

EXPO GOLF VILLAS 6

EMAAR SOUTH

GREENVIEW 3 BY

EMAAR

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A GLOBAL LIFESTYLE DEVELOPER

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world*.

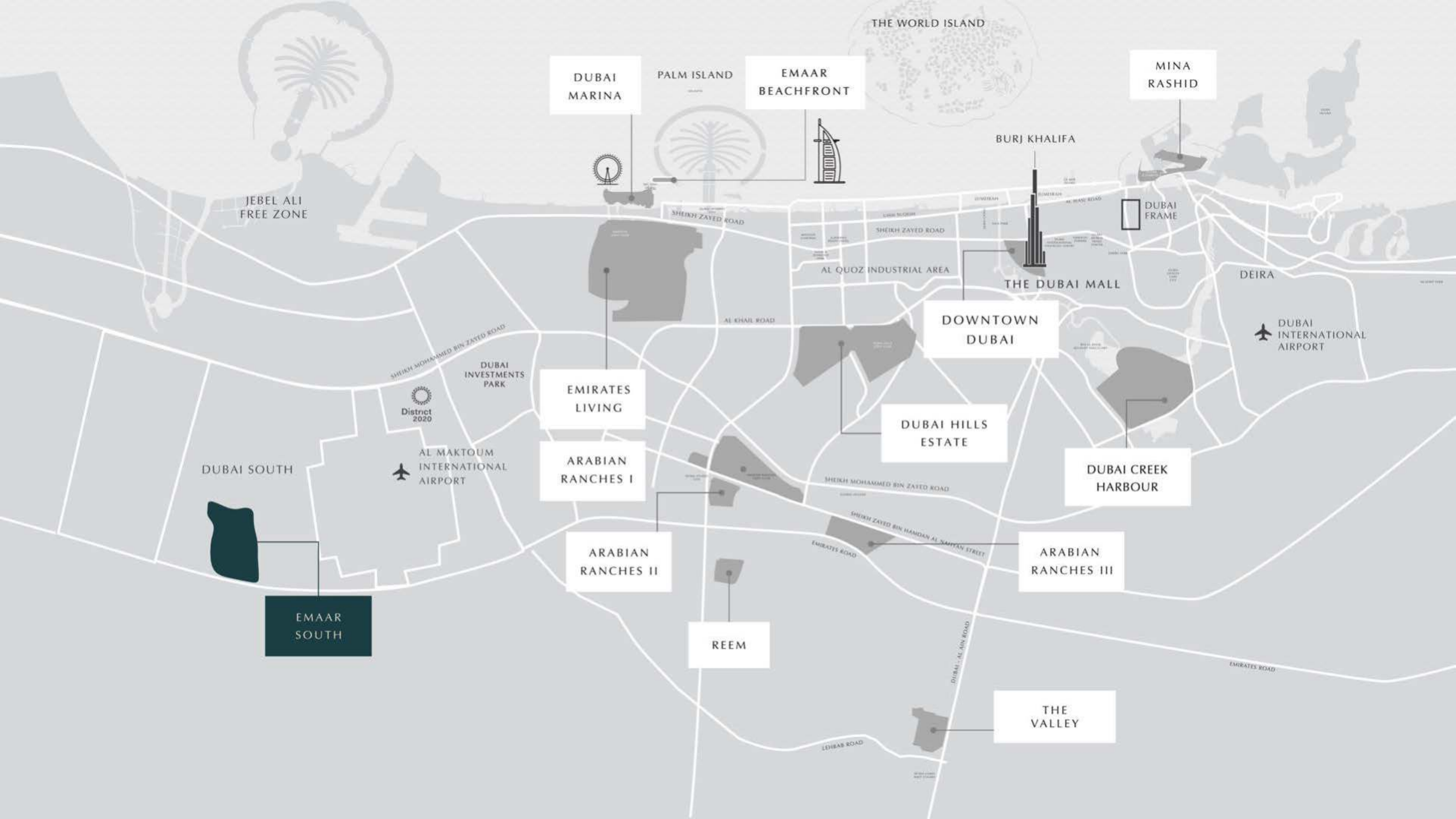
Market Cap as of 31 December 2021 **40BN AED**

