

Reference No. **PLS00122**

DEVELOPER **EMAAR**

Luxury Golf Course Villas | Premium Family Community | Fairway Villas 3

Starting from **₹ 4,390,000**



V44W+GH6, Madinat Al Matar, Dubai South, Dubai, United Arab Emirates

[VIEW IN MAP](#)



Payment Plan
10/80/10



Handover From
Q3 2027



Location
V44W+GH6, Madin...



Property Type
Villa



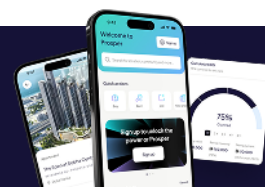
DLD Fee
4 %

Description:

Nestled within the vibrant master-planned community of **Emaar South**, **Fairway Villas 3** by **Emaar Properties** presents a sophisticated collection of luxurious **4 and 5 bedroom villas** designed to offer an elevated golf-course lifestyle in the heart of Dubai South. Surrounded by lush greenery and overlooking the community's championship 18-hole golf course, the development combines contemporary architecture with tranquil outdoor living, creating a perfect balance between elegance, comfort, and nature. The villas feature spacious layouts with **expansive living and dining areas, floor-to-ceiling windows, modern kitchens, stylish bedrooms, private gardens, and rooftop terraces** that maximize natural light and scenic views. Designed with refined finishes and earthy tones, every residence reflects modern luxury while maintaining a warm and welcoming atmosphere ideal for family living.

Fairway Villas 3 is thoughtfully positioned within one of Dubai's fastest-growing residential destinations, offering seamless connectivity to Expo City Dubai, Al Maktoum International Airport, and major highways linking residents to the rest of the city. Beyond the homes themselves, the community delivers a premium lifestyle enriched with world-class amenities including **landscaped parks, walking and jogging trails, swimming pools, fully equipped fitness**

Download the **Prosper App**



facilities, children's play areas, retail outlets, dining venues, and community gathering spaces. Residents can enjoy a peaceful suburban environment while remaining close to key business, leisure, and **entertainment hubs.** With its golf-front setting, strong investment appeal, **family-friendly atmosphere,** and the trusted quality of Emaar developments, Fairway Villas 3 stands as an exceptional opportunity for both end-users and investors seeking long-term value and upscale living in Dubai South.

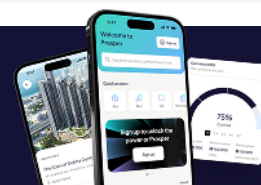
Amenities

 Swimming Pool	 Gym Fitness Center	 Spa Sauna Steam
 Kids Play Area	 BBQ Area	 Multipurpose Hall
 24/7 Security & CCTV	 High-speed Elevators	 Concierge Services
 Smart Home Integration	 Pet-friendly Zones	 Supermarket / Store
 Restaurants Cafés	 Gardens Parks	 Jogging Cycling Track
 Parking	 Yoga Pilates Studio	

Payment Plan

INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
Down Payment	Immediate	-	10
1	After Booking	31-05-2024	10
2	After Booking	31-10-2024	10
3	After Booking	31-03-2025	10
4	After Booking	30-09-2025	10

Download the **Prosper** App



INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
5	After Booking	31-03-2026	10
6	After Booking	31-08-2026	10
7	After Booking	31-01-2027	10
8	After Booking	30-06-2027	10
9	On Completion	-	10

Regulatory Information

Permit Number: **0126960204**

DED: **771800**

RERA: **143033**

BRN: **40659**

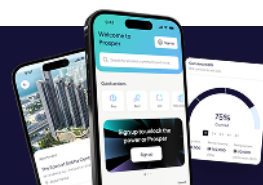
Trakheesi Permit:

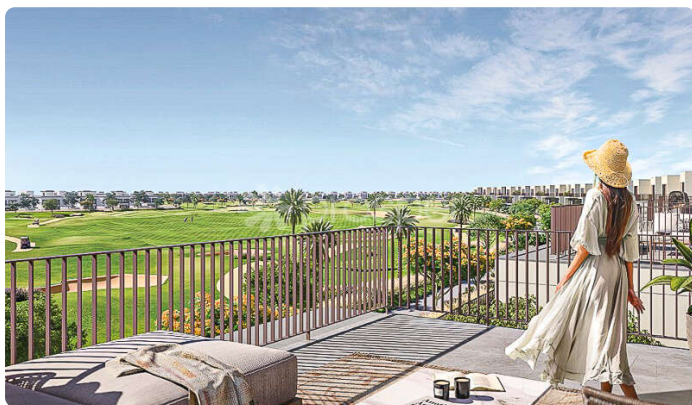


more photos



Download the **Prosper** App





Unit Types

View units which comes under this project.

Villa

TYPE
4 BEDROOM VILLA

BEDROOM
4

AREA (SQFT)
Built Up: 4000 – 4036
Plot: 3615 – 4107

PRICE
₹ 4,390,000



TYPE
5 BEDROOM VILLA

BEDROOM
5

AREA (SQFT)
Built Up: 4750 – 4773
Plot: 5393 – 5627

PRICE
₹ 6,440,000



Download the **Prosper** App

