

SAFFRON  
AT  
EMAAR SOUTH

EMAAR



# ABOUT EMAAR

We are Emaar, an award-winning developer with an enviable portfolio of large-scale urban design projects. The communities we've master-planned and delivered provide residents with a true sense of belonging in premium-quality homes set around picturesque settings. As Emaar, our job is to elevate your lifestyle to exceptional heights. As the owner of one of our properties, your job is to live life to the full.

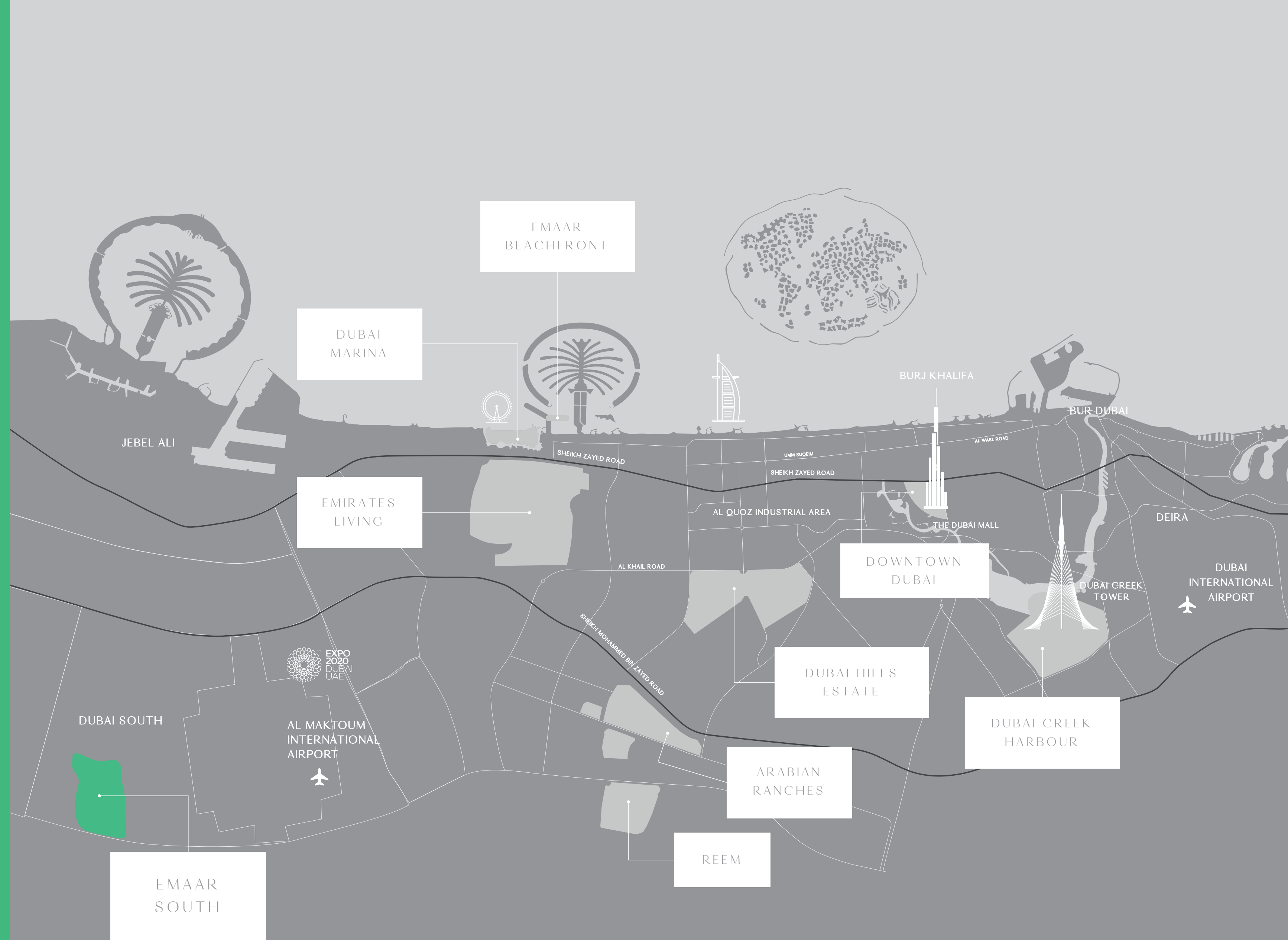




# DUBAI SOUTH

## THE NEW HEART OF DUBAI & THE HOME OF EMAAR SOUTH

Our newest family-oriented community is Emaar South, located in Dubai's emerging economic destination, Dubai South. This 145 sq km self-sufficient city is designed to create 500,000 jobs and sustain a population of near one million residents. Dubai South will encompass a world-class shopping mall, Dubai South Mall, the world's future biggest airport, the Al Maktoum International Airport, and the red metro line.





