

## 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 2?

- ◆ An exquisite collection of elegant villas 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 and leisure.
- ◆ At the focal point of active, family-oriented living in Emaar South.
- ◆ Defined by simplicity, each villa 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 and linear park views.
- ◆ Footsteps from meticulously manicured fairways and greens, a lush linear park, jogging path, and 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%	MAY 2023
1st Installment	10%	JULY 2023
2nd Installment	10%	JANUARY 2024
3rd Installment 10% Construction Completion	10%	JULY 2024
4th Installment 30% Construction Completion	10%	MARCH 2025
5th Installment 50% Construction Completion	15%	SEPTEMBER 2025
6th Installment 70% Construction Completion	10%	JANUARY 2026
7th Installment 90% Construction Completion	10%	JULY 2026
8th Installment 100% Construction Completion	15%	DECEMBER 2026

Villas	AVG BUA (Sq. ft.)	AVG Plot Area (Sq. ft.)	Starting Price (in AED Mn)
3-Bedroom	2,990	4,418	3.2
4-Bedroom	3,107	4,558	4.4

## Facts

- ◆ 309 units: 3 and 4-bedroom villas
- ◆ Double Height Entrance Foyer
- ◆ Terrace
- ◆ 2 car spaces
- ◆ Dining and Living Rooms
- ◆ Maid's Room and Powder Room



## Residential Units

- ◆ Spacious 3 and 4-bedroom villas.
- ◆ An effortless blend of luxurious comfort and architectural sophistication
- ◆ Elegant modern design.
- ◆ Floor-to-ceiling windows providing generous views of the linear park 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 REVENUE FOR 2021 – AED 28.27 BN

With a proven track-record in delivery, Emaar has delivered over 81,600 residential units in Dubai and other key global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination.