



Prop971



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

THE COMMUNITY
GRAND POLO CLUB & RESORT- A BALANCED MASTERPIECE

Grand Polo Club & Resort is a masterplan which is built to strike fine balance between lifestyle principles of leisure, nature, connectivity, wellness and recreation. Whilst having the equestrian prestige at its heart, the green spaces loop-around and branch-out across the masterplan, connecting the residences thereby fostering a sense of community and belonging.

WHY EQUESTRA?

- **Elegant Equestrian Heritage:** A blissful retreat where luxury is reimagined through rich equestrian flair, architectural artistry, and a harmonious bond with nature.
- **The Green Core:** Steps away from the Green Core, surrounded by sculpted greenery, open lawns, and the prestige of The Clubhouse, Polo Fields, and Stables.
- **The Clubhouse:** Shaped by heritage and modern vision, The Clubhouse embodies architecture inspired by Arabian culture and the dynamic energy of polo.
- **Linear Park:** An green sanctuary where pathways, gardens, and open spaces come together to inspire balance, movement, and mindful living.
- **The Stables:** Designed for equestrian perfection, The Stables is home to three pristine polo fields, elite arenas, and exquisite stables all framed by viewing terraces and a social lounge.
- **The Polo Fields:** Refined polo grounds spanning 340,000 sqm, crafted for elegance, movement, and classic equestrian spirit.



LOCATION & VIEWS

- **Prime Location:** 5 Mins Al Maktoum Int'l Airport, 5 Mins The Oasis, 10 Mins Expo 2020, 30 Mins Downtown Dubai
- **Expansive linear park, three polo fields, a luxury clubhouse, and exclusive stables**

Instalment	Payment Percentage	Date
Downpayment	10%	On Booking
1st Instalment	10%	JAN 2026
2nd Instalment	10%	JUL 2026
3rd Instalment	10%	JAN 2027
4th Instalment	10%	JUL 2027
5th Instalment 60% Construction Completion	15%	MAR 2028
6th Instalment 80% Construction Completion	15%	JUL 2028
7th Instalment 100% Construction Completion	20%	AUG 2029

Bedrooms	Units	Avg. BUA (sq. ft.)	Avg. Plot (sq. ft.)	Avg. Prices (in AED Mn)
3 Bedroom	204	2,176	1,576	3.7 Mn
4 Bedroom	130	2,471	2,990	4.9 Mn

RESIDENTIAL UNITS

- A private sanctuary overlooking beautiful linear park views, where every home is composed for peace and belonging.
- Space reflects refined craftsmanship and equestrian-inspired touches that echo the community's dynamic spirit.

FACTS

- 3- & 4-Bedroom Townhouse-plexes
- 5 bedroom luxury residences



AMENITIES
REALMS OF LEISURE



- The Clubhouse
- The Stables
- The Polo Fields
- Expansive Linear Park
- Riding School & Arenas
- Community Center
- Picnic Areas
- Fitness Areas
- Half Basketball Court
- MUGA Courts

THE DEVELOPER

EMAAR'S REVENUE FOR 2024 – AED 35.5 Bn

With a proven track-record in delivery, Emaar has delivered approximately 118,400+ 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.