

Your Dreams Await at Emaar South!

Be a Part of Dubai's Future

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

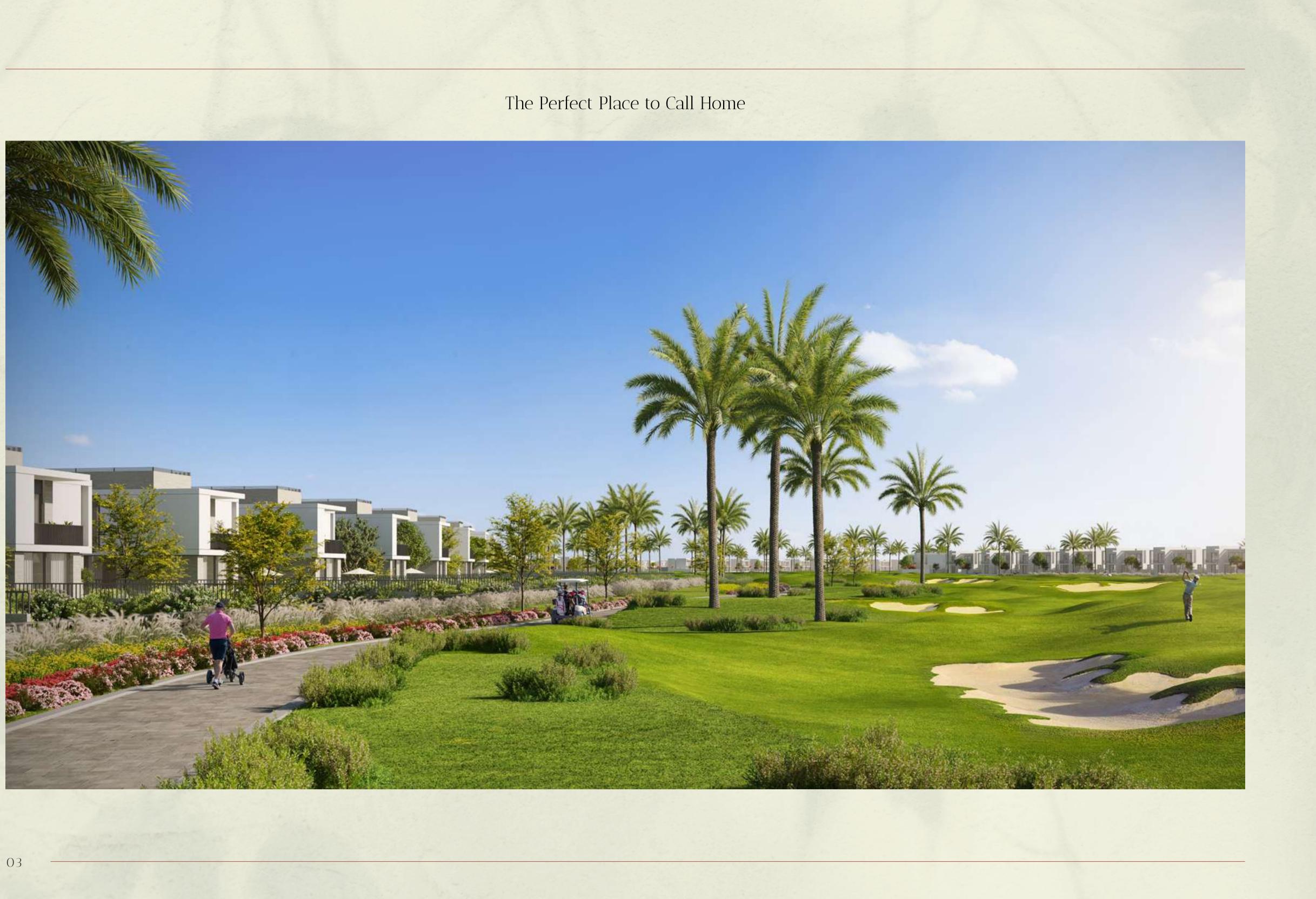
Live in a New Community that Supports Your Visions

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 easyaccess to Al Maktoum International Airport and a host ofDubai's most popular attractions and business hubs, via theadjacent boulevard and a major highway.