Revenue **28.27BN AED**

Net Profit **3.8BN AED**

Residential Units Delivered **81,600+**

Residential Units Currently Under Development **35,200+**



DUBAI MARINA

PALM ISLAND

EMAAR BEACHFRONT

THE WORLD ISLAND

MINA RASHID

JEBEL ALI FREE ZONE

BURJ KHALIFA

DUBAI FRAME

SHEIKH ZAYED ROAD

AL QUOZ INDUSTRIAL AREA

THE DUBAI MALL

DEIRA

DUBAI INTERNATIONAL AIRPORT

DOWNTOWN DUBAI

SHEIKH MOHAMMED BIN ZAYED ROAD

DUBAI INVESTMENTS PARK

EMIRATES LIVING

DUBAI HILLS ESTATE

DUBAI CREEK HARBOUR

DUBAI SOUTH

AL MAKTOUM INTERNATIONAL AIRPORT

ARABIAN RANCHES I

SHEIKH MOHAMMED BIN ZAYED ROAD

EMAAR SOUTH

ARABIAN RANCHES II

SHEIKH ZAYED BIN HAN DAN AL SAHYAN STREET

ARABIAN RANCHES III

REEM

THE VALLEY

EMIRATES ROAD

DUBAI - AL AIN ROAD

LEHIBAS ROAD

EMIRATES ROAD

AN IDEAL LOCATION

7 MINUTES'

drive to Al Maktoum International Airport



10 MINUTES'

drive to Expo 2020 Dubai site



20 MINUTES'

drive to Dubai Marina



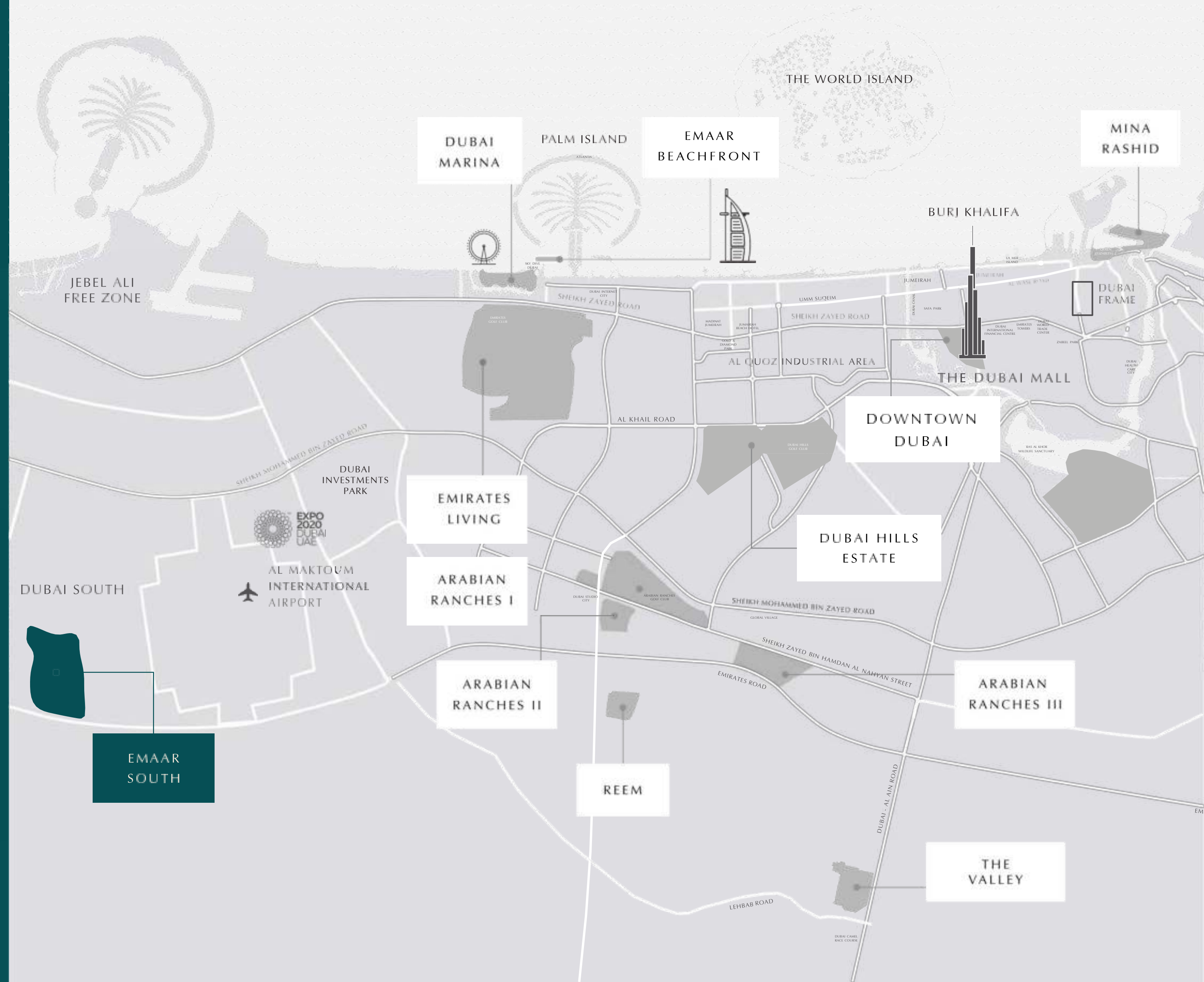
30 MINUTES'

