


VILLANOVA


LA QUINTA



A NEW ADDRESS FOR YOUR FAMILY


DUBAI
PROPERTIES

dxbffplan.com



PHASE 2

FACT SHEET

- Located near the intersection of Emirates Road and Al Ain Road along Emirates Road
- Spacious 3, 4, 5-bedroom stand-alone villas
 - Villa 1, size 2,203 sq. ft. 3-bedroom + maid
 - Villa 2, size 2,898 sq. ft. 4-bedroom + maid
 - Villa 3, size 3,386 sq. ft. 5-bedroom + maid
 - Villa 4 size 3,862 sq. ft. 5-bedroom + maid
- Community amenities include school, nursery, cinema, jogging track, community park, kids' playing area, family and BBQ area, sports facilities, mosque, shopping, and F&B outlets
- 20 minutes to center of city
- A walking distance central park connecting all communities
- Direct access to Emirates Road and Academic City Road
- Only 15 minutes away from Expo 2020 site
- Close proximity to Dubai's major landmarks
- Lively and vibrant gated community surrounded by plush greenery

LOCATION MAP



BURJ AL ARAB

MALL OF THE EMIRATES



BURJ KHALIFA



DUBAI MALL

SHEIKH ZAYED ROAD

AL KHAIL ROAD

SHEIKH MOHAMMED BIN ZAYED ROAD

ACADEMIC CITY ROAD

AL AIN ROAD

EMIRATES ROAD

AL QUDRA ROAD

ACADEMIC CITY ROAD

ACADEMIC CITY

EMIRATES ROAD

ARABIAN RANCHES 1
ARABIAN RANCHES 2
MUDON
ARABIAN RANCHES 2
RIVERSIDE
DUBAI LIFESTYLE CITY
BELLA CASA AT SERENA
LAYAN AL WAHA

