# Urbana

BROCHURE

Emaar

# EMAAR SOUTH

A JOINT VENTURE WITH

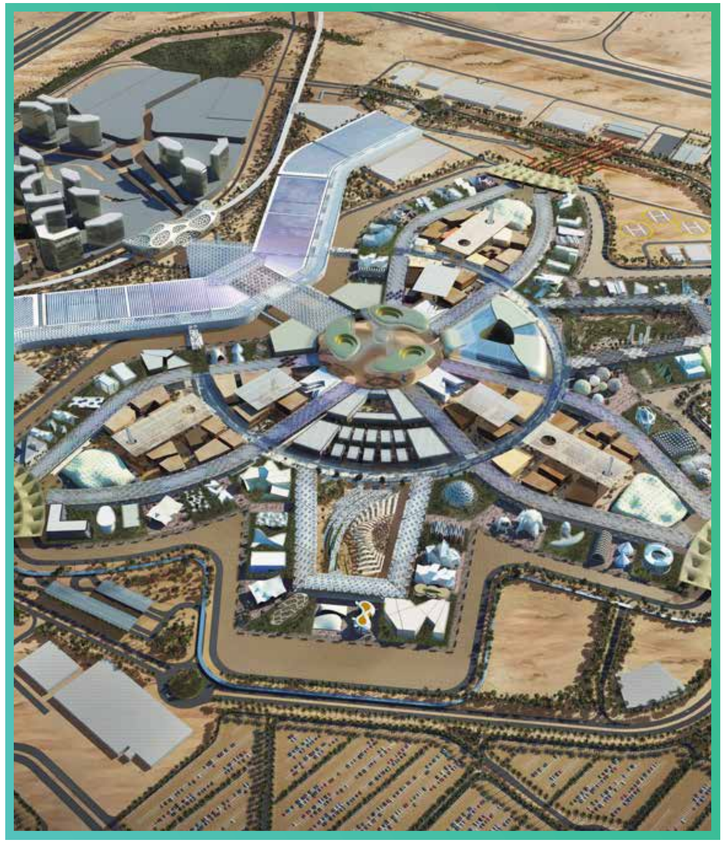




# DISCOVER DUBAI'S FUTURE

Emaar South is located within Emirates' flagship urban project, Dubai South, the 145-square-kilometre smart city that is set to become a pivotal hub in the global economy.

Dubai South will be an engine of commerce powered by dynamic commercial zones, while its cosmopolitan flair and integrated residential communities make it the city of the future. It will be the site of landmark global events like the world Expo 2020 and the Dubai Airshow, and is located in close proximity to the Al Maktoum international Airport.