Ŷ	18-Hole Championship	₽	Outstanding
	Golf Course	₽	Schools
ââ	Community	А	District
	Centre	ЦП	Park
	Retail Centre	Ψþ	Dining Destinations









The Lifestyle You've Been Dreaming of









An Array of Thoughtful Amenities

Striking a Balanced Lifestyle

Fairway Villas 2 is at the heart of active, family-oriented living in Emaar South, with its picturesque location next to an 18-hole championship golf course and its many recreational facilities, top-notch educational institutions, and lush open areas.

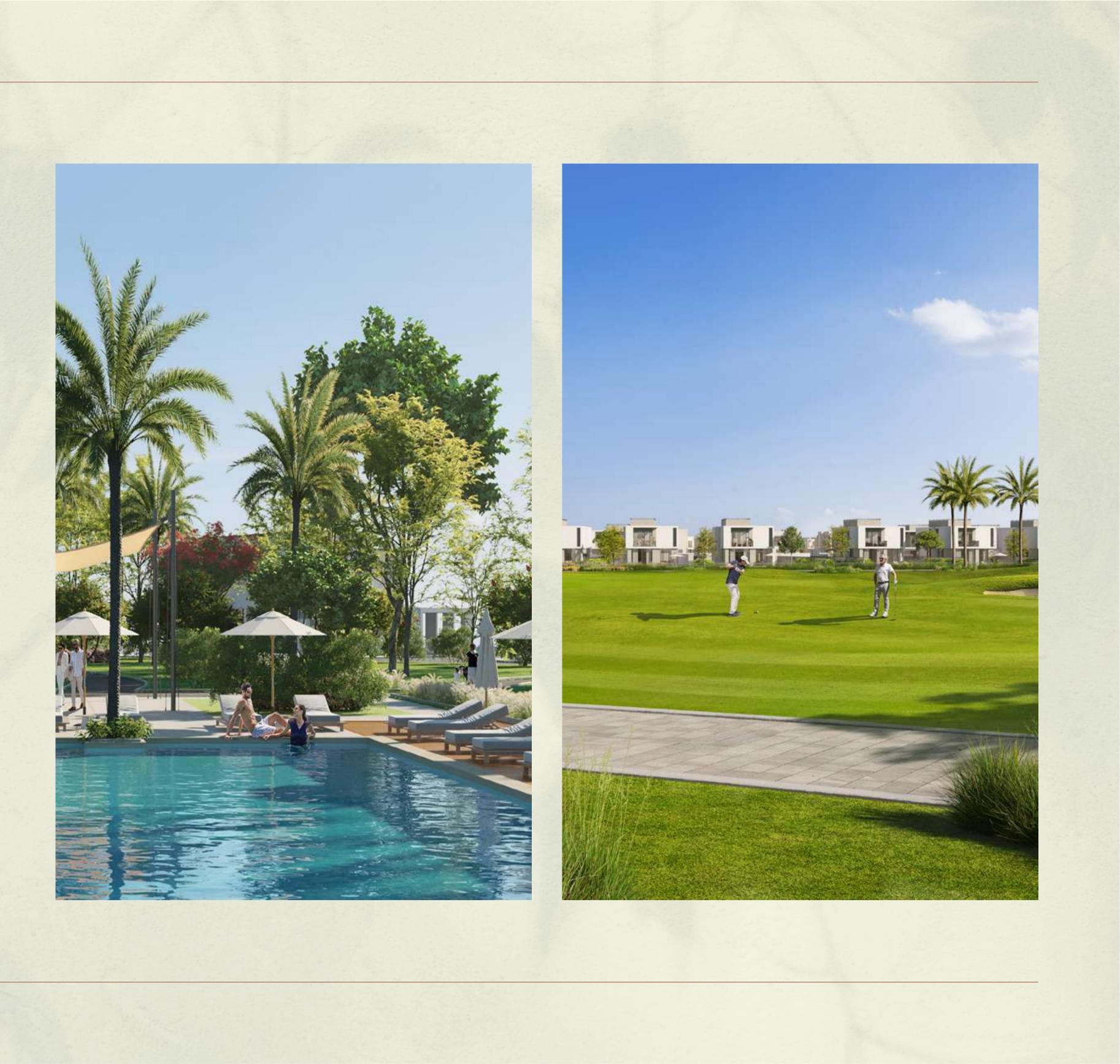


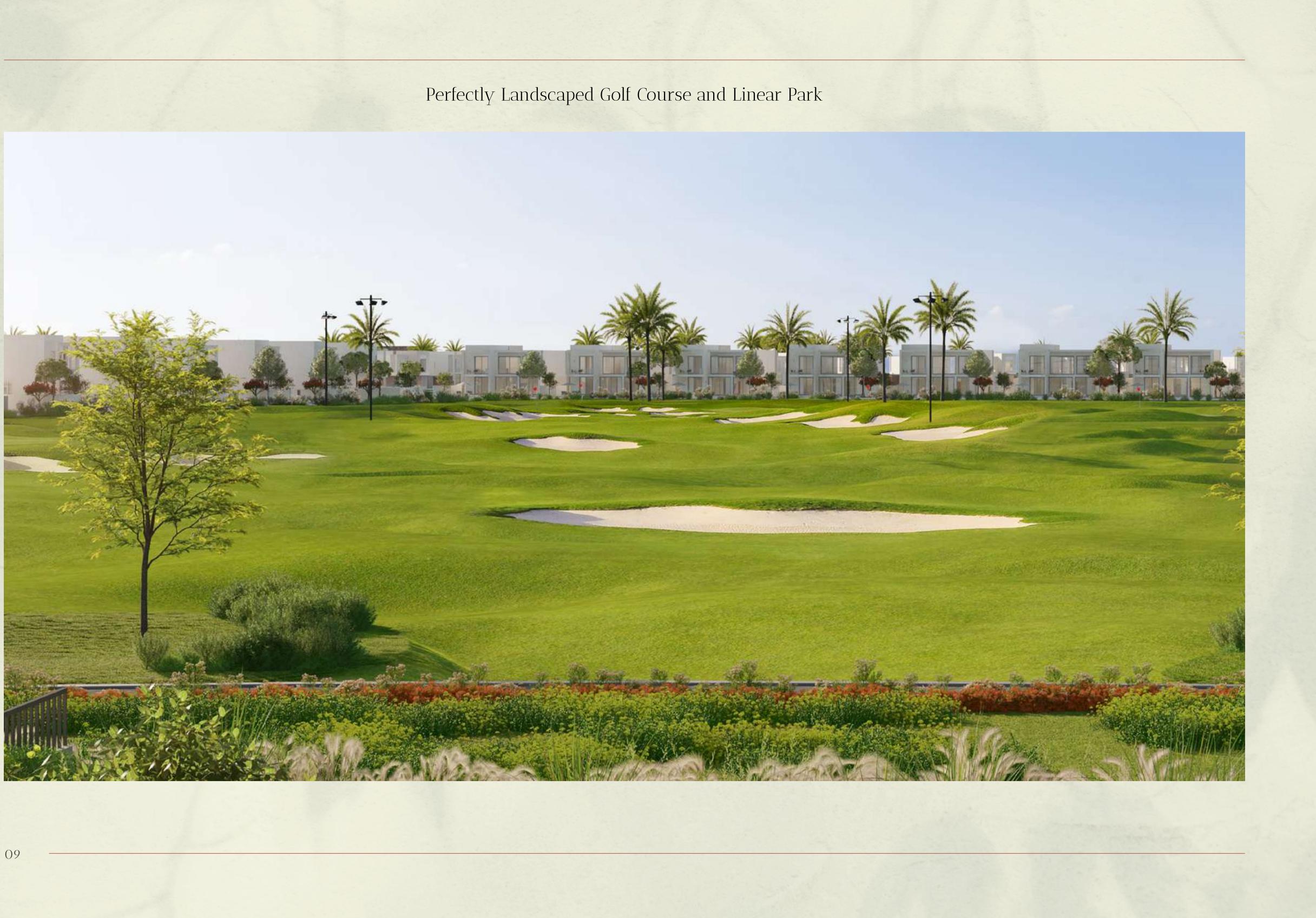