drive to Downtown Dubai



50 MINUTES'

drive to Abu Dhabi



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EMAAR SOUTH

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EMAAR SOUTH MASTERPLAN









- 1 Hotel
- 2 Golf Course
- 3 Golf Clubhouse
- 4 Retail
- 5 Clinic
- 6 Mosque
- 7 Nursery
- 8 K-12 School
- 9 Community Park
- 10 District Park



LOCAL COMMUNITY WITH A GLOBAL GATEWAY

Emaar South offers easy access to the Expo 2020 Dubai site, Al Maktoum International Airport and Dubai's most popular attractions and business hubs, via the adjacent boulevard and a major highway.

- 18-Hole Championship Golf Course 
- Community Centre 
- Retail Centre 
- Outstanding Schools 
- Community Park 
- Dining Destinations 



GOLF COURSE

Pristine Fairways



Immaculately Manicured Greens



Clubhouse



World-class Facilities



Dining Experiences





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 capital appreciation.

An aerial architectural rendering of a modern golf course. The course features vibrant green fairways, sand traps, and numerous palm trees. In the foreground, a large, modern clubhouse with a flat roof and a prominent vertical wooden slat facade is visible. The clubhouse has a covered outdoor seating area with people. To the right, a residential development with multi-story buildings and a walkway with palm trees is shown. The background features a dense city skyline with various high-rise buildings under a bright blue sky with scattered white clouds. The overall scene is a lush, integrated urban and recreational landscape.

GOLF COURSE

An aerial photograph of a lush green golf course. The course is divided into several sections by winding paths and clusters of trees, including many palm trees. In the background, a dense urban skyline with various high-rise buildings is visible under a bright blue sky with scattered white clouds. The overall scene is vibrant and well-maintained.

