

EXPO GOLF VILLAS 6

EMAAR SOUTH

GREENVIEW 3 BY

EMAAR



A GLOBAL LIFESTYLE DEVELOPER

EMAAR

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+ |
|---|----------------|

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



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.

An aerial architectural rendering of a golf course development. The scene is dominated by a large, vibrant green golf course with several holes and sand traps. A modern clubhouse with a flat roof and large glass windows is situated in the lower-left foreground. The clubhouse has a parking area with a few cars and a group of people. The golf course is surrounded by numerous palm trees and other tropical vegetation. In the background, a dense residential or commercial city skyline is visible under a bright blue sky with scattered white clouds. The overall atmosphere is one of a luxurious and well-maintained recreational facility.

GOLF COURSE

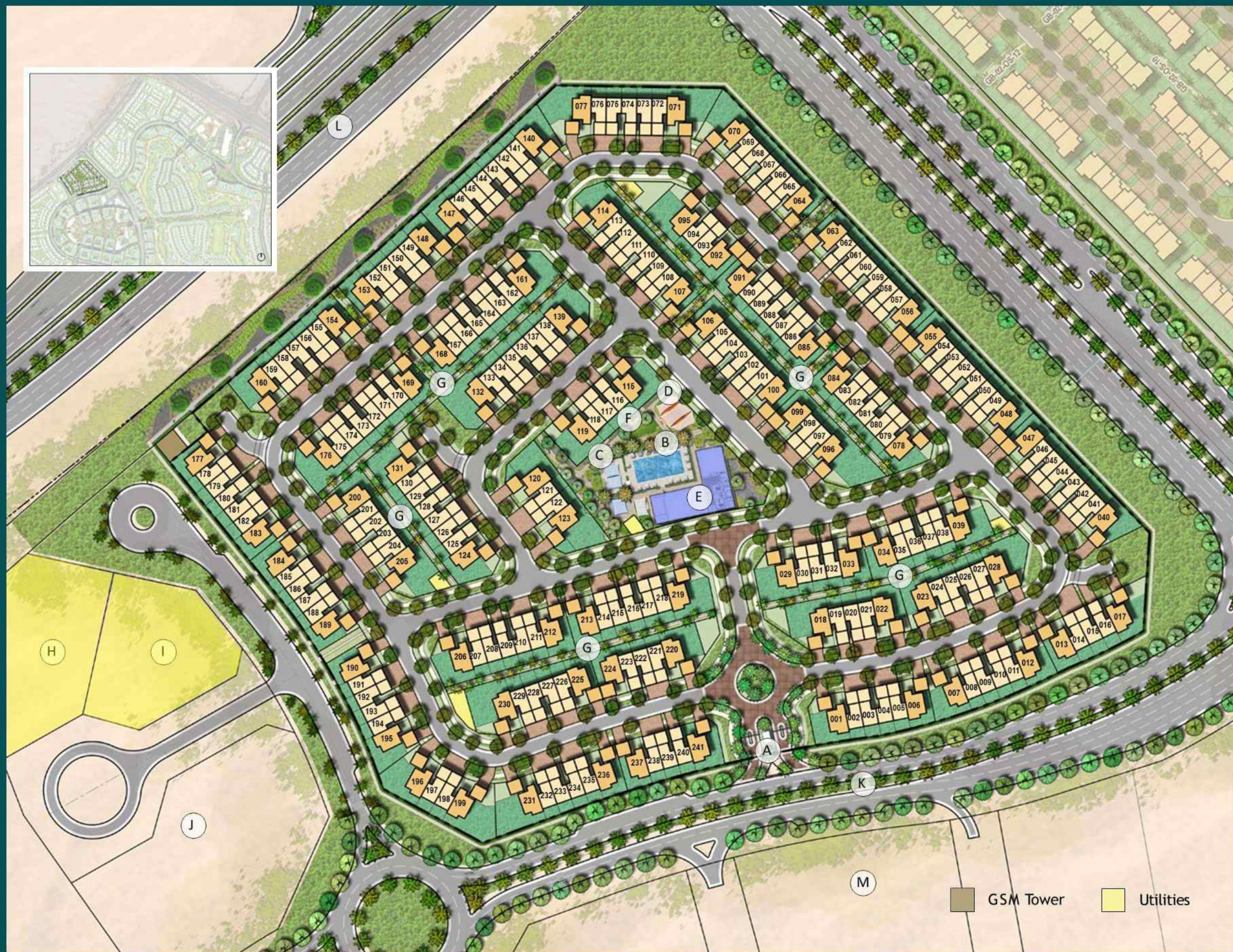
GOLF COURSE



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

Prime Position

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



MULTI-PURPOSE COURT



SKATE PARK

CLUB HOUSE



CLUB HOUSE



GYM



KIDS AREA



An aerial photograph of a modern residential development. The scene is dominated by rows of multi-story townhouses or small apartment buildings. The buildings feature a color palette of bright yellow and off-white. Each unit has a balcony with a dark metal railing. A wide, paved asphalt road with yellow lane markings runs through the center of the community. On either side of the road, there are covered walkways with dark brown, slatted roofs supported by wooden posts. The walkways are paved with light-colored bricks. In the background, more buildings and a construction crane are visible under a clear sky. The overall impression is one of a well-planned, modern, and ready-to-move-in community.

