



# EXPO GOLF VILLAS 5

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EMAAR SOUTH

3 AND 4 BEDROOM  
PREMIUM VILLAS

GREENVIEW 2 BY  
**EMAAR**

# ONE INVESTOR'S DREAM, INFINITE OPPORTUNITIES

Recognising your tremendous response to the previous 4 phases, we launch the latest opportunity to invest in Dubai's most famous villas - your home, at the doorstep of the global EXPO 2020.

Own an investor's dream, as you welcome a world of opportunities.





# EXPO GOLF VILLAS 5

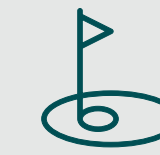


# PERFECTLY POSITIONED

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 and a major highway.



**WALKING  
DISTANCE TO  
RETAIL CENTRE**



**18-HOLE  
CHAMPIONSHIP  
GOLF COURSE**



**BY  
THE MAIN  
BOULEVARD**



**COMMUNITY  
CENTRE  
WITHIN REACH**



**CLOSE  
PROXIMITY TO  
SCHOOL**

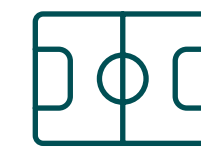


**WALKING  
DISTANCE TO  
DISTRICT PARK**



# A PICTURESQUE GREEN PARK

Set to open in 2019, this sustainably designed district park will offer beautifully landscaped spaces for various recreational activities.



**2.5 TIMES AS BIG AS  
A FOOTBALL FIELD**



**KIDS' PLAY  
AREAS**



**RETAIL PLAZA  
& KIOSKS**



**SKATE  
PARK**



**EVENTS  
AREA**



**MULTIPURPOSE  
COURT**





EMAR

EMAR







# 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. A distinct contemporary style that blends seamlessly with nature. A perfect fit for your individuality.

# EXPO GOLF VILLAS 5

## EMAAR SOUTH

- 1 VILLAS
- 2 GATED ENTRY
- 3 REC CENTER
- 4 POOL
- 5 KID'S POOL
- 6 PLAY AREA
- 7 MULTI-PURPOSE & GYM
- 8 RESTROOM
- 9 PARK
- 10 LINEAR PARK
- 11 SIKKA
- 12 MOSQUE
- 13 NURSERY

### KEY PLAN









## 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**



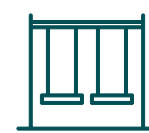
**COMMUNITY PARK**



**OUTDOOR COMMUNAL SPACES**



**OUTDOOR SWIMMING POOL**



**KIDS PLAY AREA**



**GYM**









EMAAR

# 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



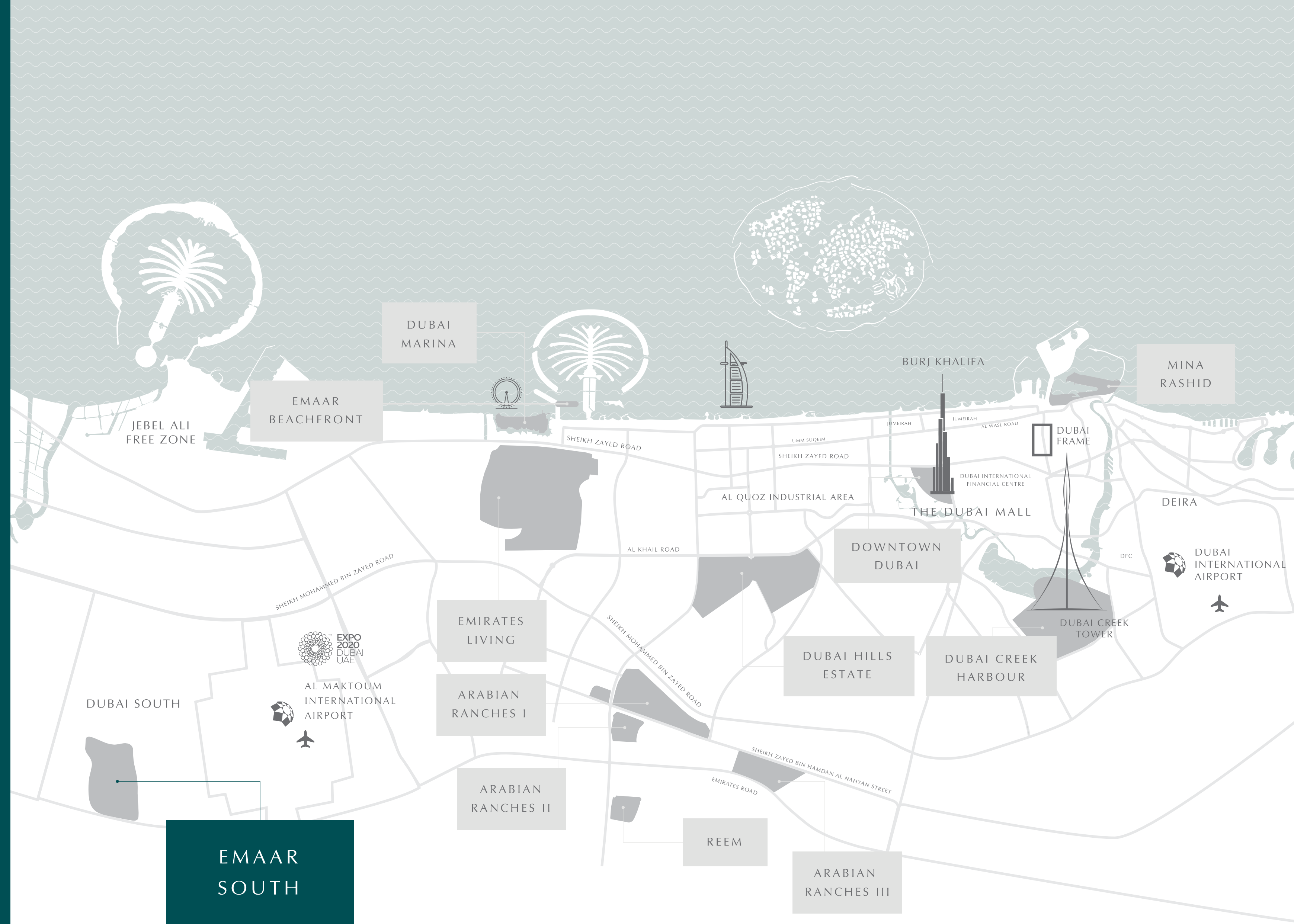
22,700

Residential Units



25

Neighbourhood  
Parks





WELCOME THE FUTURE

# EXPO 2020

More than a 100 million man-hours of construction have been accomplished and global nations have begun unveiling their plans for the grand EXPO 2020.

As the world gets ready to connect, collaborate and innovate, Dubai is all set to welcome 25 million visitors, and create 49,700 jobs per year between 2013-2031\*.

Truly the place to explore the future.

\*Source: Ernst & Young economic impact of Expo 2020 report

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 will greatly benefit 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%.



# WELCOMING OUR FIRST RESIDENTS IN 2019

The first residents of Emaar South are all set to move into their new homes in the Golf Views and Urbana I, II and III.

They will be welcomed by the district park and a community retail centre, both set to open in 2019.



**5,335**

Units



**4,562**

Estimated no. residents



# 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

YOY BRAND

VALUE

↑ **39%**

REVENUE

USD

**6.99BN**

FY 2018

YOY

REVENUE

↑ **37%**

NET PROFIT

USD

**1.96BN**

FY 2018

YOY NET

PROFIT

↑ **30%**

\*Brand Finance 2018 report'