# EMAAR SOUTH

## HELLO, NEW BEGINNINGS

With Emaar South, we've gathered our best minds together to bring you a community of stylish townhouses, apartments and tiered townhomes encircling an 18-hole Championship golf course. Despite building you a peaceful golf community that encompasses a string of neighbourhood and district parks, we've made sure you're privileged to have key roads and landmarks in remarkable proximity. These include the Al Maktoum International Airport Road, hotels, retail centres, as well as proximity to the region's landmark event, Expo 2020.







22,700  
Residential Units



15,360  
Apartment Units



25  
Neighbourhood parks



18-HOLE  
Golf Course



53,000 SQM  
Retail and FB



48 HECTARES  
Open Spaces

**LEGEND:**

- 1- TOWNHOMES
- 2- GATED ENTRY
- 3- REC CENTER
- 4- POOL
- 5- KIDS PLAY AREA
- 6- LINEAR PARK
- 7- SIKKA



SAFFRON

AL MAKTUUM  
INTERNATIONAL  
AIRPORT







## SUBURBAN CHARM IN LUSH GREEN SURROUNDINGS

Saffron was born out of experience and our belief that there is an ever-increasing need for family-friendly communities that prize nature, space and the outdoors. Set amongst the many parks and green space at Emaar South, we bring you an elegant collection of garden townhouses within arm's reach of nature.


SAFFRON



SAFFRON IS A PLACE WHERE SUNLIGHT, PALM TREES AND LANDSCAPING  
COMBINE TO CREATE A NEIGHBOURHOOD OF CALM AND COMFORT.





A modern townhouse at night, illuminated from within. The building features a mix of grey stone and light-colored panels. Large windows and a glass door reveal a warm interior with a chandelier, a table, and a chair. In the foreground, a man in a black shirt and shorts stands on a grassy lawn next to a yellow tent. A young girl in a pink dress is walking towards the tent. In the background, a woman carrying a baby and another child are visible near the entrance. The garden is landscaped with various plants, including purple flowers and red flowers. The sky is dark with some stars visible.

## A FAMILY-ORIENTED SANCTUARY

Live in a calm, family-friendly environment that seamlessly blends park-side living with suburban charm. Select between 3 and 4 bedroom townhouses, each with a private garden and a backyard.

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THE CONTEMPORARY ARCHITECTURE OF SAFFRON REFLECTS  
A MODERN FAMILY LIFESTYLE.







## INSPIRED BY TRIALED TOWNHOUSE COMMUNITIES

Having taken queues from Emaar's most sought-after villa and townhouse communities like Arabian Ranches, The Springs and Reem, our architects have created an ideal family setting. The intelligently planned interiors are conceived to maximise space and provide the perfect ambience for you to entertain guests or just relax at the end of the day.

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STEP INTO THE SERENE BEDROOM WITH BRIGHT TEXTURES AND GORGEOUS GREEN VISTAS. WAKE UP TO THE SOOTHING SOUNDS OF BIRDS WHILE YOU BASK IN THE NATURAL LIGHT.





An aerial photograph of a golf course during the golden hour. The scene is dominated by a large, well-manicured green with a circular sand trap on the left side. A golfer in white is positioned on the green, and another golfer in a light green shirt and dark skirt is in the foreground, holding a red flag. The background features a winding path, several trees, and a large body of water reflecting the sun. The overall atmosphere is serene and luxurious.

## GOLFING AS A WAY OF LIFE

Enjoy a life of leisure with a wide variety of amenities at your doorstep. Relish having an 18-hole championship golf course within walking distance of your home, as well as access to a driving range and a clubhouse.

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## PARKSIDE LIVING AT ITS FINEST

Enjoy al fresco picnics for most of the year or wander along the open palm tree-lined avenues while being surrounded by lush landscaping. Or simply pause on a park bench and admire the idyllic, sun-drenched neighbourhood.

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# LEAD AN ACTIVE AND SOCIAL LIFE

Completing the Saffron lifestyle are a retail town centre, a hotel, and several dining outlets. Lead an active and social life with community swimming pools, indoor and outdoor kids play areas, barbecue areas, a health & fitness facility, and a community clubhouse at your doorstep.

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OWN A HOME YOU AND YOUR FAMILY WILL LOVE.







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