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OFF PLAN

Chevalia Fields

Location: Dubai Investments Park (DIP), Dubai

Starting From: AED 7,340,000

Permit No: 2

Chevalia Fields

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Villas**	**Q2 2029**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Chevalia Fields is an exclusive luxury villa development by **Emaar Properties** within the **Grand Polo Club & Resort**, a major equestrian-inspired master community in Dubai. Positioned along the edge of the masterplan's expansive Green Core, the project combines contemporary villa architecture with polo fields, landscaped open spaces and an environment shaped around equestrian heritage. Emaar describes the community as a place where the spirit of polo, nature and modern luxury come together.

The development comprises **179 villas**, according to Emaar's FY2025 investor presentation. Residences are offered exclusively in **4 and 5-bedroom configurations**, positioning Chevalia Fields toward the premium family segment rather than the higher-density townhouse market. The official launch price begins from **AED 7.34 million**.

Architecture and landscaping are closely connected throughout the project. Emaar positions the homes within sweeping green landscapes inspired by the movement and elegance of horses, with contemporary architectural forms designed to complement the surrounding polo environment. Generous glazing, open living spaces and landscaped surroundings create a strong relationship between the residences and the outdoor environment.

A defining feature of Chevalia Fields is its position within **Grand Polo Club & Resort**. At the centre of the wider destination are approximately **340,000 sq. m. of polo fields**, designed as a major component of the community rather than simply a visual feature. The masterplan also incorporates equestrian facilities and a signature clubhouse inspired by Arabian heritage and contemporary architecture.

The community's equestrian positioning gives Chevalia Fields a substantially different identity from conventional Dubai villa developments. Residents are surrounded by polo grounds, green corridors and landscaped environments designed around recreation, social interaction and outdoor living. This combination targets buyers seeking a lower-density lifestyle while retaining access to a professionally planned Emaar community.

Chevalia Fields is located within **Grand Polo Club & Resort in Dubai Investment Park 2**, providing convenient access toward **Expo City Dubai, Dubai South, Al Maktoum International Airport, Jebel Ali and Dubai Marina**, as well as Dubai's wider road network. Its position is particularly relevant to the continued expansion of southern Dubai and the infrastructure surrounding Expo City and Al Maktoum International Airport.

The development follows an **80/20 payment structure**: **10% at booking, 70% during construction and 20% at handover**. Current project records specify an expected completion date of **30 April 2029**, placing delivery in **Q2 2029**.

From an investment perspective, Chevalia Fields combines several characteristics that support its premium positioning: **limited inventory of 179 villas, Emaar development, large-format 4 and 5-bedroom homes and a distinctive equestrian master-community concept**. Emaar's FY2025 investor reporting indicates that the project had achieved 100% sales, meaning buyers seeking entry may increasingly need to consider assignment or resale opportunities rather than original developer stock.

Individual villa selection remains important. Properties positioned closer to the Green Core, polo landscapes or other major open spaces may command different premiums from internally positioned residences. Investors should therefore compare **original purchase price, current premium, plot position, built-up area, orientation and remaining payment obligations** before evaluating an assignment opportunity.

Why Buy Chevalia Fields Through A1 Properties?
Purchasing **Chevalia Fields** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors with knowledge of Emaar's villa portfolio, Grand Polo Club & Resort and Dubai's premium off-plan market. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help identify available 4 and 5-bedroom villas and compare opportunities based on plot position, layout, orientation, original purchase price, current premium and payment status.

For investors, our advisors can benchmark Chevalia Fields against other residences within **Grand Polo Club & Resort** as well as competing premium villa communities across Dubai. This includes assessing scarcity, future supply, price per square foot, resale positioning and the potential impact of the wider master community as it matures.

For end-users, our consultants can focus on practical considerations such as villa size, privacy, proximity to polo fields and landscaped areas, family requirements and accessibility. From property selection and negotiation through documentation, financing, ownership transfer 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%	70%	20%
Down Payment	During Construction	On Handover

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