



# EXPO GOLF VILLAS

PHASE III

3 AND 4 BEDROOM  
PREMIUM VILLAS

PARKSIDE 3 BY  
**EMAAR**

## PHASE I

LAUNCHED IN OCTOBER 2018  
SOLD OUT IN 2 MONTHS

## PHASE II

LAUNCHED IN JANUARY 2019  
SOLD OUT IN 2 WEEKS

## INTRODUCING PHASE III

ONLY LIMITED NUMBER OF UNITS AVAILABLE  
TAKE ADVANTAGE NOW

# EXPO GOLF VILLAS

YOUR HOME IN DUBAI -  
AT THE CROSSROADS OF THE WORLD



**25 MILLION**  
EXPECTED VISITORS  
TO EXPO 2020



**220 MILLION**  
PASSENGERS AT THE NEARBY  
AL MAKTOUM INT'L AIRPORT



**500,000**  
EMPLOYEES IN DUBAI SOUTH



**5 MILLION**  
RESIDENTS IN DUBAI BY 2027

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### **1. LIVE CLOSE TO EXPO 2020**

Come home to your 3 or 4 bedroom villa just 10 minutes away from the largest World Expo in history. Be part of a global landmark festival that welcomes 190 nations.

### **2. SUPERB CONNECTIVITY & AMENITIES**

Expo Golf Villas is located nearby Dubai's leading hubs with the finest family-focused amenities.

### **3. COMPETITIVE PAYMENT PLAN**

Get closer to your dream home with a 1.25 % monthly instalment plan.



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.



**10 MINUTES  
FROM  
EXPO 2020**



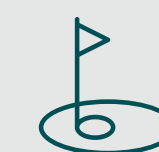
## EXPO GOLF VILLAS III

# SUPERB CONNECTIVITY

Nestled alongside the Main Boulevard of Emaar South, Expo Golf Villas is moments away from Al Maktoum International Airport, Jebel Ali Port and various business districts in Dubai South.



**10 MINUTES  
FROM  
EXPO 2020**



**18-HOLE  
CHAMPIONSHIP  
GOLF COURSE**



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

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**



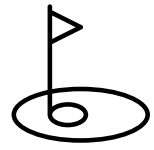
**AIR-SEA CONNECTIVITY  
ACHIEVABLE IN 4 HOURS**



**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%.

## 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**



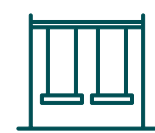
**GYM**



**COMMUNITY PARK**



**OUTDOOR SWIMMING POOL**



**KIDS PLAY AREA**



**PARKS & MANICURED LAWNS**





## MODERN VILLA LIVING

At a 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.



# EMAAR SOUTH



**22,700**

Residential Units



**15,360**

Apartment Units



**50**

Minutes from  
Abu Dhabi



**25**

Neighbourhood  
Parks



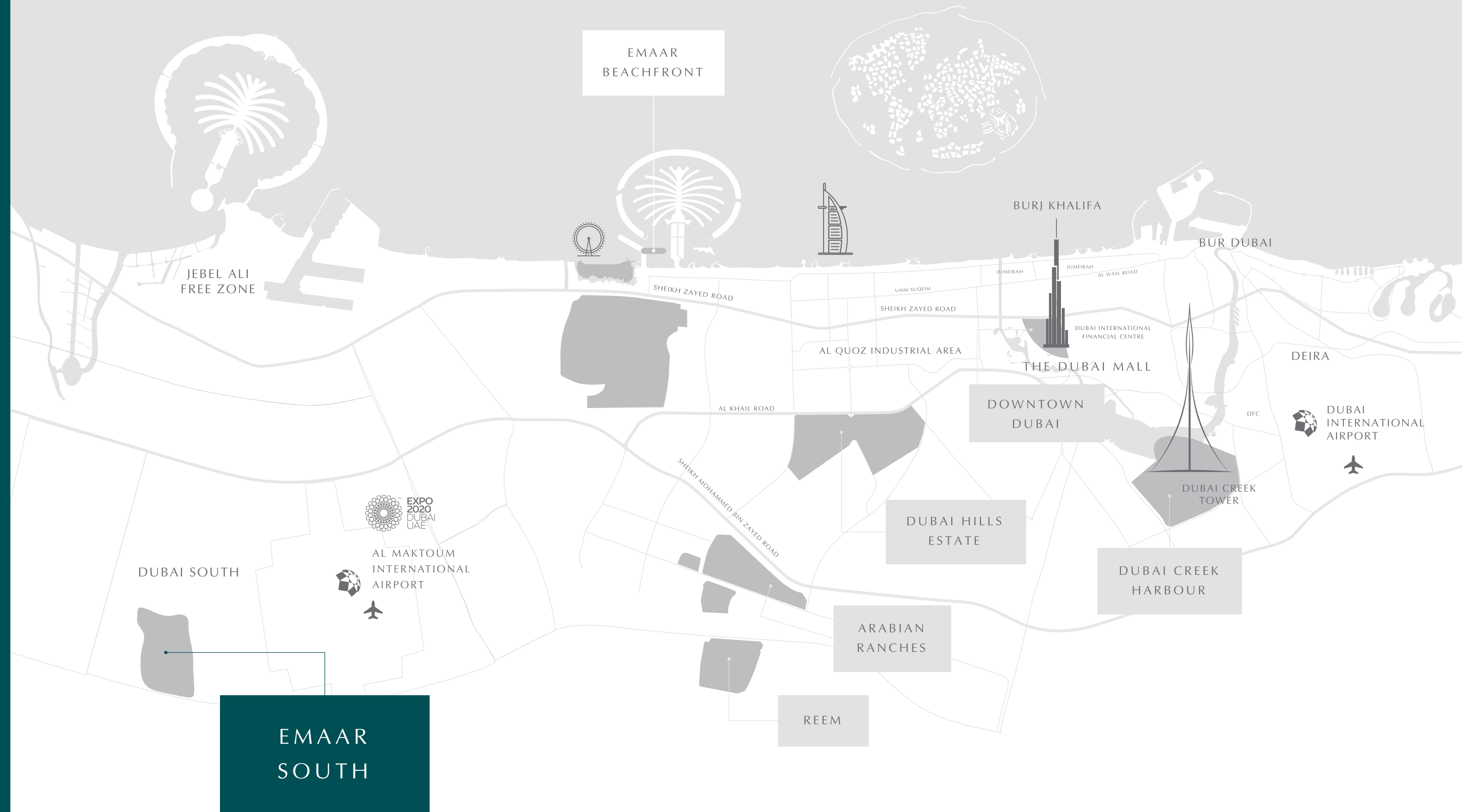
**30**

Minutes from  
Jebel Ali Port



**53,000**

Square Metres of  
Retail and F&B Space





URBANA

## WELCOMING 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 early 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.

MARKET CAP  
USD  
**12.47BN**  
FY 2018

REVENUE  
USD  
**5.12BN**  
FY 2017

NET PROFIT  
USD  
**1.55BN**  
FY 2017

LAND BANK  
**167M**  
SQUARE METRES

TOTAL UNITS  
DELIVERED FY 2017  
**45,900+**  
RESIDENTIAL UNITS  
DELIVERED SINCE 2002

UNITS UNDER  
CONSTRUCTION  
**43,000+**  
FY 2017



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