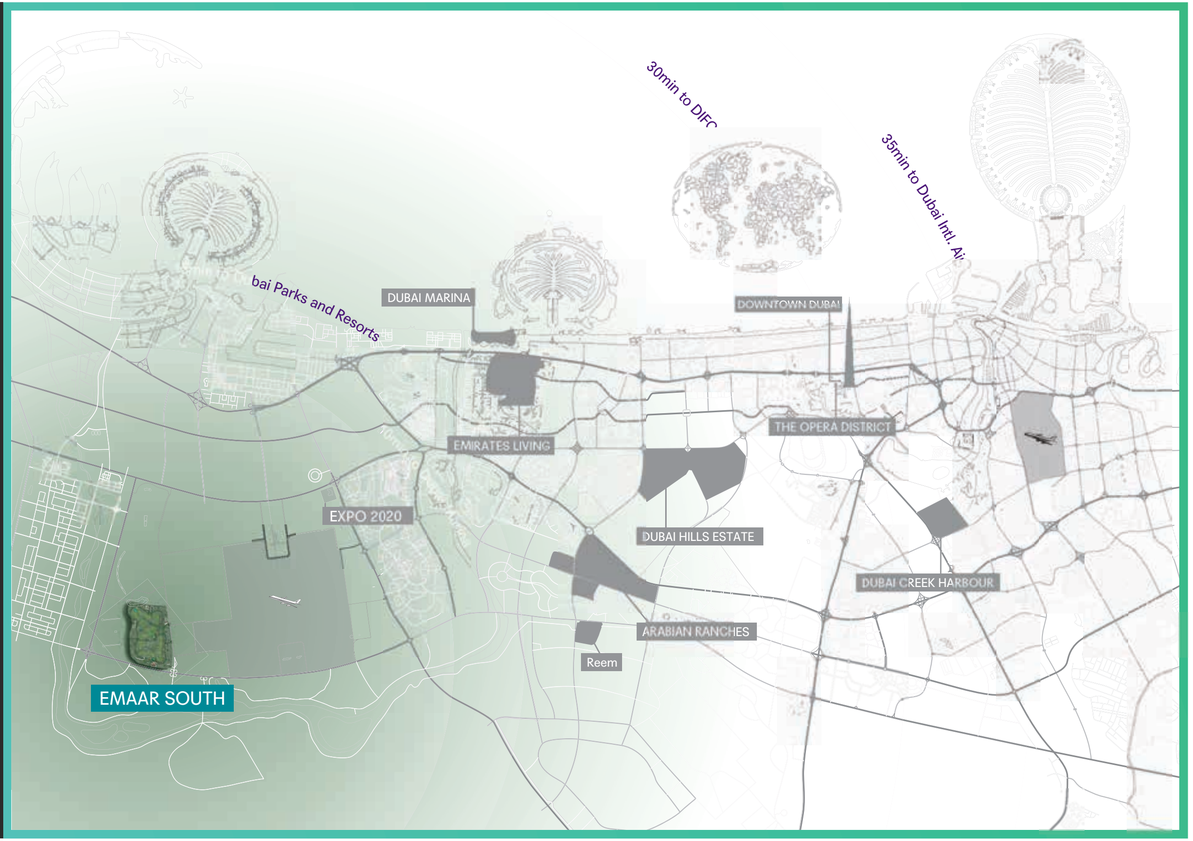
# EMAAR SHAPES THE FUTURE

Emaar Properties PJSC is a global property developer of iconic projects, and the provider of premier lifestyles. Since its inception in 1997 Emaar is creating value-added, master-planned communities that meet the full spectrum of lifestyle needs.

Emaar is expanding its expertise in integrated community development to the world, while developing competencies in hospitality & leisure, as well as shopping malls & retail.

Emaar is currently part of the top 20 largest property developers by market cap. Present in 12 countries with a market value of US$ 14.3 billion and assets over US$ 26 billion by end of summer 2016.

Owning approximately 196 million square meters of land bank, with around 2,400 hotel rooms and over 40,600 homes delivered as of 30th June 2016.





