



EXPO GOLF VILLAS 4

EMAAR SOUTH

3 AND 4 BEDROOM
PREMIUM VILLAS

GREENVIEW BY
EMAAR

LIMITED EDITION VILLAS ON THE DOORSTEP OF THE ICONIC EXPO

Following the overwhelming success of phases 1, 2, and 3,
we are excited to introduce a limited run of the fourth
phase of Dubai's most in-demand villas.

EXPO GOLF VILLAS 4

EMAAR SOUTH







EXPO GOLF VILLAS 4

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.



**WALKING DISTANCE
TO PARKS AND
RETAIL CENTRE**



**18-HOLE
CHAMPIONSHIP
GOLF COURSE**



**WALKING
DISTANCE TO
BOULEVARD**



**COMMUNITY
CENTRE
WITHIN REACH**



**CLOSE
PROXIMITY TO
SCHOOL**



**MINUTES AWAY
FROM
ROVE HOTEL**

EXPO GOLF VILLAS 4

EMAAR SOUTH

- 1 LINEAR PARK
- 2 TOWNHOUSES
- 3 SIKKA
- 4 PLAY AREA
- 5 POOL
- 6 KIDS POOL
- 7 RESTROOM

- 8 MULTI-PURPOSE & GYM
- 9 RECREATION CENTRE
- 10 PARK
- 11 GATED ENTRY
- 12 UTILITIES
- 13 PUBLIC AMENITIES

KEY PLAN





WELCOME THE FUTURE

EXPO 2020

The widely-anticipated Expo 2020 is expected to welcome 25 million visitors in Dubai.

According to the latest Earnest & Young report, Expo 2020 is expected to add 53,800 jobs per year from 2021 to 2031 accross events organizations, retail, hospitality, and business services sector.

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 benefits 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%.

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:



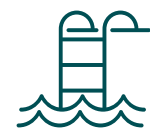
**COMMUNITY
CENTRE**



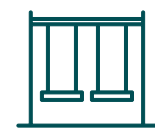
GYM



**COMMUNITY
PARK**



**OUTDOOR
SWIMMING POOL**



**KIDS
PLAY AREA**



**PARKS &
MANICURED LAWNS**





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. Where you're always in tune with nature and distinct contemporary style. A perfect fit for your individuality.