GOLF COURSE

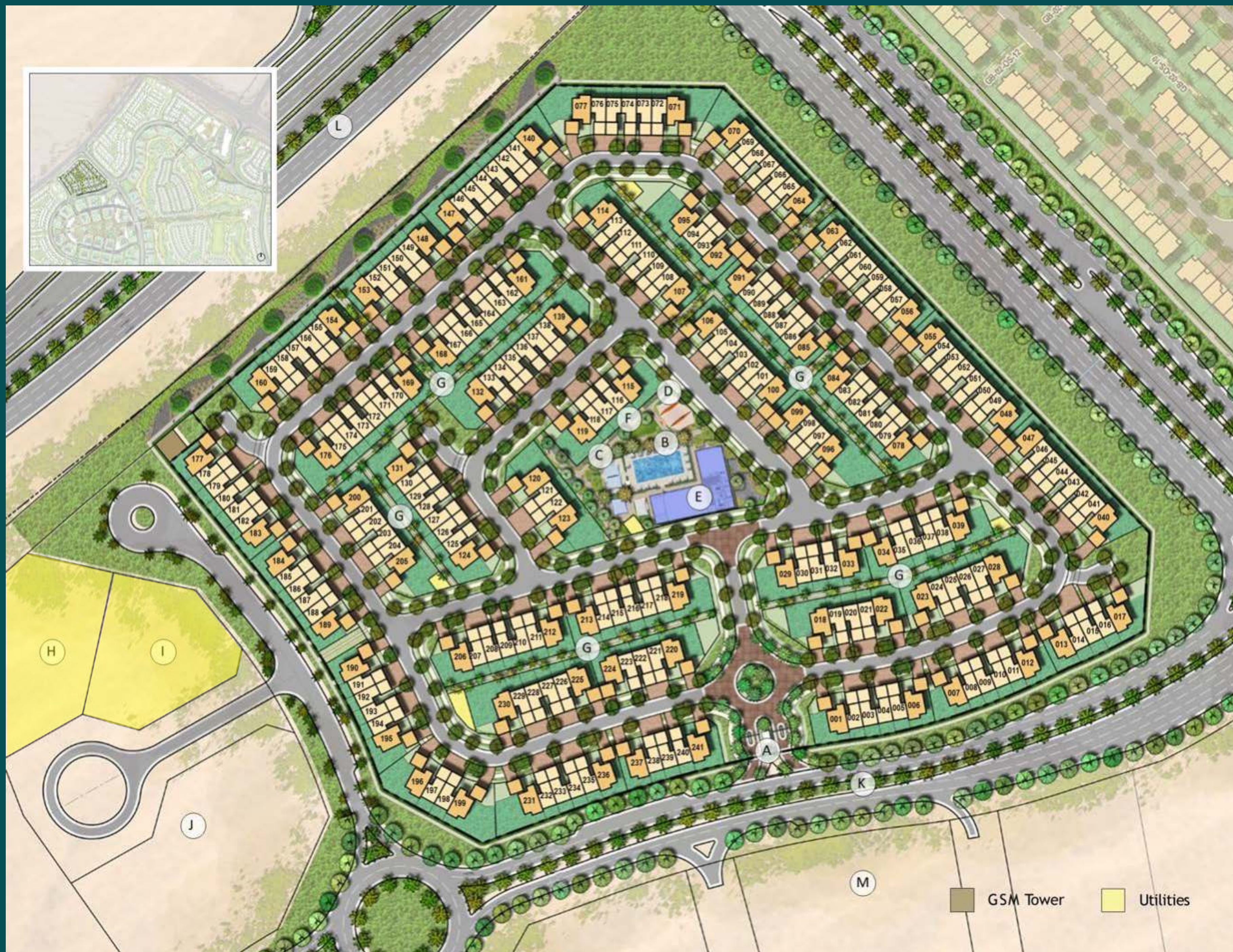
GOLF COURSE



A PERFECTLY POSITIONED COMMUNITY

- A Gatehouse
- B Pool
- C Kid's Pool
- D Play Area
- E Clubhouse
- F Park
- G Sikka
- H Clinic
- I Nursery
- J Mosque
- K Boulevard
- L Local External Road
- M Future Residential Apartments

- 3 Bedroom Unit
- 4 Bedroom Unit



GSM Tower

Utilities

AT THE HEART OF A VIBRANT COMMUNITY

Retail Centre



Golf Course



Community Park



School



Clinic





DISTRICT PARK

This sustainably designed community park offers beautifully landscaped spaces for various recreational activities.

Kids' Play Areas



Retail Plaza & Kiosks



Skate Park & Multi-Purpose Court



Events Area





**EXCEPTIONAL AMENITIES AND
NATURAL BEAUTY IN HARMONY**

KIDS' PLAY AREAS

At the District Park

Enjoy fun, games and quality time with your little ones.

Ideal for children of all ages



Multi-purpose Activity Areas



Exceptional facilities



STYLE & SOPHISTICATION IN UNISON





MODERN DESIGN

Come home to your exquisitely modern villa. Defined by the simplicity of form and clean architectural lines – each three and four-bedroom villa offers the perfect blend of elegance and sophistication.

A CREATIVE FLOURISH

Each villa's distinct modern style blends seamlessly with nature, making it the perfect fit for your individuality.









ENTRANCE

عمر الجنوب
EMAAR SOUTH

EMAAR

40

LANDSCAPING



EMAAR
SOUTH

EMAAR



RETAIL





AMENITIES



MULTI-PURPOSE COURT



SKATE PARK

SKATE PARK



CLUB HOUSE



CLUB HOUSE



GYM



KIDS AREA





READY COMMUNITY

READY COMMUNITY



A wide-angle photograph of a modern residential community. The scene features a row of two-story townhouses with light beige facades and dark window frames. In the foreground, there are several covered walkways with dark brown metal frames and corrugated metal roofs. A paved road with a white curb runs through the middle ground. The sky is clear and blue with a few wispy clouds. The overall atmosphere is bright and clean.