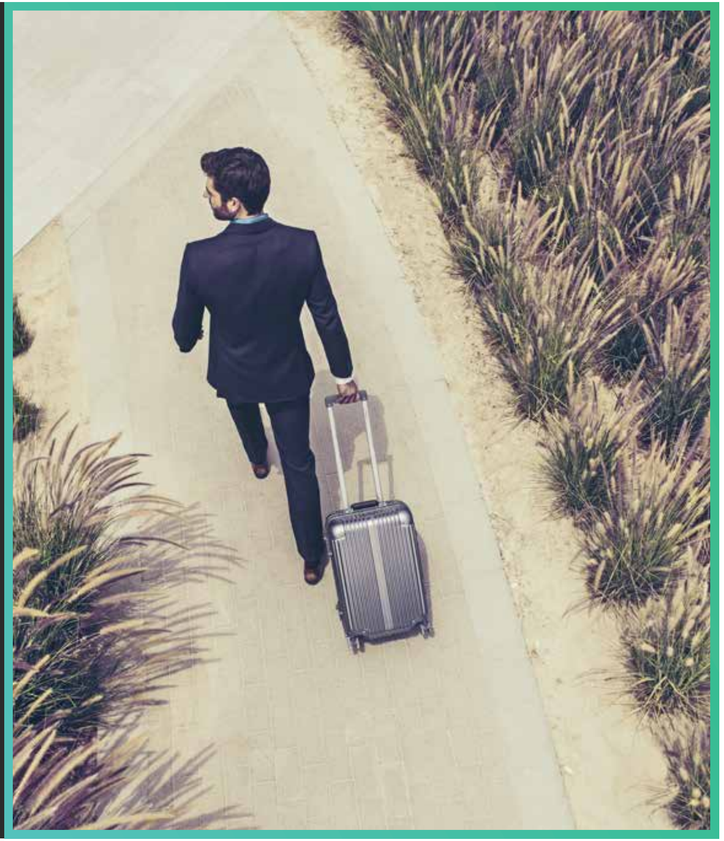
EMAAR SOUTH

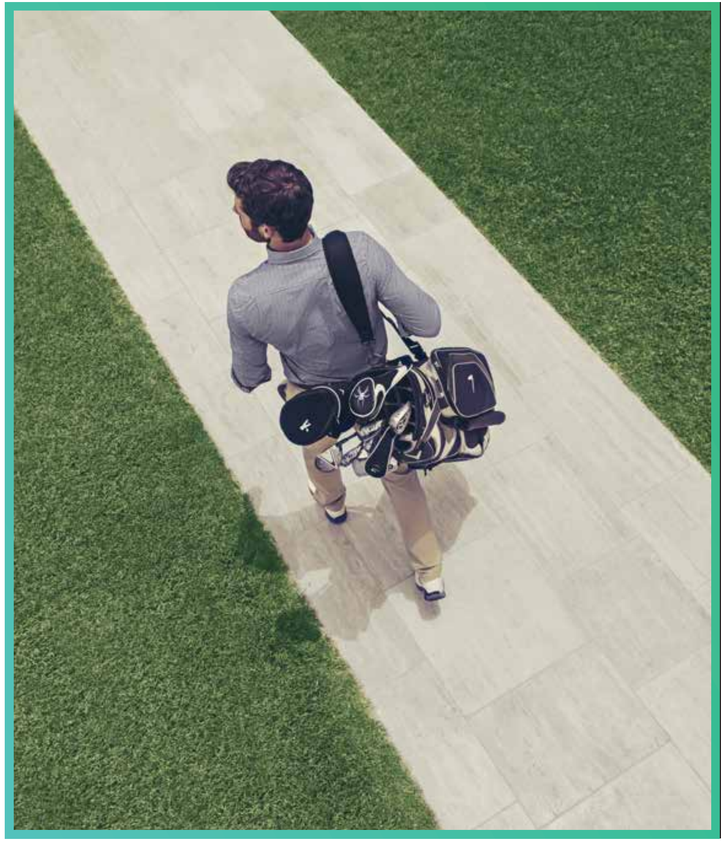
# LOCAL COMMUNITY WITH A GLOBAL GATEWAY

International business and pleasure, or your own personal staycation, Emaar South has everything visitors and residents could ever need.

An ideal place for corporate events, the two business hotels available within the community offer state-of-the-art facilities, in addition to being within easy reach of Dubai's city centre and the main roadway to Abu Dhabi.

With branded recreational facilities, convenient shopping, a resort hotel and a well appointed community centre, enjoy comfort any day of the week.





EMAAR SOUTH

# DISCOVER CONTEMPORARY URBAN LIVING

Immerse yourself in a healthy, active way of life, with shaded walkways that link neighbourhood pools, parks and the people that you love.

Hit the links for a round of golf, followed by a rejuvenating massage at the health club. Cap off a perfect day with a meal and refreshments surrounded by your family and friends at the clubhouse.







# URBAN LIFESTYLE, SUBURBAN PACE

Emaar South is the ideal balance of suburban charm and innovative urban infrastructure.

The needs of every kind of lifestyle are taken care of, from personal health and well-being to social life. There are community centres boasting restaurants, fashion outlets and other entertainment options, while mosques are conveniently spaced throughout the development.

