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OFF PLAN

Montura

Location: Dubai Investments Park (DIP), Dubai

Starting From: AED 7,060,000

Permit No: 2

Montura

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

ABOUT THE PROJECT

Montura is an exclusive villa neighbourhood by **Emaar Properties** within **Grand Polo Club & Resort**, the developer's large-scale equestrian-inspired master community in Dubai. The development combines contemporary luxury architecture with expansive greenery, polo heritage and an emphasis on outdoor living, creating a distinctly lower-density residential environment.

Montura consists exclusively of **4 and 5-bedroom villas**. Emaar describes each home as a private sanctuary surrounded by gardens, forest trails and floral landscapes, with the architecture using precise lines and carefully considered proportions to create a refined contemporary interpretation of estate living.

Published villa configurations place built-up areas from approximately **3,840 sq. ft.**, with larger five-bedroom residences extending to around **5,137 sq. ft.** Individual villa sizes vary according to configuration, so buyers should verify the exact BUA against the selected unit's floor plan or SPA.

The residences are designed around generous family living spaces, large windows and a strong connection between indoor and outdoor environments. Private gardens and landscaped surroundings reinforce the low-density character of the neighbourhood, while larger five-bedroom configurations provide additional space suited to families seeking a substantial standalone residence.

The defining feature of Montura is its position within **Grand Polo Club & Resort**. The master development spans approximately **5.54 million sq. m.**, including **1.59 million sq. m. of open space and 340,000 sq. m. dedicated to polo fields and stables**. The current Emaar masterplan includes 22 residential

clusters and 5,599 residences.

At the heart of the community are the **polo fields, equestrian stables and signature clubhouse**. The clubhouse uses contemporary linear architecture influenced by Arabian heritage, while the polo landscape provides a distinctive recreational and visual focal point for the wider development.

Beyond its equestrian identity, Grand Polo Club & Resort is designed around wellness, recreation, connectivity and nature. Green corridors extend throughout the masterplan, connecting residential clusters and creating landscaped environments for walking, recreation and community interaction.

The location in **Dubai Investment Park 2** places Montura within Dubai's rapidly expanding southern development corridor. Emaar states that Grand Polo Club & Resort is approximately **5 minutes from Al Maktoum International Airport, 20 minutes from Dubai Hills Estate, 28 minutes from Dubai Marina and 35 minutes from Downtown Dubai**.

Montura is scheduled for completion in **Q2 2029**, with current project records specifying **30 June 2029**. The payment plan is **80/20**, consisting of **10% at sales launch, 70% during construction and 20% on handover**.

From an investment perspective, Montura benefits from **limited inventory, Emaar's master-community expertise, standalone villa formats and a distinctive equestrian concept**. Emaar's FY2025 reporting lists only **211 Montura residences** and shows the project as fully sold, making assignment and resale inventory increasingly relevant for buyers seeking entry.

Importantly, **Montura, Montura 2 and Montura 3 are separate releases** and should not be combined on a property page. Montura is the 4–5 bedroom collection starting from AED 7.06 million; Montura 2 offers 3 and 5-bedroom villas from AED 5.5 million; and Montura 3 returns to 4 and 5-bedroom villas from AED 7.07 million.

Why Buy Montura Through A1 Properties?
Purchasing **Montura at Grand Polo Club & Resort** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can distinguish between Montura and the other residential phases within the master community. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help buyers compare available 4 and 5-bedroom villas according to **square footage, plot position, orientation, original purchase price, current premium and remaining payment obligations**.

For investors, our advisors can benchmark Montura against **Montura 2, Montura 3, Chevalia Fields, Chevalia Estate, Selvara, Equestra and Equiterra**, helping assess scarcity, entry price and resale positioning within Grand Polo Club & Resort. For end-users, the selection process can focus on privacy, villa size, plot position, proximity to green spaces and access to the community's polo and equestrian 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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