



Prop971



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- **FEATURED PROJECTS:**

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- **INVESTMENT INSIGHTS:**

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- **TRUSTED DEVELOPERS:**

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Prop971 is a curated data platform for UAE off plan properties.

The Community

Be part of Dubai's future in a new community that supports your visions! Emaar South is perfectly positioned alongside Expo City Dubai, the future vision of the Expo 2020 Dubai site, offering easy access to Al Maktoum International Airport and a host of Dubai's most popular attractions and business hubs.

Why Greenville?

- ◆ **Family-Focused Community:** Greenville is designed to foster a family-oriented lifestyle, encouraging togetherness and activities for all ages.
- ◆ **Convenient Location:** Greenville is located near a community park, mosque, and nursery, ensuring convenience for everyday life.
- ◆ **Spacious Townhouses:** The community offers 3- and 4-bedroom townhouses with ample space for families to grow, play, and enjoy life together.
- ◆ **Serene Interiors:** The homes feature warm, earthy tones and spacious living areas, designed to create a calming and comfortable environment.
- ◆ **Abundant Green Spaces:** Greenville is surrounded by lush greenery, hidden gems, and expansive parks, providing the perfect setting for family activities.
- ◆ **Active Lifestyle:** The community features well-lit pedestrian, jogging, and cycling paths, promoting an active, outdoor lifestyle for residents.
- ◆ **Adventure Playgrounds:** Themed play areas, built with natural materials, offer fun, safe, and engaging experiences for children of all ages.
- ◆ **Community Amenities:** Greenville offers a community centre with a pool, gym, and multi-purpose room, alongside sports courts, parks, and children's play areas.



Location & Views

- ◆ 7-min drive from Al Maktoum Airport; 10-min drive from Expo City Dubai; 20-min drive from Dubai Marina; 30-min drive from Downtown Dubai.
- ◆ Strategically located minutes away from lush parks, jogging paths, and a wide variety of recreational facilities.
- ◆ Easy access to Dubai's most popular attractions via the adjacent boulevard and major highway.

Instalment	Payment Percentage	Date
Down Payment	10%	OCT 2024
1st Instalment	10%	DEC 2024
2nd Instalment	10%	MAY 2025
3rd Instalment	10%	OCT 2025
4th Instalment 20% Construction Completion	10%	MAR 2026
5th Instalment 40% Construction Completion	10%	OCT 2026
6th Instalment 60% Construction Completion	10%	MAY 2027
7th Instalment 80% Construction Completion	10%	NOV 2027
8th Instalment 100% Construction Completion	20%	MAR 2029

Townhouses	Units	Min. BUA (sq. ft.)	Max. BUA (sq. ft.)	Starting Price (in AED Mn)
3-Bedroom	70	2,418	2,450	3.2 Mn
4-Bedroom	70	2,708	2,767	3.8 Mn

Facts

- ◆ Total Units: 140 townhouses
- ◆ A choice of two facades



Residential Units

- ◆ Elegant 3-bedroom and 4-bedroom townhouses.
- ◆ An effortless blend of luxurious comfort, plenteous space, and architectural sophistication.
- ◆ Elegant and intuitive design.
- ◆ Floor-to-ceiling windows, providing generous views of the pristine golf course outside.

Amenities



- ◆ Community Centre
- ◆ Kids' Play Area
- ◆ Linear Park
- ◆ Fully Equipped Gym
- ◆ Adult & Kids' Swimming Pools
- ◆ Jogging and Cycling Paths

The Developer

EMAAR'S REVENUE FOR H1 2024 – AED 14.4 Bn

With a proven track-record in delivery, Emaar has delivered approximately 115,000 residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.