READY COMMUNITY

DUBAI SOUTH

35% OF DUBAI'S GDP BY 2030

145
SQ. KM

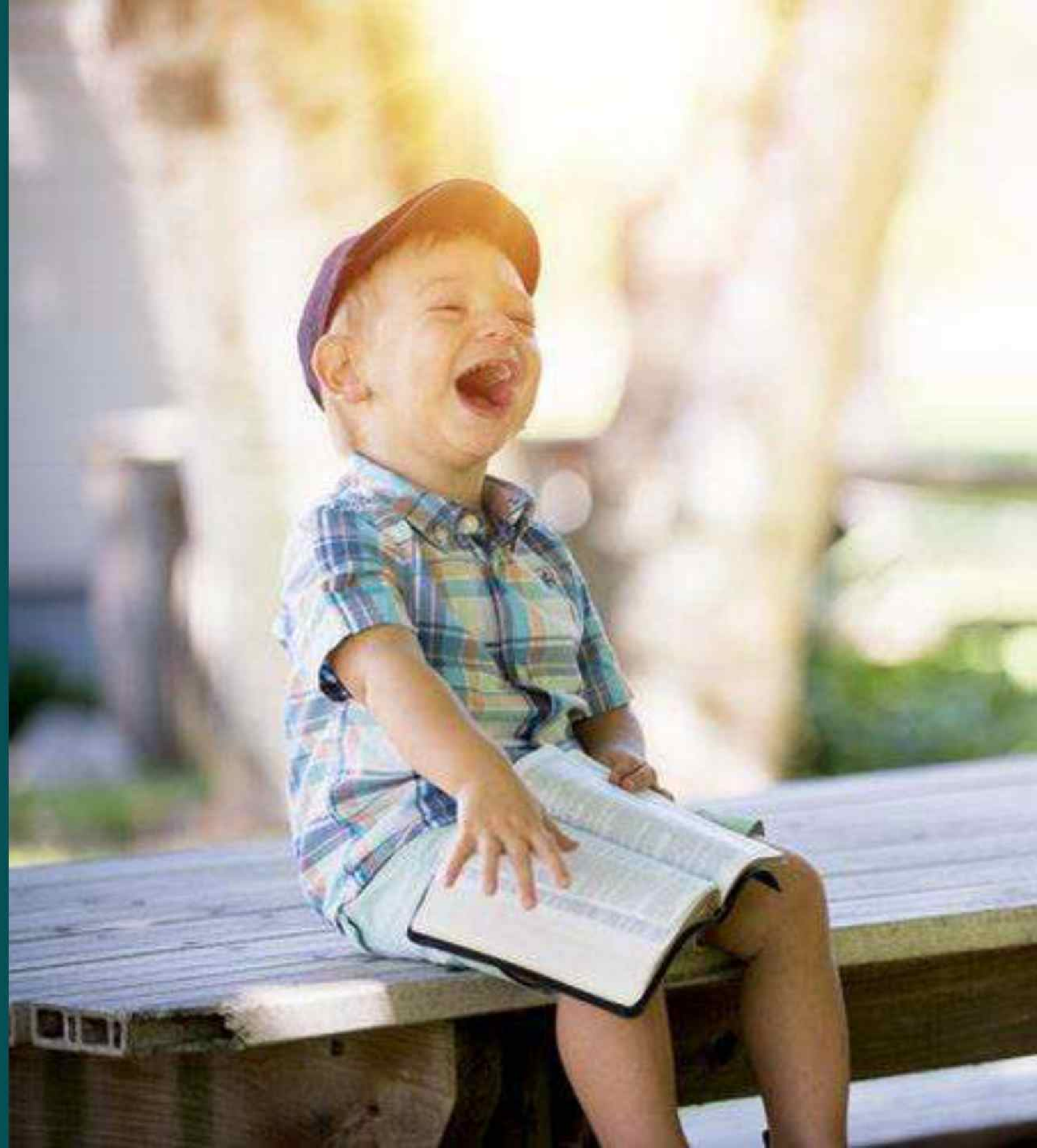
450,000 JOBS

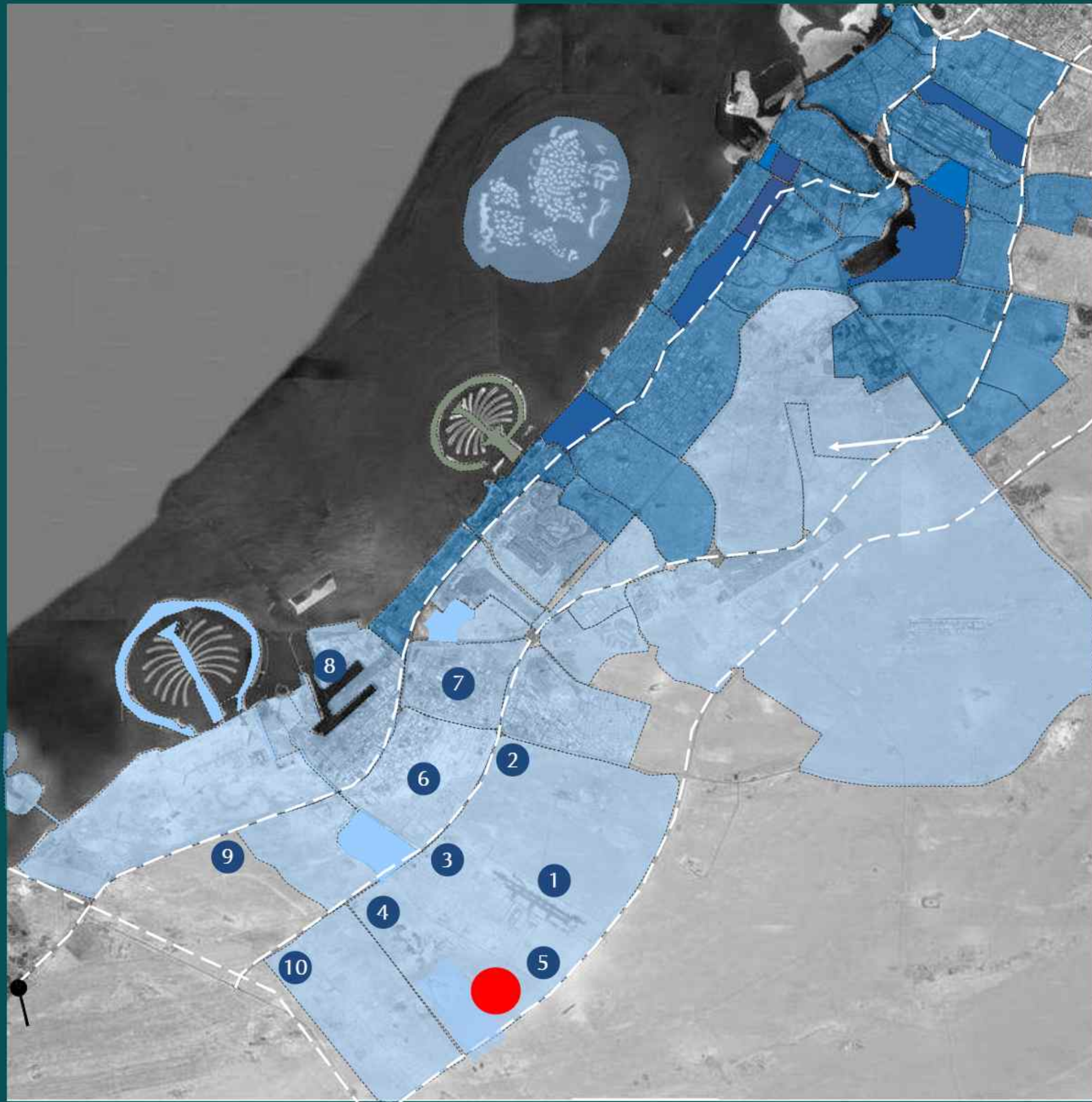
1 MILLION
RESIDENTS

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

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Location & Views

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

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