



Reference No. **PLS00050**

DEVELOPER **EMAAR**

Exceptional Investment | Equestrian-Inspired Villas | Montura 3

Starting from **₹ 7,070,000**



Grand Polo Club & Resort - Dubai - United Arab Emirates

[VIEW IN MAP](#)



Payment Plan
10/70/20



Handover From
Q3 2029



Location
Grand Polo Club & ...



Property Type
Villa



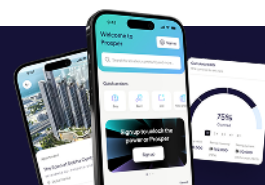
DLD Fee
4 %

Description:

Montura 3, the latest phase of the prestigious **Grand Polo Club & Resort in Dubai Investment Park 2**, redefines luxury villa living with an exclusive blend of elegance, nature, and equestrian heritage. This carefully designed community features **4 and 5 bedroom villas** that offer spacious layouts, floor-to-ceiling windows, and private gardens or terraces, allowing residents to enjoy an abundance of natural light and seamless indoor-outdoor living. Every villa is crafted with high-quality finishes, bespoke woodwork, and marble accents, reflecting attention to detail and refined sophistication.

Set within a resort-style environment, Montura 3 residents benefit from a wide range of premium amenities, including a clubhouse, wellness and fitness facilities, landscaped gardens, walking trails, and private polo fields. The equestrian-inspired design celebrates a lifestyle of leisure and prestige, with serene surroundings that provide privacy and exclusivity, while fostering a sense of community. Whether taking morning walks along shaded pathways, enjoying the tranquility of private outdoor spaces, or socializing at the clubhouse, residents experience a perfect balance between relaxation and recreation.

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Strategically located with easy access to major roads such as Emirates Road and Sheikh Mohammed Bin Zayed Road, Montura 3 combines peaceful living with connectivity to Dubai's key destinations. This makes it ideal for families and individuals seeking a harmonious retreat from the city while remaining within reach of urban conveniences. Designed for those who appreciate a luxurious, nature-oriented lifestyle, Montura 3 presents an exceptional investment opportunity in a highly sought-after community where privacy, elegance, and long-term value come together seamlessly.

Amenities

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

Payment Plan

INSTALMENT	PERIOD	DATE	BOOKING AMOUNT %
1	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	31-01-2027	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: **1949490189**

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 - TYPE 3

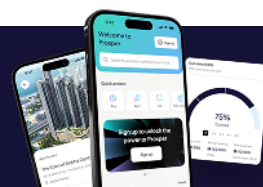
BEDROOM
5

AREA (SQFT)
Built Up: 5110 – 5137
Plot: 5890 – 5935

PRICE
₹ 9,720,000



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TYPE 5 BEDROOM - TYPE 4	BEDROOM 5	AREA (SQFT) Built Up: 5110 – 5137 Plot: 5890 – 5935	PRICE  9,720,000	
TYPE 4 BEDROOM - TYPE 1	BEDROOM 4	AREA (SQFT) Built Up: 3810 – 3840 Plot: 5060 – 5088	PRICE  7,070,000	
TYPE 4 BEDROOM - TYPE 2	BEDROOM 4	AREA (SQFT) Built Up: 3810 – 3840 Plot: 5060 – 5088	PRICE  7,070,000	

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