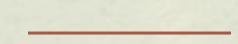


fairway

VILLAS 2



EMAAR SOUTH

EMAAR



---

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 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.



18-Hole Championship  
Golf Course



Outstanding  
Schools



Community  
Centre



District  
Park



Retail  
Centre



Dining  
Destinations



---

The Perfect Place to Call Home



---

Luxury Homes with World-Class Amenities



## Welcome to Fairway Villas 2

Fairway Villas 2 is an exquisite collection of spacious villas in the centre of a cutting-edge, family-friendly community that is nestled in nature yet connected to an inspired array of world-class amenities.

At Fairway Villas 2, you can experience the luxury of a golf resort with its immaculate landscape and lush greens, while enjoying sweeping vistas of the large linear park and tree-lined sikkas from the comfort of your balcony.

DWC PERIPHERAL ROAD

EMIRATES ROAD

EMIRATES ROAD



fairway  
VILLAS 2

LEGEND

- |               |                  |          |               |                  |
|---------------|------------------|----------|---------------|------------------|
| 1 HOTEL       | 3 GOLF CLUBHOUSE | 5 CLINIC | 7 NURSERY     | 9 COMMUNITY PARK |
| 2 GOLF COURSE | 4 RETAIL         | 6 MOSQUE | 8 K-12 SCHOOL | 10 DISTRICT PARK |

---

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.



---

Perfectly Landscaped Golf Course and Linear Park



Elegant and Modern Designs





---

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.





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

 Utilities

- |  |   |
|--|---|
|  Astra - 4 Bedroom          |  Nova - 4 Bedroom          |
|  Astra - 4 Bedroom Mirrored |  Nova - 4 Bedroom Mirrored |
|  Astra - 3 Bedroom          |  Nova - 3 Bedroom          |
|  Astra - 3 Bedroom Mirrored |  Nova - 3 Bedroom Mirrored |



Contemporary Living  
in Understated Luxury



Astra



Nova

---

Garden Views









## 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.


 18-Hole Championship  
Golf Course

 Adult & Kids'  
Swimming Pools

 Golf  
Clubhouse

 Linear  
Park

 Kids'  
Play Area

 Community Centre with Gym  
& Multi-purpose Room

---

## 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





---

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





---


Nearby Destination


## 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

 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





---

# fairway

VILLAS 2

---

EMAAR SOUTH

#### CONTACT US

For more information please call 800 36227 (UAE) / +971 4 366 1688 (International)  
or talk to our Property Advisor directly at +971 4888 8844 from 9 AM to 7 PM (GST), Monday to Friday.  
Visit our online sales centre at [emaar.com](http://emaar.com) or any of our Sales Centres across the UAE.

#### DUBAI

Emaar Sales Centre | Next to Souq Al Bahar, Downtown Dubai  
9:30 AM to 10 PM, Sunday - Friday  
9:30 AM to 7 PM, Saturday

Dubai Hills Estate Sales Pavilion | Umm Suqeim Road  
Dubai Creek Harbour Sales Pavilion | Ras Al Khor  
From 9:30 AM to 7 PM, Sunday - Saturday

#### ABU DHABI

Emaar Sales Centre | Al Nahda Tower, Ground Floor, 4th Street, Corniche, Al Muroor Road  
From 9:30 AM to 7 PM, Sunday - Friday

# EMAAR

---