



EXPO GOLF VILLAS



EMAAR



About Emaar

We are the UAE's premier real estate developer. We have reshaped Dubai's skyline with our iconic buildings, integrated lifestyle communities and record-breaking retail and entertainment destinations.

While many claim epic projects, very few can count true icons in their portfolio, such as Burj Khalifa, '1 The Dubai Fountain.

By focusing on creating long-term value for our consumers since 1997, we have set the standard of UAE real estate, by which others follow. Today, we are one of the most valuable developers in the world and the largest real estate company outside China.

About Dubai

Under the visionary leadership of HH Sheikh Mohammed bin Rashid Al Maktoum, Dubai has undergone a complete transformation - from a small fishing town to countless groundbreaking projects, forward and the monumental Expo 2020.

Within just a few decades, the emirate has claimed the title of the fourth most visited city in the world (15.79 million overnight visitors in 2017) and continues to reinvent itself, to excite and to boom.





EXPO GOLF VILLAS

For the first time, Emaar is launching limited premium three
and four bedroom villas for

A Prime Location

The Expc ted in the greenest upcoming neighbourhood, minutes away
from Expo 2020, 18-hole Championship golf course and the upcoming global aviation hub.





Creating the Future

EXPO 2020

Only ten minutes away from Expo Golf Villas, the much-anticipated Expo 2020 is expected to welcome 25 million visitors to Dubai. The world-renowned festival of human ingenuity will bring the world together in pursuit of excellence in the fields of **Opportunity** and Sustainability, further elevating the emirate's ever-increasing reputation and investment desirability.

A Central Hub

BIGGEST GLOBAL AIRPORT

Seven minutes away from Expo [REDACTED] faktoum International Airport aims to handle 260 million passengers annually by 2030. With Dubai's hassle-free visa system and its position within eight hours of flying time for two-thirds of the world population, the airport is the world's future hub in the making.





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



EXPO GOLF VILLAS

Location

PERFECTLY CONNECTED

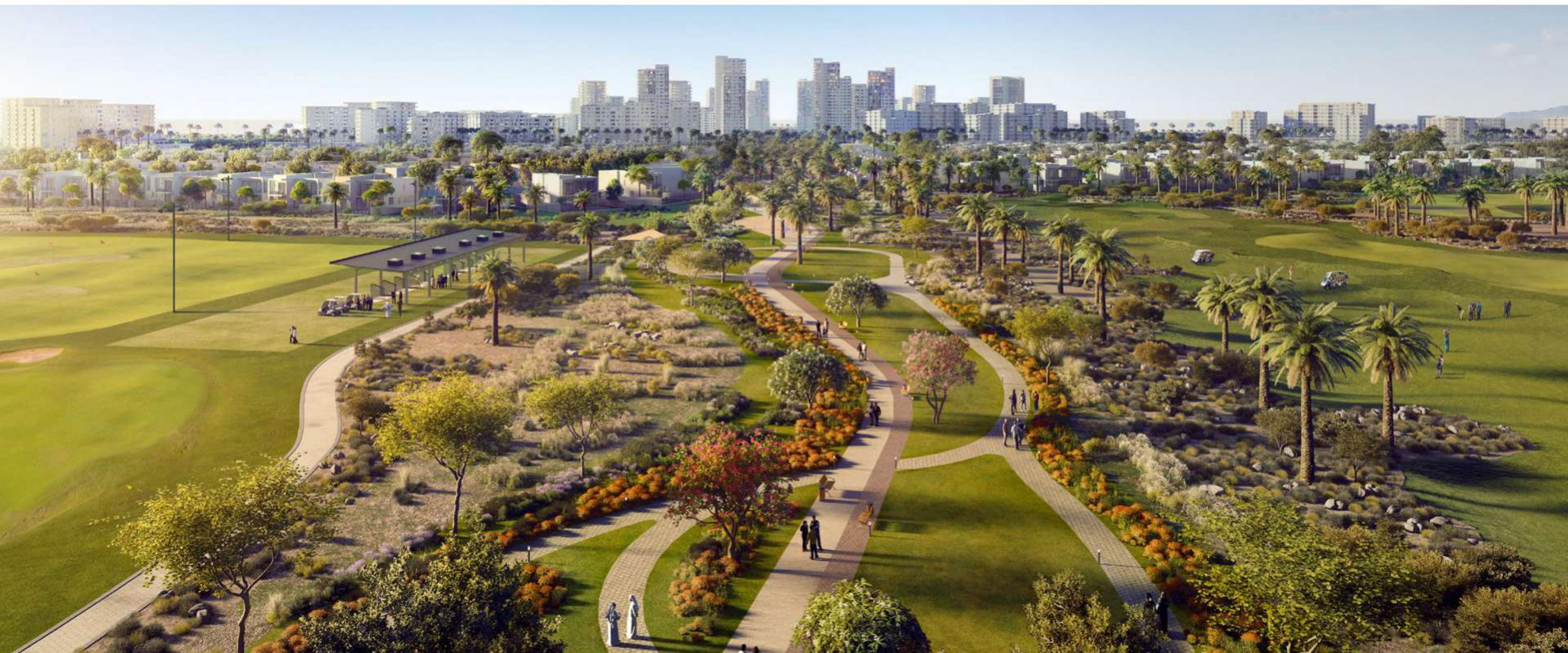
Expo Golf Villas are snugged alongside the main boulevard. Delight in the plush privileges of a private community with parks, Rove Hotel and community centre, yet still be able to reach the urban fabric of Dubai in no time. Take a seven-minute

