

YOUR DREAMS AWAIT AT EMAAR SOUTH!

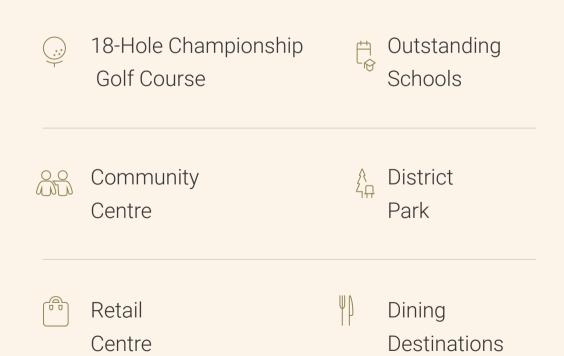
BE PART OF DUBAI'S FUTURE

Live in a new community that supports
your visions, where you can be an innovator
and achieve your ambitions.

LIVE IN A NEW COMMUNITY THAT SUPPORTS YOUR VISIONS

LOCAL COMMUNITY WITH A GLOBAL GATEWAY

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, via
the adjacent boulevard and a major highway.





THE PERFECT PLACE TO CALL HOME



EXQUISITE COLLECTION OF SPACIOUS VILLAS



WELCOME TO FAIRWAY VILLAS

Wake up to pristine fairways, glorious greens and endless natural beauty as you embrace a golf resort lifestyle each and every day at Fairway Villas.

Nestled in nature yet connected to an inspired array of world-class amenities, Fairway Villas is an exquisite collection of spacious villas at the heart of a modern, family-friendly community.

WHERE EVERY DAY IS A DAY WELL SPENT







BOASTING A WHOLE HOST OF LEISURE AND RECREATION AMENITIES

THE IDEAL BALANCE OF FAMILY TIME & TEA TIMES

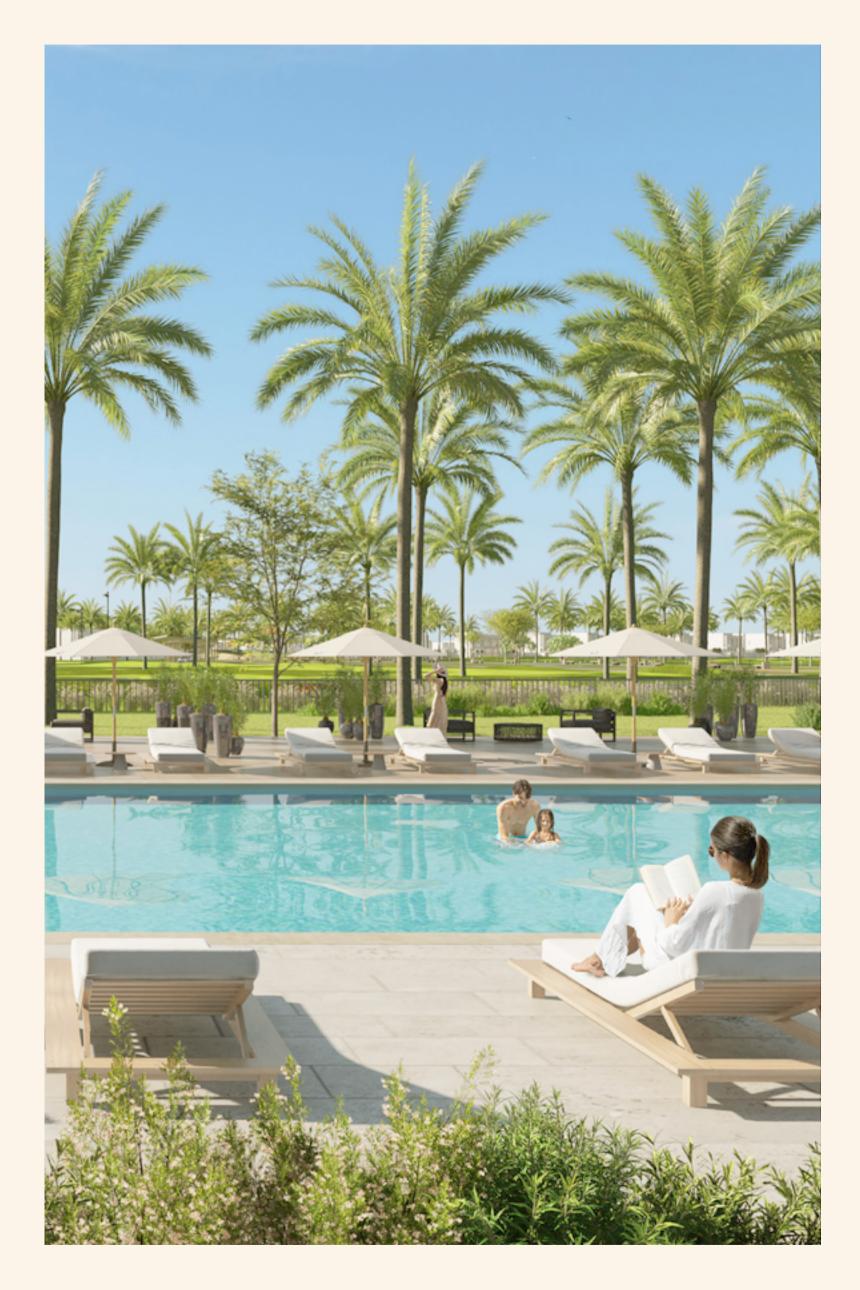
Beautifully positioned alongside an -18hole championship golf course and boasting a whole host of leisure and recreation amenities, outstanding schools, and verdant open spaces, Fairway Villas is at the focal point of active, family-oriented living in Emaar South.

