

Reference No. **PLS00155**

DEVELOPER **EMAAR**

Modern Golf-Course Residences | Green Community | Grove Ridge - Tower 2

Starting from **₹1,270,000**



V46X+277, Madinat Al Matar, Dubai South Golf District, Dubai, United Arab Emirates

[VIEW IN MAP ↗](#)



Payment Plan
10/70/20



Handover From
Q3 2029



Location
V46X+277, Madinat ...



Property Type
Apartment



DLD Fee
4 %

Description:

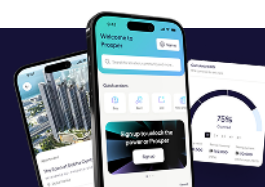
Grove Ridge Tower 2 is an off-plan residential development by **Emaar** located in the sought-after **Emaar South** community, **Dubai South**. The project features a modern **nine-storey building** with **83 residential units**, offering a selection of **1, 2, and 3 bedroom apartments**. The residences are designed with **contemporary layouts, spacious interiors, and large windows** that provide natural light and views of the surrounding community.

Residents of Grove Ridge Tower 2 will have access to a range of lifestyle amenities designed to support a comfortable and active community experience. These include **swimming pools, a fitness centre, outdoor gym, children's play areas, padel courts, landscaped gardens, BBQ areas, yoga spaces, and multipurpose facilities**. The development also benefits from its location within Emaar South, close to an 18-hole golf course as well as retail, leisure, and other community facilities.

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With an expected **handover around Q3 2029** and an **80/20 payment plan**, Grove Ridge Tower 2 offers buyers the opportunity to secure a property in a developing Dubai community with a long-term growth outlook. Its combination of Emaar's reputation, golf-course surroundings, modern residences, and planned infrastructure makes the project appealing to both end-users and investors seeking potential capital appreciation and rental demand in Dubai South.

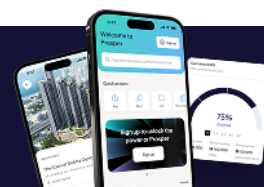
Amenities

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

Payment Plan

INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
Down Payment	Immediate	-	10
2	After Booking	31-03-2026	10
3	After Booking	31-08-2026	10
4	After Booking	31-01-2027	10
5	After Booking	31-07-2027	10

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INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
6	After Booking	31-01-2028	10
7	After Booking	30-06-2028	10
8	After Booking	31-01-2029	10
9	On Completion	-	20

Regulatory Information

Permit Number: **1622343165**

DED: **771800**

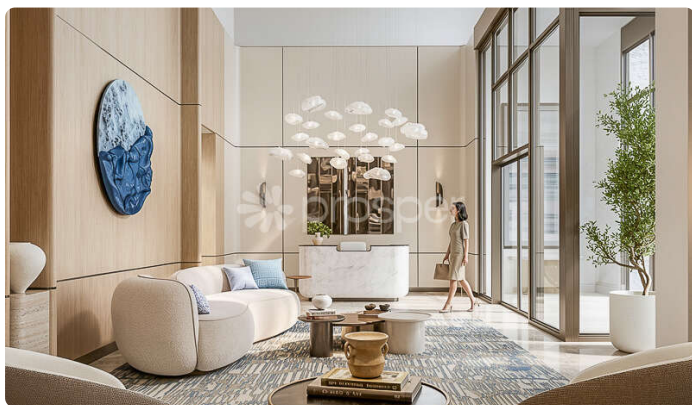
RERA: **143033**

BRN: **40659**

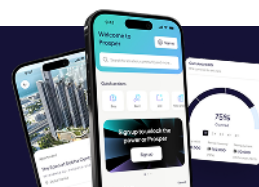
Trakheesi Permit:

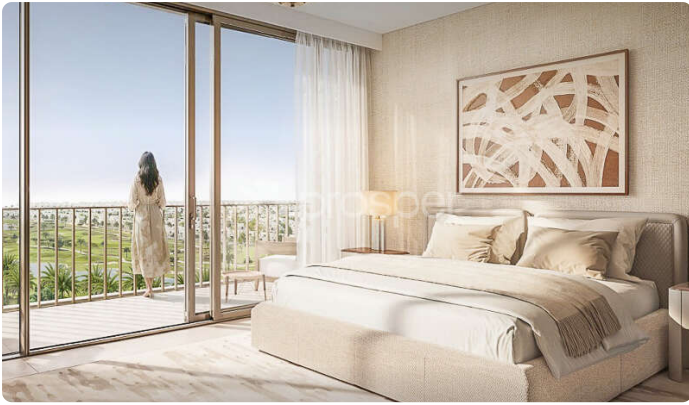


more photos



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Unit Types

View units which comes under this project.

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Apartment

TYPE 1 BEDROOM - TYPE 1	BEDROOM 1	AREA (SQFT) Built Up: 788 – 802	PRICE ₪ ₪ 1,270,000	
TYPE 1 BEDROOM - TYPE 3	BEDROOM 1	AREA (SQFT) Built Up: 788 – 802	PRICE ₪ ₪ 1,270,000	
TYPE 2 BEDROOM - TYPE 3	BEDROOM 2	AREA (SQFT) Built Up: 1158 – 1664	PRICE ₪ ₪ 1,810,000	
TYPE 2 BEDROOM - TYPE 4	BEDROOM 2	AREA (SQFT) Built Up: 1158 – 1664	PRICE ₪ ₪ 1,810,000	
TYPE 2 BEDROOM - TYPE 6	BEDROOM 2	AREA (SQFT) Built Up: 1158 – 1664	PRICE ₪ ₪ 1,810,000	
TYPE 2 BEDROOM - TYPE 7	BEDROOM 2	AREA (SQFT) Built Up: 1158 – 1664	PRICE ₪ ₪ 1,810,000	
TYPE 2 BEDROOM - TYPE 8	BEDROOM 2	AREA (SQFT) Built Up: 1158 – 1664	PRICE ₪ ₪ 1,810,000	
TYPE 3 BEDROOM - TYPE 1	BEDROOM 3	AREA (SQFT) Built Up: 1649 – 1751	PRICE ₪ ₪ 3,330,000	
TYPE 3 BEDROOM - TYPE 2	BEDROOM 3	AREA (SQFT) Built Up: 1649 – 1751	PRICE ₪ ₪ 3,330,000	

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