Luxurious Living Amidst Serene Environs

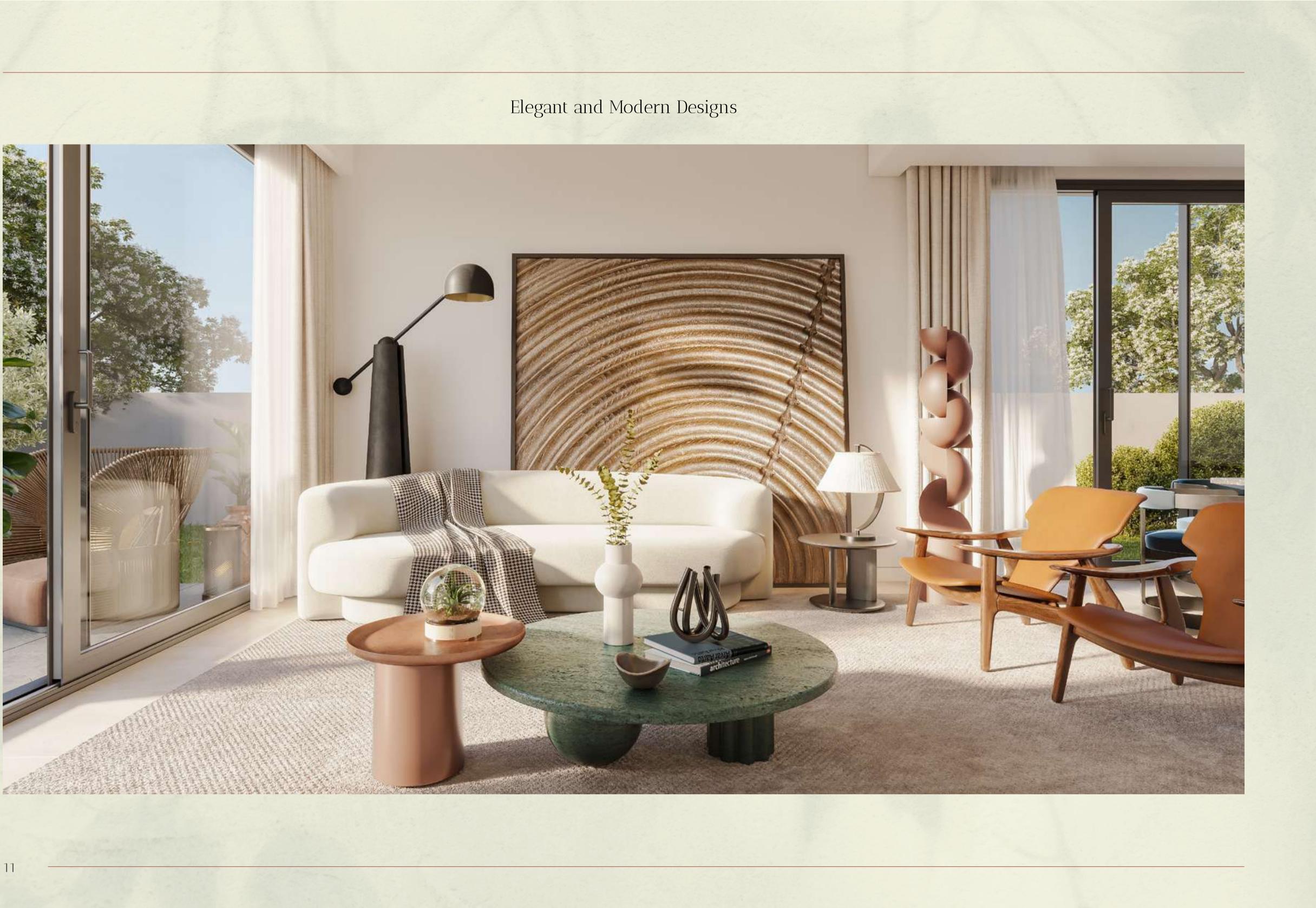
Amenities to Maximise Your Lifestyle

Located on a stunning 18-hole championship golf course, Fairway Villas 2 is a stunning community of stylish homes with three and four bedrooms. These exquisite villas are situated in the centre of a dynamic neighbourhood and feature modern design, generous space, and a high level of comfort.

The villas are beautifully proportioned and designed. Their modern, life-enhancing design features are all thoughtfully woven together with an affinity for the surrounding environment.









Harmonious Interiors and Finishes

Effortless Design and Lavish Comfort

The three- and four-bedroom villas at Fairway Villas 2 boast an effortless synthesis of modern comfort, and sophisticated design.

Conveniently located in the middle of Emaar South, the homes at Fairway Villas 2 were designed with one goal in mind: to make every day feel like a vacation. There is a wonderful atmosphere for unwinding and spending quality time with your loved ones thanks to the combination of airy indoor spaces and spacious outdoor areas.



Luxury Living Spaces Offering the Comfort of Modernity

Contemporary Layouts and Luxurious Finishes

Each villa features a minimalistic design that reflects its contemporary aesthetic, exquisite finishes, and airy living space. These luxurious villas provide all the conveniences of modern life while also bringing you closer to nature with their expansive floor - to - ceiling windows overlooking the immaculate golf course outside.





Guard House / Gated Entry A Adult's Pool В Kid's Pool C D Gym and Multipurpose Space E Sikka E Golf Clubhouse With Gym 18-Hole Golf Course G Driving Range H Linear Park 0