READY COMMUNITY

A wide-angle photograph of a modern residential development. In the foreground, a paved walkway leads to a covered structure made of vertical metal slats. To the right, a road curves with a white arrow pointing right and a pedestrian crossing sign. The middle ground features a row of contemporary houses with light-colored facades and yellow accents. Tall, slender streetlights are spaced along the road. The background shows more houses under a clear blue sky.

READY COMMUNITY

A wide-angle photograph of a modern residential development. In the foreground, a wide, paved walkway made of light-colored rectangular pavers leads towards a row of houses. The houses are multi-story, featuring a mix of light beige and yellowish-gold exterior walls. Each house has a covered entrance area supported by dark, vertical metal columns. Landscaping includes various green plants, shrubs, and small trees planted in designated areas. To the right, a road with a street sign is visible. The sky is clear and blue. A semi-transparent grey banner is overlaid across the middle of the image, containing the text 'READY COMMUNITY' in white, bold, uppercase letters.

READY COMMUNITY

33

G01-G02
101-102

An aerial photograph of a modern residential community. The foreground features a large, well-maintained green golf course. Behind it is a row of contemporary, multi-story houses with white and grey facades, large windows, and balconies. The houses are arranged in a grid-like pattern. In the background, a vast, flat landscape extends to the horizon under a clear sky. The text "READY COMMUNITY" is overlaid in the center of the image.

