OFF PLAN

# Equiterra

**Location:** Dubailand, Dubai

**Starting From:** AED 3,500,000

**Permit No:** 2

Equiterra

| DEVELOPER | PROPERTY TYPE | HANDOVER | PAYMENT PLAN | STATUS |
|---|---|---|---|---|
| **Emaar** | **Townhouses** | **Q3 2029** | **80/20** | **Off Plan** |

## ABOUT THE PROJECT

**Equiterra** is a premium townhouse neighbourhood by **Emaar Properties** within **Grand Polo Club & Resort**, Emaar's equestrian-inspired master community in Dubai. The development brings a more accessible townhouse format to a masterplan otherwise known for substantial standalone villas, combining contemporary family residences with landscaped green spaces and proximity to the community's polo and equestrian facilities.

The residential collection comprises **3 and 4-bedroom townhouses**, with published built-up areas ranging from approximately **2,167 sq. ft. to 2,759 sq. ft.** Three-bedroom homes form the entry point to the project, while four-bedroom residences provide additional internal space for larger families.

Equiterra comprises approximately **473 townhouses**, giving it a considerably more focused residential scale than the wider Grand Polo Club & Resort masterplan. The relatively uniform housing format creates a clearly defined family-oriented neighbourhood within the broader destination.

The architecture uses a contemporary, understated design language with clean lines, warm materials and generous glazing. Interiors are planned around open living and dining environments, natural light and practical family layouts, while private outdoor areas create a connection between each residence and the landscaped surroundings.

Equiterra's most distinctive advantage is its position within **Grand Polo Club & Resort**. The master community is built around **polo fields, equestrian stables and a signature clubhouse**, creating a lifestyle identity that differs significantly from Dubai's conventional townhouse developments.

The wider masterplan spans approximately **5.54 million sq. m.**, with around **1.59 million sq. m. dedicated to open space** and approximately **340,000 sq. m. allocated to polo fields and stables**. Emaar's masterplan incorporates 22 residential clusters and approximately 5,599 residences.

Residents of Equiterra benefit from landscaped parks, green corridors, walking and recreational spaces and the wider lifestyle infrastructure planned throughout Grand Polo Club & Resort. The master community is designed to balance its equestrian identity with family recreation, wellness and social facilities.

The location also places Equiterra within Dubai's expanding southern growth corridor. Grand Polo Club & Resort is positioned close to **Al Maktoum International Airport and Expo City Dubai**, providing exposure to major long-term infrastructure and economic development across Dubai South.

Equiterra is scheduled for **Q3 2029**, with current project information indicating **September 2029** as the expected completion period. The development follows Emaar's standard **80/20 payment plan**, comprising 10% on booking, 70% through construction-linked instalments and 20% upon handover.

From an investment perspective, Equiterra occupies an interesting position within Grand Polo Club & Resort because its **AED 3.5 million starting price** is considerably below the entry level for many of the master community's standalone villa releases. This broadens the potential end-user and resale buyer pool while retaining access to the same wider Emaar masterplan.

Buyers should compare individual townhouses according to **built-up area, plot size, orientation, internal community location, proximity to green spaces and original acquisition price per square foot**. End units, stronger park-facing positions and residences with better privacy may command meaningful premiums over standard internal units.

Why Buy Equiterra Through A1 Properties?

Purchasing **Equiterra at Grand Polo Club & Resort** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available 3 and 4-bedroom townhouses according to built-up area, plot size, orientation, community position, price per square foot and payment structure. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers distinguish Equiterra from the villa-led releases elsewhere within Grand Polo Club & Resort.

For investors, our advisors can benchmark Equiterra against **Equestra, Chevalia Fields, Montura, Montura 2, Montura 3 and other Grand Polo Club & Resort releases**, assessing entry pricing, housing format, scarcity and future resale positioning. For end-users, the selection process can focus on family space, private outdoor areas, greenery and access to the master community's polo and equestrian lifestyle.

From property selection and reservation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

## PAYMENT PLAN

| | | |
|---|---|---|
| **10%**<br>Down Payment | **70%**<br>During Construction | **20%**<br>On Handover |