A1 PROPERTIES
Adding value to living

info@a1properties.ae | www.a1properties.ae

OFF PLAN

Golf Verge

Location: Emaar South, Dubai

Starting From: AED 1,200,000

Permit No: 2

Golf Verge

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

ABOUT THE PROJECT

Golf Verge at Emaar South is a premium golf-course residential development by Emaar Properties, offering a collection of contemporary 1, 2 and 3-bedroom apartments surrounded by the landscaped fairways of **Emaar South's 18-hole championship golf course**. Designed around greenery, open views and an active outdoor lifestyle, Golf Verge brings Emaar's modern residential design language to one of Dubai South's rapidly developing master communities.

The project is positioned directly alongside the golf landscape, making uninterrupted greenery one of the defining elements of the residential experience. Rather than looking primarily towards dense urban surroundings, Golf Verge has been conceived around expansive fairways, landscaped spaces and open skies.

Its architecture reflects this relationship with nature through an **earth-toned contemporary façade**, extensive glazing and private balconies. Natural colours help the buildings integrate visually with the golf-course surroundings, while large windows draw daylight and landscape views into the residences.

Golf Verge offers **1 to 3-bedroom apartments**. DLD-registered inventory comprises **204 residences**, including approximately **66 one-bedroom, 120 two-bedroom and 18 three-bedroom apartments**.

One-bedroom residences start from approximately **799 sq. ft.** and extend beyond 1,000 sq. ft., providing comfortable layouts for professionals, couples and investors seeking a relatively spacious entry point into Emaar South.

Two-bedroom apartments range from approximately **1,307 to 1,703 sq. ft.**, providing considerably larger living areas suitable for couples and families. Three-bedroom apartments extend to approximately **1,781 sq. ft.**, creating the project's most substantial apartment configurations.

The interiors continue the project's nature-inspired concept. **Earthy tones, natural materials, wood finishes, stone accents and soft colour palettes** create warm contemporary environments that complement the greenery surrounding the buildings.

Living and dining spaces are designed to feel open and connected, with large windows maximising daylight and framing the surrounding fairways. Private balconies provide an additional outdoor dimension and are particularly attractive in residences positioned towards the golf course.

The project's lifestyle facilities are designed around relaxation, fitness, recreation and family living. Residents have access to an **adult swimming pool, children's pool, splash pad, children's play area, padel court, event lawn, barbecue area, ping-pong facilities and indoor and outdoor yoga spaces**.

The **18-hole championship golf course** forms the centrepiece of the wider lifestyle proposition. Even for residents who do not play golf, the course creates extensive landscaped surroundings and open views that distinguish Emaar South from more densely developed apartment communities.

Outdoor recreational areas encourage an active lifestyle, while swimming, yoga and sports facilities provide residents with several ways to exercise without leaving the development. Family-oriented amenities make Golf Verge equally relevant to buyers looking for a long-term home rather than purely an investment property.

Golf Verge forms part of **Emaar South**, a major Emaar master development within Dubai South. The community is planned with approximately **22,700 residential units, 15,360 apartment units, 53,000 sq. m. of retail and dining space and 25 neighbourhood parks**, alongside the championship golf course.

The location also places residents within Dubai's expanding southern growth corridor. Emaar South is positioned close to **Al Maktoum International Airport** and within convenient reach of **Expo City Dubai**, creating long-term relevance as infrastructure and commercial development continue across Dubai South.

For investors, Golf Verge combines the brand strength of Emaar with a golf-course location and a relatively limited inventory of **204 DLD-registered homes**. Its unit mix also provides distinct acquisition strategies across one, two and three-bedroom configurations.

One-bedroom apartments can appeal to professionals and couples seeking modern accommodation within Dubai South, while the larger 2-bedroom inventory targets couples and families requiring additional living space. Three-bedroom residences are considerably more limited, with only 18 units recorded across the development, giving this category a different supply profile.

The project also benefits from the continued expansion of Dubai South and the long-term development surrounding Al Maktoum International Airport. As transport, employment, hospitality and residential

infrastructure expand across this part of Dubai, Emaar South is positioned within a major long-term development corridor.

For end-users, Golf Verge provides a quieter alternative to central Dubai's high-density residential districts. Landscaped surroundings, extensive community parks and golf-course views create a residential environment focused on greenery and outdoor living while maintaining road connectivity to other parts of the emirate.

Emaar's master-community approach adds another dimension to the project. Residents are not purchasing solely into an individual apartment building but into a larger destination incorporating residential neighbourhoods, retail, dining, recreation and extensive green spaces.

With DLD-registered completion scheduled for **31 May 2029**, Golf Verge provides buyers with an off-plan opportunity within an increasingly established Emaar community while retaining several years for the wider Dubai South district to continue developing before completion.

Why Buy Golf Verge Through A1 Properties?
Buying a residence at **Golf Verge through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments according to exact square footage, building, floor, orientation, golf-course views, layout, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential and off-plan property market, helping buyers evaluate Golf Verge against other opportunities throughout Emaar South, Dubai South and Emaar's wider portfolio.

For investors, our advisors can assess entry pricing, DLD-registered transactions, unit selection, golf-view premiums, surrounding residential supply and potential rental and resale positioning. End-users can receive tailored guidance according to apartment size, floor plan, views, community facilities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

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

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.