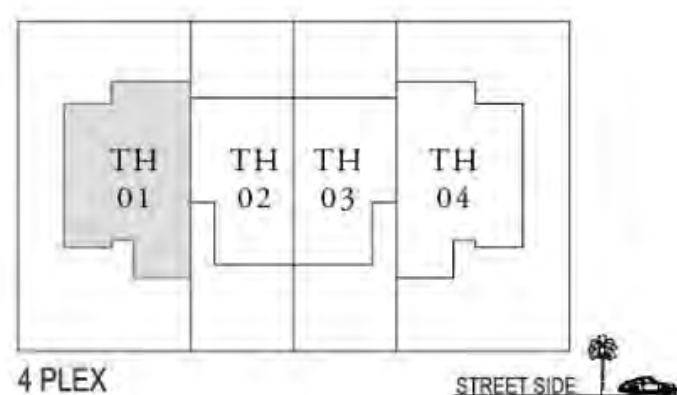
7 PLEX-TH-01

8 PLEX-TH-01

2401 SQ.FT.

223.06 SQ.M.

KEY PLAN



GROUND FLOOR

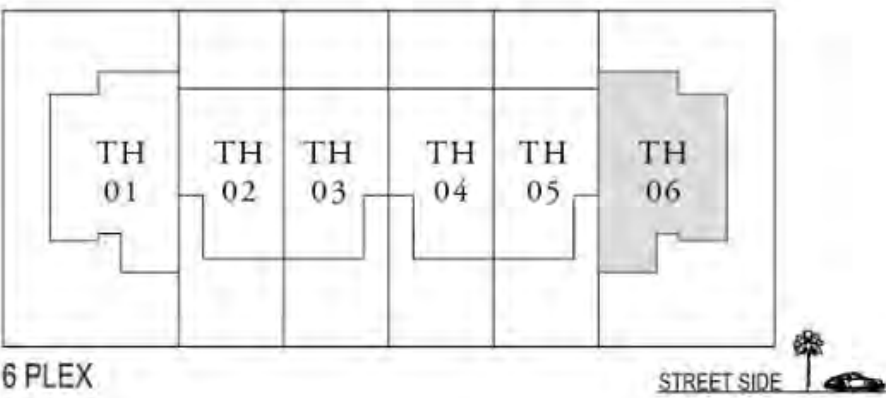
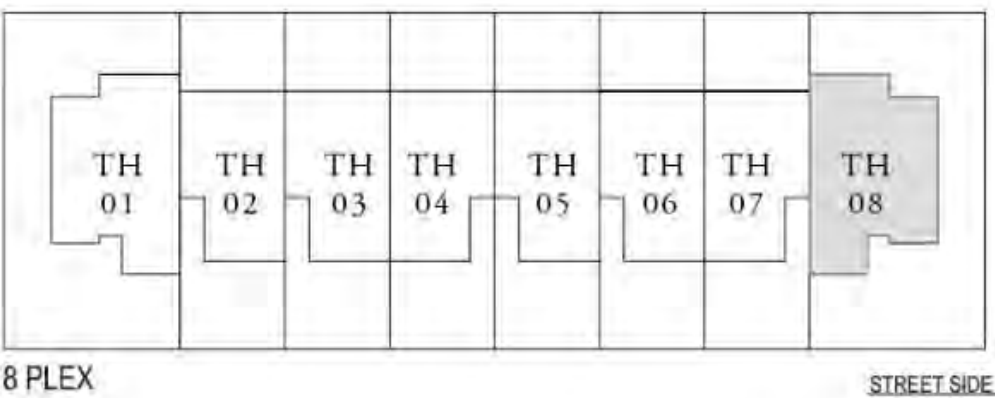
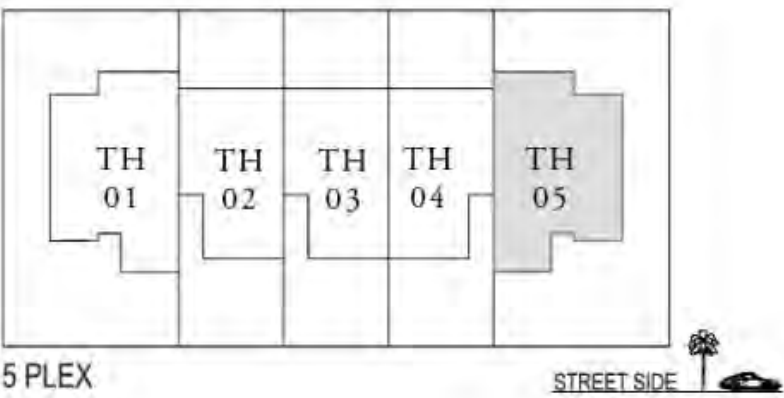
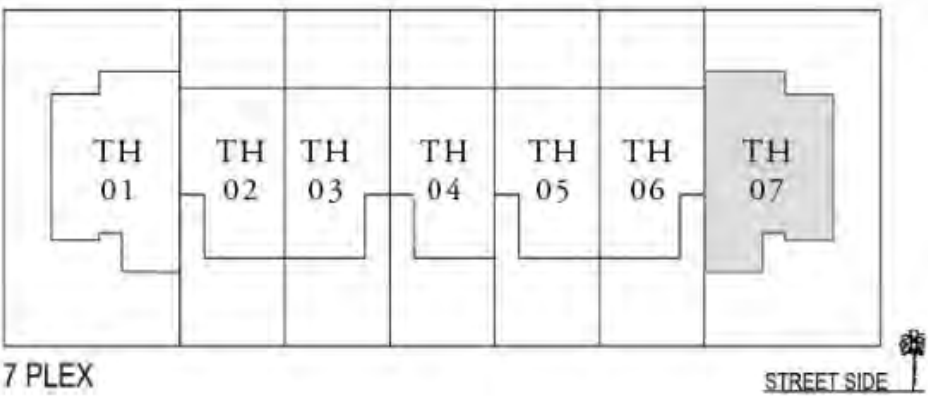
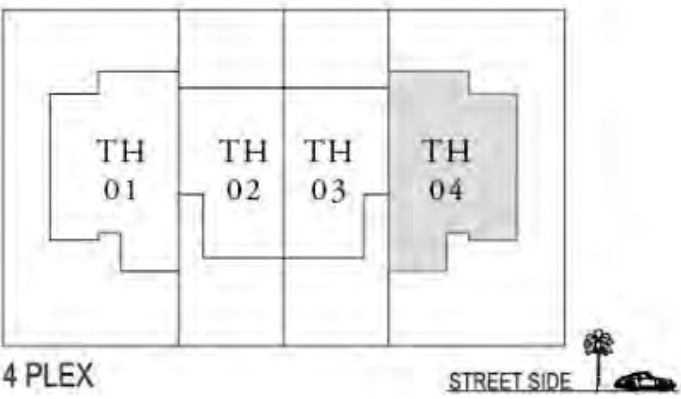


FIRST FLOOR

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



REALTY

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