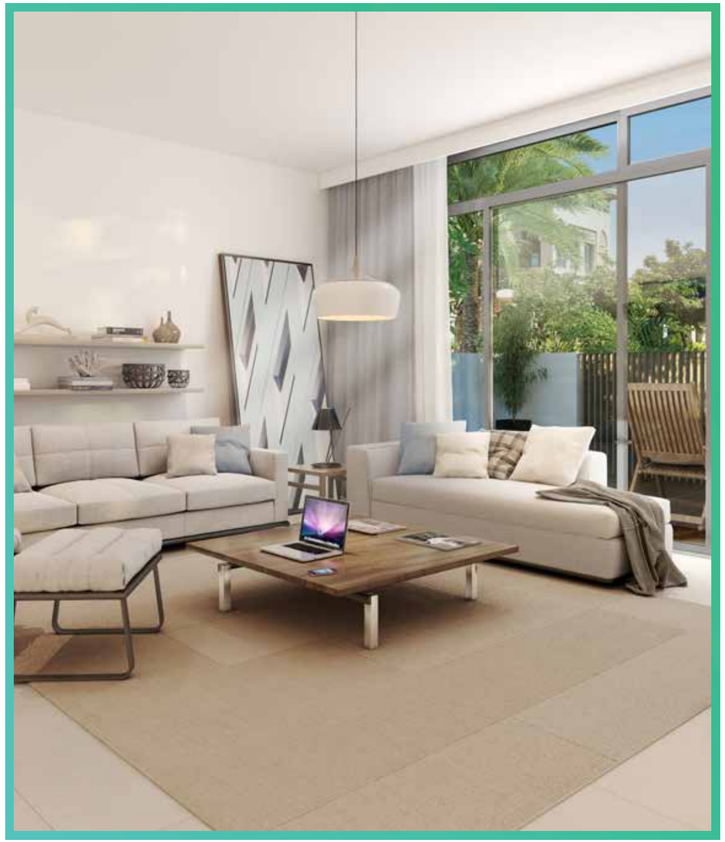




EMAAR SOUTH

# GREEN OUTDOORS, TRENDY INDOORS

Discover a place that brings the dream of a brighter future to life. At its heart is a 200-acre championship golf course, that expands outward to a community of innovative, family-friendly spaces, including schools and community centres.







# AN EDUCATED CHOICE

With dedicated teaching staff and well - equipped nurseries strategically located throughout the community, Emaar South has educational facilities for students ranging from toddlers up to K-12.



# A HEALTHY MINDSET

Enjoy the reassurance of reliable care with modern clinics and daycare centres equipped to meet the needs of the entire family, conveniently situated across the development.







# SHOPPERS' DELIGHT

Shop for fashion, food or just for fun at community centres within Emaar South. Enjoy the comfort of climate-controlled indoor spaces and a broad selection of brands that are just a few steps away from home.





EMAAR SOUTH

# THE MASTERPLAN

Emaar South is a mixed-use development offering a new concept of tiered townhomes and standard townhouses. Standalone villas and apartments will have views of the stunning 18-hole championship golf course within the community completing the offer of a genuinely fulfilling lifestyle.

Ideally positioned at the crossroads of Dubai and Abu Dhabi, minutes away from the Expo 2020 site. Emaar South is truly where the future of Dubai takes flight.

