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fairway

VILLAS

—  
EMAAR SOUTH

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EMAAR





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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.


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18-Hole Championship  
Golf Course
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Outstanding  
Schools
- 

Community  
Centre
- 

District  
Park
- 

Retail  
Centre
- 

Dining  
Destinations





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## 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.



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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.



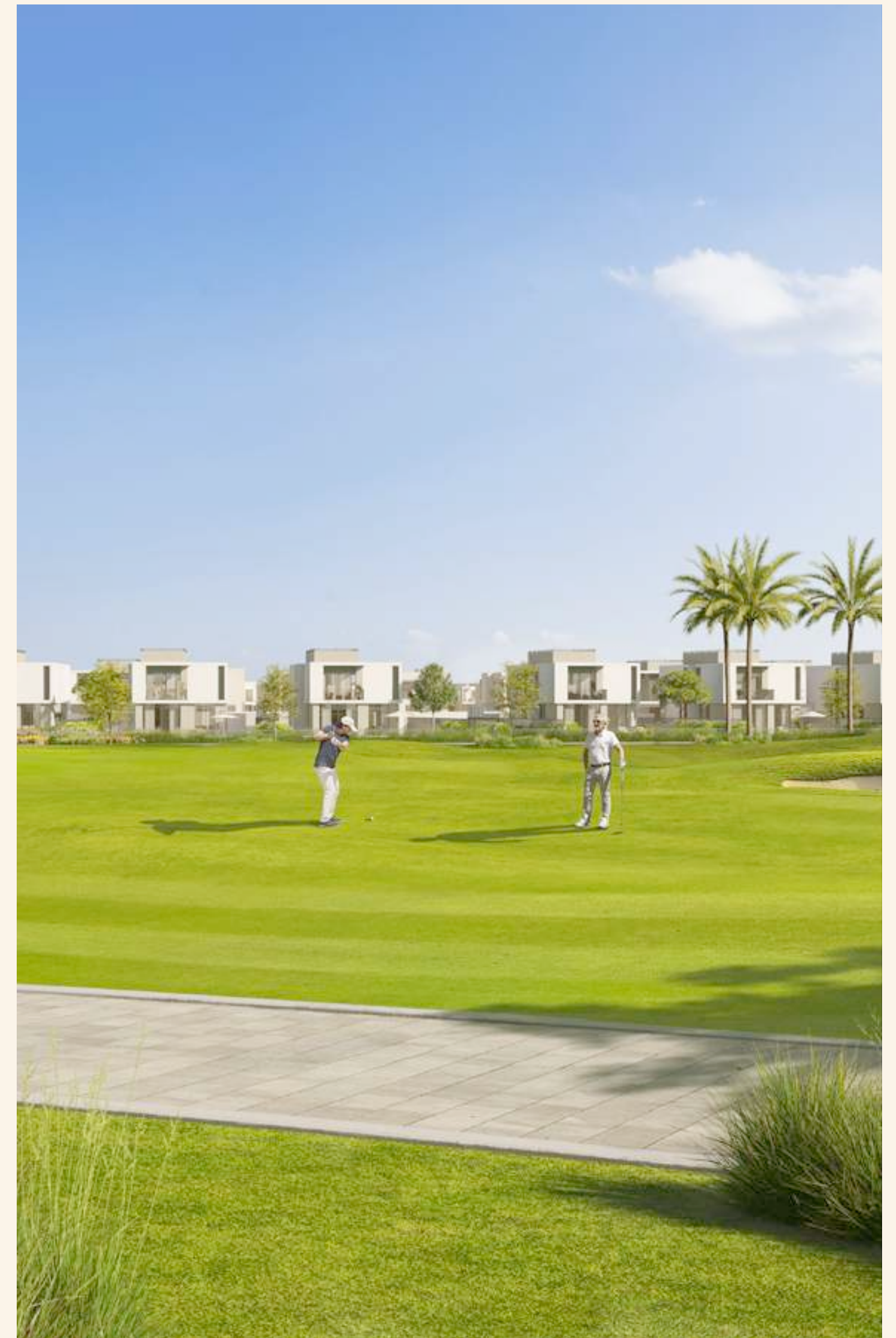
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PLACE AT THE HEART OF A  
THRIVING COMMUNITY

## A DREAM HOME TO CALL YOUR OWN

Fairway Villas is a stunning collection of modern three- and 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







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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.





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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.



18-Hole Championship  
Golf Course



Adult & Kids'  
Swimming Pools



Golf  
Clubhouse



Linear  
Park



Kids'  
Play Area




Multi-purpose Room  
with Changing Rooms




NEARBY ATTRACTIONS


GOLF COURSE


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

 Pristine Fairways

 Immaculately Manicured Greens

 Clubhouse

 World-class Facilities

 Dining Experiences








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## 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

 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








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## 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.

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 Passenger Capacity of 220m per Year


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 Executive Jet Terminal


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 Cloubhouse

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 Cargo Capacity of 16m tonnes per Year

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 Air-Sea Connectivity Achievable in 4 hours



EMAAR

GLOBAL LIFESTYLE  
DEVELOPER

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

Market Cap40BN AED\*

Revenue28.27BN AED

Net Profit3.8BN AED

Residential Units Delivered81,600+

Residential Units Currently  
Under Development35,200+

\* As of 31 December 2021







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**EMAAR**