Plantation Equestrian and Polo Club

THE VILLA



LA QUINTA

AL HABTOOR POLO RESORT & CLUB

VILLANOVA MASTER PLAN



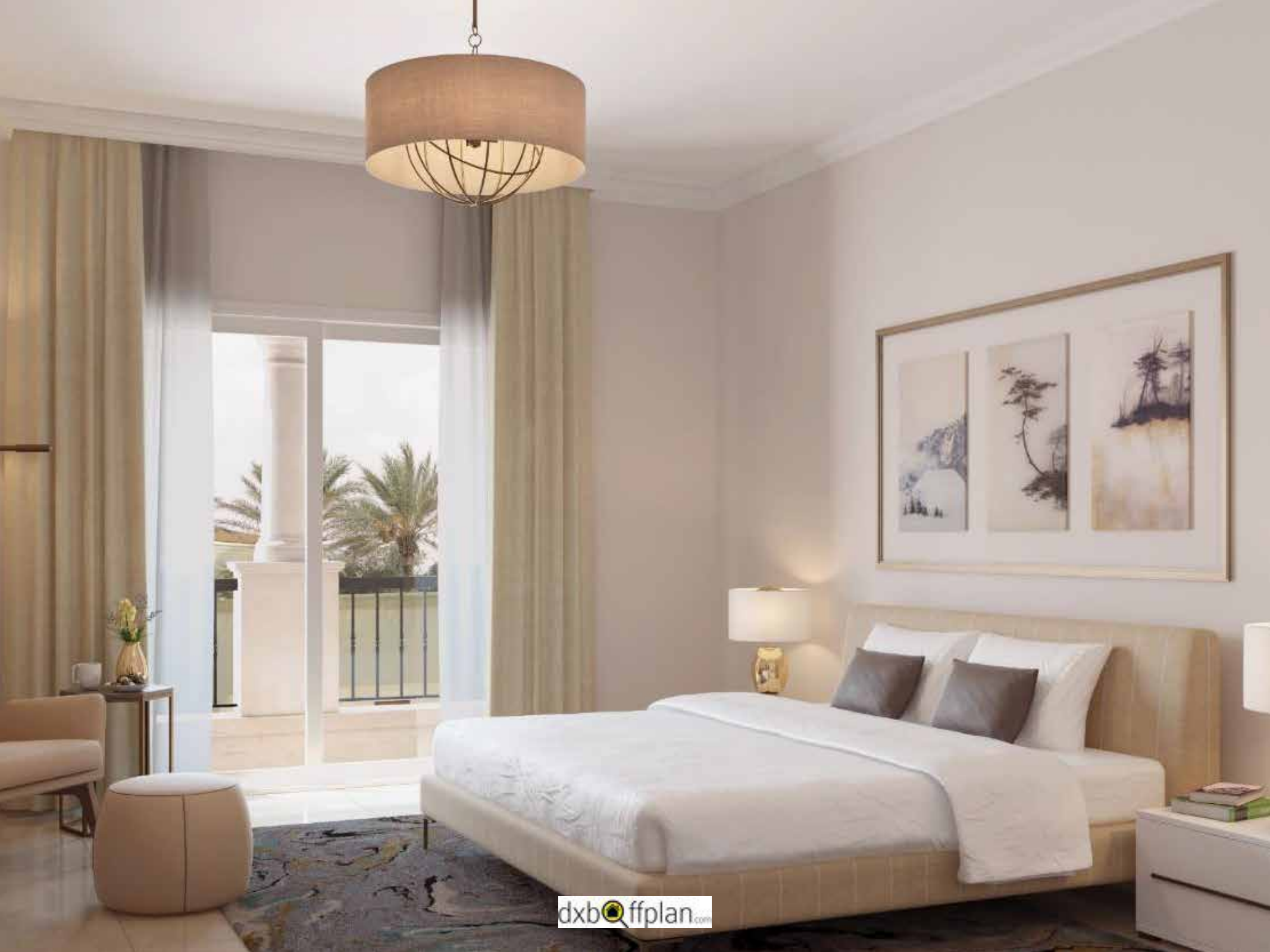
AMENITIES

- 1 Community Centre
- 2 Mosque
- 3 School
- 4 Community Park



















FLOOR PLANS



GROUND LEVEL

Villa 1

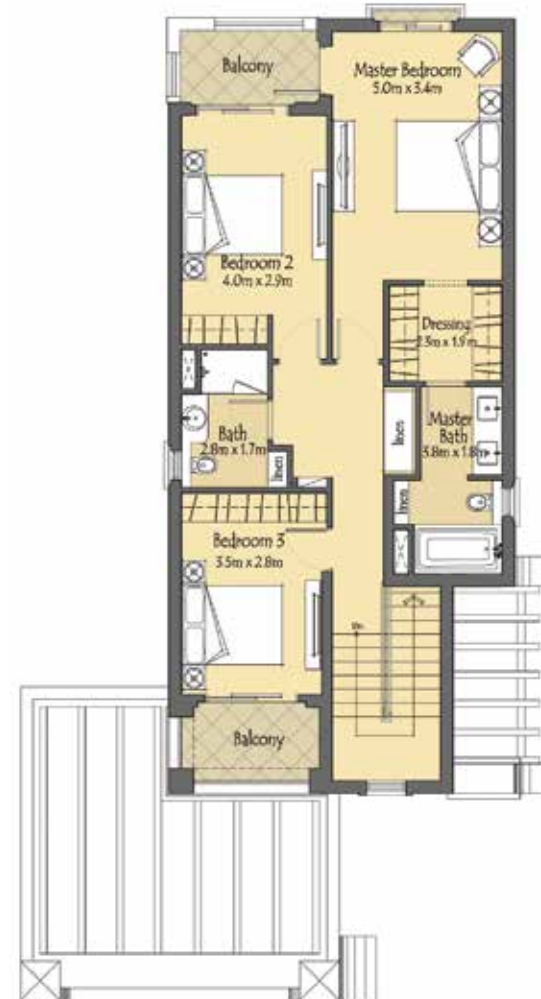
3 Bedrooms + Maids

Suite Area: 179.04 sq.m. / 1,927.17 sq.ft.

Balcony: 25.69 sq.m. / 276.52 sq.ft.

Carport: 39.85 sq.m. / 428.94 sq.ft.

Total Area: 204.73 sq.m. / 2,204 sq.ft.



FIRST LEVEL

FLOOR PLANS



GROUND LEVEL

Villa 2

4 Bedrooms + Maids

Suite Area: 243.25 sq.m. / 2,618.32 sq.ft.

Balcony: 26.04 sq.m. / 280.29 sq.ft.

Carport: 39.76 sq.m / 427.97 sq.ft.

Total Area: 269.29 sq.m. / 2,899 sq.ft.



FIRST LEVEL

FLOOR PLANS



GROUND LEVEL

Villa 3

5 Bedrooms + Maids

Suite Area: 280.77 sq.m. / 3,022.18 sq.ft.

Balcony: 33.81 sq.m. / 363.93 sq.ft.

Carport: 54.95 sq.m. / 591.48 sq.ft.

Total Area: 314.58 sq.m. / 3,386 sq.ft.



FIRST LEVEL

FLOOR PLANS



GROUND LEVEL

Villa 4

5 Bedrooms + Family living area
on the 1st floor + Maids

Suite Area: 317.31 sq.m. / 3415.50 sq.ft.

Balcony: 41.53 sq.m. / 447.03 sq.ft.

Carport: 60.23 sq.m. / 648.31 sq.ft.

Total Area: 358.84 sq.m. / 3863 sq.ft.



FIRST LEVEL