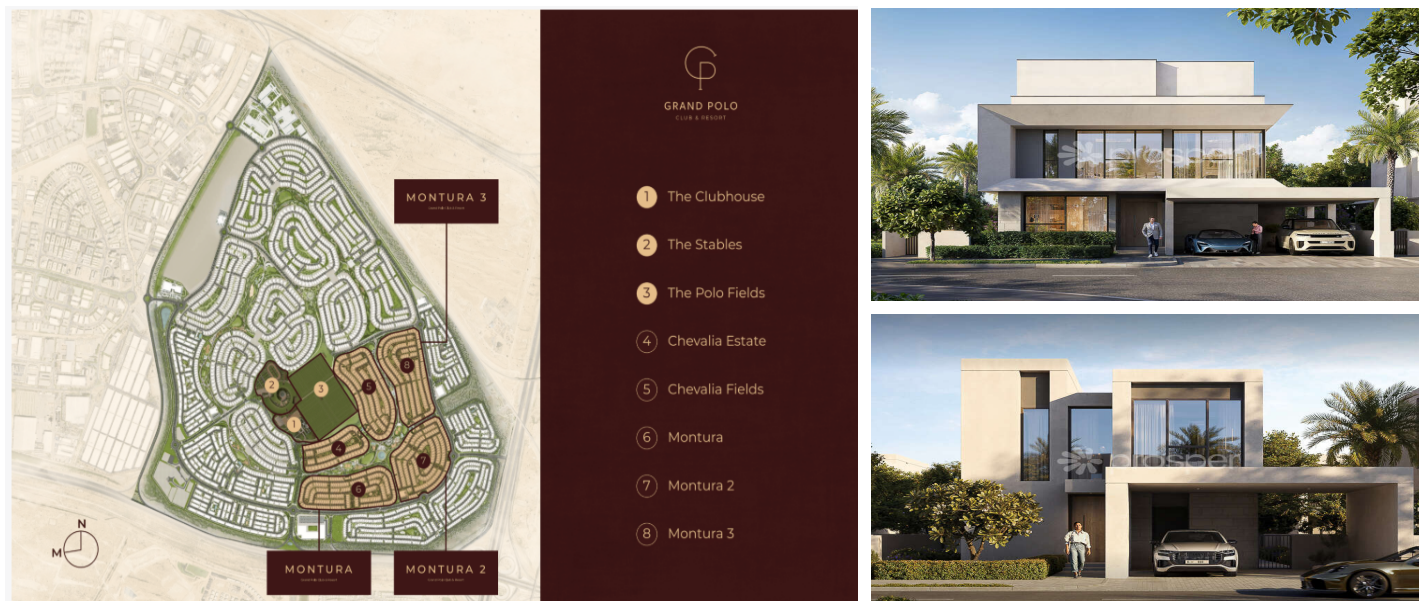




Reference No. **PLS00146**

DEVELOPER **EMAAR**

An Exclusive Equestrian-Inspired Community | Montura

Starting from **₹7,060,000**



Emirates Rd, Dubai Investment Park Second, Dubai, United Arab Emirates

[VIEW IN MAP](#)



Payment Plan
10/70/20



Handover From
Q3 2029



Location
Emirates Rd, Dubai I...



Property Type
Villa



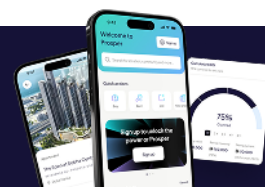
DLD Fee
4 %

Description:

Montura is an exclusive villa community by **Emaar Properties**, located within the **Grand Polo Club & Resort** master development in **Dubai Investments Park (DIP)**. Inspired by the timeless elegance of equestrian living, the project offers a collection of luxurious **4 and 5 bedroom villas** that seamlessly combine contemporary architecture with expansive green landscapes. Designed to provide a refined lifestyle, the homes feature **spacious layouts, premium finishes, floor-to-ceiling windows, and private gardens**, creating a harmonious balance between modern comfort and natural surroundings.

As part of the Grand Polo Club & Resort, Montura offers residents access to an exceptional range of lifestyle amenities, including **polo fields, horse stables, riding arenas, a luxury clubhouse, swimming pools, fitness and wellness facilities, landscaped parks, walking and cycling trails, sports courts, children's play areas**, and community retail spaces. The development is thoughtfully planned to foster a vibrant, family-oriented community while promoting outdoor recreation, wellness, and social interaction in a resort-inspired setting.

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Strategically positioned in Dubai Investments Park, Montura enjoys excellent connectivity to key destinations such as Expo City Dubai, Al Maktoum International Airport, Dubai Marina, and Downtown Dubai via major road networks. Backed by Emaar's strong reputation and located within one of Dubai's emerging luxury master communities, the project presents an attractive opportunity for both homeowners and investors seeking long-term value, premium living, and strong potential for future capital appreciation.

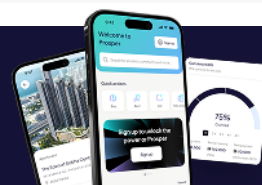
Amenities

 24/7 Security & CCTV	 Gardens Parks	 Gym Fitness Center
 Jogging Cycling Track	 Kids Play Area	 Parking
 Pet-friendly Zones	 Pharmacy Clinic	 Restaurants Cafés
 Supermarket / Store	 Swimming Pool	 Yoga Pilates Studio
 BBQ Area	 Clubhouse Community Center	 Concierge Services
 Multipurpose Hall	 Luxury Spa & Wellness Centers	 Sports Courts
 Smart Home Integration	 Maid's Room	

Payment Plan

INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
Down Payment	Immediate	-	10
2	After Booking	31-07-2025	10
3	After Booking	28-02-2026	10
4	After Booking	31-07-2026	10

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INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
5	After Booking	30-06-2027	10
6	After Booking	31-07-2027	10
7	After Booking	31-03-2028	10
8	After Booking	31-07-2028	10
9	On Completion	-	20

Regulatory Information

Permit Number:	0562148311
DED:	771800
RERA:	143033
BRN:	40659

Trakheesi Permit:



more photos



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Unit Types

View units which comes under this project.

Villa

TYPE
5 BEDROOM VILLA B - TYPE 3

BEDROOM
5

AREA (SQFT)
Built Up: 5110 – 5137
Plot: 5730 – 5763

PRICE
₹ 9,800,000



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TYPE 5 BEDROOM VILLA B - TYPE 4	BEDROOM 5	AREA (SQFT) Built Up: 5110 – 5137 Plot: 5730 – 5763	PRICE  9,800,000	
TYPE 4 BEDROOM VILLA - TYPE 1	BEDROOM 4	AREA (SQFT) Built Up: 3820 – 3840 Plot: 5160 – 5184	PRICE  7,060,000	
TYPE 4 BEDROOM VILLA - TYPE 2	BEDROOM 4	AREA (SQFT) Built Up: 3820 – 3840 Plot: 5160 – 5184	PRICE  7,060,000	

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