



## URBANA III

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### PARAMETERS

City	Dubai
Type	Development
To sea	17000 m
Completion date	I quarter, 2020



URBANA III IN EMAAR SOUTH, DUBAI

Urbana III is an upscale residential complex with luxury properties in Emaar South. The complex consists of individual villas, which are the perfect place for a quiet and comfortable life away from the noisy metropolis. Good transport logistics in the area allow for quick access to the major shopping, business, and entertainment facilities in Dubai.

#### LOCATION OF THE RESIDENTIAL COMPLEX

Urbana III is located in the southern part of the city, surrounded by natural beauty, near the border between Dubai and Abu Dhabi. This location allows residents to quickly reach the neighboring emirate. Next to the residential complex, you can observe the section of the Arabian Channel, which is still in the initial stage of construction.

Another important advantage of Urbana III is its proximity to Al Maktoum Airport (just 8 minutes away by car).

Only 20 minutes away is the famous exhibition center Expo 2020, which has all the requirements for exhibitions, conferences, and other crowd events.

Emaar South Area Infrastructure

- Enclosed area with round-the-clock security
- Well-manicured green
- parks with paths for walking and jogging in the fresh air
- Large communal pool
- Playgrounds with attractions for kids
- Catering outlets
- Fitness center
- Basketball court
- Golf Course
- Retail outlets and banks

### Stores and malls in Urbana III

There is a large shopping center, Geant Express, in the area. It can be reached on foot in just 14 minutes from the apartment complex. The local Grand Hyper Sakany supermarket is about 8 minutes away by car. Sultan Hypermarket is a 20-minute drive from the complex.

### Schools near Urbana III

Emaar South's convenient location allows quick access to popular international schools in Dubai.

Nearest schools:

- Greenfield Community School (21 minutes by car)
- Jebel Ali Learning Building, a kindergarten and school (25 minutes)
- Gems International School (35 minutes)

### REAL ESTATE IN URBANA III

Urbana III offers spacious villas of different layouts and sizes: compact one-bedroom variants and larger three-bedroom houses. The villas also have covered parking spaces for cars and a small yard for setting up garden furniture and barbecues.

### INVESTMENT IN URBANA III IN EMAAR SOUTH, DUBAI

Dubai's real estate sector is a promising tool for return on investment. Investments in luxury real estate in the Emaar South area (for its subsequent lease) can bring an annual profit of 5%. Experts note that in recent years in Dubai, there has been an increase in demand for premium housing of a large floor area. This suggests that even a spacious villa will have good liquidity, if you decide that you want a return on your investment and resell the purchased property.

Thanks to our experts you can learn about all the pros and cons of investing in real estate in Dubai, as well as choose a suitable property for you. Apply for a consultation right now.

## PROPERTY FEATURES

### LOCATION

- Close to the bus stop
- Close to shopping malls
- Close to the airport
- Close to schools
- Near the golf course
- City view
- Beautiful view

### FEATURES

- Balcony
- Terrace
- Air Conditioners
- Built-in closet
- Standard finish

### INDOOR FACILITIES

- Kindergarten
- Beauty salon
- Healthcare facilities
- Fitness room
- Recreation area
- Outdoor parking lot
- SPA centre

## OUTDOOR FEATURES

- CCTV
- Landscaped garden
- Garden
- Security
- Landscaped green area
- Swimming pool
- Children's playground
- Backyard
- Tennis court
- School
- Concierge
- Supermarket

PHOTO GALLERY