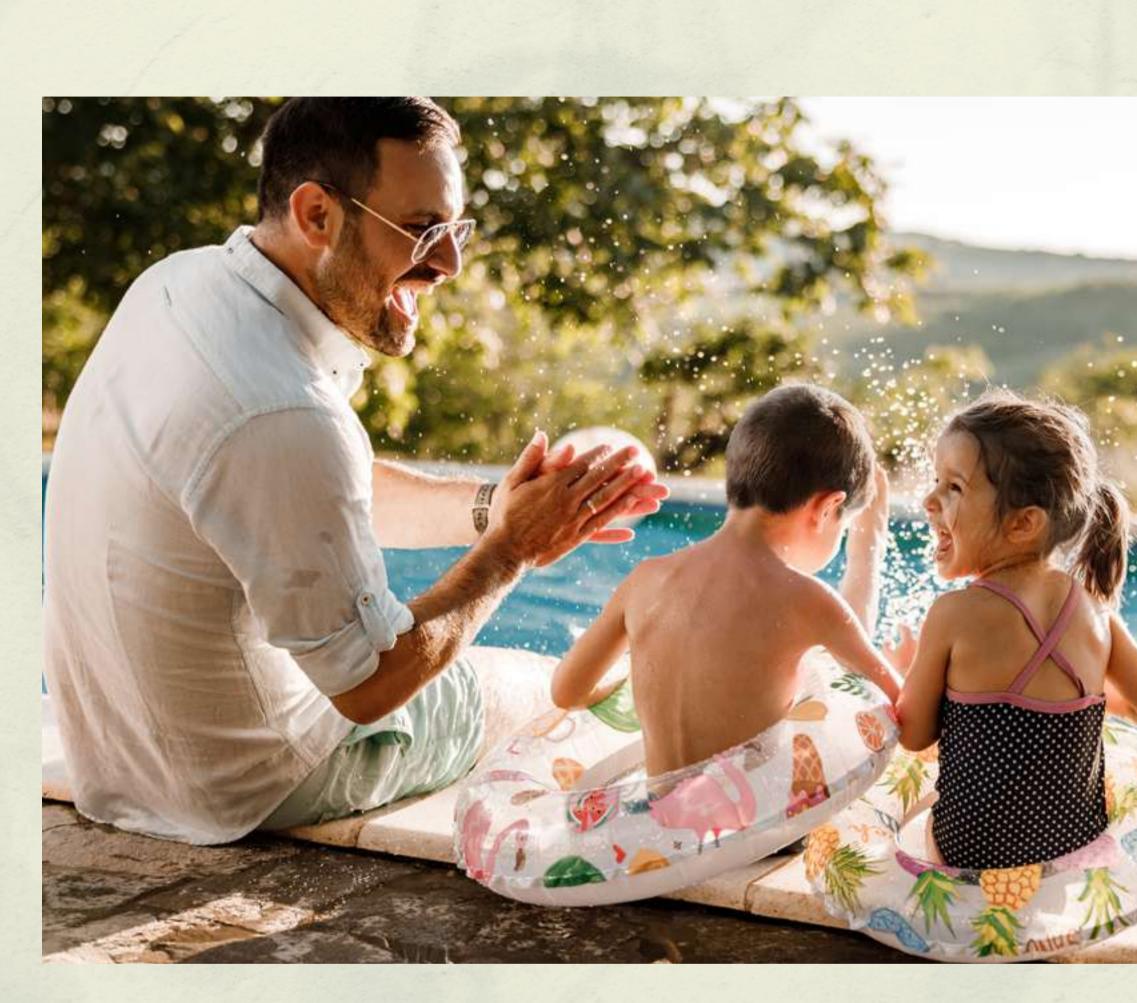












Community Amenities

Your private garden, the 18-hole championship golf course that is directly accessible from your villa, and the clubhouse with its varied dining options are just some of the many exciting possibilities that await you right at your doorstep.











Life-Enhancing Amenities Tailored for You

Live, Love And Play!

Whether you want to spend your free time on the golf course or with your loved ones, Fairway Villas 2 provides the perfect setting for a healthy and fulfilling lifestyle.





Nearby Attractions

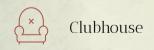
Golf Course

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



Pristine Fairways

Immaculately Manicured Greens



World-class Facilities

♥ Dining Experiences

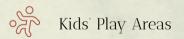




Nearby Attractions

Community Park

This sustainably designed community park offers beautifully landscaped spaces for various recreational activities.



Retail Plaza & Kiosks

Skate Park & Multi-Purpose Court

8 202 Events Area



Nearby Attractions

Kids' Play Area

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



Real for Children of All Ages

Multi-purpose Activity Areas

Exceptional Facilities





Al Maktoum International Airport

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

 Small

 Executive Jet Terminal

 Cargo Capacity of 16m tonnes per Year
- Air-Sea Connectivity Achievable in 4 hours



EMAAR

Global Lifestyle Developer

As one of the most valuable and reputable real estate developers in the world, Emaar aims to provide world-class design and unrivalled products in the most desirable locations. The Group's portfolio consists of large-scale integrated residential developments, shopping malls, hotels, entertainment, and leisure destinations. Some of Emaar's most iconic landmarks include Burj Khalifa, the world's tallest building.

Market Cap	51.8 BN AED*		
Revenue	24.9 BN AED		
Net Profit	6.8BN AED		
Presence in Global Markets	12 +		
Residential Units Delivered	85,000 +		
Residential Units Currently Under Development	27,000+		

* As of 31 December 2022