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



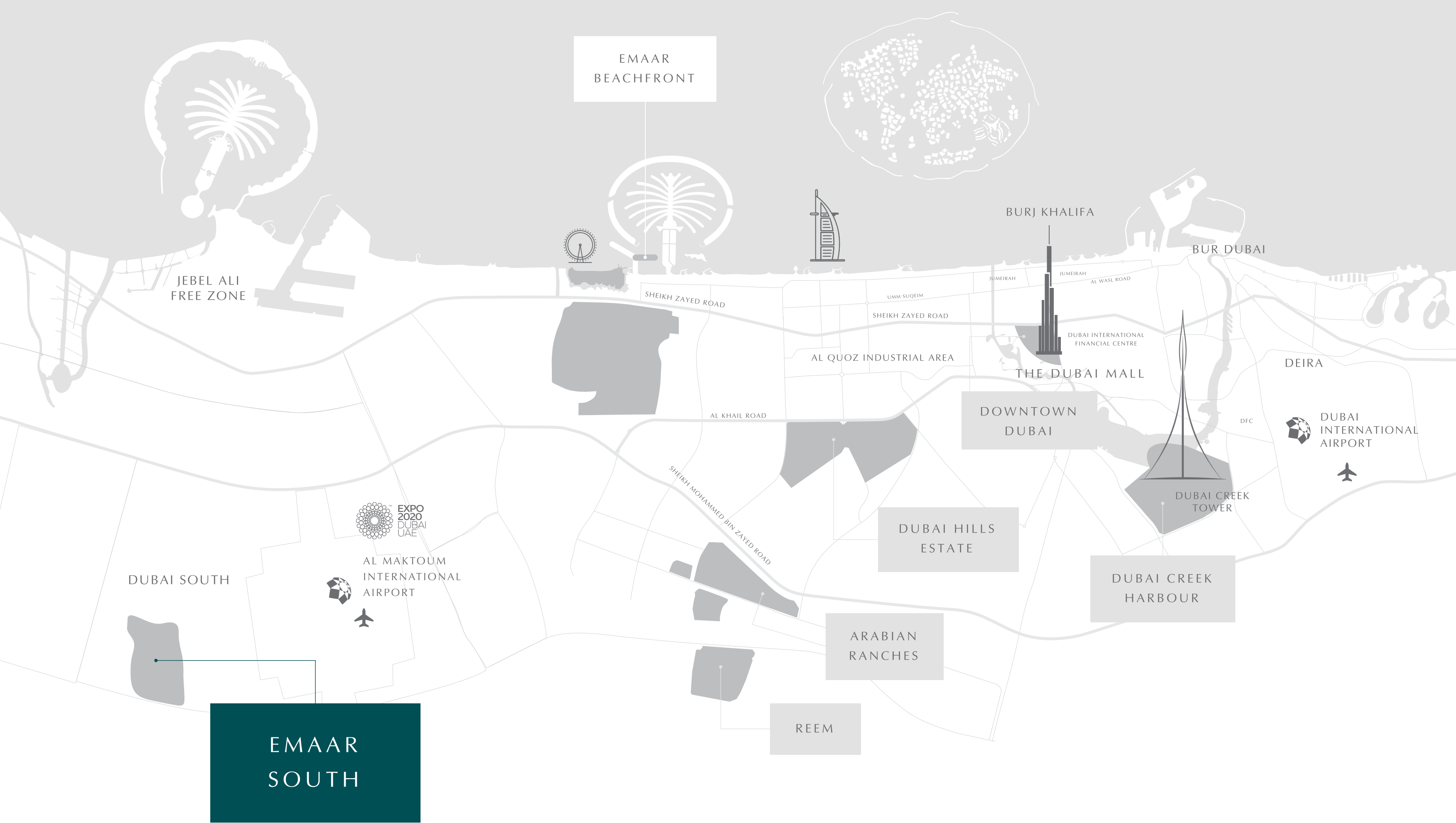
22,700

Residential Units



25

Neighbourhood
Parks





EMAAR SOUTH

WELCOMING OUR FIRST RESIDENTS IN 2019

Emaar is renowned for its fast-paced delivery without ever compromising on build quality. The first residents of Emaar South are already expected to move in 2019 at Urbana.



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

REVENUE

USD

6.99BN

FY 2018

NET PROFIT

USD

1.96BN

FY 2018

LAND BANK

167MN

SQM

TOTAL UNITS
DELIVERED FY 2017

45,900+

RESIDENTIAL UNITS
DELIVERED SINCE 2002

UNITS UNDER
CONSTRUCTION

43,000+

FY 2017

*Brand Finance 2018 report

For more information on EXPO GOLF VILLAS PHASE IV at EMAAR SOUTH,
please call 800 36227 (UAE) / +971 4 366 1688 (international)
or talk to our Property Advisor directly at +971 4888 8844 from 9AM to 7PM (GSP), Sunday to Thursday.

Visit our online sales centre at emaar.com or any of our Sales Centres across the UAE.

DUBAI

Emaar Sales Centre | Downtown Dubai
Dubai Hills Estate Sales Pavilion | Umm Suqeim Road
Dubai Creek Harbour Sales Pavilion | Ras Al Khor
Emaar South Sales Centre | DWC Peripheral Road

ABU DHABI

Emaar Sales Centre | Al Nahda Tower, Ground Floor, 4th Street, Corniche, Al Muroor Road

9:30 a.m. to 7 p.m. Saturday - Thursday
Friday from 2:00 p.m. to 7:00 p.m. (all locations except the Abu Dhabi Sales Centre)

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