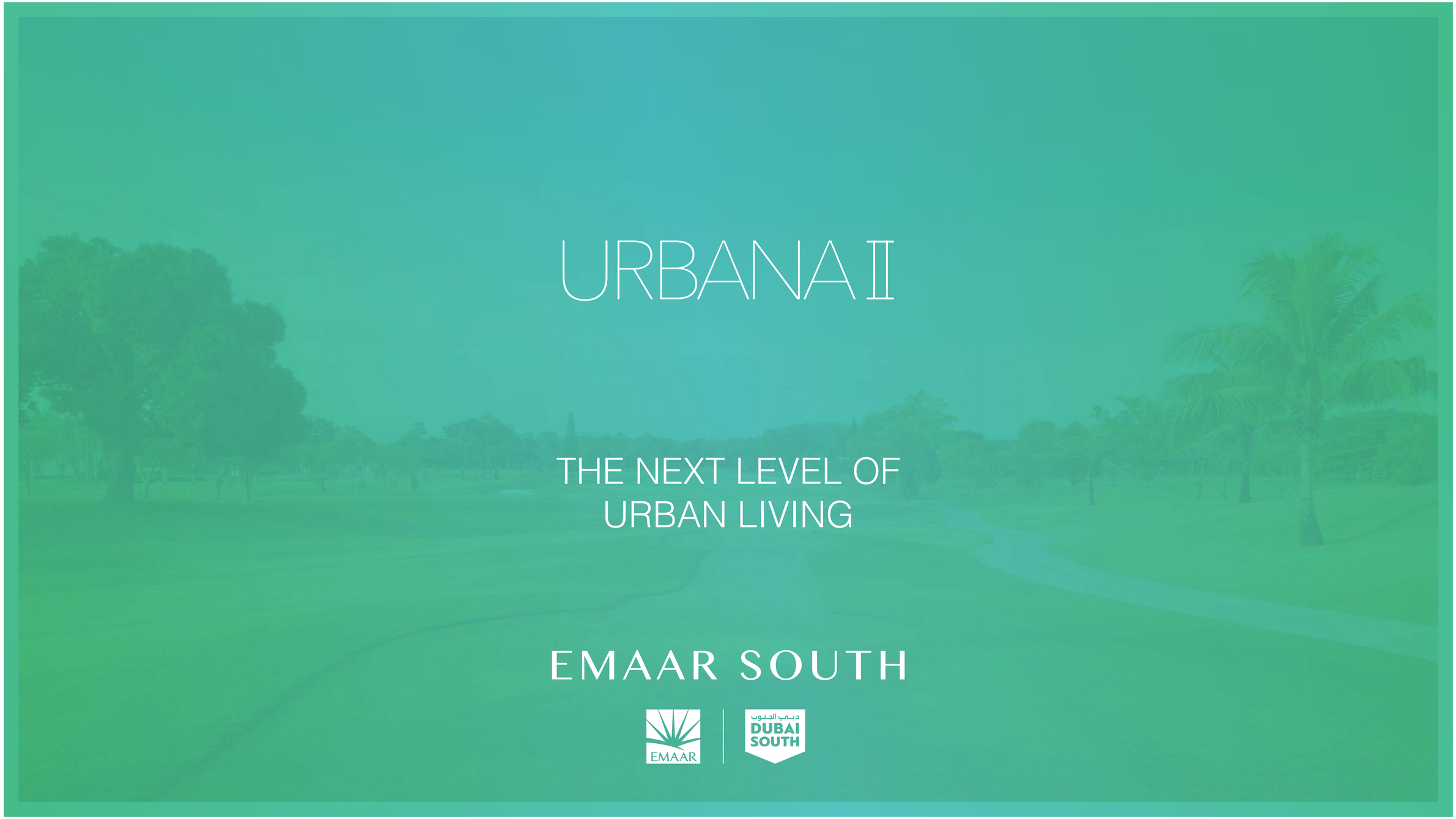
A FEW MINUTES' DRIVE FROM AL MAKTOUM INTERNATIONAL AIRPORT

DIVERSIFIED RESIDENTIAL OFFERINGS WITH VARIOUS SIZES

18-HOLE CHAMPIONSHIP GOLF COURSE, SCHOOLS, HOTELS AND RETAIL COMMUNITY FACILITIES AND PARKS

FULLY INTEGRATED TRANSPORT SYSTEM NEARBY DUBAI METRO LINK




URBANA II
THE NEXT LEVEL OF
URBAN LIVING
EMAAR SOUTH
EMAAR
دبي الجنوب
DUBAI
SOUTH


A LIVING
PLACE
A
BREATHING
SPACE
EMAAR


EMAAR


COLOURFUL
PLACE TO
LIVE AND
PLAY
EMAAR


EMAAR


A LEISURELY
LIFESTYLE
BEYOND
COMPARE
EMAAR


EMAAR


