



## FAIRWAY VILLAS 2

AED 3 200 000 - 4 400 000

### PARAMETERS

City	Dubai
Type	Development
To sea	27100 m
To city center	48000 m
Completion date	IV quarter, 2026



### RESIDENCE COMPLEX FAIRWAY VILLAS 2 BY EMAAR PROPERTIES

The new residential complex Fairway Villas 2 is a premium collection of three- and four-bedroom villas with a floor area of 278 to 289 square metres. The new Fairway Villas 2 in Emaar South, Dubai, the UAE, is part of the larger Fairway Villas community located in this quiet, family-orientated district. These 49 opulent villas are available in two styles - Astra and Nova. The project is currently in the early stages of construction. High-profile developer Emaar Properties is planning to complete the construction in the fourth quarter of 2026.

### FACILITIES OF FAIRWAY VILLAS 2 IN EMAAR SOUTH, DUBAI, UAE

Each villa features a two-level foyer, a maid's room, a small balcony, a garage, a terrace and a land plot. Local homeowners will also be able to enjoy the following amenities within the neighbourhood:

- private garden with each villa;
- straight-line park throughout the entire residential project;
- gym with panoramic windows;
- swimming pools with relaxation areas;
- clubhouse for events and socialising with neighbours;
- children's town with swings and slides;
- basketball court;
- mini soccer pitch;
- events hall.

### TRANSPORT ACCESSIBILITY

Residents of real estate in Fairway Villas 2 can easily reach the centre of the emirate using the main Emirates Road and Sheikh Mohammed Bin Zayed Road. Every villa has a garage for private vehicles.

For residents who prefer public transportation, there are two bus stops nearby, Staff Village and the Dubai World Central

Freight House 2. It takes no longer than 10 minutes to reach them. The RTA bus runs to the nearest metro station, the UAE Exchange, so a trip to the Red Line takes about 20 minutes.

## LEISURE IN FAIRWAY VILLAS 2

The key landmark near the off-plan properties in Fairway Villas 2 is the championship Emaar South Golf Course with an area of 809x500 square metres. Residents can play golf at any time of the day and then go to the gym, stroll along blooming alleys, enjoy a coffee on the premises or socialise with the neighbours at the clubhouse.

Emaar South offers exciting leisure and entertainment opportunities. The artificial Reimond's Lake in the district is a great destination for camping and walking with friends and family. It's been dubbed the "Lake of Love" as the word "love" written on the trees can be seen from a bird's-eye view.

## PROPERTY FEATURES

### LOCATION

- Close to the bus stop
- Near the golf course
- Great location
- Close to the school
- Street view
- Courtyard view

### FEATURES

- Interior doors
- Balcony doors
- Ceiling spotlights
- Spotlights
- LED lighting
- Separate rooms
- Heated towel rail
- Shower cabin in bathrooms
- Bathroom furniture
- Fitted sanitary ware
- Full bathroom
- Several bathrooms
- Balcony
- Internet
- Washing machine
- Fridge
- Cooker hood
- Oven
- Cooker
- Dishwasher
- Built-in kitchen
- Flooring
- Ceramic flooring
- Finished
- Ready to move in
- Premium class
- New project
- Installment payment
- Low-rise buildings
- Tap water
- Electricity
- Driveway to the land plot

### INDOOR FACILITIES

- Golf course
- Private parking

### OUTDOOR FEATURES

- Children's playground
- Children's pool
- Decorative lighting
- Landscaped garden
- Landscaped green area
- Social and commercial facilities
- Well-developed facilities
- Swimming pool
- Mini golf course
- Sports ground

## PHOTO GALLERY

