

## 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 Greenway 2?

- ◆ An exquisite collection of spacious townhouses in a serene community.
- ◆ Nestled in nature, yet connected to an inspired array of world-class amenities.
- ◆ Surrounded by modern amenities and lush linear parks.
- ◆ The ideal setting, offering the perfect balance between work and leisure.
- ◆ At the focal point of active, family-oriented living in Emaar South.
- ◆ Defined by simplicity, each residence boasts a modern design, exquisite finishes and spacious interiors.



## 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

Payment Plan	Payment Percentage	Date
Down Payment	10%	Jun 2024
2nd Instalment	10%	Aug 2024
3rd Instalment	10%	Jan 2025
4th Instalment	10%	Jun 2025
5th Instalment 10% Construction Completion	10%	Nov 2025
6th Instalment 20% Construction Completion	10%	Apr 2026
7th Instalment 40% Construction Completion	10%	Oct 2026
8th Instalment 60% Construction Completion	10%	Mar 2027
9th Instalment 80% Construction Completion	10%	Sep 2027
10th Instalment 100% Construction Completion	10%	May 2028

Townhouses	Units	Min BUA Area (sq. ft.)	Avg Plot Area (sq. ft.)	Starting Price (in AED Mn)
3 -Bedroom	246	2,446	1,876	2.72 M
4 -Bedroom	246	2,753	3,097	3.11 M

## Facts

- ◆ 492 units
- ◆ 3- and 4-Bedroom 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.

## Services & Amenities



- ◆ Community Centre
- ◆ Linear Park
- ◆ Adult & Kids' Swimming Pools
- ◆ Kids' Play Area
- ◆ Multi-purpose room
- ◆ Fully Equipped Gym
- ◆ Jogging Path
- ◆ 18-hole Championship Golf Course

## The Developer

EMAAR'S REVENUE FOR 2023 – AED 26.7 billion (US\$ 7.3 billion)

With a proven track-record in delivery, Emaar has delivered approximately 108,000 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.