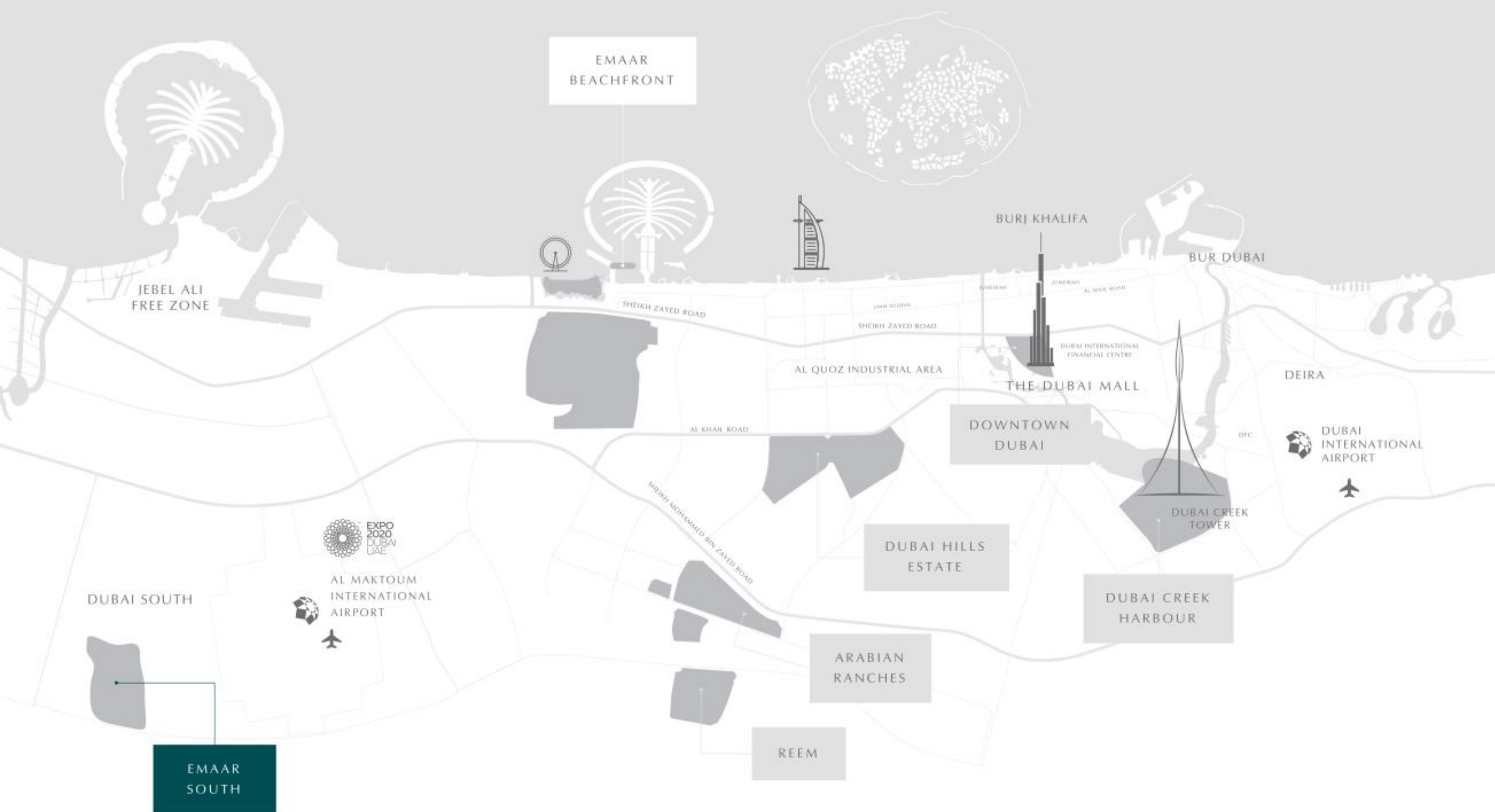
yourself en route to anywhere in the world via

Al Maktoum International Airport.

About Emaar South

Only a short drive away from the vibrant Abu Dhabi, the monum
I the burgeoning
Al Maktoum International Airport, Emaar South promises to be the new centre of gravity in Dubai.
With an 18-hole golf course, a regional mall and twenty-five parks dotted around the neighbourhood,
here you will find everything you need for a well-balanced life.





Emaar South



22,700



15,360

Apartment Units



18

Hole Championship
Golf Course



25

Neighbourhood
Parks



05

Minutes to Al Maktoum
International Airport



53,000

Square Metres of
Retail and F&B Space



LIMITED EDITION VILLAS

A pioneering project by Emaar, Expo Golf Villas are a true ode to the bright future of Dubai. Located only minutes away from Expo 2020, Championship golf course and the upcoming global aviation hub, the Al Maktoum Airport, Expo Golf Villas are a fantastic investment opportunity for any investor.

Select between three and four bedroom premium villas.





The Community

A FRESH VIEW

Contemporary style and a distinct form are integral to Expo

With full height windows that promote natural lighting, all the residences within

the core of the Expo Golf Villas grant views of the community centre, pool, lawn and kids play areas. The villas closer to the outer edges overlook the surrounding

parks and fresh green meadows.





Interior Design

ROOMS THAT INSPIRE

The interiors of Expo -made for families.

Every villa is finished in muted neutral tones to match your choice of furniture, while each room provides a light and airy space for shared memories. A generous patio & balcony will ensure your every morning breaks onto a soothing green panorama.





Amenities

LIVE FOR THE DAY

W: , past the mosque, Rove hotel and to your family's favourite picnic spot. Visit the buzzing community centre for a gym workout as you watch your little ones having fun in the pool and play area. Alternatively, pay a visit to one of the world-class sports facilities including an 18-hole golf course, clubhouse and floodlit driving range.