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OFF PLAN

Golf Lane

Location: Emaar South, Dubai

Starting From: AED 4,480,000

Permit No: 2

Golf Lane

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Villas**	**Q4 2028**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Golf Lane at Emaar South is a premium villa neighbourhood by **Emaar Properties**, designed around spacious family living, landscaped surroundings and the golf-oriented lifestyle of Emaar South. The project offers a collection of substantial standalone residences positioned within one of Dubai South's largest master-planned communities.

The residential collection consists exclusively of **4 and 5-bedroom villas**. Published floor plans place built-up areas from approximately **4,016 sq. ft. to 4,918 sq. ft.**, positioning Golf Lane significantly above the typical townhouse developments found elsewhere within Emaar South.

Four-bedroom villas form the entry point to the collection, while five-bedroom residences provide larger internal layouts for families requiring additional bedrooms, entertaining areas and private space. The relatively substantial built-up areas make Golf Lane particularly relevant to long-term owner-occupiers seeking larger homes within Dubai South.

Architecturally, the villas follow Emaar's contemporary design language, with strong geometric forms, expansive glazing and carefully integrated outdoor spaces. The residences are designed to maximise natural light while maintaining a visual connection with landscaped surroundings.

Interiors feature open-plan living and dining areas, modern kitchens, spacious bedroom suites and a restrained material palette. Private gardens, terraces and balconies extend the living environment outdoors and reinforce the project's suburban character.

Golf Lane's position within **Emaar South** gives residents access to the master community's **18-hole championship golf course**, extensive landscaped areas and neighbourhood parks. The golf-led setting creates a greener environment than conventional urban villa developments and provides selected properties with attractive open outlooks.

Residents also benefit from swimming pools, children's recreation areas, sports facilities, landscaped parks, walking environments and community spaces. These facilities are complemented by the broader retail, dining and recreational infrastructure planned throughout Emaar South.

The wider Emaar South masterplan includes approximately **22,700 residential units, 25 neighbourhood parks and 53,000 sq. m. of retail and dining space**, alongside its championship golf course. This scale gives Golf Lane access to a much broader community ecosystem than a standalone villa project.

Location is an important part of the long-term proposition. Emaar South sits close to **Al Maktoum International Airport and Expo City Dubai**, positioning Golf Lane within Dubai's rapidly developing southern corridor. The continued expansion of airport capacity and surrounding infrastructure is expected to increase the strategic importance of Dubai South over the long term.

Golf Lane launched from approximately **AED 4.48 million**. Current prices may be higher depending on villa type, plot, orientation and whether the property is being purchased directly from remaining developer inventory or through the assignment/resale market.

The development is scheduled for **Q4 2028**, with current project information indicating **October 2028** as the expected completion period. Its payment structure is **80/20**, comprising 10% at booking, 70% during construction and the remaining 20% at handover.

From an investment perspective, Golf Lane combines **Emaar's development track record, large standalone villas, golf-community positioning and exposure to Dubai South's long-term growth**. The 4,000+ sq. ft. built-up areas also differentiate the project from the more compact townhouse supply throughout the southern corridor.

Individual villa selection should focus on **built-up area, plot size, golf or green-space orientation, corner positioning, privacy and acquisition price per square foot**. In a villa development, plot characteristics can have as much influence on resale value as the internal floor plan.

Why Buy Golf Lane Through A1 Properties?
Purchasing **Golf Lane at Emaar South** through **A1 Properties** gives buyers access to experienced Dubai property advisors who can compare 4 and 5-bedroom villas according to built-up area, plot size, orientation, golf or green-space positioning, price per square foot and remaining payment obligations. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers compare Golf Lane with other Emaar villa communities across Dubai South.

For investors, our advisors can benchmark Golf Lane against **Greenway, Greenway 2, Golf Links and other villa developments within Emaar South**, assessing entry price, plot quality, future supply and potential resale positioning. For end-users, the selection process can focus on privacy, family space,

gardens, golf surroundings and proximity to community facilities.

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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