



PREMIER ESTATES

# EXPO GOLF VILLAS

PHASE II

3 AND 4 BEDROOM  
PREMIUM VILLAS

PARKSIDE 2 BY

EMAAR



# BACK BY POPULAR DEMAND

Following the overwhelming sales response to Expo Golf Villas, Emaar brings you Phase II of Dubai's premier Expo 2020 community. Choose between 3 and 4 bedroom premium villas.



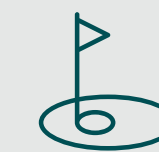
## EXPO GOLF VILLAS 2

# IDEAL LOCATION

Situated alongside the Main Boulevard, Expo Golf Villas 2 are positioned away from the bustle of the city yet moments from the city's leading hubs.



**10 MINUTES  
FROM  
EXPO 2020**



**NEARBY 18-HOLE  
CHAMPIONSHIP  
GOLF COURSE**



**7 MINUTES FROM  
AL MAKTOUM  
INT'L AIRPORT**





**10 MINUTES  
FROM  
EXPO 2020**

CREATING THE FUTURE

# EXPO 2020

The much-anticipated Expo 2020 will welcome 25 million visitors in Dubai. Bringing the world together in pursuit of excellence, this festival of human ingenuity will cement Dubai's position as a leading global hub and investment destination.





**UAE  
PAVILION**







**AL WASL  
PLAZA**





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.



**WILL ACCOMMODATE 260M  
PASSENGERS ANNUALLY**



**EXECUTIVE  
JET TERMINAL**



**CARGO CAPACITY OF 16M  
TONNES PER ANNUM**



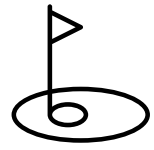
**AIR-SEA CONNECTIVITY  
ACHIEVABLE IN 4 HOURS**



**7 MINUTES TO  
AL MAKTOUM  
INT'L AIRPORT**







**18-HOLE  
CHAMPIONSHIP  
GOLF COURSE**

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%.









## MODERN VILLA LIVING

At a generous 110 to 140 sqm in size, every villa is finished in a muted neutral palette to match your choice of furniture. What's more, every room is bright and airy. Perfect for creating those special family moments.













# ABOUT THE COMMUNITY

The presence of the neighbourhood parks and abundance of shared amenities foster a strong sense of community. Here you can enjoy the best of both worlds, proximity to landmarks and the perks of a tight-knit community.

