

## THE COMMUNITY

Emaar South is a vibrant residential hub surrounded by lush greenery and a championship golf course. Featuring exquisite apartments and townhouses, this serene community offers world-class amenities like hotels, retail, healthcare, education, and recreation. From the moment you arrive, tranquility, stunning views, and sophisticated architecture combine to elevate everyday living.

## WHY GOLF ACRES?

- ◆ Inspiring Views: Scenic landscapes and pristine fairways to perfect your golf swing
- ◆ Golf-Inspired Lifestyle: Stunning views, access to a top-tier clubhouse, driving range, and fine dining experiences
- ◆ Outdoor Haven: Balanced wellness with a variety of amenities, including jogging tracks, yoga decks, tennis courts, pools, an outdoor gym, and BBQ areas
- ◆ Nature Inspired Design: Contemporary façade, with earthy tones that blends seamlessly with the landscaperyoga decks, tennis courts, pools, an outdoor gym, and BBQ areas
- ◆ Apartment & Townhouse Options: Exclusive 1 - 3 bedroom apartments and 3 bedroom townhouses
- ◆ Community Park: Eco-friendly spaces such as kids' play areas, a retail plaza with kiosks, a multi-purpose court, and an events area for social and recreational activities
- ◆ Amenities: Access hotels, retail, healthcare, education, and recreation



## LOCATION & VIEWS

- ◆ Centrally located in Emaar South with seamless access to major areas of Dubai
- ◆ Strategically located on Dubai–Al Ain Road
- ◆ Breathtaking Views of vast green hills, pristine fairways, and the Emaar South Golf Course
- ◆ 05 Minutes Drive to Al Maktoum Int'l Airport; 30 Minutes Drive to Dubai Marina; 35 Minutes Drive to Downtown Dubai & Burj Khalifa; 50 Minutes Drive to Abu Dhabi City Center

Payment Plan	Payment Percentage	Date
Down Payment	10%	DEC 2024
1st Instalment	10%	FEB 2025
2nd Instalment	10%	JUL 2025
3rd Instalment	10%	JAN 2026
4th Instalment 20% Construction Completion	10%	AUG 2026
5th Instalment 40% Construction Completion	10%	FEB 2027
6th Instalment 60% Construction Completion	10%	JUL 2027
7th Instalment 90% Construction Completion	10%	FEB 2028
8th Instalment 100% Construction Completion	20%	DEC 2028

Type	Units	Min. Plot Area (sq. ft.)	Max. Plot Area (sq. ft.)	Starting Price (in AED Mn)
1-Bedroom	68	738	827	0.95
2-Bedroom	49	1,220	1,731	1.75
3-Bedroom	31	1,804	2,255	2.49
3-Bedroom Townhouse	10	2,563	2,564	4.04

## FACTS

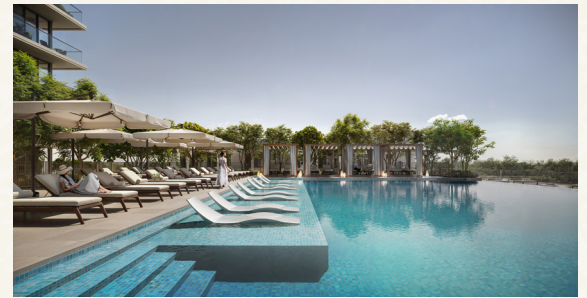
- ◆ 158 total units
- ◆ 1, 2, 3-bedroom apartments and 3-bedroom townhouses



## RESIDENTIAL UNITS

- ◆ 1 to 3 bedroom apartments and exclusive 3 bedroom townhouses
- ◆ Contemporary façade, earthy tones and natural materials create a warm ambience, reflecting the tranquility of its surroundings

## SERVICES & AMENITIES



- ◆ 18-Hole Championship Golf Course
- ◆ Jogging Track
- ◆ Adult and Kids Swimming Pool
- ◆ Outdoor Barbeque
- ◆ Outdoor Gym
- ◆ Community Park
- ◆ Yoga Deck
- ◆ Golf Course & Golf Clubhouse
- ◆ Ping Pong Table
- ◆ Kids' Play Area

## THE DEVELOPER

EMAAR'S REVENUE FOR 2024 – AED 14.4 BILLION

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world\* and lifestyle destination.