EMAAR

# URBANA II

## MASTER PLAN

**LEGEND**

1. STACKED TOWNHOMES
2. GATED ENTRY
3. REC CENTER
4. POOL
5. KIDS PLAY AREA
6. LINEAR PARK
7. SIKKA

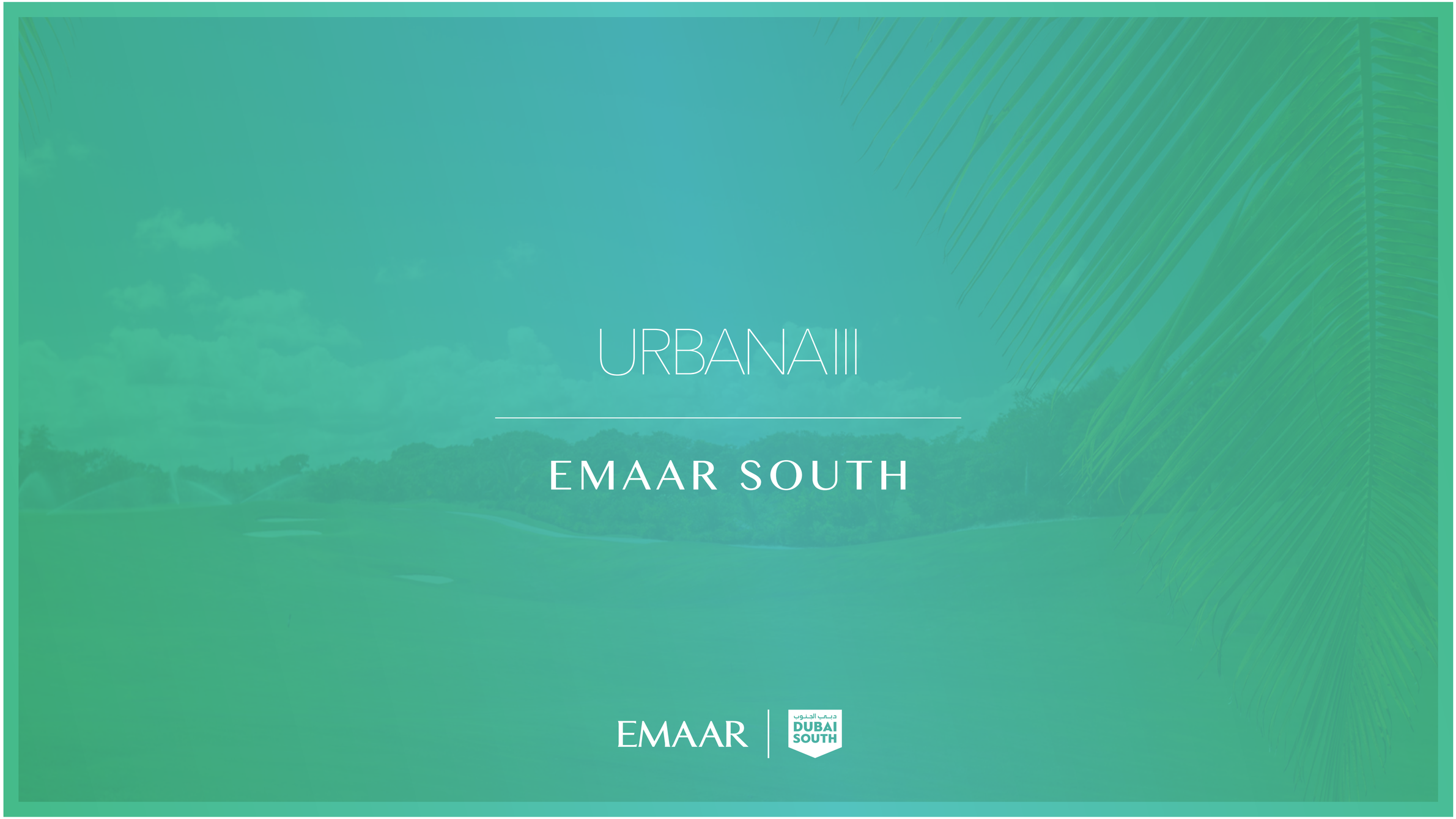



KEY PLAN




# EMAAR SOUTH

1. All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever. *Please note that landscaping and swimming pool are not provided by the developer.


URBANA III
EMAAR SOUTH
EMAAR
DUBAI SOUTH

# FIND YOURSELF IN A SPARKLING OASIS






A LIVING PLACE
A BREATHING SPACE










A NEW CONCEPT
OF FAMILY-FRIENDLY
LIVING