## HOMEOWNERS BENEFIT FROM:



**COMMUNITY  
CENTRE**



**GYM**



**COMMUNITY  
PARK**



**OUTDOOR  
SWIMMING POOL**



**KIDS  
PLAY AREA**

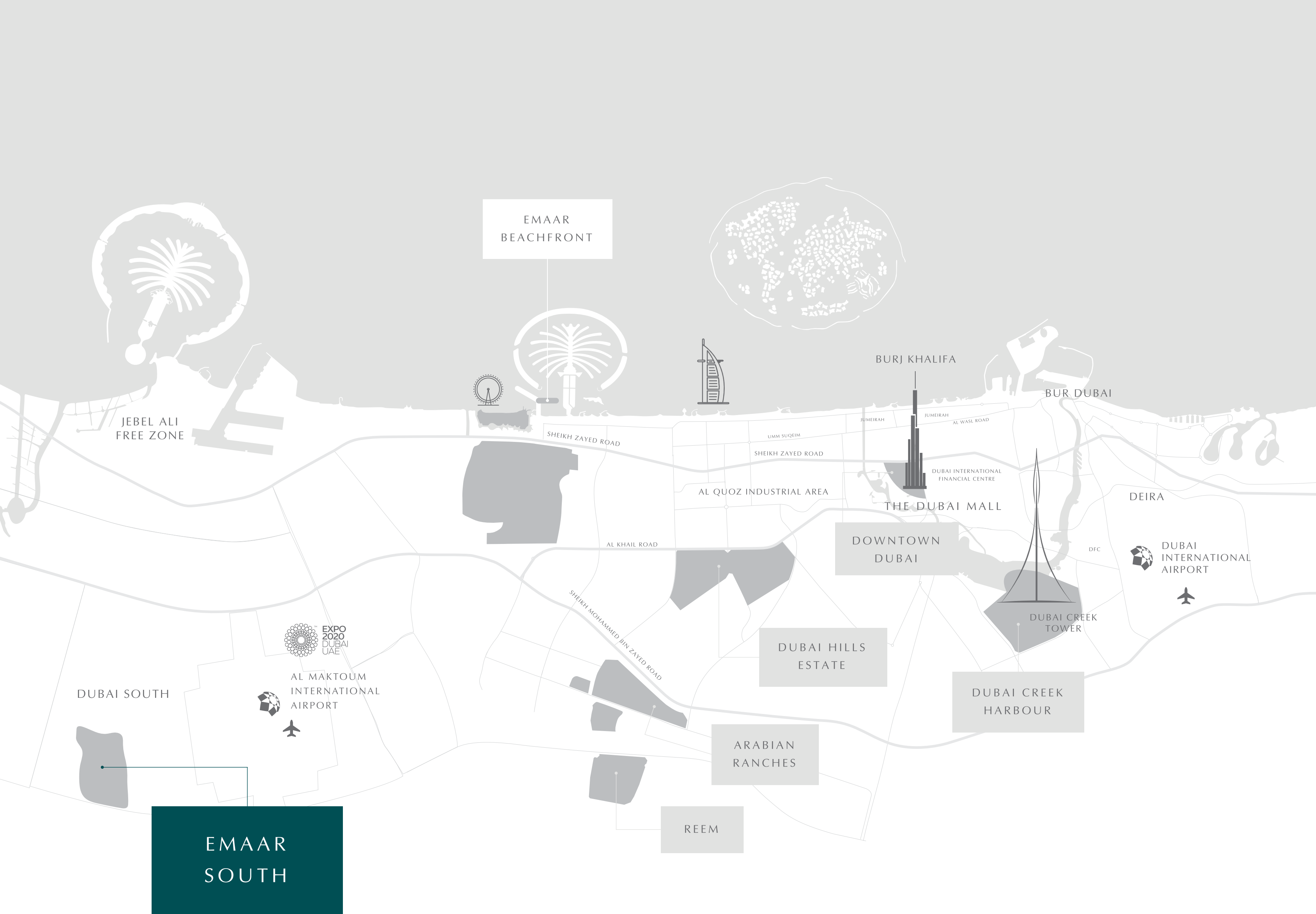


**PARKS &  
MANICURED LAWNS**









# EMAAR SOUTH



**22,700**

Residential Units



**15,360**

Apartment Units



**50**

Minutes for  
Abu Dhabi



**25**

Neighbourhood  
Parks



**30**

Minutes from  
Jebel Ali Port



**53,000**

Square Metres of  
Retail and F&B Space





# THE STRENGTH OF EMAAR

Established in 1997, we are the pioneering developer of integrated, master-planned communities in the UAE and 12 countries around the world.

MARKET CAP

USD

**12.47Bn**

FY 2017

REVENUE

USD

**5.12Bn**

FY 2017

NET PROFIT

USD

**1.55Bn**

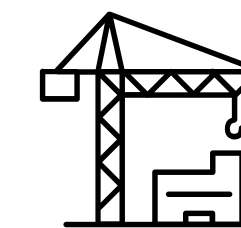
FY 2017



**45,900+**

RESIDENTIAL UNITS

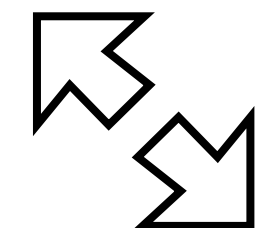
DELIVERED



**43,000+**

UNITS UNDER

CONSTRUCTION



**167 MN**

SQUARE METRES OF

LAND BANK





# 5.5 YEAR PAYMENT PLAN

STARTING FROM

**AED 999,888**

FOR A 3 BEDROOM VILLA

**5%**

DOWN  
PAYMENT

**5%**

WITHIN 30 DAYS  
OF BOOKING

EQUAL MONTHLY INSTALMENTS

**1.25%**

FOR  
60 MONTHS

**15%**

FINAL INSTALMENT  
MAY 2024

ESTIMATED CONSTRUCTION  
COMPLETION DATE APRIL 30, 2022





PREMIER ESTATES

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PARKSIDE 2 BY

**EMAAR**