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OFF PLAN

Golf Vale

Location: Expo City Dubai, Dubai

Starting From: AED 1,100,000

Permit No: 1175304075

Golf Vale

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments & Townhouses**	**Q1 2030**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Golf Vale is a premium residential development by **Emaar Properties**, located within the master-planned **Emaar South** community in **Dubai South (Madinat Al Mataar)**. Positioned directly alongside the community's **18-hole championship golf course**, the development offers an exceptional lifestyle where contemporary architecture blends seamlessly with expansive green landscapes. Designed to provide a tranquil yet connected living environment, Golf Vale combines elegant design, panoramic golf-course views, and premium lifestyle amenities, making it an ideal destination for families, professionals, and investors seeking a prestigious address in one of Dubai's fastest-growing districts.

The development offers an exclusive collection of **1, 2, and 3-bedroom apartments**, together with a limited number of **3-bedroom townhouses**. Residences range from approximately **672 sq. ft. to 2,800 sq. ft.**, featuring spacious open-plan layouts, floor-to-ceiling windows, private balconies or terraces, contemporary kitchens with premium finishes, elegant bathrooms, and generous living areas designed to maximise natural light. Warm wood accents, textured stone finishes, and minimalist interiors create sophisticated homes that frame uninterrupted views of the championship golf course and landscaped community.

Residents enjoy a comprehensive selection of resort-inspired amenities designed to encourage wellness, recreation, and community living. Facilities include infinity-edge swimming pools, a fully equipped fitness centre, landscaped parks, children's play areas, jogging and cycling tracks, outdoor yoga spaces, barbecue

areas, multi-purpose sports courts, community clubhouse, retail outlets, cafés, and direct access to the championship golf course. As part of the wider Emaar South master community, residents also benefit from schools, healthcare facilities, hospitality venues, and extensive green open spaces that support a balanced and active lifestyle.

Strategically positioned within **Emaar South**, Golf Vale offers excellent connectivity to **Al Maktoum International Airport**, **Expo City Dubai**, **Dubai South Business District**, **Jebel Ali Free Zone (JAFZA)** , **Dubai Marina**, and **Downtown Dubai** via **Emirates Road (E611)** and **Sheikh Mohammed Bin Zayed Road (E311)**. The continued expansion of Dubai South, the airport, and surrounding commercial infrastructure is expected to drive sustained residential demand and long-term capital appreciation. Developed by **Emaar Properties**, one of the UAE's most trusted developers, Golf Vale presents an outstanding opportunity for homeowners seeking golf-course living and investors looking for strong rental yields in a high-growth corridor.

Why Buy Golf Vale Through A1 Properties?
Purchasing **Golf Vale** through **A1 Properties** gives you access to experienced Dubai real estate professionals with extensive expertise in Emaar South and Dubai South's rapidly expanding residential market. Our consultants provide personalised guidance to help you identify the ideal golf-front residence based on your lifestyle aspirations or investment objectives while ensuring access to the latest inventory, preferred unit selections, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation, ownership transfer, and after-sales support, A1 Properties delivers comprehensive end-to-end service throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** Our in-depth understanding of Emaar South's long-term growth strategy and Emaar Properties' proven track record enables us to help you secure a premium residence with exceptional lifestyle appeal and outstanding investment potential.

PAYMENT PLAN

10%	**70%**	**20%**
Down Payment	During Construction	On Handover

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