PLACE AT THE HEART OF A THRIVING COMMUNITY

A DREAM HOME TO CALL YOUR OWN

Fairway Villas is a stunning collection of modern threeand four-bedroom homes boasting direct access to the stunning 18-hole championship golf course. Stylish, spacious and sublime – these luxury villas take pride of place at the heart of a thriving community.

Masterfully set in generous plots, the villas are balanced in both proportion and feature. All the contemporary life-enhancing design elements expected in this class of residences are blended seamlessly with a considered affinity to the landscape in which the villas nestle.





DIRECT ACCESS TO THE 18-HOLE CHAMPIONSHIP GOLF COURSE



ELEGANT AND INTUITIVE DESIGNS





EFFORTLESS BLEND OF LUXURIOUS COMFORT

MODERN LIVING AT ITS BEST

The epitome of elegant and intuitive design, each three - and four - bedroom home in Fairway Villas offers an effortless blend of luxurious comfort, plenteous space and architectural sophistication.

Boasting a prime location in the heart of Emaar South, the homes at Fairway Villas were created with one idea in mind: making every day feel like a vacation. The combination of airy indoor spaces and spacious outdoor areas makes for a wonderful environment in which to relax and spend quality time with loved ones.

LUXURY LIVING SPACES OFFER YOU THE COMFORT OF MODERNITY

LUXURY IN EVERY DETAIL

Defined by simplicity, each villa boasts a modern design, exquisite finishes and spacious interiors.

With floor-to-ceiling windows providing generous views of the pristine golf course outside, these luxury living spaces offer you the comfort of modernity while still bringing you closer to nature.



LUXURY LIVING SPACES OFFER YOU THE COMFORT OF MODERNITY





Three-bedroom Villa Four-bedroom Villa











COMMUNITY AMENITIES

Whether for sports or leisure, you need only step outside to discover a wealth of exciting opportunities; from the privacy of your spacious garden, to the 18-hole championship golf course that you can access directly from your villa, and the clubhouse with its eclectic dining options just a short stroll away.

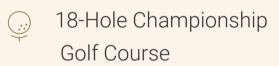




AMENITIES

AN ACTIVE & **BALANCED LIFESTYLE**

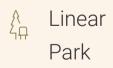
From quality time on the golf course to cherished time with your family, Fairway Villas is the perfect setting for an active and balanced lifestyle.



Adult & Kids' Swimming Pools



Golf
Clubhouse





Multi-purpose Room with Changing Rooms

NEARBY ATTRACTIONS

GOLF COURSE

Perfect your game at the 18-hole championship golf course.



Immaculately Manicured Greens

Clubhouse

World-class Facilities

□ Dining Experiences





NEARBY ATTRACTIONS

COMMUNITY **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



⁸ Events Area

NEARBY ATTRACTIONS

KIDS' **PLAY AREA**

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



Ideal for Children of All Ages



Multi-Purpose Activity Areas



Exceptional Facilities





NEARBY DESTINATION

AL MAKTOUM INTERNATIONAL **AIRPORT**

Al Maktoum International Airport is a global hub in the making. Located a mere -8hours' flight time away from 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



Cloubhouse



Cargo Capacity of 16m tonnes per Year



Air-Sea Connectivity Achievable in 4 hours

EMAAR

GLOBAL LIFESTYLE DEVELOPER

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

Market Cap	40BN AED*
Revenue	28.27BN AED
Net Profit	3.8BN AED
Residential Units Delivered	81,600+
Residential Units Currently Under Development	35,200+

^{*} As of 31 December 2021

