

THE COMMUNITY

Be part of Dubai's future in a new community that supports your visions! Emaar South is perfectly positioned alongside Expo City Dubai, the future vision of the Expo 2020 Dubai site, offering easy access to Al Maktoum International Airport and a host of Dubai's most popular attractions and business hubs.

WHY FAIRWAY VILLAS 3?

- ◆ An exquisite collection of spacious villas and semi-detached villas overlooking an 18-hole championship golf course.
- ◆ Nestled in nature, yet connected to an inspired array of world-class amenities.
- ◆ Surrounded by flourishing greenery, modern amenities and an abundance of natural beauty.
- ◆ The ideal setting, offering the perfect balance between family time and tee times.
- ◆ At the focal point of active, family-oriented living in Emaar South.
- ◆ Defined by simplicity, each residence boasts a modern design, exquisite finishes and spacious interiors.



LOCATION & VIEWS

- ◆ Beautifully positioned alongside an 18-hole championship golf course.
- ◆ 7-min drive from Al Maktoum Airport; 10-min drive from Expo City Dubai; 20-min drive from Dubai Marina; 30-min drive from Downtown Dubai
- ◆ Gorgeous golf course views and direct access.
- ◆ Directly overlooking meticulously manicured fairways and greens, steps away from lush parks, jogging paths, & a wide variety of recreational facilities
- ◆ Easy access to Dubai's most popular attractions via the adjacent boulevard and major highway.

Payment Plan	Payment Percentage	Date
Down Payment	10%	Mar 2024
1st Instalment	10%	May 2024
2nd Instalment	10%	Oct 2024
3rd Instalment	10%	Mar 2025
4th Instalment	10%	Sep 2025
5th Instalment <small>20% Construction Completion</small>	10%	Mar 2026
6th Instalment <small>40% Construction Completion</small>	10%	Aug 2026
7th Instalment <small>60% Construction Completion</small>	10%	Jan 2027
8th Instalment <small>80% Construction Completion</small>	10%	Jun 2027
9th Instalment <small>100% Construction Completion</small>	10%	Jan 2028

Villas	Min. Plot Area (Sq. ft.)	Max. Plot Area (Sq. ft.)	Starting Price (in AED Mn)
4-Bedroom	3,615	4,107	4.39
5-Bedroom	5,393	5,627	6.44

FACTS

- ◆ 72 units
- ◆ 4-bedroom, semi-detached villas
- ◆ 5-bedroom standalone villas
- ◆ Views of Golf Course and Linear Park
- ◆ Terrace



RESIDENTIAL UNITS

- ◆ Elegant 4-bedroom semi-detached villas and expansive luxury of the 5-bedroom standalone villas available in two façade-colours.
- ◆ An effortless blend of luxurious comfort, plenteous space, and architectural sophistication
- ◆ Elegant and intuitive design.
- ◆ Floor-to-ceiling windows, providing generous views of the pristine golf course outside, and pristine golf course outside.

SERVICES & AMENITIES



- ◆ 18-Hole Golf Course
- ◆ Kids Play Area
- ◆ Community Centre
- ◆ Multi-purpose room
- ◆ Linear Park
- ◆ Fully Equipped Gym
- ◆ Adult & Kids' Swimming Pools
- ◆ Jogging Path

THE DEVELOPER

EMAAR'S REVENUE FOR 2023 – AED 26.7 billion (US\$ 7.3 billion)

With a proven track-record in delivery, Emaar has delivered approximately 108,000 residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.