READY COMMUNITY

DUBAI SOUTH

35% OF DUBAI'S GDP BY 2030

145
SQ. KM

450,000 JOBS

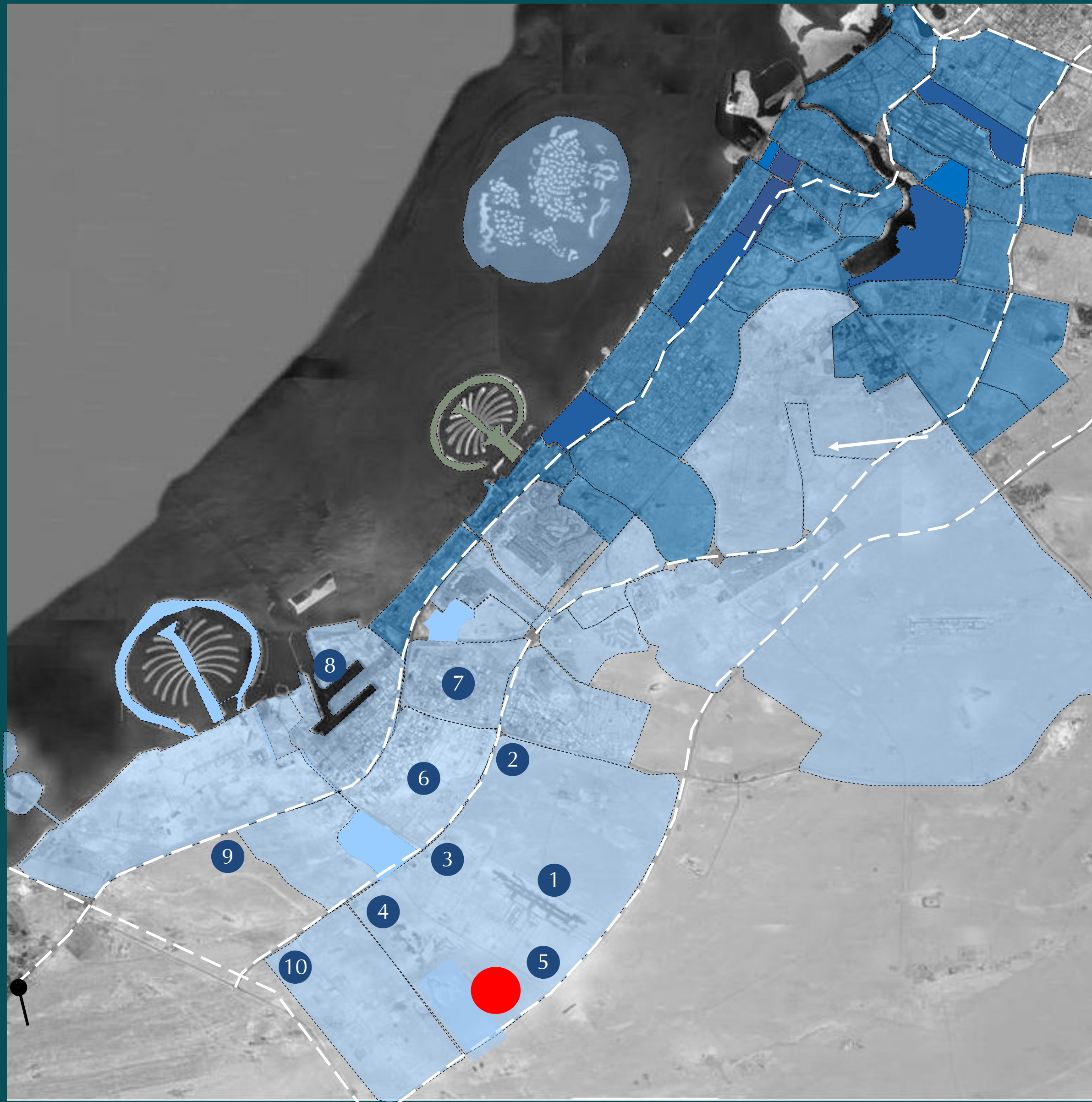
1 MILLION
RESIDENTS

DISTRICT 2020

AL MAKTOUM

LOGISTICS





OVERVIEW

KEY DEMAND GENERATORS AROUND THE SITE



AL MAKTOUM AIRPORT



DISTRICT 2020



JEBEL ALI PORT



DUBAI PARKS & RESORTS



OTHERS

- 1 AL MAKTOUM INTERNATIONAL AIRPORT
- 2 DISTRICT 2020
- 3 LOGISTICS CITY
- 4 COMMERCIAL CITY
- 5 AVIATION CITY
- 6 JEBEL ALI FREEZONE SOUTH
- 7 JEBEL ALI INDUSTRIAL AREA
- 8 JEBEL ALI PORT & FREEZONE
- 9 DUBAI PARKS & RESORTS
- 10 DUBAI INDUSTRIAL CITY

DISTRICT 2020

Live minutes away from District 2020, the future vision of Expo 2020 Dubai – a sustainable and human-centric future city within a city.

Combining a global innovation ecosystem and an integrated community lifestyle, District 2020 is home to innovative start-ups, young professionals and families who value an active and balanced lifestyle.





The UAE's First 15-Minute City

From April 2022, the Expo 2020 Dubai site will transform into District 2020, the UAE's first 15-minute city, where essential social functions and amenities for living and working are located within a travel distance of 15 minutes.

Three Major Highways



Direct link to Dubai Metro



Dedicated Autonomous Vehicle Route



10-km Cycling Track & 5-km Jogging Track








Pedestrian Pathways



AL MAKTOUM INTERNATIONAL AIRPORT

Al Maktoum International Airport is a global hub in the making. Located a mere 8 hours' flight time away 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 
- Clubhouse 
- Cargo capacity of 16m tons per year 
- Air-Sea connectivity achievable in 4 hours 



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The Community

A local community with a global gateway, Emaar South offers easy access to District 2020, Al Maktoum International Airport and Dubai's most popular attractions and business hubs, via the adjacent boulevard and a major highway.

Why Expo Golf Villas 6?

- ◆ Following five sold-out phases, Expo Golf Villas 6 is the sixth phase of Dubai's most in-demand villas
- ◆ A wide range of world-class amenities
- ◆ Footsteps from an 18-hole Championship Golf Course
- ◆ Elegant three and four-bedroom luxury villas
- ◆ Nestled among beautifully landscaped greens and situated alongside an expansive District Park and driving range
- ◆ Generous private balconies connect you to nature

Apartments	Area Sq. ft.	Starting Price (in AED mn)
<i>No. of Bedrooms</i>	<i>Average Area</i>	<i>From</i>
3-Bedroom	2,052	1.47
4-Bedroom	2,401	1.79

Facts

- ◆ 241 units: 3 and 4-bedroom villas
- ◆ Private balconies
- ◆ School, Clinic, and Nursery nearby

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Location & Views

- ◆ Beautiful views of inviting shared spaces, lush parks and pristine green lawns
- ◆ Located at the heart of a vibrant community
- ◆ 7 mins' drive to Al Maktoum Int' Airport; 20 mins' drive to Dubai Marina; 30 mins' drive to
- ◆ 10 mins from District 2020, the future vision of the Expo 2020 Dubai site



Residential Units

- ◆ Three and four-bedroom luxury villas
- ◆ Floor-to-ceiling windows to amplify the beautiful views
- ◆ Generous private balconies bring you even closer to nature
- ◆ Stunning interiors perfectly blend simplicity of form and clean architectural lines